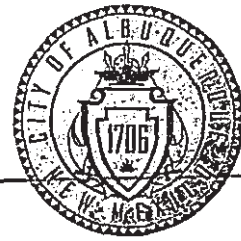


CITY OF ALBUQUERQUE



PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW, 3rd Floor, 87102

P.O. Box 1293, Albuquerque, NM 87103

Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

March 13, 2014

Carlisle Plaza United Methodist Church
P.O. Box 36528
Albuquerque, New Mexico 87176

Project# 1009923 *
13EPC-40158 Amendment to Site Development
Plan for Building Permit

LEGAL DESCRIPTION:

For all or a portion of lot 1, block 13, Carlisle Plaza United Methodist Church, located on Montclair between Candelaria and Valverde containing approximately 0.688 acres.

Staff Planner: Lorena Patten-Quintana

PO Box 1293

Albuquerque

On March 13, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1009923, 14EPC-40158, a request for an Amendment to the Site Development Plan for Building Permit, based on the following Findings and Conditions:

New Mexico 87103

FINDINGS - 13EPC-40158 – March 13, 2014 - Site Development Plan for Building Permit

www.cabq.gov

1. This is a request for an amendment to a Site Development Plan for Building Permit for Tract 1, Block 13, Carlisle Plaza Addition located at 3023 Montclair Drive NE and containing approximately .688 acres.
2. The purpose of this request is to allow for a proposed 1500 square foot accessory building. The subject site is zoned SU-1, Special Use Zone for Church and Related Facilities. Accessory buildings are allowed and permissive incidental uses include educational uses.

OFFICIAL NOTICE OF DECISION

Project #1009923

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3. The subject property has been developed and used as a church since 1976. The original Site Development Plan was approved by the City to allow the development of a church and related facilities on the site.
4. There are no governing sector plans, overlay zones or special designations applicable to this site.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request is consistent with the Established Urban Area Goal and Policy II.B.5.d. because the proposed building and site improvements are consistent with the intensity and design of the existing development and the site's SU-1 zoning.
7. The McKinley Neighborhood Association is in full support of this request.

CONDITIONS OF APPROVAL - 13EPC-40158 – March 13, 2014 - Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Add the following note to the General Notes and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MARCH 28, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

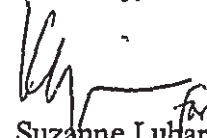
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application.

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



Suzanne Lubar
Planning Director

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SL/LPQ/mc

cc: David Soule, Rio Grande Engineering, P.O. Box 903926, ABQ, NM 87199
Jonathan Turner, Garcia/Kraemer & Assoc, 600 First St NW, Suite 211, ABQ, NM 87102
Geri Griego, 3018 Solano Dr NE, ABQ, NM 87110
Marge Padilla, 3616 Aztec Rd NE, ABQ, NM 87110
Bill Hoch, 813 Calle Del Corte NE, ABQ, NM 87110