

DRB CASE ACTION LOG (AMENDED SITE PLAN SUBD)

REVISED 9/28/05

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.: <u>07DRB-70099 (ASPS)</u> | Project # <u>1002329</u> |
| Project Name: <u>ST. STEPHENS UNITED METHODIST CHURCH</u> | |
| Agent: <u>RD HABIGER & ASSOCIATES INC</u> | Phone No.: <u>821-3112</u> |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/11/07 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): 3 Copies *ok Ag 7/24/07* _____

- 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.
- 3 copies of the approved site plan. Include all pages.**
- 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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1002329



DRB CASE ACTION LOG ~~(AMENDED)~~ (SITE PLAN SUBD)

REVISED 9/28/05

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.: <u>07DRB-70099 (ASPS)</u> | Project # <u>1002329</u> |
| Project Name: <u>ST. STEPHENS UNITED METHODIST CHURCH</u> | |
| Agent: <u>RD HABIGER & ASSOCIATES INC</u> | Phone No.: <u>821-3112</u> |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/11/07 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): 3 Copies

- 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.
- 3 copies of the approved site plan. Include all pages.**
- 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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1002329



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 11, 2007

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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. HEARING IMPAIRED USERS MAY CONTACT HER 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 ADMINISTRATIVE ASSISTANT 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 9:00 A.M. Adjourned: 12:10 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1002529**
07DRB-70049 MAJOR - 2YR SUBD
IMP AGMT (2YR SIA)

BORDENAVE DESIGNS agent(s) for CAS, LLC / ROBRO, INC request(s) the above action(s) for all or a portion of Lot(s) 1-4, **CAS ADDITION**, zoned SU-1 FOR C-1 & SU-1 FOR O-1, located on COORS BLVD NW BETWEEN WESTSIDE DR NW AND CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC-01840] (B-13 / B-14) **TWO-YEAR-SIA-EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

2. **Project# 1006539**
07DRB-70047 BULK LAND
VARIANCE
07DRB-70043 VACATION OF PUBLIC
EASEMENT
07DRB-70045 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70048 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
07DRB-70046 VACATION OF
PRIVATE EASE.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) **BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/11/07 AND THE APPROVAL OF THE GRADING PLAN ENGINEERING STAMP DATED 6-8-07, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.**

3. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Major-Vacation of
Public Easement

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [*Deferred from 11/15/06, 12/13/06 & 07/11/07*] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

4. **Project# 1000976**
07DRB-70042 MAJOR -
PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

07DRB-70107 MINOR - SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

5. **Project# 1005334**
07DRB-70062 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70063 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION**, zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.**

6. **Project# 1006549**
07DRB-70061 VACATION OF PUBLIC
EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for BENCOR, BRUCE WALKOWSKI, request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, located on MENAUL BLVD NE between CARLISLE BLVD NE and SOLANO DR NE. (H-17) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002371**
07DRB-00577 Major-Vacation of
Public Easements
07DRB-00576 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [*Deferred from 5/30/07 & 6/6/07*] (D-12) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR A 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

**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.**

8. **Project# 1004246**
07DRB-70090 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 07DRB-70093 MINOR - SDP FOR
SUBDIVISION
- TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
9. **Project# 1004871**
07DRB-70105 MINOR - SDP FOR
BUILDING PERMIT
- THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. Project# 1002329

07DRB-70099 MINOR - SDP FOR BUILDING PERMIT

RD HABIGER & ASSOCIATES INC. agent(s) for ST STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH**, zoned SU-1 FOR CHURCH AND RELATED USES, located on JUAN TABO NE BETWEEN MONTGOMERY NE AND MANITOBA NE containing approximately 4.5 acre(s). (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

10 Project# 1005354

A. 07DRB-70078 EPC APPROVED SDP FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**, zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 9.97 acre(s). [*Deferred from 06/27/07*] [**Carol Toffaleti, EPC Case Planner**] (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI, EPC CASE PLANNER'S INITIALS AND 3 COPIES.**

07DRB-70071 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] [*Indef deferred from 06/27/07*] (J-13) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

11. **Project #1003828**
07DRB-00717 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
- WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). [Defer from 06/20/07 & 7/11/07] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**
- 07DRB-70094 SIDEWALK VARIANCE
07DRB-70095 SIDEWALK WAIVER
- WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW BETWEEN VALLE LANE NW (G-13) **THE SIDEWALK WAIVER AND THE SIDEWALK VARIANCE WERE APPROVED AS SHOWN IN THE EXHIBIT C IN THE PLANNING FILE.**
12. **Project# 1005251**
07DRB-70091 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for all or a portion of Lot(s) 7-12, A, Block(s) 19 & 20, **PARIS ADDITION**, zoned M-2, located on 1ST ST NW BETWEEN MOUNTAIN RD NW AND SUMMER RD NW containing approximately 1.6046 acre(s). [REF: 06DRB-01616] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT FOR LOTS 12-A AND A-1 AND TO PLANNING FOR DRB APPLICATION NUMBER ON THE VACATION NOTE AND FOR AGIS DXF FILE AND TO RECORD.**

13. **Project# 1005219**
07DRB-70086 VACATION OF
PRIVATE EASEMENT
07DRB-70087 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **WAGGOMAN - DENISON ADDITION**, zoned C-2, located on CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 acre(s). (K-20) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.**

14. **Project# 1002017**
07DRB-70092 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, **M-T INVESTMENT NORTH**, zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). *[Defer from 7/11/07]* (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1003359**
07DRB-70089 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). *[Defer from 7/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project# 1005197**
07DRB-70096 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for T W INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **LANDS OF RAYCO**, zoned SU-2 HC & SU-2 MR, located on BROADWAY SE BETWEEN SAN JOSE SE AND MECHEM SE containing approximately 7.5471 acre(s). [REF: 06ZHE 01466] *[Defer from 7/11/07]* (M-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project# 1006596**
07DRB-70106 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA**, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acre(s). *[Defer from 7/11/07]* (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1003105**
07DRB-70104 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for FRED & JAMIE MOSSMAN request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B-1, **THE PLAZA AT PASEO DEL NORTE**, zoned C-2, located on EAGLE RANCH RD NW BETWEEN PARADISE BLVD NW AND IRVING NW containing approximately 13.8983 acre(s). (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT FOR ADA RAMPS AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project# 1000195**
07DRB-70103 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ASSOC. BUILDERS CONTRACTORS NM CHAPTER request(s) the above action(s) for all or a portion of Tract(s) M-1, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on CLAREMONT AVE NE AND BROADWAY BLVD NE containing approximately 2.2412 acre(s). (H-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED AS A ADMINISTRATIVE AMENDMENT DIVIDING PROPERTY INTO 2 LOTS.**

20. **Project# 1004361**
07DRB-70097 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CHESH ENT INC agent(s) request(s) the above action(s) for all or a portion of Lot(s) 1-A-P-1 & 13-A-P-1, **TULANE TOWNHOMES**, zoned R-3, located on TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE containing approximately 0.1464 acre(s). (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

21. **Project# 1004715**
07DRB-70098 EXT OF MAJOR
PRELIMINARY PLAT

MARK GOOWWIN & ASSOCIATES agent(s) for JTH. LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS, UNIT 2**, zoned RD, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS containing approximately 82.9917 acre(s). (M-21/22) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLIES.**

22. **Project# 1005586**
07DRB-70108 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CARTESIAN SURVEYING INC. agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 18, 23-27 & PORTIONS 6-17, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2/O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE containing approximately 7.7621 acre(s). [Defer from 7/11/07] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004976**
07DRB-00303 Minor- Final Plat
Approval

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [*Deferred from 3/21/07 & Indef def 03/28/07*] (A-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

24. **Project # 1003794**
07DRB-00183 Minor- Final Plat
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [*Maggie Gould, EPC Case Planner*] [*Deferred from 2/21/07 & 3/07/ 07 & Indef def from 03/14/07*] (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR RECORDING OF DECLARATION OF EASEMENTS AND TO PLANNING TO RECORD THE PLAT.**

25. **Project# 1005141**
07DRB-70037 MINOR - FINAL PLAT
APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS**, zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). [*Indef def 06/13/07*] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE VOIDING OF THE INFRASTRUCTURE LIST & STRIPING AND TO PLANNING TO RECORD THE PLAT.**

26. **Project# 1004919**
07DRB-70073 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07 & 07/11/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

27. **Project # 1005363**
07DRB-00346 Minor- Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07 & Indef def from 04/04/07]* (G-12 /13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.**

28. **Project # 1004932**
06DRB-01654 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION**, zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11- FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

29. **Project # 1004354**
07DRB-00032 Minor- Final Plat
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [**Carmen Marrone for Petra Morris, EPC Case Planner**]. [*Deferred from 1/24/07 & 1/31/07 & Indef def from 02/07/07*] (K-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

30. **Project# 1001317**
07DRB-70088 SKETCH PLAT
REVIEW AND COMMENT

PLAZA SURVEYING LLC agent(s) for CHRIS AND ELMA LANDGRAF request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RINCON DEL RIO**, zoned RA-2, located on TRELIS NW BETWEEN CAMPBELL RD NW AND ORO VISTA NW containing approximately 1.2342 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for June 27, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 27, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

#10



**City of Albuquerque
Planning Department
Interoffice Memo**

Date: 10 July 2007

To: Sheran Matson, DRB Chair

From: Russell Brito, Dev. Rvw. Div. Mngr.

A handwritten signature in black ink, appearing to be 'RB' or similar initials, written over the 'From:' line.

RE: Project # 1002329

As per the EPC approval of the amendment to a site development plan for building permit (02EPC-01682), the approval authority for the current submittal is delegated to the DRB. This phase of the parking lot appears to concur with the approved site development plan for building permit phasing scheme. Any technical changes that may be mandated by the DRB are within the approval authority given by the EPC.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002329

AGENDA ITEM NO: 10

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham

DATE: JULY 11, 2007

City Engineer / AMAFCA Designee 505-924-3986

(F-21/D013)

11



Completed 2/10/04
RJA

DRB CASE ACTION LOG

REVISED 1/16/2003

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.: <u>03-0000200 (SBP)</u> | Project # <u>1002329</u> |
| Project Name: <u>ST STEPHENS UNITED METH.</u> | EPC Application No.: <u>02E.PC-01682, Z-93-88</u> |
| Agent: <u>R.D. HABIGER & ASSOCIATES</u> | Phone No.: <u>821-8112</u> |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (SECTOR DEVELOP. PLAN), was approved on 2/19/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002329

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA of Solid Waste signature
 signed 2/6/04

PARKS / CIP: _____

PLANNING (Last to sign): Sam 2/9/04
 See comments dated _____
 EPC comments (name) _____
 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.
- Copy of recorded plat AND a DXF File for Planning.

MEMORANDUM

11

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division MH
Date: Tuesday, February 18, 2003
Re: Comments on Project 1002329 03DRB-00200

Project 1002329, a request for a site development plan for building permit, was reviewed by the Environmental Planning Commission at a public hearing on December 19, 2002. The EPC voted to approve this request with conditions as noted in the Official Notification of Decision. I have reviewed the revised site development plans for subdivision and building permit as submitted to the DRB, and the letter from agent Robert Habiger (dated October 25, 2002 by error) designed to address the EPC's conditions of approval. I have the following comments:

1. The site is located within the Established Urban area of the Comprehensive Plan. Applicable policies address the need for new development to respect existing neighborhoods, new development on vacant land, minimal traffic-related impacts on adjacent neighborhood areas, and low-profile urban and site design (policies d, e, h, k, l).
2. The site is not located within a Rank 2 or Rank 3 plan area.
3. In the letter from agent Robert Habiger (dated October 25, 2002 by error), Mr. Habiger, has outlined his responses to all EPC conditions, and has made corresponding changes to the DRB site plan submittal.

The DRB submittal of this case has sufficiently addressed all EPC conditions for approval. The request is consistent with policies in the Comprehensive Plan. Staff recommends approval of this request.

XC: Robert Habiger, agent



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002329

Item No. 11

Zone Atlas F-21

DATE ON AGENDA 2-19-03

INFRASTRUCTURE REQUIRED (?)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

| No. | Comment |
|--------------------------|---------------------|
| <input type="checkbox"/> | No adverse comment. |

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



DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 03-0000200 (SBP)
Project Name: **ST STEPHENS UNITED METH.**
Agent: R.D. HABIGER & ASSOCIATES

Project # **1002329**
EPC Application No.: 02EPC-01682, Z-93-88
Phone No.: **821-3112**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (SECTOR DEVELOP. PLAN), was approved on 2/19/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: SIA _____
- _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____
- _____

- PLANNING (Last to sign): _____
- See comments dated _____
- EPC comments (name) _____
- 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.
- Copy of recorded plat AND a DXF File for Planning.

Project Number 1002329



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: 1002329

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

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:

SIA

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 19, 2003



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

February 19, 2003 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, 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: 9:00 a.m. Adjourned: 11:57 a.m.
- 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 # 1000376**
03DRB-00113 Major-Two Year SIA

WITHDRAWN AT AGENT'S REQUEST

BOHANNAN HUSTON, INC. agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) ALL, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located SOUTH OF MCMAHON BLVD NW, between UNSER BLVD NW and VIRGO ST NW. [REF: 02DRB-00034, 00DRB-00908, 00DRB-00380] (A-11)
WITHDRAWN AT AGENT'S REQUEST

2. **Project # 1000444**
03DRB-00102 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for **STONEBRIDGE SUBDIVISION, UNIT 4**, zoned R-1, located SOUTH OF WESTSIDE BLVD NW, between STONEBRIDGE NW and STONEBROOK NW containing approximately 16 acre(s). [REF: 01DRB-00826] (A-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001232**
03DRB-00095 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for VISTA MANAGEMENT HOME COMMUNITY, LP request(s) the above action(s) for all or a portion of Tract(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1/MP special use zone, located on the WEST SIDE OF 94TH ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 25 acre(s). [REF: DRB-94-621, DRB-85-298, Z-79-40, 02DRB-00672] (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

4. **Project # 1000503**
03DRB-00119 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC), located on EAGLE CREST AVE. NE, between EAGLE VISTA DR NE and EAGLE LAUNCH DR NE containing approximately 1 acre(s). [REF: 00410-00607, 02DRB-01267] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1000159**
03DRB-00120 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC) located on EAGLE VIEW AVE NE between VISTAS DR NE and SOARING EAGLE DR NE containing approximately 1 acre(s). [REF: DRB-99-53] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000485**
03DRB-00116 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for AMERICAN SOUTHWEST HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **ENCANTO VILLAGE - UNIT 3**, zoned R-D (9 DU/AC) located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02-DRB-01172, DRB-98-176] (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002400**
03DRB-00094 Major-Preliminary Plat Approval

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 **MONKBRIDGE ADDITION, LOS CANDELARIAS SUBDIVISION**, zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**

8. **Project # 1001267**
03DRB-00021 Major-Preliminary Plat
Approval
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

9. **Project # 1001376**
02DRB-01965 Major-Preliminary Plat
Approval
02DRB-01966 Major-Vacation of Pub Right-
of-Way
02DRB-01967 Minor-Sidewalk Waiver
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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.

10. **Project # 1002332**
03DRB-00179 Minor-SiteDev Plan
BldPermit/EPC
- HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS agent(s) for DON KEITH request(s) the above action(s) for all or a portion of Tract(s) 75, Unit 6, Town of Atrisco Grant (to be known as **KEITH APARTMENTS**, zoned SU-1 for Apts, located on 59TH ST SW, between 57TH ST SW and 61ST ST SW containing approximately 1 acre(s). [REF: 02EPC-01690, 02EPC-01692, 02EPC-01694] [Makita Hill, EPC Case Planner] (K-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, FOR PARK DEDICATION REQUIREMENT AND TRANSPORTATION DEVELOPMENT FOR ADEQUATE VISIBILITY AND HANDICAP ASSESSABLE DRIVE PADS.**
11. **Project # 1002329**
03DRB-00200 Minor-SiteDev Plan
BldPermit/EPC
- R. D. HABIGER & ASSOCIATES agent(s) for ST. STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH**, zoned SU-1 special use zone, for Church & Related Facilities, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and OSUNA RD NE containing approximately 5 acre(s). [REF: Z-93-88, DRB-93-328, 02EPC-01682] [Makita Hill, EPC Case Planner] (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

12. **Project # 1001676**
03DRB-00208 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST, LLC agent(s) for SIMPSON HOUSING I NC. request(s) the above action(s) for all or a portion of Tract(s) 3A, **RIVERPOINT SUBDIVISION, SAN MIGUEL APARTMENTS, PHASE III**, zoned SU-1 for PDA, located on COORS BLVD NW, between COORS BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 3 acre(s). [REF:01EPC-01872] [**Juanita Vigil, EPC Case Planner**](C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE REQUIREMENT AND PARK DEDICATION REQUIREMENT.**

13. **Project # 1001569**
03DRB-00205 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00206 Minor-SiteDev Plan
Subd/EPC

TIERRA WEST LLC agent(s) for CHANT ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1 & 6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON ST NE, between SINGER BLVD NE and I-25 FRONTAGE ROAD containing approximately 3 acre(s). [REF: Z-97-20, 01128 01565/01566] [**Debbie Stover, EPC Case Planner**] (F-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND A NOTE REGARDING CROSS ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

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

14. **Project # 1002033**

03DRB-00189 Minor-Ext of SIA for Temp
Defer SDWK

YVONNE SCARAFIOTTI request(s) the above action(s) for all or a portion of Lot(s) 3 & 10-16, Tract(s) 3, Unit 2, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: DRB-97-76] (D-21) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

Project # 1002033

03DRB-00201 Minor-Vacation of Private
Easements
03DRB-00203 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 2A-18A, **SANDIA GLOW SUBDIVISION**, zoned R-D, located on SANDIA GLOW CT NE, between CORONADO AVE NE and KOVAK RD NE containing approximately 3 acre(s). [REF: 02DRB-01655, 02DRB-00935, V-97-138, S-99-39, SD-89-2] [DEFERRED FROM 2/19/03] (D-21) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**

15. **Project # 1002369**

03DRB-00202 Minor-Prelim&Final Plat
Approval

RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224-C, MRGCD MAP # 35, LANDS OF CORRIZ, **SYMPHONY SUBDIVISION**, zoned R-1 residential zone, located EAST OF INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and CAMPBELL DITCH NW containing approximately 1 acre(s). [REF: 02DRB-01812, 03DRB-00178] [Deferred from 2/19/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

**NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

16. **Project # 1002471**
03DRB-00198 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC (STEVE COE) request(s) the above action(s) for all or a portion of Tract(s) 90B (to be known as **LANDS OF COE/BOMBACH (LOTS 1 & 2)**, MRGCD MAP 39, zoned R-1, located on ATRISCO DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 1 acre(s). [REF: Z-70-104, AX-70-27] (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002472**
03DRB-00204 Minor-Sketch Plat or Plan

THE GROUP agent(s) for ADIL RIZI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, Tract(s) 2 (to be known as **COURTYARDS @ ALAMEDA**) NORTH ALBUQUERQUE ACRES UNIT 3, zoned R-D, located on BARSTOW ST NE, between ALAMEDA BLVD NE and OAKLAND NE containing approximately 2 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002473**
03DRB-00207 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for D. R. HORTON BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 9-20, Block(s) 5, Tract 3. Unit 3, (to be known as **DESERT VISTA SUBDIVISION**, NORTH ALBUQUERQUE ACRES, zoned R-D /5DUA, located on SIGNAL AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 11 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board minutes for February 5, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

20. Other Matters: NONE

ADJOURNED: 11:57 A.M.



Supplemental form

| | | | |
|--|----------|----------|--|
| SUBDIVISION | S | Z | ZONING & PLANNING |
| <input type="checkbox"/> Major Subdivision action | | | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Minor Subdivision action | | | <input type="checkbox"/> County Submittal |
| <input type="checkbox"/> Vacation | V | | <input type="checkbox"/> EPC Submittal |
| <input type="checkbox"/> Variance (Non-Zoning) | | | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) |
| SITE DEVELOPMENT PLAN | P | | <input type="checkbox"/> Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> for Subdivision | | | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input checked="" type="checkbox"/> for Building Permit | | | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> Administrative Amendment (AA) | | | <input type="checkbox"/> Street Name Change (Local & Collector) |
| <input type="checkbox"/> IP Master Development Plan | | | |
| <input type="checkbox"/> Cert. of Appropriateness (LUCC) | L | A | APPEAL / PROTEST of... |
| STORM DRAINAGE | D | | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |
| <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.

APPLICANT INFORMATION:

Professional/Agent (if any): RD HABIGER & ASSOCIATES INC PHONE: 821-3112
 ADDRESS: 9005 TARA DR. NE FAX: 821-3479
 CITY: Albuquerque STATE NM ZIP 8 E-MAIL: rdha@lobo.net

APPLICANT: St. Stephen's United Methodist Church PHONE: 293-9673
 ADDRESS: 4601 Juan Tabo NE FAX: 294-6243
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: nrldgeway@ssumc.com

Proprietary interest in site: Applicant is owner List all owners: _____

DESCRIPTION OF REQUEST: Approval of parking lot addition which is part of previously approved EPC Site Development Plan

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. TRACT SS-1 St. Stephens United Methodist Church Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-1 for church & related facilities Proposed zoning: No change
 Zone Atlas page(s): F-21 UPC Code: 102 206 101 007 230 401 MRGCD Map No. -

CASE HISTORY: EPC CASE PLANNER CARMEN MARRONE FOR MAKITA HILL

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
EPC 02EPC 01682 ; DRB 1002329 ; EPC 2-93-08 ; DRB-93-328

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 4.5 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: On Juan Tabo north of Montgomery
 Between: Montgomery NE and Highway 14 Manitoba NE
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Robert D. Habiger DATE 6-29-07
 (Print) Robert D. Habiger Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

| | | | | |
|---|-----------------------------------|------------|-------------|------------------------|
| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input checked="" type="checkbox"/> All checklists are complete | <u>07DRB - 70099</u> | <u>SBP</u> | <u>P(3)</u> | <u>\$ 385.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | _____ | <u>CMF</u> | _____ | <u>\$ 20.00</u> |
| <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>July 11, 2007</u> | | | Total <u>\$ 405.00</u> |

Ancher Sinc
 Planner signature / date

Project # 100 2329

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"**
 - 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"**
 - 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
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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
 - 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.

Robert D. Habiger
Applicant name (print)

[Signature]
Applicant signature / date

Form revised APRIL 2007

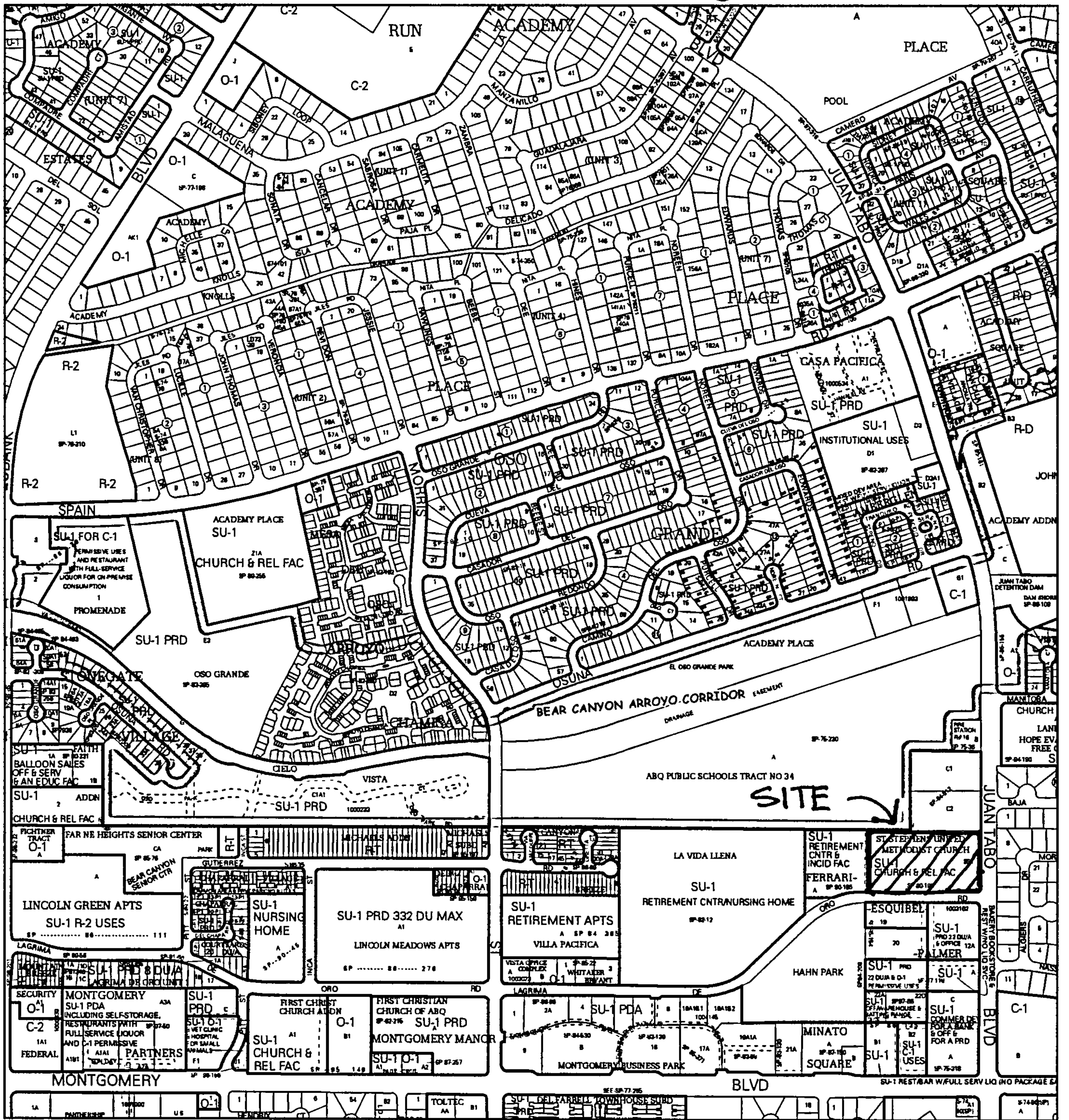


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

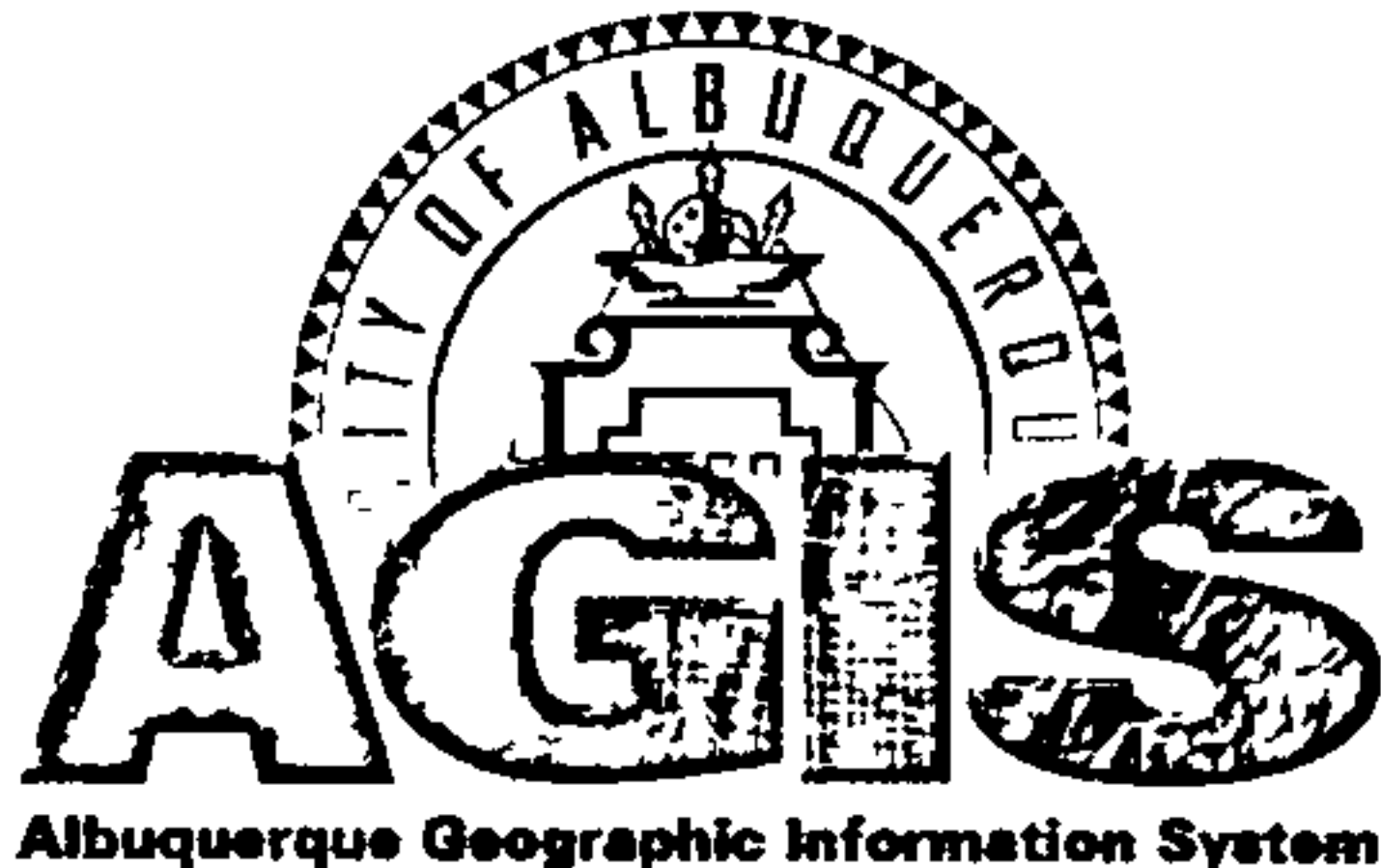
Application case numbers
 070213 - 70099

Andrew Garcia
Planner signature / date

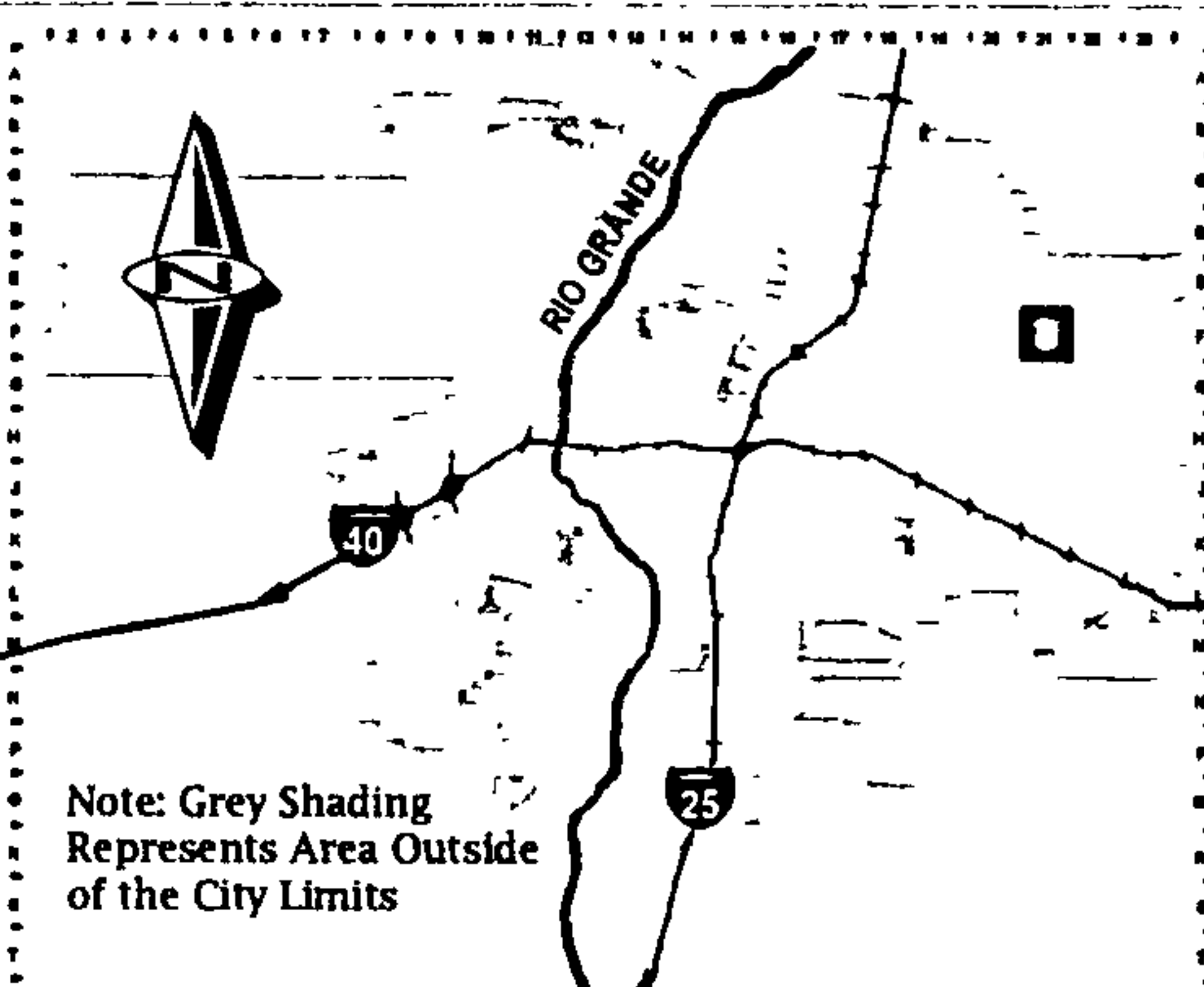
Project # 1002329



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



Map amended through: 5/17/2007



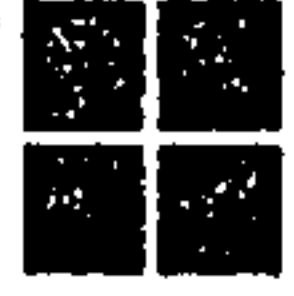
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-21-Z

Selected Symbols

| | | | |
|--|----------------------|--|------------------------|
| | SECTOR PLANS | | Escarpment |
| | Design Overlay Zones | | 2 Mile Airport Zone |
| | City Historic Zones | | Airport Noise Contours |
| | H-1 Buffer Zone | | Wall Overlay Zone |
| | Petroglyph Mon. | | |

0 750 1,500 Feet



RD HABIGER & ASSOCIATES INC
LITURGICAL DESIGN www.liturgydesign.com

June 21, 2007

City of Albuquerque
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

Re: Site Plan for Building Permit (DRB17)
West Parking Lot
St. Stephen's United Methodist Church
4601 Juan Tabo NE
Albuquerque, NM 87111

Previous Case No. DRB - #1002329 - December 20, 2002
EPC - 02EPC-01682 - December 19, 2002

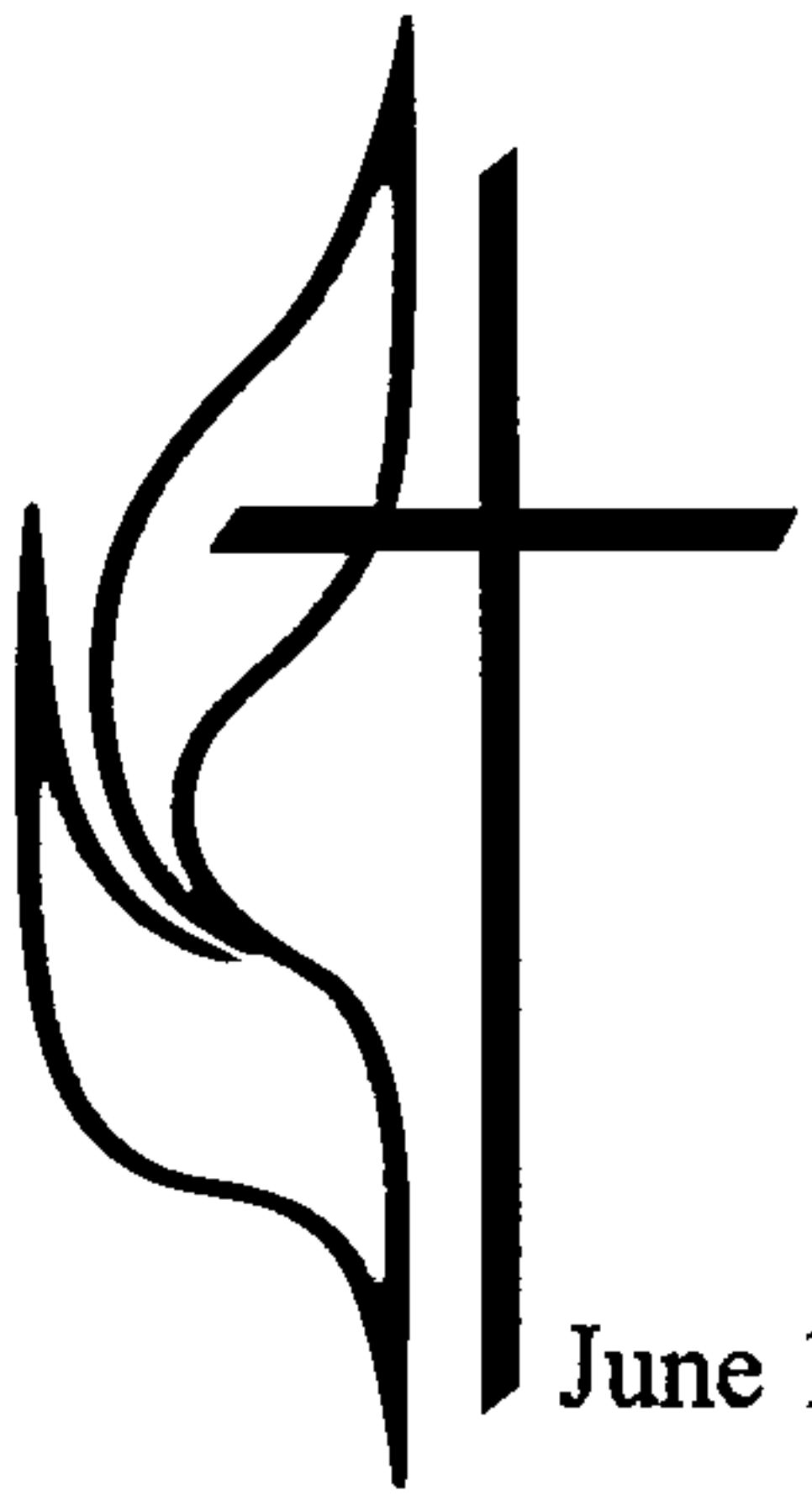
Greetings:

This site plan submission is a continuation of the phased development identified in the 2002 Environmental Planning Commission submission and approval. The EPC approval contained the provision that approval for future phased work shall be delegated to Development Review Board for review and sign-off.

No changes have been made to the 2002 Master Plan. This submission is for the completion of the west parking lot, as previously shown on the Master Plan. The site work includes parking lot, curbs, sidewalks, landscaping and parking lighting. The extent of the work for this phase is identified on sheet SDP-1. Sheet SDP-2 shows the overall Master Plan for the property. Sheet SDP-3 provides the Landscape Plan and proposed plant list. Sheets SDP-4 & SDP-5 provide proposed drainage and grading for the parking lot. Sheet SDP-6 shows building elevations with color selections. Since no new structures are planned at this time, sheet SDP-6 is a re-submission of the sheet provided as part of 2003 plan submission.

Sincerely,


Robert D. Habiger



St. Stephen's United Methodist Church

4601 JUAN TABO NE

ALBUQUERQUE, NM 87111

www.ssumc.com
ssumc@ssumc.com

(505) 293-9673 PHONE
(505) 294-6243 FAX

June 19, 2007

City of Albuquerque Planning Dept.
600 2nd Street, NW
Albuquerque, NM 87103

RE: Authorization as Agent for SSUMC

To Whom it Concerns:

St. Stephen's United Methodist Church hereby authorizes R. D. Habiger & Associates to act as Agent for our Site Plan Development Submission for the addition of more paved parking on the west side of our property located at 4601 Juan Tabo, NE.

Sincerely,

Lance Berrenberg
Building Committee Chairman
St. Stephen's United Methodist Church



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

Date: December 20, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002329**
02EPC-01682 EPC Site Development Plan-
Amendment to Building Permit

St. Stephen's United Methodist Church
4601 Juan Tabo Blvd. NE
Albuq. NM 87111

LEGAL DESCRIPTION: for all or a portion of Tract(s) SS-1, **St. Stephen's United Methodist Church**, zoned SU-1 Church and Related Facilities, located on JUAN TABO NE, between MONTGOMERY NE and MANITOBA NE, containing approximately 5 acre(s). (F-21) Makita Hill, Staff Planner

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002329/ 02EPC 01682, a request for amendment to an existing site development plan for building permit, for Tract SS-1, St. Stephen's United Methodist Church, located at 4601 Juan Tabo NE between Montgomery NE and Manitoba NE, zoned SU-1 for Church and Related Facilities, based on the preceding Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to an existing site development plan for Tract SS-1, St. Stephen's United Methodist Church, located at 4601 Juan Tabo NE between Montgomery NE and Manitoba NE. The site contains approximately 4.5 acres. The intent of the request is to construct a 26,000 square-foot, two-story addition to an existing 20,000 square-foot single-story building.
2. The subject site is not located within a Rank 2 or Rank 3 planning area.

OFFICIAL NOTICE OF DECISION
DECEMBER 19, 2002
PROJECT 1002329
PAGE 2

3. The request is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the request expands on an existing development and therefore does not impact adjacent neighborhood areas, utilizes vacant land and existing City services, does not generate traffic that will negatively impact adjacent residential areas, and proposes a quality low-profile urban and site design that will not negatively impact scenic views in the area (Policies d, e, k, l, m).
4. The site development plan for building permit is also consistent with the design standards for adjacent properties related to Enhanced Transit Corridors as expressed in the Centers and Corridors component of the Comprehensive Plan. The subject site is within walking distance of transit stops and the site provides 6-foot sidewalks and substantive street landscaping. Sidewalks and parking areas indicated on the site plans are existing and are therefore not subject to the Enhanced Transit Corridor design standards regarding these design elements.
5. There is no neighborhood opposition to this request.
6. The applicant has submitted a letter to staff, dated December 3, 2002 and faxed to staff on December 13, 2002, regarding the issue of overflow parking on the adjacent parcel to the north of the subject site (from TVI Community College). The letter, from a representative of TVI, the property owner, expresses an intent to provide parking for the St. Stephens's United Methodist Church on their parcel. The letter from TVI also indicates that the parking area intended for use by the Church will not be constructed until sometime next year, and the letter also includes a stipulation that their offer for parking may be withdrawn at any time. The conditions spelled out in the letter do not constitute a parking agreement that meet's the City's needs for an on-going parking arrangement to address the Church's parking requirements.
7. The above mentioned letter from TVI to the Church also clarifies that a cross access agreement between the subject site and the north adjacent parcel is not necessary to address the parking needs of the Church. Subsequently, the Church is not seeking a cross access agreement with TVI.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant shall provide mathematical parking calculations for automobiles and bicycles, and a copy of the mentioned cross access agreement, as part of the DRB submittal of this request.

OFFICIAL NOTICE OF DECISION
DECEMBER 19, 2002
PROJECT 1002329
PAGE 3

3. The applicant shall change the height of the proposed site lighting standards from 20 feet to 16 feet as the site is within 150 feet of a residential area, and provide illustrated locations of all site light fixtures as part of the DRB submittal of this request.
4. The applicant shall include a statement on the site plan that the landscaping shall provide 75% of groundcover by live and organic materials at full maturity for the entire site, as part of the DRB submittal of this case. And that all requirements of the Street Tree Ordinance be met.
5. The applicant shall indicate colors for the doors and windows of the proposed building addition as part of the DRB submittal of this case.
6. The applicant shall clarify whether the proposed coffee house, as indicated by signage on the north elevation of the site plan, is an incidental facility related to the church use or a commercial business.
7. Required parking shall be provided on-site or on an adjacent site with a cross-parking agreement as part of the first phase of development. In the event that the Church pursues securing overflow parking arrangements on another parcel of land, the applicant shall provide a formal parking agreement for this parcel that specifies a coordinated and on-going availability of the needed 33 parking spaces in relation to completion of the proposed Church addition. This agreement must be indicated on the submitted amendment to the existing site development plan for building permit in writing and in a physical layout of the overflow parking area including vehicular ingress/egress, parking layout with all dimensions, and pedestrian access from the overflow parking area to the subject site. In the event that the applicant is not able to provide such an agreement to the City, the applicant shall be required to provide for the Church's parking requirements on the subject site. The design of either alternative shall be reflected in the final sign-off submittal to the DRB
8. Delegation of future phases of development of the subject site to the DRB, as indicated on the submitted amendment to the existing site development plan for building permit, shall be allowed only after the parking requirements related to this request are met to the satisfaction of planning staff.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 3, 2003 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.

OFFICIAL NOTICE OF DECISION
DECEMBER 19, 2002
PROJECT 1002329
PAGE 4

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

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC/MH/ac

cc: RD Habiger & Assoc., 12101 Palomas NE, Albuquerque, NM 87122
Scott Gould, New Holiday Park, 4513 Oahu Dr. NE, Albuquerque, NM 87111
Seth Warren Heath, New Holiday Park, 11221 Morocco NE, Albuquerque, NM 87111

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure SDP-2
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable. **NOT APPLICABLE**

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 170 provided: 235
Handicapped spaces required: 8 provided: 11
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 8
provided: 8
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities (None)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. *FUTURE PHASES SHOWN SDP-2*

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff. **NOT APPLICABLE**

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

#10

City of Albuquerque Planning Department One Stop Shop – Development and Building Services

06/28/2007 Issued By: PLNABG

PLNABG

Permit Number: 2007 070 099 (10) **Category Code 0910**

Application Number: 07DRB-70099, Minor - Sdp For Building Permit

Address:

Location Description: JUAN TABO NE BETWEEN MONTGOMERY NE AND MANITOBA NE

Project Number: 1002329

Applicant
St Stephens United Methodist Church

4601 Juan Tabo Ne
Albuquerque, NM 87111
293-9873
mridgeway@ssumc.com

Agent / Contact
Rd Habiger & Associates Inc.

4005 Tara Dr Ne
Albuquerque, NM 87111
821-3112
rdha@tobo.net

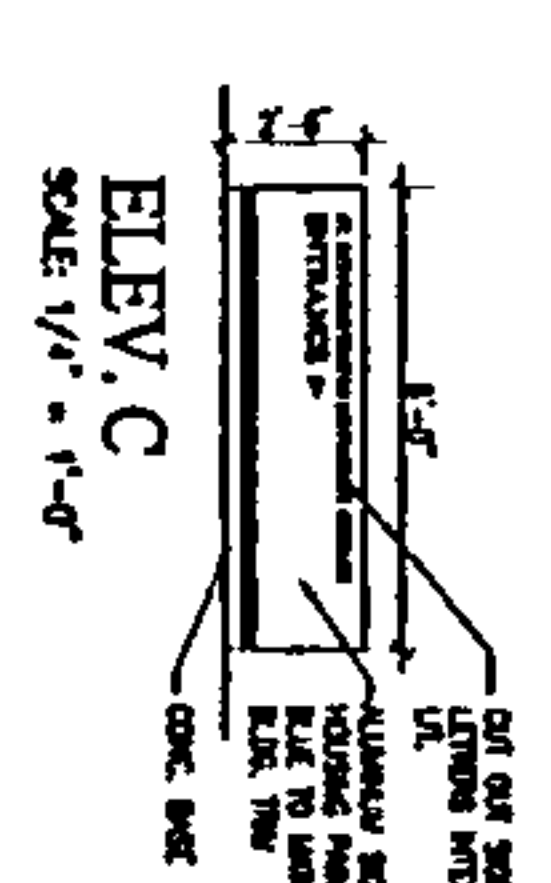
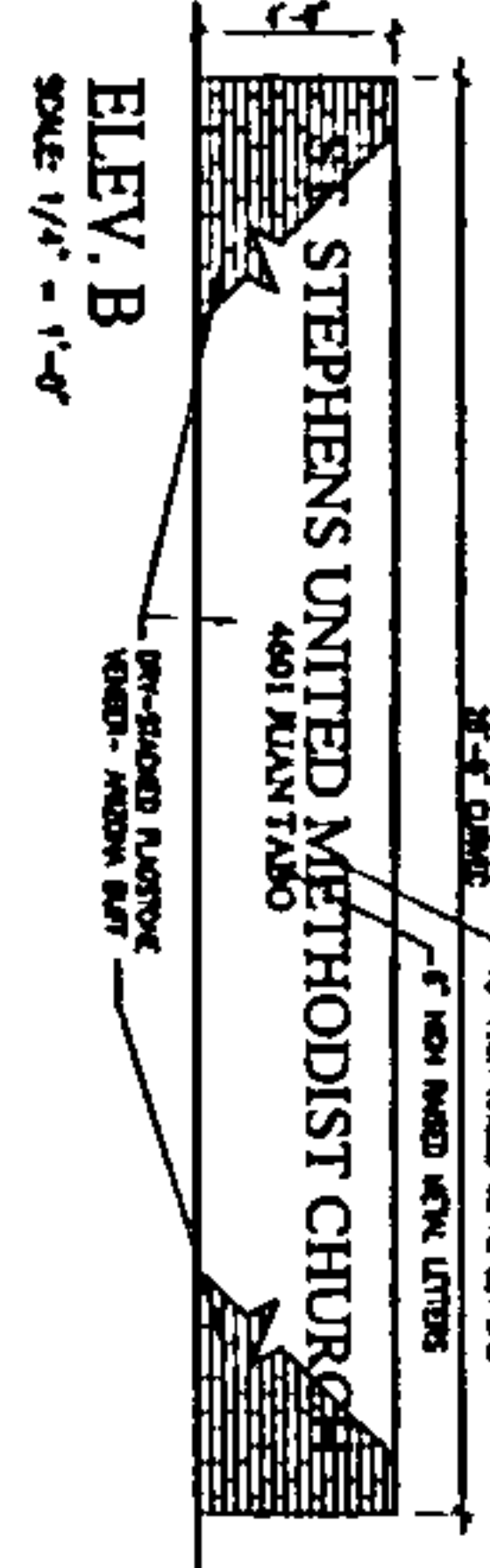
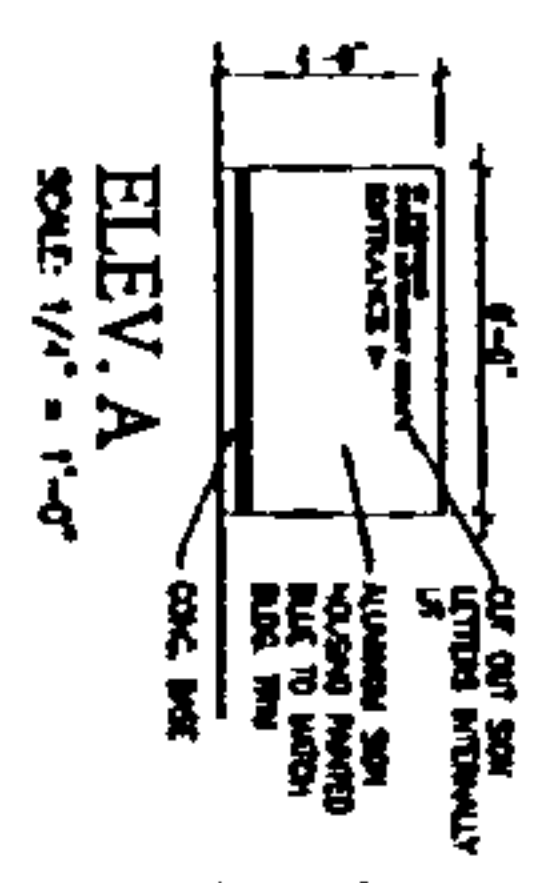
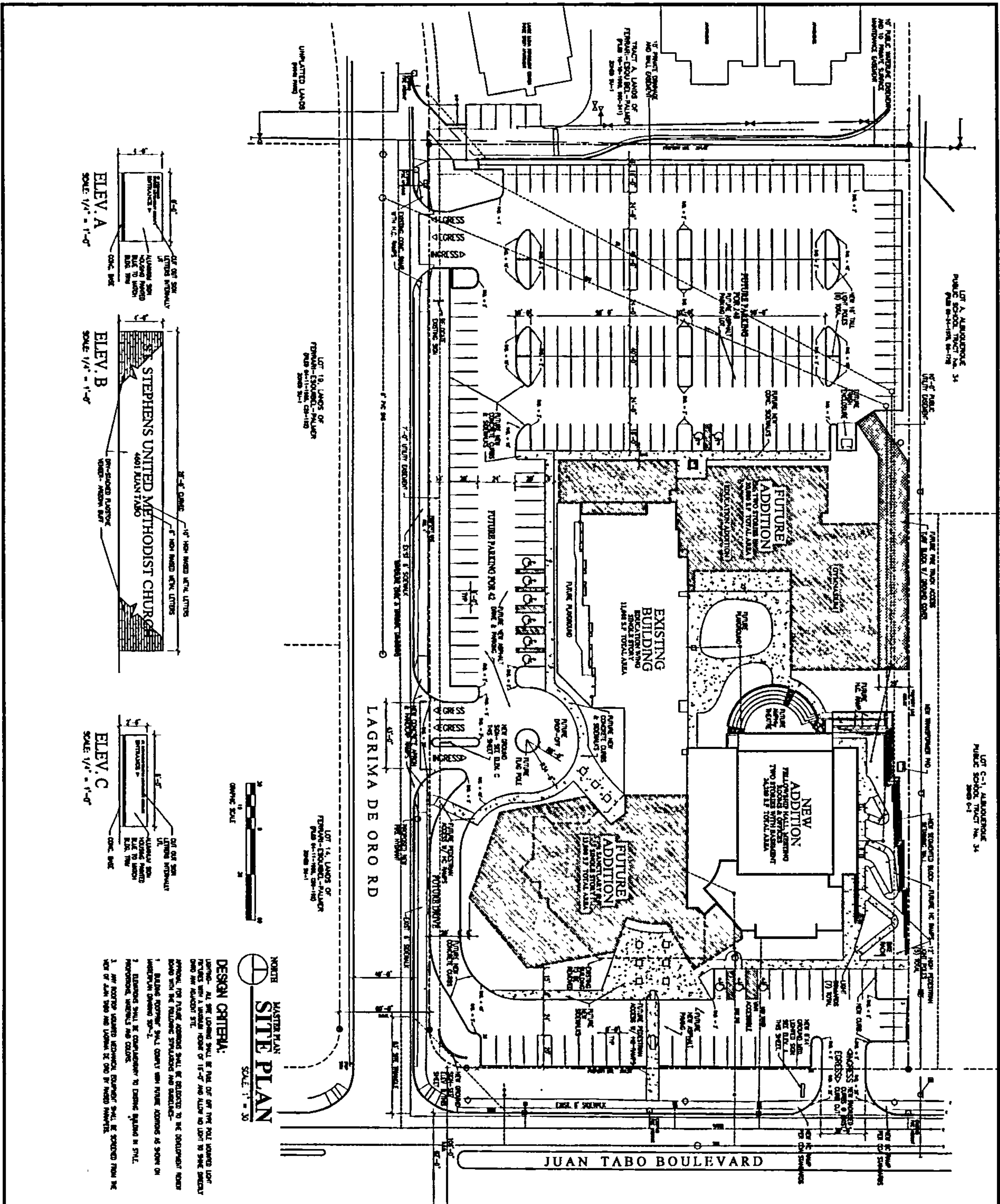
Application Fees

| | | |
|----------------|---------------------|-----------------|
| 441018/4971000 | Public Notification | |
| 441032/3424000 | Conflict Mgmt Fee | \$20.00 |
| 441006/4983000 | DRB Actions | \$385.00 |
| TOTAL: | | \$405.00 |

City Of Albuquerque
Treasury Division

6/29/2007 10:32AM LOC: ANNX
 WS# 008 TRNGH 0019
 RECEIPT# 00077917-00077917
 PERMIT# 2007070099 TRSING
 Trans Amt \$405.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$385.00
 MC \$405.00
 CHANGE \$0.00

Thank You



DESIGN CRITERIA:

1. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCES AND THE CITY OF ALBUQUERQUE DESIGN STANDARDS SPECIFICATIONS.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.



PROJECT NO. 100 2289
 CUE NO. 03-00300
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 2/18/03
 DRAWN BY: [Signature]
 DATE: 2/18/03
 PROJECT: [Signature]
 DATE: 2-9-04

MASTER PLAN PROJECT INFORMATION

PROJECT: SITE DEVELOPMENT PLAN AND ZONING MAP AND BUILDING PERMITS
 LOCATION: 4601 JUAN TABO, N.E.
 OWNER: ST. STEPHEN'S UNITED METHODIST CHURCH
 ARCHITECT: R.A. WARDER AND ASSOCIATES
 LOCAL DESCRIPTION: TRACT 55-1, ST. STEPHEN'S UNITED METHODIST CHURCH

CLIENT ZONING CLASSIFICATION: SU-1 (20) CHURCH

| | |
|----------------------|---------------------------|
| GROSS BUILDING AREA: | EXISTING: 11,800 S.F. |
| | NEW ADDITION: 23,000 S.F. |
| | TOTAL AREA: 34,800 S.F. |

OCCUPANT LOAD:

| | |
|----------------|-----|
| WORKER/YELLOW: | 600 |
| OFFICE: | 20 |
| EDUC. STUDENT: | 20 |
| TOTAL: | 640 |

TOTAL LOT AREA: 4,914 ACRES +/-

PARKING ANALYSIS:

| | |
|--------------------------------|----------------------|
| WORKER: | 800/1.2 = 667 SPACES |
| OFFICE: | 20/1.0 = 20 SPACES |
| EDUCATION: | 20/1.0 = 20 SPACES |
| TOTAL REQUIRED PARKING SPACES: | 171 SPACES |
| SPACES PROVIDED: | 277 SPACES |
| TOTAL: | 111 SPACES |

TYPICAL PARKING SPACE DIMENSION: 9'-0" x 30'-0"
 BICYCLE PARKING: 8 SPACES
 PROPOSED: 8 SPACES

PROJECT NO. 100 2289
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 2/18/03
 REVISIONS:
 SHEET: SDP-2
 OF

MASTER PLAN SAINT STEPHEN'S UNITED METHODIST CHURCH
 4601 Juan Tabo, N.E.
 Albuquerque, New Mexico 87111

ARCHITECT OF RECORD:
RD HABIGER & ASSOCIATES, INC.
 11111 UNIVERSITY BLVD., SUITE 100
 ALBUQUERQUE, NEW MEXICO 87131
 (505) 263-1111
 ASSOCIATE ARCHITECT:
TATE FISHBURN ARCHITECT
 1000 10TH AVENUE, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87102
 (505) 263-1111

Current DRC
Project Number: _____

FIGURE 12

Claire

Date Submitted: 2-11-03
 Date Site Plan Approved: 2-19-03
 Date Preliminary Plat Approved: N/A
 Date Preliminary Plat Expires: N/A
 DRB Project No.: 1002329
 DRB Application No.: 037RB00200

INFRASTRUCTURE LIST

ORIGINAL

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TRACT SS-1, SAINT STEPHEN'S UNITED METHODIST CHURCH

SITE PLAN

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|----------------------|----------------------|------|--------------------------------|---|---------------------------------------|--------------------------------------|-------------------|----------------|--------------------|
| <input type="text"/> | <input type="text"/> | 10" | WATERLINE | JUAN TABO BLVD. N.E. | EXIST. 16" WATER E. SIDE JUAN TABO | EXIST. 6" WATER W. SIDE JUAN TABO | / | / | / |
| <input type="text"/> | <input type="text"/> | 8" | WATERLINE | JUAN TABO BLVD. N.E. | EXIST. 6" WATER W. SIDE JUAN TABO | N.E. PORTION OF SITE | / | / | / |
| <input type="text"/> | <input type="text"/> | N/A | FIRE HYDRANT <i>Public</i> | LAGRIMA DE ORO N.E. 200' WEST OF JUAN TABO BLVD. N.E. | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | FIRE HYDRANT <i>Private</i> | <i>ON-SITE</i> | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |

ORIGINAL

| SIA Sequence # | COA DRC Project # |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |

| Size | Type of Improvement | Location | From | To |
|----------------------|----------------------|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |

| Private Inspector | City Inspector | City Cnst Engineer |
|----------------------|----------------------|-----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Robert D. Habiger
NAME (print)

RD Habiger & Assoc, Inc
FIRM

[Signature] 02/19/03
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: 2-19-05

[Signature] 2/19/03
DRB CHAIR - date

[Signature] 2/19/03
PARKS & GENERAL SERVICES - date
Recreation

[Signature] 2-19-03
TRANSPORTATION DEVELOPMENT - date

[Signature]
UTILITY DEVELOPMENT - date

[Signature] 2/19/03
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
| | | | | |
| | | | | |
| | | | | |

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation **V**

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: ST. STEPHAN'S UNITED METHODIST CHURCH PHONE: _____

ADDRESS: 4601 JUAN TABO NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: OWNER

AGENT (if any): R.D. HABIGER & ASSOC. PHONE: 505-311-2

ADDRESS: 12101 PALOMAS, NE FAX: 505-347-9

CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: rdhg@liturgydesign.com

DESCRIPTION OF REQUEST: DRB FINAL SIGN OFF FOR EPC APPROVED S.D.P. 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 55-1 Block: _____ Unit: _____

Subdiv. / Addn. ST. STEPHENS UNITED METHODIST CHURCH.

Current Zoning SU-1 Proposed zoning: SU-1

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

Total area of site (acres): 4.5 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 _____ MRGCD Map No _____

LOCATION OF PROPERTY BY STREETS: On or Near: JUAN TABO NE.

Between: MONTGOMERY and SPAIN

CASE HISTORY: Makita Hill EPC Case Planner

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

02EPC 01692, 2-93-88, DRB-93-328

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

SIGNATURE [Signature] DATE 2/11/03

(Print) TATE FISHBURN Applicant Agent

Form revised September 2001

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>03DRB - 00200</u> | <u>F.S.D. SOP#88</u> | <u>PB</u> | \$ <u>(10)</u> |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| Hearing date <u>FEB. 19th 2003</u> | | | Total \$ <u>(10)</u> |

[Signature] 2/11/03
Planner signature / date

Project # 1002329

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

TATE FISHBURN
Applicant name (print)

[Signature]
Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB- - 00200

[Signature] 2/11/03
Planner signature / date

Project # 1002329



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

Date: December 20, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002329**
02EPC-01682 EPC Site Development Plan-
Amendment to Building Permit

St. Stephen's United Methodist Church
4601 Juan Tabo Blvd. NE
Albuq. NM 87111

LEGAL DESCRIPTION: for all or a portion of Tract(s) SS-1, **St. Stephen's United Methodist Church**, zoned SU-1 Church and Related Facilities, located on JUAN TABO NE, between MONTGOMERY NE and MANITOBA NE, containing approximately 5 acre(s). (F-21) Makita Hill, Staff Planner

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002329/ 02EPC 01682, a request for amendment to an existing site development plan for building permit, for Tract SS-1, St. Stephen's United Methodist Church, located at 4601 Juan Tabo NE between Montgomery NE and Manitoba NE, zoned SU-1 for Church and Related Facilities, based on the preceding Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to an existing site development plan for Tract SS-1, St. Stephen's United Methodist Church, located at 4601 Juan Tabo NE between Montgomery NE and Manitoba NE. The site contains approximately 4.5 acres. The intent of the request is to construct a 26,000 square-foot, two-story addition to an existing 20,000 square-foot single-story building.
2. The subject site is not located within a Rank 2 or Rank 3 planning area.

OFFICIAL NOTICE OF DECISION
DECEMBER 19, 2002
PROJECT 1002329
PAGE 2

3. The request is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the request expands on an existing development and therefore does not impact adjacent neighborhood areas, utilizes vacant land and existing City services, does not generate traffic that will negatively impact adjacent residential areas, and proposes a quality low-profile urban and site design that will not negatively impact scenic views in the area (Policies d, e, k, l, m).
4. The site development plan for building permit is also consistent with the design standards for adjacent properties related to Enhanced Transit Corridors as expressed in the Centers and Corridors component of the Comprehensive Plan. The subject site is within walking distance of transit stops and the site provides 6-foot sidewalks and substantive street landscaping. Sidewalks and parking areas indicated on the site plans are existing and are therefore not subject to the Enhanced Transit Corridor design standards regarding these design elements.
5. There is no neighborhood opposition to this request.
6. The applicant has submitted a letter to staff, dated December 3, 2002 and faxed to staff on December 13, 2002, regarding the issue of overflow parking on the adjacent parcel to the north of the subject site (from TVI Community College). The letter, from a representative of TVI, the property owner, expresses an intent to provide parking for the St. Stephens's United Methodist Church on their parcel. The letter from TVI also indicates that the parking area intended for use by the Church will not be constructed until sometime next year, and the letter also includes a stipulation that their offer for parking may be withdrawn at any time. The conditions spelled out in the letter do not constitute a parking agreement that meet's the City's needs for an on-going parking arrangement to address the Church's parking requirements.
7. The above mentioned letter from TVI to the Church also clarifies that a cross access agreement between the subject site and the north adjacent parcel is not necessary to address the parking needs of the Church. Subsequently, the Church is not seeking a cross access agreement with TVI.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant shall provide mathematical parking calculations for automobiles and bicycles, and a copy of the mentioned cross access agreement, as part of the DRB submittal of this request.

OFFICIAL NOTICE OF DECISION
DECEMBER 19, 2002
PROJECT 1002329
PAGE 3

3. The applicant shall change the height of the proposed site lighting standards from 20 feet to 16 feet as the site is within 150 feet of a residential area, and provide illustrated locations of all site light fixtures as part of the DRB submittal of this request.
4. The applicant shall include a statement on the site plan that the landscaping shall provide 75% of groundcover by live and organic materials at full maturity for the entire site, as part of the DRB submittal of this case. And that all requirements of the Street Tree Ordinance be met.
5. The applicant shall indicate colors for the doors and windows of the proposed building addition as part of the DRB submittal of this case.
6. The applicant shall clarify whether the proposed coffee house, as indicated by signage on the north elevation of the site plan, is an incidental facility related to the church use or a commercial business.
7. Required parking shall be provided on-site or on an adjacent site with a cross-parking agreement as part of the first phase of development. In the event that the Church pursues securing overflow parking arrangements on another parcel of land, the applicant shall provide a formal parking agreement for this parcel that specifies a coordinated and on-going availability of the needed 33 parking spaces in relation to completion of the proposed Church addition. This agreement must be indicated on the submitted amendment to the existing site development plan for building permit in writing and in a physical layout of the overflow parking area including vehicular ingress/egress, parking layout with all dimensions, and pedestrian access from the overflow parking area to the subject site. In the event that the applicant is not able to provide such an agreement to the City, the applicant shall be required to provide for the Church's parking requirements on the subject site. The design of either alternative shall be reflected in the final sign-off submittal to the DRB
8. Delegation of future phases of development of the subject site to the DRB, as indicated on the submitted amendment to the existing site development plan for building permit, shall be allowed only after the parking requirements related to this request are met to the satisfaction of planning staff.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 3, 2003 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.

OFFICIAL NOTICE OF DECISION
DECEMBER 19, 2002
PROJECT 1002329
PAGE 4

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

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC/MH/ac

cc: RD Habiger & Assoc., 12101 Palomas NE, Albuquerque, NM 87122
Scott Gould, New Holiday Park, 4513 Oahu Dr. NE, Albuquerque, NM 87111
Seth Warren Heath, New Holiday Park, 11221 Morocco NE, Albuquerque, NM 87111

2001.077.2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 5, 2002

Jeff Mortensen, PE
Jeff Mortensen & Associates
6010B Midway Park Blvd. NE
Albuquerque, NM 87109

**RE: St. Stephen's United Methodist Church
Conceptual Grading and Drainage Plan (F21-D13)
Engineer's Stamp Dated November 5, 2002**

Dear Mr. Mortensen:

Based on the information contained in your submittal dated November 6, 2002, the above referenced plan is approved for Site Plan for Building Permit Action by the DRB.

If you have any questions, please call me at 924-3986.

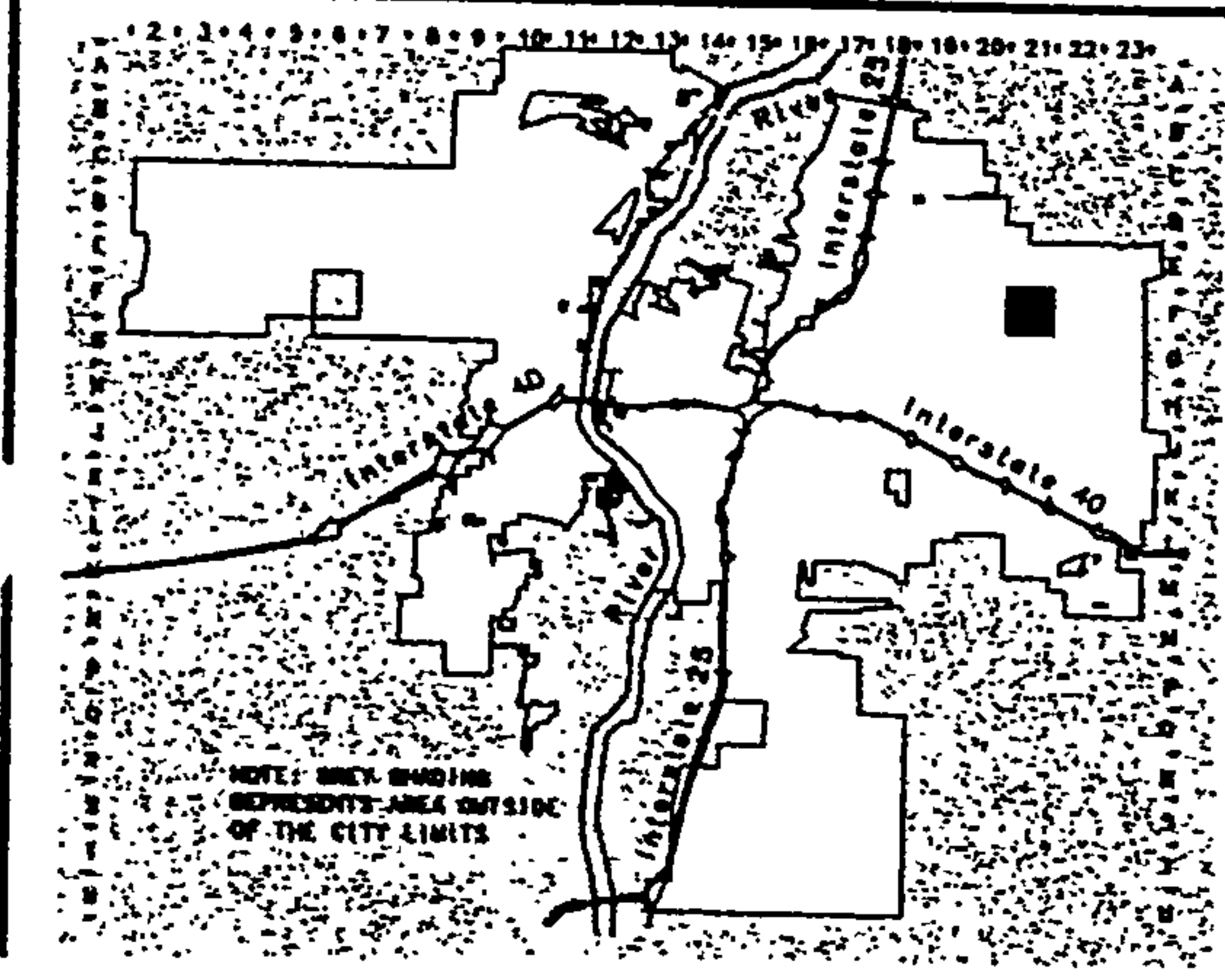
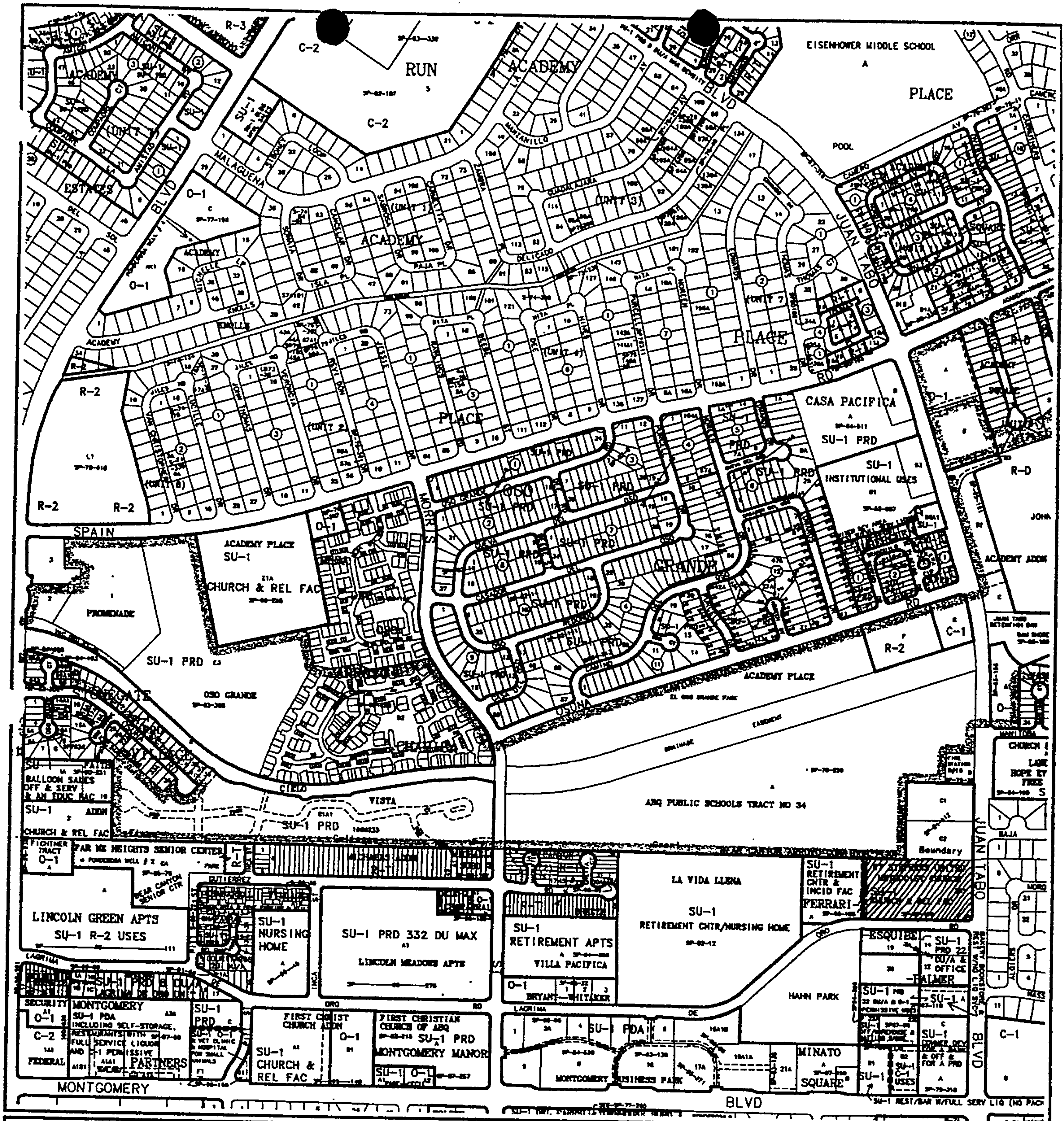
Sincerely,

A handwritten signature in black ink that reads 'Bradley L. Bingham'.

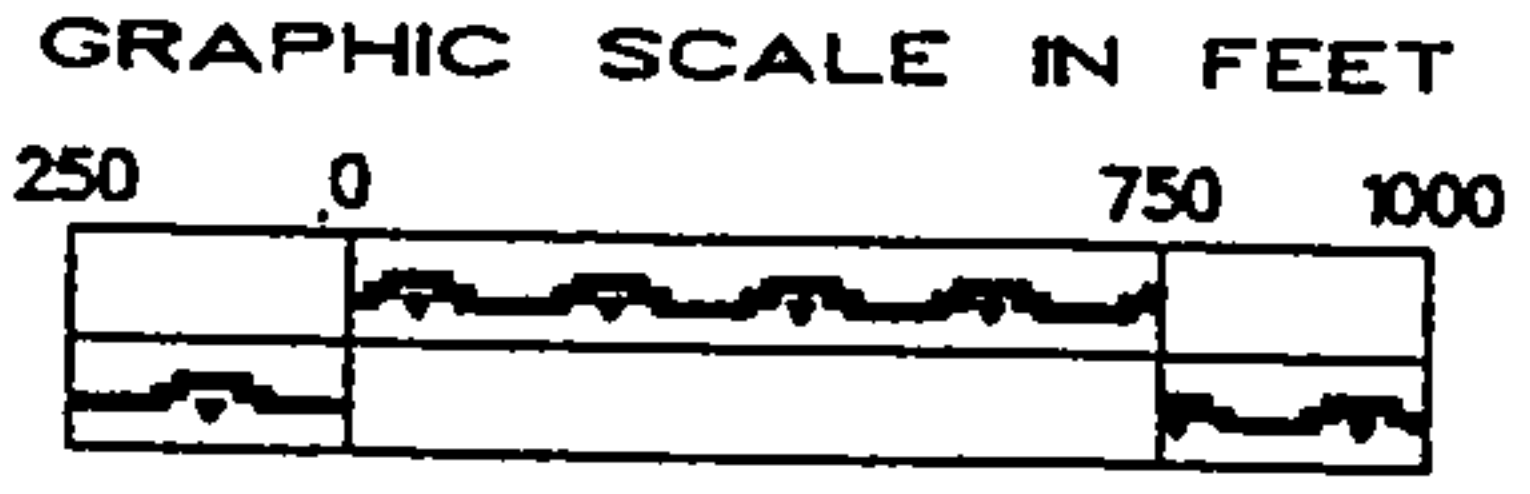
Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: File

XC: R.D. Habiger
Greg Hedges



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2000

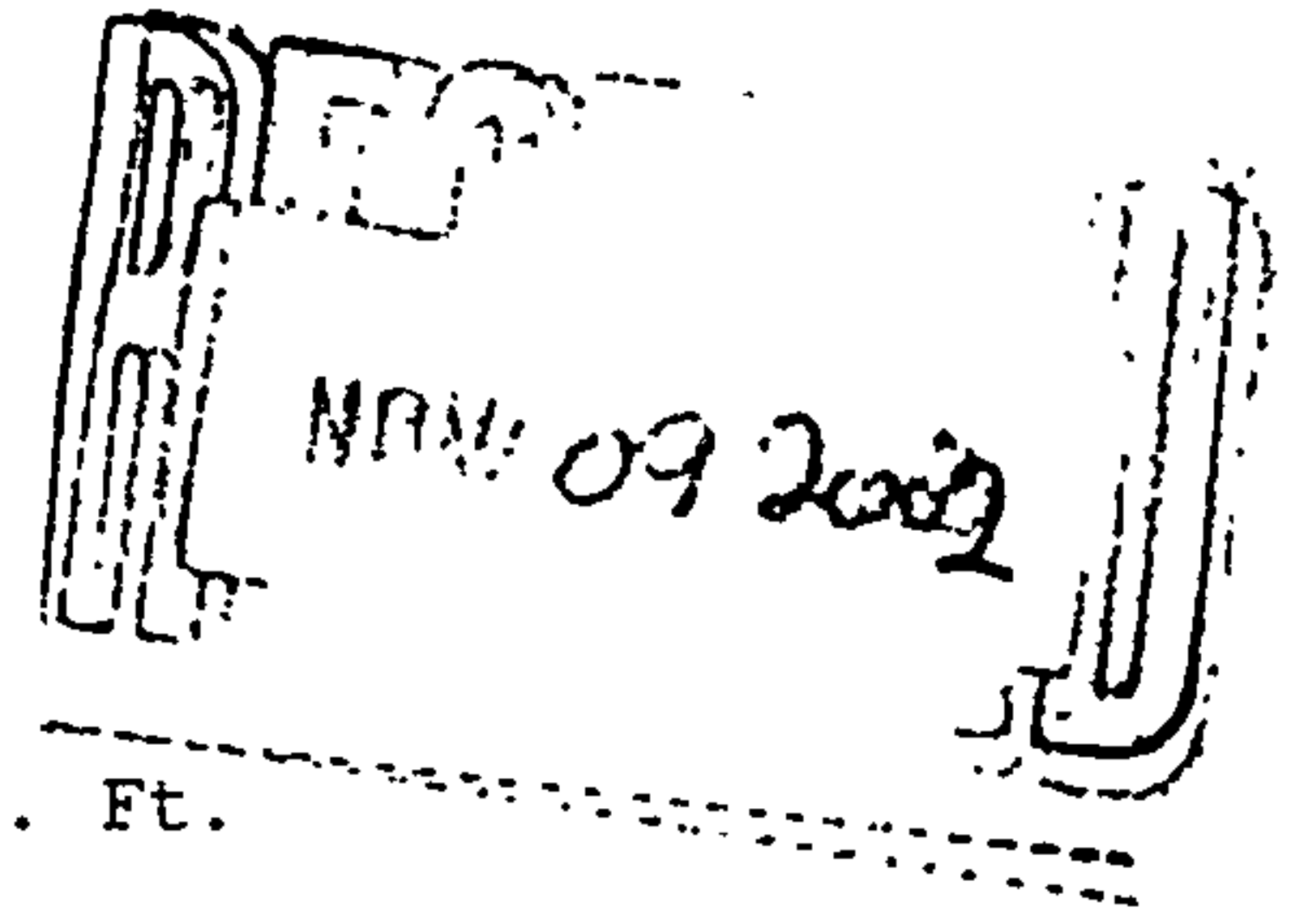


Zone Atlas Page
F-21-Z
Map Amended through July 28, 2000



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
November 6, 2002



RD Habiger & Associates Inc.
12101 Palomas NE
Albuquerque, New Mexico 87122

Re: St. Stephen's United Methodist Church / Proposed 26,000-Sq. Ft.
Addition to Existing 20,000-Sq. Ft. Complex at the
Northwest Corner of Juan Tabo and Lagrima De Oro

F-21

Sirs:

Fire Protection: Instantaneous flow requirements appear to exceed existing system capacity. I recommend you review requirements with the Fire Marshal's Office at your earliest convenience. A copy of their formal requirements must be forwarded to this office for verification of system adequacy.

Your inquiry of October 25 indicated a separation wall between the existing building and the addition. You included an estimated instantaneous demand of 2500-GPM for either. The estimate was apparently based on a table of minimums from the '97 Fire Code. The Fire Marshal will calculate actual requirements based on formulas in the DPM. It's my understanding that based on Type V-1 Hour construction requirements for the existing building will be approximately 3800-GPM. Neither flow is currently available. Given the building size hydrants would have to be within 300-ft of the furthest point of the building with distance measured 'as the truck rolls.' System maps show two hydrants in Juan Tabo that appear to meet distance and access requirements: #350 and #360. See attached. Both are on the 6-inch zone 7E line on the west side of Juan Tabo. Analysis indicates that line has a functional capacity of approximately 2200-GPM. Higher flows would require public system improvements including at minimum a looping connection from the 6-inch to the 16-inch on the east side of Juan Tabo. Design and construction would be at the developer / property owners expense with coordination through the 'DRC / City Work Order' process. (Note: Hydrant #358 in Lagrima De Oro may meet distance requirements for the expansion, but not for the existing complex.)

Again I recommend you review this with the Plan Check Section of the Fire Marshal's Office at your earliest convenience, certainly before applying for building permit.

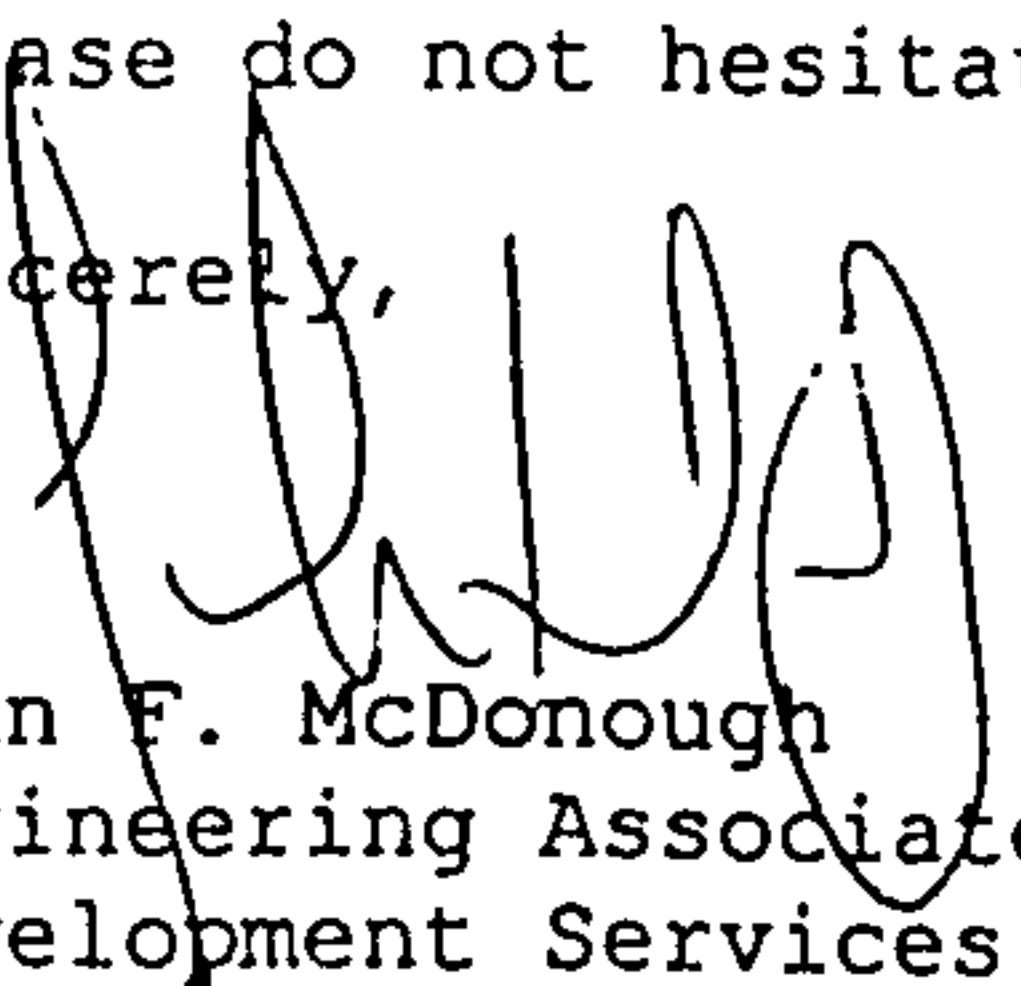
Service: Once fire protection issues are resolved service will be available via routine connection. A second sanitary sewer connection is acceptable. We generally would not allow a manhole connection unless there is a preexisting stub. Otherwise a service connection (up to and including 6-inch) may be made to the main upstream of the manhole. Actual service connection must be coordinated through a licensed plumber. Installation must conform to the plumbing code as adopted, and to effective Department connection requirements. Billing records show two metered water accounts: a 3/4-inch domestic and a 1.5-inch irrigation meter. It's unlikely these will be adequate for the expansion. Upsized services must be coordinated through Meter Sales: 768-2840. (Note: we do not allow manifold meters, or multiple meters to a single structure.)

Utility Expansion Charges: In addition to installation and construction costs, upsized services will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested. Credits will be applied based on meters removed from service.

On-Site Facilities: Records show a 24-inch zone 6E masterplan line in an easement along the west property line. Standard minimum cover must be maintained and development must not encroach on the easement. An accessible maintenance corridor must be maintained.

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

Sincerely,


John F. McDonough
Engineering Associate
Development Services

Attachment: System / Location Map(s)

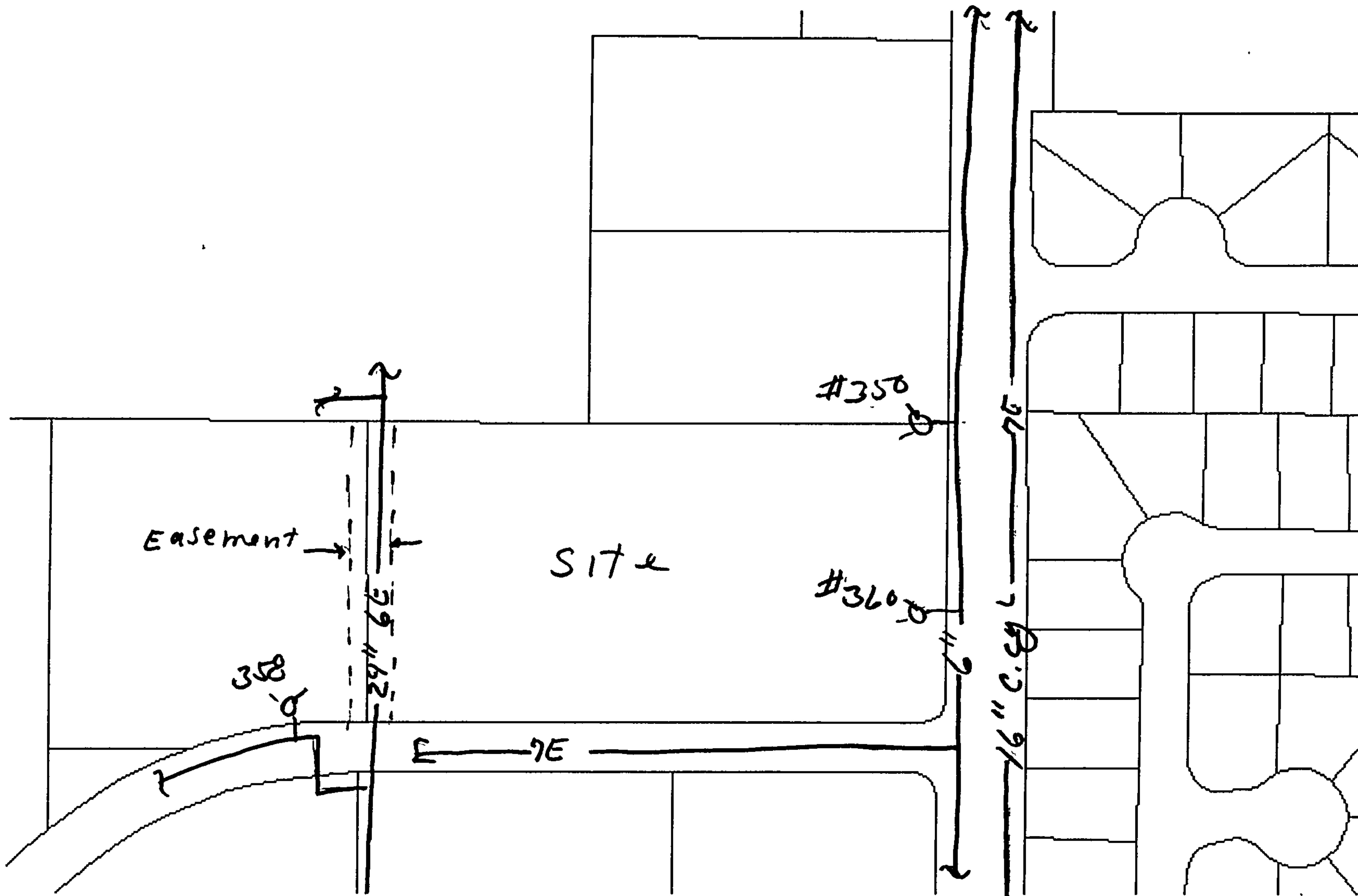
c: Andrew Chavez / Fire Marshal's Office
f/ availability F-21
f/ readers #21013

Pan/Zoom

x,y: 3.71555,3.19882

dx,dy: 0.51673,1.50098

dist: 1.58744



see letter of
17-6-'02
21613

FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER F-21

REFERRAL # _____

SITE ADDRESS JUAN TABO NE

LEGAL DESCRIPTION: SUBJECT TRACT UNITED METHODIST CHURCH
(PHASE I)

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 4

INSTANTANEOUS FLOW REQUIRED 1183 GPM

3818 GPM

SQUARE FOOTAGE - LARGEST BUILDING 27000

20000

TYPE CONSTRUCTION T1-1 HK

NEW

EXISTING

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 4

DATE: 10.28.02

FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature]

TELEPHONE: _____

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI. UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPACITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPONSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION

WHITE - INDIVIDUAL

YELLOW - FILE

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

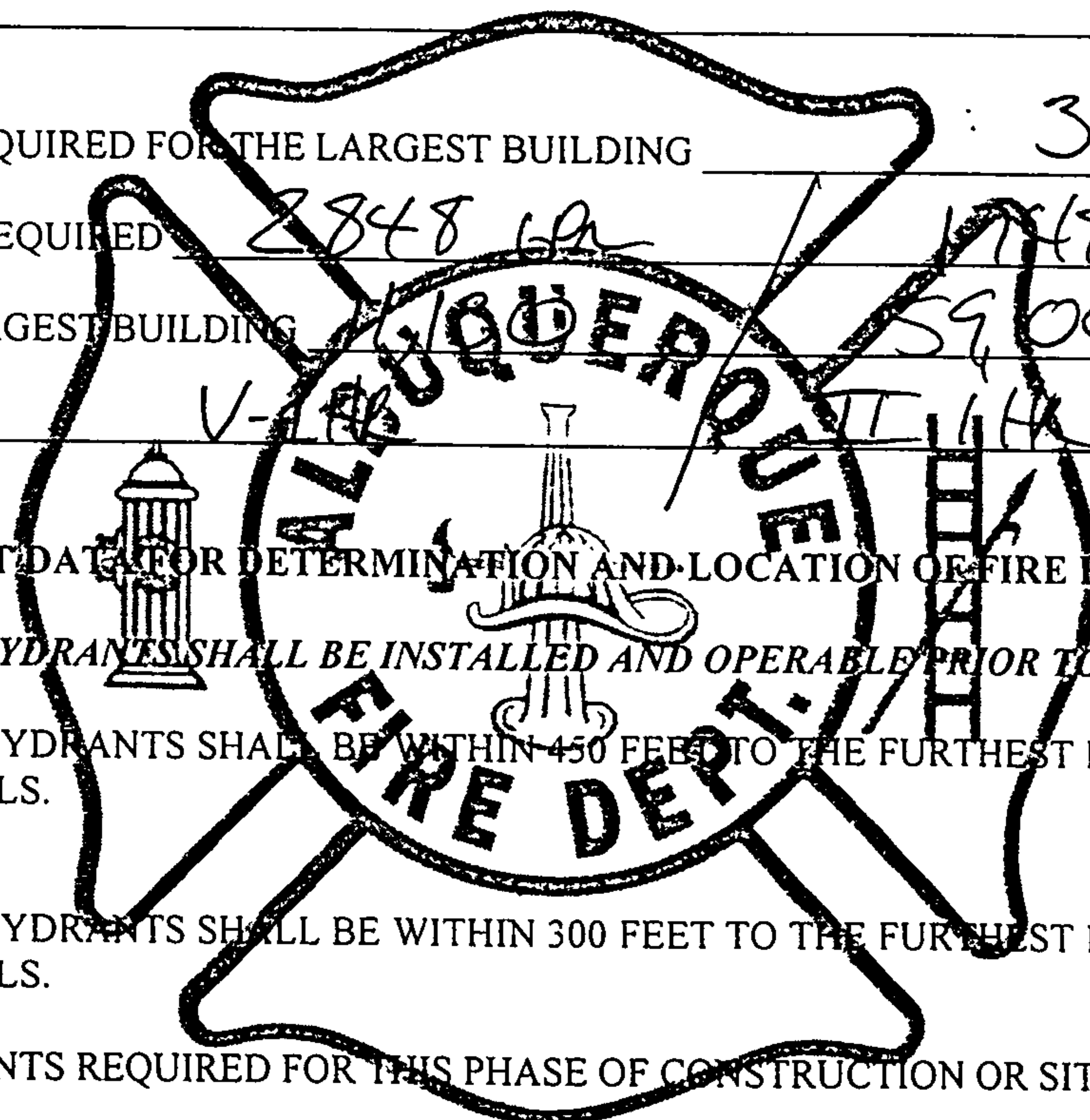
ZONE MAP NUMBER F-21

REFERRAL # _____

SITE ADDRESS JUAN TABO NE

LEGAL DESCRIPTION: SUBJECT TRACT UNITED METHODIST CHURCH
FUTURE

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 3
INSTANTANEOUS FLOW REQUIRED 2848 GPM / 1748 GPM
SQUARE FOOTAGE - LARGEST BUILDING 59,000
TYPE CONSTRUCTION V-118 / IT 118 SPRK



PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

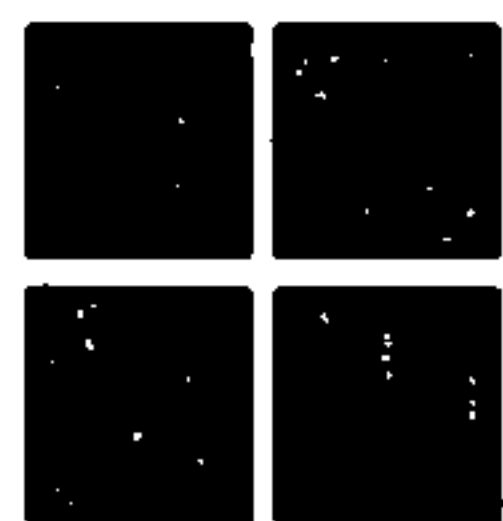
TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 3

DATE: 10.28.02

FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature] TELEPHONE: 999-9339

- NOTES:
1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
 2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
 3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.



October 25, 2002

City of Albuquerque
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

RE: DRB Submission after EPC Hearing
02EPC-01682 EPC Site Development Plan Amendment

Greetings,

This letter addresses changes that have been made to the Site Plan since the EPC hearing. They include the following:

1. As shown on Site Plan, required project parking for the New Addition has been provided on-site. New parking is located at the western portion of the site. Parking is organized to facilitate future parking expansion as indicated on the Master Plan Site Plan.
2. Because of the addition of the above mentioned parking lot, 20 foot wide temporary fire access has been reduced in size and modified as shown on the Site Plan.
3. Location of new Sanitary Sewer Line has been modified.
4. Future storm water line has been shown on Site Plan.
5. Required fire hydrants as determined by Fire Department have been shown on the site Plan.
6. Note placed on Landscape Plan that landscaping provide 75% of groundcover by live and organic materials at full maturity.
7. Landscape plan shows an increase in plant materials for this phase of construction and for future phases.
8. Colors for door and windows has been shown on Elevation sheet.

Regarding items #1-2 of Conditions, these have been met as per this letter and as identified on Site Plan.

Regarding item #3 of Conditions, all proposed new light poles have been reduced to sixteen feet or below. The existing 20 foot light poles will remain until the Sanctuary future addition, when they will be removed.

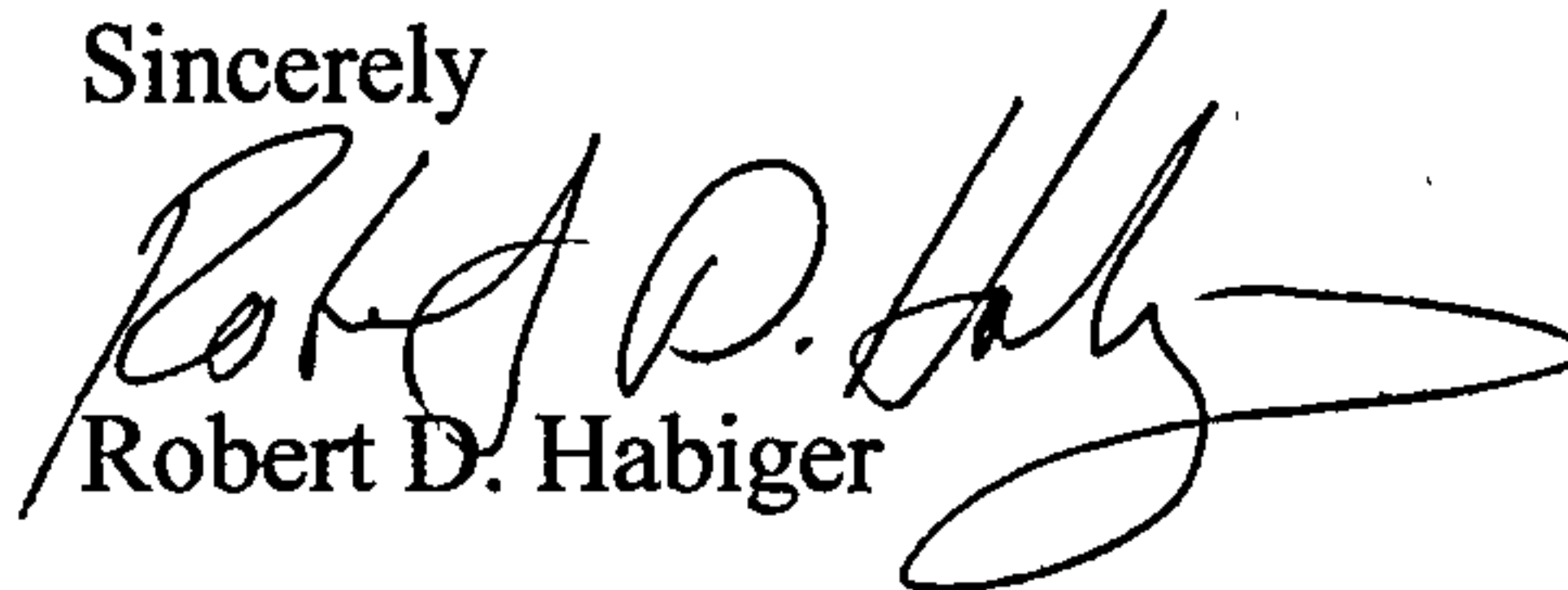
Regarding items #4-5 of Conditions, these have been met and appropriately noted on Landscape Plan and Building Elevations as part of the DRB plan submission.

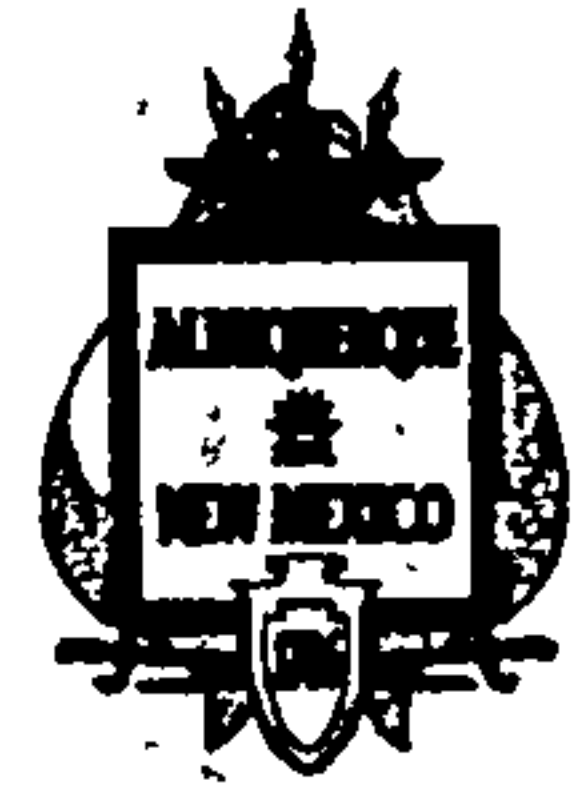
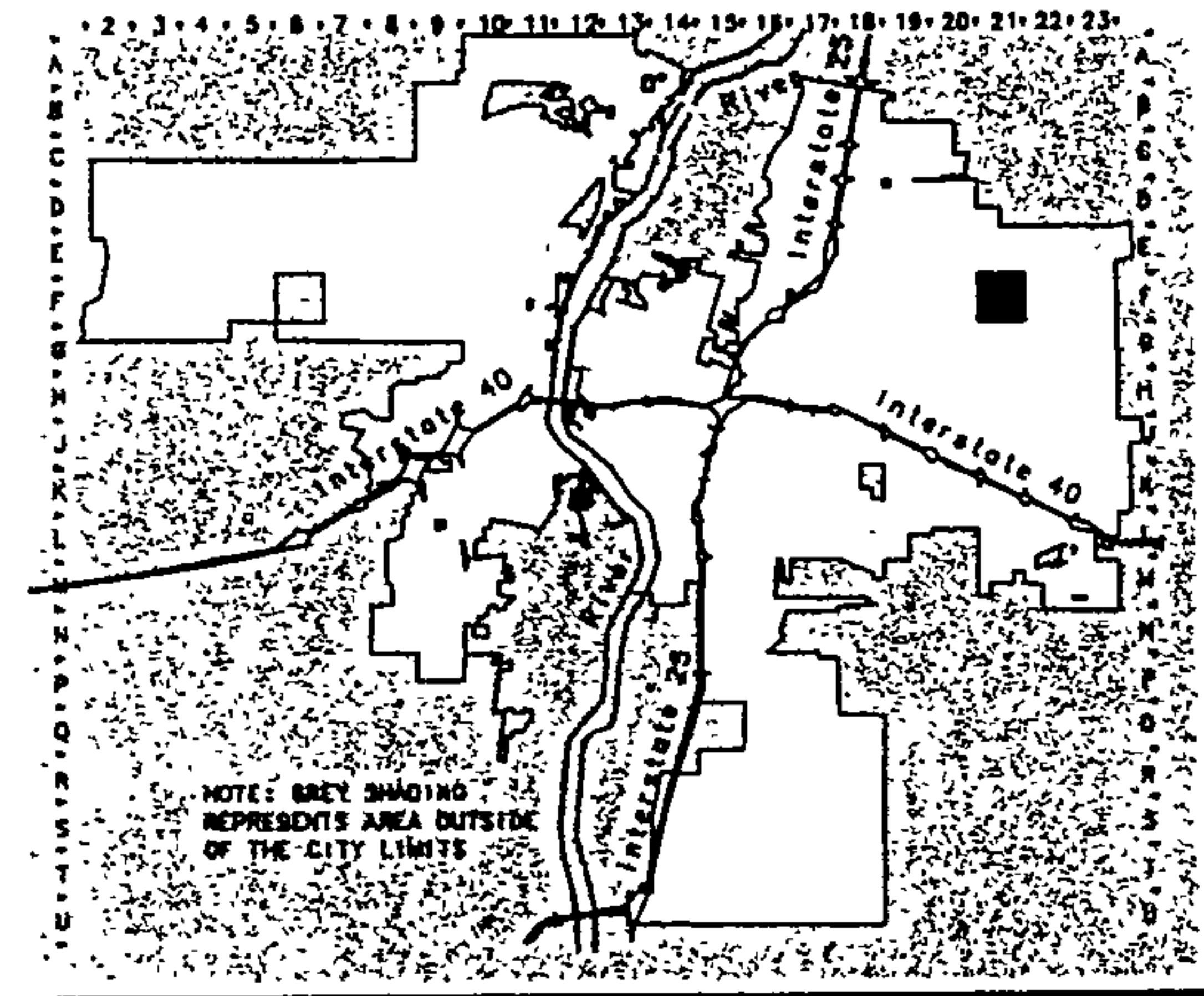
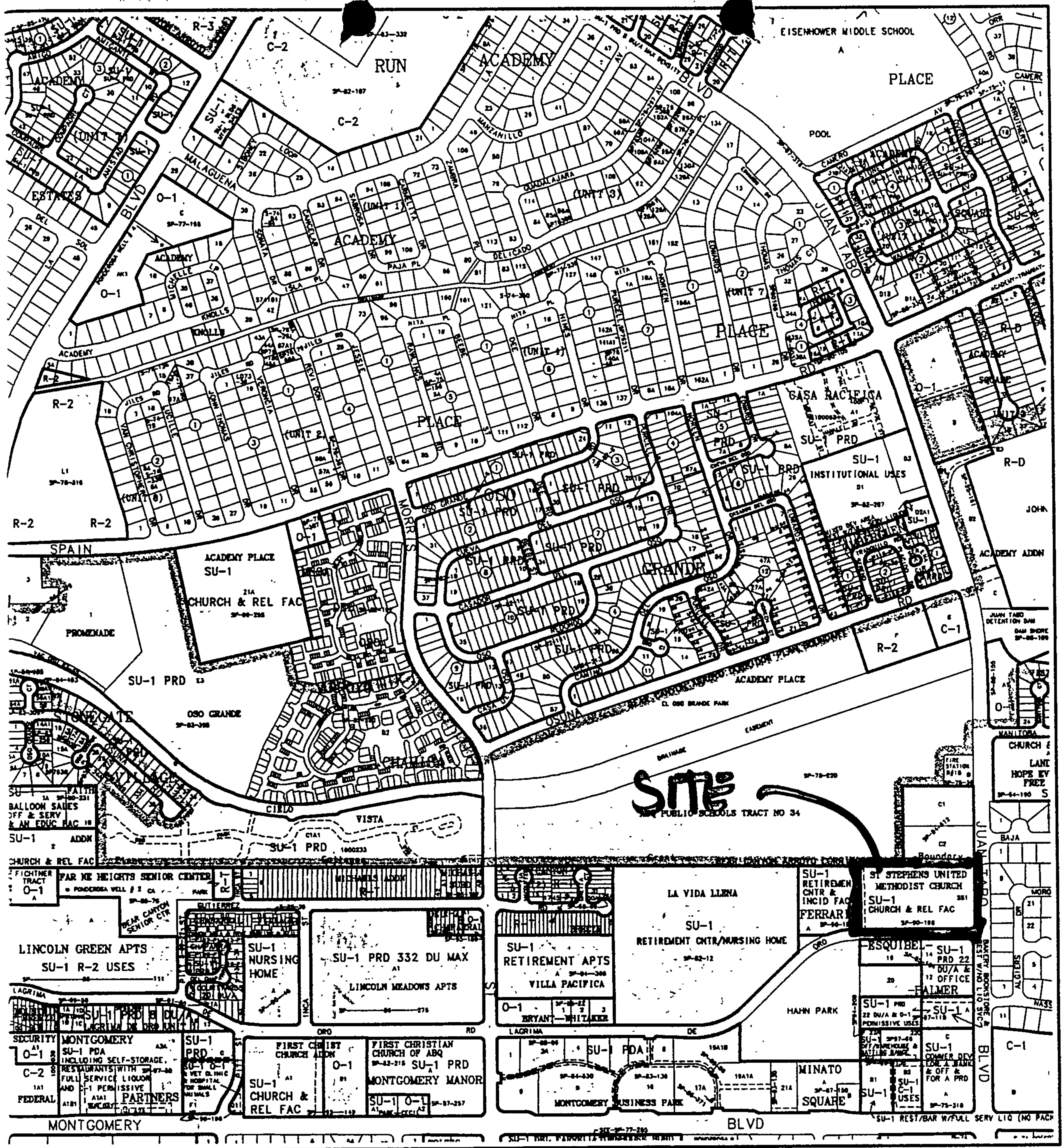
Regarding item #6 of Conditions, the sign "Solid Grounds - Coffee House" is for a ministry of the church. On each Saturday night this ministry hosts an artist or theatric group in a setting reminiscent of a coffee house. It is not a commercial business as all the coffee and treats are free.

Regarding item #7 of Conditions, the additional 33 parking spaces have been provide on-site, see No. 1 above.

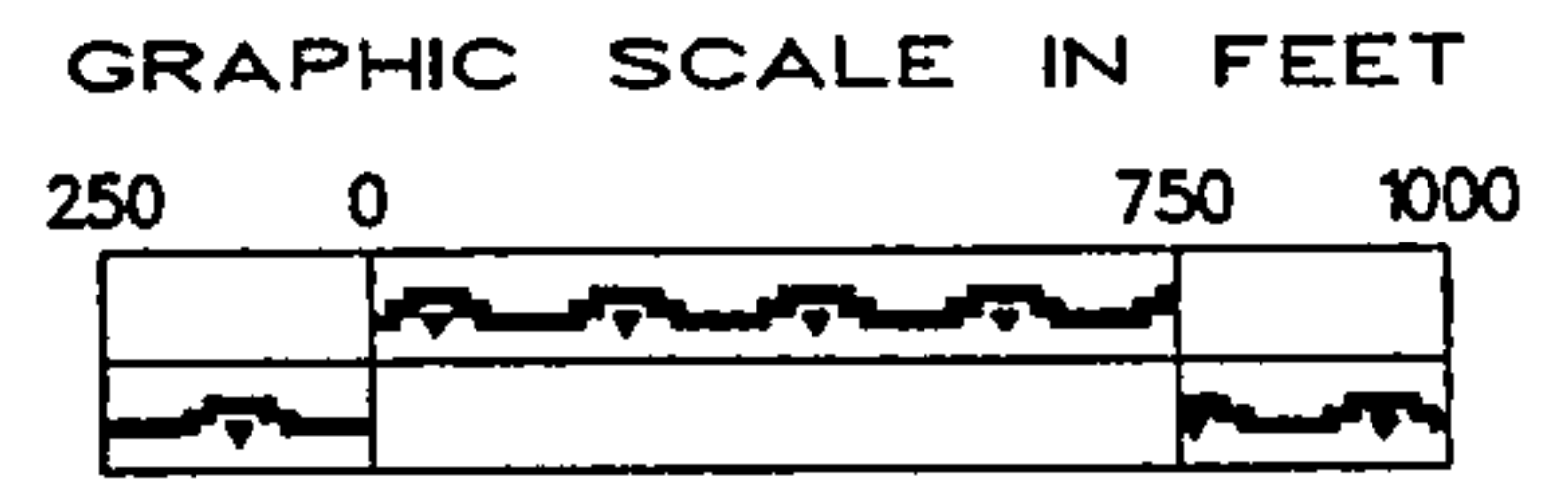
Regarding item #8 of Conditions, the parking requirements are being meet on-site for this phase and future phases as shown by the Site Plan and Master Plan, respectfully.

Sincerely


Robert D. Habiger



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

F-21-Z

Map Amended through April 03, 2002