

6



DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-011505, 02-01506
Project Name: **SNOW HEIGHTS ADDITION**
Agent: Downum's UBC Inc. *Fred Downum*

Project # **1002061**
EPC Application No.: 02EPC00981
Phone No.: **343-0410**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/9/02 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): *Jim*
- See comments dated 10/9/02
- EPC comments (name) L. Maloy 11-15-02
- 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.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.

Project Number 1002061

completed
11/19/02
PJA

PROJECT NO. 1002061	APPLICATION NO. 020RB-01506
PROJECT NAME 9NOW HGTS, ADDN	
EPC APPLICATION NO. 02EPC-00981	
APPLICANT / AGENT DOWNUMS VBC, INC.	PHONE NO. 343-0410
ZONE ATLAS PAGE H-21	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>am</i>	DATE 11/18/02	DATE
COMMENTS:		

(Return form with plat / site plan)



DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-011505, 02-01506	Project # 1002061
Project Name: SNOW HEIGHTS ADDITION	EPC Application No.: 02EPC00981
Agent: Downum's UBC Inc.	Phone No.: 343-0410

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/9/02 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): _____
- See comments dated 10/9/02
- EPC comments (name) L. Malry
- 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.
- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.

Project Number 1002061



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: 1002061

AGENDA ITEM NO: 6

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:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

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: October 9, 2002

CITY OF ALBUQUERQUE

#6

Planning Department

Development Services Division

TO: Janet Stephens, Chair, Development Review Board
FROM: Len Malry, Planner, Development Services 
DATE: 10-08-02
SUBJECT: EPC CONDITIONS FOR PROJECT #10002061 (02EPC00981)

The purpose of this memo is to address the itemized letter from Fred Downam for the above referenced case:

Site Development Plan for Building Permit

All conditions of approval have been met.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002061

Item No. 6

Zone Atlas H-21

DATE ON AGENDA 10-09-02

INFRASTRUCTURE REQUIRED () YES (x) NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT (x) PRELIMINARY PLAT (x) FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION AMENDM.
- (x) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	No adverse comment to the site plan or plat.

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 9, 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
Christina Sandoval, 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
- C. Announcements

**CASES WHICH REQUIRE PUBLIC NOTIFICATION MAJOR SUBDIVISIONS, VACATIONS, SIA
EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1001997**
02DRB-01398 Major-Preliminary Plat Approval
02DRB-01399 Major-Vacation of Public Easements
02DRB-01400 Minor-Vacation of Private
02DRB-01401 Minor-Sidewalk Waiver
02DRB-01402 Minor-Temp Defer SWK
BOHANNAN HUSTON, INC. agent(s) for CLEARBROOK INVESTMENTS, INC. request(s) the above action(s) for all or a portion of Tract(s) C, FINELAND DEVELOPMENT, (to be known as **MONTEREY PARK SUBDIVISION**, zoned R-LT residential zone, located north of MCMAHON BLVD NW east of UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 11 acre(s). [REF: 1000875, 1000898, 1001997/ 02DRB-00853] [DEFERRED FROM 10/9/02] (A-11) **DEFERRED TO 10/16/02.**

2. **Project # 1001871**
02DRB-01176 Major – Preliminary Plat approval
02DRB-01177 Minor - Temp Defer SDWK
02DRB-01178 Major – Vacation of Public Right-of-Way

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block 12, Unit 3, Tract 1, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT HIGHLANDS @ LA CUEVA**) zoned RD 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3 acre(s). [DEFERRED FROM 10/9/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/16/02.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

3. **Project # 1000844**
02DRB-01490 Minor-SiteDev Plan Subd

D.R. HORTON, INC. agent(s) request(s) the above action(s) for all or a portion of Tract(s) I, Block 1, **EAGLE POINTE SUBDIVISION**, zoned RD 7 DU/AC, located on LOUISIANA BLVD NE, between CORONA AVE NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-19) **THE SITE DEVELOPMENT PLAN WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

4. **Project # 1001758**
02DRB-01510 Minor-SiteDev Plan
BldPermit/EPC

DORMAN AND BREEN ARCHITECTS agent(s) for FAITH LUTHERN CHURCH request(s) the above action(s) for all or a portion of Tract(s) Z-1-A, **ACADEMY PLACE**, zoned SU-1 special use zone, for Church & Rel. Fac., located on SPAIN RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 9 acre(s). [REF: 02EPC-00289, AA-96-60, DRB-89-443, Z-74-69, Z-74-69-1 & Z-74-69-3] [Russell Brito, EPC Case Planner] (F-21) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THIS INCLUDES APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/26/02.**

5. **Project # 1001875**
02DRB-01507 Minor-SiteDev Plan
Subd/EPC
02DRB-01508 Minor-SiteDev Plan
BldPermit/EPC
- TIERRA WEST, LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND in PRESLEY CO. OF NM, **WESTERN TRAILS SUBDIVISION**, zoned SU-1 special use zone, PRD, located on the west side of COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493 PPA, 02DRB-01495 TDSW, Z-71-124] [**Debbie Stover, EPC Case Planner**] [DEFERRED FROM 10/9/02] (F-11) **DEFERRED TO 11/6/02.**
6. **Project # 1002061**
02DRB-01505 Minor-SiteDev Plan
BldPermit/EPC
02DRB-01506 Minor-Prelim&Final Plat
Approval
- FRED DOWNUM, DOWNUM'S UBC IN. agent(s) for ASBURY UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A, Lots 1-14, Block 51, **SNOW HEIGHTS ADDITION**, zoned SU-1 Church & Related Facilities, located on CANDELARIA RD NE, between CHRISTINE ST NE and BRITT NE containing approximately 3 acre(s). [**Lenton Malry, EPC Case Planner**] [REF: 02EPC00981] (H-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**
7. **Project # 1000060**
02DRB-01453 Minor-SiteDev Plan
BldPermit/EPC
- BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [**Russell Brito, EPC Case Planner**] [DEFERRED FROM 10/9/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 10/30/02.**

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

8. **Project # 1000766**
02DRB-01512 Minor-Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Tract(s) 3A, **SOUTHWYND SUBDIVISION**, TOWN OF ATRISCO GRANT, UNIT 2, zoned R-D residential and related uses zone, developing area, located on the north side of TOWER RD SW, between UNSER BLVD SW and 75TH ST SW containing approximately 20 acre(s). [REF: 00114-01184, 0013801185] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS AND PLANNING.**
9. **Project # 1001496**
02DRB-01513 Minor-Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 348A and 348B, TOWN OF ATRISCO GRANT, UNIT 8, **LADERA VISTA SUBDIVISION**, zoned RD, located on LADERA DR NW, between OURAY RD NW and MIAMI RD NW containing approximately 21 acre(s). (H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS AND PLANNING.**
10. **Project # 1001757**
02DRB-01514 Minor-Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 1-4, **BRIDGE CROSSING SUBDIVISION**, LANDS OF CARLOS BARELAS, zoned R-T residential zone, located north of BRIDGE BLVD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 5 acre(s). [REF: 02DRB-00792 PPA, 02DRB-00794 TDSW, 02DRB-00537] (K-10/L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, TRANSPORTATION DEVELOPMENT AND PLANNING.**

11. **Project # 1002246**
02DRB-01498 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for MCDONALDS CORP request(s) the above action(s) for all or a portion of Lot(s) 1 and 8 through 11 inclusive, **SARATON HIEGHTS ADDITION**, zoned C-2 community commercial zone, located on LOMAS BLVD NE, between CAGUA DR NE and SAN PEDRO DR NE containing approximately 1 acre(s). [REF: Z-80-73] (K-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

NO ACTION IS TAKEN ON THESE CASES:

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

12. **Project # 1002271**
02DRB-01509 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 6-9, 24-27, Block(s) 19, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 3, **LA CUEVA PLACE**, zoned SU-2/RT Townhome, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 8 acre(s). [REF: 02DRB-01365, 02DRB-01391, SD-86-6, AX-94-1, Z-94-6] [HEARD UNDER PROJECT #1002207 NOW VOID] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1002245**
02DRB-01464 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD. agent(s) for SIERRA SURF CONNECTION request(s) the above action(s) for all or a portion of Tract(s) A, **FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX**, zoned C-2, SU-1 PDA, located on CENTRAL AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 3 acre(s). [REF: ZA-80-52, ZA-82-70] (L-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002246**
02DRB-01468 Minor-Sketch Plat or Plan
- MCDONALD'S CORPORATION, MIKE MOTTA, agent(s) for MCDONALDS CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 1, 8, 9, 10, 11, 12, 13, 14 AND 15, Block(s) 10, **SARATON HEIGHTS ADDITION**, zoned C-2 community commercial zone, located on SAN PEDRO DR NE, between LOMAS BLVD NE and ROMA AVE NE containing approximately 2 acre(s). [REF: Z-80-73](K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1002194**
02DRB-01504 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC. agent(s) for INFILL SOLUTIONS LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2 residential zone, located on WELLESLEY DR SE, between KATHRYN AVE SE and SMITH AVE SE containing approximately 2 acre(s). [HEARD UNDER PROJECT #1002255 NOW VOID] (L-16) **COMMENTS RECEIVED.**
16. **Project # 1002259**
02DRB-01515 Minor-Sketch Plat or Plan
- VIRGINIA GADDIS agent(s) for RIO GRANDE PRESBYTERIAN CHURCH request(s) the above action(s) for all or a portion of Lot(s) D, Block(s) J, **NORTHERN HEIGHTS ADDITION**, zoned R-1 residential zone, located on ESTANCIA NW, between DAYTONA NW and FORTUNA NW containing approximately 1 acre(s). [REF:AA-974-A] (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. Approval of the Development Review Board minutes for September 25, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:35 A.M.

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) L

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

APPEAL / PROTEST of... **A**

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: Asbury United Methodist Church PHONE: 299-6643

ADDRESS: 10,000 Candelaria ne FAX: 299-4954

CITY: Albuquerque STATE NM ZIP 87112-1511 E-MAIL: asburymc@asburyabq.org

Proprietary interest in site: Owner

AGENT (if any): Fred Downum, Downum's UBC in PHONE: 343-0410

ADDRESS: 321 Las Colinas Ln ne FAX: 343-1066

CITY: Albq STATE NM ZIP 87113 E-MAIL: lndownum@msn.com

DESCRIPTION OF REQUEST: Site Development Plan approval for a building permit that includes 13,368 sqft of new space & site upgrades to City Standards

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 A lots 1-14, Block: 51 Unit: _____

Subdiv. / Addn. Snow Heights Addition

Current Zoning: SU-1 Church & Related Facilit's Proposed zoning: Same

Zone Atlas page(s): H-21-8 No. of existing lots: _____ No. of proposed lots: 1

Total area of site (acres): 2.66 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 (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 102105912653122015 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Rd ne

Between: Christine st. ne and Britt ne

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Lenta Maleny

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: 9-12/01

SIGNATURE Fred Downum DATE 9/4/02

(Print) Fred Downum 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	Action	S.F.	Fees
<u>02DRB - 01505</u>	<u>FSBP</u>	<u>P(3)</u>	\$ <u>0</u>
<u>02DRB - 01506</u>	<u>P+Z</u>	<u>B(3)</u>	\$ <u>215.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ _____

Hearing date Oct. 9, 2002

Form revised September 2001

Paul Casdel 10/16/02
Planner signature / date

Project # 1002061

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. (N/A)
 - 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 (Go to planning)
 - 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.

Fred Dourenum 10/1/2002
Applicant name (print) / date

Fred Dourenum 10/1/2002
Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
020023 - 01505
 _____ - _____
 _____ - _____

Paul Corder 10/1/02
Planner signature / date

Project # 1002061

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
- 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
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- 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
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **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.

Fred Downum
Applicant name (print)
Fred Downum 10/1/2002
Applicant signature / date



Form revised September 2001

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

Application case numbers
02DRB - 01506

[Signature] 10/1/02
Planner signature / date

Project # 1002061



Asbury United Methodist Church

10,000 CANDELARIA RD NE
ALBUQUERQUE, NM 87112-1511

(505) 299-0643

FAX (505) 299-4954

ROLAND
MCGREGOR
Pastor
asburyumc@
asburyabq.org

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Associate Pastor
assoepastoracts2@
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qwest.net

KAY MARTINEZ
Mother's Day
Out Director
asburyumc@
asburyabq.org

September 10, 2002

Albuquerque City Development Review Board

To Whom it May Concern:

As pastor of Asbury United Methodist Church, I hereby designate Tony Harris of Harris Survey as our designated agent in the replat of the Asbury United Methodist Church site.

Please accept this as written notice that Mr. Harris may submit our application and represent Asbury United Methodist Church in this action.

Sincerely yours,

Roland McGregor
Roland McGregor
Pastor

HARRIS SURVEYING INC.
2412-D MONROE ST. NE
ALBUQUERQUE, NM 87110

September 11, 2002

TO: CITY OF ALBUQUERQUE
DEVELOPMENT REVIEW BOARD

REF: PLAT OF TRACT "A" BLOCK 51 SNOW HEIGHTS ADDITION

SUBJECT: LETTER OF PURPOSE

The purpose of this plat application is to combine lots 1 through 14 into one lot and grant any easements as shown for the Asbury Methodist Church.



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

Date: August 16, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1002061**
02EPC-00981 SDP-Building Permit

Asbury United Methodist Church
10,000 Candelaria, NE
Albuquerque, NM 87112-1511

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Lots(s) 1-14, Block(s) 51, **Snow Heights Addition**, zoned SU-1 for Church and Related Facilities, located on CANDELARIA ROAD NE, between CHRISTINE STREET NE and BRITT NE, containing approximately 3 acre(s). (H-21)
Lenton Malry, Staff Planner

On August 15, 2002, the Environmental Planning Commission voted to approve Project 1002061 / 02EPC-00981, 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 an amendment to a site plan for building permit for Lots 1-14, Block 51, Snow Heights Addition, containing 2.66 acres and located on Candelaria Road NE.
2. The proposal is for a 13,368 sf expansion of an existing 17,906 sf church. The new structure will be connected by a 1,200 sf enclosed pedestrian walkway. The project also includes the addition of a new building façade and a new entrance to the existing church.
3. This request furthers the policies of the *Comprehensive Plan* by proposing an expansion to a building which preserves the integrity of exiting neighborhoods, minimizes the adverse effects of noise, lighting, pollution, and traffic on residential environments and offers a design which is appropriate to the plan area (Policies d, i and l, Developing and Established Urban Area).
4. This request meets the requirements for approval with some minor changes.

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.

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1002061 / 02EPC-00981

August 16, 2002

Page 2

2. The bike rack shall be conveniently located near the building's main entrance on a paved surface but not within a pedestrian pathway or landscaped area.
3. All pole lighting shall be a maximum of 16 feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
4. At least one tree shall be planted every ten parking spaces, in minimum 6' by 6' planters, to shade and relieve the adverse impact of the large expanse of pavement of the large parking lot. Two landscape tree planters shall be included in the middle row of parking spaces in the western parking lot.
5. Public Works conditions of approval:
 - a. Site Plan shall comply and be designed per DPM Standards.
 - b. Show existing driveways/curb cuts on site plan. Label driveways to be removed or to remain. Label new curb and gutter and sidewalk to be constructed at the driveway locations to be removed. Need to show, to determine best location for driveways.
 - c. Show existing medians and median openings on Candelaria.
 - d. West site drive on Candelaria, if right-in/right-out, to be 30' wide with curb return radii of 25'. If full access, 36' - 40' wide with curb return radii of 25'.
 - e. East site drive on Candelaria, if right-in/right-out, to be 30' wide with curb return radii of 25'. If full access, 36' - 40' wide with curb return radii of 25'.
 - f. New driveways on Christine and Britt to be set back a minimum of 50'.
 - g. Maintain site distance requirements at driveways on Candelaria per MUTCD. Label site lines on site plan.
 - h. Re-plat site into one tract.
 - i. Fire protection requirements including instantaneous flow and hydrant placement must be verified with Utility Development prior to site plan sign off at DRB.
 - j. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer & AMAFCA. Approval of drainage plan required prior to placement on DRB agenda.
 - k. Entrance access points onto Candelaria need 350 feet clear visibility from 13 feet back of curb face.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 30, 2002 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.

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.

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1002061 / 02EPC-00981

August 16, 2002

Page 3

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/LM/nat

cc: Fred Downum, Downums UBC Inc., 321 Los Colinas Lane NE, Albuquerque, NM 87113
R. Dickerson, 9701 Salem Road NE, Albuquerque, NM 87112
Ann Mitchell, 9801 Woodland NE, Albuquerque, NM 87112

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Asbury United Methodist Church
AGENT Fred Downum
ADDRESS 321 Las Colinas Ln. NE
PROJECT NO. 1002061
APPLICATION NO. 02DRB 01505/01506

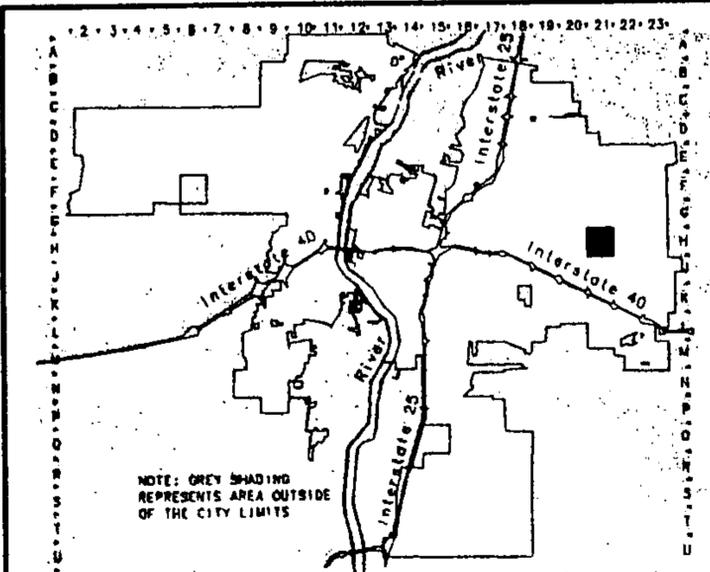
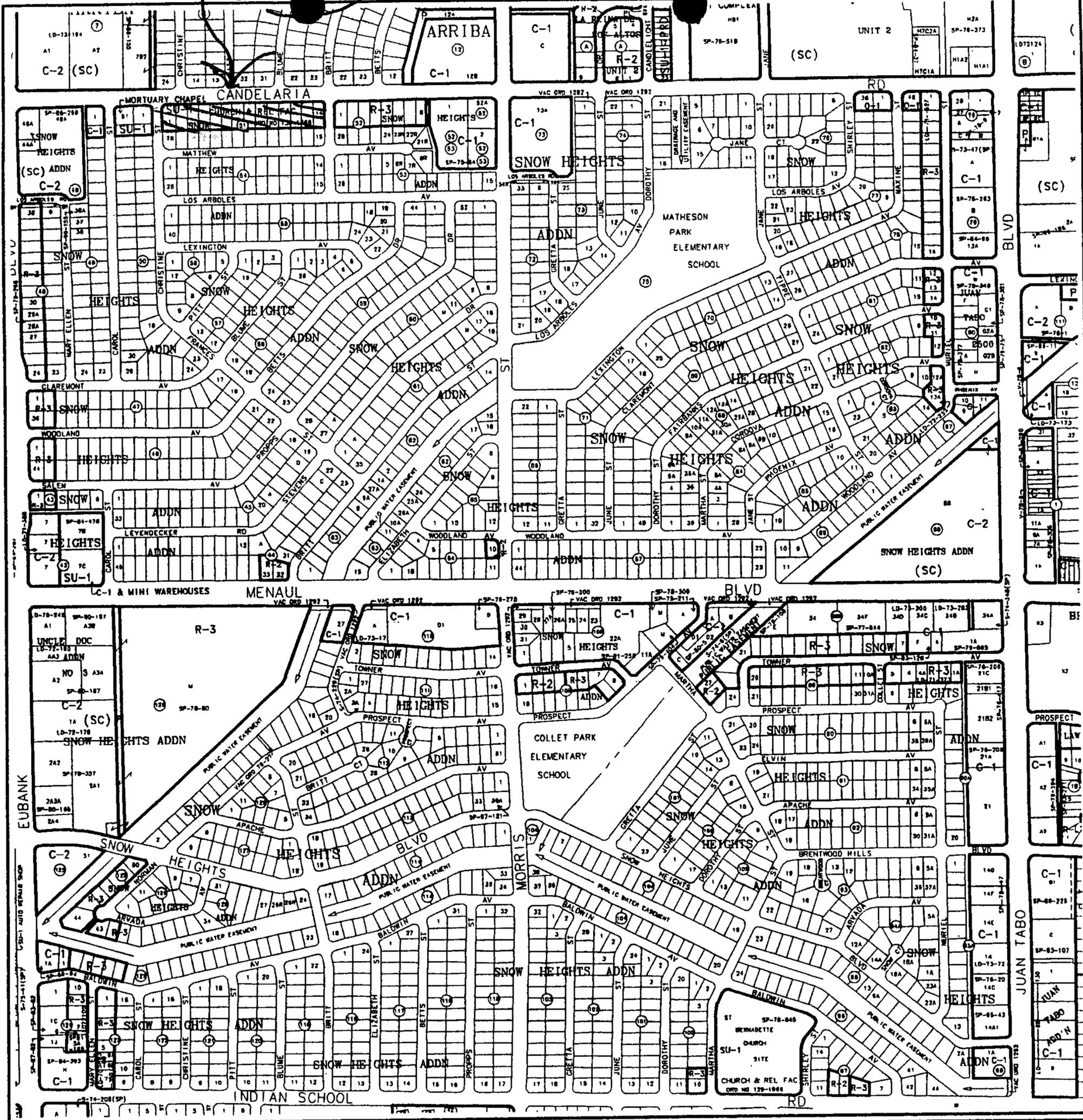
\$ 215⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 215⁰⁰ Total amount due

DUPLICATE
City Of Albuquerque
Treasury Division

10/01/2002 9:49AM LDC: ANEX
RECEIPT# 00022115 WSH# 007 TRANS# 0021
Account 441006 Fund 0110
Activity 4983000 TRSCDS
Trans Amt \$215.00
J24 Misc \$215.00
CK \$215.00
CHANGE 7/1/02 \$0.00

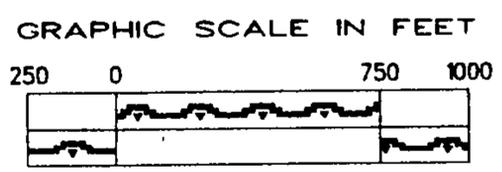
SITE



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

H-21-Z

Map Amended through July 28, 2000



Asbury United Methodist Church

10,000 CANDELARIA RD NE
ALBUQUERQUE, NM 87112-1511

(505) 299-0643

FAX (505) 299-4954

ROLAND
MCGREGOR
Pastor
asburyumc@
asburyabq.org

June 17, 2002

MARK
CONKLING
Pastor to Young
Adults and Families
assocpastoracts2@
asburyabq.org

Albuquerque City Environmental Planning Commission

To Whom it May Concern:

As the Chairman of the Board of Trustees of Asbury United Methodist Church, I hereby designate Fred Downum, President of Downum's UBC, Inc. as our designated agent in the Site Development procedure that goes before the Environmental Planning Commission.

Please accept this as written notice that Mr. Downum may submit our application and represent Asbury United Methodist Church at meetings. A Design/Build Contract is pending with Mr. Downum to provide these services.

Sincerely yours,

Richard Wall, Chairman
Board of Trustees

LISA BAKER
Worship Arts
Director
worshipartsdir@
asburyabq.org

DRU ANN
KUNTZ
Executive Assistant
asburyumc@
asburyabq.org

BECKY VARGA
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KATHY
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Receptionist
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qwest.net

KAY MARTINEZ
Mother's Day
Out Director
asburyumc@
asburyabq.org



*321 Las Colinas Lane NE
(505) 343-1089*

*Albuquerque, NM 87113
fax 343-1066*

To the Albuquerque Development Review Board

This is in reference to the conditions of approval by the EPC Project #1002 – 02EPC – 00981 SDP – Building Permit.

Since the approval of the site plan, the only modifications to the drawings are as follows:

1. Moved the bike rack from SE corner to pedestrian walkway entry. It is now on paved surface and central to pedestrian walkway. This reflects the suggestion from an EPC member.
2. Parking lot poles have been changed to 16' maximum height with prescribed screen apparatus to control fugitive light.
3. New landscape plan that meets the one tree to ten paved space ratio and with two new tree planters in the large west parking area.
4. Driveway pads, curb cuts, street width, medians, locations and dimensions now show on the plan.
5. Driveway setback on Christine & Britt now meet the minimum 50' distance, and they are in alignment with parking lot aisles and waste dumpster.
6. 300' site line per MUTCD show clearly and landscape plan changed to remove obstruction.
7. Site plan is in final stages of processing and recording of the replat to convert to a single lot, which will be Tract A, Block 51, Snow Heights Addition. The plat will be submitted this week.

Additionally, I have met twice with Tony Lloyd for input on detail, placement and functionality of the driveway and traffic patterns. We have followed his suggestions to the letter.

One final change to report: I have permission from Solid Waste to provide a second dumpster site on the west side of the facility. This was a request from the church, as the length of the lot requires this.

Thank you for your assistance in the development of this plan.

Sincerely yours,


Fred Downum



*321 Las Colinas Lane NE
(505) 343-0410*

*Albuquerque, NM 87113
fax 343-1066*

September 2, 2002

To Whom it May Concern:

Asbury United Methodist Church has been a landmark since the 1950's. Its unique original A-frame structure has been admired for almost 50 years. Asbury has experienced tremendous growth recently and must move quickly to expand and upgrade its facilities in order to serve its congregation and the community programs that reside within.

Our proposal is to add a split-level structure having approximately 13,368 square feet of new space for meetings and assemblies. This will be connected to the existing building with a 1200 sq. ft. pedestrian walkway. We also want to improve the existing structure with a new North entry and exterior parapet façade that matches the new building. Additional improvements will include the following to bring the facility up to new Planning & Zone requirements:

1. Replat the 14 individual lots into one lot.
2. Provide new parking, landscape, exterior lighting, grading, ingress & egress to City of Albuquerque Development Process Manual standards.

This project provides special design challenges with its long, narrow, sloping configuration. The emphasis of the landmark A-Frame structure is to remain as the focal point of the design. Asbury is dedicated to providing safe, clean, comfortable space for both its congregation and the neighborhood and community organizations who use the space at no charge.

This facility was originally designed and built in the late 1950's. The site has had no major improvements since that time. We are eager to present our proposed site improvements to the Service Department.

Thank you for your consideration.

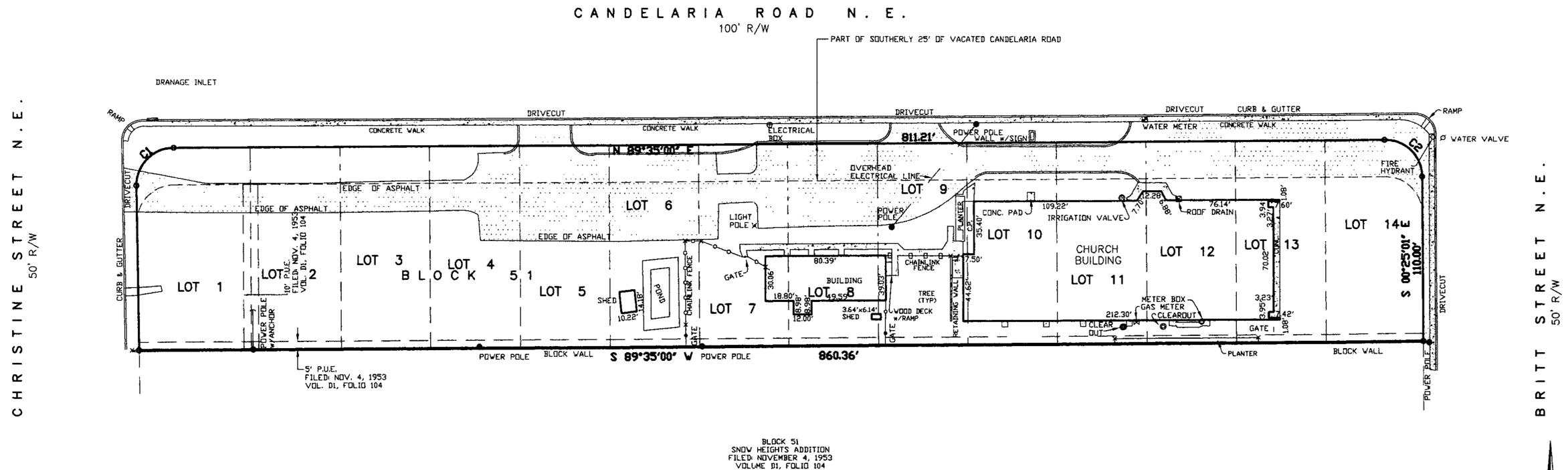
Sincerely yours,

Fred Downum

LEGAL DESCRIPTION:

LOTS NUMBERED ONE (1) THROUGH FOURTEEN (14), INCLUSIVE, IN BLOCK NUMBERED FIFTY-ONE (51) OF SNOW HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 4, 1953, TOGETHER WITH THE SOUTHERLY 25 FEET OF VACATED CANDALARIA ROAD N.E., VACATED BY COMMISSION ORDINANCE No. 1197, DATED FEBRUARY 12, 1957, AND CONVEYED TO ASBURY METHODIST CHURCH IN ALBUQUERQUE, A NON-PROFIT CORPORATION, BY QUITCLAIM DEED RECORDED IN BOOK D605, PAGE 507, RECORDS BERNALILLO COUNTY, NEW MEXICO.

PLAT OF TOPOGRAPHY
OF
LOTS 1 THRU. 14
BLOCK 51
SNOW HEIGHTS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2001



GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "4-G21" HAVING AN ELEVATION OF 5557.464.
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 5: THIS IS NOT A BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.

LEGEND

- B/C = BACK OF CURB
- B/P = BOTTOM OF POND
- EA = EDGE OF ASPHALT
- EC = EDGE OF CONCRETE
- FF = FINISH FLOOR
- FL = FLOW LINE
- FP = FENCE POST
- G = GROUND
- P = POND
- PLT = PLANTER
- TDA = TOP OF ASPHALT
- TDP = TOP OF POND
- TOW = TOP OF WALL

- C1**
- R = 25.00'
 - D = 91°09'50"
 - CB = S 44°34'36" W
 - CH = 35.71'
 - L = 39.78'

- C2**
- R = 25.00'
 - D = 89°59'59"
 - CB = N 45°25'00" W
 - CH = 35.36'
 - L = 39.27'

