

February 8, 2018

City of Albuquerque Planning Department

600 2nd Street NW

Albuquerque, NM 87103

Re: Final Sign Off for EPC Approved Site Development Plan for Building Permit

Grace Covenant Church of God - Family Hall Addition Project

1700 57th Street NW, Albuquerque, New Mexico, 87105

Prior Case Nos.: DRB Case No. DRB-87-0425

EPC Case No. Z-86-80-1

To Whom It May Concern:

On behalf of our Client, The Grace Covenant Church of God, we hereby request final DRB sign-off of the attached EPC-Approved Site Development Plan for Building Permit in connection with their construction of the proposed Family Hall addition to the existing Church building described therein. The Grace Covenant Church of God is the current owner of the building which was originally constructed as the General Assembly Church of Albuquerque in 1987 and which served as a church for the Jehovah's Witnesses prior to its purchase by the current owner. There have been no prior additions or significant modifications to the existing building since its construction, however, the EPC approval of the above-referenced Site Development Plan would allow for a Family Hall addition of 1219 SF. This application seeks to complete the process of SDP amendment in order to follow through with construction of a proposed 970 SF Family Hall project. All proposed work is in compliance with the scope of work described by the referenced EPC-approved Site Development Plan and the Conditions attached to that Decision.

In accordance with EPC Conditions, this letter and the following pages will serve to describe all modifications that have been made to the Site Plan since the EPC Hearing to meet the EPC's Conditions.

J · S · R O G E R S · A R C H I T E C T S · P C

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DESCRIPTION OF DRB SUBMITTAL COMPLIANCE WITH EPC CONDITIONS

1. *"The EPC delegates final sign-off authority of this site development plan to the Development Review Board [DRB]. The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter accompanying 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's conditions. Unauthorized changes to this site plan, including before or after DRB sign-off, may result in forfeiture of approvals."*

This submission for Final DRB Sign Off of the EPC-approved Site Development Plan for Building Permit is in conformance with the stipulated EPC Conditions and the Site Development Plan and attendant drawings have been modified and noted accordingly. There have been no unauthorized changes to the Site Plan.

2. *"The site plan shall show that no lighting that is within 100-feet of residential zoning shall be higher than 16 feet. In addition, exposed or unshielded lights are prohibited and all lamps shall be furnished with a full cutoff, shoebox-type fixture."*

The plan has been amended by notation to indicate that no lighting within 100 feet of any residential property shall be higher than 16 feet above grade and that all site lighting fixtures will be fully shielded.

3. *The approximately 5 foot tall fence and gates that border the west side of the property shall either be removed or shown on the site plan and approved by the EPC.*

The existing fencing and vehicular gates located along the western property line noted in the EPC Conditions have been indicated on the plans. The owner intends that this decorative security fencing remain as it has for years been functioning as an important deterrent to an ongoing vagrancy and vandalism problem in this area. The other commercial properties in the immediate vicinity and some of the residential properties in the adjoining neighborhood are also fenced with protective security fencing and in the case of the commercially-zoned property to

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the west of the church property, the fencing is constructed of purely functional 6'-0" chain link and razor wire. The modified plans indicate that there will be provision for a key box to ensure fire and security access to the property and, if necessary, EPC approval for this fencing will be pursued if inclusion of the existing wrought-iron fencing on the SDP is not able to be handled administratively.

4. *Landscape Plan:*

- *All planting beds shall show the number, spacing and type of plants shown on the originally approved landscape plan dated 1-87. Shrubs such as Chamisa, Rosemary or Stipa grasses may be added to the plant palette for variety.*
- *The Juniper Pfitzer is a prohibited tree under the pollen Ordinance. Therefore, small ornamental trees such as Vitex or Desert Willow shall be used in its place.*
- *A minimum of 20 percent of the parking lot area shall be landscaped and landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot as per the Coors Corridor Plan.*
- *One tree shall be planted for every 10 parking spaces and shall be distributed such that at least one tree shall be planted per every 15 linear parking spaces.*
- *Gravel, colored rock, bark and similar materials shall not be used as groundcover. Bark and gravel shall only be utilized as mulch, not as a permanent form of groundcover.*
- *Planting beds shall achieve 75% coverage of live plantings at full maturity.*

The Site Plan has been amended to indicate the number, spacing and type of plants. The Juniper Pfitzer has been replaced by a combination of Vitex and Chamisa plantings in accordance with EPC Conditions regarding plant variety and the elimination of the prohibited juniper plantings. The Site Landscape Plan has been amended to describe that the shade tree and shrub plantings represent the majority of the parking area landscaping, that the parking area trees are spaced in accordance with the Coors Corridor Plan, and that the mature coverage of the specified plant materials will not be less than 75% of the landscaped area. Mulch materials are not included in the planting list of calculations and will not serve as groundcover.

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5. *"Signage, including the base of the sign, shall not exceed 9 feet in height, as per the Coors Corridor Plan."*

The existing signage for the church is in full conformance with the stipulated requirement regarding sign height and with other requirements of the Coors Corridor Plan and zoning ordinances regarding sign size and area. The plan has been noted accordingly.

6. *Public Works, Transportation, Hydrology Conditions:*

- *All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for.*
- *The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within the public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks [standard drawing 2430], driveways [standard drawing 2425], private entrances [standard drawing 2426] and wheel chair ramps [standard drawing 2441].*
- *Site plan shall comply and be designed per DPM Standards.*

The current plan submittal meets all known requirements for prior EPC and DRB actions associated with the approved Family Hall improvements. The property complies with Coors Corridor Plan requirements for front yard setback and landscape development and no public transportation improvements along the public street frontage are identified therein. All existing drive cuts, curb, gutter and sidewalk improvements are in compliance with appropriate DPM standards and details. No off-site improvements are attendant to the proposed SDP amendment.

7. *The Plans shall be stamped by an Engineer or an Architect prior to issuance of building permit.*

All plans prepared for Building Permit comply with this requirement and are sealed by the Architect and appropriate engineering discipline.

City of Albuquerque Planning Department

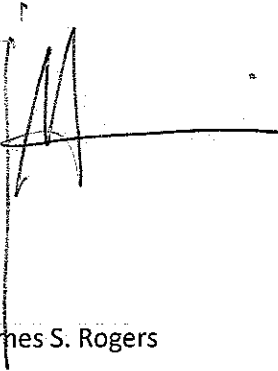
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In summary, The Grace Covenant Church of God seeks DRB approval and Final Sign-Off of the submitted Site Development Plan for Building Permit for purposes of constructing the proposed Family Hall addition in accordance with the requirements of the referenced EPC Decision and Conditions. **The proposed building addition project is in full keeping with the scope and character of the previously approved project and no modifications to the existing building or site are planned or requested other than those originally identified by the referenced submission.** As noted and described herein the Site Development Plan amendment is in compliance with the requirements of the Coors Corridor Plan regarding all applicable landscape and development guidelines. Finally, as described by the COA Findings delineated in the Official Notice of Decision for the Site Development Plan amendment, the proposed Family Hall improvements are an appropriate use of the property and would promote the policies of the Albuquerque / Bernalillo County Comprehensive Plan.

On behalf of our client we appreciate your consideration of this request and remain available to assist with additional information or further clarification regarding the proposed project.

Respectfully:

A handwritten signature in black ink, consisting of a vertical line on the left, a horizontal line extending to the right, and several vertical strokes of varying heights and thicknesses that cross the horizontal line, creating a stylized, somewhat abstract signature.

James S. Rogers