

D. Mark Goodwin and Associates, P.A.
Consulting Engineers

P.O. Box 90606 □ Albuquerque, NM 87199
(505) 828-2200 □ (505) 797-9539 fax
e-mail: john@goodwinengineers.com

LETTER OF TRANSMITTAL

TO: Angela Gomez
DRB - One Stop

Date: August 27, 2010

RE: Hope Christian Elementary (Proj.
1008415) For your DRB Hearing on
09/01/10

We are sending:

Revised Site Development Plan, Landscape Plan, G & D/Utilities, and Building Elevations
Summary Letter

_____ For your Approval X For your DRB Hearing on 09/01/10

_____ As you requested _____ For a Statement

_____ Request for Bid _____ Pre-Design Meeting

NOTES: All members are receiving their own copies

Project Engineer

SIGNED:

4. **Project# 1002858**
10DRB-70204 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS, LLC request(s) the referenced/ above action(s) for Lot 28A, Block 3, **THE MESA AT ANDERSON HILLS, Unit 2** zoned R-2, located on the southwest corner of ANDERSON HILLS AVE SW and MATA ORTIZ DR SW containing approximately .125 acre. (N-9) [*Deferred from 8/18/10*] **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1008415**
10DRB-70191 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT

MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Lot 23, Block 11, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned RD, located on the north side of PALOMAS AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately .8699 acre. (D-18) [*Deferred from 8/18/10*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND ACCESS EASEMENT AND TO PLANNING TO ADDRESS COMMENTS AND AGIS DXF FILE.**

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

6. **Project# 1006760**
10DRB-70240 AMENDED SDP FOR BP

BORDENAVE DESIGNS agent(s) for C T TOWING request(s) the above action(s) for all or a portion of Lot(s) 28A, Block(s) 27, Tract(s) A, **Unit(s) B**, zoned SU-2 IP, located on OAKLAND AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately .89 acre(s). (C-18) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REVIEW FROM ZONING ENFORCEMENT.**



Complete 9-28-10

Site Plan & VS

DRB CASE ACTION LOG (PREL/FINAL)

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. 10DRB-70244 Project # 1008415
 Project Name: NORTH ALBUQUERQUE ACRES
 Agent: MARK GOODWIN & ASSOC. Phone No.:

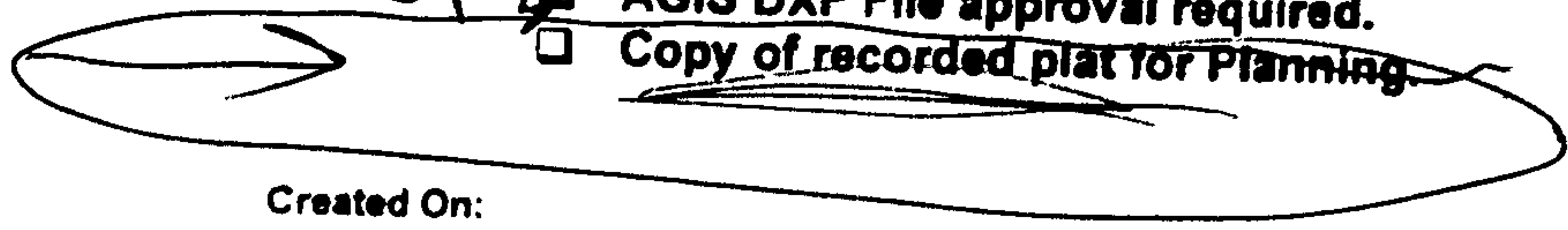
Your request was approved on 9-1-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - address comment; site review
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: _____
- PARKS / CIP: _____
- PLANNING (Last to sign): - address comments (exceptions)

- 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:



8415

DXF Electronic Approval Form

DRB Project Case #: 1008415

Subdivision Name: NORTH ALBUQUERQUE ACRES TRACT A UNIT A BLOCK 11 LOT 23A

Surveyor: WILL PLOTNER JR

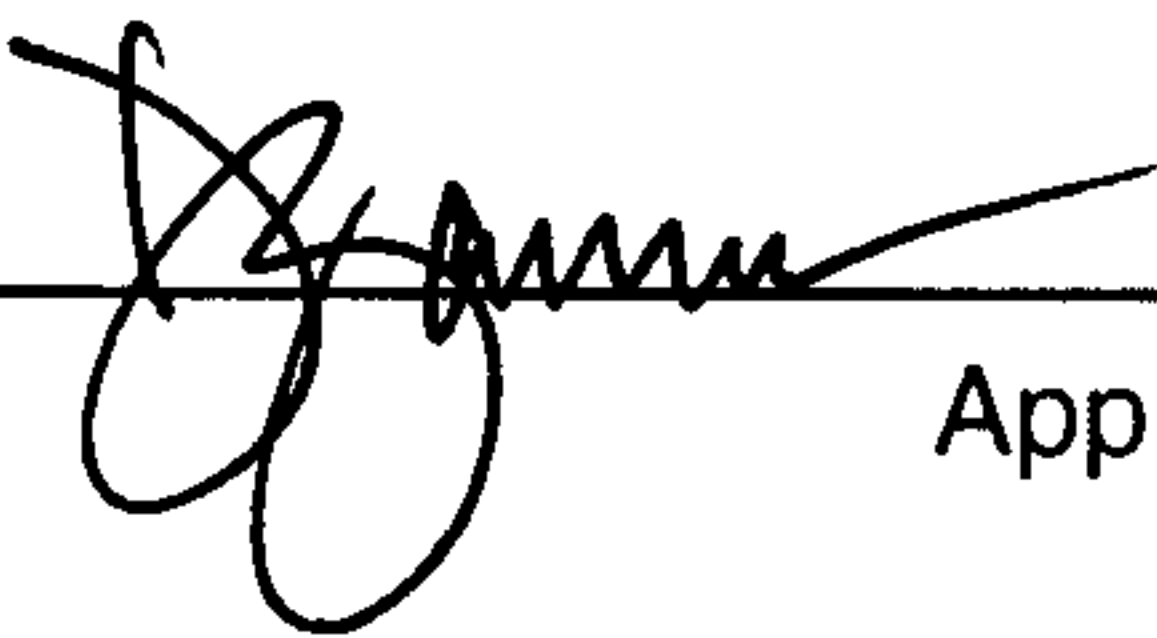
Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 9/1/2010

Hard Copy Received: 9/1/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

09.01.2010
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc **8415** to agiscov on **9/1/2010** Contact person notified on **9/1/2010**



Site Plan &
(PREL/FINAL)

DRB CASE ACTION LOG

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. 10DRB-70214 Project # 1008415
 Project Name: NORTH ALBUQUERQUE ACRES
 Agent: MARK FICOLUINI, ASSEP. Phone No.:

Your request was approved on 9-1-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - address correct; file request
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: _____
- PARKS / CIP: _____
- PLANNING (Last to sign): - address correct (revisions)

- 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.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: August 4, 2010
Zone Atlas Page: D-18
Notification Radius: 100 Ft.

Project # 1008415
App# 10DRB-70191

Cross Reference and Location: PALOMAS AVE NE BETWEEN LOUISIANA BLVD
NE AND SAN PEDRO DR NE

Applicant: HOPE CHRISTIAN SCHOOL
8005 LOUISIANA BLVD NE
ALBUQUERQUE, NM 87199

Agent: MARK GOODWIN AND ASSOCIATES PA
P.O. BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: July 16, 2010

Signature:

Sandy Handley



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 4, 2010**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1008268
10DRB-70192 VACATION OF PUBLIC
RIGHT-OF-WAY

MASTERWORKS ARCHITECTS INC agent(s) for MICHAEL HOSNI request(s) the referenced/ above action(s) for a portion of PHEASANT AVENUE NW adjacent to Lot 7, Block E, **CACY ADDITION**, located on the southeast corner of the intersection of COORS BLVD NW and PHEASANT AVE NW containing approximately .0734 acre. (G-11)

Project# 1008415 -
10DRB-70191 MAJOR - SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT

MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Lot 23, Block 11, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned RD, located on the north side of PALOMAS AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately .8699 acre. (D-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, 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.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 19, 2010.



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

S Z 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)
- APPEAL / PROTEST of...**
- 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): Mark Goodwin & Assoc. PHONE: 878-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: Hope Christian School PHONE _____
 ADDRESS: 8005 Louisiana Blvd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit covering the addition of two new modular buildings

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. 23 Block 11 Unit: A, Tract A
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: R-D Proposed zoning No change MRGCD Map No _____
 Zone Atlas page(s): D-18 UPC Code: 101806342448810512

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
1000539 (Adjacent School Site)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: N/C Total area of site (acres): 0.87
 LOCATION OF PROPERTY BY STREETS: On or Near: Palomas NE
 Between: Louisiana Blvd. and San Pedro Blvd.
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 4-16-10

SIGNATURE John Mackenzie DATE 7-8-10
 (Print) John Mackenzie Applicant: Agent:

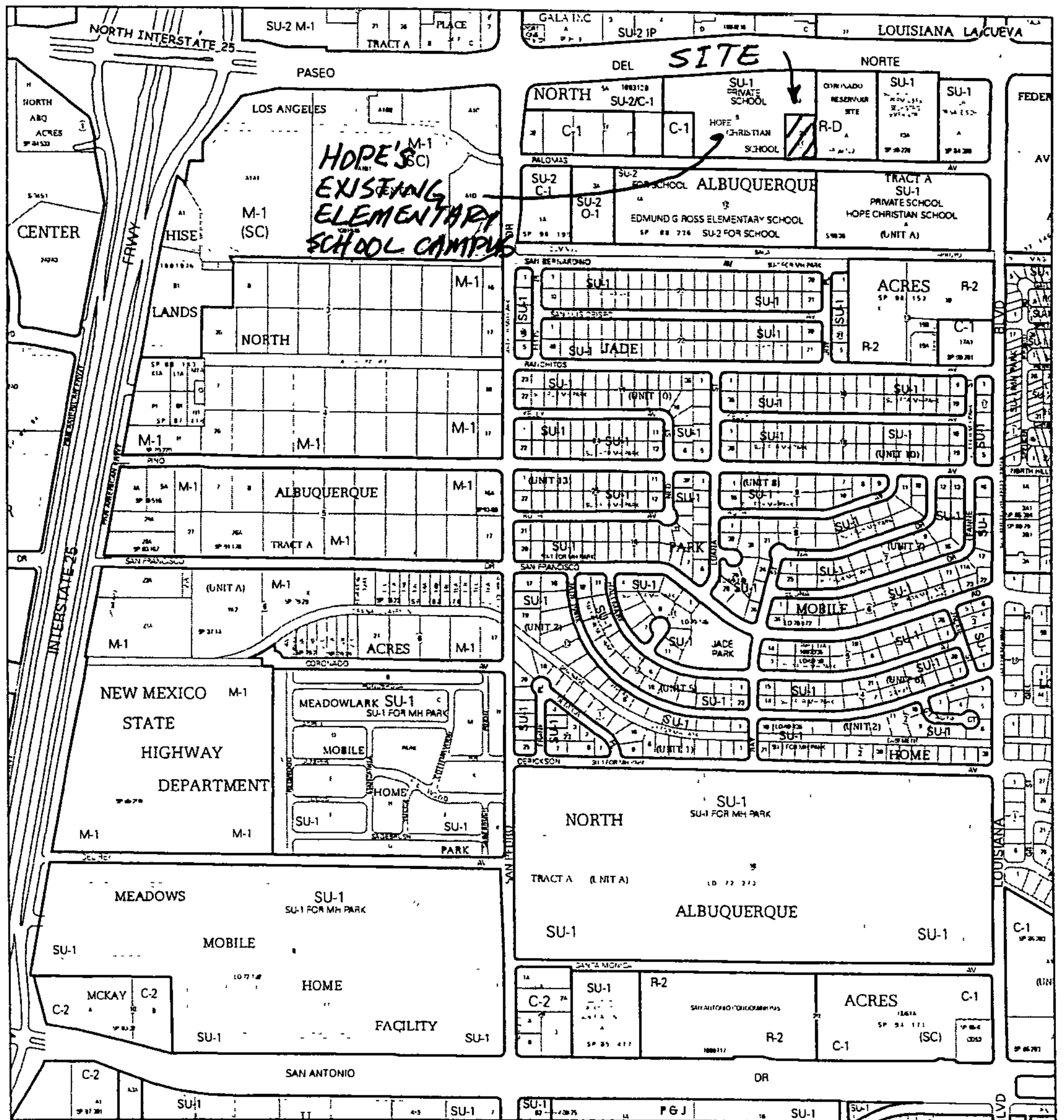
FOR OFFICIAL USE ONLY

Form revised 4/07

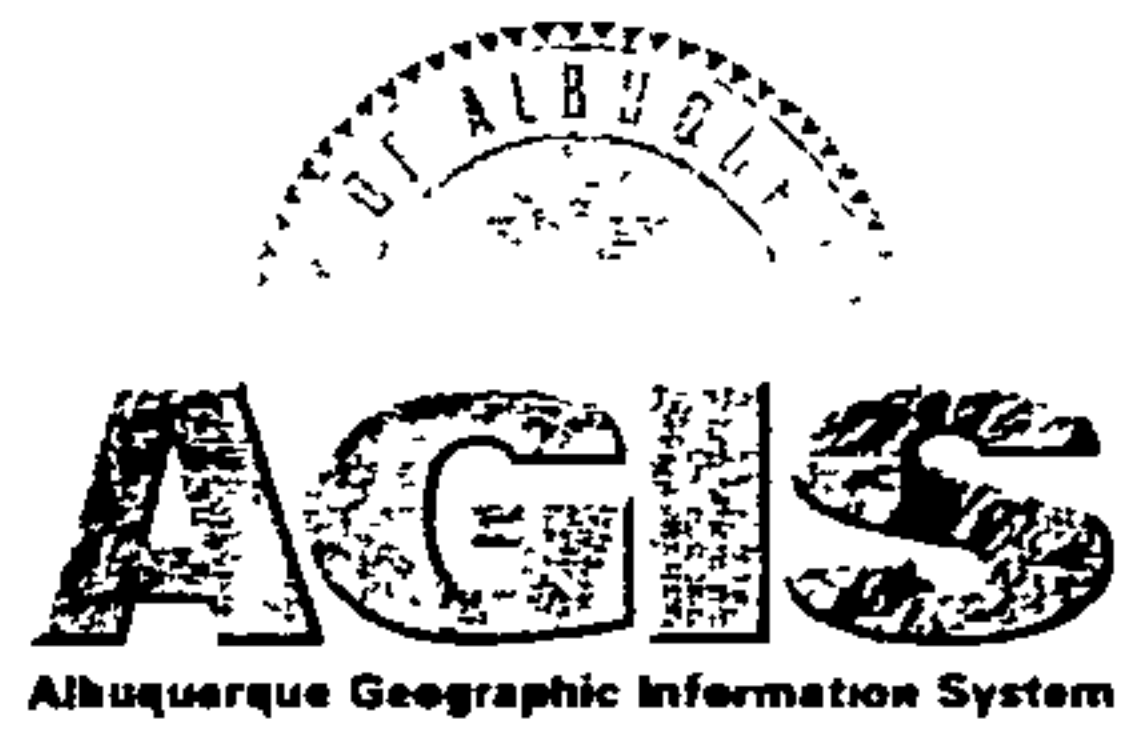
- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>0 DRB 70191</u>	<u>SBP</u>	<u>P(2)</u>	<u>\$385.00</u>
_____	<u>ADV</u>	_____	<u>\$75.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	_____	_____
_____	_____	_____	_____
Hearing date <u>08-04-10</u>	_____	_____	Total <u>\$480.00</u>

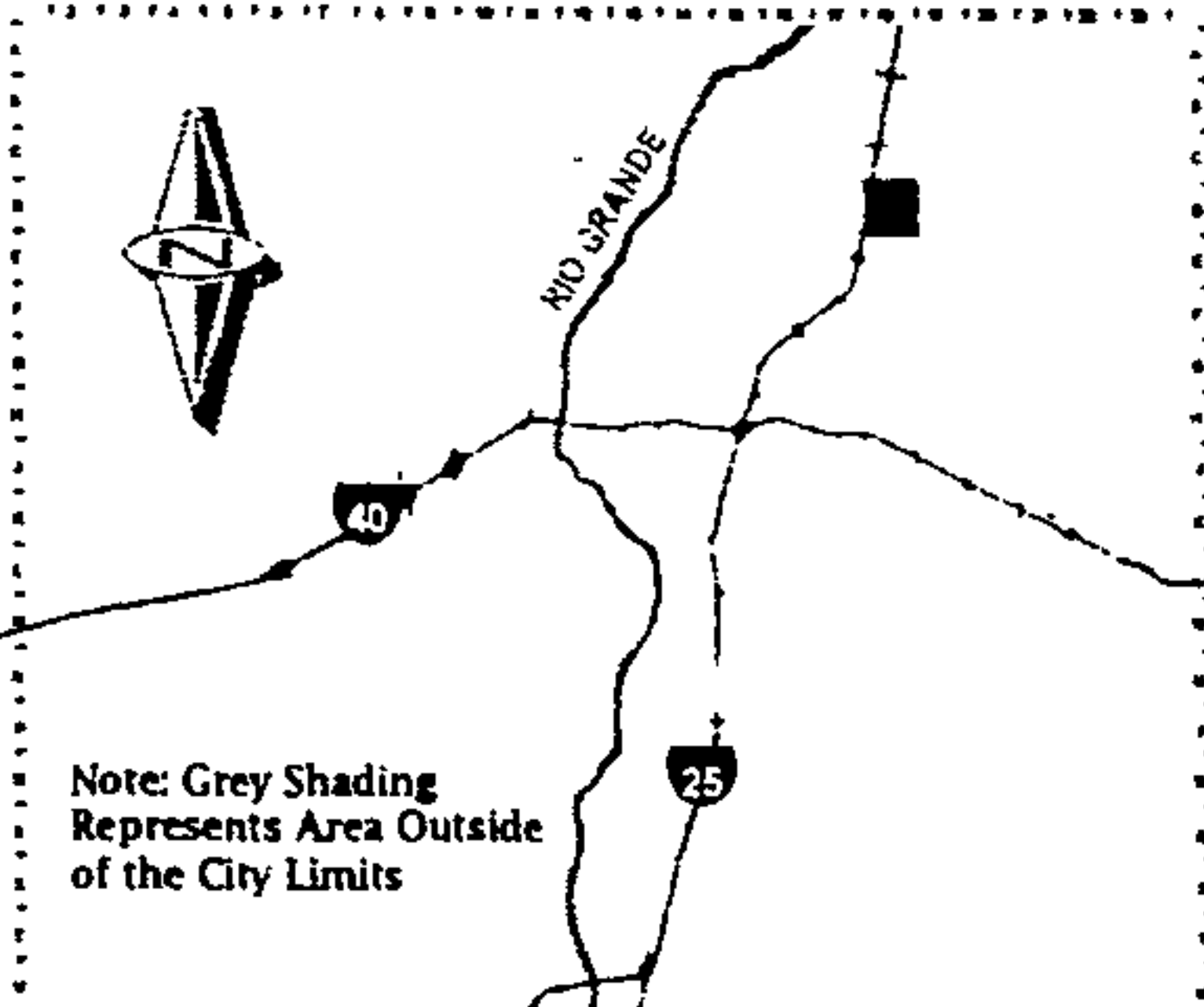
Sandy Handley 07-09-10 Project # 1008415
 Planner signature / date



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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits


Zone Atlas Page:
D-18-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	

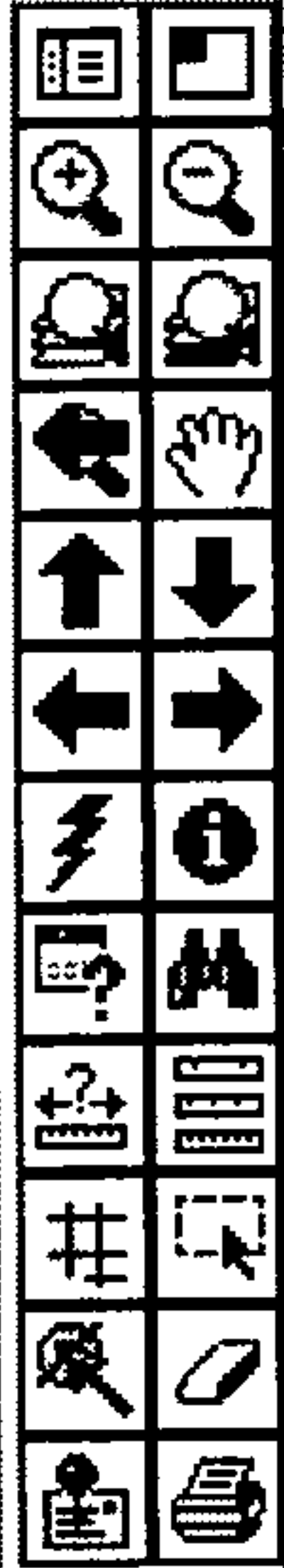
0 750 1500 Feet

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE
1	101806344650010000	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	PO BOX 1293	ALBUQUERQUE	NM
2	101806337445110000	BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE	NM
3	101806342448810000	HOPE CHRISTIAN SCHOOLS INC	8005 LOUISIANA BLVD NE	ALBUQUERQUE	NM
4	101806347445110000	HOPE CHRISTIAN SCHOOLS INC	8005 LOUISIANA BLVD NE	ALBUQUERQUE	NM
5	101806338849410000	HOPE CHRISTIAN SCHOOLS INC	8005 LOUISIANA BLVD NE	ALBUQUERQUE	NM

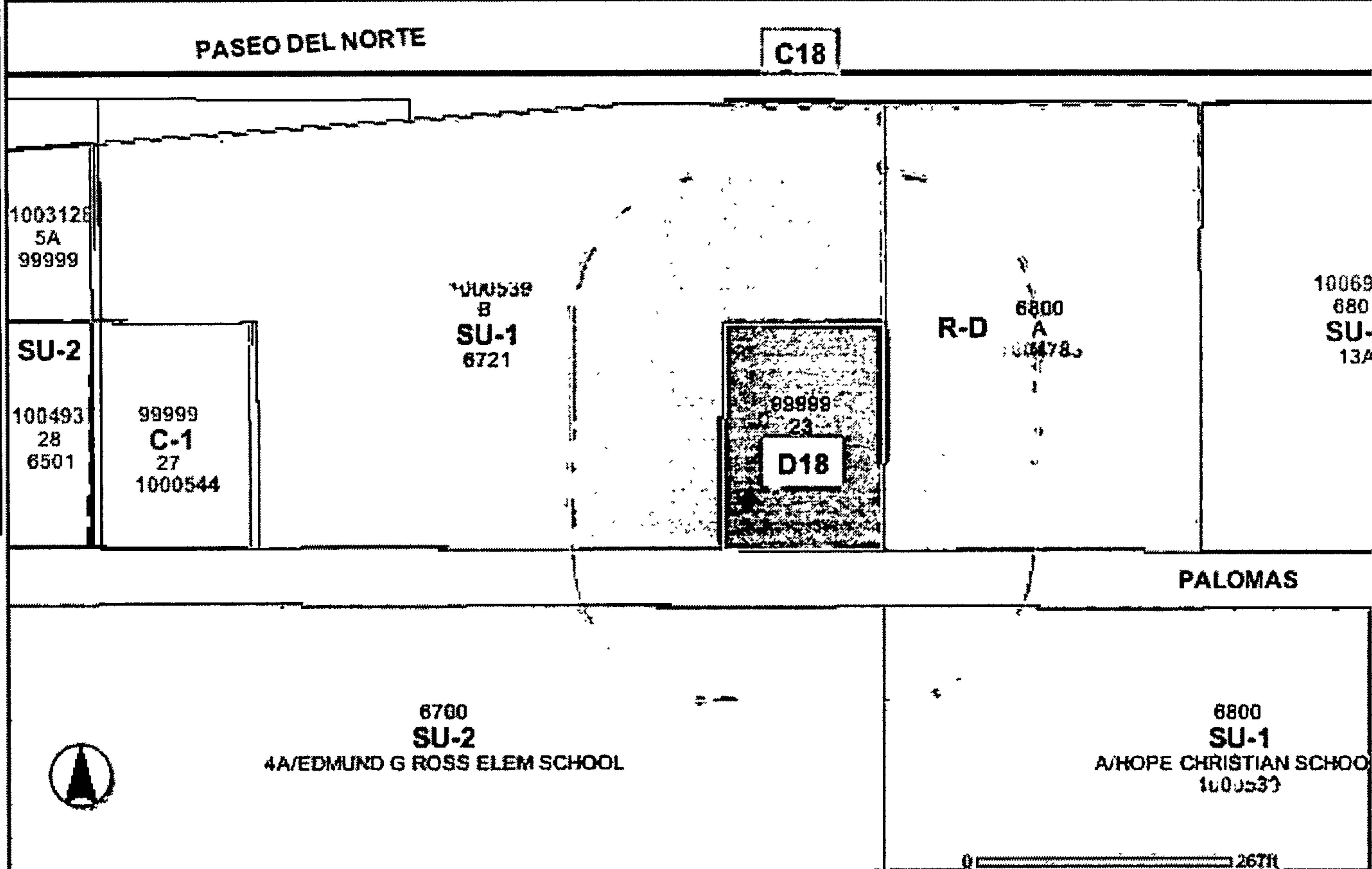


CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



PASEO DEL NORTE
C18



PALOMAS

LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- MUNICIPAL LIMITS
- ZONE GRID
- NEIGHBORHOODS
- METRO REDEVELOPMENT
- DASZ
- DESIGN OVERLAY
- POLICE BEATS
- COUNCIL
- PARKS
- PETROGLYPH MNT
- BOSQUE SECTORS
- OPENSOURCE
- COMP PLAN
- AREA PLANS
- SECTOR PLANS
- SENATE DISTRICT
- REP. DISTRICTS
- PLANNING AREAS
- HISTORIC ZONES
- CORRIDORS
- ZIPCODES
- POVERTY POCKET
- 2000 CENSUS TRACTS

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY
1	101806344650010513	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	PO BOX 1293	ALBUQUERQUE
2	101806337445110405	BOARD OF EDUCATION	PO BOX 25704	ALBUQUERQUE
3	101806242449940512	HOPE CHRISTIAN SCHOOLS INC	3005 LOUISIANA BLVD NE	ALBUQUERQUE

Buffer
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[REFRESH](#)
[HELP](#)
[MAIN PAGE](#)
[CONTACT GIS TEAM](#)

OR CURRENT OWNER
ALBUQUERQUE BERNALILLO COUNTY WATER
UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE, NM 87103

OR CURRENT OWNER
BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

August 4, 2010

Project# 1008415

10DRB-70191 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOLS request(s) the referenced/ above action(s) for all or a portion of Lot 23, Block 11, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES**, zoned RD, located on the north side of PALOMAS AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately .8699 acre. (D-18)

AMAFCA No comments.
COG No comments.
TRANSIT No comments
ZONING ENFORCEMENT The North I-25 sector plan has been revised. There now design guidelines in place that must be followed for new buildings. Page 35 b) 1. Building entrances shall be articulated with an awning, arcade change in roof line or similar element to create a sense of entry. Page 36 b) 2. The library should be brought in line with the example of articulation shown. Page 36 d) 2. Building facades shall be required to use a minimum of 2 different finishes. all accessory buildings shall be of the same materials used in the primary building design. One motorcycle parking space is required.
NEIGHBORHOOD COORDINATION Letters sent to: No Neighborhood and/or Homeowner Association(s)
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments.

<p>M.R.G.C.D No Adverse Comments</p>
<p>OPEN SPACE DIVISION No comments.</p>
<p>CITY ENGINEER No adverse comments</p>
<p>TRANSPORTATION DEVELOPMENT Provide a copy of the cross lot access easement. Show the 6 foot wide, ADA accessible pedestrian pathway from the roadway to the building and from the handicapped parking spaces to the building. Show all ramps and provide details.</p>
<p>PARKS AND RECREATION No objection</p>
<p>ABCWUA No Adverse Comments</p>
<p>PLANNING DEPARTMENT This site plan needs to be discussed concurrently with the adjacent site plan (Proj. No. 1000539) and its proposed Administrative Amendment. The proposal for an isolated parking lot is not appropriate (refer to Section 4 of North I -25 sector plan); connection needs to be made to parking to the west. Landscape Plan and Site Plan need to conform with each other. Building elevations need to be specific, accurately labelled, and to scale, also, refer to comments from Zoning Enforcement.</p>

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

HEARING DATE 9-1-10 (P&F)

HEARING DATE 8-4-10 (SBA)
(ABS) 01-1-8

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

08/24/2010 Issued By: E08375 85622

Permit Number: 2010 070 244

Category Code 910

Application Number: 10DRB-70244, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: PALOMAS NE BETWEEN LOUISIANA BLVD AND SAN PEDRO BLVD

Project Number: 10084 15

Applicant
HOPE CHRISTIAN SCHOOL

8005 LOUISIANA BLVD NE
ALBUQUERQUE NM 87109
350-4447

Agent / Contact
Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 80806
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4963000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

8/24/2010 11:44AM LOC: ANNX
WSH 006 TRANS# 0015
RECEIPT# 00124219-00124219
PERMIT# 2010070244 TRSASR
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$235.00
CHANGE \$0.00

Thank You

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

07/09/2010 Issued By: PLNSDH 81548

Permit Number: 2010 070 191 **Category Code 910**

Application Number: 10DRB-70191, Major - Sdp For Building Permit

Address:

Location Description: PALOMAS NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO BLVD NE

Project Number: 1008415

Applicant

HOPE CHRISTIAN SCHOOL

8005 LOUISIANA BLVD NE
 ALBUQUERQUE NM 87109

Agent / Contact

Mark Goodwin And Associates Pa
 John Mackenzie
 P.O. Box 90606
 Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$385.00
TOTAL:		\$480.00

City Of Albuquerque
 Treasury Division

7/9/2010 10:37AM LOC: ANNX
 WSH# 006 TRANS# 0020
 RECEIPT# 00122674-00122674
 PERMIT# 2010070191 TRSLJS
 Trans Amt \$480.00
 APN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$385.00
 CK \$480.00
 CHANGE \$0.00

RECIPROCAL PRIVATE ACCESS AND DRAINAGE EASEMENT

This Easement Agreement is entered into between Hope Christian School, Inc., a New Mexico Non-Profit Corporation, owner of Tract B, Hope Christian School (filed 04/07/09, 9C-52), City of Albuquerque, County of Bernalillo, State of New Mexico (Grantor/Grantee), and Hope Christian School, Inc., a New Mexico Non-Profit Corporation, owner of Lot 23, Block 11, NAA, Tract A, Unit A (filed 03/17/37, D-129), City of Albuquerque, County of Bernalillo, State of New Mexico (Grantor/Grantee).

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as follows:

(see attached Exhibit)

The parties desire to create a common private access and drainage easement between the above-described adjoining lots to provide for reciprocal access and drainage rights to said lots owned by them for the benefit of each other.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

The maintenance of the easement areas are the responsibility of the respective property owners.

Doc# 2010092940

09/15/2010 01:52 PM Page: 1 of 6
EASE R-\$19.00 M. Toulouse Oliver, Bernalillo County



Exhibit for
A Private Access and Drainage Easement
Being A Portion of Tract B, Hope Christian School
and Lot 23, Block 11,
North Albuquerque Acres, Tract A, Unit A
City of Albuquerque, Bernalillo County, New Mexico
September 2010

Legal - Easement "A"

A CERTAIN PARCEL OF LAND BEING A PORTION OF TRACT B, OF HOPE CHRISTIAN SCHOOL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 7, 2009 IN PLAT BOOK 2009C, PAGE 52 AND BEING A PORTION OF LOT 23, BLOCK 11, OF NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 1937 IN BOOK D, PAGE 129. SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PALOMAS AVENUE NE, AND ALSO A POINT ON THE SOUTHERLY PROPERTY LINE OF SAID LOT 23, WHENCE A TIE TO ACS MONUMENT "HEAVEN" BEARS N 82°28'48" E, A DISTANCE OF 3166.90 FEET;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING WITH SAID RIGHT OF WAY, N 89°37'42" W, A DISTANCE OF 24.00 FEET TO AN ANGLE POINT;

THENCE, LEAVING SAID RIGHT OF WAY AND TRAVERSING LOT 23 AND TRACT B, N 00°15'21" E, A DISTANCE OF 100.58 FEET TO A POINT OF CURVATURE;

THENCE, 23.45 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°33'52", AND A CHORD BEARING N 44°31'35" W, A DISTANCE OF 21.13 FEET TO A POINT OF TANGENCY;

THENCE, N 89°18'31" W, A DISTANCE OF 111.12 FEET TO A POINT OF CURVATURE;

THENCE, 42.21 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA OF 12°05'27", AND A CHORD BEARING N 83°15'47" W, A DISTANCE OF 42.13 FEET TO A POINT OF REVERSE CURVATURE;

THENCE, 42.21 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A DELTA OF 12°05'27", AND A CHORD BEARING N 83°15'47" W, A DISTANCE OF 42.13 FEET TO A POINT OF TANGENCY;

THENCE, N 89°18'31" W, A DISTANCE OF 161.63 FEET TO A POINT OF CURVATURE;

THENCE, 58.52 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 37.00 FEET, A DELTA OF 90°37'14", AND A CHORD BEARING S 45°22'52" W, A DISTANCE OF 52.61 FEET TO A POINT OF TANGENCY;

THENCE, S 00°04'16" W, A DISTANCE OF 89.22 FEET TO AN ANGLE POINT, BEING A POINT ON THE SOUTHERLY PROPERTY LINE OF SAID TRACT B, AND BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF PALOMAS AVENUE NE;

THENCE, COINCIDING WITH SAID RIGHT OF WAY, N 89°37'42" W, A DISTANCE OF 26.00 FEET TO AN ANGLE POINT BEING THE MOST SOUTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT OF WAY, N 00°04'16" E, A DISTANCE OF 87.08 FEET TO A POINT OF CURVATURE;

THENCE, 99.64 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 63.00 FEET, A DELTA OF 90°37'14", AND A CHORD BEARING N 45°22'52" E, A DISTANCE OF 89.58 FEET TO A POINT OF TANGENCY;

THENCE, S 89°18'31" E, A DISTANCE OF 161.61 FEET TO A POINT OF CURVATURE;

THENCE, 47.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.00 FEET, A DELTA OF 12°05'27", AND A CHORD BEARING S 83°15'47" E, A DISTANCE OF 47.18 FEET TO A POINT OF REVERSE CURVATURE;

THENCE, 37.14 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 176.00 FEET, A DELTA OF 12°05'27", AND A CHORD BEARING S 83°15'47" E, A DISTANCE OF 37.07 FEET TO A POINT OF TANGENCY;

THENCE, S 89°18'31" E, A DISTANCE OF 111.12 FEET TO A POINT OF CURVATURE;

THENCE, 60.96 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, A DELTA OF 89°33'52", AND A CHORD BEARING S 44°31'35" E, A DISTANCE OF 54.94 FEET TO A POINT OF TANGENCY;

THENCE, S 00°15'21" W, A DISTANCE OF 100.63 FEET TO THE POINT OF BEGINNING CONTAINING 0.3730 ACRES (16,246 SQ. FT.) MORE OR LESS.

Surveyor's Certificate

I WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE EASEMENT EXHIBIT SHOWN HEREON WAS BASED UPON A FIELD SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. *9/8/10*

WILL PLOTNER JR. DATE
N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244



Exhibit for
A Private Access and Drainage Easement
Being A Portion of Tract B, Hope Christian School
and Lot 23, Block 11,
North Albuquerque Acres, Tract A, Unit A
City of Albuquerque, Bernalillo County, New Mexico
September 2010

Legal - Easement "B"

A CERTAIN PARCEL OF LAND BEING A PORTION OF TRACT B, OF HOPE CHRISTIAN SCHOOL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 7, 2009 IN PLAT BOOK 2009C, PAGE 52 AND BEING A PORTION OF LOT 23, BLOCK 11, OF NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 1937 IN BOOK D, PAGE 129. SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PALOMAS AVENUE NE, AND ALSO A POINT ON THE SOUTHERLY PROPERTY LINE OF SAID LOT 23, WHENCE A TIE TO ACS MONUMENT "HEAVEN" BEARS THE FOLLOWING TWO COURSES;

S 89°37'42" E, A DISTANCE OF 46.00 FEET;
N 82°28'48" E, A DISTANCE OF 3166.90 FEET;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING WITH SAID RIGHT OF WAY, N 89°37'42" W, A DISTANCE OF 24.00 FEET TO AN ANGLE POINT;

THENCE LEAVING SAID RIGHT OF WAY AND TRAVERSING LOT 23 AND TRACT B, N 00°15'21" E, A DISTANCE OF 72.83 FEET TO A POINT OF CURVATURE;

THENCE, 23.45 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°33'52", AND A CHORD BEARING N 44°31'35" W, A DISTANCE OF 21.13 FEET TO A POINT OF TANGENCY;

THENCE, N 89°18'31" W, A DISTANCE OF 65.33 FEET TO A POINT OF CURVATURE;

THENCE, 48.11 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 228.00 FEET, A DELTA OF 12°05'27", AND A CHORD BEARING N 83°15'47" W, A DISTANCE OF 48.02 FEET TO A POINT OF REVERSE CURVATURE;

THENCE, 36.30 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 172.00 FEET, A DELTA OF 12°05'27", AND A CHORD BEARING N 83°15'47" W, A DISTANCE OF 36.23 FEET TO A POINT OF TANGENCY;

THENCE, N 89°18'31" W, A DISTANCE OF 2.56 FEET TO A POINT OF CURVATURE;

THENCE, 23.68 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA OF 90°26'08", AND A CHORD BEARING S 45°28'25" W, A DISTANCE OF 21.29 FEET TO A POINT OF TANGENCY;

THENCE, S 00°15'21" W, A DISTANCE OF 82.49 FEET TO AN ANGLE POINT BEING A POINT ON THE SOUTHERLY PROPERTY LINE OF SAID TRACT B, AND A POINT ON THE NORTHERLY RIGHT OF WAY OF PALOMAS AVENUE NE;

THENCE, COINCIDING WITH SAID RIGHT OF WAY, N 89°37'42" W, A DISTANCE OF 24.00 FEET TO AN ANGLE POINT BEING THE MOST SOUTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT OF WAY, N 00°15'21' E, A DISTANCE OF 82.44 FEET TO A POINT OF CURVATURE;

THENCE, 61.56 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, A DELTA OF 90°26'08", AND A CHORD BEARING N 45°28'25" E, A DISTANCE OF 55.36 FEET TO A POINT OF TANGENCY;

THENCE, S 89°18'31" E, A DISTANCE OF 2.56 FEET TO A POINT OF CURVATURE;

THENCE, 41.36 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 196.00 FEET, A DELTA OF 12°05'27", AND A CHORD BEARING S 83°15'47" E, A DISTANCE OF 41.28 FEET TO A POINT OF REVERSE CURVATURE;

THENCE, 43.05 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 204.00 FEET, A DELTA OF 12°05'27", AND A CHORD BEARING S 83°15'47" E, A DISTANCE OF 42.97 FEET TO A POINT OF TANGENCY;

THENCE, S 89°18'31" E, A DISTANCE OF 65.33 FEET TO A POINT OF CURVATURE;

THENCE, 60.96 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, A DELTA OF 89°33'52", AND A CHORD BEARING S 44°31'35" E, A DISTANCE OF 54.94 FEET TO A POINT OF TANGENCY;

THENCE, S 00°15'21" W, A DISTANCE OF 72.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2162 ACRES (9,419 SQ. FT.) MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN JUNE 2010 WITH SUPPLEMENTAL DATA COLLECTED IN AUGUST 2010.
2. ALL MEASUREMENTS ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARING REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

Sheet 2 of 4
080329

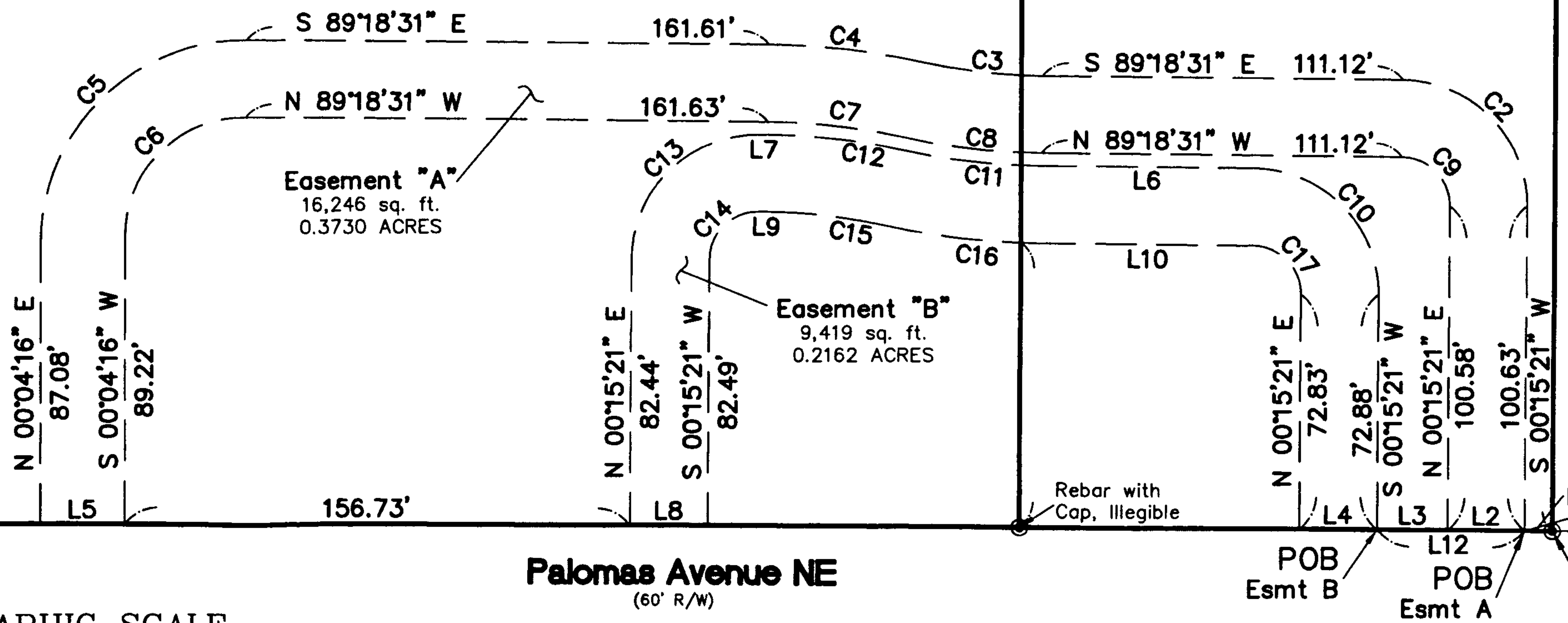
Exhibit for
A Private Access and Drainage Easement
Being A Portion of Tract B, Hope Christian School and
Lot 23, Block 11, North Albuquerque Acres, Tract A, Unit A
City of Albuquerque, Bernalillo County, New Mexico
 September 2010



Tract B
 Hope Christian School
 (04/07/09, 9C-52)

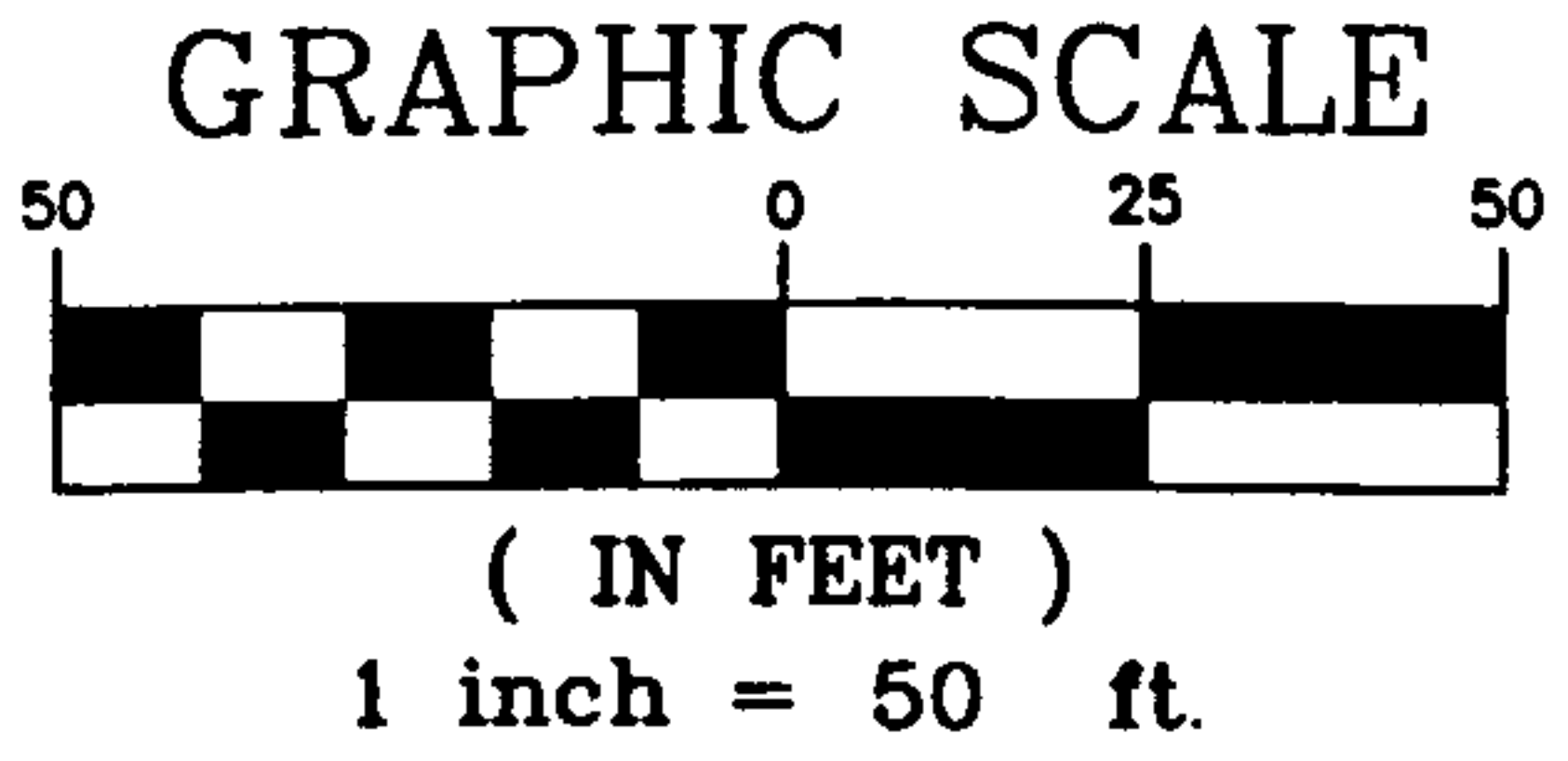
Lot 23, Block 11,
 North Albuquerque Acres,
 Tract A, Unit A

Tract A, Coronado Reservoir Site
 (07/12/99, 99C-178)



ACS Monument "HEAVEN"
 NAD 1983 CENTRAL ZONE
 X=1547297.145
 Y=1518799.515
 Z=5378.235 (NAVD 1988)
 G-G=0.999655810
 Mapping Angle=-0°10'46.22"

Palomas Avenue NE
 (60' R/W)



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Exhibit for
A Private Access and Drainage Easement
Being A Portion of Tract B, Hope Christian School
and Lot 23, Block 11,
North Albuquerque Acres, Tract A, Unit A
City of Albuquerque, Bernalillo County, New Mexico
September 2010

LINE TABLE		
LINE	LENGTH	BEARING
L2	24.00'	N 89°37'42" W
L3	22.00'	N 89°37'42" W
L4	24.00'	N 89°37'42" W
L5	26.00'	N 89°37'42" W
L6	65.33'	S 89°18'31" E
L7	2.56'	S 89°18'31" E
L8	24.00'	N 89°37'42" W
L9	2.56'	N 89°18'31" W
L10	65.33'	N 89°18'31" W
L11	8.55'	S 89°37'42" E
L12	46.00'	S 89°37'42" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C2	60.96'	39.00	89°33'52"	54.94'	S 44°31'35" E
C3	37.14'	176.00	12°05'27"	37.07'	S 83°15'47" E
C4	47.27'	224.00	12°05'27"	47.18'	S 83°15'47" E
C5	99.64'	63.00	90°37'14"	89.58'	N 45°22'52" E
C6	58.52'	37.00	90°37'14"	52.61'	S 45°22'52" W
C7	42.21'	200.00	12°05'27"	42.13'	N 83°15'47" W
C8	42.21'	200.00	12°05'27"	42.13'	N 83°15'47" W
C9	23.45'	15.00	89°33'52"	21.13'	N 44°31'35" W
C10	60.96'	39.00	89°33'52"	54.94'	S 44°31'35" E
C11	43.05'	204.00	12°05'27"	42.97'	S 83°15'47" E
C12	41.36'	196.00	12°05'27"	41.28'	S 83°15'47" E
C13	61.56'	39.00	90°26'08"	55.36'	N 45°28'25" E
C14	23.68'	15.00	90°26'08"	21.29'	S 45°28'25" W
C15	36.30'	172.00	12°05'27"	36.23'	N 83°15'47" W
C16	48.11'	228.00	12°05'27"	48.02'	N 83°15'47" W
C17	23.45'	15.00	89°33'52"	21.13'	N 44°31'35" W



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

Sheet 2 of 4
080329

D. Mark Goodwin and Associates, P.A.
Consulting Engineers

P.O. Box 90606 □ Albuquerque, NM 87199
(505) 828-2200 □ (505) 797-9539 fax
e-mail: john@goodwinengineers.com

LETTER OF TRANSMITTAL

TO: Jack Cloud
DRB - One Stop

Date: August 27, 2010

RE: Hope Christian Elementary (Proj.
1008415) For your DRB Hearing on
09/01/10


We are sending:

Revised Site Development Plan, Landscape Plan, G & D/Utilites, and Building Elevations
Summary Letter
8-1/2"x11" Color Drawings of Building Elevations (3-copies)
AA on Adjoining Tract B (for reference only)

_____ For your Approval For your DRB Hearing on 09/01/10
_____ As you requested _____ For a Statement
_____ Request for Bid _____ Pre-Design Meeting

NOTES: Other members are receiving their own copies

Project Engineer

SIGNED: 



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

August 27, 2010

Mr. Jack Cloud
DRB Chairman
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Hope Christian Elementary School Addition Project (1008415)

Dear Mr. Cloud:

This letter is intended to summarize the changes that have been applied to the site development plan for the referenced site.

Then internal circulation route has been revised in accordance with your comments received during a meeting with you and Kristal Metro on August 12, 2010. Both the inside and outside vehicle circulation loops connect with adjoining Tract B of the school. Driveways on Palomas Ave. have also been changed to be consistent with our meeting discussion. A copy of the AA applied for on this adjoining property is included for your information. A draft of the paper access easement will be forwarded to you prior to the hearing of this application on September 1, 2010. As requested, a pedestrian connection has been extended around these vehicle routes to the east so that it can connect to public sidewalk at the SE corner of the site. The HC parking space has been relocated and a motorcycle parking space has been added as well.

The building elevations have been redrafted by Architect Ron Montoya to show entry awnings and a color mural for the buildings fronts, in response to previous comments by Zoning.

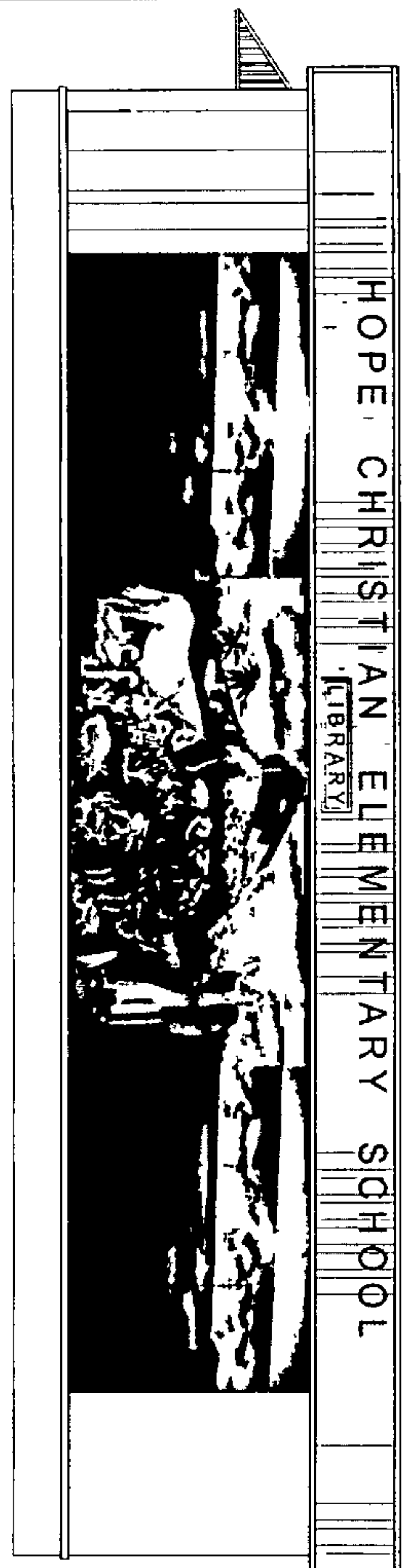
Please let me know if I can be of further assistance.

Sincerely,

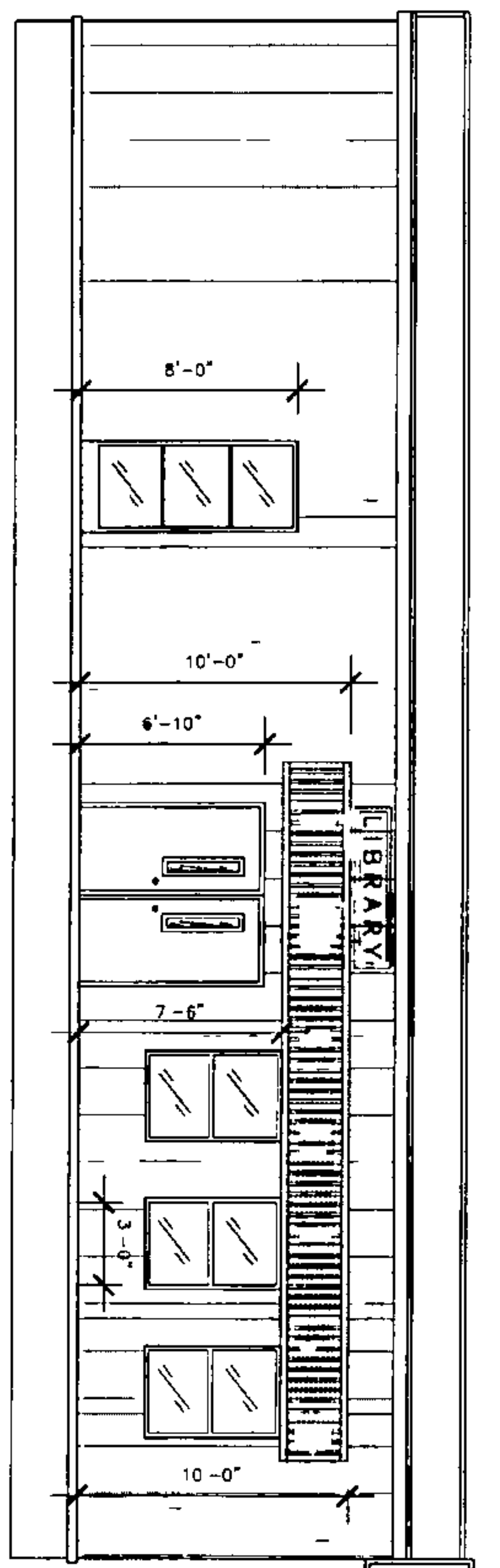
Mark Goodwin & Associates, PA

John M. MacKenzie, PE
Vice President

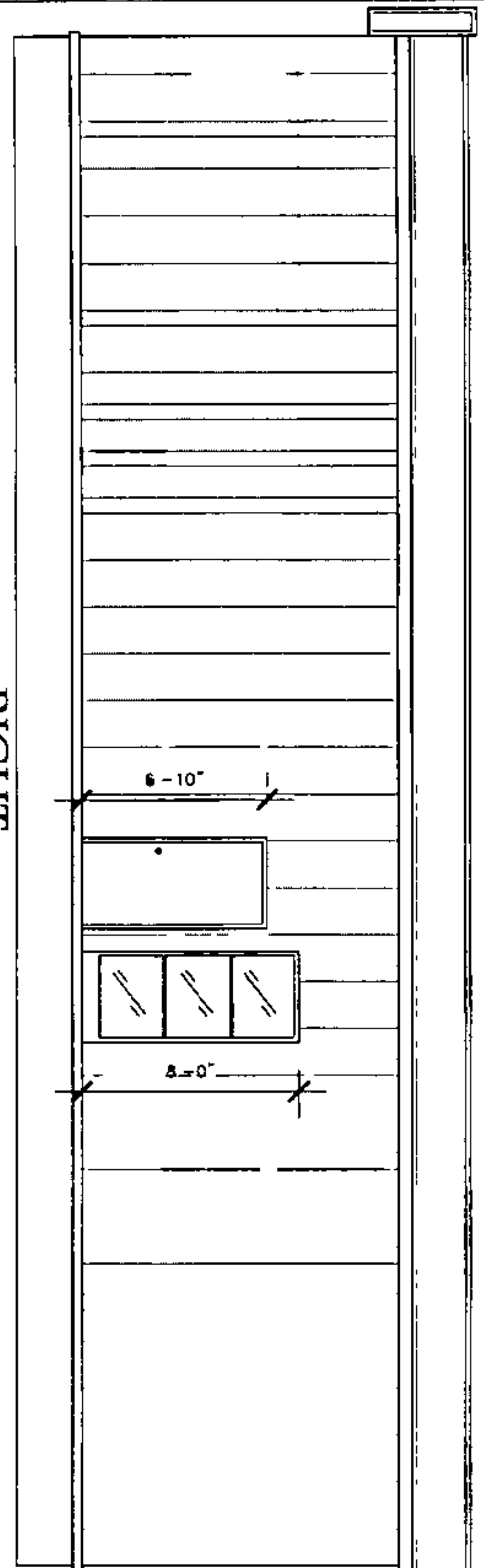
JMM/la



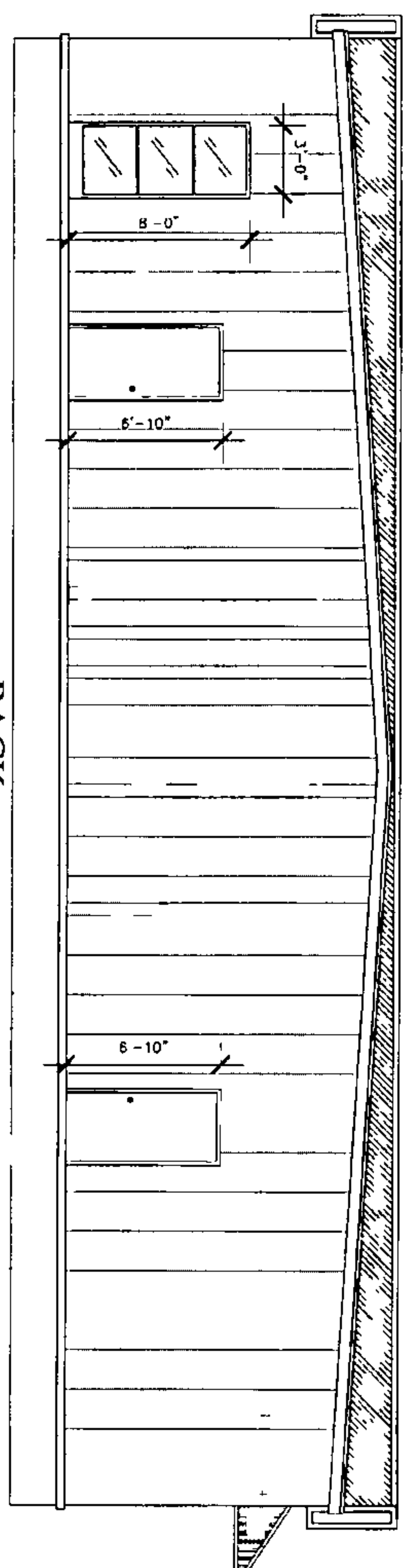
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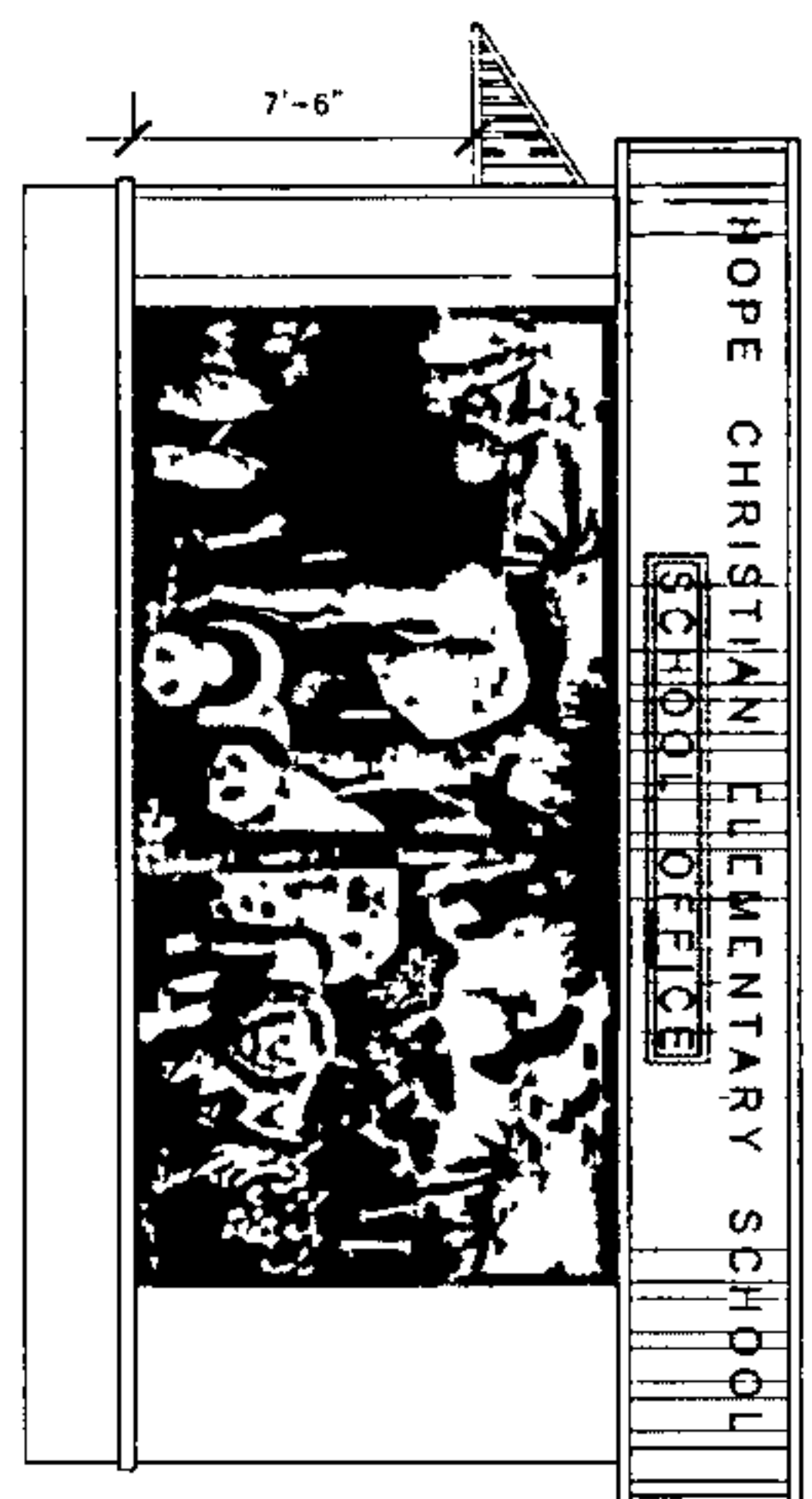


RIGHT
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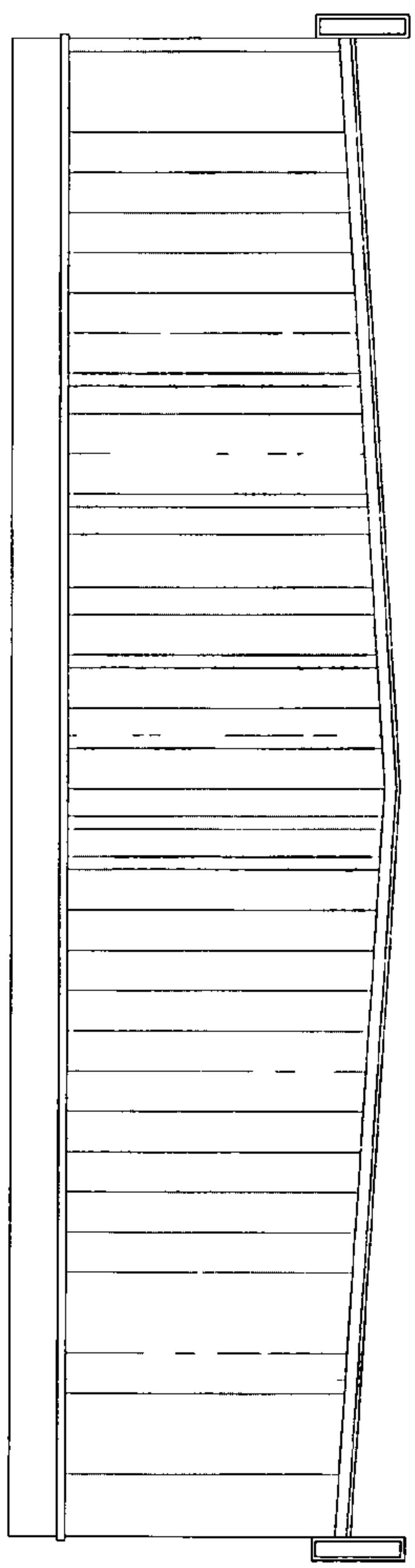


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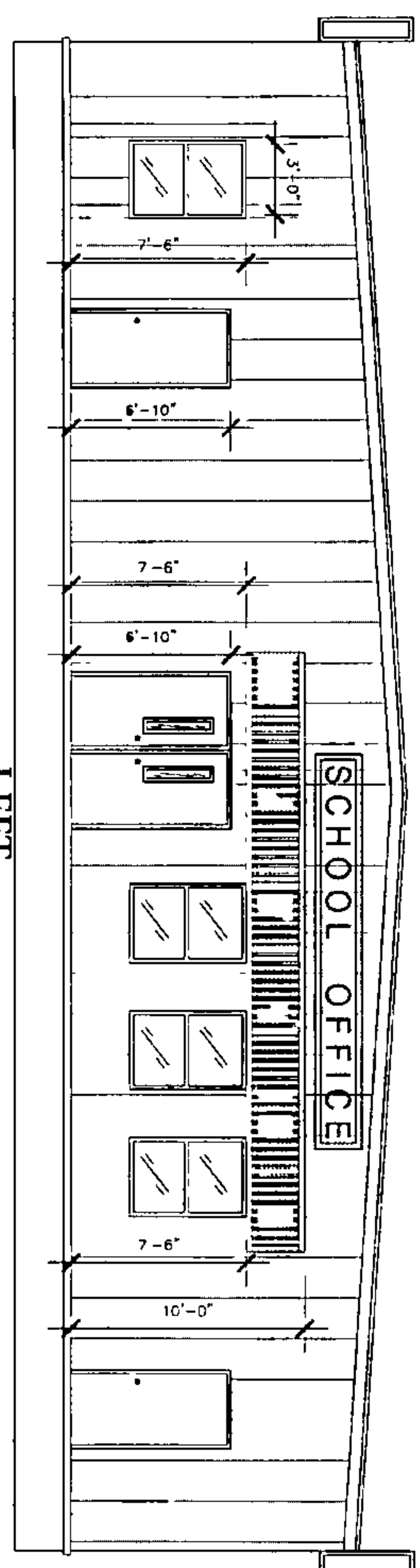
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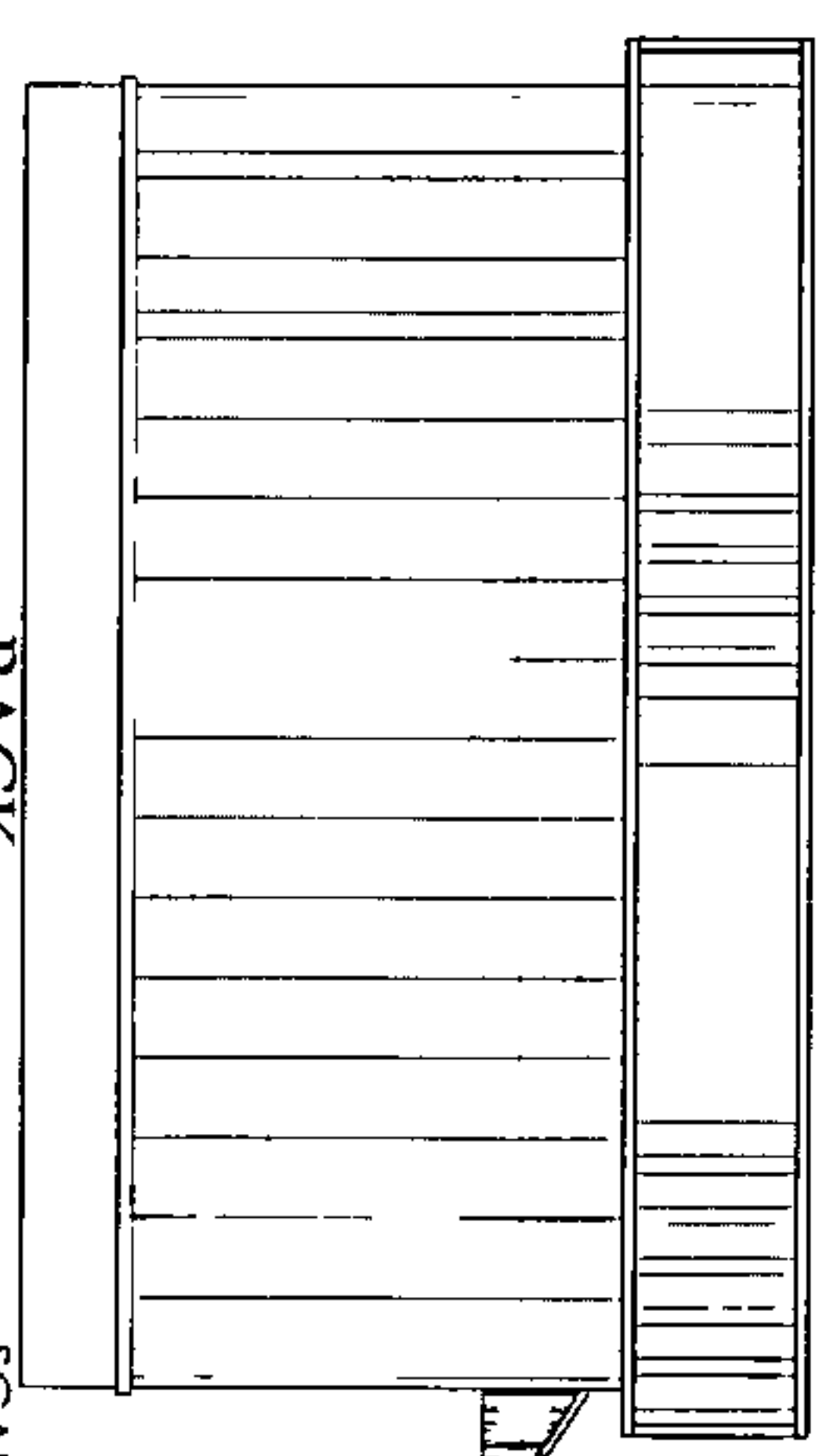
FRONT
SCHOOL OFFICE



RIGHT
SCHOOL OFFICE



LEFT
SCHOOL OFFICE



BACK
SCHOOL OFFICE

SCALE 1/4" = 1'-0"

DATE	1/20/10
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BY	SM
CHECKED	
APPROVED	
SCALE	1/4" = 1'-0"

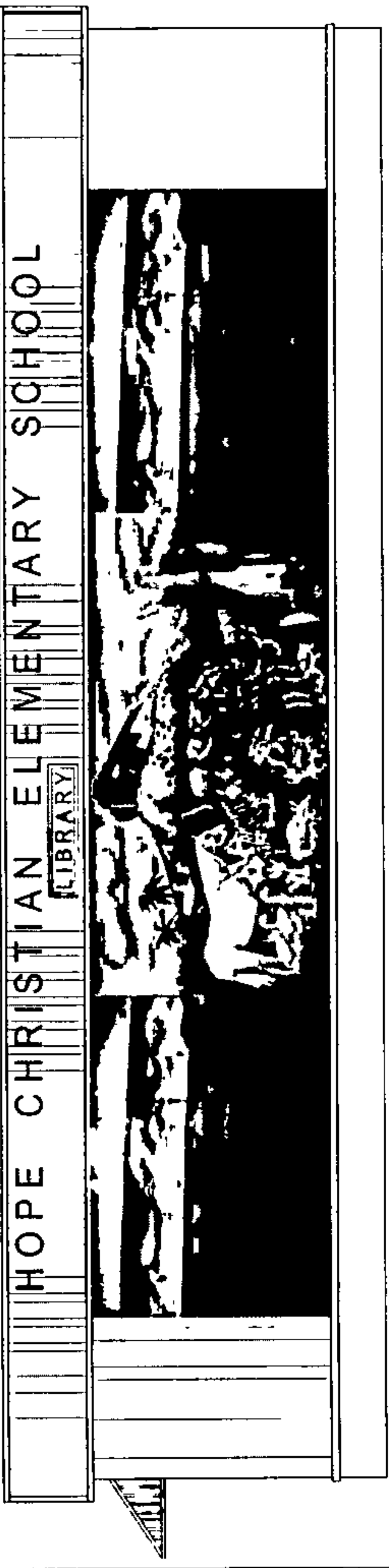
A-1

A Portable S Building For
Hope Christian Elementary

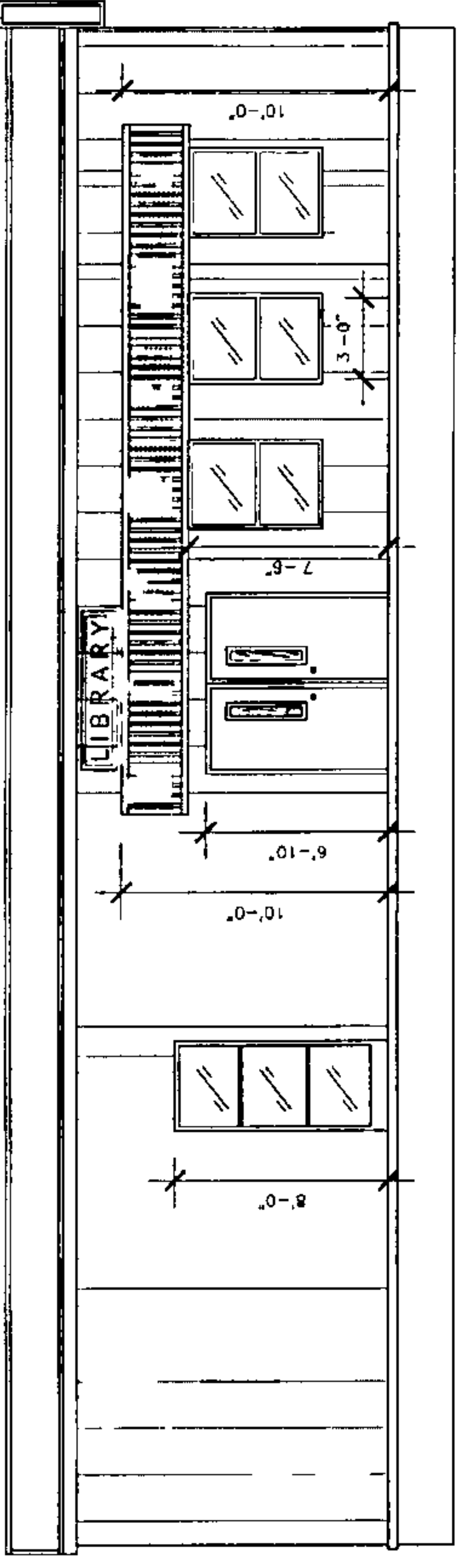
Elevations

RON MONTOYA DESIGNS, INC.
CUSTOM RESIDENTIAL & COMMERCIAL DESIGN SERVICES
P 505-823-6474
F 505-823-6487
8724 ALAMEDA NE SUITE A
ALBUQUERQUE, NEW MEXICO 87113

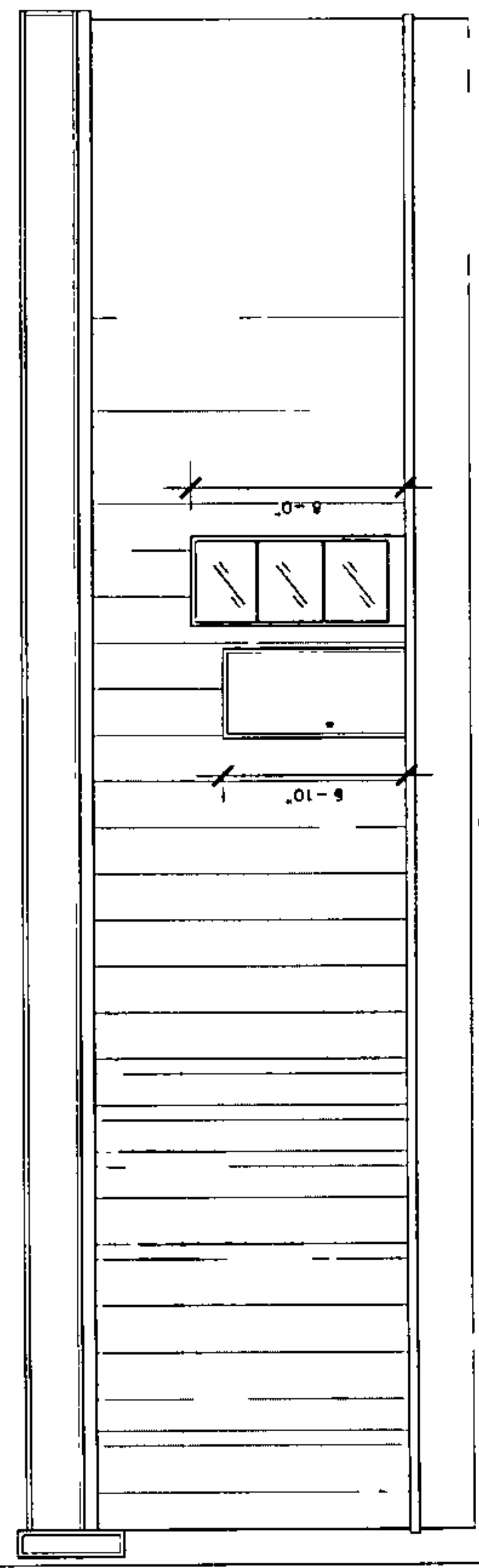




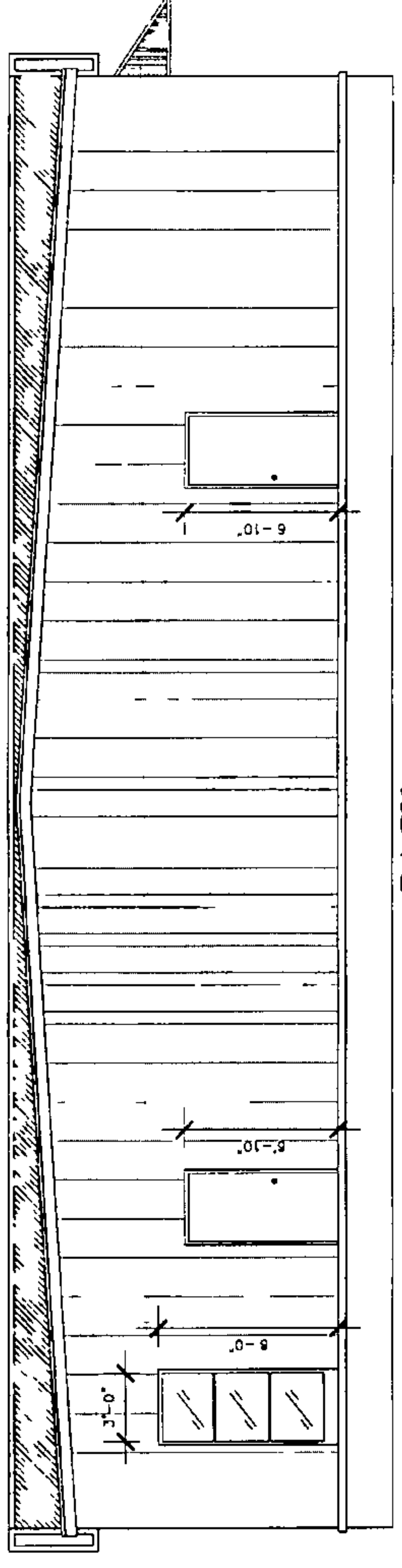
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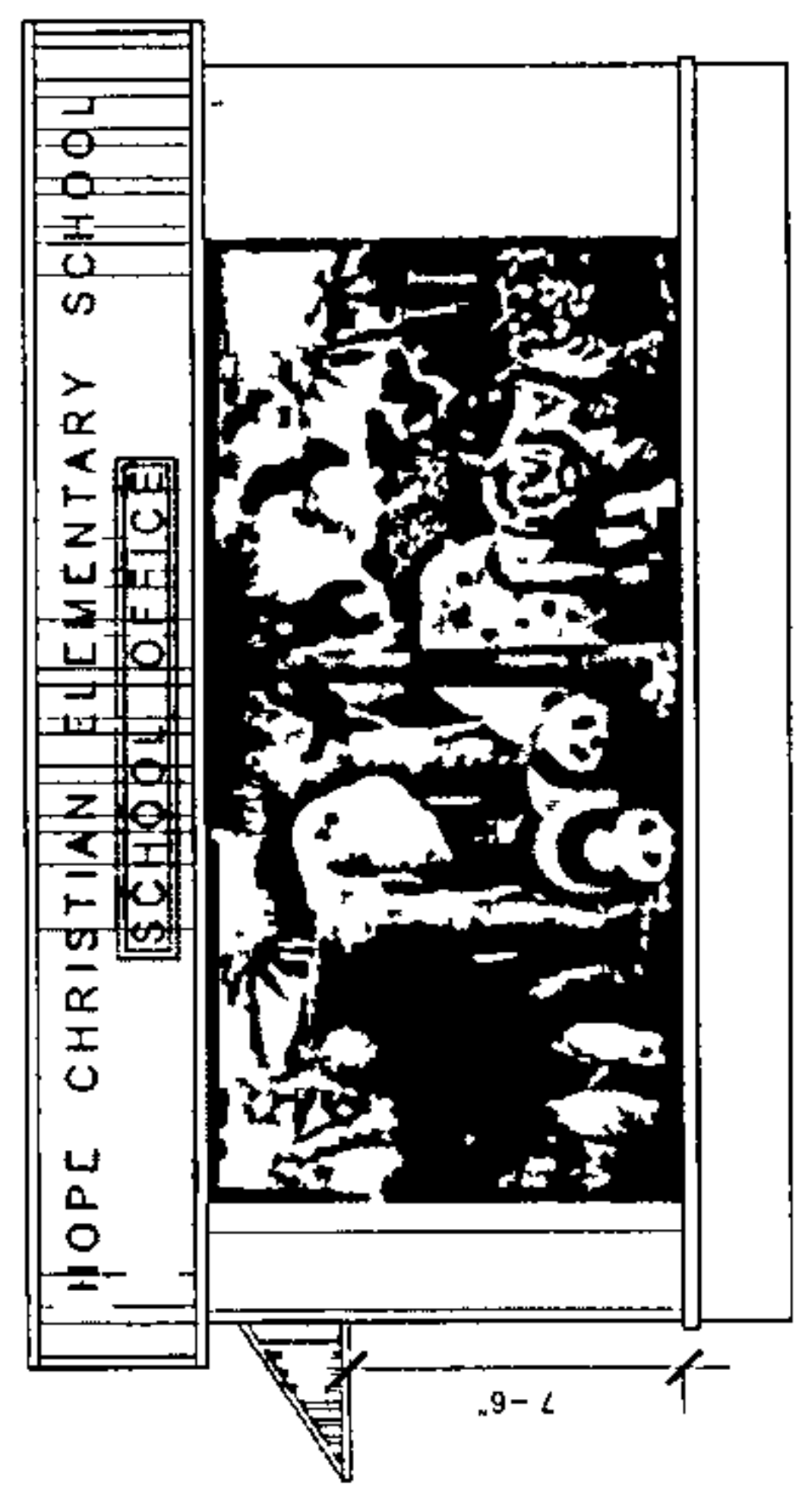


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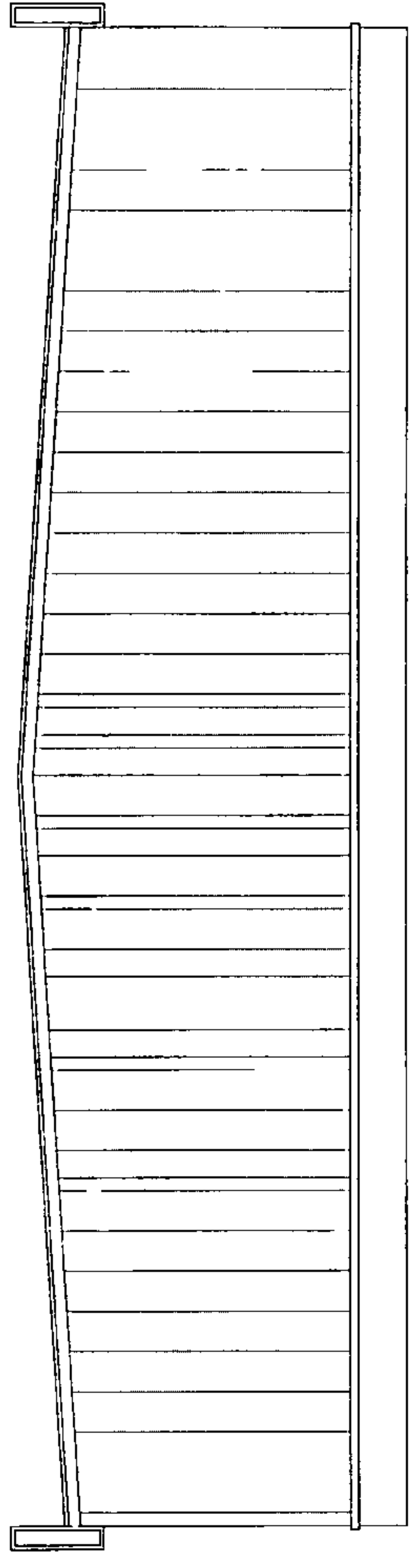


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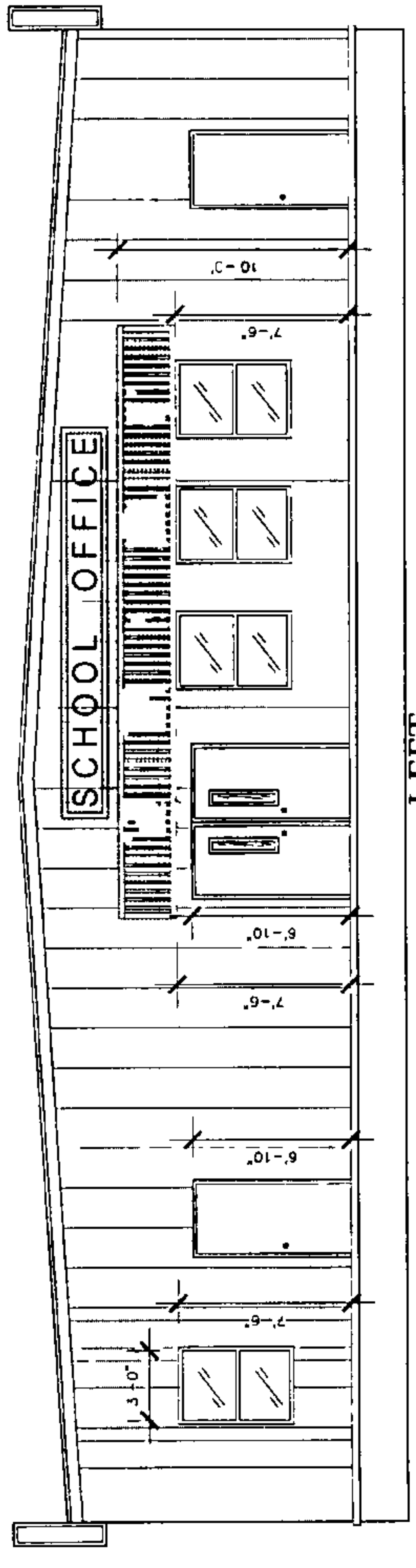
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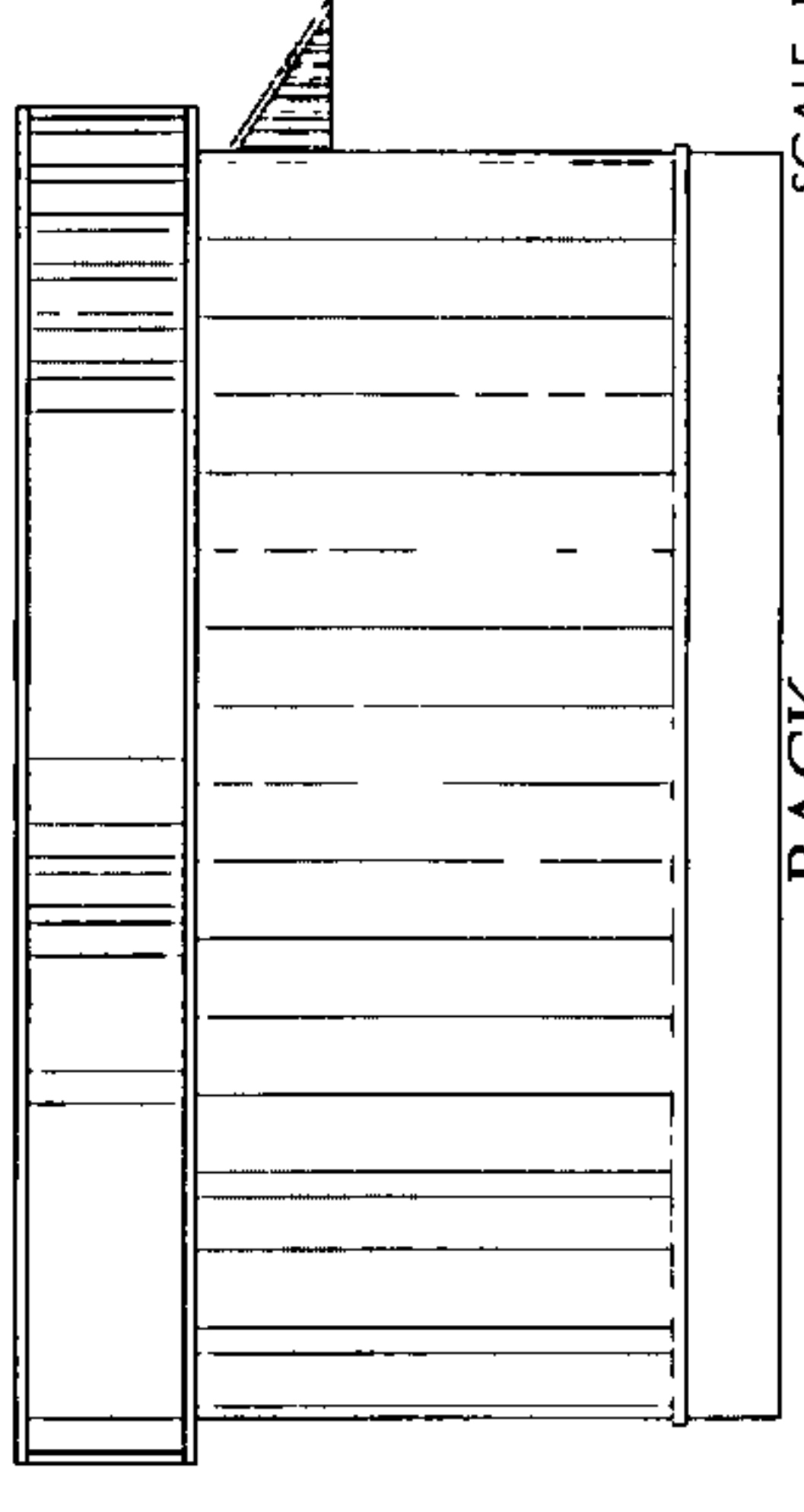
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RIGHT SCHOOL OFFICE



LEFT SCHOOL OFFICE



BACK SCHOOL OFFICE

SCALE: 1/4" = 1'-0"

A-1

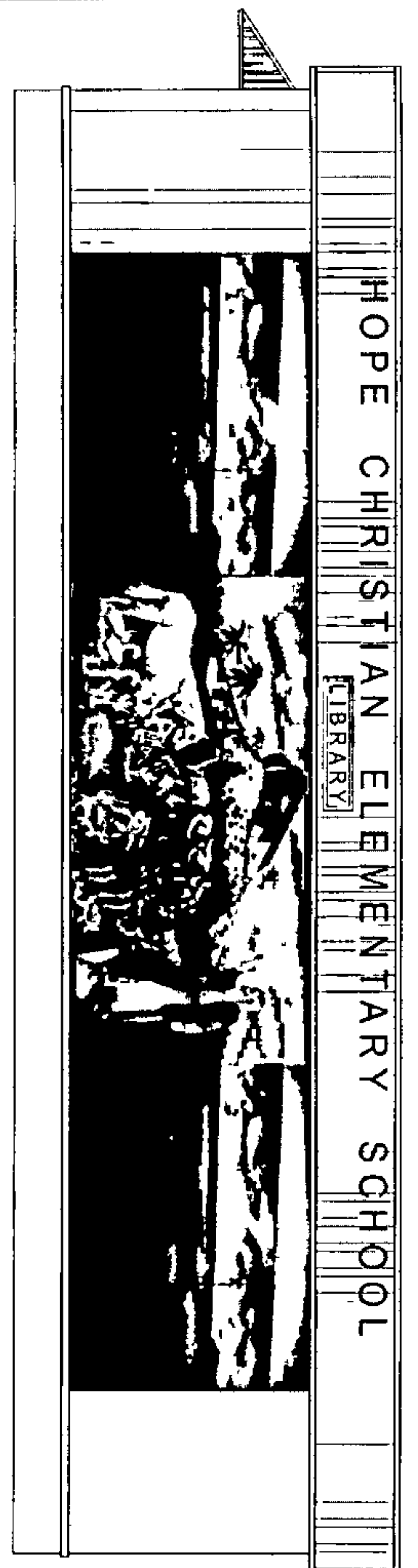
A Portable S Building For
Hope Christian Elementary

Elevations

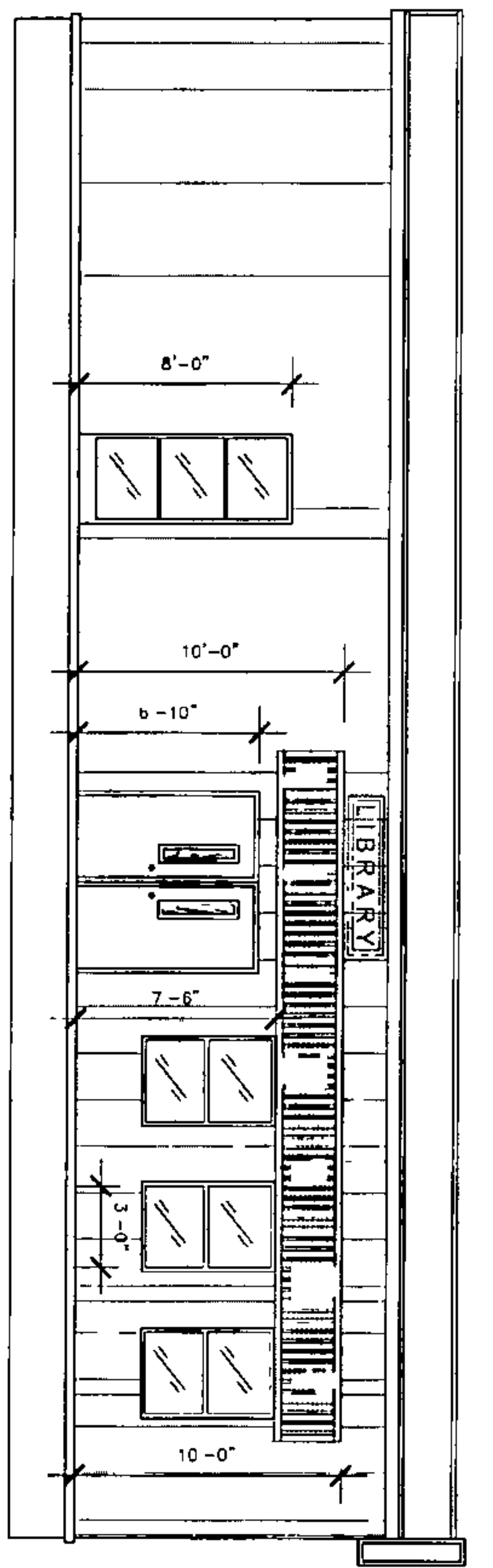
STATE OF NEW MEXICO
ALEXANDER FINALE
NO. 3589
PROFESSIONAL ARCHITECT

RON MONTOYA DESIGNS, INC.
CUSTOM RESIDENTIAL & COMMERCIAL DESIGN SERVICES
8724 ALAMEDA NE SUITE A
ALBUQUERQUE, NEW MEXICO 87113

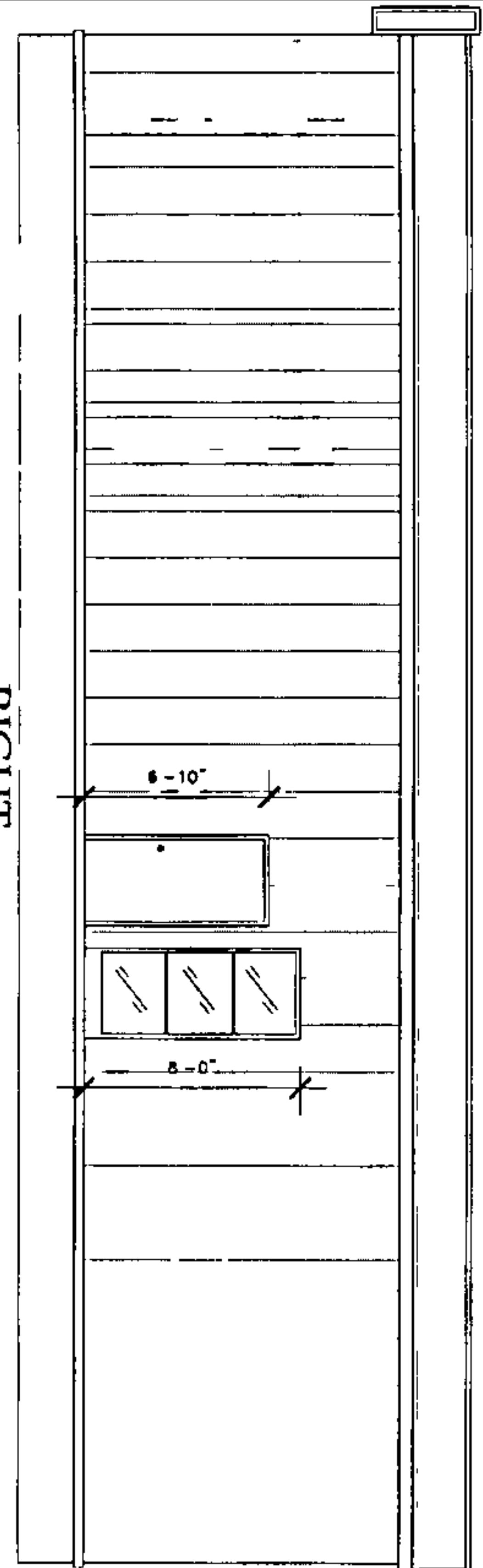
F 505-823-6487
P 505-823-6474



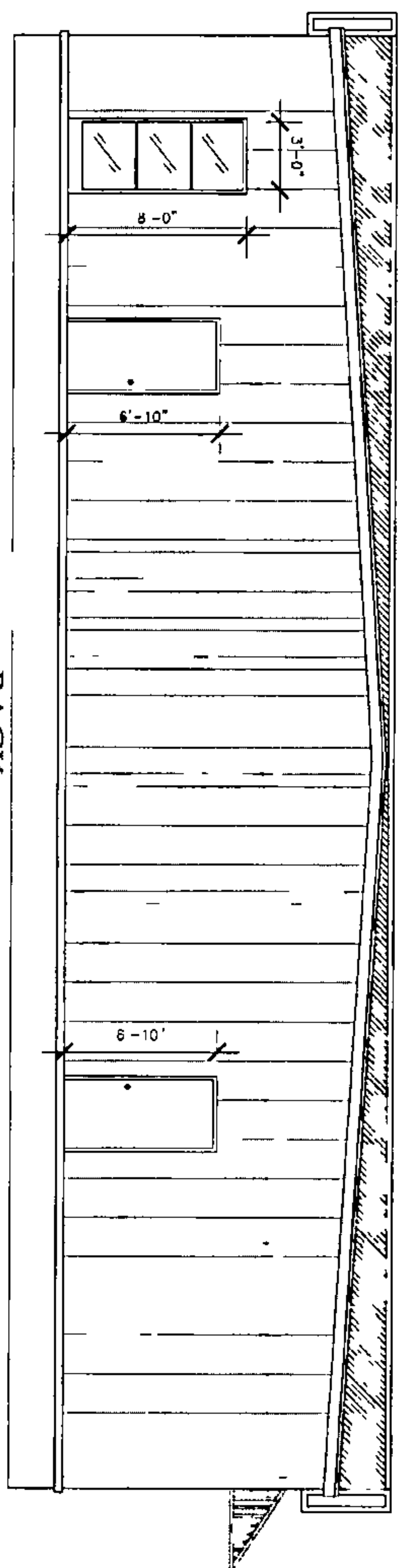
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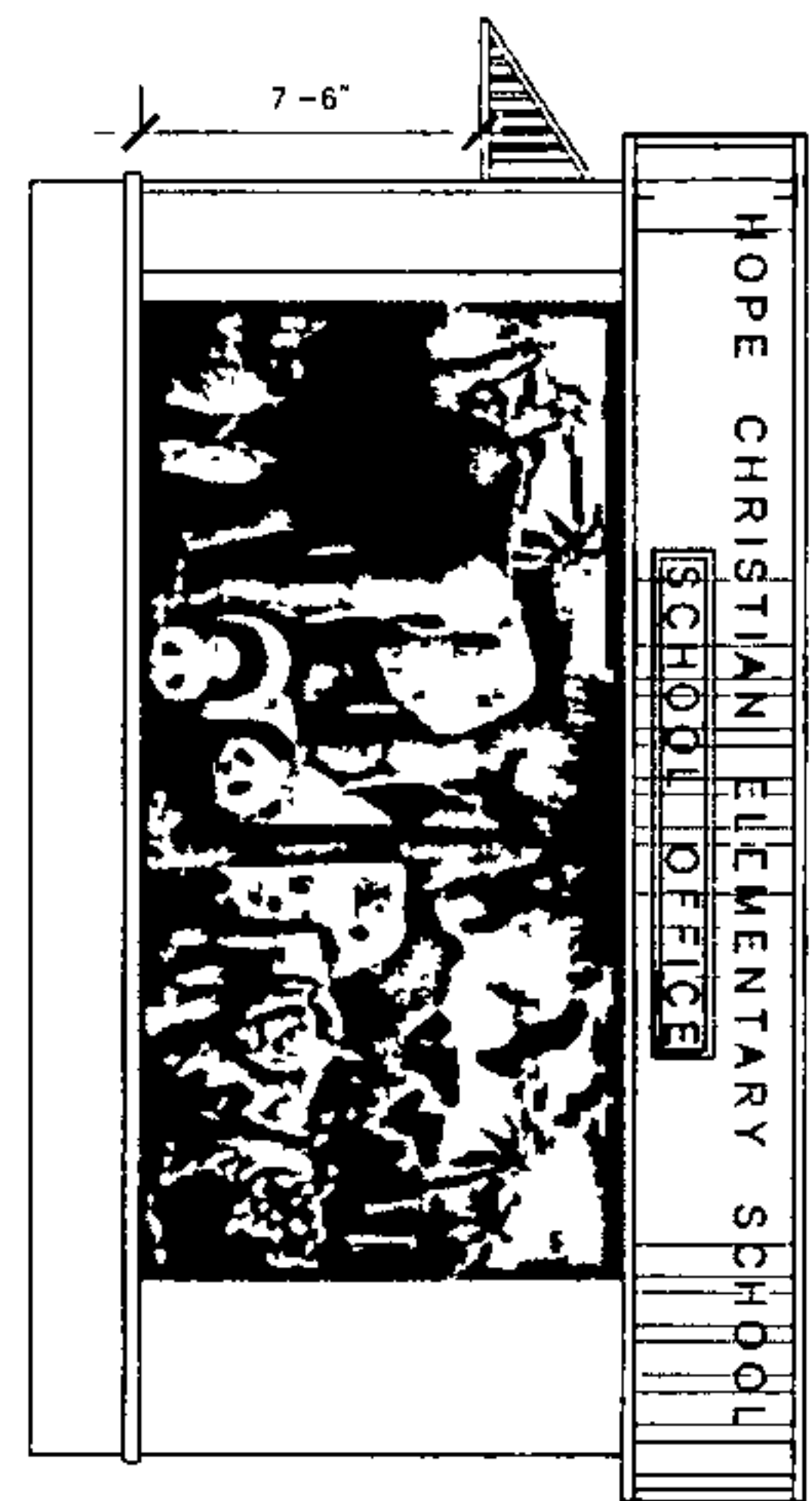


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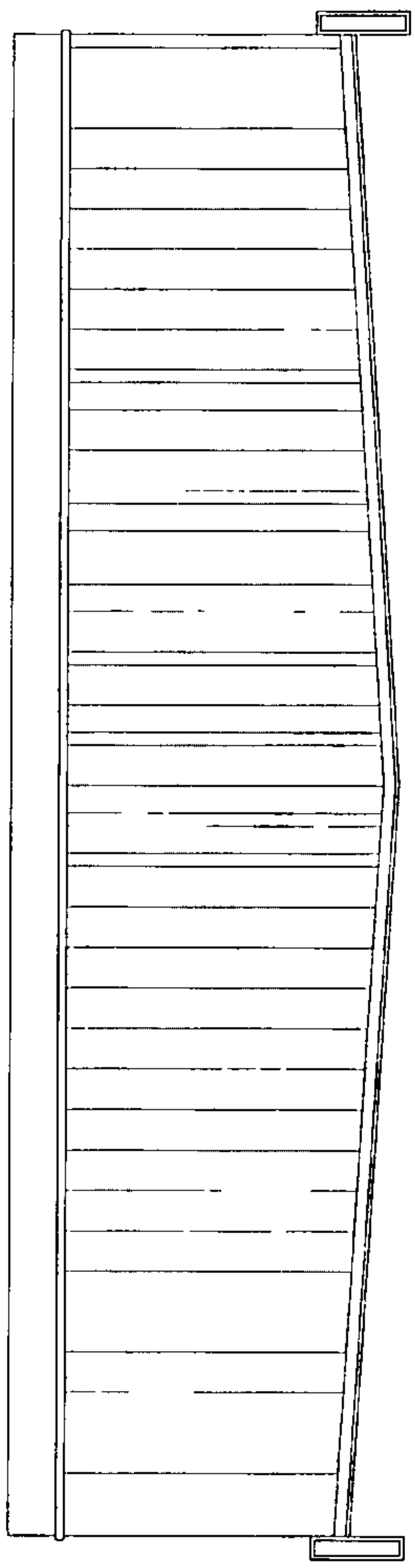


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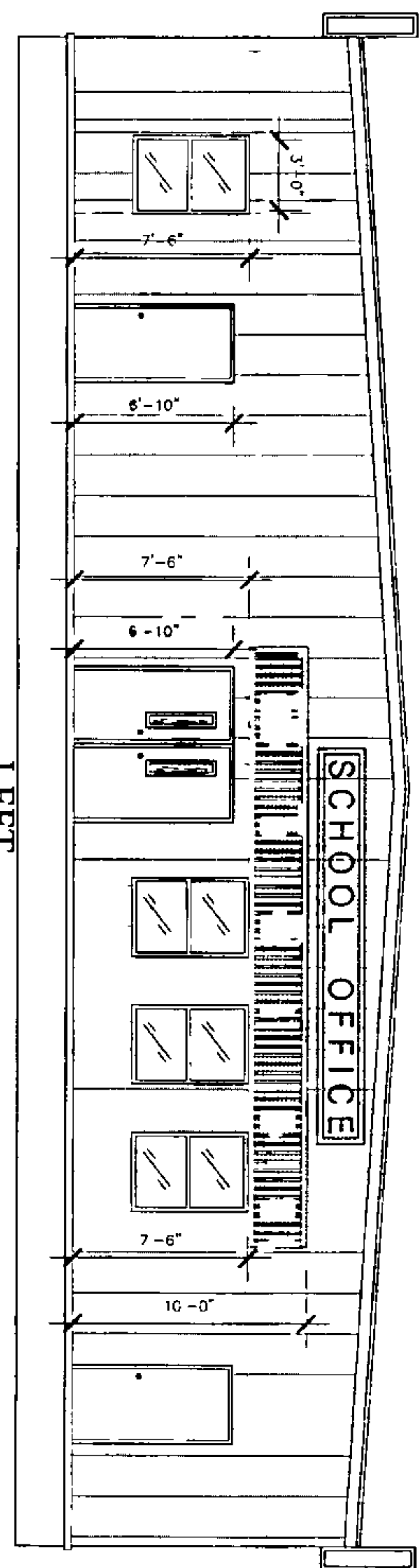
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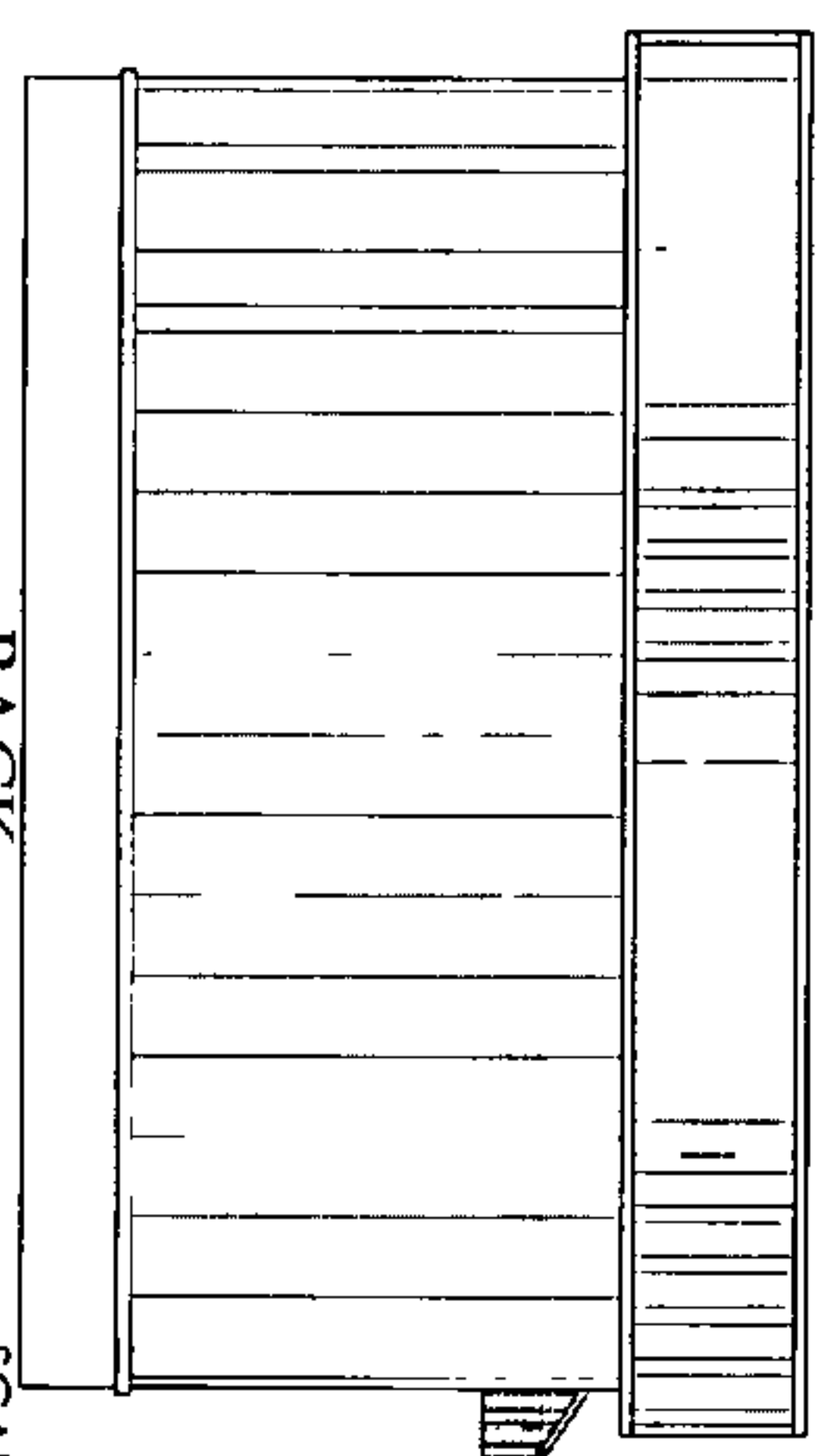
FRONT
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RIGHT
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LEFT
SCHOOL OFFICE



BACK
SCHOOL OFFICE

SCALE: 1/4" = 1'-0"

Sheet	A-1
Date	10/2/10
Drawn by	RM
Checked by	RM
Project	Hope Christian Elementary
Location	
Scale	1/4" = 1'-0"

A Portable S Building For
Hope Christian Elementary

Elevations

RON MONTOYA DESIGNS, INC.
CUSTOM RESIDENTIAL & COMMERCIAL DESIGN SERVICES
P 505-823-6474
F 505-823-6487
8724 ALAMEDA NE SUITE A
ALBUQUERQUE, NEW MEXICO 87113



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

S Z 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)
- APEAL / PROTEST of...**
 - 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): Mark Goodwin & Assoc. PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: Hope Christian School PHONE: 350-4447
 ADDRESS: 8005 Louisiana Blvd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Plat intended to dedicate R/W for Palomas Ave. NE

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. 23 Block: 11 Unit: A, Tract A
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: R-D Proposed zoning: No change MRGCD Map No _____
 Zone Atlas page(s): D-18 UPC Code: 101806342448810512

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1008415 & 1000539 (Adjacent School Site)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: N/C Total area of site (acres): 0.87

LOCATION OF PROPERTY BY STREETS. On or Near: Palomas NE
 Between: Louisiana Blvd. and San Pedro Blvd.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 4-16-10

SIGNATURE John Mackenzie DATE 8-23-10
 (Print) John Mackenzie 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 KDRB - 70244

Action	S.F	Fees
<u>PBF</u>	_____	\$ <u>215.00</u>
<u>OMF</u>	_____	\$ <u>20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>235.00</u>

Hearing date Sept. 1, 2010

[Signature] 8-24-10
 Planner signature / date

Project # 1008415

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- NA* 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - NA* Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - NA* Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - NA* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - NA* Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.
 - * site is vacant*

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

John Mackenzie
Applicant name (print)

John Mackenzie 8.23.10
Applicant signature / date

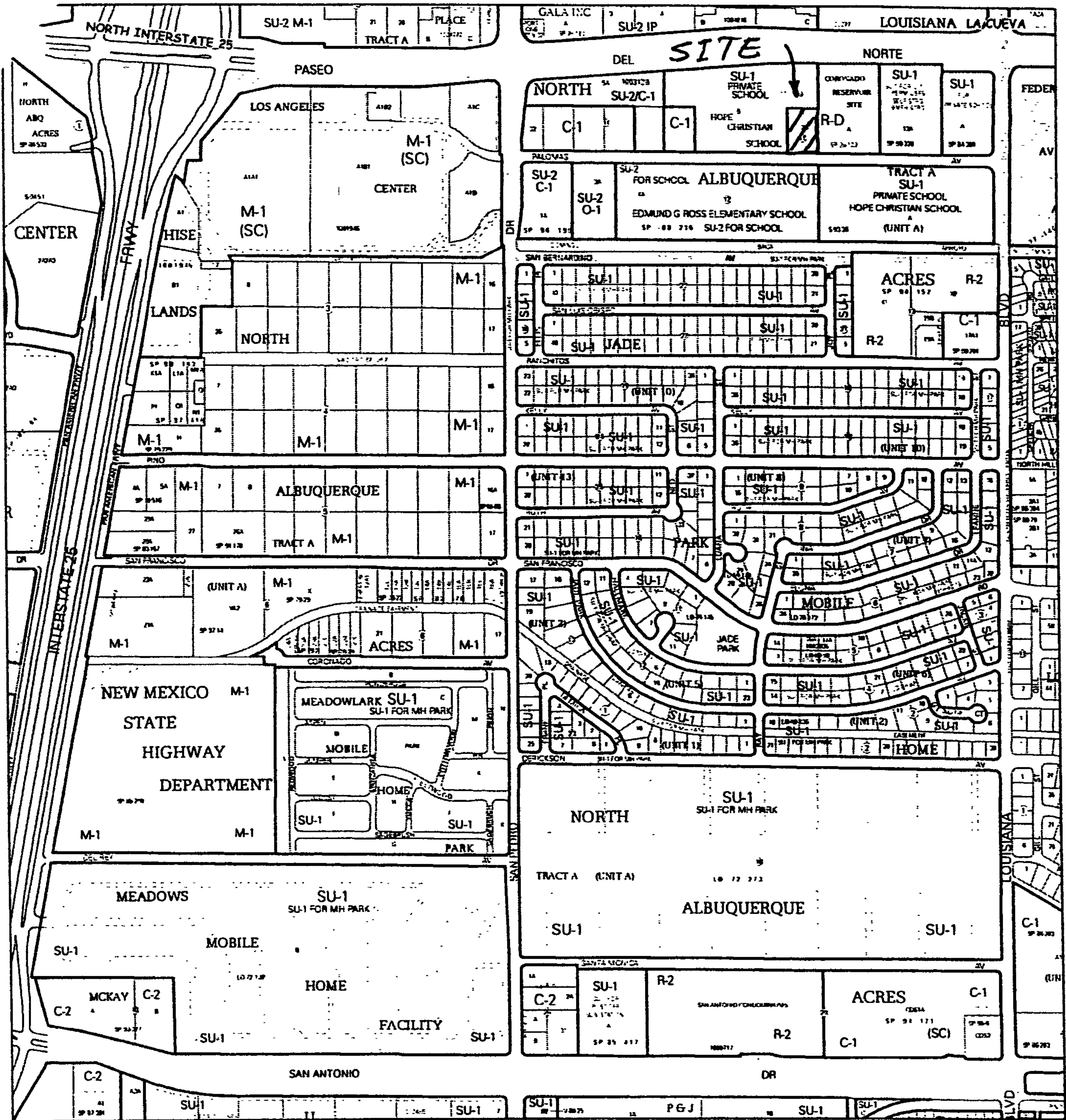


Form revised October 2007

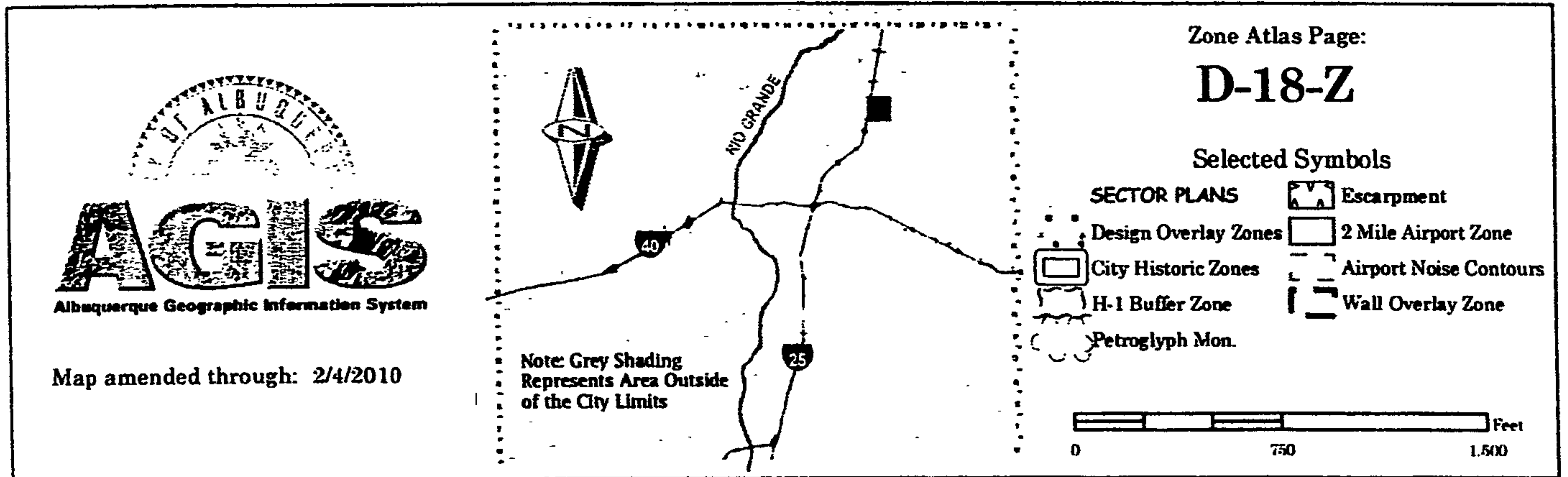
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
100DRB - 70244

[Signature] 8.24.10
Planner signature / date

Project # 1008413



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





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

August 23, 2010

Mr. Jack Cloud, Chairman
Design Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87102

Re: Hope Christian Elementary School Addition (Lot 23, Block 11, NAA, Tract A, Unit A)

Dear Mr. Cloud:

Attached is our request for Preliminary and Final Plat approval covering the referenced property.

This application is being made to dedicate Palomas Ave. R/W in front of the referenced property, in response to your request at the DRB hearing earlier this month. A private access easement is also being granted to the school's adjoining property to the west (Tract B) and a PUE is also being granted along the Palomas Ave. frontage.

Please contact me if I can be of further assistance.

Sincerely,

Mark Goodwin & Associates, PA

John M. MacKenzie, PE
Vice President

JMM/jmm

Attachment



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

Supplemental form

S Z 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)
- L A APPEAL / PROTEST of...**
- 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): Mark Goodwin & Assoc. PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

APPLICANT: Hope Christian School PHONE: _____
 ADDRESS: 8005 Louisiana Blvd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit covering the addition of two new modular buildings
 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. 23 Block: 11 Unit: A, Tract A
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: R-D Proposed zoning: No change MRGCD Map No _____
 Zone Atlas page(s): D-18 UPC Code: 101806342448810512

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1000539 (Adjacent School Site)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: N/C Total area of site (acres): 0.87
 LOCATION OF PROPERTY BY STREETS: On or Near: Palomas NE
 Between: Louisiana Blvd. and San Pedro Blvd.
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 4-16-10

SIGNATURE John Mackenzie DATE 7-8-10
 (Print) John Mackenzie 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	Action	S.F.	Fees
<u>10 DRB 70191</u>	<u>SBP</u>	<u>P(2)</u>	<u>\$ 385.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>08-04-10</u>			Total <u>\$ 480.00</u>

Sandy Handley 07-09-10
 Planner signature / date

Project # 1008415

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **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) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- na* 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) **24 copies**
 - na* Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - 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
 - na* Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - na* 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the 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 MacKenzie
 Applicant name (print)
John MacKenzie 7-8-10
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 WDRB- _____ - 70191
 _____ - _____
 _____ - _____

Sandy Handley 07/09/10
 Planner signature / date
 Project # 1008415

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from JULY 20, 2010 To AUGUST 4, 2010

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Joker MacKenzie (Applicant or Agent) 7/9/10 (Date)

I issued 1 signs for this application, 07.09.10 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1008415



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

July 9, 2010

Mr. Jack Cloud, Chairman
Design Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87102

**Re: Hope Christian Elementary School Addition
(Lot 23, Block 11, NAA, Tract A, Unit A)**

Dear Mr. Cloud:

Attached is our request for Site Development Plan for Building Permit approval covering the referenced property. Immediately to the north and west of this site is Hope Christian's existing elementary school campus. The school proposes to relocate its existing on-campus administrative offices into one of the two new buildings planned for subject Lot 23. The other building will be a new library and related educational facilities, together totaling approximately 4,200 SF.

To the north of the subject property is the elementary school's recreational field. To the east of the site is the Water Authority's Coronado Reservoir Site. South of the site across Palomas Ave. is APS' existing Edmund Ross Elementary School.

The subject property is located within the limits of the North I-25 Sector Development Plan. In accordance with the Sector Plan's "Procedures for Development Proposals," the applicant and I met with the City Planning Department staff on several occasions and it was decided that the proposed uses could be approved by DRB using the Site Development Plan Process contained in the city's DPM.

The zoning for this property is R-D and the proposed use is for private school, being first permissive in the C-1 zone. Per the City Zoning Code, C-1 uses are permissive in the R-D, provided it does not occupy more than 15% of the land within the respective Sector Plan area, which in the case of the I-25 Sector Plan, it does not. Furthermore, it does not make sense for the existing R-D zoning to be preserved for the potential use as a dwelling or dwellings, since there are no residences presently located within the vicinity of the site. The subject property is predominately surrounded by existing institutional and municipal uses.

The change of use to allow for offices and a library to be used by an existing private school is more advantageous to the community because it helps the school expand and continue to offer alternatives to the public for primary and secondary education of its children.

The two new buildings to be installed on Lot 23 should not really be considered new because they are actually pre-engineer modular buildings from APS' Susie Ramos Elementary School. They have been used by APS as that location for at least 20 years. APS is currently replacing all of their modular buildings at this site with new "bricks and mortar" construction. Sheet 4 of the subject site plan for building permit set contains a drawing of the modular buildings' exterior elevations. These elevation drawings were copied from the construction plan set for the new

construction currently occurring at Susie Ramos Elementary, which was the only method for them to be obtained. The originals of these drawings from 1989 are no longer available and so I apologized if the call-outs on the sheet are difficult to read.

The imported, pre-engineered modular buildings are similar, if not the same, as existing buildings currently used on Hope's adjoining elementary school campus, including other parts of its campus further to the east (high school). Edmund Ross Elementary School also used similar pre-fab metal buildings. These buildings are anticipated by the applicant to be temporary and once they can fund new bricks and mortar construction, these temporary structures will be replaced.

The two buildings proposed for the site are to be located at the back of the property, approximately 190 feet north of Palomas Ave., which is the existing street upon which Lot 23 fronts. Palomas contains R/W of 60 feet and approximately 43 feet of face to face paving, along with existing underground water and sewer line available for routine connection.

A circulation route for students to be dropped off and picked up off the street is proposed to pass through the site and connect with the existing circulation route on the elementary school's adjoining Tract B, west of the subject site. An amendment to the site plan covering the school's adjoining Tract B will be submitted to the Planning Department under a separate cover to accomplish this linkage. A reciprocal, cross-lot access easement will be granted by the owner in connection with this pattern. Between the circulation route and the street is new parking for employees and visitors. The supplemental spaces are provided to help to alleviate special events over-crowding that occasionally occurs at the school.

Except for the street's new sidewalk fronting the property, all necessary public infrastructure already existing in Palomas Ave. adjacent to the site, so there is no infrastructure list provided with this request. The sidewalk will be installed in connection with the building permit process.

Please contact me if I can be of further assistance.

Sincerely,

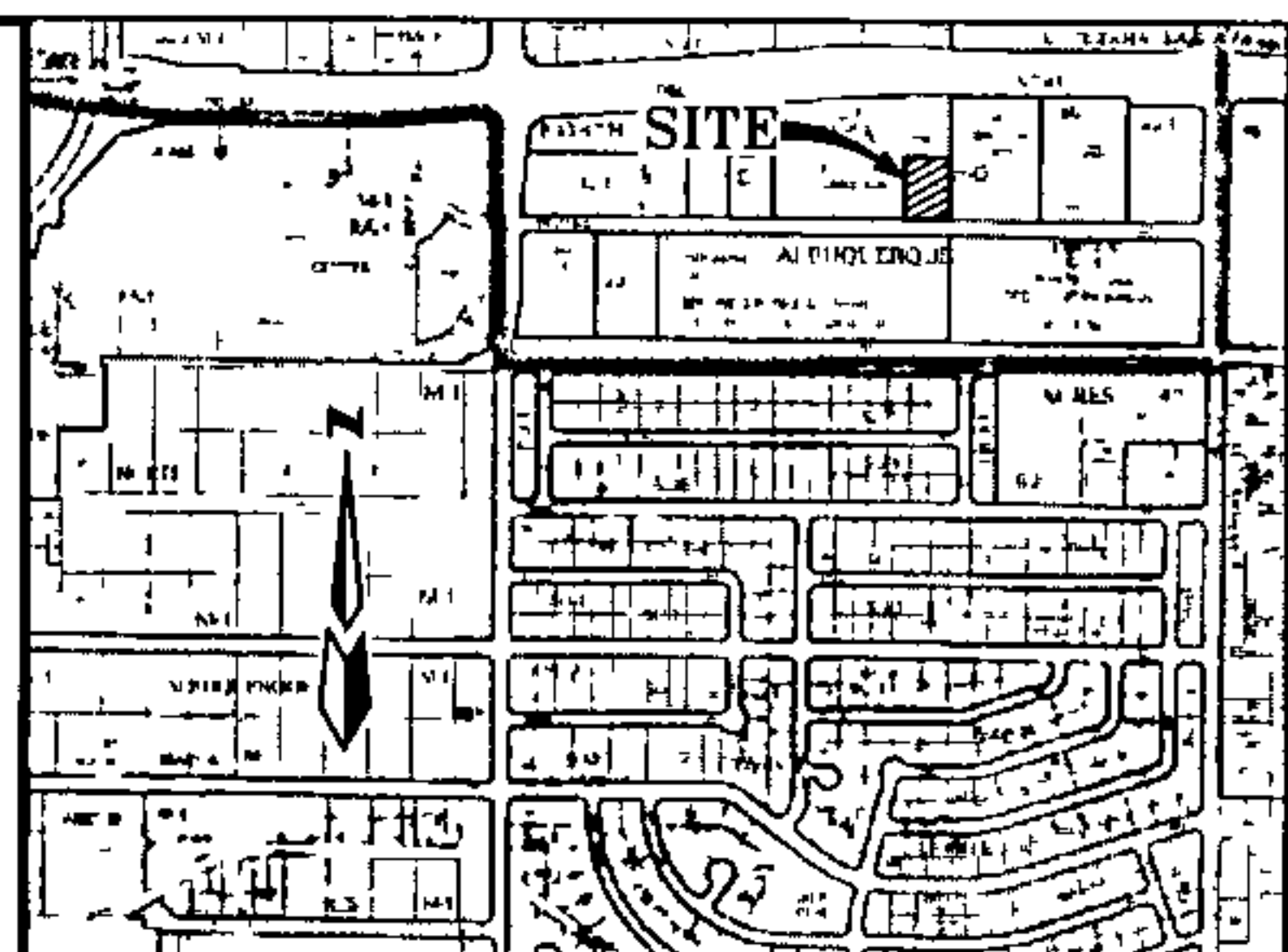
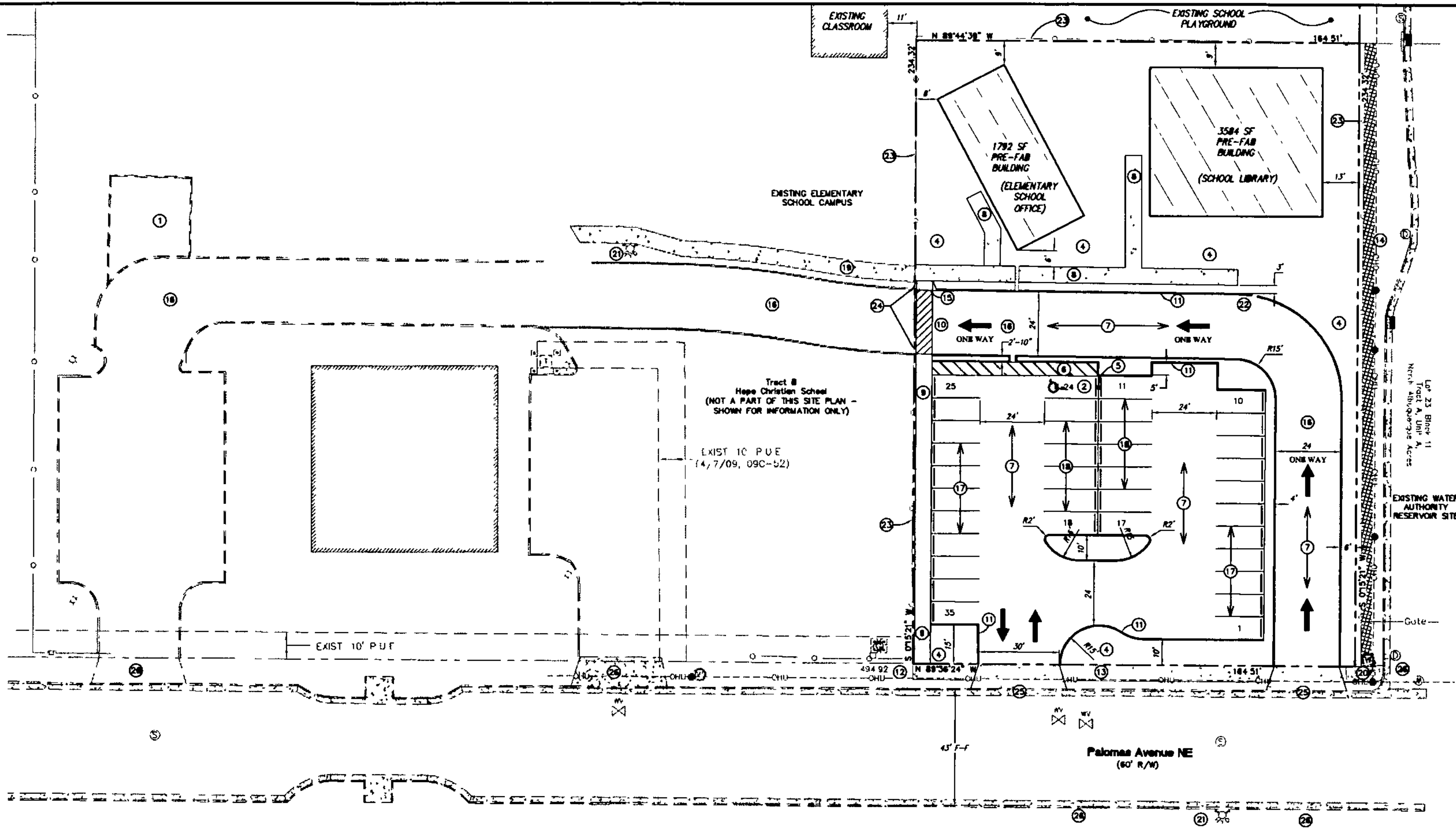
Mark Goodwin & Associates, PA



John M. MacKenzie, PE
Vice President

JMM/la

Attachment



VICINITY MAP
SCALE: 1" = 750'
ZONE ATLAS PAGE: D-18

LEGAL DESCRIPTION
LOT NUMBERED TWENTY-THREE (23), BLOCK ELEVEN (11) OF NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 17, 1937 IN BOOK O, PAGE 128

SETBACKS
BUILDING SETBACKS ARE PER THE O-1 ZONE, WHICH ARE NOT LESS THAN 5 FEET ON THE FRONT, REAR, AND SIDES OF THE LOT

SIGNAGE
ON PREMISE SIGNS SHALL BE AS REGULATED IN THE O-1 ZONE.

- LEGEND**
- EXIST CURB AND GUTTER
 - EXIST CHAIN-LINK FENCE
 - EXIST EASEMENT LINE
 - EXIST WATER METER
 - EXIST LIGHT VALVE
 - EXIST LIGHT POLE
 - EXIST GAS METER
 - EXIST FIRE HYDRANT
 - EXIST POWER POLE
 - EXIST OVERHEAD UTILITY LINES
 - EXIST STORM DRAIN INLET
 - EXIST SEWER MANHOLE
 - EXIST STORM DRAIN MANHOLE
 - EXIST WATER MANHOLE
 - EXIST UTILITY PEDESTAL
 - EXIST WALL
 - EXISTING MODULAR BUILDINGS
 - PROPOSED MODULAR BUILDINGS
 - PROPOSED CONCRETE WHEEL STOP
 - PROPOSED TRAFFIC FLOW
 - PARKING COUNT
 - PROPOSED COVERAGE OF RECIPROCAL ACCESS EASEMENT

SITE DEVELOPMENT PLAN DATA

LEGAL DESCRIPTION: LOT 23 BLOCK 11 NAA TRACT A UNIT A CITY OF ALBUQUERQUE BERNALILLO NEW MEXICO

BUILDING ADDRESS: HOPE CHRISTIAN ELEMENTARY SCHOOL 4731 PALOMAS NE ALBUQUERQUE NM

LAND AREA: 0.87 (37 @ 7.5%)

CURRENT ZONING: R-D

BUILDING USE AND AREAS: ADMINISTRATION OFFICES AND LIBRARY TOTALING 4,200 SF TYPE V B (NON-SPRINKLERED)

PARKING CALCULATIONS

OFFICE - 1800 SF/300	= 9 SPACES
LIBRARY - 10 EMPLOYEES	= 10 SPACES
TOTAL PARKING SPACES REQUIRED	= 19 SPACES
TOTAL PARKING SPACES PROVIDED	= 35 SPACES
DISABLED PARKING REQUIREMENTS	= 1 SPACE
TOTAL HC SPACES REQUIRED	= 1 SPACE
TOTAL SPACES PROVIDED	= 1 SPACE

SHOULD SITE LIGHTING BE INSTALLED, IT SHALL CONFORM TO THE FOLLOWING REQUIREMENTS

A) THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY

B) THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 18'-0" MAX.

C) LIGHTING TO BE PROVIDED ON BUILDING FACADES SHALL NOT BE HIGHER THAN 12 FEET

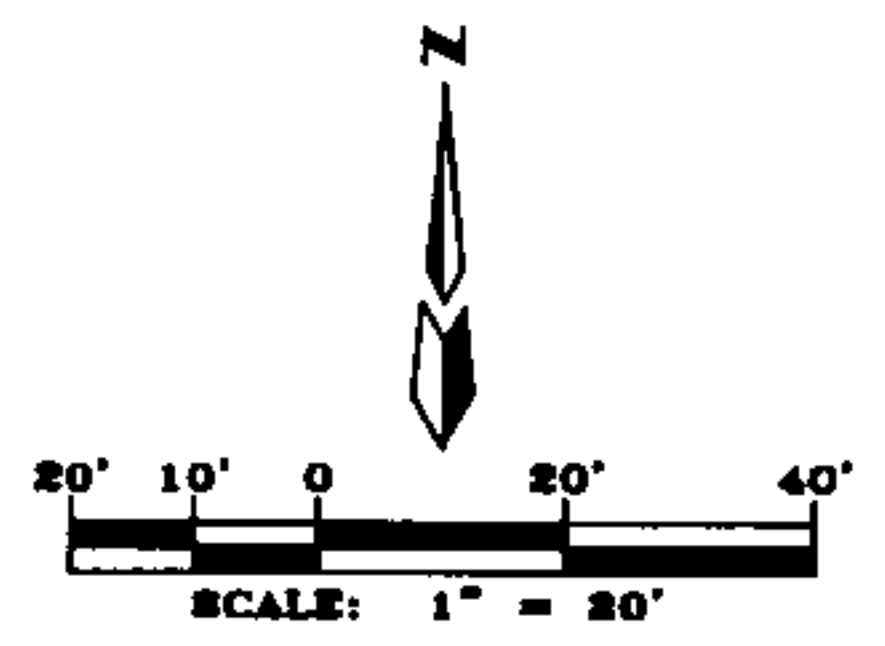
- 1 EXISTING CMU REFUSE ENCLOSURE WITH RECYCLING AREA TO REMAIN. THIS FACILITY SHALL BE UTILIZED BY THE SUBJECT LOT 23 BUILDINGS
- 2 PROPOSED HANDICAP PARKING SPACE AND PAVEMENT MARKING
- 3 PROPOSED PARKING STRIPING
- 4 PROPOSED LANDSCAPING. SEE LANDSCAPING PLAN
- 5 PROPOSED HANDICAP SIGN
- 6 PROPOSED 8-FOOT PAINTED-ON HANDICAP AISLE STRIPING
- 7 PROPOSED ASPHALT PAVING
- 8 PROPOSED 8-FOOT CONCRETE SIDEWALK
- 9 PROPOSED 8-FOOT PEDESTRIAN CONNECTION TO CITY SIDEWALK
- 10 PROPOSED 8-FOOT PAINTED-ON ACCESS ROUTE
- 11 PROPOSED CONCRETE CURB. SEE GRADING AND DRAINAGE PLAN
- 12 ADJOINING NEW SIDEWALK TO BE INSTALLED WITH DEVELOPMENT OF ADJOINING TRACT B
- 13 PROPOSED 8-FOOT PUBLIC CONCRETE SIDEWALK
- 14 EXISTING OFF-SITE LANDSCAPING TO REMAIN
- 15 PROPOSED HANDICAP RAMP
- 16 PROPOSED RECIPROCAL CROSS-ACCESS EASEMENT GRANTED TO BOTH LOT 23, BLOCK 11 NAA, TRACT A, UNIT A AND TRACT B HOPE CHRISTIAN SCHOOL BY SEPARATE DOCUMENT. THE PROPOSED VEHICULAR CIRCULATION ROUTE 16 TO BE CONNECTED WITH AN EXISTING CIRCULATION ROUTE NOW FULLY CONTAINED ON THE ADJOINING TRACT B
- 17 PROPOSED 8'-6" x 18'-0" PARKING SPACES
- 18 PROPOSED 8'-6" x 20'-0" PARKING SPACES
- 19 NEW CONCRETE SIDEWALK TO BE EXTENDED WEST WITH REDEVELOPMENT OF TRACT B
- 20 EXISTING CONCRETE SIDEWALK TO REMAIN
- 21 EXISTING FIRE HYDRANT TO REMAIN
- 22 OPENING IN CURB FOR DRAINAGE. SEE GRADING AND DRAINAGE PLAN
- 23 EXISTING FENCE TO REMAIN
- 24 EXISTING FENCE TO BE REMOVED
- 25 BUILD NEW 24-FOOT OR 30-FOOT DRIVEWAY PER CITY STANDARD DRAWING 2425
- 26 EXISTING DRIVEWAY

APPLICATION NUMBER _____

PROJECT NUMBER _____

City Approvals:

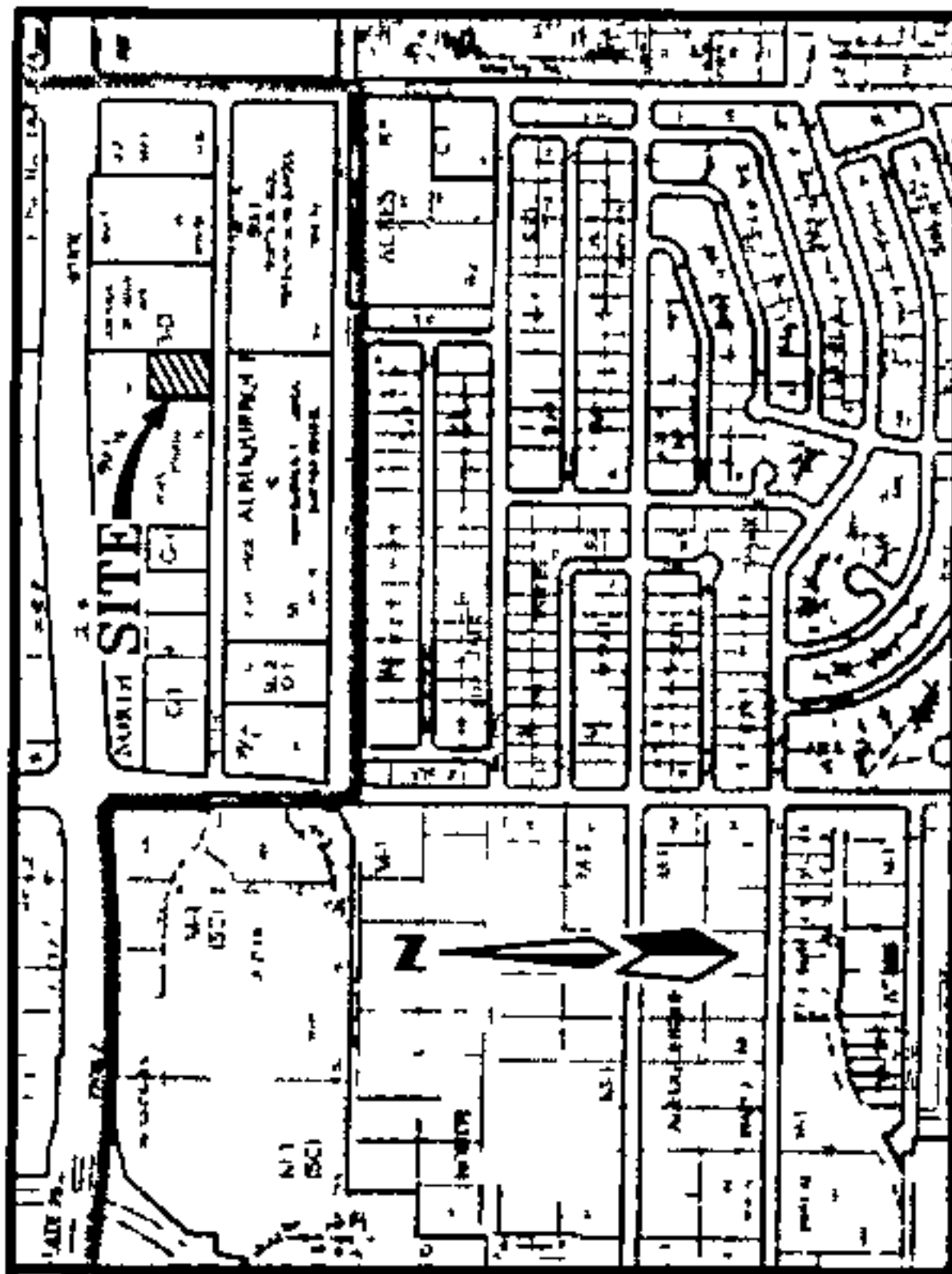
Traffic Engineering Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date
City Fire Marshal	Date
Solid Waste	Date



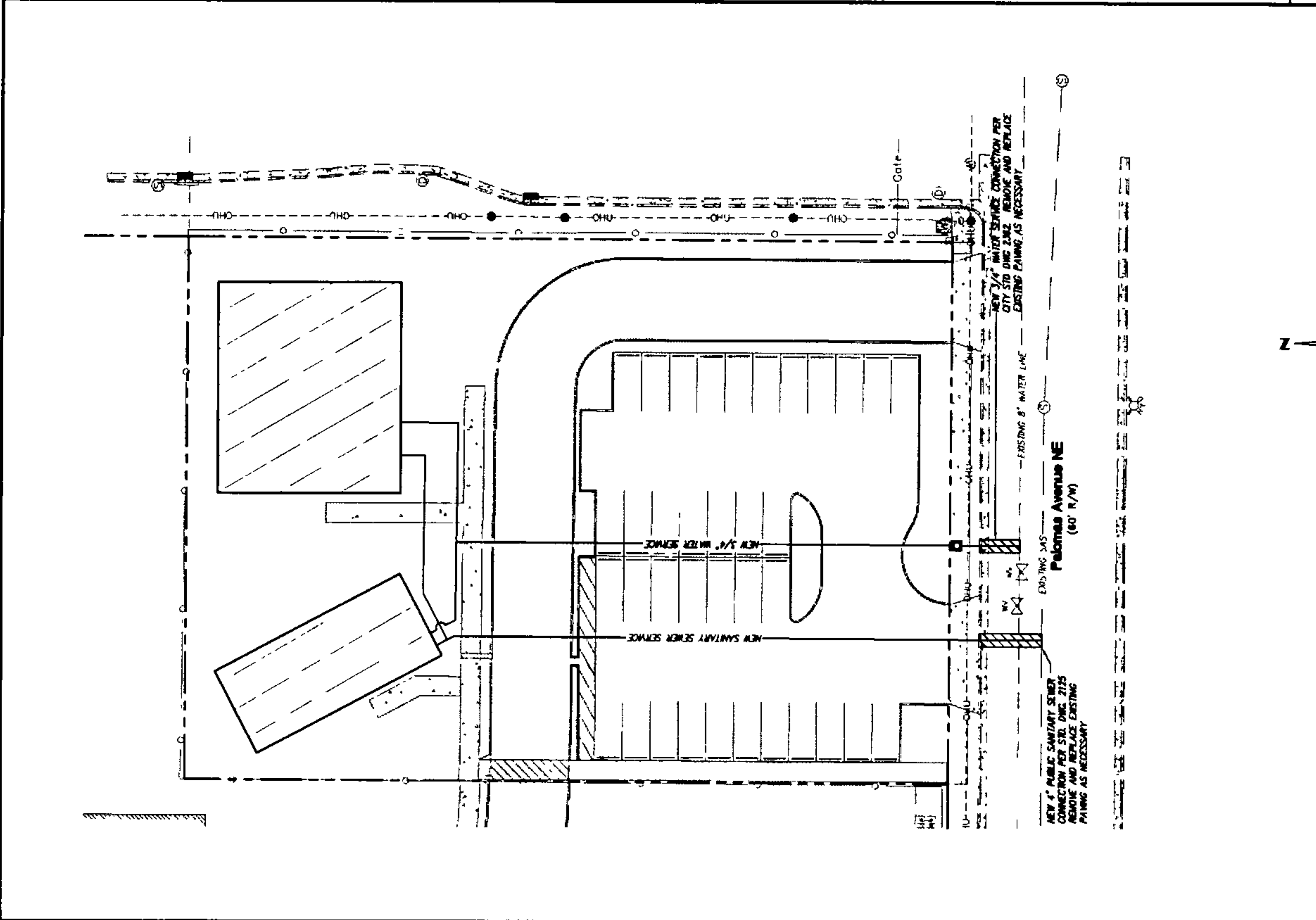
HOPE CHRISTIAN ELEMENTARY SCHOOL ADDITION
SITE DEVELOPMENT PLAN FOR BUILDING

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JM	Drawn: SPS	Checked: DMG	Sheet: 1 of 4
Scale: 1" = 20'	Date: 7/7/2010	Job: A10032	



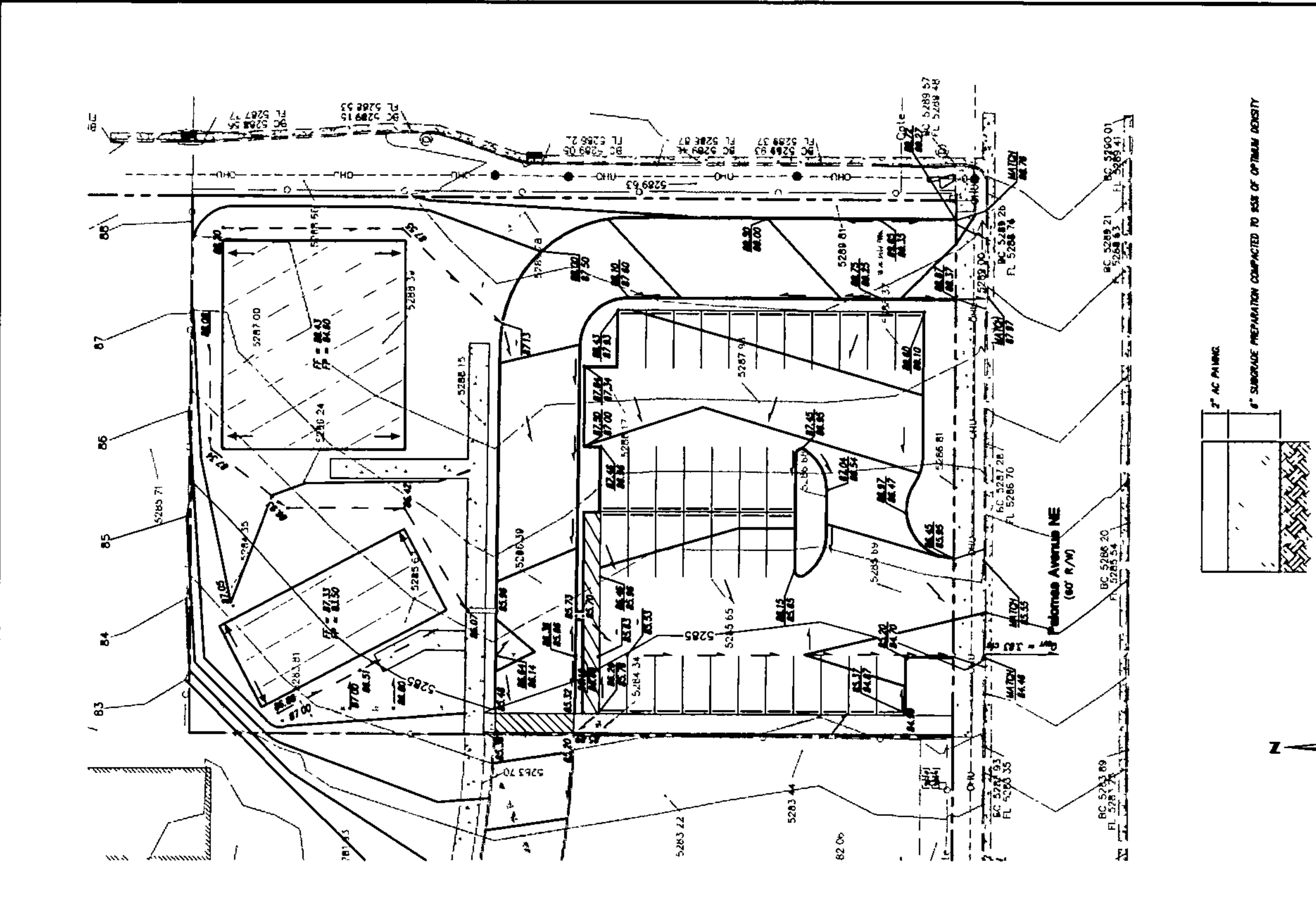
VICINITY MAP
SCALE: 1" = 750'
ZONE ATLAS PAGE: D-18



HOPE CHRISTIAN ELEMENTARY SCHOOL ADDITION
CONCEPTUAL UTILITY PLAN

dmj MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JM Drawn: SPS Checked: DMG
Scale: 1" = 30' Date: 6/14/2010 Job: A01032 Sheet: 3 of 4



HOPE CHRISTIAN ELEMENTARY SCHOOL ADDITION
GRADING AND DRAINAGE PLAN

dmj MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

DEPARTMENT OF
FACILITIES PLANNING AND CONSTRUCTION
910 G. STREET, S.E.
ALBUQUERQUE, NEW MEXICO 87125
PH: 253-5885

DAVID E. VERNER,
Architect & Planner
Department of Facilities
Planning & Construction

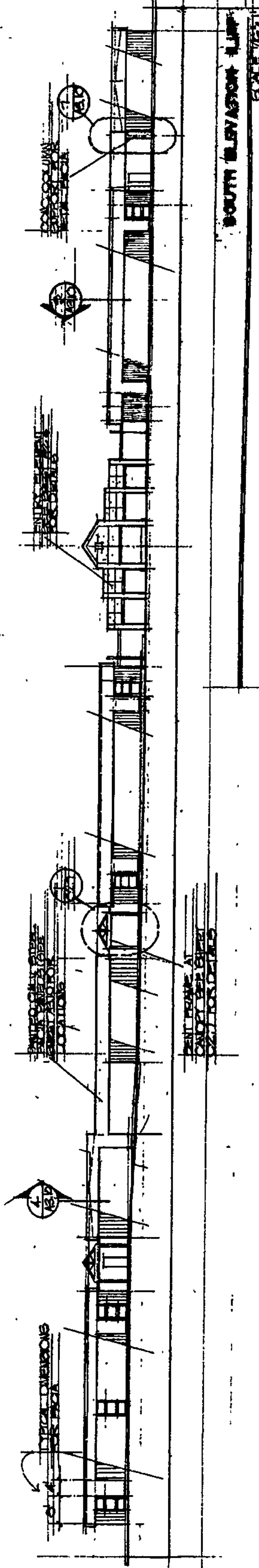
NOTES

NO.	REVISIONS

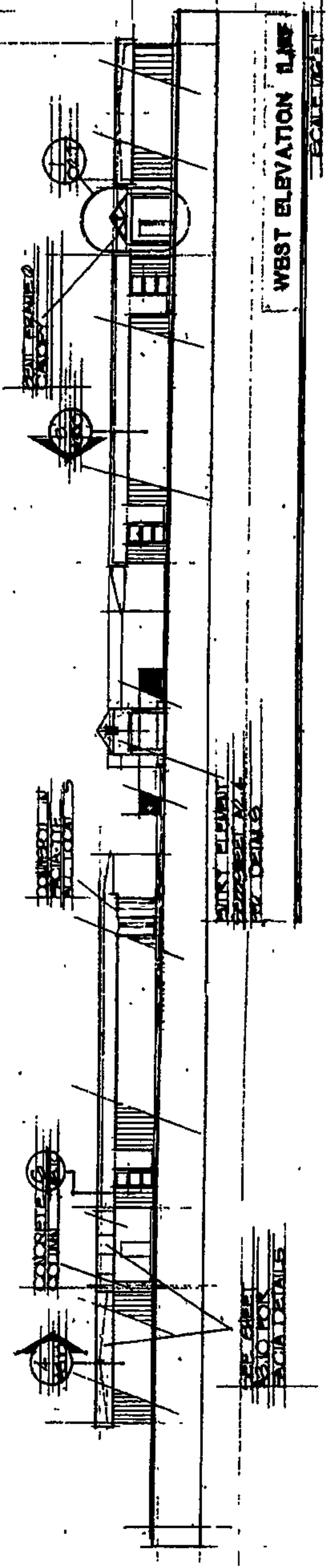
PROJECT: 1988 MODULAR
ELEMENTARY SCHOOLS
TITLE: EXTERIOR ELEVATIONS

DATE: 10/20/88
DRAWN BY: JLV
CHECKED BY: JLV
APPROVED BY: JLV

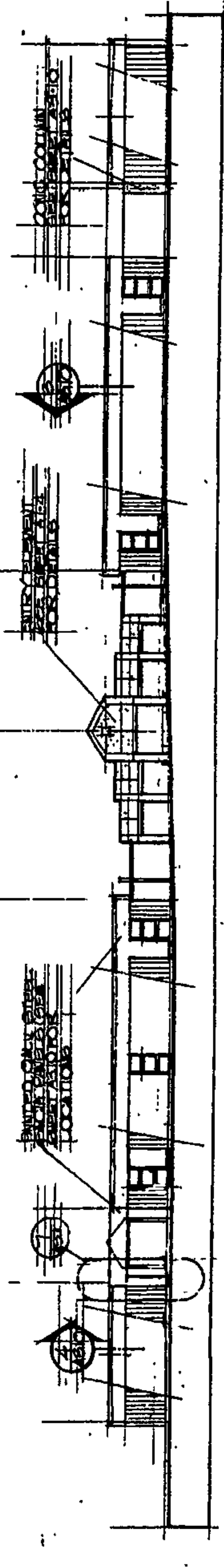
SHEET NO: 9.023
A3.8
25 of 317
OF:



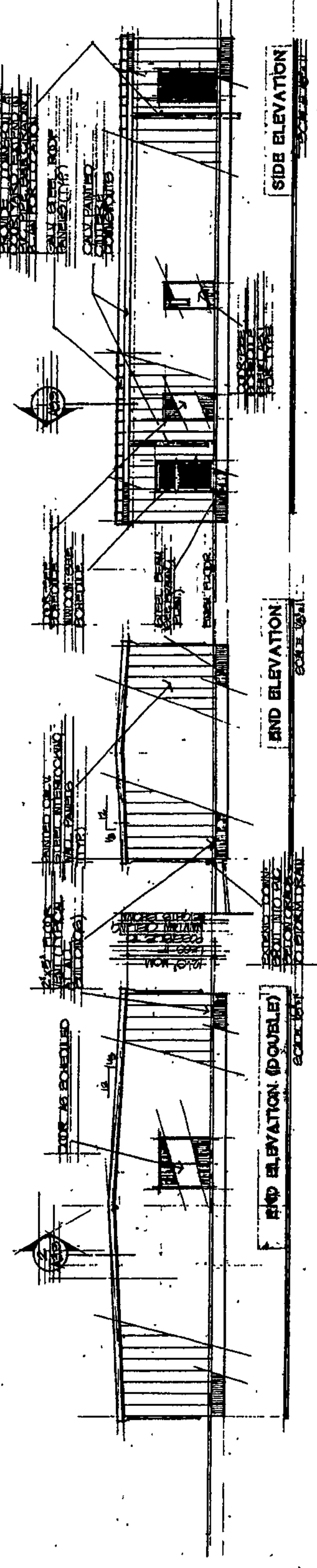
SOUTH ELEVATION LAMP
SCALE 1/8"=1'-0"



WEST ELEVATION LAMP
SCALE 1/8"=1'-0"



SOUTH ELEVATION SAN VICTORIO
SCALE 1/8"=1'-0"



SIDE ELEVATION
SCALE 1/8"=1'-0"

END ELEVATION
SCALE 1/8"=1'-0"

END ELEVATION (DOUBLE)
SCALE 1/8"=1'-0"

TYPICAL MODULAR BUILDINGS
SCALE 1/8"=1'-0"



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

July 7, 2010

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **July 7, 2010:**

Contact Name: SUSAN RASINSKI

Company or Agency: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 23, BLOCK 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, LOCATED ON PALOMAS AVENUE NE, BETWEEN SAN PEDRO DRIVE NE AND LOUISIANA BOULEVARD NE** zone map **D-18**.

Our records indicate that as of July 7, 2010, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

planningnrnaform(07/07/10)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- B. Square footage of each structure
- 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
- na* G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- na* J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: X provided: X
Handicapped spaces (included in required total) required: X provided: X
Motorcycle spaces (in addition to required total) required: na provided: na
- na* B. Bicycle parking & facilities
 - ___ 1. Bicycle racks, spaces required: ___ provided: ___
 - ___ 2. Bikeways and other bicycle facilities, if applicable
- na* C. Public Transit
 - ___ 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. 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
 - na* 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - na* 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - na* 8. Location of traffic signs and signals related to the functioning of the proposal
 - na* 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- NA 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.

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. Backflow prevention detail
- 10. Planting Beds, indicating square footage of each bed
- na 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- 16. Planting or tree well detail
- 17. 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 with written approval from the Planning Department Staff.

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 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
- 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 UTILITY PLAN

- 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)

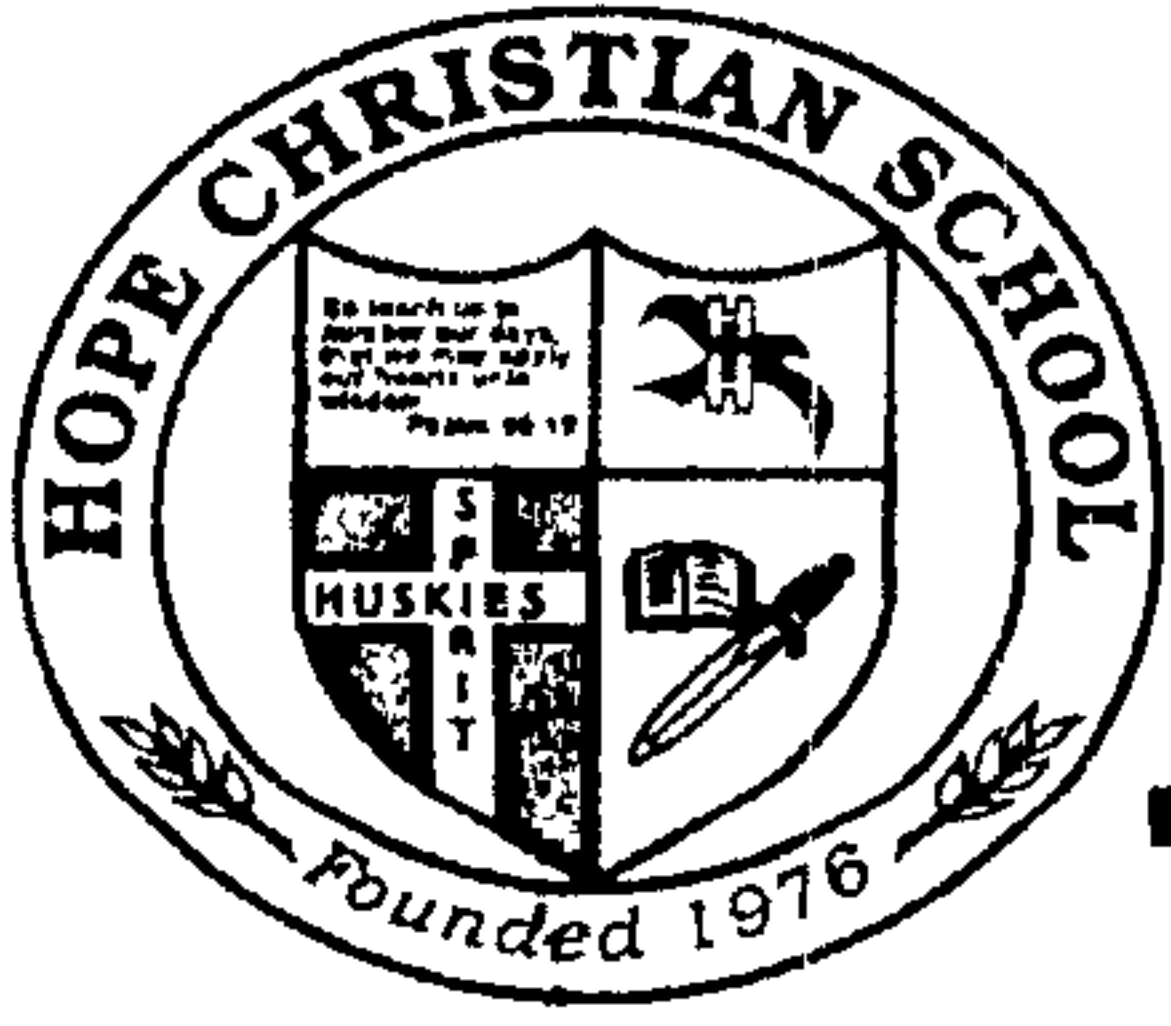
SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

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 (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) 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.

B. Signage *None*

- 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.



Hope Christian Schools, Inc.
8005 Louisiana Blvd., NE
Albuquerque, New Mexico 87109

PreK-5th Grade Campus (505) 797-4290
6th - 12th Grade Campus (505) 822-8868
Business Office (505) 856-2709
Admissions Office (505) 821-2513

July 7, 2010

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87102

Re: Hope Christian Elementary School Addition (Lot 23, Block 11, Tract A, Unit A, NAA)

Dear Mr. Cloud

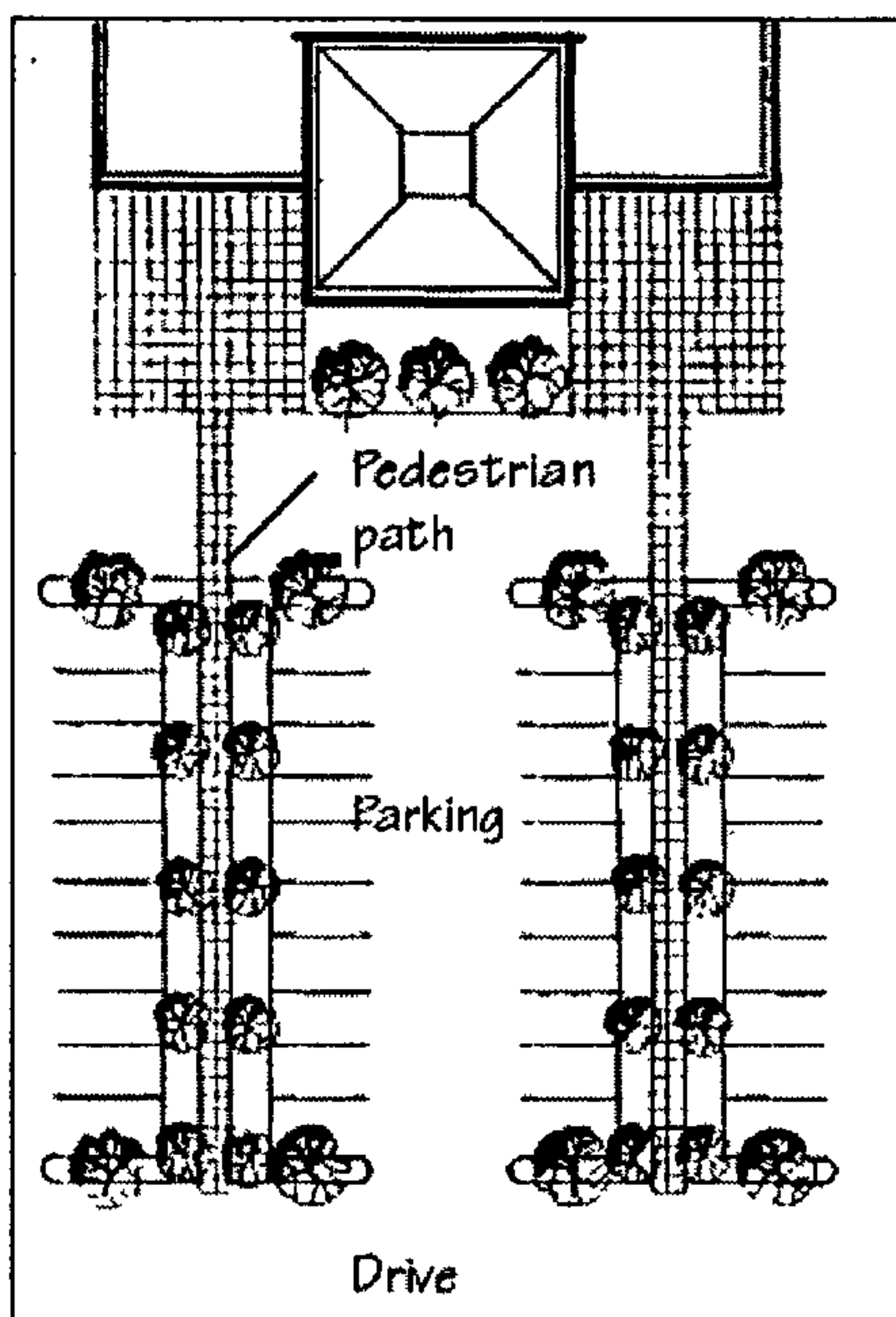
As owner of the referenced property, please be advised that I hereby designate the firm of Mark Goodwin and Associates, PA, to act as our agent in connection with our request for site plan for building permit approval on the referenced property.

Should there be any questions regarding this designation, please call me at 350-4447.

Sincerely,

HOPE CHRISTIAN SCHOOL

Jim Tate
Vice-Chairman of the Board



3. Clearly define the primary pedestrian entrance into a major site development with distinctive landscape elements.
4. Use of curb cuts, curb returns and drive pads that reduce the continuity of walks or result in sidewalk grade changes shall be minimized and ADA compliant.
5. Continuous internal pedestrian walkways, not less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer or employee entrance of all principal buildings on the site.

6. Sidewalks, no less than five (5) feet, in width, shall be provided along the full length of the building along any façade featuring a customer or employee entrance.

f) Internal Vehicular Circulation

1. Within a development, convey the hierarchy of internal streets and driveways in the streetscape design.
2. Minimize the number of curb cuts onto a public street along a property edge through the use of shared driveways and connections to secondary cross-streets, when feasible.
3. Identify a key entry point into a site development with landscape elements including accent paving, landscaping and/or signage.
4. Minimize the width of internal roadways, when feasible.

g) Site Lighting:

1. Site lighting shall be of a design and height in character with the setting and shall be located so as to illuminate only the lot. Up-lighting is not permitted. An exterior lighting plan must be approved as consistent with these regulations by the City.

2. At the front of the building, exterior lights shall be mounted between 6 feet and 14 feet above adjacent grade.
3. All lots with alleys shall have lighting fixtures within 5 feet of the alley right of way. This fixture shall illuminate the alley, shall be between 13 and 16 feet in height, and shall not cause glare into adjacent single-family lots.
4. Floodlights or directional lights (maximum 75- watt bulbs) may be used to illuminate alleys, parking garages and working (maintenance) areas, but must be shielded or aimed in such a way that they do not shine into other lots or the street.
5. Floodlighting shall not be used to illuminate building walls (i.e. no up-lighting).

4 Community Design Plan



The intent of this Community Design Plan is to provide for an attractive, well-designed Plan area that will attract quality development, improve the visual character of the area, and create a positive, cohesive image for the Plan area.

It is the intent of the Community Design Plan to provide design regulations for the effective and efficient design of new commercial, employment, and mixed-use developments and for the redevelopment of existing areas within the Plan area. The Plan applies to both public and private development projects and should be used by citizens, developers, and public officials in the decision-making process.

The Community Design Plan is supplemented by design regulations that illustrate certain policies and action strategies contained in this chapter. As needed, regulations shall be updated and supplemented with appropriate examples of building and/or site design or other site features that meet the policies of this chapter.

4.1 COMMUNITY DESIGN POLICIES

Policy CD1: Views from the public right-of-way to natural features, including the Sandia Mountains, should be maintained. View opportunities for all major site developments should be identified.

Policy CD2: Buildings should be oriented to respect desired development patterns, such as the placement of structures to the street, alignment of building fronts and setbacks, relationship to neighboring properties, and the location of buildings at major intersections.

Policy CD3: Pedestrians and bicyclists should have safe, convenient access to the various functions of a site. A coordinated pedestrian and bicycle circulation system that fits the character of the site and minimizes conflicts between vehicular traffic should be provided.

Policy CD4: A continuous, safe, and convenient internal vehicular circulation system should be provided. Entry points for vehicles should be clearly defined and circulation should be planned as an integrated system throughout the site.

Policy CD5: Site lighting should be designed to facilitate sufficient light levels for safe and convenient circulation of motorists, bicyclists and pedestrians.

Policy CD6: Service areas, outdoor storage, loading docks and other similar features should be visually

unobtrusive and should be integrated with the design of the site and the building.

Policy CD7: Provide an informal, naturalistic landscape throughout the Plan area consistent with the prevailing landscape character of the City of Albuquerque.

Policy CD8: Buildings should appear to have a human scale, accomplished by using familiar forms and elements that can be interpreted in human dimensions.

Policy CD9: The primary roof form of a structure should help reduce the perceived scale of the building; varied roof forms in the appropriate context are encouraged.

Policy CD10: Exterior building facades should contribute to the human scale and encourage pedestrian integration by featuring a variety of design elements.

Policy CD11: Materials that reduce the perceived mass of a building and appear to blend with the natural setting should be used.

Policy CD12: Utilities and mechanical equipment should be designed such that visual impacts are minimized.

Policy CD13: Monument signage should be coordinated with the overall character of the property and be developed with the overall context of the building and of the area in mind.

1.3 PLAN AREA BOUNDARIES

The Plan area is within the City of Albuquerque Council District's 2 (west of I-25) and District 4 (east of I-25). Sandia Pueblo's Reservation defines the Plan area's northern boundary; Louisiana Boulevard defines the eastern boundary; Paseo del Norte (SR 423) and the Domingo Baca Arroyo define the southern boundary; and the North Diversion Channel and Edith Boulevard define the western boundary. **Figure 1** illustrates the boundaries for the Sector Plan area.

1.4 PLAN DEVELOPMENT PROCESS

The North I-25 Sector Plan was developed in collaboration between the public and the City of Albuquerque. Public input, including input from residences, business and landowners, and community organizations, was integral in the planning process.

The development of the North I-25 Sector Plan began with a three-day design charrette held in March 2006. The purpose of the charrette was to receive input from the public regarding the vision for the Sector Plan area and to identify plan area issues. Two additional public meetings were later held to seek public comment through a draft plan review process performed by a stakeholder committee. From this process, a new land use plan was formulated and made available to the public via the City of Albuquerque's web site (www.cabq.gov) in October 2006. A draft plan was presented for review and comment at the public meeting held in November 2006 and was presented to the Environmental Planning Commission (EPC) in June 2007. The plan was updated based on comments from the EPC and presented to the public in November 2007 for review and again in January

2008. After incorporating public comments, the Plan was presented before the EPC in March 2008.

1.5 HOW TO USE THIS PLAN

This Plan does **NOT** change the existing zoning for properties within the plan area boundaries. All properties will have the SU-2 prefix to show that they are within this sector plan's boundaries and control. The Plan expands upon the uses allowed under current zoning through the use of a Land Use District Overlay, described in Chapter 3. When developing your property, you will have the choice of either developing in accordance to the uses allowed under your existing zoning or developing in accordance to the uses allowed in the Land Use District Overlay.

This Plan contains design regulations in §4.2 that will be enforced for **ALL** development proposals within the Plan area regardless of whether you choose to develop your property in accordance with the uses allowed under your existing zoning or within the Land Use Districts.

Sites that have obtained EPC or DRB approval of a site development plan since May 1, 2008 will not be subject to the design regulations.

This Plan strongly discourages any zoning change requests that are not in conformance with this Plan.

Procedures for Development Proposals

When developing a site within the Plan area, the following steps should be taken:

- 1) Locate your property on the Zoning Map referenced on page 18 of this Plan.

- 2) Decide whether you want to proceed using the uses allowed under your current zoning or the uses allowed in the Land Use District, Map on page 25, that overlays your property, as described in Chapter 3.
- 3) Refer to the Design Regulations in Chapter 4, beginning on page 30. These Design Regulations apply to all developments in the Plan area.
- 4) A Site Development Plan shall be required for all development within the North I-25 Sector Plan area.
- 5) All Site Development Plans must be approved by the Development Review Board (DRB) unless otherwise indicated below. Refer to the DRB for public hearing and advertisement requirements.
- 6) All Site Plans for Building Permit must include a landscaping plan and other documentation required by this Plan.
- 7) All properties that have SU-1 in their zoning descriptor are required to go to the Environmental Planning Commission for a public hearing (§14-16-2-22).
- 8) All properties zoned P, C-1, C-2, C-3, M-1 or M-2 that are five acres or greater shall comply with the Shopping Center Regulations (See §14-16-3-2 of the City Zoning Code).
- 9) All signs that exist at the time of the adoption of the Plan that do not conform to the Plan, are allowed to remain for the life of the sign.

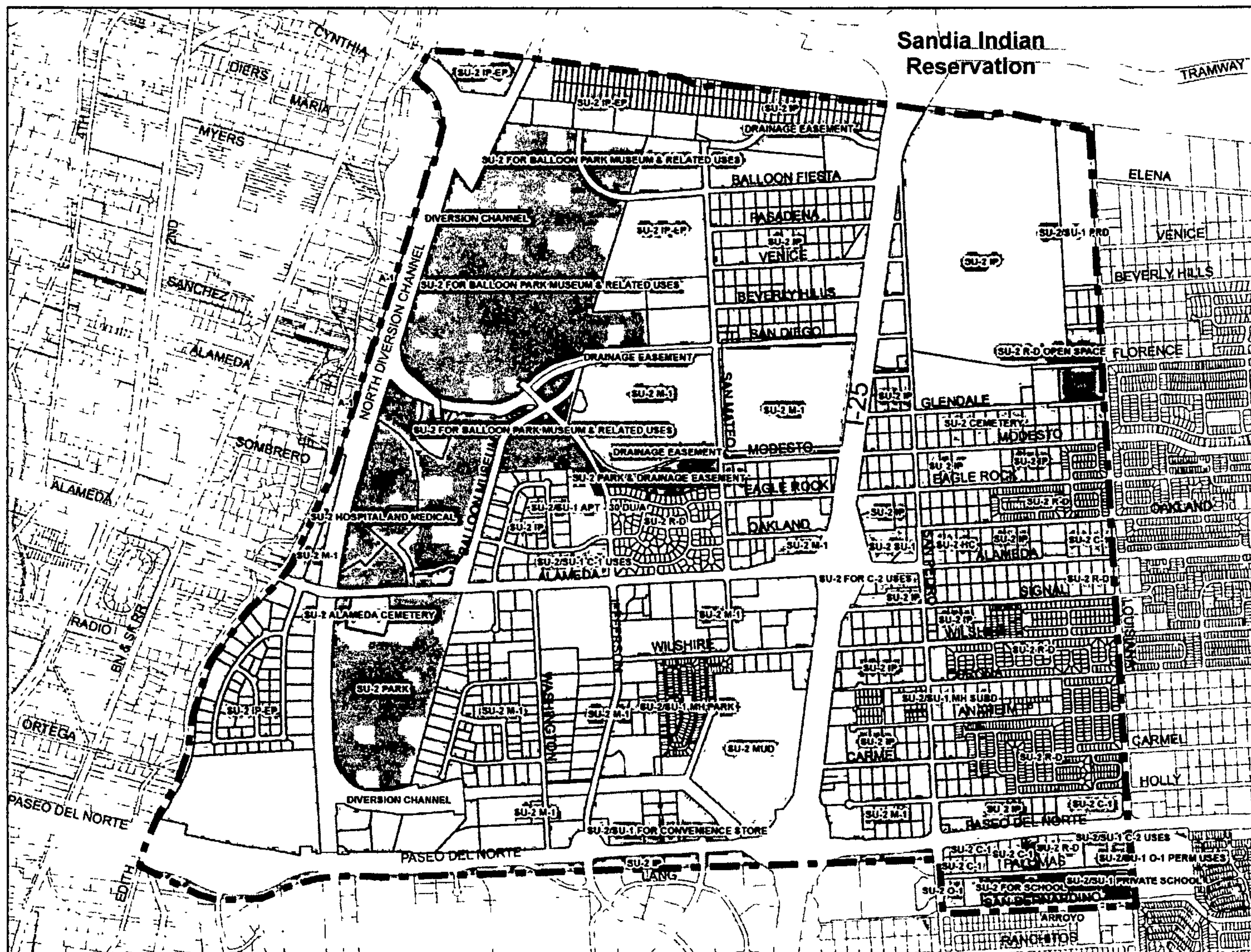


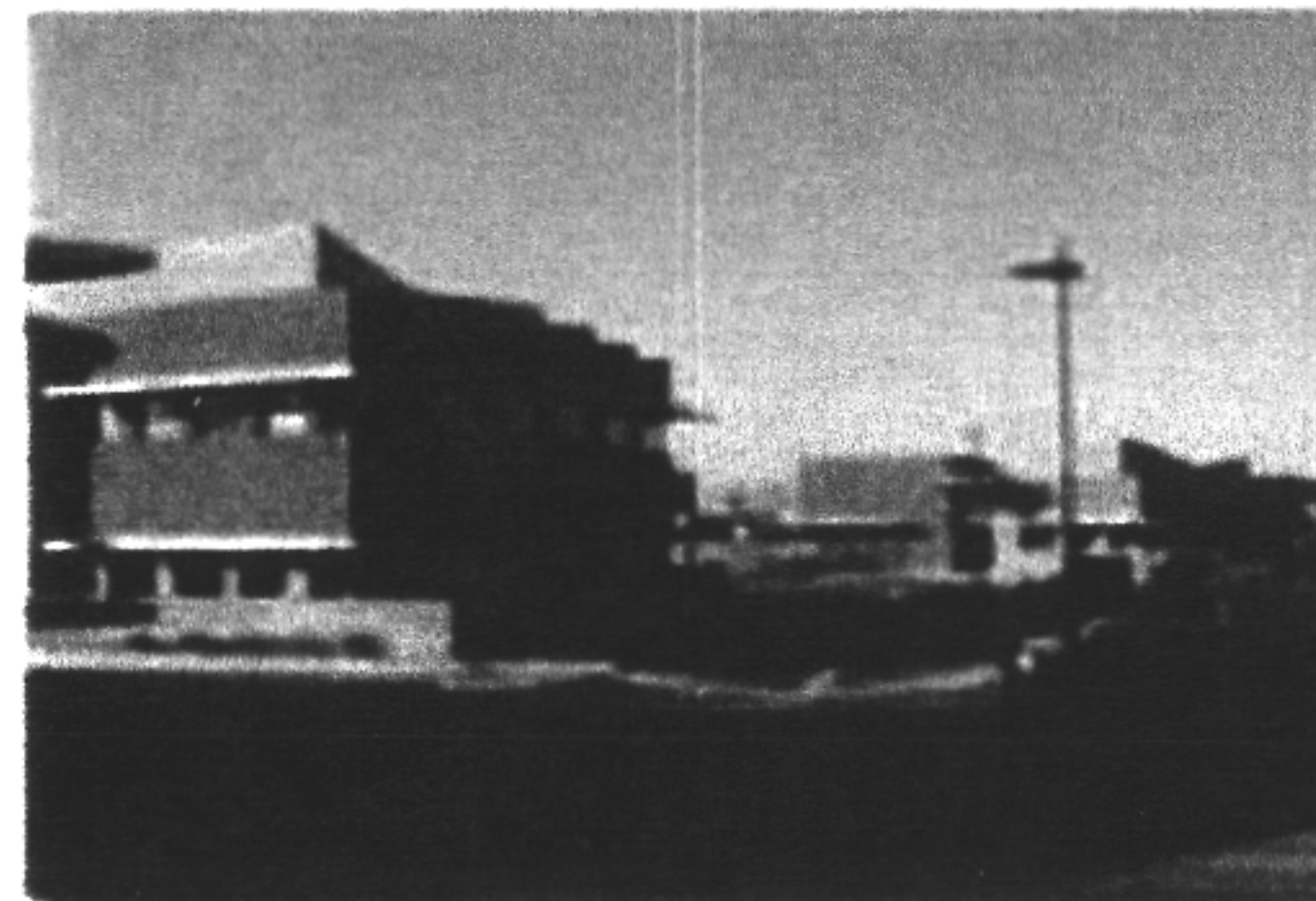
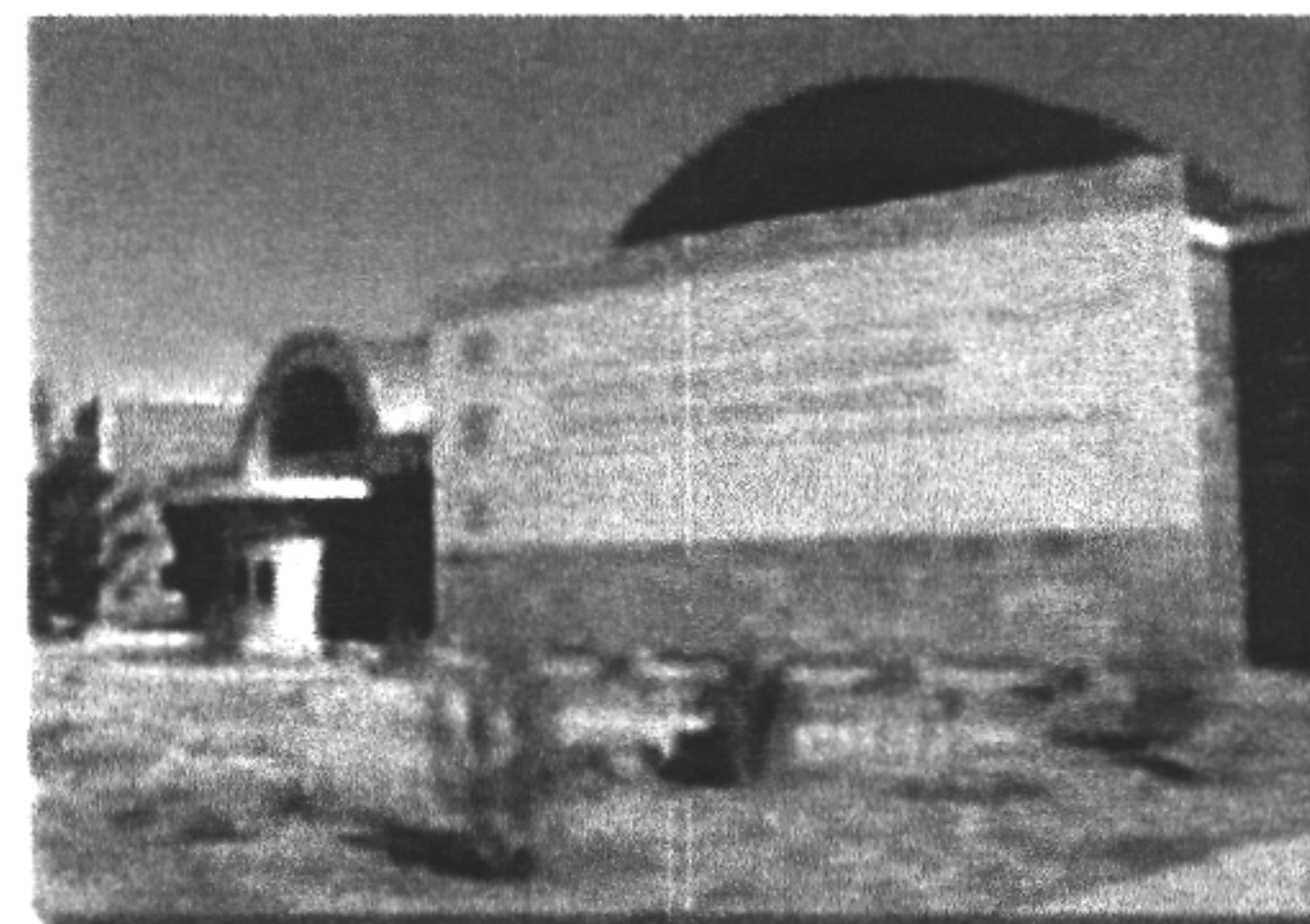
Figure 7
Zoning in
Sector Plan Area



- Legend**
- Plan Boundary
 - Commercial
 - Industrial/Wholesale/Manufacturing
 - Institutional
 - Office
 - Open Space
 - Residential
 - Agriculture
 - Utilities

SITE

NORTH I-25 Sector Plan



Cloud, Jack W.

From: John MacKenzie [John@goodwinengineers.com]
Sent: Wednesday, September 08, 2010 9:51 AM
To: Cloud, Jack W.
Subject: Hope Christian Elementary (Project 1008415)
Attachments: TEST144.pdf

Jack,

FYI, I met with David Kilpatrick on Friday and he approved the revised plan for this site, as indicated by his stamp on the plan. Please let me know if you have any other comments on this sheet. I will be making changes to the other sheets as we talked about during the hearing, and then resubmitting it as one set once all the other signatures have been obtained.

*John MacKenzie, PE
Mark Goodwin and Associates, PA
Phone: 505-828-2200
Fax: 505-797-9539*

10/27/2010