



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Sagebrush Church		Phone: 505 205 4876
Address: 6440 Coors Blvd NW		Email: bobc@sagebrush.church
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Joe Slagle		Phone: 505 228 8707
Address: P.O. Box 10362		Email: joe@slaglearchitect.com
City: Albuquerque	State: NM	Zip: 87184
Proprietary Interest in Site: Owners		List all owners: Sagebrush Church

BRIEF DESCRIPTION OF REQUEST

Construction of a new 11,270 sf 2 story small group meeting facility to serve the existing congregation of the church.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tracts 1-A-1-A	Block:	Unit:
Subdivision/Addition: Alban Hills	MRGCD Map No.:	UPC Code: 101206349805940311
Zone Atlas Page(s): D-12	Existing Zoning: MX-M	Proposed Zoning: Same
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 16.21 ac.

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6440 Coors Blvd NW	Between: La Orilla	and: Paseo del Norte
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

DRB project number 1002371

Signature:	Date: 11-8-2023
Printed Name: Joe Slagle	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ ACCELERATED EXPIRATION OF SITE PLAN

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

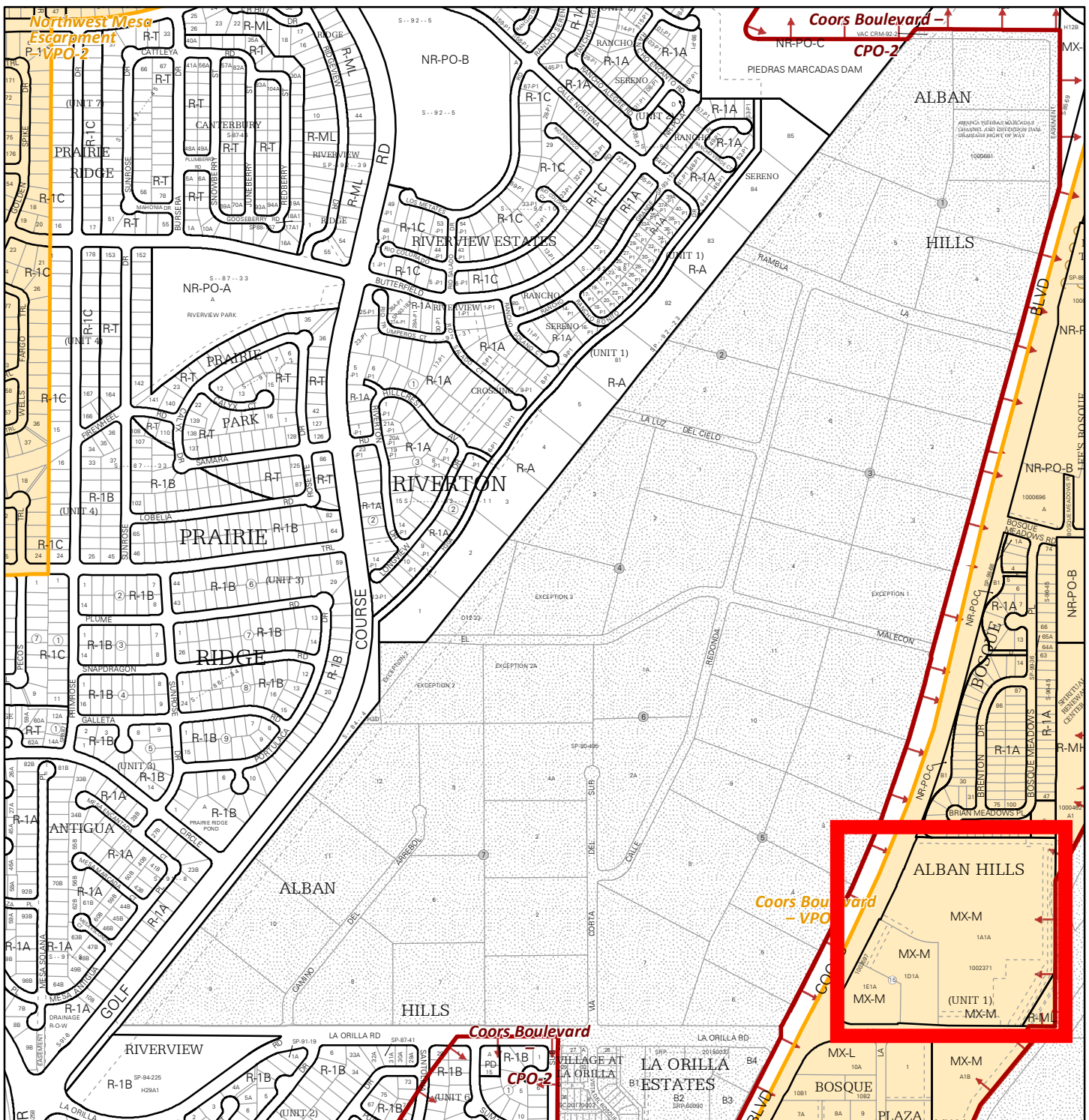
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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

_ ALTERNATIVE LANDSCAPING PLAN

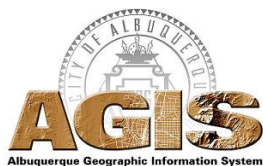
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- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

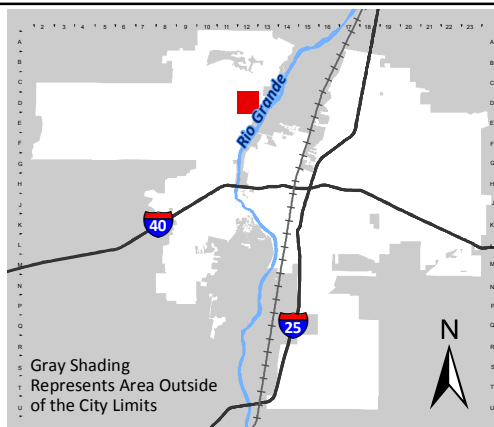


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
D-12-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

July 10, 2023

Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

RE: Agency Authorization Letter for 6440 Coors Blvd NW

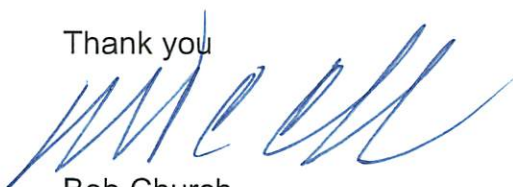
Address: 6440 Coors Blvd NW
Legal Description: Tract 1-A-1, Alban Hills Subdivision

Dear Planning Department:

This letter shall serve as authorization for Joe Slagle of Slagle Architect to act as agent on our behalf in regard to obtaining Planning Department Approvals for the property listed above.

Please let us know if you have any questions or need any additional information. I can be reached directly at 505-205-4876 or Bobc@Sagebrush.Church

Thank you



Bob Church
Sagebrush Church
Executive Pastor, Operations
505-205-4876

November 7, 2023

Re: New Hub Building for Sagebrush Church-Justification Letter

Planning Dept:

This project consists of an 11,270 sf two story hub building on a small portion of land at Sagebrush Church. The land is located within the completely developed 16.21-acre church property and is currently vacant, with grass turf. The original development was approved by the DRB on 6-28-2005 (project no. 1002371) and as can be seen on the approved Site Development Plan, a 2-story building was approved at this location. The building shown on the approved site plan is 10,200 sf office building so although slightly larger our proposed project differs only in use. The Hub building will be used only by the existing congregation as a place to hold small study group meetings. The interior will be mostly open plan so that small group meetings can be organized in a variety of configurations.

Our justification for this project is as follows:

1. A two story 10,200 sf office building is approved for this property and the change in floor area is well below the 10% threshold as described in the IDO. The assembly use is an approved use as an accessory use to the existing church. The height will be within the restrictions as outlined in the Coors Blvd VPO-1 Overlay Zone. The building height will be below the requirements as outlined in the Coors Corridor VP-1 Overlay Zone. The new building will be shorter than the existing buildings on the property which are approved per DRB 1002371.
2. The project will serve only the existing congregation. It will not generate additional automobile traffic and will not require any site modifications other than what exists in the immediate surroundings of the building. The current parking count exceeds the requirement including this building. All existing parking, landscape, and accessible routes will remain without modification.
3. The project meets all the requirements set forth in the IDO as listed in section 6-5(G) below:

6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in. **The subject property is within an approved site plan, case no. 1002371. The site plan is included as part of this submittal.**

6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development. **The subject property is not within an approved framework plan.**

Thank you for your consideration of this project and please do not hesitate to contact me should you have any questions or require further information.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'J' and 'S' followed by a horizontal line.

Joe Slagle Architect, Inc

THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM THE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS. CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH THE SITE PLAN AND THE REPLAT.

ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.

1. PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.

2. NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.

3. ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.

4. VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACKWAYS OR ROOFS SHALL NOT BE PERMITTED.

5. FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 16' HIGH POLES WITH FULLY SHIELDED FIXTURES WITHIN 100' OF RESIDENTIAL AREA. ALL FIXTURES SHOULD BE HORIZONTALLY-MOUNTED. LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS. ALL OTHER WILL BE 30 FT.

10. ASPHALT BIKE TRAIL 10 FT. WIDE.

11. ALL LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-3-9, AREA LIGHTING REGULATIONS AND THE NIGHT SKY ORDINANCE.

12. ALL RETAINING AND SCREEN WALLS WILL BE MEDIAN TANK.

13. ALL PROPOSED SCREEN WALLS AND RETAINING WALLS SHALL BE DESIGNED ACCORDING TO THE GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES AND RETAINING WALLS (SECTION 14-16-3-9).

14. APPROVAL AUTHORITY FOR FUTURE PHASES OF DEVELOPMENT IS DELEGATED TO DRB.

15. BUILDING FOOTPRINT SHALL COMPLY WITH FUTURE ADDITIONS AS SHOWN ON THIS SITE PLAN AS APPROVED BY THE EPC.

16. ELEVATIONS SHALL BE COMPLEMENTARY TO THE EXISTING BUILDING IN STYLE, PROPORTIONS, MATERIALS AND COLORS.

17. FUTURE ADDITIONS MUST COMPLY WITH THE COORS CORRIDOR PLAN DESIGN GUIDELINES.

18. ALL TREES WILL BE PLANTED AT A MINIMUM HEIGHT OF 8 FT.

19. ALL TREES PLANTED ALONG THE NORTHERN BOUNDARY WILL REACH A MINIMUM HEIGHT OF 25 FT. AT MATURITY.

NOTES:

1. SETBACKS

A. THERE SHALL BE A FRONT AND CORNER SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FT. FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A REAR SIDEWALK OR OPENED PUBLIC SIDEWALK.

B. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SETBACKS THE SIDE OF A LOT IN A RESIDENTIAL ZONE.

C. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SETBACKS THE REAR OF A LOT IN A RESIDENTIAL ZONE.

3. THE CLEAR SIGHT TRIANGLE SHALL NOT BE IMPAIRED UPON.

EXISTING PAVEMENT WIDTH

200' ROW

FT=66.0

SAVED AREA (TOTAL CHURCH 3000 S.F.)

NOT A PART

FT=97.0 POSSIBLE FUTURE BUILDING

SEWER EASEMENT

NOT A PART

STOP SIGN

LA ORILLA ROAD N.W.

STD. CURB & GUTTER

10' ASPHALT PEDESTRIAN & BIKE TRAIL

3' SCREEN WALL

STREET IMPROVEMENTS THIS PROJECT

END OF 10' PEDESTRIAN AND BIKE TRAIL ACCESS TO BOSQUE

10' PUBLIC UTILITY EASEMENT

50' MROCO EASEMENT

70' MROCO EASEMENT

40' SEWER EASEMENT

10' ASPHALT PEDESTRIAN & BIKE TRAIL

20' WATERLINE EASEMENT

30' ACCESS EASEMENT

10' ASPHALT PEDESTRIAN & BIKE TRAIL

20' WATERLINE EASEMENT

30' ACCESS EASEMENT

10' ASPHALT PEDESTRIAN & BIKE TRAIL

20' WATERLINE EASEMENT

30' ACCESS EASEMENT

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10' ASPHALT PEDESTRIAN & BIKE TRAIL

NOTES:

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2. BUILDING FOOTPRINT SHALL COMPLY WITH FUTURE ADDITIONS AS SHOWN ON THIS SITE PLAN AS APPROVED BY THE EPC.

3. ELEVATIONS SHALL BE COMPLEMENTARY TO THE EXISTING BUILDING IN STYLE, PROPORTIONS, MATERIALS AND COLORS.

4. FUTURE ADDITIONS MUST COMPLY WITH THE COORS CORRIDOR PLAN DESIGN GUIDELINES.

5. FUTURE ADDITIONS MUST COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE AND COORS CORRIDOR PLAN.

LEGEND

EXISTING CURB & GUTTER

BOUNDARY LINE

PROPOSED PARKING SPACE

PROPOSED CURB & GUTTER

PROPOSED BUILDING

CENTERLINE EASEMENT

PROPOSED SCREEN WALL

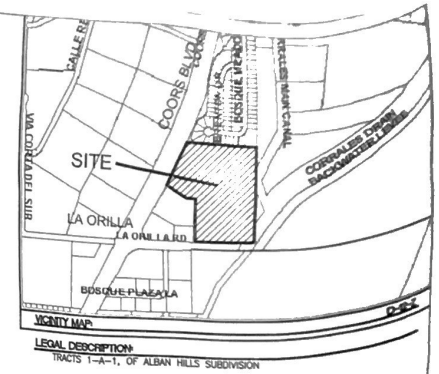
STREET LIGHTS



GRAPHIC SCALE

60 30 0 30 60

SCALE: 1"=60'



SITE DATA

PROPOSED USE: SU-1 R2 & CHURCH RELATED USES

LOT AREA: 16,2619 ACRE

BUILDING AREA: PROPOSED 133,276 SF - BUILDING FOOTPRINT: PROPOSED 87,284 SF

BUILDING AREA: FUTURE 13,460 SF - BUILDING FOOTPRINT: FUTURE 11,800 SF

BUILDING AREA: TOTAL 146,736 SF - BUILDING FOOTPRINT: TOTAL 99,084 SF

SEATING CAPACITY: WORSHIP 2000

PARKING: WORSHIP 2000 SEATS/4 = 500 SPACES

EDUCATION 40 EMPLOYEES = 40 SPACES

OFFICE 11,344 S.F./200 = 57 SPACES (NOT OCCUPIED DURING SERVICES)

FELLOWSHIP 250 OCCUPANTS/4 = 63 SPACES (NOT OCCUPIED DURING SERVICES)

PARKING PROVIDED: 905 SPACES

PARKING REQUIRED: 540 SPACES

HC PARKING PROVIDED: 20 SPACES

HC PARKING REQUIRED: 116 SPACES

3 SPACES VAN ACCESSIBLE

BIKE PARKING PROVIDED: 30 SPACES

PARKING REQUIRED: 27 SPACES BIKE

PROJECT NUMBER: 1002371
APPLICATION NUMBER: 05-00560

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/1/05, and the findings and conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

City Engineer, Transportation Division

Water Utility Development

Parks & Recreation Department

City Engineer

Environmental Health Department (conditional)

Solid Waste Management

DRB Chairperson, Planning Department

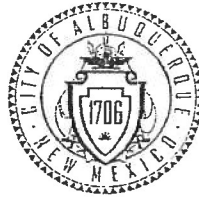
Environmental Health, if necessary

INDEX TO DRAWINGS

1. SITE PLAN FOR BUILDING PERMIT
2. GRADING AND DRAINAGE PLAN
3. MASTER UTILITY PLAN
4. BUILDING AND STRUCTURE ELEVATIONS
5. BUILDING AND STRUCTURE ELEVATIONS
6. BUILDING AND STRUCTURE ELEVATIONS
7. DETAILS
8. LANDSCAPING PLAN
9. LANDSCAPING PLAN

ENGINEER'S SEAL	HOFFMANTOWN WEST CHURCH	DRAWN BY: BLP
	SITE PLAN FOR BUILDING PERMIT	DATE: 06-20-05
		2380SPB-04-28-05
		SHEET #
		C1
		JOB # 230080
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	
RONALD R. BOHANNAN P.E. #7868		

TRACT	AREA (AC)	USE	ZONING	F.A.R.	LANDSCAPE AREA	MAX. BLDG. HEIGHT
1-A-1	16.28	CHURCH	SU-1 / R-2	.25	15% OF PAVED AREA	-



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

Hoffmantown Church West
2600 American Road SE, Ste 350
Rio Rancho, NM 87124

Date: November 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002371**
03EPC-01285 Zone Map Amendment
03EPC-01815 EPC Site Development Plan-
Subdivision

LEGAL DESCRIPTION: for all or a portion of Tracts 1A,1B & 1C, Block 15, Alban Hills Subdivision, Unit 1 and Tract A, Access Easement, Bosque Meadows, a zone map amendment from SU-1 for R-2 Uses and SU-1 for R-2 Uses with 175 DU Max to SU-1 for C-2 Uses and SU-1 for R-2 and Church and Related Uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN, containing approximately 17 acres. (D-12) Simon Shima, Staff Planner

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1002371/ 03EPC-01285, a Zone Map Amendment, for Tracts 1-A, 1-B & 1-C, Block 15, Alban Hills Subdivision, Unit 1, & Tract A, Access Easement, Bosque Meadows, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This is a request for a zone map amendment: a) from SU-1 for R-2 Uses with 175 D/U Max to SU-1 for R-2 Uses and Church and Related Uses for Tract 1-A, containing 10.24 acres; b) from SU-1 for R-2 Uses to SU-1 for R-2 Uses and Church and Related Uses for a proposed Tract 1-B, containing 5.44 acres (the existing Tract 1-B minus a proposed Tract 1-F); and c) from SU-1 for R-2 Uses to SU-1 for C-2 Uses for a proposed Tract 1-F, containing 0.80 acre. The zoning for Tract 1-C, encumbered by an MRGCD easement, would remain SU-1 for R-2 Uses.
2. In 1998 the applicant requested a Zone Map Amendment and a Site Development Plan for Building Permit for this 17 acre site (Z-98-30). On November 19, 1998, the Environmental Planning Commission voted to approve Z-98-30. This zone change would allow a 308 unit multi-family residential development on the site.

3. The Zone Map Amendment request is generally consistent with Comprehensive Plan Developing Urban Area Policy a (The Developing Urban Areas shall allow a full range of urban land uses) and Policy e (New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured). Nevertheless, environmental and design considerations addressed in the Comprehensive Plan policies would be required to reflect on the subsequent approval a Site Development Plan for Building Permit.
4. The site is located within the Taylor Ranch Community of the West Side Strategic Plan, hereinafter referred to as the "WSSP". The request is consistent with WSSP Taylor Ranch Community Policy 3.14 (The rural character of the Alban Hills area is an important character aspect of the Coors Corridor and Bosque transition zone) compared to the existing zoning. Other applicable policies, however, apply to a Site Development Plan for Building Permit.
5. The site is located in Segment 3 of the Coors Corridor Plan. For land use, the Coors Corridor Plan recommends compliance of new development with design guidelines, and preservation of the Bosque, floodplain, and open space areas (Figure 32 recommended land use). When a Site Development Plan for Building Permit were submitted for approval, the Coors Corridor Plan Design Overlay Zone policies would be applied to review its compliance with such policies.
6. Since Tract 1-D and Tract 1-E, the two adjacent tracts located at the northeast corner of Coors Boulevard and La Orilla Road, are currently zoned SU-1 for C-2 Uses, SU-1 zoning for C-2 Uses for a proposed Tract 1-F, as requested, would be compatible with the surrounding zoning to a large extent. This amendment would render the existing SU-1 for C-2 Uses zoning more cohesive in configuration, resulting in potentially more efficient use of land.
7. The applicant justifies the zone change based on the "more advantageous to the community" test pursuant to Resolution 270-1980. The applicant's assertion of the reduction of river-crossing trips by parishioners and others meets the above criterion. The applicant further justifies the zone change based on the "changed neighborhood conditions" test. Recent development of the Riverside Plaza located south of the site on the same side of Coors Boulevard is a result of annexation and zone change, thereby constituting a changed neighborhood condition under Resolution 270-1980.
8. While the Taylor Ranch and Alban Hills Neighborhood Associations support the zone change to allow a potential church use, the latter opposes the SU-1 for C-2 Uses portion of the request.
9. The developer of the combined commercial property, encompassing Tract 1-D, Tract 1-E, and the proposed Tract 1-F, has agreed to impose a private restriction on all the above Tracts prohibiting the sale of alcoholic beverages for off-site consumption.

10. Concurrent with the zoning all previously approved site development plans for this Tracts 1-D and 1-E are void.

CONDITION:

1. The proposed Tract 1-F, to be zoned SU-1 for C-2 Uses, be replatted with the adjoining Tract 1-D and Tract 1-E, zoned SU-1 for C-2 Uses, respectively, and a site development plan for subdivision with the combined commercial property be approved for this combined commercial parcel.

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1002371/03EPC-01815, a Site Development Plan for Subdivision, for Tracts 1-A, 1-B & 1-C, Block 15, Alban Hills Subdivision, Unit 1, & Tract A, Access Easement, Bosque Meadows, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request for a Site Development Plan for Subdivision entails subdividing the existing Tract 1-B into a proposed Tract B-1 containing 5.44 acres and a proposed Tract 1-F containing 0.80 acre, with an intent to sell a proposed Tract 1-F to the owner of adjacent Tract 1-D and Tract 1-E. Unifying a proposed Tract 1-F with the existing Tract 1-D and Tract 1-E would create a more integrated and developable unit of land.
2. The Site Development Plan for Subdivision, dated 10-21-03, provides minimum requirements for such plan as provided for in Section 14-16-1-5, Definitions of the Zoning Code, i.e., the site, proposed uses, pedestrian and vehicular ingress and egress, internal circulation elements, and maximum building height, minimum building setback, and maximum floor area ratio. Nonetheless, the Site Development Plan provides two(2) conflicting sets of floor area ratio and two (2) conflicting sets of setbacks. Corrections or clarifications on these matters need to be made.
3. No building and parking facilities design concept nor locations of such facilities are provided in the Site Development Plan. Therefore, certain design-related policies of the Comprehensive Plan (Policies d, g, k, l and m) and West Side Strategic Plan (Policies 3.15, 3.18 and 4.6) are applicable to the future request for the Site Development Plan for Building Permit.

4. The site is located in Segment 3 of the Coors Corridor Plan. Issue 3: land use and intensity of development, policy 8, buffer strip of the Coors Corridor Plan provides that a 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development.
5. The confluence of the Corrales Riverside Drain and the Corrales Main Canal is situated east of the existing Tract 1-A and Tract 1-B. The Site Development Plan does not show the alignment of the Corrales Riverside Drain south of the confluence. Therefore, it cannot be ascertained as to whether or not a 100-foot wide buffer strip west of the Corrales Riverside Drain might encroach on Tract 1-B, or the Corrales Riverside Drain alignment itself might encroach on part of Tract 1-C. Therefore, a drawing of the Corrales Riverside Drain alignment and a 100-foot buffer strip on the Site Development Plan all the way to the southern boundary of the site is warranted.
6. The Trails & Bikeways Facility Plan, a Rank II plan, designates both the Corrales Main Canal located adjacent to the site in part and the Corrales Riverside Drain located seemingly on the site in part, as a proposed secondary trail.
7. The Site Development Plan entails two (2) different land uses; church and related uses, and C-2 uses. Two (2) sets of setbacks would be necessary or desired, one for church uses and the other for C-2 uses.
8. The Site Development Plan provides two (2) conflicting set of maximum building height. Should the proposed building height under Note 1 be intended by the applicant, it would comply with the Coors Corridor Plan design regulations.
9. Upon thorough review and analysis, reviewing agencies have provided comprehensive recommendations regarding traffic, access, and circulation. These recommendations are used for conditions of approval of the Site Development Plan.
10. Concurrent with the zoning all previously approved site development plans for Tracts 1-D and 1-E are void.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Two(2) conflicting sets of floor area ratio, setbacks, and building height, as provided in the Site Development Plan, be corrected.
3. If an MRGCD easement has been established on the eastern portion of Tract 1-A overlapped by the Corrales Main Canal right-of-way, such easement be shown on the Site Development Plan.
4. The Corrales Riverside Drain and a 100 foot wide buffer be drawn on the Site Development Plan all the way to the southern boundary of the site.
5. The following conditions of approval as recommended by the reviewing agencies be made the conditions of approval for the Site Development Plan:
 - a. Check deceleration and acceleration lane requirements for main site drive on Coors with NMDOT (Note: a deceleration lane is required per COA).
 - b. Lengthen median on Coors, across from the existing private access easement on north side of property, to ensure that the driveway operates as a right-turn in right-turn out only per the Coors Corridor Plan.
 - c. Re-align existing driveway of private easement to be perpendicular to Coors.
 - d. The access drives on La Orilla to be determined with the Site Plan for Building Permit.
 - e. Re-align eastern most driveway between Tract 1-B and Tract 1-C, to be perpendicular to La Orilla.
 - f. Show existing access to Tract 1-C on the site plan.
 - g. Platting should be a concurrent DRB action.
 - h. The Coors Corridor Plan recommends an eight-lane roadway adjacent to the subject site. Responsibility for improving Coors Boulevard from a three-lane northbound to a four-lane northbound facility along the site should be a condition of Site Plan for Building Permit.
 - i. Dedication of right-of-way for La Orilla Road as provided for in the DPM.

- j. Construct the La Orilla Trail connector (T 159) between Coors and the Corrales Riverside Drain as shown in the City of Albuquerque Trails & Bikeways Facility Plan.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 5, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,


for Victor J. Chavez
Planning Director

OFFICIAL NOTICE OF DECISION
NOVEMBER 20, 2003
PROJECT #1002371
PAGE 7 OF 7

VJC/SS/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Rick Linkous, Coors Trail, 2715 Bosque Del Sol NW, Albuquerque, NM 87120
Alexander Ostwald, Coors Trail, 6423 Bosque Meadows NW, Albuquerque, NM 87120
Eddie Costello, Taylor Ranch, 1711 Alameda NW, Ste J, Albuquerque, NM 87114
Jolene Wolfley, Taylor Ranch, 6804 Staghorn Dr. NW, Albuquerque, NM 87120
Jim Wolcott, Alban Hills, 6420 Camino del Arbol NW, Albuquerque, NM 87120
Jack Scott, Alban Hills, 6419 Camino del Arbol NW, Albuquerque, NM 87120

SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.



Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- ~~X~~ 1. Date of drawing and/or last revision
- ~~X~~ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- X 3. Bar scale
- X 4. North arrow
- X 5. Legend
- X 6. Scaled vicinity map
- X 7. Property lines (clearly identify)
- X 8. Existing and proposed easements (identify each)
- X 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- X A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- X B. Square footage of each structure
- X C. Proposed use of each structure
- X D. Signs (freestanding) and other improvements
- X E. Walls, fences, and screening: indicate height, length, color and materials
- X F. Dimensions of all principal site elements or typical dimensions
- na G. Loading facilities
- X H. Site lighting (indicate height & fixture type)
- na I. Indicate structures within 20 feet of site
- X J. Elevation drawing of refuse container and enclosure, if applicable.
- X K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- X A. Parking layout with spaces numbered per aisle and totaled.
 - X 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - X 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - na 3. On street parking spaces
- x B. Bicycle parking & facilities
 - X 1. Bicycle racks – location and detail
 - na 2. Other bicycle facilities, if applicable
- X C. Vehicular Circulation (Refer to DPM and IDO)
 - X 1. Ingress and egress locations, including width and curve radii dimensions
 - X 2. Drive aisle locations, including width and curve radii dimensions
 - X 3. End aisle locations, including width and curve radii dimensions
 - X 4. Location & orientation of refuse enclosure, with dimensions
 - X 5. Loading, service area, and refuse service locations and dimensions
- X D. Pedestrian Circulation
 - X 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☒ 3. Location and description of amenities, including patios, benches, tables, etc.
- ☒ E. Off-Street Loading
 - ☐ 1. Location and dimensions of all off-street loading areas
- ☒ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - ☐ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - ☐ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - ☐ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- ☒ A. Locate and identify adjacent public and private streets and alleys.
 - ☒ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - ☒ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 3. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 4. Identify existing and proposed medians and median cuts
 - ☒ 5. Sidewalk widths and locations, existing and proposed
 - ☒ 6. Location of street lights
 - ☒ 7. Show and dimension clear sight triangle at each site access point
 - ☒ 8. Show location of all existing driveways fronting and near the subject site.
- ☒ B. Identify Alternate transportation facilities within site or adjacent to site
 - ☐ 1. Bikeways and bike-related facilities
 - ☐ 2. Pedestrian trails and linkages
 - ☐ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- ☒ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- ☒ 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, gravel areas, grass, ground cover vegetation, etc.)
 - ☒ C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- X 7. Identify type, location and size of plantings (common and/or botanical names).
 - Na A. Existing, indicating whether it is to be preserved or removed.
 - X B. Proposed, to be established for general landscaping.
 - X C. Proposed, to be established for screening/buffering.
- X 8. Describe irrigation system – Phase I & II . . .
- X 9. Planting Beds, indicating square footage of each bed
- na 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- X 11. Responsibility for Maintenance (statement)
- X 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- X 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- X 14. Planting or tree well detail
- X 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- X 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- X 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

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

B. Grading Information

- X 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- X 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.
- X 3. Identify ponding areas, erosion and sediment control facilities.
- na 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.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

WATER AND SEWER ARE AVAILABLE AT THE PROPERTY. WILL BE CONNECTED TO EXISTING STUBS FROM ADJACENT BUILDING TO NORTH

- na A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- na B. Distribution lines
- X C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions. **ON OVERALL APPROVED SITE PLAN**
- X D. Existing water, sewer, storm drainage facilities (public and/or private).
- X E. Proposed water, sewer, storm drainage facilities (public and/or private) **GRADING PLAN**
- na F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown. **NONE IN PROXIMITY TO THIS PROJECT**

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

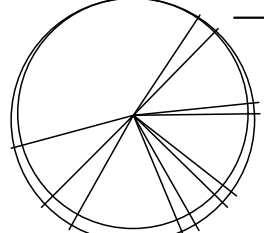
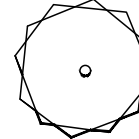







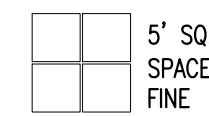
A. General Information

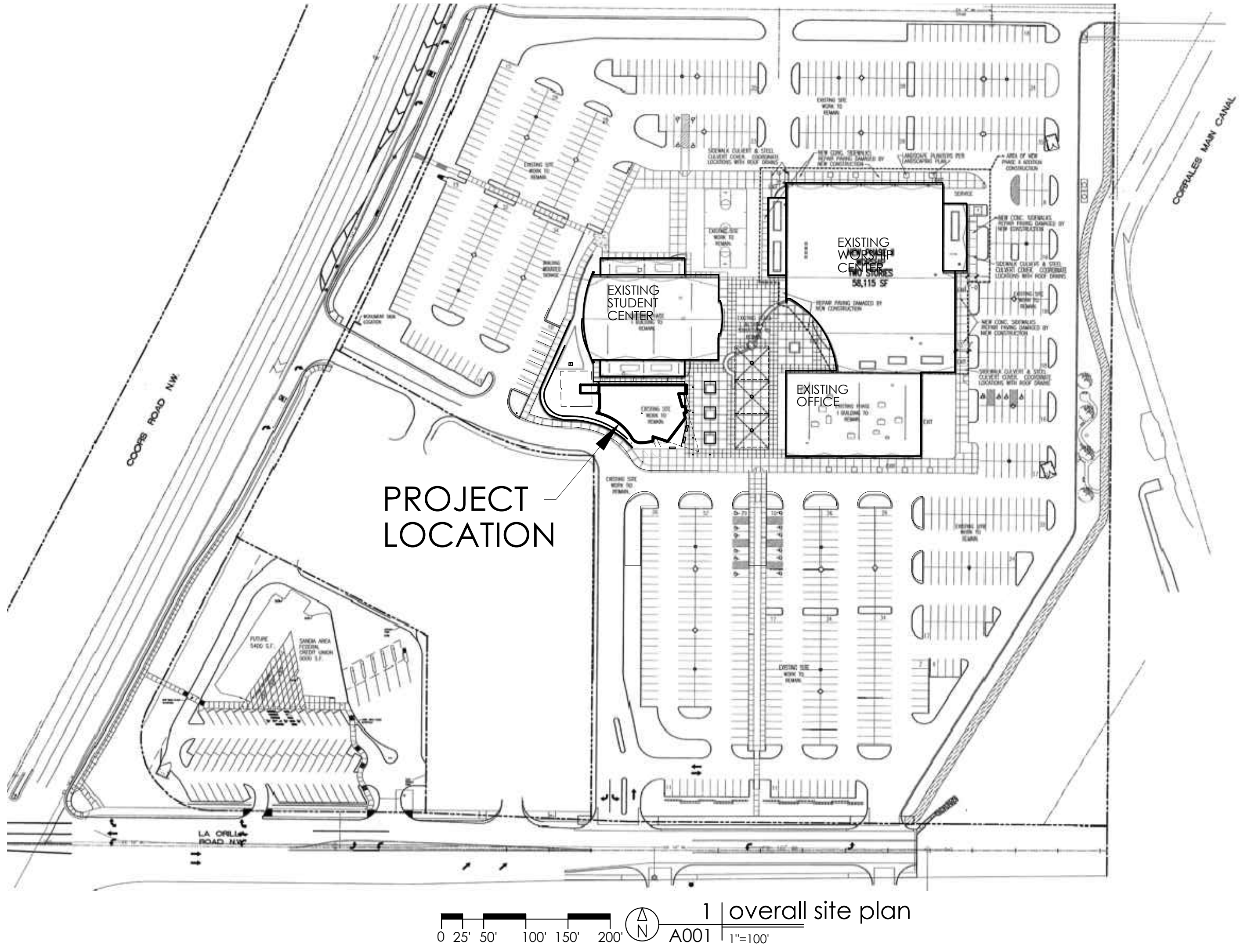
- X A. Scale
- X B. Bar Scale
- X C. Detailed Building Elevations for each facade
 - X 1. Identify facade orientation
 - X 2. Dimensions of facade elements, including overall height and width
 - X 3. Location, material and colors of windows, doors and framing
 - X 4. Materials and colors of all building elements and structures
 - X 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- X 1. Site location(s)
- X 2. Sign elevations to scale
- X 3. Dimensions, including height and width
- X 4. Sign face area - dimensions and square footage clearly indicated
- X 5. Lighting
- X 6. Materials and colors for sign face and structural elements.
- X 7. List the sign restrictions per the IDO

LANDSCAPE PLANT MATERIAL LIST:

	Size	Common Name	Quantity	Approx. Height	Ave. Spread	Water Use
	1 1/2" Cal.	RAYWOOD ASH	17	35'	30'	M
	5 Gal	DESERT WILLOW	4	20'	25'	L
	5 Gal	RED YUCCA	18	3'	4'	M
	5 Gal	REGAL MIST	17	3'	3'	M
	5 Gal	AUTUMN SAGE	25	2'	3'	M
	1 Gal	VIRGINIA CREEPER @ 24" O.C. ALONG RETAINING WALL				
	SANTA FE BROWN GRAVEL WITH FILTER FABRIC					
	BOULDERS					
	OVERSIZED GRAVEL					
	5' SQ. COLORED CONCRETE PAVERS W/ 4" SPACE BETWEEN W/ SANTA FE BROWN CRUSHER FINE					



- SITE PLAN KEY NOTES:
- HATCHED AREA INDICATES EXISTING CONCRETE PAVING TO BE CUT AT JOINT AND REMOVED; CONCRETE PAVING TO BE REPLACED TO EDGE OF CONCRETE AS SHOWN. (REMOVE EXISTING BIKE RACKS)
 - EXISTING CONCRETE PAVING TO REMAIN. PROTECT DURING CONSTRUCTION
 - EXISTING CONCRETE PLANTERS AND PLANTING TO REMAIN. PROTECT DURING CONSTRUCTION
 - EDGE OF NEW CONCRETE PAVING.
 - EXIST. SIDEWALK TO REMAIN
 - EXISTING BOLLARD LIGHT FIXTURE TO REMAIN. COVER AND PROTECT DURING CONSTRUCTION
 - NEW 5' WIDE CONCRETE WALK
 - NEW CMU ADDED ON TOP OF EXISTING CMU RETAINING WALL: SEE
 - NEW CMU TERRACE WALL: SEE
 - FOR ENLARGED PATIO PLAN SEE
 - LANDSCAPE AREA: SEE LANDSCAPE PLAN
 - EXISTING DRIVEWAY AND PARKING LOT. NO WORK HERE
 - EXISTING ROOF DRAIN CULVERT (3 LOCATIONS). SEE GRADING PLAN FOR CONTINUATION.
 - EXISTING STORM DRAIN INLET TO BE RELOCATED: SEE GRADING PLAN
 - EXISTING STORM DRAIN INLET TO REMAIN
 - EXISTING LIGHT POLE TO REMAIN
 - EXISTING LIGHT POLE TO BE REMOVED
 - EXISTING CONCRETE SLAB TO BE REMOVED (SHOWN DASHED)
 - NEW BENCH: SEE
 - NEW BIKE RACK ARRAY: SEE
 - EXISTING FABRIC SHADE STRUCTURE

SITE PLAN
SITE DETAILS

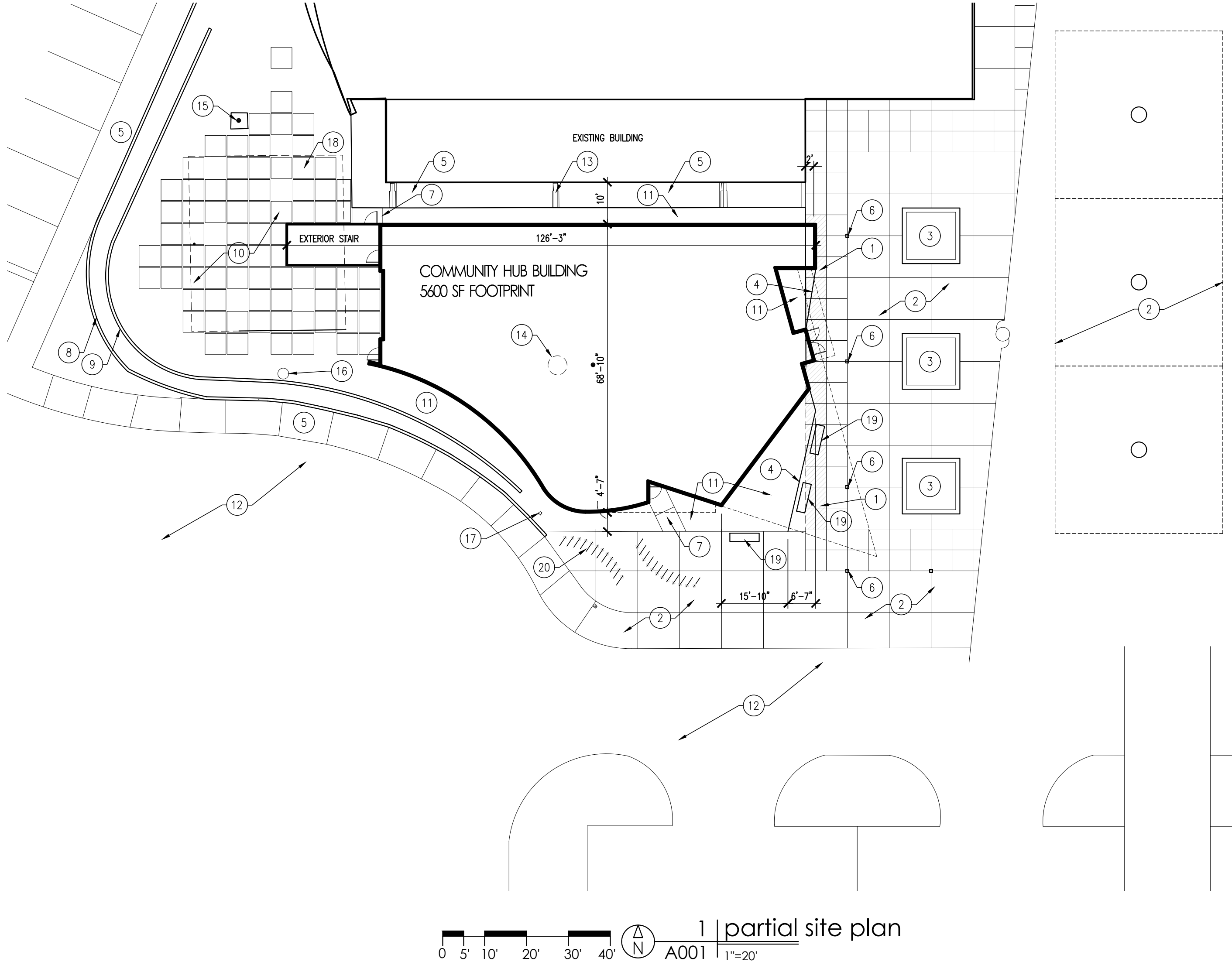
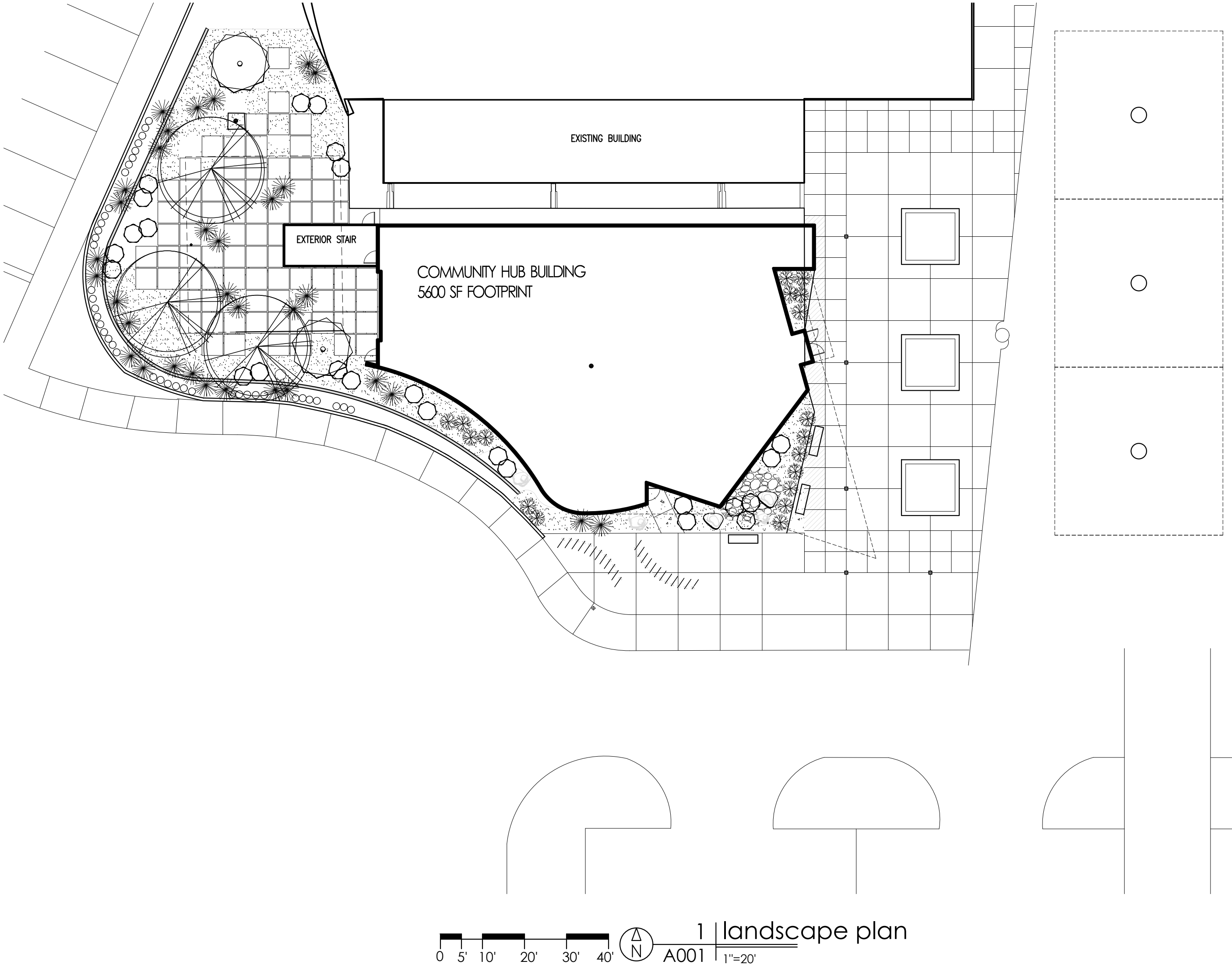
A NEW **COMMUNITY HUB** FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM



revisions:

date: 11-8-23

sheet: A001



Grading & Drainage Design Narrative

Subject Property: Sagebrush Church Community Hub, 6440 Coors Blvd. NW, Albuquerque, NM
Area of Site: 0.269 Acre
Reference: City of Albuquerque Development Process Manual (DPM)
Project Description: The development is the construction of a new 5600 SF, single story structure and new concrete patio as part of an existing development.
Predeveloped Conditions: The existing site is a landscaped portion of a larger developed complex. This section of the property was indicated as the site of a future building when the property was developed per the original Grading & Drainage Plan dated 6/20/2005 and prepared by Tierra West, LLC. The approved plan indicated a future two story building with a 6400 SF footprint. This landscaped area is currently graded to collect storm runoff in a catch basin located approximately in the center of a large lawn area. The catch basin is connected to a 12" diameter storm drain which in turn is connected to downstream storm drain facilities on site that flow east across the site. The storm runoff from this entire site ultimately flows east to the Corrales Drain thru a storm water quality Drop Inlet.
Developed Runoff: The new building and concrete patio area will be slightly larger than what was originally planned for this site but the associated added runoff is a minimal difference from what was originally expected. The roof of the new building will collect storm water in internal roof drains that will be piped to the existing below grade storm facilities. Developed flows outside of the building footprint will be collected in catch basins around the perimeter of the site and similarly piped to the existing below grade storm drain facilities. A new site retaining wall will be constructed around the southwest side of the new building to create a tiered grade change and protect the existing sidewalk and retaining wall on that side of the site. No onsite ponding will be provided in this development to capture the storm water quality volume due to space constraints but due to the historic nature of the drainage on this site it was unclear if a Fee-in-Lieu would be required.

Hydrology Calculations

Sagebrush Church Community Hub – Site Area = 0.269 acres
Design Criteria: City of Albuquerque Development Process Manual – June 2020
Chapter 6 Drainage, Flood Control, and Erosion Control
Procedure for 40-Acre and Smaller Basins
Precipitation Zone 1 per Section 6-2(A)(1), Table 6.2.7 and Figure 6.2.3
Excess Precipitation, E, per Table 6.2.13
Peak Discharge for Small Watersheds: per Table 6.2.14

PRE-DEVELOPED CONDITIONS – Project Site

Land Treatment	Area (ac)	Excess Precip. "E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.54	0.34
B	0.269	0.73	2.16	0.47
C	0.000	0.95	2.87	0.63
D	0.000	2.24	4.12	0.90

Weighted E: 0.73 in
 $V_{360} = 0.73 \times 0.269 \times 43560 / 12 = 713 \text{ CF}$
Total Qp = $(0.269 \times 2.16) = 0.58 \text{ CFS}$

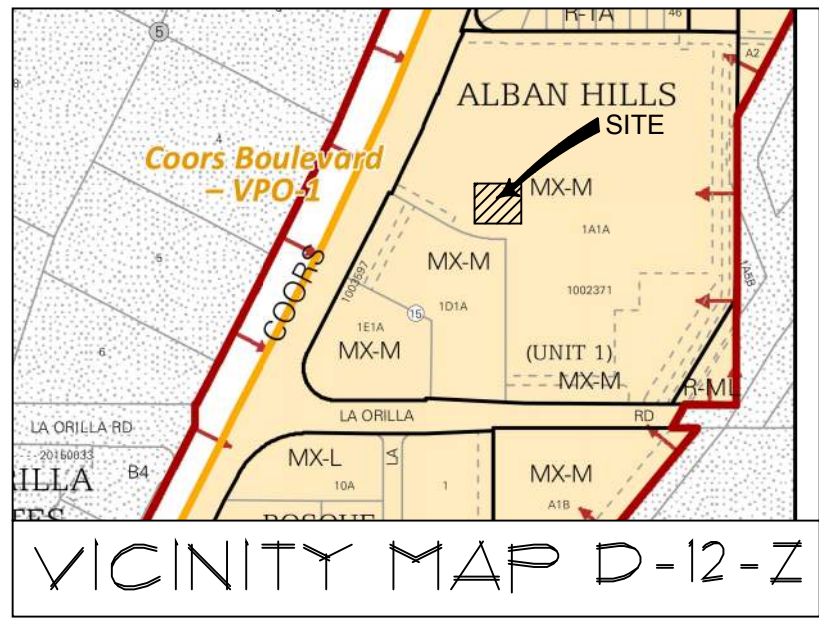
POST-DEVELOPED CONDITIONS – Project Site

Land Treatment	Area (ac)	Excess Precip. "E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.54	0.34
B	0.093	0.73	2.16	0.47
C	0.000	0.95	2.87	0.63
D	0.183	2.24	4.12	0.90

Weighted E: $[(0.183 \times 0.73) + (0.093 \times 2.24)] / 0.269 = 1.27 \text{ in}$
 $V_{360} = 1.27 \times 0.269 \times 43560 / 12 = 1241 \text{ CF}$
Total Qp = $(0.183 \times 4.12) + (0.093 \times 2.16) = 0.95 \text{ CFS}$

Rational Method Check: 12-minute Peak Intensity, I = 4.58 in/hr
 $Q = CIA = (0.47 \times 4.58 \times 0.093) + (0.90 \times 4.58 \times 0.183) = 0.95 \text{ CFS OK}$

Storm Water Quality Volume, (SWQV)
Impervious Area = 0.183 ac
BMP Volume Required: $0.26' \times 0.183 \times 43560 / 12 = 173 \text{ CF}$



LEGAL DESCRIPTION

A PORTION OF TRACT 1-A-1-A, ALBAN HILLS, UNIT 1, ALBUQUERQUE, BERNALILLO, COUNTY, NEW MEXICO

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON NAVD 1988 AGRS MONUMENT "NM-448-N8", PUBLISHED ELEVATION (FEET) = 5021.651

joe slagle architect
P.O. Box 10362
Albu, NM 87184

Walla ENGINEERING LTD.
6501 Americas Parkway NE • Suite 301
Albuquerque • New Mexico • 87110
881-3008 • Facsimile 881-4025

Structural Engineering
Civil Engineering

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- x 4997.45 EXISTING SPOT ELEVATION
- 91.30 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- FF FINISH FLOOR
- FG FINISHED GRADE
- TC TOP OF CONCRETE OR CURB
- TG TOP OF GRATE
- INV INVERT
- TW TOP OF WALL ELEVATION
- BW BASE OF WALL GRADE
- NEW CONCRETE PAVING/SIDEWALK
- NEW AC PAVING

KEYED NOTES

- EXISTING 12" FVC STORM DRAIN TO REMAIN
- EXISTING 12" FVC STORM DRAIN TO BE REMOVED
- REMOVE EXISTING CATCH BASIN
- EXISTING RETAINING WALL TO REMAIN
- CONCRETE CURB PER DETAIL 1/C201
- NYLOPLAST CATCH BASIN - SEE PLAN FOR TO OF GRATE AND INVERT ELEVATIONS
- 4'x4'x5" THICK 4000 PSI, AIR-ENTRAINED CONCRETE APRON AT NEW CATCH BASIN
- NEW CONCRETE RETAINING WALL PER DETAIL 2/C201
- 4" THICK 4000 PSI AIR-ENTRAINED CONCRETE PAVING - SEE ARCHITECTURAL SITE PLAN
- REMOVE AND REPLACE EXISTING CONCRETE TO CREATE ACCESSIBLE ACCESS AT ENTRY
- ROOF DRAIN CONNECTION FROM BUILDING INTERIOR COLLECTION SYSTEM

GRADING and DRAINAGE PLAN

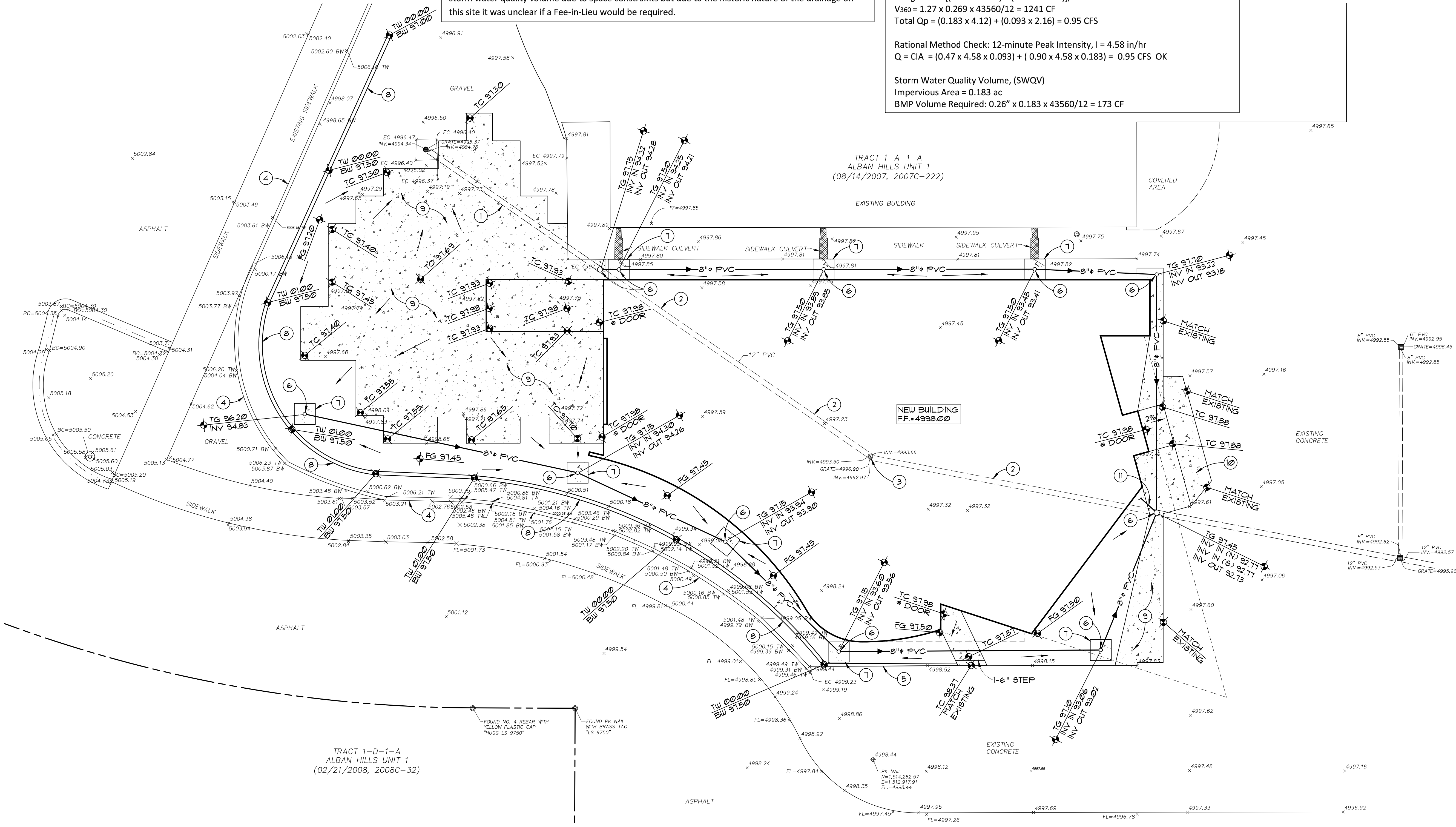
A NEW COMMUNITY HUB FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM



revisions:

date: 11-7-23

sheet: C101



sheet: C201



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: SAGEBRUSH CHURCH ADDITION **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: A PORTION OF TRACT 1-A-1-A, ALBAN HILLS, UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
City Address: 6440 COORS BLVD. NW, ALBUQUERQUE, NEW MEXICO

Applicant: WALLA ENGINEERING **Contact:** MIKE WALLA
Address: 6501 AMERICAS PARKWAY NE, SUITE 301, ALBUQUERQUE, NM 87110
Phone#: 505-881-3008 **Fax#:** 505-881-4025 **E-mail:** mikew@wallaengineering.com

Other Contact: JOE SLAGLE ARCHITECT **Contact:** JOE SLAGLE
Address: P.O. BOX 10362, ALBUQUERQUE, NM 87184
Phone#: 505-228-8707 **Fax#:** _____ **E-mail:** joe@slaglearchitect.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 11-7-23 **By:** MIKE WALLA

COA STAFF:

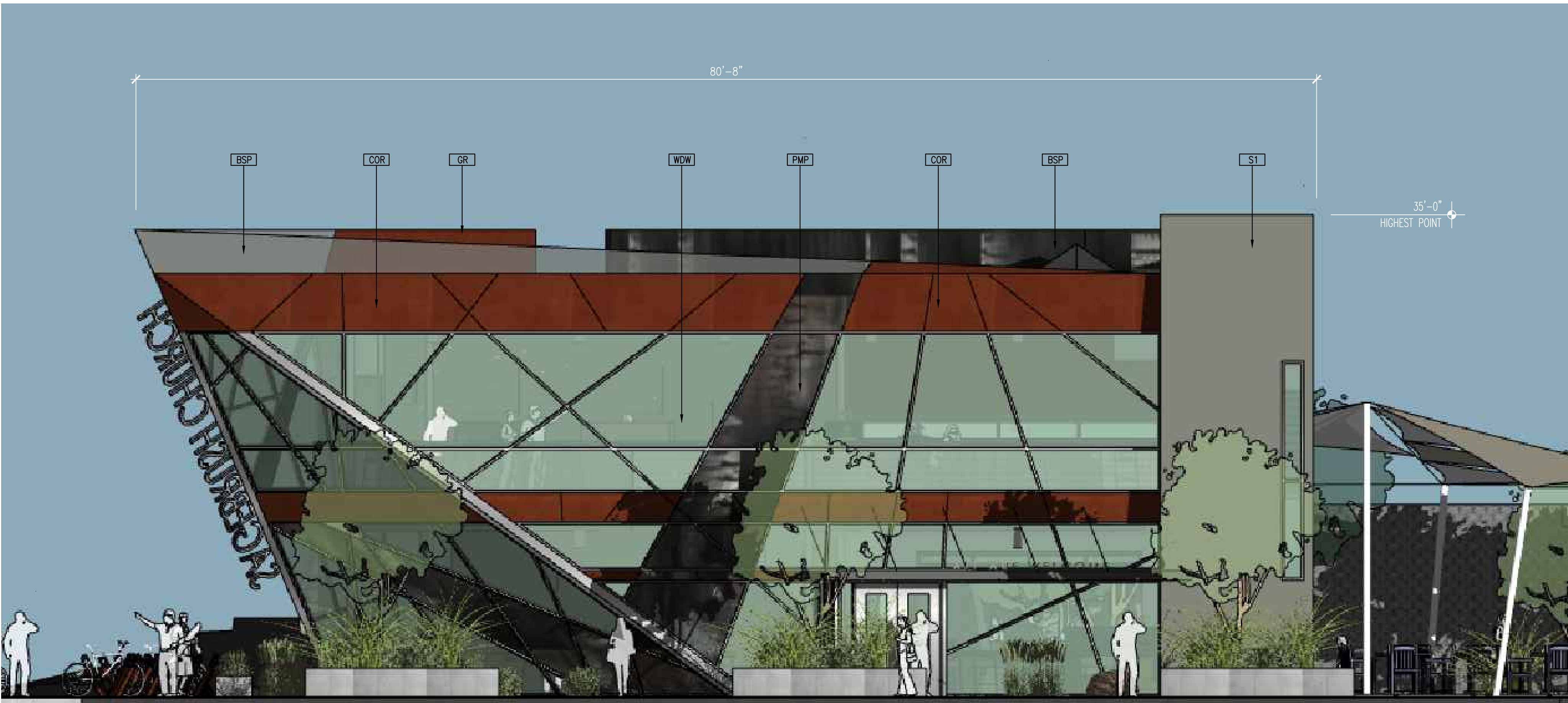
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



1 | south elevation
A201 | 3/16=1'-0"

- KEYED NOTES:
- [S1] SYNTHETIC STUCCO FINISH—WARM GRAY
 - [S2] SYNTHETIC STUCCO FINISH —BOSQUE GREEN
 - [COR] CORTEN STEEL PANELS
 - [PMP] PERFORATED METAL PANELS ON ALUM TUBE FRAME
 - [SE] PERFORATED METAL PANEL STAIR ENCLOSURE: SEE
 - [WDW] GLAZING AND FRAME PER WINDOW SCHEDULE
 - [BSP] BLACK STEEL PANEL: 16 GA. HOT ROLLED STL PANEL
 - [DOOR] DOOR AND FRAME PER DOOR SCHEDULE
 - [STL] PAINTED STEEL—WHITE
 - [BMT] BRAKE METAL TRIM TO MATCH WINDOW FRAMES
 - [EC] STEEL TUBE AND METAL PANEL ENTRY CANOPY: SEE
 - [SIGN] CUSTOM METAL SIGN: SEE
 - [EJ] EXPANSION JOINT
 - [LT] LIGHT FIXTURE: SEE ELECTRICAL
 - [GR] METAL GUARDRAIL: SEE
 - [CJ] CONTROL JOINT
 - [MS1] METAL PANEL MECHANICAL SCREEN: SEE
 - [MS2] CURVED METAL PANEL MECH SCREEN: SEE



2 | east elevation
A201 | 3/16=1'-0"

BUILDING ELEVATIONS

A NEW COMMUNITY HUB FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM



revisions:

date: 11-8-23

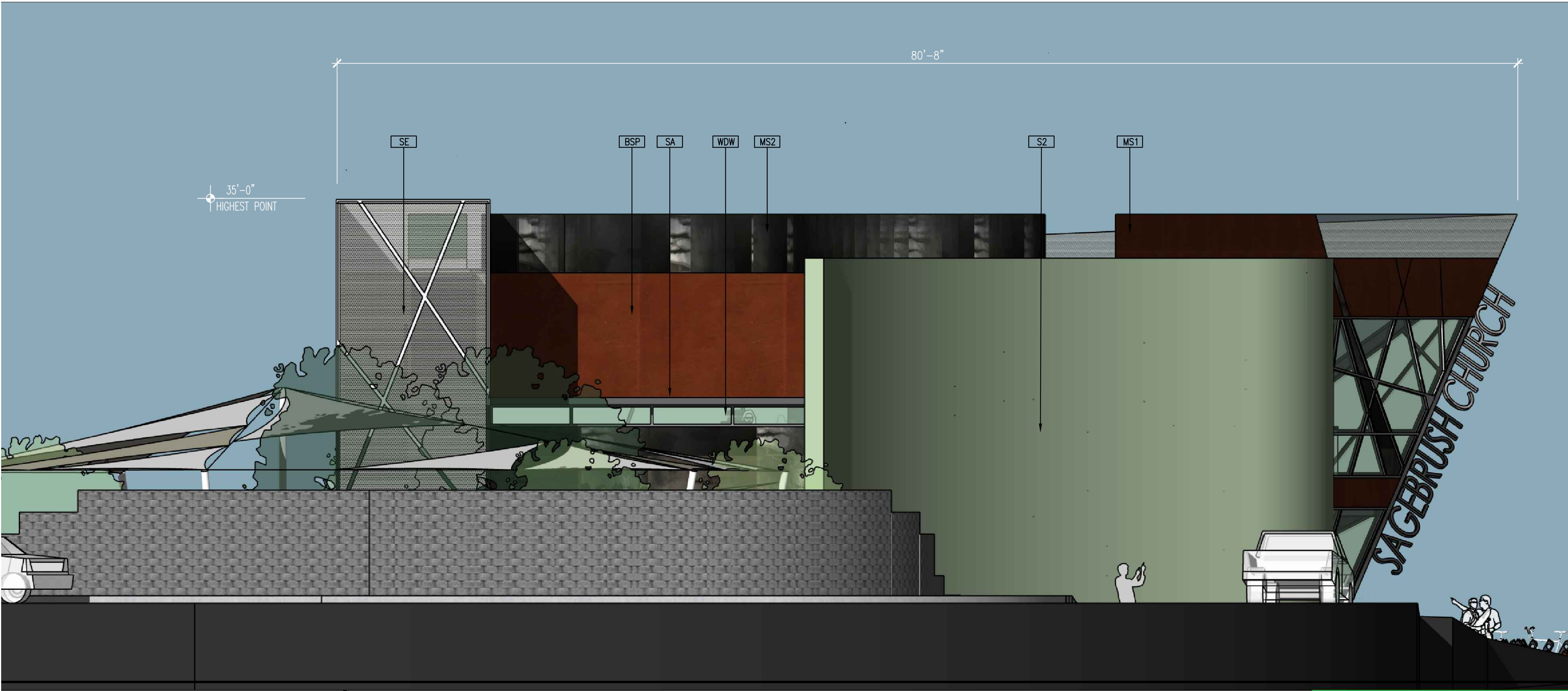
sheet: A201



1 | north elevation
A202 | 3/16=1'-0"

KEYED NOTES:

- S1 SYNTHETIC STUCCO FINISH—WARM GRAY
- S2 SYNTHETIC STUCCO FINISH —BOSQUE GREEN
- COR CORTEN STEEL PANELS
- PMP PERFORATED METAL PANELS ON ALUM TUBE FRAME
- SE PERFORATED METAL PANEL STAIR ENCLOSURE: SEE
- WOW GLAZING AND FRAME PER WINDOW SCHEDULE
- BSP BLACK STEEL PANEL: 16 GA. HOT ROLLED STL PANEL
- DOOR DOOR AND FRAME PER DOOR SCHEDULE
- STL PAINTED STEEL—WHITE
- BMT BRAKE METAL TRIM TO MATCH WINDOW FRAMES
- SC STEEL TUBE AND METAL PANEL SHADE CANOPY: SEE
- EC STEEL TUBE AND METAL PANEL ENTRY CANOPY: SEE
- SIGN CUSTOM METAL SIGN: SEE
- EJ EXPANSION JOINT
- LT LIGHT FIXTURE: SEE ELECTRICAL
- GR METAL GUARDRAIL: SEE
- CJ CONTROL JOINT
- MST METAL PANEL MECHANICAL SCREEN: SEE
- MS2 CURVED METAL PANEL MECH SCREEN: SEE
- TP TRANSLUCENT PANEL SYSTEM: SEE WINDOW SCHEDULE



2 | west elevation
A202 | 3/16=1'-0"

BUILDING ELEVATIONS

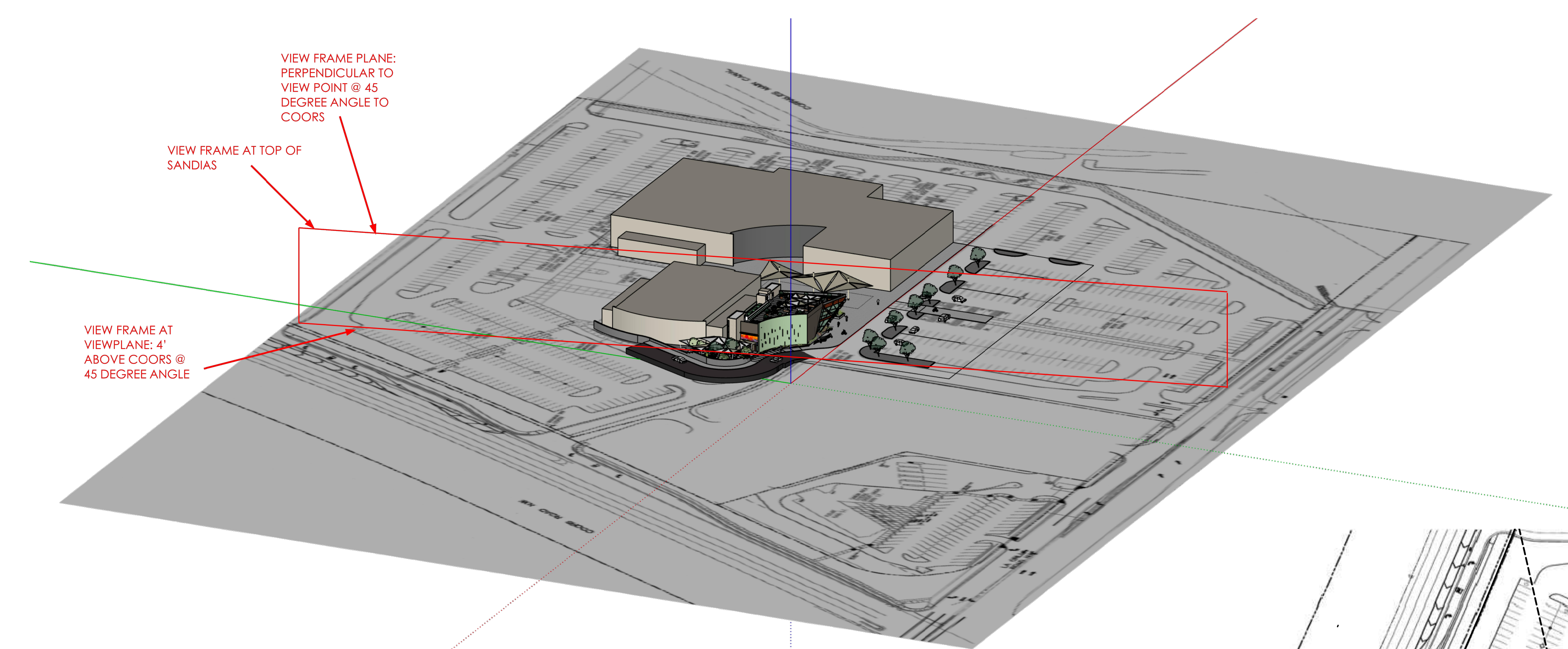
A NEW **COMMUNITY HUB** FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM



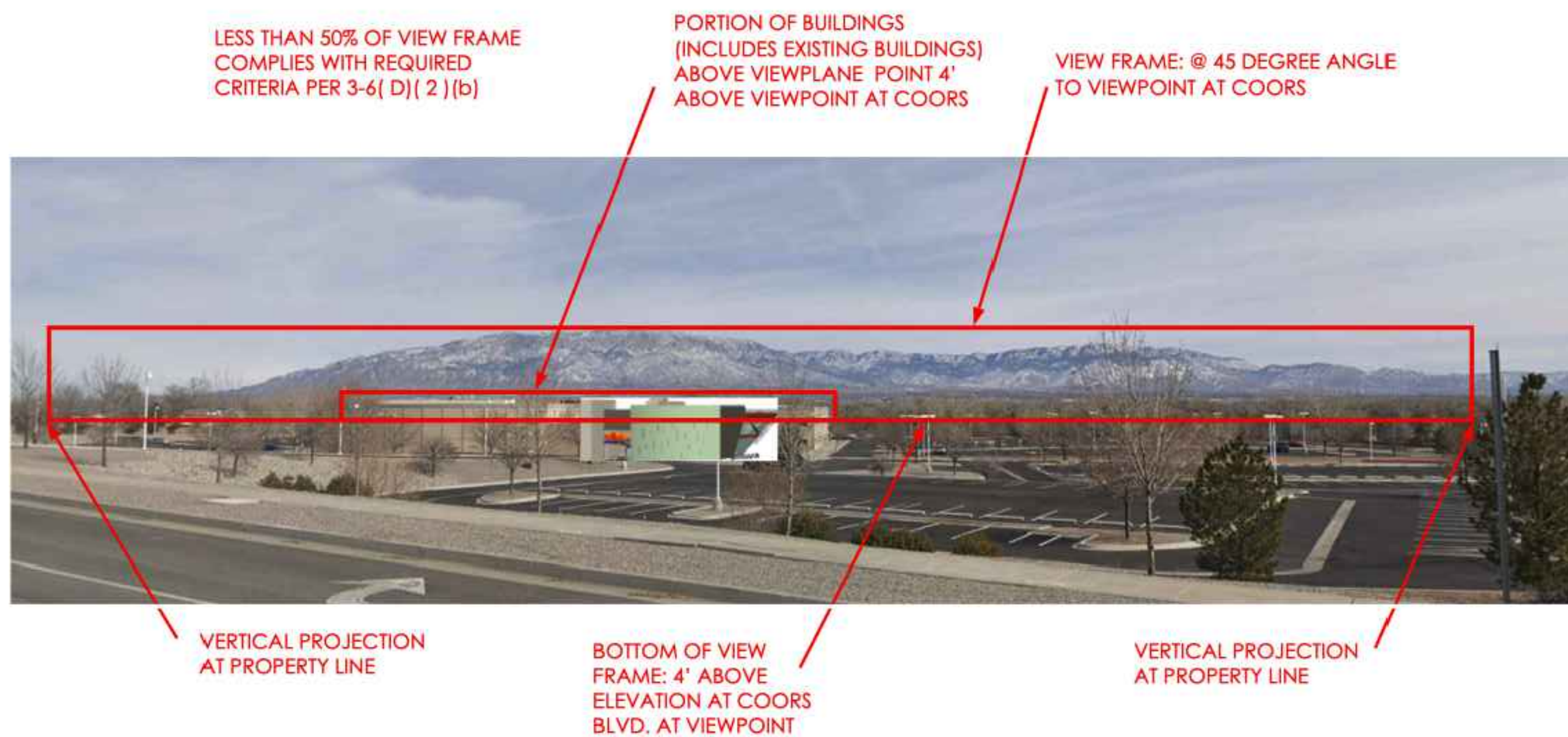
revisions:

date: 11-8-23

sheet: A202



1 | view frame isometric
VP-01 nts



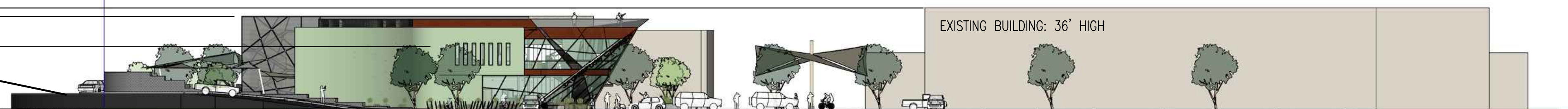
1 | view frame elevation
VP-01 nts

MAX ALLOWABLE BUILDING HEIGHT: 36'-0"
ACTUAL BUILDING HEIGHT: 35'
VIEW POINT @ 45° ANGLE -ELEV @ COORS BLVD=5018'

RELEVANT ELEVATION: 1/3 BLDG HEIGHT ABOVE VIEW PLANE

VIEW PLANE=5022'

FIRST FLOOR ELEVATION= 4998.0'



2 | view plane elevation
VP-01 1"=30'

COMPLIANCE WITH COORS BLVD OVERLAY ZONE:

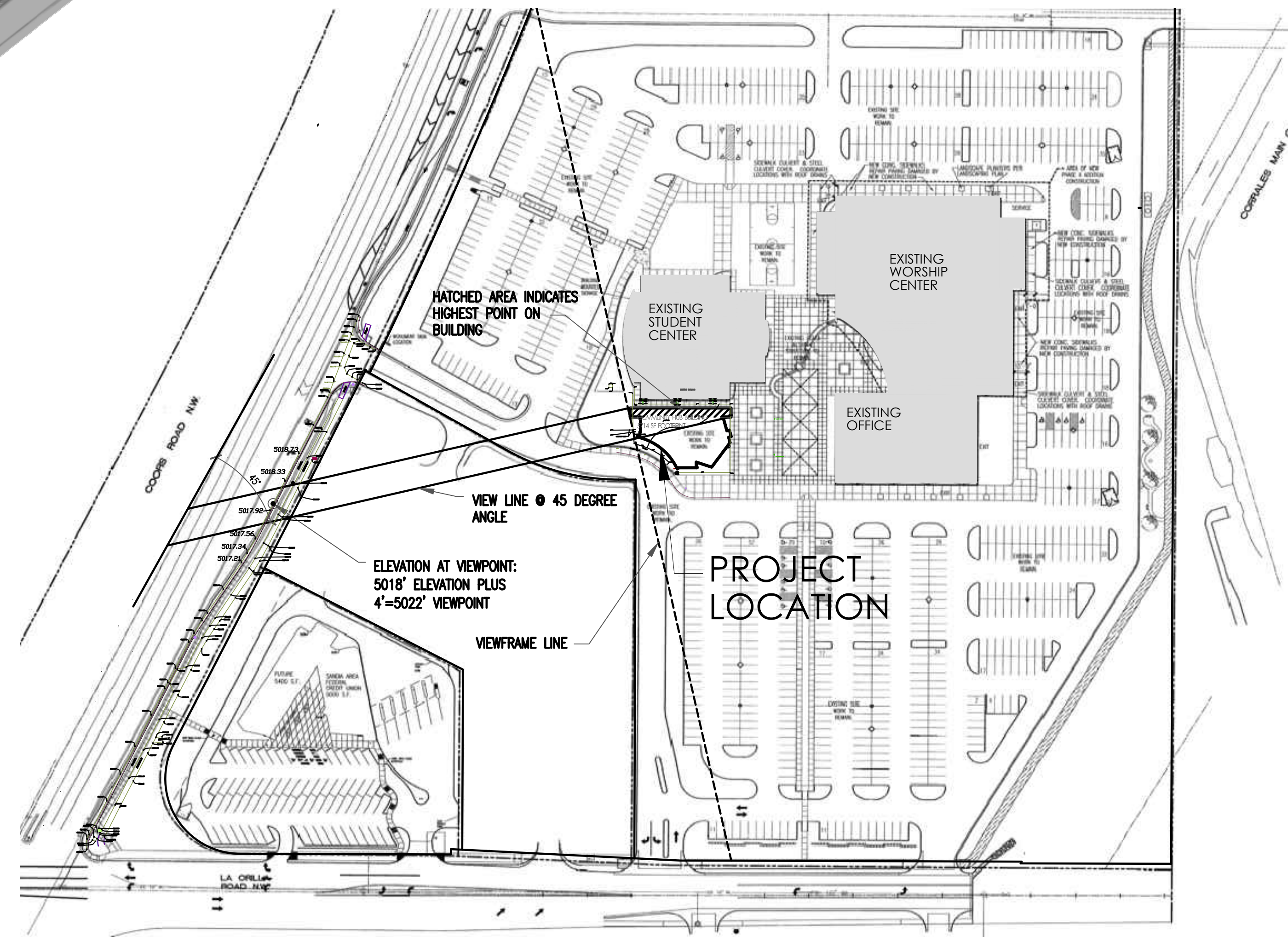
THIS SHEET IS TO DEMONSTRATE COMPLIANCE WITH THE COORS BOULEVARD VPO-1 VIEW PROTECTION OVERLAY ZONE AS DEFINED IN SECTION 14-16-3-6(D) OF THE IDO AND THE COORS BOULEVARD CPO-2 CHARACTER PROTECTION OVERLAY ZONE AS DEFINED IN SECTION 14-16-3-4(C) OF THE IDO. A NEW TOPD SURVEY THAT SHOWS CURRENT GRADES AT COORS BLVD IN THE AREA OF THE VIEW POINT HAS BEEN INCORPORATED INTO THIS DOCUMENT. THE PROPOSED BUILDING IS 35' TALL, WHICH IS BELOW THE ALLOWABLE 36'. THE EXISTING BUILDINGS ON THE SITE ADJACENT ARE 36' TALL.

PROJECT DESCRIPTION:

PROJECT CONSISTS OF A NEW 2 STORY SMALL GROUP GATHERING CENTER FOR THE EXISTING SAGEBRUSH CHURCH AT 6440 COORS BLVD NE. THE BUILDING WILL CONTAIN 11,270 SF ON TWO FLOORS PLUS A ROOF DECK OF APPROXIMATELY 4750 SF.

THE BUILDING WILL BE LOCATED ON AN UNDEVELOPED AREA OF THE SITE DIRECTLY ADJACENT TO THE EXISTING STUDENT CENTER. THE EXISTING DEVELOPMENT WAS ORIGINALLY APPROVED THROUGH DRB PROJECT NUMBER 1002371 ON 6-28-2005. A 2 STORY 10,000 SF BUILDING ON THIS SAME SITE WAS APPROVED AS PART OF THAT DRB SITE PLAN.

THE BUILDING WILL FUNCTION AS A FACILITY FOR SMALL GROUP GATHERING AREAS AND WILL HAVE A SERVICE COUNTER FOR COFFEE, PASTRIES, ETC. THE BUILDING WILL SERVE THE EXISTING CONGREGATION ONLY SO IT WILL NOT GENERATE ADDITIONAL AUTOMOBILE TRAFFIC.



1 | view plane site plan
VP-01 1"=100'

VIEW FRAME & VIEW PLANE DIAGRAMS

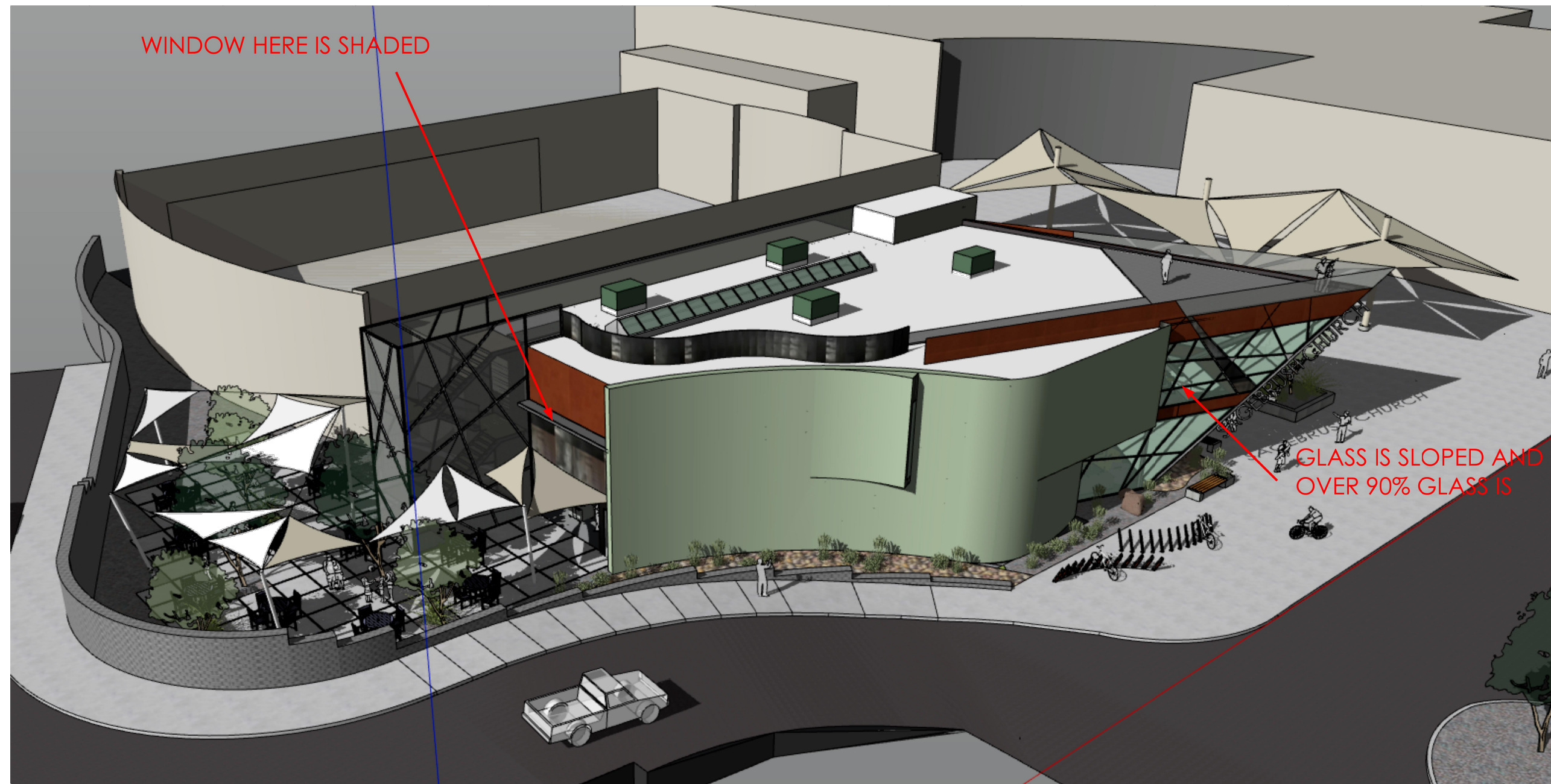
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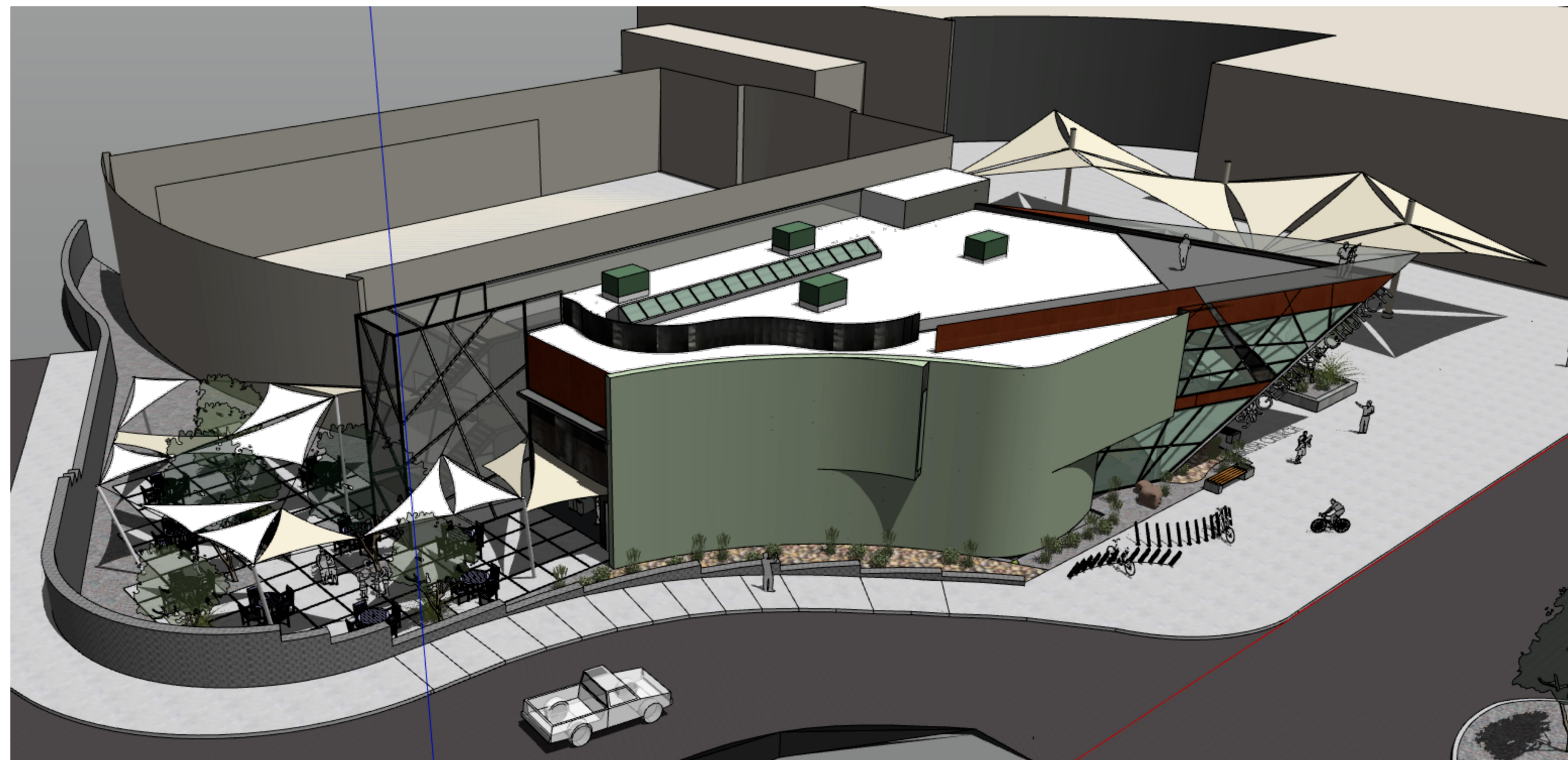
revisions:

date: 11-8-23

sheet: VP-01



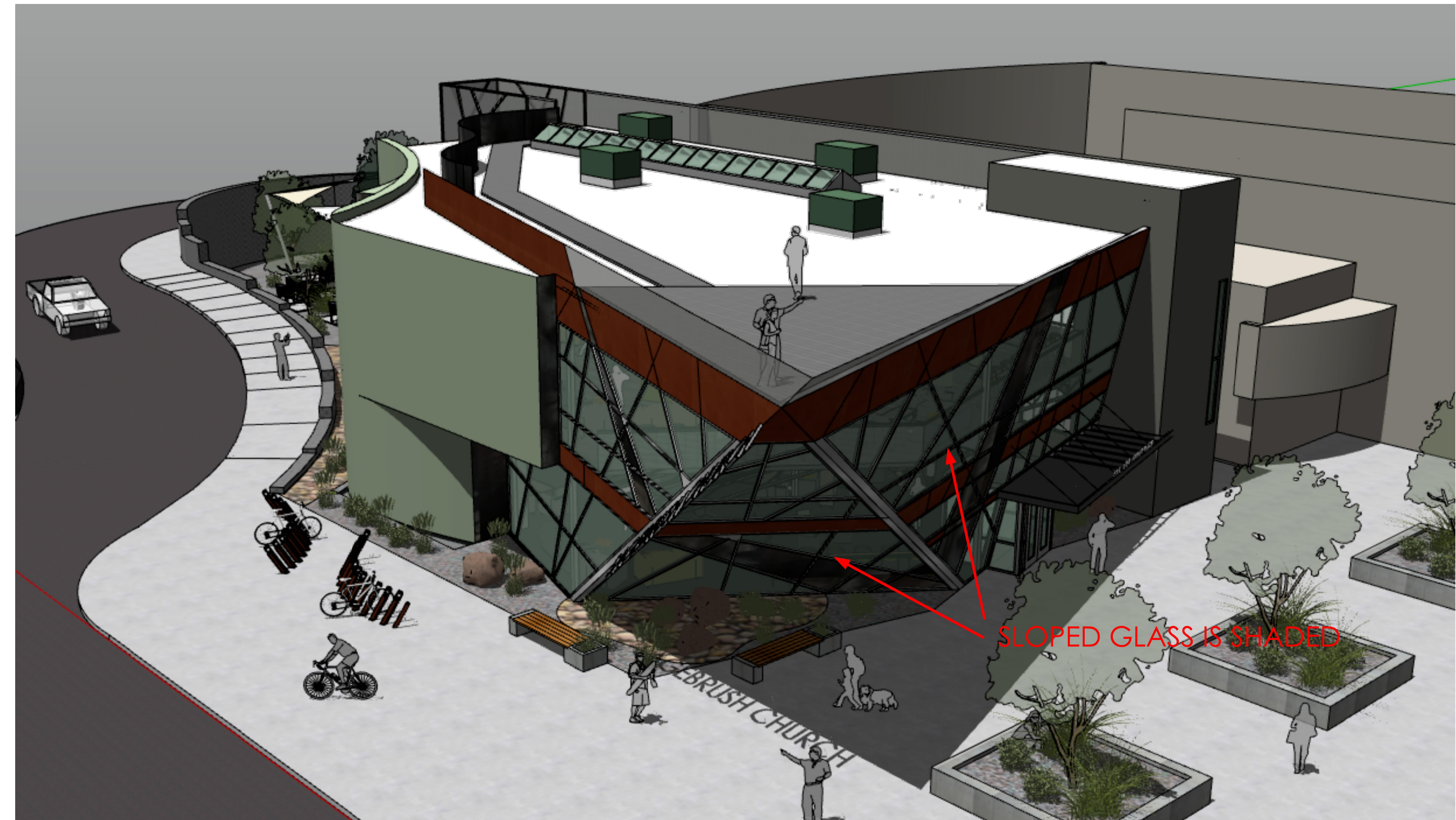
1 | May 21 @ 4:00 PM
SUN-1 | nts



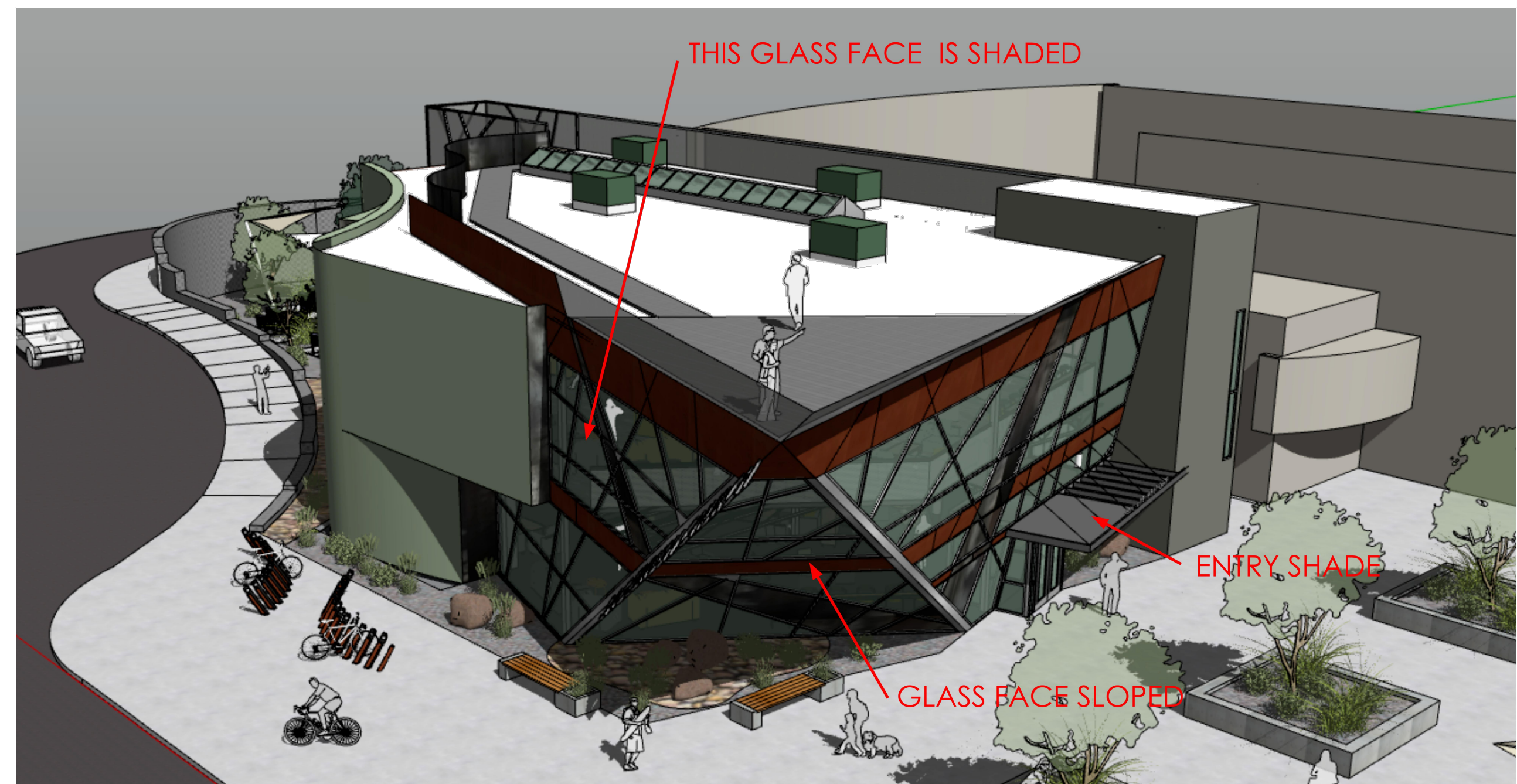
2 | May 21 @ noon
SUN-1 | nts



3 | November 21 @ noon
SUN-1 | nts



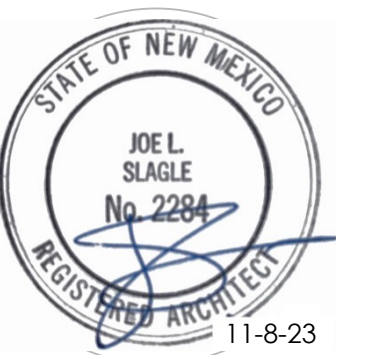
4 | May 21 @ noon
SUN-1 | nts



5 | May 21 @ 9:00 AM
SUN-1 | nts

SUN ANALYSIS

A NEW COMMUNITY HUB FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM



revisions:

date: 11-8-23

sheet: SUN-1