



Supplemental Form (SF)

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	V <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Vacation	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
SITE DEVELOPMENT PLAN	P <input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> for Subdivision	L A APPEAL / PROTEST of...
<input checked="" type="checkbox"/> for Building Permit	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Administrative Amendment (AA)	
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)	
<input type="checkbox"/> IP Master Development Plan	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	
STORM DRAINAGE (Form D)	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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.

APPLICATION INFORMATION:

Professional/Agent (if any): ORCUTT/WINSLOW PARTNERSHIP PHONE: (602) 257 1764
 ADDRESS: 3003 N. CENTRAL AVENUE, 16th FLOOR FAX: (602) 257 9029
 CITY: PHOENIX STATE AZ ZIP 85012 E-MAIL: scolaro.t@owp.com
 APPLICANT: TIM SCOLARO PHONE: (602) 257 1764
 ADDRESS: 3003 N. CENTRAL AVE, 16th FLOOR FAX: (602) 257 9029
 CITY: PHOENIX STATE AZ ZIP 85012 E-MAIL: scolaro.t@owp.com
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: DRB APPROVAL REQUEST - FINAL SIGN OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

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

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

Lot or Tract No. 360 Block: _____ Unit 8
 Subdiv/Addn/TBKA: 336 D-186 P-267
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____
 Zone Atlas page(s): H-11-2 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
PROJECT # 1000400, 14 EPC - 40086 - SDP FOR BUILDING PERMIT

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 5 ACRES.
 LOCATION OF PROPERTY BY STREETS: On or Near: 5800 DURAY RD. NW
 Between: DURAY RD. and MIAMI RD.

Check if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: _____

SIGNATURE Tim Scolaro DATE 5/12/15
 (Print Name) TIM SCOLARO Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

15 DRB 70220

Action

SBP
CMF

S.F.

Fees

\$ 0
\$ 20.00

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 20.00

Hearing date N/A

6-2-15
Staff signature & Date

Project # 1000400

Revised: 11/2014

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Maximum Size: 24" x 36"
 ___ 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) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** Maximum Size: 24" x 36"
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ 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) clearly outlined
 ___ 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
 ___ Completed Site Plan for Subdivision Checklist
 ___ Infrastructure List, if relevant to the site plan
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** Maximum Size: 24" x 36"
 ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 ___ 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) clearly outlined
 ___ 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
 ___ Copy of Site Plan with Fire Marshal's stamp
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** Maximum Size: 24" x 36"
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"
 ___ 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) **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ 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)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 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 for Building Permit **OBTAIN SIGNATURE FROM MIKE ANAYA (505)681-2765**
 Zone Atlas map with the entire property(ies) clearly outlined **ON CIVIL SHEETS**
 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 **NA-**
 Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 ___ List any original and/or related file numbers on the cover application
 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

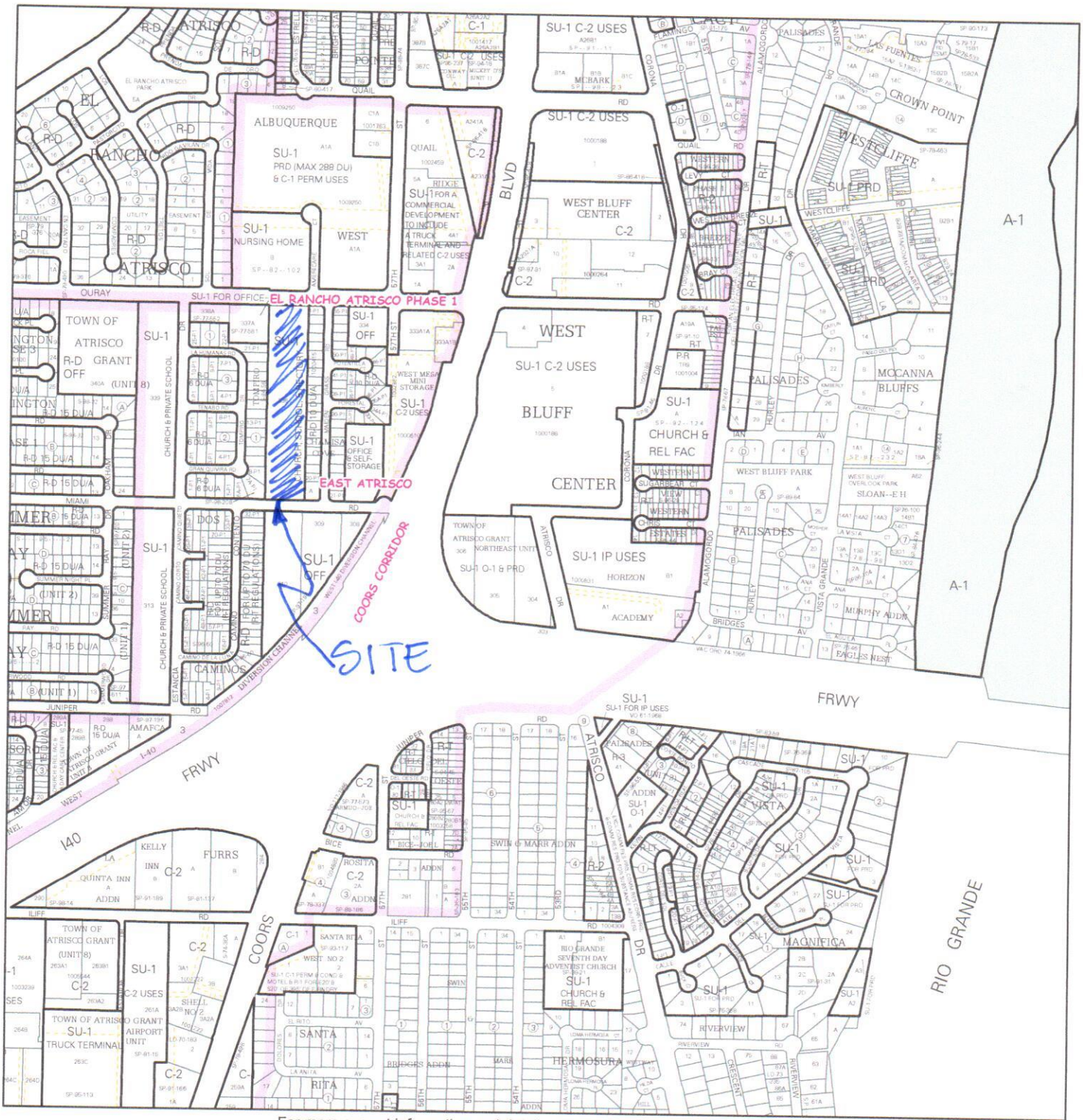
TIM SCOLARD
 Applicant name (print)
Tim Scolard
 Applicant signature / date
 6/11/2015



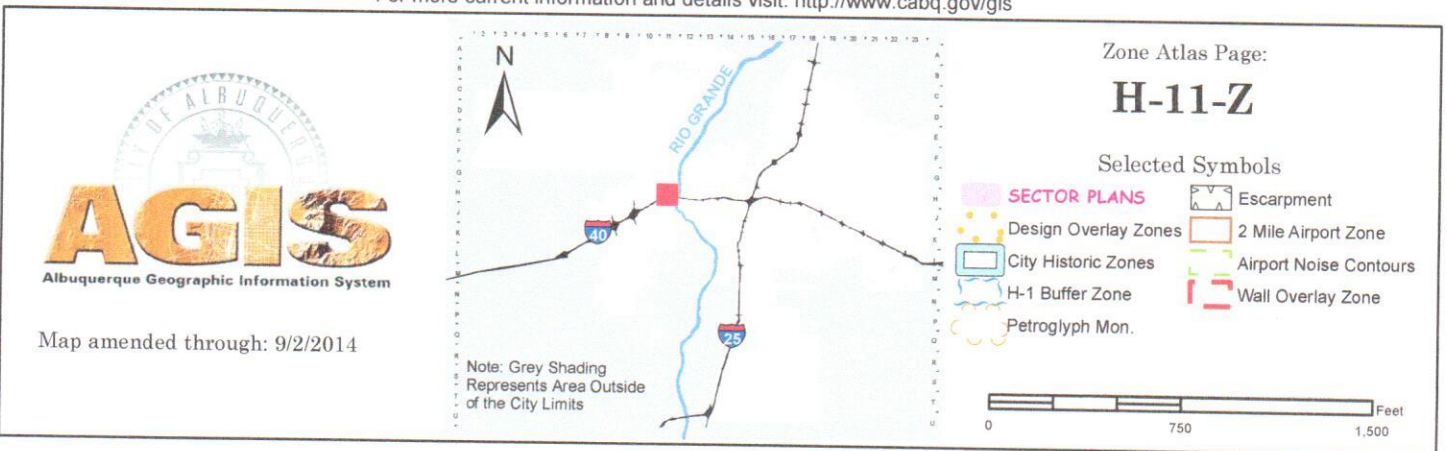
Form revised October 2007

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 15 - DRB - 70220

[Signature] 6-2-15
 Planner signature / date
 Project # 1000400



For more current information and details visit: <http://www.cabq.gov/gis>



orcutt|winslow

ARCHITECTURE PLANNING INTERIOR DESIGN

602 257 1764 t 3003 n central ave
602 257 9029 f sixteenth floor
www.owp.com phoenix az 85012

transmittal

June 1, 2015

to: John Jacquez
Miller Engineering Consultants
3500 Comanche NE,
Bldg. F
Albuquerque, NM 87107

from: Ashish Dandavate

SSPX Church School New Mexico
OIW Project No. 2014_003

1 Copy-Form P(3)- CABQ Checklist for DRB submittal.
1 Copy- EPC Conditions Response letter (revised 5.27.15).
1 Copy- DRB Memo from Mr. Quevedo approving plans for DRB submittal.
1 Copy- NOD from CABQ.

6 Copies- Sheet AS-102- Architectural Site Plan
6 Copies- Sheet AS-103- Landscape Plan.
6 Copies- Sheet AS-104- Traffic Circulation Plan.

6 Copies- Sheet CG-001- Civil General Notes and Drawing Index.
6 Copies- Sheet C-001- Civil Grading and Drainage Report
6 Copies- Sheet C-101- Overall Grading and Drainage Plan.
6 Copies- Sheet C-102- Detailed Grading and Drainage Plan.

1 copy- Sheet C-500 Civil Site details for Asphalt Paving detail.
1 Copy- Sheet c-102 (date of issue 12.15.14)Civil Utility conceptual Plan.

1 Copy - Sheet AS-102 Fire Marshal Approval Stamped Architectural Site Plan (date 02.16.15)

Zone Atlas

Hydrology Approval Letter.

by: AD

via: FedEx

orcutt|winslow

ARCHITECTURE PLANNING INTERIOR DESIGN

602 257 1764 t 3003 n central ave
602 257 9029 f sixteenth floor
www.owp.com phoenix az 85012

1 copy - sheet AS-102 Solid Waste management department signature plan. Obtain signature on this sheet from Mike Anaya.

by: AD

via: FedEx

CITY OF ALBUQUERQUE



May 5, 2015

Verlyn Miller, PE
Miller Engineering Construction
3500 Comanche NE Building F
Albuquerque, NM 87107

**RE: St. Peter and Paul Church, 5800 Ouray Road NW
Grading and Drainage Plan
Engineer's Stamp Date 4-16-2015 (File: H11-D062)**

Dear Mr. Miller:

Based upon the information provided in your submittal received 4-17-15, the above referenced plan is approved for DRB action on the Site Development Plan for Building Permit, and it is also approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

PO Box 1293 Prior to Certificate of Occupancy release, Engineer Certification per the DPM Checklist will be required.

Albuquerque If you have any questions, you can contact me at 924-3924.

New Mexico 87103

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file
c.pdf via Email: Recipient, Monica Ortiz

Date: 05.12.15 (Revised 5.27.15)

Mr. Vicente Quevedo

PLANNING DEPARTMENT- URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street Northwest, 3rd Floor

Albuquerque, NM 87102

Re: Sts. Peter & Paul Church School Addition Project # 1000400- 14EPC-40086

Subject: EPC Conditions incorporation narrative.

Orcutt Winslow Project no. 2014_003

Dear Mr. Vicente Quevedo,

Please see below explanation of how the EPC Conditions are addressed in our architectural site plan, landscape plans:

Condition 1: This letter describes how the conditions are satisfied. Per EPC review comments, we have removed phase 2, Phase 3 and Phase 4 building outlines from this site plan. Although the interior paved pathway connection to Miami Road NW corresponds with the future phases, we will submit the future phase site plans as separate review, as the phases get scheduled for development.

Condition 2: Our representative from Miller Engineering (Civil Engineer of record) will hand deliver the submittal package once you accept the site plans we send you electronically. Orcutt-Winslow team of architects are available via teleconference, if any questions from CABQ need to be answered.

Condition 3: See Revised note #16.

Condition 4: See new landscaping between two parking files west of Phase 1 building. Additional perimeter landscaping with evergreen trees has been added. See landscape plan on sheet AS-103 attached.

Condition 5: Shumard Oaks have been replaced with Evergreen Pinion Pines per this comment. See landscape plan on sheet AS-103.

Condition 6: Revised Site plan shows 2' wide concrete steps for seating north of the proposed classroom building. These will create a courtyard with "amphitheatre" setup that the students and faculty can use for outdoor activities. In addition we have added two (2) 6' long benches to this courtyard for additional seating. See enlarged plan detail #1 on sheet AS-102.

Comment 7A: See detail for accessible parking on sheet AS-102.

Comment 7B: 2 Accessible spaces provided near proposed classroom building. ADA parking symbols added per our discussion.

Comment 7C: See detail for accessible parking on sheet AS-102.

Comment 7D: See revised note #7 on sheet AS-102.

Comment 7E: New 6" concrete curbs per architectural site plan and civil plans to meet this requirement. Along the paved driveway, the open edged paving is for drainage purpose.

Comment 7F: No new landscape is proposed at the public R.O.W. to affect this condition. See Note #20 added to sheet As-102 to address this condition.

Comment 7G: See dimensioned parking file layout on sheet AS-102.

Comment 7H: Civil G&D drawings indicate the parking lot asphalt specifications.

Comment 7I: An asphalt-paved one-way driveway has been proposed in this phase of the project, see site plan AS-102. This driveway connects Ouray Road and Miami Road, which alleviates the congestion situation at the subject intersections. See additional sheet AS-104 with traffic pattern and drop off, queuing area on this campus.

Comment 7J: No off-site improvements are proposed in this phase.

Comment 8A: There is adequate service coming into the site to address the needs of the new building. We will provide a new panel, but will not need to upsize the service.

Comment 8B: We have revised species to avoid disturbing these power lines as shown on the site plan and landscape plans. Trees and shrubs location have been adjusted.

Comment 8C: We will not be adding any exterior transformer with this project, so this comment does not apply.

Comment 9: Note has been added. See attached sheet C-102.

Comment 10: Per EPC review comments, we have removed phase 2; Phase 3 and Phase 4 building outlines from this site plan. We will submit the future phase site plans as separate review, as the phases get scheduled for development.

orcutt | winslow


Please feel free to contact me with comments or questions. Thanks for your consideration in this matter.

Sincerely,

A handwritten signature in black ink that reads "Tim Scolaro". The signature is written in a cursive, flowing style.

Tim Scolaro

DRB Memorandum

To: Jack Cloud, Development Review Board Chair
From: Vicente M. Quevedo - Planner 
CC: Ashish Dandavate, Architect and Tim Scolaro, Architect – Orcutt / Winslow
Date: Monday June 1, 2015
Re: Project 1000400, 14EPC-40086 – Site Development Plan for Building Permit

The applicant held a conference call with Planning Staff by phone on May 20, 2015 to review the conditions of approval imposed by the EPC dated February 12, 2015.

The applicant submitted a revised site development plan for building permit set on Wednesday May 27, 2015.

Staff agrees that all of the required conditions of approval for Project 1000400 have been met. If you have any additional questions, please feel free to contact me directly. Thank you.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

February 12, 2015

FR. Patrick Rutledge
11485 N. Farley Rd
Platte City, Missouri 64079-8201

Project# 1000400
14EPC-40086 Site Development Plan for Building
Permit Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Tract 360 Unit 8, known as 336 D 186 P 267, zoned SU-1 for Church, School, and Rectory located on Ouray Road between Maiden Grass Road and Estancia Drive Street containing approximately 5 acres. (H-11)
Staff Planner: Vicente M. Quevedo

PO Box 1293

Albuquerque

On February 12, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project# 100040 14EPC-40086, a Site Development Plan for building Permit Amendment, based on the following findings and conditions:
New Mexico 87103

FINDINGS – 14EPC 40086 - February 12, 2015 - Site Development Plan for Building Permit Amendment

www.cabq.gov

1. This request will result in an amendment to an existing Site Development Plan for Building Permit to allow construction of Phase 1 which includes a school building. The site comprises Tract 336, Unit 8, Town of Atrisco Grant located on Ouray Road, between Maiden Grass Road and Estancia Drive, containing approximately 5 acres.
2. As part of Phase I, the applicant intends to build a 5,477 square foot freestanding classroom and the minimum site work necessary to adjust parking and an ADA-compliant drop off zone for the school. The applicant is requesting that the EPC delegate review and approval authority for three future proposed phases of development to the Development Review Board (DRB).
3. The EPC approved a zone change (Z-98-73) from SU-1 for Office to SU-1 for Church, School, and Rectory in July 1998. Although the EPC approved the zone change request in

1998, a certificate of zoning was not issued until March 24, 2010 to change the zoning from SU-1 for Office to SU-1 for Church, School, and Rectory (the record does not indicate the reason for the delay).

4. A request for approval of a site development plan for building permit (00128 0000 01029, refers to Project 1000400) for a church building was denied by the EPC in March 2000. There were concerns about the lack of agreement on the plans between the neighbors and the applicants. The EPC's decision was appealed by the applicant and heard at LUPZ. LUPZ then remanded the case to the EPC. In September of 2000 the EPC approved a site development plan for building permit (00128 0000 01029, refers to Project 1000400) with conditions for a church building.
5. On April 8, 2010 the EPC voted to approve an amendment to the site development plan for building permit to build a fellowship hall southeast of the existing church, increase landscaping and add 14 additional parking spaces.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSDP), the East Atrisco Sector Development Plan (EASDP), and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the area designated Developing Urban by the Comprehensive Plan.
8. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - A. Policy II.B.5.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, recreational concern.
The proposed church school south of the existing church and fellowship hall will respect neighborhood values. The school buildings will be set back a minimum of 20 feet from the residential properties to the east and will also be buffered by landscaping. The proposed school buildings have also been setback 60 feet from the western residential area. The proposed school building for Phase I is single story and is shown at a maximum height of 23 feet, 3 inches in height. The request furthers Policy II.B.5.d.
 - B. Policy II.B.5.e: New growth shall be accommodated 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.

The church school is proposed to be constructed in phases on vacant land that is contiguous to existing urban facilities serving the existing church, fellowship hall, and surrounding residential development. This will ensure that the integrity of the existing neighborhoods and infrastructure will be ensured. The request furthers Policy II.B.5.d.

- C. Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The use will complement a residential area and has been sited to minimize the effects of noise, lighting and traffic on the residential environment. The majority of school activities and noise will be contained within the proposed buildings. The residential area to the east will be buffered by the proposed Phase I school building. The proposed playground area will be set back approximately 60 feet from the western lot line. The subsequent development phases also include adequate minimum front and rear setbacks to buffer and minimize the effects of noise and activities on the surrounding single family residences. The request furthers Policy II.B.5.i.

9. The request partially furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:

- A. Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The applicant states that the intent of the church school development is to construct structures that are of a similar style, color pallet and materiality as the existing church as well as create a cohesive campus that respects the surrounding residences and enhances the neighborhood. The applicant has also provided renderings of the proposed Phase I church school building verifying that this is their intent. While the proposed school building does not necessarily constitute an innovative design, quality materials will be utilized for construction such as split face concrete block, terra cotta-colored tile roofing, and metal doorways. Therefore, the request partially furthers Policy II.B.5.1.

10. The request furthers the following West Side Strategic Plan policies:

- A. Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties. The request will have no impact on the Petroglyph National Monument as the

OFFICIAL NOTICE OF DECISION

Project #1000400

February 12, 2015

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proposed development is located approximately 5 miles away from the National Monument. In addition, as previously discussed the site layout will not negatively impact surrounding residential areas. The request furthers Policy 3.25 of the WSSP.

11. The request furthers the following Coors Corridor Sector Development Plan policies:

A. Policy 10: Architectural Design

Design Regulation 1: Each phase of a phased development shall attain a visual completeness. Temporary barriers or walls shall be painted and trimmed to complement the permanent construction.

As part of Phase I, the applicant intends to build a 5,477 square foot freestanding classroom, relocate the existing detention basin, and construct additional parking and on-site circulation south of the existing church and fellowship hall. The applicant is requesting that three future proposed phases of development be delegated for Development Review Board (DRB) review and approval. The three subsequent phases are proposed to include the addition of more classrooms, conversion of a Phase I classroom into administrative space, an on-site athletic facility and a rectory. Once completed, each phase of the development is intended to be a visually and structurally complete. In addition, the applicant has provided design standards so that each phase will be designed and constructed with a similar architectural style to match the existing structures on the subject site. No temporary barriers or walls are proposed. The request furthers Architectural Design Regulation 1 of the CCSDP.

- B. Design Guideline 2: The predominate building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Prefer -- red colors are those used in traditional southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged.

The architectural design of the proposed church school will complement the existing church building on the site. The stucco color on the school will match or be compatible with the existing split face CMU block on the church. The proposed mission style terra cotta-colored tile roofing of the school will match the roof of the existing church and fellowship hall. The request furthers Architectural Design Guideline 2 of the CCSDP.

12. The request partially furthers the following Coors Corridor Sector Development Plan policies:

- A. Design Regulation 1: Landscaping "in" and "around" the paved area. A minimum of 20 percent of the parking lot area shall be landscaped. The

landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally, peripheral landscaping should not be less than five feet in width.

- B. Design Regulation 3: Interior landscaping in larger parking areas (2 or more access aisles) which will provide additional screening and break up the parking areas into smaller increments.
- C. Design Guideline 2: Both perimeter and interior landscaping of canopy-type trees, the location and spacing of trees dependent on type of tree uses. The overall effect should be one of relatively consistent tree cover which will shade the pavement and vehicles.
The request for the Phase I church school building will also include 8 additional parking spaces south of the existing church and fellowship hall. The parking lot area landscaping will need to be increased in order to meet the requirements of the CCSDP. No interior landscaping is proposed within the parking area, this should be increased to meet the intent of design regulation 3. The currently proposed perimeter landscaping meets the intent of design guideline 2. Therefore, the request partially furthers the Off-Street Parking Design Regulations 1 and 3 and Design Guideline 2 of the CCSDP.

- 13. There are no applicable policies in the East Atrisco Sector Development Plan that relate to this request.
- 14. The S.R. Marmon Neighborhood Association and Westside Coalition of Neighborhood Associations were notified of this request.

CONDITIONS OF APPROVAL - 14EPC 40086 - February 12, 2015 - Site Development Plan for Building Permit Amendment

- 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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
- 3. The note for the exit drive that is located south of the future Phase II classrooms shall be changed to state "EXIT DRIVE TO BE PAVED PRIOR TO THE COMMENCEMENT OF ANY PHASE II CONSTRUCTION".

OFFICIAL NOTICE OF DECISION

Project #1000400

February 12, 2015

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4. Landscaping for the increased parking spaces west of the proposed Phase 1 school building shall be increased to meet the requirements of Design Regulation 3 of the CCSDP which requires "Interior landscaping in larger parking areas (2 or more access aisles) which will provide additional screening and break up the parking areas into smaller increments.
5. The proposed eastern 20 foot landscape buffer and the western 10 foot landscape buffer shall be amended to include Evergreen trees to create additional screening for the adjacent residential lots (proposed Shurmark Oak trees may be replaced with Evergreen trees). The Planting Legend of sheet AS104 shall also be amended accordingly. Evergreen tree spacing shall be as required by the DRB prior to final sign-off.
6. Additional seating shall be provided near the proposed Phase 1 school building and note added to the site plan keynotes on sheet AS102 denoting the added seating.
7. Recommended Conditions from City Engineer, Municipal Development, and NMDOT:
Project # 1000400 St. Peter & Paul Church & School
14EPC-40086 Site Development Plan for Building Permit
City Engineer/Transportation Development:
 - A. Provide an ADA van accessible sign for the van accessible space and/or spaces. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."
 - B. It is recommended to have a minimum of one handicapped space near the proposed/future buildings.
 - C. The required ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
 - D. If the drive out onto Miami Road NW is a one-way exiting road, provide pavement directional signage and a posted "Do Not Enter" sign at the point of egress at Miami Road NW, and show the existing 16-foot drive-pad to remain undisturbed. Otherwise, this drive would have to be widened to 24 feet for two-way traffic.
 - E. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between the parking lot and the landscaping, streetlights and/or sidewalk for the new parking lot.
 - F. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls,

trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

- G. A five-foot keyway is required for dead-end parking aisles. This applies to both the south side of the new parking facility as part of Phase I and the far east side of the future parking spaces along the Phase III building.
- H. For the new asphalt parking lot surface, label the proposed pavement thickness and typical section.
- I. Provide additional information regarding Ouray Road access. Address traffic conflict concerns with Americare Court and Maiden Grass Road given that the easternmost drive is very close to both of these intersections. Queuing information should be provided.
- J. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

8. Conditions for Approval for Project #1000400 Site Development Plan for Bldg Permit (Sts Peter and Paul Church School Addition) 14EPC-40086

- A. An existing overhead electric distribution line is located along the eastern boundary of the subject property and an underground distribution line is located along the northern boundary of the site along Ouray NW. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service for this project and for any modifications to the existing electric distribution facilities. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to safety clearances or other physical constraints. The applicant is responsible to abide by any conditions or terms for those distribution easements. Adequate clearances for these electric utilities must be maintained during construction and provided for safe operation and maintenance purposes. PNM will review all technical needs, issues and safety clearances for its electric power systems. Contact:

PNM – New Service Delivery
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3425

- B. Coordination with PNM will be necessary for this project regarding proposed tree species, tree height at maturity, tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric facilities along the eastern boundary of the property. The proposed tree species is not a compatible height with the existing overhead electric distribution utilities

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along the eastern boundary of the property. A shorter tree selection at mature height is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.

- C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

- 9. Notes shall be added to Sheet C102 (Conceptual Site Utility Plan) regarding the building construction type, any fire suppression sprinkler systems, and actual building square footage to assist the Fire Department in determining fire hydrant requirements.
- 10. Site Development Plans for Building Permit for Phases II, III and IV must be presented to the Environmental Planning Commission for review.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **FEBRUARY 27, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. 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.

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 Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities

