



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

Date: October 20, 2006

## **OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1005130\***  
06EPC-01305 EPC Site Development Plan-  
Building Permit

New Covenant Church of Albuq.  
7201 Paseo del Norte  
Albuq. NM 87113

**LEGAL DESCRIPTION:** for Lots 7A & 25  
Block 10, Tract 2, Unit 3, North Albuquerque  
Ares, zoned SU-2/Mixed Uses (La Cueva SDP),  
located on HOLLY AVE. NE, between  
WYOMING NE and LOUISIANA NE,  
approximatley 3 acres. Petra Morris, Staff  
Planner

On October 19, 2006 the Environmental Planning Commission voted to approve Project 1005130/06EPC 01305, a Site Development Plan for Building Permit, for Lot 7A and 25, Block 10, Tract 2, Unit 3, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

### **FINDINGS:**

1. This is a request for a site development plan for building permit for Lots 7A and 25, Block 10, Tract 2, Unit 3, North Albuquerque Acres, containing 2.7 acres.
2. This is a request for approval of a single story church, with a classroom wing and an office and fellowship wing with a total square footage of 25,000sf. Phase One includes the church (15,100sf) and all parking and landscaping. Phase Two is the classroom wing at 6,780sf and Phase Three is the office and fellowship wing at 3,120sf.
3. The request does not conflict with any applicable goals or policies in the Comprehensive Plan.
4. The request supports Comprehensive Plan Policies II.B.5d, 5e, 5k, 5l and 5m because the request is oriented with respect to the mountains to the east and the volcanoes and west mesa to the west, the subject site is contiguous to existing infrastructure, it could provide a buffer to future residential developments to the north and is a good design that complements the environment.

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5. The request does not conflict with any applicable policies or regulations in the La Cueva Sector Development Plan.
6. The request supports La Cueva Sector Development Plan Design Guidelines 5R-3, 5R-7, 5R-8, 8R-2, and 12R-2 because the buildings are not generic, the parking spaces are distributed throughout the site, there is public outdoor space provided, there is clearly defined entrance and the mass of the buildings are broken up.
7. The applicant met with the North Wyoming Neighborhood Association and the North Domingo Baca Neighborhood Association prior to submittal. A facilitated meeting was not required and staff has received no comments from adjacent property owners.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Conditions from the City Engineer, Municipal Development, Water Authority and NMDOT:
  - a. Define cross access (i.e. agreement, plat, note, etc.) with adjacent property as shown on site plan.
  - b. Site plan shall comply and be designed per DPM Standards.
  - c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
4. The applicant shall re-plat Lot 7A and Lot 25 (the subject site) at the Development Review Board.
5. The 'Note to Client' on page 3b shall be removed.

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6. The wall-mounted signage on the eastern and western walls of the playground shall not be lit from the ground. The signage will be lit in a manner that conforms with the New Mexico Night Sky Ordinance. The monument sign shall comply with La Cueva Sector Development Plan Design Regulation 13R-4, regarding size.
7. Landscaping and parking lots shall be installed in phase one.
8. Stone benches shall be installed on the northeast corner of the landscaped area and any other feasible areas.
9. The plan shall indicate motorcycle parking.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 3, 2006 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. 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.**

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

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

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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 Richard Dineen  
Planning Director

RD/PM/ac

cc: JLS Architects, 1600 Rio Grande Blvd. NW, Albuquerque, NM 87104  
Judie Pellegrino, North Domingo Baca NA, 8515 Murrelet NE, Albuquerque, NM 87113  
Haden Bowling, North Domingo Baca NA, 8523 Murrelet NE, Albuquerque, NM 87113  
Nanci Cariveau, North Wyoming NA, 8309 Krim Dr. NE, Albuquerque, NM 87109  
Bill Dell, North Wyoming NA, 8306 Krim Dr. NE, Albuquerque, NM 87109