



Completed
8.27.09

DRB CASE ACTION LOG (Site Plan - B. Permit)

REVISED 10/08/07

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.: 09DRB-70268 Project # 1007412
 Project Name: Ujha Linda Subd.
 Agent: John D. Rupley Phone No.: _____

Your request was approved on 8-26-09 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): For 3 copies
Signed 8-27-09
RHD

- 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.

Created On: Richard Daugherty



DRB CASE ACTION LOG (Site Plan - B. Permit)

REVISED 10/08/07

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.: 09DRB-70268 Project # 1007412
 Project Name: Yorba Linda Subd.
 Agent: John D. Ripley Phone No.: _____

Your request was approved on 8-26-09 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): For 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.

Created On:

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/11/2009 Issued By: E08375

Permit Number: 2009 070 268 **Category Code 910**

Application Number: 09DRB-70268, Epc Approved Sdp For Build Permit

Address:

Location Description: HARPER RD NE BETWEEN VENTURA ST NE AND WYOMING NE

Project Number: 1007412

Applicant
Hoffmantown Church

Agent / Contact
John D Rupley

8888 Harper Rd Ne
Albuquerque NM 87111
828-2800

920 Girard Ne
Albuquerque NM 87106
284-3905

Application Fees

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

City Of Albuquerque
Treasury Division

3/31/2009 10:24AM LOC: ANRX
 000 000 TRANC# 0019
 RECEIPT# 00107155-00109155
 PERMIT# 2009070265 TRECXG
 Press Art \$20.00
 Conflict Mgmt Fee \$20.00
 CHARGE \$20.00
 CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): JOHN D. RUPLEY PHONE: 505-264-3905

ADDRESS: 920 GIRARD NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: jrupleya@comcast.net

APPLICANT: HOFFMANTOWN CHURCH PHONE: 828-2600

ADDRESS: 8888 HARPER NE FAX: 821-5398

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: HOFFMANTOWN CHURCH

DESCRIPTION OF REQUEST: APPROVAL OF SITE PLAN FOR BUILDING PERMIT TO CONSTRUCT DRAINAGE & LANDSCAPE IMPROVEMENTS (NO BUILDINGS) 9.5 ACRES APPROX.

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. TRACTS A, B-1 & B-2 Block: _____ Unit: _____

Subdiv/Addn/TBKA: YORBA LINDA SUBDIVISION

Existing Zoning: SU-1 FOR CHURCH & RELATED FACILITIES Proposed zoning: NO CHANGE MRGCD Map No _____

Zone Atlas page(s): E-20 UPC Code: 102006 2179 33920 950

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____

2-85-12, 8-86-393, PROJ # 1000 225, FILE # 08AA-101 25, PROJ 1000 225

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: N/A No. of proposed lots: N/A Total area of site (acres): 58.9102

LOCATION OF PROPERTY BY STREETS: On or Near: HARPER ROAD & VENTURA STREET

Between: _____ and _____

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

SIGNATURE John D. Rupley DATE 8/11/2009

(Print) John D. Rupley Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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

09 DRB - 70268

Action

SBP
CMF

S.F.

Fees

_____ \$ 0

_____ \$ 20.00

_____ \$ _____

_____ \$ _____

_____ \$ _____

Total

\$ 20.00

Hearing date August 19, 2009

Rupley

8.11.09
Planner signature / date

Project # 1007412

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - 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.

JOHN D. RUPLEY
Applicant name (print)

John D. Rupley
Applicant signature / date

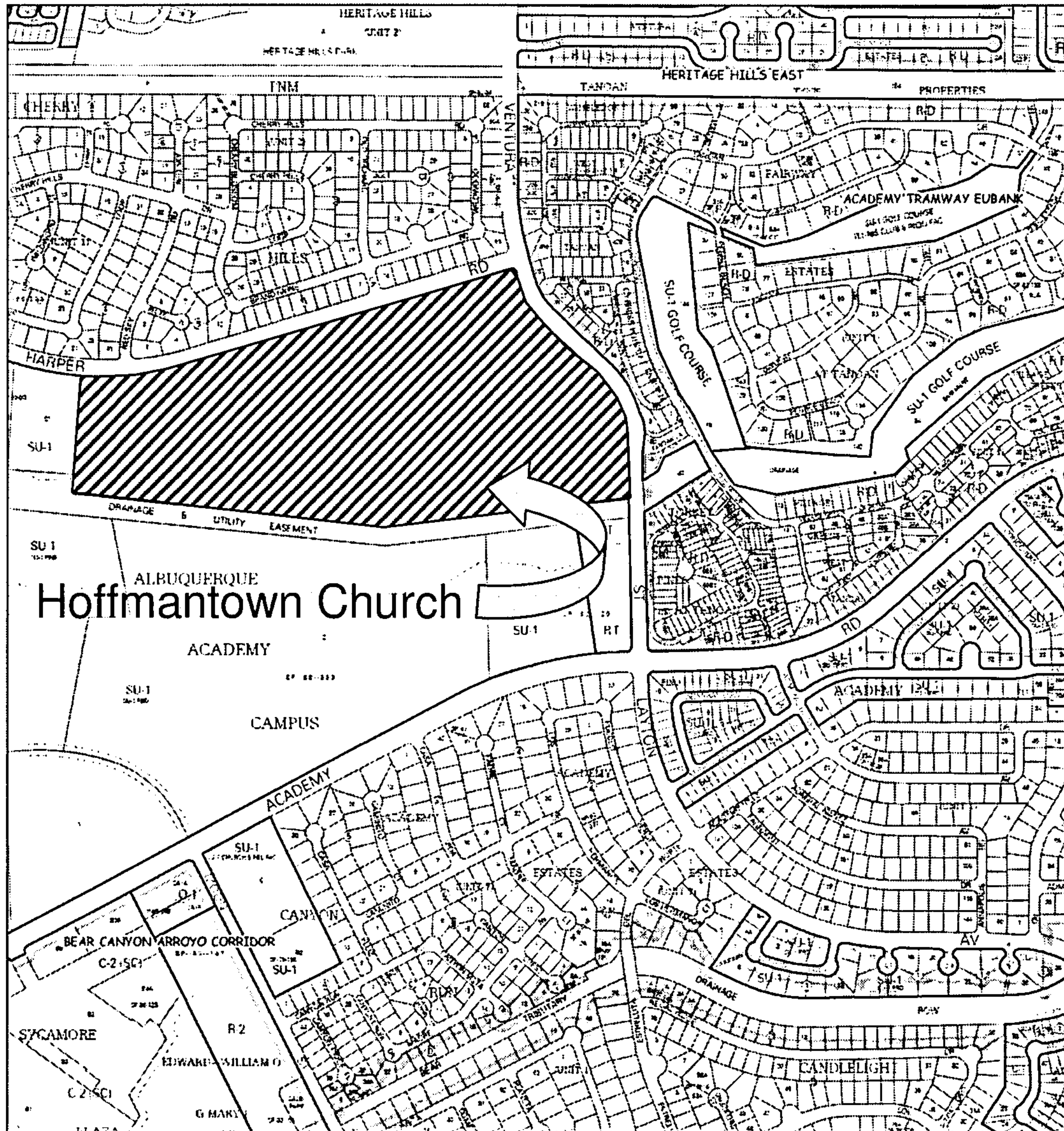


Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
09DRB - 70268


Y. [Signature] 8.11.09
Planner signature / date

Project # ~~1007412~~ 1007412

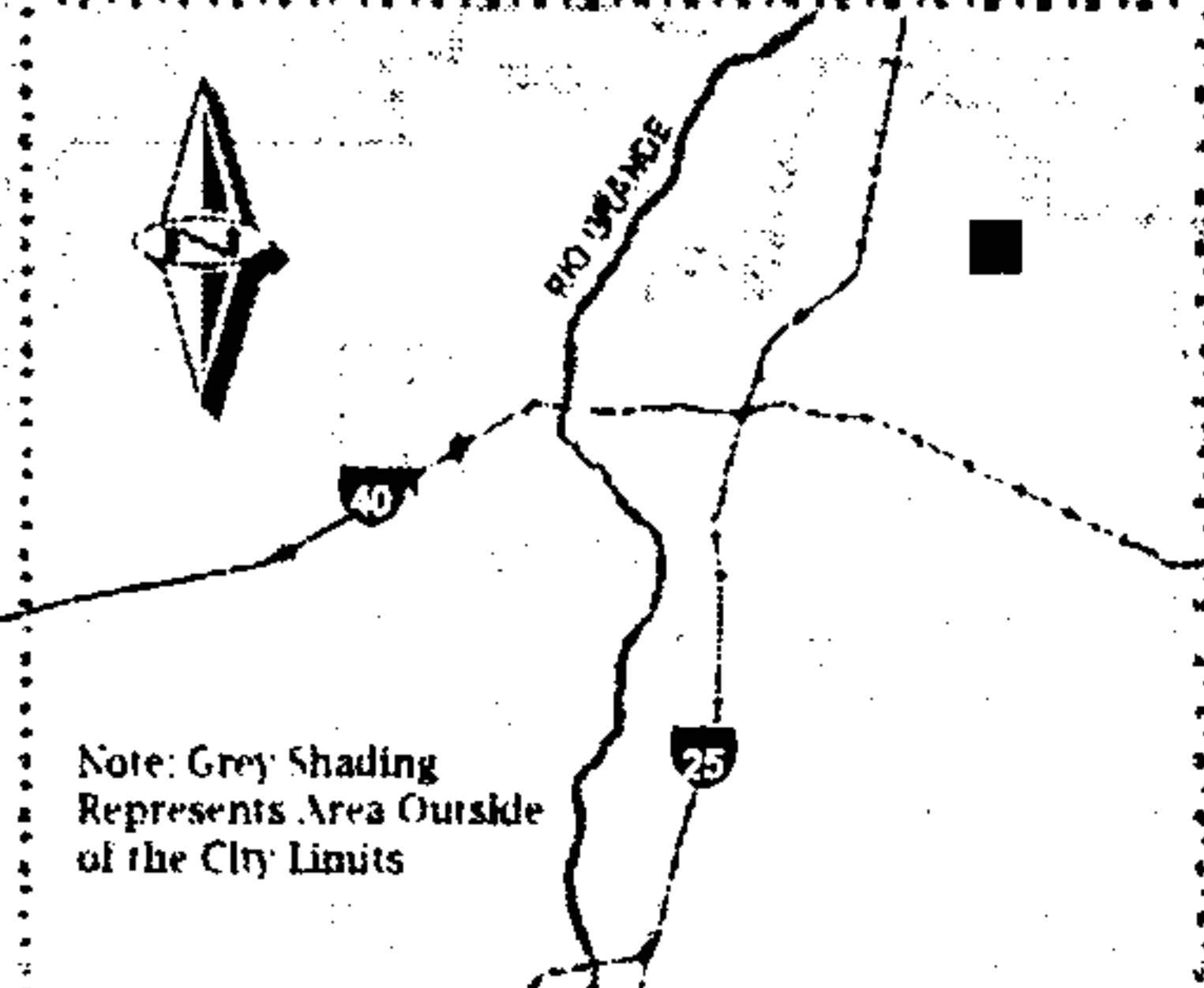


ALBUQUERQUE
Hoffmantown Church

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



Map amended through: 6/13/2008

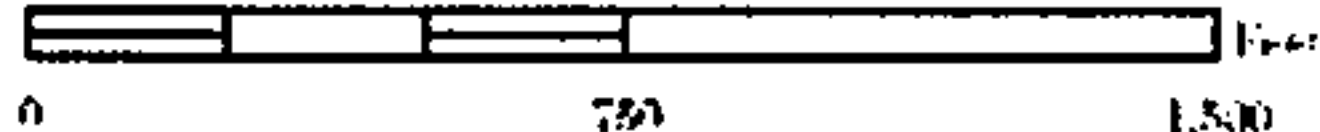


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-20-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.	



920 Girard NE
Albuquerque, NM
87106

Phone: 505-264-3905
E-mail jrupleiabq@comcast.net

John D. Rupley, RA, LA

August 10, 2009

Mr. Randall Falkner & DRB Staff
City of Albuquerque
Design Review Board
Albuquerque, New Mexico

RE: Project #1007412
09EPC-40022 Site Development – Building Permit
Hoffmantown Church, 8888 Harper NE, Albuquerque, NM 87111

Staff:

The following information is submitted as a specific response to condition 1 stipulated in the EPC – Official Notice of Decision, dated June 18, 2009.

1. This letter is the response to condition 1.
2. A meeting was held on August 10, 2009 with Randall Falkner to review all comments from the EPC prior to submission to EPC.
3. The width of sidewalk in Reference Note 01-22 has been modified to show 8 foot width. See sheet LC101/02 of 13.
4. Lighting issues:
 - a. The fixtures on the trail are fixture 32-02 (the 32-02 and 32-03 are 28' tall fixtures – all equipped to support security cameras) there have been and are 32 light standards of this type. The 32-03 fixtures are primarily at the volleyball court and amphitheater, and 16 low bollard lights at the stepped walk and trail near Harper.
 - i. The three duplicated fixtures on the north side of the property have been removed.
 - b. A note has been added to the light pole detail on sheet 01 of 13 stating that only those fixtures south of the playfield may have double heads.
 - c. Notes have been added on sheet 02 of 13.
 - d. The number of security cameras is still an issue with the equipment to be used. **ALL LIGHT POLES ARE CAPABLE OF HAVING SECURITY CAMERAS.** It is currently estimated that 7 to 9 cameras will be located on the western portion of the site.
 - e. Sheet 11 of 13 now is in agreement with all sheets, using the same base sheet for light fixtures.
5. Landscaping:
 - a. Russian Olive Trees adjacent to the arroyo on the south have been replaced with Pinon Pine as noted on sheet LP105, 05 of 13.
 - b. The root collar on the planting detail has been modified to form a flush at grade condition, see sheet LD506, sheet 07 of 13, detail number 6.
 - c. A note has been added to sheet LP102, sheet 03 of 13 incorporating the note required by the Urban Forester.
 - d. The planting plan graphics show the mature size of the plant materials (all sheets), the installed size in indicated in the planting schedule LP101 sheet 06 of 13, AND that schedule is modified to show both installed and mature height of major plant materials.
6. Noise:
 - a. A general note has been added to LC101 sheet 02 of 13 showing compliance with the City of Albuquerque Noise Control Ordinance.
 - b. A detailed listing has been added to LC101 sheet 02 of 13 (Site Development Plan for Building Permit) to enumerate anticipated uses of the Amphitheater.
7. Recreation Activity has been limited not to occur after 10:00 PM. This note has been added to LC101 sheet 02 of 13 (Site Development Plan for Building Permit)

920 Girard NE
Albuquerque, NM
87106

Phone: 505-264-3905
E-mail jrupleiabq@comcast.net

John D. Rupley, RA, LA

8. A note has been added to sheet 12 of 13, LC105 (sheets which describe the amphitheater) that it will not be expanded beyond its original designed seating capacity, estimated at 325 seats.
9. Public Service Company comments will be followed and all easements have been acknowledged.
10. City Engineer and NMDOT –
 - a. Improvements are being made to the sidewalk along Harper Road for this portion of the work and will comply with City of Albuquerque Standards while allowing the continued running track of this large tract of land used daily by the public.
 - b. No previous requirements are outstanding.
 - c. It is the intent of the Design Firm and the owner to fully comply with the DPM Standards.

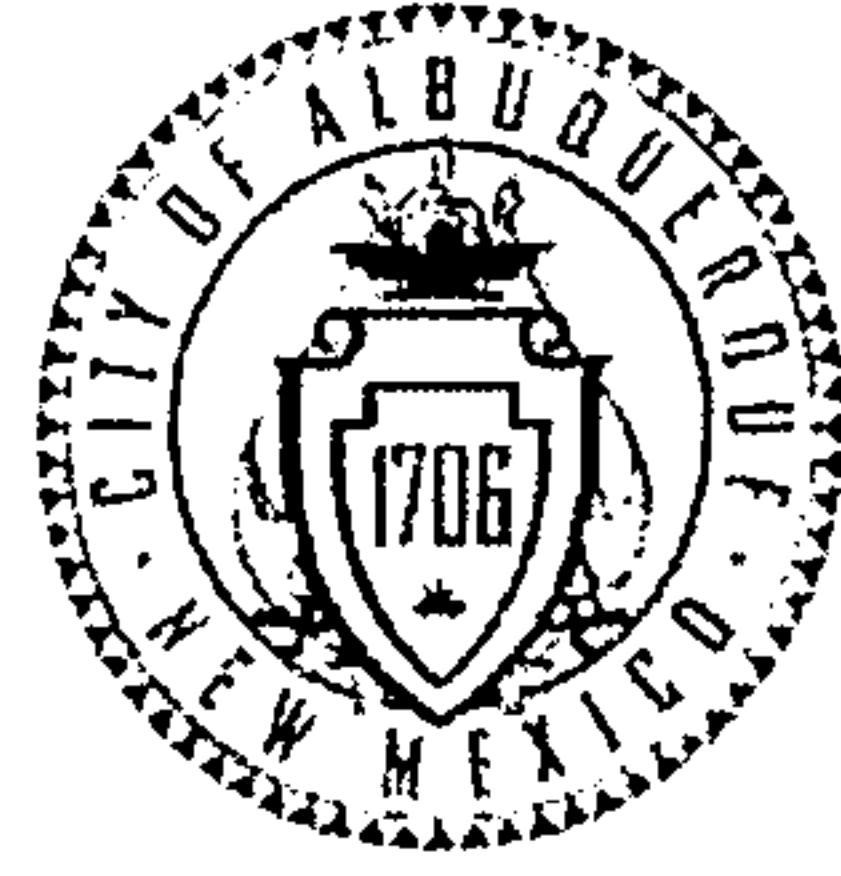
End of comment responses from the EPC findings.

Respectfully submitted,



John D. Rupley, RA, LA
Architect and Landscape Architect
Agent for Owner (Hoffmantown Church in this Matter).

CC Hoffmantown Church
Church Building Committee



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

Date: June 19, 2009

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1007412**
09EPC-40022 SITE DEVELOPMENT -
BUILDG PRMT

Hoffmantown Church
8888 Harper Road NE
Albuquerque, NM 87111

LEGAL DESCRIPTION: JOHN D RUPLEY agent(s) for HOFFMANTOWN CHURCH request(s) the above action(s) for all or a portion of tract(s) A, B-1 & B-2, YORBA LINDA SUBDIVISION zoned SU-1 FOR CHURCH & RELATED FACILITIES & TELECOMMUNICATIONS FACILITIES located on HARPER RD NE BETWEEN VENTURA ST NE AND WYOMING NE containing approximately 58.9102 acre(s). (E-20) Randall Falkner, Staff Planner

On June 18, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007412 / 09EPC-40022, a request for a site development plan for building permit for all or a portion of tract(s) A, B-1 & B-2, YORBA LINDA SUBDIVISION zoned SU-1 FOR CHURCH & RELATED FACILITIES & TELECOMMUNICATIONS FACILITIES, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This a request for a site development plan for building permit for Tracts A, B-1, and B-2, Yorba Linda Subdivision. The subject site is 58.9 acres and is located at the corner of Harper Road and Ventura Street.
2. The subject site is within the Established Urban area of the Comprehensive Plan.
3. The Albuquerque/Bernalillo County Comprehensive Plan and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.

OFFICIAL NOTICE OF DECISION

JUNE 18, 2009

PROJECT 1007412

PAGE 2 OF 8

4. The following Comprehensive Plan Policies for Established Urban Areas are furthered by the proposal:
 - a. Policy II.B.5d – The location, intensity and design of the proposed recreation area would respect existing neighborhood values, natural environmental conditions, and scenic resources. The proposed recreation area is separated from residential homes by Harper Road, which is approximately 86 feet wide. The northern portion of the recreation area (which is closest to the residential neighborhood) is made up of landscaping and pedestrian trails. The large grass field and other facilities (playground, basketball and volleyball courts) are approximately 300 and 600 feet respectively, away from the residential neighborhood, and the amphitheater is approximately 760 feet from the neighborhood. The amphitheater has been designed to slope downward from north to south so it will not be visible from the residential neighborhood to the north. The landscaping and distance of the amphitheater from the neighborhood will provide a good buffer. Drainage is addressed in the drainage management plan and grading and drainage plans. The area will be landscaped with a number of water harvesting areas and bio swales/vegetated filter strips that will be used to convey drainage to the proposed pond and to the adjacent arroyo. The drainage management plan conforms to the recommendations determined by AMAFCA and the pond has enough volume to retain ¼ storm water over the total impervious area contributing to the park. The drainage management plan is also capable of safely passing the 100 year storm and meets City requirements. The project actually reduces the amount of runoff to Harper and will not adversely affect any properties north of Harper Road.
 - b. Policy II.B.5e – The request will provide infill development in an area that currently has existing urban facilities and services. Appropriate site plan development (such as landscaping, buffering, lighting, drainage management plan, and site design) will help to ensure the integrity of existing neighborhoods.
 - c. Policy II.B.5g – The site development plan shows a proposed pedestrian trail throughout the site that is 8 foot wide asphalt and 3 foot wide crusher fine. The trail will connect to a proposed 5 foot wide sidewalk on Harper Road. The applicant has indicated that it intends to allow public use of these trails. The proposed development has been carefully designed to conform to topographical features.

5. The following Comprehensive Plan Policies for Established Urban Areas are partially furthered by the proposal:
 - a. Policy II.B.5l – Extensive landscaping on the north side of the proposed site provides buffering from the adjacent neighborhood. The outdoor amphitheater is at the far south end of the subject site, approximately 760 feet away from the closest residential neighborhood. The amphitheater has been designed to be virtually invisible from the neighborhood, as it is buffered by extensive landscaping, slopes from north to south (away from the neighborhood), and the stage is 22 feet below the nearby multiple play areas (basketball, volleyball, playground, and open grass field). The drainage management plan conforms to the recommendations determined by AMAFCA and the area will be landscaped with a number of water harvesting areas (ponds) and bio swales/vegetated filter strips that will be used to convey drainage from the parking lot to the proposed pond and to

the adjacent arroyo. These water harvesting areas will incorporate wetland construction techniques and plant materials. Extensive pedestrian trails throughout the recreation area allow for easy access to the entire site. The proposed lighting on the subject site is high (28') for a recreation area with pedestrian trails. Some smaller pedestrian lights mixed in with the taller lights would fit better with the pedestrian trail. Multiple banner signs on the light fixtures are not needed.

- b. Policy II.B.5m – The site design generally maintains and enhances unique vistas and improves the quality of the visual environment by providing widespread landscaping throughout the site, providing a sidewalk and running trail extension along Harper Road, and by placing the outdoor amphitheater, playground, and basketball and volleyball courts at the far south end of the site (on the opposite end of the neighborhoods). Placing the amphitheater 22 feet below the ground level of the play area also hides the outdoor worship area from the neighborhood. Smaller pedestrian lights would have less impact on the adjacent neighborhood. There are no buildings proposed to be constructed on the subject site. There are shade structures of considerable size shown on the site plan for building permit on LC1.01 (Sheet 1) and LP1.02 (Sheet 3). These shade structures range in size from 12' x 12' to 60' x 100'. These structures have been placed on the southern end of the site, just south of the grass play area, so they are all over 600' away from the nearest residential neighborhood. The shade structures could help to absorb noise that could come from the amphitheater or the playing fields.
6. The request partially furthers Noise Policy II.C.4a of the Comprehensive Plan. The outdoor ball fields, playground, and amphitheater do present potential land use/noise conflicts. These areas have been placed at the far southern end of the site to try to mitigate potential noise conflicts. Extensive landscaping has been placed throughout the site and especially at the far northern end of the site (close to the neighborhood) and close to the amphitheater to further mitigate noise. The amphitheater stage is more than 20 feet lower than the playing fields and playground area and is approximately 760 feet from the nearest residential neighborhood. The four shade structures could help to absorb noise that comes from the playing fields and/or the amphitheater. The applicant will use the amphitheater for church uses, such as bible study, weddings, and similar church activities, but not for loud rock and roll concerts. Noise conflicts have been mitigated to the extent possible considering the uses proposed for the site.
 7. The request furthers Developed Landscape Policy II.C.8d of the Comprehensive Plan. Landscaping on this vacant portion of land will help to control water erosion and dust, while creating a pleasing visual environment. Mostly native and low water use plants will help to conserve water.
 8. The request furthers Community Identity and Urban Design Policy II.C.9b of the Comprehensive Plan. The proposed recreation area is designed to preserve the natural environment by using mostly native non-invasive landscaping. The landscaping and water harvesting ponds will help to prevent erosion and ease water into the arroyo. The drainage management plan conforms to the

recommendations determined by AMAFCA and is also capable of safely passing the 100 year storm and meets City requirements. Any effects on views will be minimal, as extensive landscaping has been placed on the far northern end (closest to the neighborhoods) of the subject site to buffer the site from the neighborhood, and the playing fields and amphitheater have been placed on the southern end (furthest away from the neighborhoods). The amphitheater also slopes from north to south and is 22 feet below the adjacent ball fields. There are no buildings being constructed, just extensive landscaping, pedestrian trails, playing fields, and an amphitheater. Local history, culture and traditions will be respected.

9. The request furthers Water Management Policy II.D.2a of the Comprehensive Plan. Water for this site shall come from the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) reclaimed water line in Harper Road, with backflow protection and meter per ABCWUA requirements. Use of reclaimed water on recreational turf is a "green" solution designed to conserve water. Much of the landscaping on the site (especially on the far eastern and southern edges of the grass play area and next to the arroyo) will receive water via stormwater runoff. Once established, the plants that receive an adequate amount of stormwater runoff will not need as much water from irrigation (drip emitters, etc.).
10. The request furthers Transportation and Transit Policy II.D.4g of the Comprehensive Plan. The proposed recreation area has many pedestrian opportunities promoted and integrated into the development that create safe and pleasant non-motorized travel conditions. The site development plan shows a proposed pedestrian trail (8 foot wide asphalt and 3 foot wide crusher fine) that allows access to all portions (ball fields, play areas, amphitheater, and sidewalk on Harper Road) of the subject site, and to the Hoffmantown Church buildings and parking lot to the east. Although not close to the proposed subject site, Hoffmantown Church does have access to a bicycle route and a public transportation bus route (route #2 – Eubank) on the far east side of the property along Ventura Road. The applicant is not requesting any additional parking or roads with this proposal.
11. Policy 4, Walls, of the Facility Plan for Arroyos is furthered by the request. There are no continuous perimeter walls located adjacent to the arroyo right-of-way.
12. Policy 1, Landscaping adjacent to the arroyo right-of-way of the Facility Plan for Arroyos, is partially furthered by the request. The landscape plan shows plants that generally consist of native vegetation or trees that would be adaptable to the desert environment.
13. There was a facilitated meeting held on May 4 at 6:30 pm at the Hoffmantown Church at 8888 Harper Road in Albuquerque. Neighborhood concerns expressed at the facilitated meeting include the following: water drainage and runoff impact to arroyo and homes in the neighborhood, detrimental impact to wildlife and environment in the area, landscaping and amphitheater noise and aesthetics, and increased traffic. On June 10, 2009, Bohannon Houston, in a formal letter

offered the following opinion on drainage at the proposed Hoffmantown Church Recreation Area: The proposed ponds do not present a measurable or unreasonable risk of subsurface storm water migration hazard to the Cherry Hills homes.

14. There was a meeting between the Cherry Hill Civic Association (CHCA) and the Hoffmantown Church on June 4 at City Hall. The CHCA does not oppose and does not support the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Reference note 01-22 shall show the width of the sidewalk/handicap ramp on the site plan for building permit.
4. Lighting:
 - a. All (11) of the lights with reference note 32-03 shall be 28' tall and be allowed one single banner, with the exception of the three lights on the far north side that are closest to the neighborhood (these lights shall be eliminated).
 - b. All light poles will have only one head except for fixtures south of the soccer field.
 - c. All area lighting shall turn off at 10:00 pm, except for pedestrian lighting, which may remain on for security reasons.
 - d. The number of security cameras and their locations on the light poles shall be shown on the site development plan for building permit.
 - e. The placement of lighting for Sheet 11 of 13 (LU1.01) shall be consistent with that of Sheet 2 of 13 (LC1.010).
5. Landscaping:
 - a. Proposed Russian Olive trees adjacent to the arroyo will be replaced with Pinon Pine trees.
 - b. The root collar on the planting detail shall be at finish grade.
 - c. The City Forrester has recommended the following condition, which shall be placed under landscape maintenance on LP1.02 (Sheet 3): "Irrigation system should be designed to be

capable of providing water during establishment and future growth. System should also provide water use and necessary area of coverage for plant species. Water harvesting through active and passive methods is a desirable supplement and potentially a replacement for certain species after establishment”.

- d. The landscaping plan shall show the installed size of all plants as well as the mature size of all plants.

6. Noise:

- a. All noise shall be within the limits of the City of Albuquerque Noise Control Ordinance.
- b. The uses for the amphitheater shall be clearly indicated on the site development plan for building permit.

7. There shall be no recreational activity after 10:00 pm.

8. The proposed amphitheater seating will not be expanded beyond 325 seats.

9. Public Service Company of New Mexico Conditions:

- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
- c. As a condition, adequate clearance for electric utilities, including transformers and utility pads, must be provided for safe operation and maintenance purposes. Any relocation, changes or realignment regarding existing electric utilities will be the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will address all technical needs, issues and safety clearances for its electric power systems.

10. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- b. If applicable, all the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- c. Site plan shall comply and be designed per DPM Standards.

OFFICIAL NOTICE OF DECISION
JUNE 18, 2009
PROJECT 1007412
PAGE 7 OF 8

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY APPEAL DATE IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

Richard Dineen
Planning Director

RD//ma

cc: John D. Rupley, 920 Girard NE, Albuquerque, NM 87106
Howard Thomas, Cherry Hills Civic Assoc., 6809 Red Sky Rd. NE, Albuquerque, NM 87111
Paul Pieper, Cherry Hills Civic Assoc., 6801 Red Sky Rd. NE, Albuquerque, NM 87111

OFFICIAL NOTICE OF DECISION

JUNE 18, 2009

PROJECT 1007412

PAGE 8 OF 8

William Farmer, Tanoan Community Assoc. of Residents, 9601 Pebble Beach Dr. NE, Albuquerque, NM 87111

Paul Bosarge, Tanoan Community Assoc. of Residents, 9820 Murifield Ct. NW, Albuquerque, NM 87111

Amy Whitling, District 4 Coalition of N.A.'s, PO Box 91343, Albuquerque, NM 87199

Bambi Folk, District 4 Coalition of N.A.'s 6617 Esther NE, Albuquerque, NM 87109

Don Couchman, District 8 Coalition of N.A.'s, 6641 Concordia NE, Albuquerque, NM 87111

Carole Pegaty, District 8 Coalition of N.A.'s, 7005 Sky Valley Way NE, Albuquerque, NM 87111

Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110

920 Girard NE
Albuquerque, NM
87106

Phone: 505-264-3905
E-mail jrupleiabq@comcast.net

John D. Rupley, RA, LA

August 10, 2009

Mr. Randall Falkner & DRB Staff
City of Albuquerque
Design Review Board
Albuquerque, New Mexico

RE: Project #1007412
09EPC-40022 Site Development – Building Permit
Hoffmantown Church, 8888 Harper NE, Albuquerque, NM 87111

Staff:

The following information is submitted as a specific response to condition 1 stipulated in the EPC – Official Notice of Decision, dated June 18, 2009.

1. This letter is the response to condition 1.
2. A meeting was held on August 10, 2009 with Randall Falkner to review all comments from the EPC prior to submission to EPC.
3. The width of sidewalk in Reference Note 01-22 has been modified to show 8 foot width. See sheet LC101/02 of 13.
4. Lighting issues:
 - a. The fixtures on the trail are fixture 32-02 (the 32-02 and 32-03 are 28' tall fixtures – all equipped to support security cameras) there have been and are 32 light standards of this type. The 32-03 fixtures are primarily at the volleyball court and amphitheater, and 16 low bollard lights at the stepped walk and trail near Harper.
 - i. The three duplicated fixtures on the north side of the property have been removed.
 - b. A note has been added to the light pole detail on sheet 01 of 13 stating that only those fixtures south of the playfield may have double heads.
 - c. Notes have been added on sheet 02 of 13.
 - d. The number of security cameras is still an issue with the equipment to be used. **ALL LIGHT POLES ARE CAPABLE OF HAVING SECURITY CAMERAS.** It is currently estimated that 7 to 9 cameras will be located on the western portion of the site.
 - e. Sheet 11 of 13 now is in agreement with all sheets, using the same base sheet for light fixtures.
5. Landscaping:
 - a. Russian Olive Trees adjacent to the arroyo on the south have been replaced with Pinon Pine as noted on sheet LP105, 05 of 13.
 - b. The root collar on the planting detail has been modified to form a flush at grade condition, see sheet LD506, sheet 07 of 13, detail number 6.
 - c. A note has been added to sheet LP102, sheet 03 of 13 incorporating the note required by the Urban Forester.
 - d. The planting plan graphics show the mature size of the plant materials (all sheets), the installed size in indicated in the planting schedule LP101 sheet 06 of 13, AND that schedule is modified to show both installed and mature height of major plant materials.
6. Noise:
 - a. A general note has been added to LC101 sheet 02 of 13 showing compliance with the City of Albuquerque Noise Control Ordinance.
 - b. A detailed listing has been added to LC101 sheet 02 of 13 (Site Development Plan for Building Permit) to enumerate anticipated uses of the Amphitheater.
7. Recreation Activity has been limited not to occur after 10:00 PM. This note has been added to LC101 sheet 02 of 13 (Site Development Plan for Building Permit)

920 Girard NE
Albuquerque, NM
87106

Phone: 505-264-3905
E-mail jrupleiabq@comcast.net

John D. Rupley, RA, LA

8. A note has been added to sheet 12 of 13, LC105 (sheets which describe the amphitheater) that it will not be expanded beyond its original designed seating capacity, estimated at 325 seats.
9. Public Service Company comments will be followed and all easements have been acknowledged.
10. City Engineer and NMDOT –
 - a. Improvements are being made to the sidewalk along Harper Road for this portion of the work and will comply with City of Albuquerque Standards while allowing the continued running track of this large tract of land used daily by the public.
 - b. No previous requirements are outstanding.
 - c. It is the intent of the Design Firm and the owner to fully comply with the DPM Standards.

End of comment responses from the EPC findings.

Respectfully submitted,



John D. Rupley, RA, LA
Architect and Landscape Architect
Agent for Owner (Hoffmantown Church in this Matter).

CC Hoffmantown Church
Church Building Committee



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

Date: June 19, 2009

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1007412**
09EPC-40022 SITE DEVELOPMENT -
BUILDG PRMT

Hoffmantown Church
8888 Harper Road NE
Albuquerque, NM 87111

LEGAL DESCRIPTION: JOHN D RUPLEY agent(s) for HOFFMANTOWN CHURCH request(s) the above action(s) for all or a portion of tract(s) A, B-1 & B-2, YORBA LINDA SUBDIVISION zoned SU-1 FOR CHURCH & RELATED FACILITIES & TELECOMMUNICATIONS FACILITIES located on HARPER RD NE BETWEEN VENTURA ST NE AND WYOMING NE containing approximately 58.9102 acre(s). (E-20) Randall Falkner, Staff Planner

On June 18, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1007412 / 09EPC-40022, a request for a site development plan for building permit for all or a portion of tract(s) A, B-1 & B-2, YORBA LINDA SUBDIVISION zoned SU-1 FOR CHURCH & RELATED FACILITIES & TELECOMMUNICATIONS FACILITIES, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This a request for a site development plan for building permit for Tracts A, B-1, and B-2, Yorba Linda Subdivision. The subject site is 58.9 acres and is located at the corner of Harper Road and Ventura Street.
2. The subject site is within the Established Urban area of the Comprehensive Plan.
3. The Albuquerque/Bernalillo County Comprehensive Plan and the Comprehensive City Zoning Code are incorporated herein by reference and made part of the record for all purposes.

4. The following Comprehensive Plan Policies for Established Urban Areas are furthered by the proposal:
 - a. Policy II.B.5d – The location, intensity and design of the proposed recreation area would respect existing neighborhood values, natural environmental conditions, and scenic resources. The proposed recreation area is separated from residential homes by Harper Road, which is approximately 86 feet wide. The northern portion of the recreation area (which is closest to the residential neighborhood) is made up of landscaping and pedestrian trails. The large grass field and other facilities (playground, basketball and volleyball courts) are approximately 300 and 600 feet respectively, away from the residential neighborhood, and the amphitheater is approximately 760 feet from the neighborhood. The amphitheater has been designed to slope downward from north to south so it will not be visible from the residential neighborhood to the north. The landscaping and distance of the amphitheater from the neighborhood will provide a good buffer. Drainage is addressed in the drainage management plan and grading and drainage plans. The area will be landscaped with a number of water harvesting areas and bio swales/vegetated filter strips that will be used to convey drainage to the proposed pond and to the adjacent arroyo. The drainage management plan conforms to the recommendations determined by AMAFCA and the pond has enough volume to retain $\frac{1}{4}$ storm water over the total impervious area contributing to the park. The drainage management plan is also capable of safely passing the 100 year storm and meets City requirements. The project actually reduces the amount of runoff to Harper and will not adversely affect any properties north of Harper Road.
 - b. Policy II.B.5e – The request will provide infill development in an area that currently has existing urban facilities and services. Appropriate site plan development (such as landscaping, buffering, lighting, drainage management plan, and site design) will help to ensure the integrity of existing neighborhoods.
 - c. Policy II.B.5g – The site development plan shows a proposed pedestrian trail throughout the site that is 8 foot wide asphalt and 3 foot wide crusher fine. The trail will connect to a proposed 5 foot wide sidewalk on Harper Road. The applicant has indicated that it intends to allow public use of these trails. The proposed development has been carefully designed to conform to topographical features.

5. The following Comprehensive Plan Policies for Established Urban Areas are partially furthered by the proposal:
 - a. Policy II.B.5i – Extensive landscaping on the north side of the proposed site provides buffering from the adjacent neighborhood. The outdoor amphitheater is at the far south end of the subject site, approximately 760 feet away from the closest residential neighborhood. The amphitheater has been designed to be virtually invisible from the neighborhood, as it is buffered by extensive landscaping, slopes from north to south (away from the neighborhood), and the stage is 22 feet below the nearby multiple play areas (basketball, volleyball, playground, and open grass field). The drainage management plan conforms to the recommendations determined by AMAFCA and the area will be landscaped with a number of water harvesting areas (ponds) and bio swales/vegetated filter strips that will be used to convey drainage from the parking lot to the proposed pond and to

the adjacent arroyo. These water harvesting areas will incorporate wetland construction techniques and plant materials. Extensive pedestrian trails throughout the recreation area allow for easy access to the entire site. The proposed lighting on the subject site is high (28') for a recreation area with pedestrian trails. Some smaller pedestrian lights mixed in with the taller lights would fit better with the pedestrian trail. Multiple banner signs on the light fixtures are not needed.

- b. Policy II.B.5m – The site design generally maintains and enhances unique vistas and improves the quality of the visual environment by providing widespread landscaping throughout the site, providing a sidewalk and running trail extension along Harper Road, and by placing the outdoor amphitheater, playground, and basketball and volleyball courts at the far south end of the site (on the opposite end of the neighborhoods). Placing the amphitheater 22 feet below the ground level of the play area also hides the outdoor worship area from the neighborhood. Smaller pedestrian lights would have less impact on the adjacent neighborhood. There are no buildings proposed to be constructed on the subject site. There are shade structures of considerable size shown on the site plan for building permit on LC1.01 (Sheet 1) and LP1.02 (Sheet 3). These shade structures range in size from 12' x 12' to 60' x 100'. These structures have been placed on the southern end of the site, just south of the grass play area, so they are all over 600' away from the nearest residential neighborhood. The shade structures could help to absorb noise that could come from the amphitheater or the playing fields.

6. The request partially furthers Noise Policy II.C.4a of the Comprehensive Plan. The outdoor ball fields, playground, and amphitheater do present potential land use/noise conflicts. These areas have been placed at the far southern end of the site to try to mitigate potential noise conflicts. Extensive landscaping has been placed throughout the site and especially at the far northern end of the site (close to the neighborhood) and close to the amphitheater to further mitigate noise. The amphitheater stage is more than 20 feet lower than the playing fields and playground area and is approximately 760 feet from the nearest residential neighborhood. The four shade structures could help to absorb noise that comes from the playing fields and/or the amphitheater. The applicant will use the amphitheater for church uses, such as bible study, weddings, and similar church activities, but not for loud rock and roll concerts. Noise conflicts have been mitigated to the extent possible considering the uses proposed for the site.
7. The request furthers Developed Landscape Policy II.C.8d of the Comprehensive Plan. Landscaping on this vacant portion of land will help to control water erosion and dust, while creating a pleasing visual environment. Mostly native and low water use plants will help to conserve water.
8. The request furthers Community Identity and Urban Design Policy II.C.9b of the Comprehensive Plan. The proposed recreation area is designed to preserve the natural environment by using mostly native non-invasive landscaping. The landscaping and water harvesting ponds will help to prevent erosion and ease water into the arroyo. The drainage management plan conforms to the

recommendations determined by AMAFCA and is also capable of safely passing the 100 year storm and meets City requirements. Any effects on views will be minimal, as extensive landscaping has been placed on the far northern end (closest to the neighborhoods) of the subject site to buffer the site from the neighborhood, and the playing fields and amphitheater have been placed on the southern end (furthest away from the neighborhoods). The amphitheater also slopes from north to south and is 22 feet below the adjacent ball fields. There are no buildings being constructed, just extensive landscaping, pedestrian trails, playing fields, and an amphitheater. Local history, culture and traditions will be respected.

9. The request furthers Water Management Policy II.D.2a of the Comprehensive Plan. Water for this site shall come from the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) reclaimed water line in Harper Road, with backflow protection and meter per ABCWUA requirements. Use of reclaimed water on recreational turf is a "green" solution designed to conserve water. Much of the landscaping on the site (especially on the far eastern and southern edges of the grass play area and next to the arroyo) will receive water via stormwater runoff. Once established, the plants that receive an adequate amount of stormwater runoff will not need as much water from irrigation (drip emitters, etc.).
10. The request furthers Transportation and Transit Policy II.D.4g of the Comprehensive Plan. The proposed recreation area has many pedestrian opportunities promoted and integrated into the development that create safe and pleasant non-motorized travel conditions. The site development plan shows a proposed pedestrian trail (8 foot wide asphalt and 3 foot wide crusher fine) that allows access to all portions (ball fields, play areas, amphitheater, and sidewalk on Harper Road) of the subject site, and to the Hoffmantown Church buildings and parking lot to the east. Although not close to the proposed subject site, Hoffmantown Church does have access to a bicycle route and a public transportation bus route (route #2 – Eubank) on the far east side of the property along Ventura Road. The applicant is not requesting any additional parking or roads with this proposal.
11. Policy 4, Walls, of the Facility Plan for Arroyos is furthered by the request. There are no continuous perimeter walls located adjacent to the arroyo right-of-way.
12. Policy 1, Landscaping adjacent to the arroyo right-of-way of the Facility Plan for Arroyos, is partially furthered by the request. The landscape plan shows plants that generally consist of native vegetation or trees that would be adaptable to the desert environment.
13. There was a facilitated meeting held on May 4 at 6:30 pm at the Hoffmantown Church at 8888 Harper Road in Albuquerque. Neighborhood concerns expressed at the facilitated meeting include the following: water drainage and runoff impact to arroyo and homes in the neighborhood, detrimental impact to wildlife and environment in the area, landscaping and amphitheater noise and aesthetics, and increased traffic. On June 10, 2009, Bohannon Houston, in a formal letter

offered the following opinion on drainage at the proposed Hoffmantown Church Recreation Area: The proposed ponds do not present a measurable or unreasonable risk of subsurface storm water migration hazard to the Cherry Hills homes.

14. There was a meeting between the Cherry Hill Civic Association (CHCA) and the Hoffmantown Church on June 4 at City Hall. The CHCA does not oppose and does not support the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Reference note 01-22 shall show the width of the sidewalk/handicap ramp on the site plan for building permit.
4. Lighting:
 - a. All (11) of the lights with reference note 32-03 shall be 28' tall and be allowed one single banner, with the exception of the three lights on the far north side that are closest to the neighborhood (these lights shall be eliminated).
 - b. All light poles will have only one head except for fixtures south of the soccer field.
 - c. All area lighting shall turn off at 10:00 pm, except for pedestrian lighting, which may remain on for security reasons.
 - d. The number of security cameras and their locations on the light poles shall be shown on the site development plan for building permit.
 - e. The placement of lighting for Sheet 11 of 13 (LU1.01) shall be consistent with that of Sheet 2 of 13 (LC1.010).
5. Landscaping:
 - a. Proposed Russian Olive trees adjacent to the arroyo will be replaced with Pinon Pine trees.
 - b. The root collar on the planting detail shall be at finish grade.
 - c. The City Forrester has recommended the following condition, which shall be placed under landscape maintenance on LP1.02 (Sheet 3): "Irrigation system should be designed to be

capable of providing water during establishment and future growth. System should also provide water use and necessary area of coverage for plant species. Water harvesting through active and passive methods is a desirable supplement and potentially a replacement for certain species after establishment”.

- d. The landscaping plan shall show the installed size of all plants as well as the mature size of all plants.
6. Noise:
 - a. All noise shall be within the limits of the City of Albuquerque Noise Control Ordinance.
 - b. The uses for the amphitheater shall be clearly indicated on the site development plan for building permit.
 7. There shall be no recreational activity after 10:00 pm.
 8. The proposed amphitheater seating will not be expanded beyond 325 seats.
 9. Public Service Company of New Mexico Conditions:
 - a. As a condition, it is the applicant’s obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. As a condition, it is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM’s standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
 - c. As a condition, adequate clearance for electric utilities, including transformers and utility pads, must be provided for safe operation and maintenance purposes. Any relocation, changes or realignment regarding existing electric utilities will be the developer’s expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical, use or safety clearance constraints. PNM will address all technical needs, issues and safety clearances for its electric power systems.

10. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- b. If applicable, all the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- c. Site plan shall comply and be designed per DPM Standards.

OFFICIAL NOTICE OF DECISION
JUNE 18, 2009
PROJECT 1007412
PAGE 7 OF 8

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY APPEAL DATE IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

Richard Dineen
Planning Director

RD//ma

cc: John D. Rupley, 920 Girard NE, Albuquerque, NM 87106
Howard Thomas, Cherry Hills Civic Assoc., 6809 Red Sky Rd. NE, Albuquerque, NM 87111
Paul Pieper, Cherry Hills Civic Assoc., 6801 Red Sky Rd. NE, Albuquerque, NM 87111

OFFICIAL NOTICE OF DECISION
JUNE 18, 2009
PROJECT 1007412
PAGE 8 OF 8

William Farmer, Tanoan Community Assoc. of Residents, 9601 Pebble Beach Dr. NE, Albuquerque, NM 87111
Paul Bosarge, Tanoan Community Assoc. of Residents, 9820 Murifield Ct. NW, Albuquerque, NM 87111
Amy Whitling, District 4 Coalition of N.A.'s, PO Box 91343, Albuquerque, NM 87199
Bambi Folk, District 4 Coalition of N.A.'s, 6617 Esther NE, Albuquerque, NM 87109
Don Couchman, District 8 Coalition of N.A.'s, 6641 Concordia NE, Albuquerque, NM 87111
Carole Pegaty, District 8 Coalition of N.A.'s, 7005 Sky Valley Way NE, Albuquerque, NM 87111
Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110