

**DEVELOPMENT FACILITATIVE TEAM (DFT)**  
**Code Enforcement Comments**

*Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.*

Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

DATE: 06/05/2024

**AGENDA ITEM NO: 3**

**PROJECT NUMBER:**

**PR-2019-002134**

**SI-2024-00716 – SITE PLAN DFT**

**ADDRESS/LOCATION:** Tract A Block 12, Unit A, NORTH ALBUQUERQUE ACRES zoned MX-L, located on PALOMA NE between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 8.55 acre(s). (D-18)

**PROPERTY OWNER:** Hope Christian Schools INC.

**REQUEST:** Site plan - administrative (DFT) for the campus of Hope Christian high school. The scope includes new facilities, renovation of existing facilities, and associated site improvements to be completed in 5 phases. Please note: this is not a site plan amendment - see justification letter included in application for explanation of current status of property regarding previously applicable master plan which expired in 2013.

**IDO:** 2022

**COMMENTS:**

1. Property is zoned MX-L and must meet all dimensional standards of IDO T5-1(D), Table 5-1-2.
2. Parking requirements – see Table 5-5-1, and show calculations for requirements and parking provided on site plan. Proposed plans for each phase must meet all applicable parking requirements for all actual uses/activities for the lot through at that time period.
3. Parking/Landscaping Buffers: Note all areas to be screened and wall or vegetation being utilized for that purpose, as per IDO 5-6(F) Parking Lot Landscaping.
4. Landscaping: clarify when landscaping is to be installed in what phases, and how it will meet requirements before and during future phases.
5. All lighting must meet requirements of IDO 5-8 Outdoor and Site Lighting.
6. Signage must meet all requirements as per IDO 5-12, Table 5-12-2. Painted wall graphic with name of school would be considered a sign, and would have to be limited in size to 10% of the façade area of the wall, or a Variance obtained for the difference. Clarify calculations for area of façade being used.
7. Code Enforcement has no further comments at this time.

**APPLICANT RESPONSES TO CODE ENFORCEMENT COMMENTS:**

1. To the best of our knowledge, the proposed development meets all dimensional standards of IDO T5-1(D) & Table 5-1-2. See notes/dimensions on Site Plan sheets AS.100 & A.200.

2. To the best of our knowledge, the proposed development meets all parking requirements in Table 5-5-1. See calculation on Site Plan (AS.100).

Per discussion at DFT meeting on 06/05/24, because all phases of project will be constructed consecutively in a continuous manner, the site will be a constantly active construction project until all 5 phases are complete. Because the school must also remain operational throughout this time, it is operationally infeasible for the project to meet parking requirements for interim conditions, however, the development will meet all requirements for all phases at the end of Phase 1.

**Please see below attached MEMORANDUM OF UNDERSTANDING** signed by Owner outlining how the potential for traffic congestion will be mitigated during construction through shared parking with the nearby Grace Church.

The MoA lasts through Phase 1, after which point all 148 of the off-street parking spaces required for the fully completed Site Plan will be available for use. 129 of these spaces will be newly constructed at the east parking lot as part of Phase 1, and the remaining 19 required spaces will already be provided in the existing west parking lot, which is proposed to remain throughout all 5 construction phases and currently has a capacity of 49 spaces.

This existing west parking lot is proposed to be resurfaced and re-striped in Phase 3, but this work will be during summertime when the parking needs for the school are greatly reduced and should not take the west parking lot out of commission for more than a couple of weeks at most. As part of the re-striping, the layout of the lot will be reconfigured, and its capacity will be reduced to 41 spaces.

3. See notation on Site Plan (AS.100, LP.101 & LP.102) identifying and describing proposed parking lot screening walls per IDO 5-6(F)(1)(i) and proposed vegetated fencing for screening from Domingo Baca Arroyo per IDO 5-6(F)(3)(a).

4. For the reasons outlined in response to question #2, it is operationally infeasible for the project to meet landscaping requirements for interim conditions, however, the development will meet all requirements for all phases at the time of project completion. In general, landscaping will be installed per the areas and construction sequence outlined in the phasing diagrams provided on Site Plan sheet AS.102. Once installed, all new landscaping will be protected for the remaining duration of construction.

**5. Please see below attached ES.102 OVERALL ELECTRICAL SITE PLAN & ES.103 ELECTRICAL SITE PLAN CALCULATIONS** sheets addressing the requirements of IDO 5-8.

**6. Please see below attached SIGN AREA DIAGRAM** clarifying sign area calculation for facade facing Palomas Ave NE and compliance per IDO 5-12, Table 5-12-2.

ELLIOT HIELD, ROMA ARCHITECTURE (OWNER AGENT)  
ELLIOT@ROMAARC.COM  
(505) 310-9068

**ATTACHMENT:**  
**MEMORANDUM OF UNDERSTANDING**  
**RE: TEMPORARY SHARED PARKING**

**MEMORANDUM OF UNDERSTANDING (MOU) FOR SHUTTLE PICK-UP AND DROP-OFF LOCATION**

This Memorandum of Understanding (MOU) is entered into on this August 19, 2024 between:

**Hope Christian School**

6800 Palomas Ave. NE, Albuquerque NM 87109

and

**Grace Church**

6901 San Antonio Dr. NE Albuquerque, NM 87109

**BACKGROUND:**

During the construction period that will take place throughout the 2024-25 school year, Hope Christian School is seeking a location where it can help reduce traffic congestion and enhance accessibility to its facilities. HCS seeks to establish a shuttle pick-up and drop-off location in collaboration with Grace Church.

Grace Church is willing to provide a designated area for the school's shuttle services to pick up and drop off students, creating a convenient and safe location for school transportation.

**TERMS AND CONDITIONS:**

**DESIGNATED PICK-UP AND DROP-OFF LOCATION:**

- 1.1 Grace Church agrees to provide a safe and designated area on its premises for Hope Christian School's shuttle service to pick up and drop off students during specified days and times.
- 1.2 The designated pick-up and drop-off location will be clearly marked and communicated to all relevant parties for easy access and use.
- 1.3 Grace church agrees to provide a dedicated area for students that need to park during school hours.

**RESPONSIBILITIES OF HOPE CHRISTIAN SCHOOL:**

- 2.1 Hope Christian School will ensure that its shuttle service adheres to all relevant safety regulations and protocols.

2.2 The school will provide adequate notice to Grace Church regarding the schedule and frequency of shuttle services.

2.3 Hope Christian School will provide a security officer during the shuttle pick up and drop off times.

2.4 Hope Christian School will communicate to Grace Church any significant changes to the shuttle schedule.

2.5 Hope Christian School will provide Grace Church with a portable building of their choice when it is due to be removed at no charge in exchange for the use of their facility during construction. Grace Church is responsible for the coordination and expense of moving the portable within Hope's timeline for removal.

*Pre-school of Both rooms accessible from outside path*

RESPONSIBILITIES OF GRACE CHURCH:

3.1 Grace Church will maintain the designated pick-up and drop-off location to ensure the safety and convenience of students and parents.

3.2 The church will collaborate with Hope Christian School to establish a schedule for the use of the designated location, which may include special events or occasions.

3.3 Grace Church will communicate with Hope Christian School in advance regarding any potential disruption to the normal shuttle service.

TERM:

5.1 This MOU will commence on August 19, 2024 and will continue until May 22, 2025 unless terminated by either party with written notice of 30 days.

AMENDMENTS:

6.1 This MOU may be amended or modified in writing by mutual agreement of both parties.

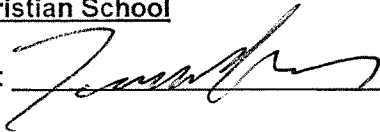
TERMINATION:

7.1 Either party may terminate this MOU with written notice to the other party if there is a breach of any terms or conditions outlined in this MOU.

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Understanding as of the date first above written.

Hope Christian School

Signature: \_\_\_\_\_



Terry L. Heisey, Head of School, 11/10/2023

Grace Church

Signature: \_\_\_\_\_



Brian Bickett, Facilities Director 11/10/2023



**ATTACHMENT:**  
**ES.102 OVERALL ELECTRICAL SITE PLAN**  
**& ES.103 ELECTRICAL SITE PLAN**  
**CALCULATIONS**

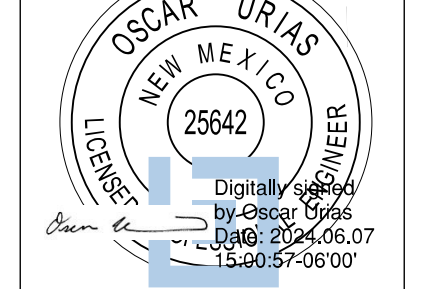




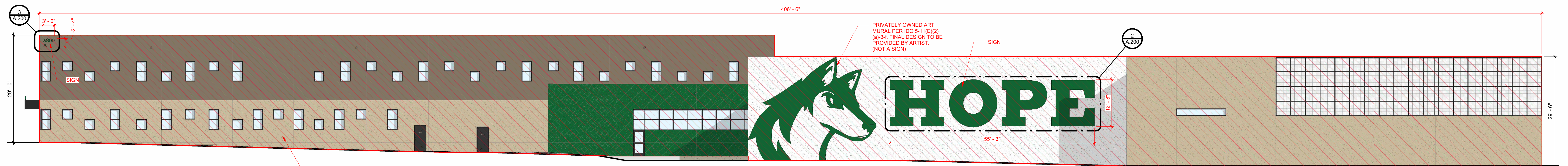
- GENERAL NOTES:**
- SEARCHLIGHTS AND SPOTLIGHTS ARE PROHIBITED AND NOT INCLUDED IN THIS PROJECT. THIS PROJECT WILL NOT INCLUDE FLASHING, TRAVELING, OR INTERMITTENT LIGHTING.
  - ALL LIGHT FIXTURES IN THIS PROJECT ARE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.
  - ALL OUTDOOR LIGHTING IS BEING DESIGNED SO THAT LIGHT SPILLOVER ONTO THE AREA 10 FEET BEYOND THE PROPERTY LINE DOES NOT EXCEED 200 FOOT LAMBERTS AS MEASURED FROM THE PROPERTY LINE FACING THE LIGHT SOURCE.
  - ALL OUTDOOR LIGHT FIXTURES IS DESIGNED TO REMAIN OFF BETWEEN 11:00 P.M. AND SUNRISE (EXCEPT FOR SECURITY PURPOSES)
  - ALL SPECIFIED OUTDOOR LIGHT FIXTURES HAS AN AVERAGE WATTAGE OF LESS THAN 56 WATTS AND EFFICACY (LPW) HIGHER THAN 120 LPW.
  - MAXIMUM POLE HEIGHT IS 20 FT.

**REVISION SCHEDULE**

#	Date	Description
1	11.10.23	100% CD
2	11.10.23	Overall Electrical Site Plan Complete



**ATTACHMENT:  
SIGN AREA DIAGRAM**



HATCHED REGION REPRESENTS TOTAL FACADE AREA USED IN CALCULATION

**SIGNAGE AREA PERCENTAGE CALCULATIONS:**

TOTAL AREA OF FACADE = 12,232 SQUARE FEET  
 TOTAL SIGN AREA = 707 SQUARE FEET  
 707 / 12,232 = 6% OF TOTAL FACADE AREA  
 (10% ALLOWED PER IDO)

**NORTH ELEVATION (FRONTAGE ON PALOMAS AVE NE)**

NOT TO SCALE

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2019-002134 Hearing Date: 06-05-2024

Project: Hope Christian High School – Phase 1 Agenda Item No: 3

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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**ENGINEERING COMMENTS:**

- Hydrology has an approved Grading & Drainage Plan (D18D009) with engineer's stamp 11/15/2023.
- Hydrology has no objection to the Site Plan for Building Permit.

APPROVED  
 DENIED

DELEGATED TO:  TRANS  HYD  WUA  PRKS  PLNG  
Delegated For: \_\_\_\_\_  
SIGNED:  I.L.  SPSP  SPBP  FINAL PLAT  
DEFERRED TO \_\_\_\_\_

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: PR-2018-002134  
Hope Christian School

AGENDA ITEM NO: 3

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 5/14/2024 and an approved TIS dated 5/28/2024.
2. All work within the ROW needs to be placed on an infrastructure list. I see the striping for Louisiana but none of the work on Palomas. The City has a planned project along Palomas so you may use procedure c for the work along Palomas. Please coordinate with DMD on their project.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: June 5, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**HEARING DATE:** 6/5/24 -- **AGENDA ITEM:** #3

**Project Number:** PR-2019-002134

**Application Number:** SI-2024-00716

**Project Name:** HOPE Christian School. Phased development project. Near Louisiana and Palomas.

**Request:**

*Site Plan DFT*

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

**Background:**

- The IDO Zone District for this property is MX-L. The site had a previous Site Plan that it is no longer subject to. This is a new Site Plan submittal and operationally phased development project for HOPE Christian High School. The previous zoning was SU-1.
- This project is a complete renovation/expansion of the existing high school campus of Hope Christian High School. The main goal of the project is to move the school out of portables and into permanent facilities. Development on the existing campus is presently comprised of the following:
  - a. A large prefab metal gym building with a lean-to structure that houses the School's admin offices.
  - b. A large prefab metal multipurpose building that is currently used as a cafeteria/gym.
  - c. Several portable classroom buildings and storage sheds.
- All buildings currently on campus were constructed prior to the approval of the original (now invalid) site plan. None of the proposed development for the campus included in that plan was ever constructed.

*\*(See additional comments on next pages)*

## COMMENTS:

Comments that need attention are provided in orange color.

- The Site Plan is being reviewed according to the standards and provisions within the IDO and the DPM .

Here is a link to the both:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee> .

- Elementary, Middle, and High School are all permissive uses in the IDO. Here are the Use Specific Standards per 4-3-C-2 and 4-3-C-3:

### **4-3(C)(2) Elementary or Middle School**

If Table 4-2-1 indicates that this use is allowed in the R-A, R-1, R-T, or MX-T zone districts, it shall be subject to the same size limits applicable to religious institutions in that zone district, pursuant to Subsection 14-16-4-3(C)(8)(b) or 14-16-4-3(C)(8)(c).

### **4-3(C)(3) High School**

If Table 4-2-1 indicates that this use is allowed in the R-A, R-1, R-T, or MX-T zone districts, it shall be subject to the same size limits applicable to religious institutions in that zone district, pursuant to Subsection 14-16-4-3(C)(8)(b) or 14-16-4-3(C)(8)(c).

### **School**

An accredited public or private institution offering a course of education recognized by the State as leading to a high school diploma or equivalent. Accessory uses may include student sports fields or facilities, playgrounds, gardens, and an accessory dwelling unit for a caretaker. This use is divided into:

1. Elementary or middle school: An educational facility for grades kindergarten through 8.
2. High school: An educational facility for grades 9 through 12.

See also *University or College, Vocational School, and Measurement Definitions for Separation of Uses*.

- Plan appears to be meeting parking, landscaping, and the Façade design requirements. However, in the applicant/staff discussion tomorrow-June 5<sup>th</sup>, please detail, clarify, and confirm the following:

- Confirm that no shortages are being created within the operationally phased plan for the entire development.

**APPLICANT RESPONSE:** PLEASE SEE ABOVE ATTACHED MEMORANDUM OF UNDERSTANDING SIGNED BY OWNER REGARDING TEMPORARY SHARED PARKING AGREEMENT WITH NEARBY GRACE CHURCH

- Identify how standards are being met for all parking areas. Explain calculations.  
**APPLICANT RESPONSE:** PLEASE SEE EXPLANATION/NARRATIVE ON SITE PLAN (AS.100) UNDER THE HEADING "PARKING REQUIREMENTS AND PROVISIONS".
- Identify how standards are being met for landscaping areas. Explain calculations.  
**APPLICANT RESPONSE:** PLEASE SEE NOTATION ON SITE PLAN (LP.101) UNDER THE HEADING "CITY LANDSCAPE ORDINANCE COMPLIANCE".
- Identify how standards are being met for Façade design. Explain elevations.  
Demonstrate and explain compliance with all relevant sections within 5-11-E and 5-11-E-2.

**APPLICANT RESPONSE:** PLEASE SEE BELOW ATTACHED FACADE DESIGN MEMORANDUM DESCRIBING PROPOSED METHODS OF COMPLIANCE WITH IDO 5-11-E AND 5-11E-2

- Clarify and confirm that all development, landscaping, and screening are within private property areas and they do not encroach into the public right of way. Exception can be made for the landscape buffer along the sidewalk.

**APPLICANT RESPONSE:** ALL DEVELOPMENT, LANDSCAPING (OTHER THAN BUFFER ALONG SIDEWALK), AND SCREENING ARE WITHIN THE BOUNDARIES OF PRIVATE PROPERTY. SEE REVISED SITE PLAN (AS.100) ATTACHED BELOW.

- Clarify compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements, the landscape buffer, and trails or bikeways along Louisiana or Palomas.  
*\*Verification of standards per Transportation. Requires 6ft sidewalk and 5ft-6ft landscape buffer. Plus any required trails and bikeways. \*If needed, clarify if additional dedication of right of way will be required to accommodate. \*\*Per Transportation-All work within the ROW needs to be placed on an infrastructure list. I see the striping for Louisiana but none of the work on Palomas. The City has a planned project along Palomas so you may use procedure c for the work along Palomas. Please coordinate with DMD on their project.*

**APPLICANT RESPONSE:** WE ARE CURRENTLY SEEKING INFRASTRUCTURE LIST APPROVAL FOR THE LOUISIANA WORK ONLY. THE PALOMAS WORK IS PART OF A DMD PROJECT AND WILL COVERED BY THE DMD'S IL.

- An Infrastructure List (IL) was included in this submittal. Clarify if it is complete or if any changes/additions are needed. Once the IL is approved, a recorded Infrastructure Improvements Agreement will need to be executed to guarantee the infrastructure and recorded with the County Clerk prior to final sign-off of the site plan.

**APPLICANT RESPONSE:**

ONCE WE RECEIVE AN APPROVED IL, WE WILL WORK TO GET AN IIA EXECUTED.

- Any Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#). Please note how this should be identified on the IL.

**APPLICANT RESPONSE:** NO DRAINAGE PONDS ARE PROPOSED IN THE R.O.W.. ALL DRAINAGE PONDS WITHIN PRIVATE PROPERTY WILL MEET STANDARD SPECIFICATION 1013 OR BETTER.

- Clarify if there will be an addressing change regarding Palomas or Louisiana. Per the IDO, the address will determine a corner lot's front lot line.

**APPLICANT RESPONSE:**

THERE WILL NOT BE AN ADDRESSING CHANGE.

**APPLICANT RESPONSE:**

PER DISCUSSION AT DFT MEETING ON 06/05/24, THE PROJECT DOES NOT PROPOSE TO REDEVELOP EXISTING R.O.W. IMPROVEMENTS. EXISTING SIDEWALKS AT PALOMAS AND LOUISIANA ARE 6' AND 8' WIDE RESPECTIVELY. THE EXISTING LANDSCAPE BUFFERS IN THE R.O.W. WILL BE REVEGETATED (SEE SITE PLAN LP.101 & LP.102)



- The project & application numbers must be added to the Site Plan and any associated IL.

**APPLICANT RESPONSE:**

PROJECT NUMBER, APPLICATION NUMBER, AND IL HAVE BEEN ADDED TO REVISED SITE PLAN (AS.100) ATTACHED BELOW.

- The DFT signature block must be added to the Site Plan.

**APPLICANT RESPONSE:**

DFT SIGNATURE BLOCK IS ON SITE PLAN (AS.100)

- Hydrology has an approved G&D, Transportation has approved the TCL, Fire & Rescue

has approved the Fire 1 plan. \*Clarify if Solid Waste has also reviewed and approved the

site plan. **APPLICANT RESPONSE:** SOLID WASTE SIGNED THE SITE PLAN ON 01/26/24 (SIGNED COPY ATTACHED BELOW). PLAN HAS SINCE BEEN REPLOTTED, BUT NO CHANGES AFFECTING SOLID WASTE HAVE BEEN MADE SINCE THEY GAVE THEIR APPROVAL.

- Provide a lighting plan with dimensions demonstrating the it meets IDO section 5-8.

**APPLICANT RESPONSE:**

SEE ABOVE ATTACHED LIGHTING PLAN DEMONSTRATING COMPLIANCE WITH IDO 5-8

- \*Applicant must ensure that all revised and final Plan sheets are sealed and signed by a design professional licensed in the State of New Mexico.

**APPLICANT RESPONSE:**

ALL REVISED AND FINAL PLAN SHEETS WILL BE SIGNED AND SEALED BY NM LICENSED DESIGN PROFESSIONALS.

- Walls and fences will require separate permitting through Code Enforcement and/or Building Safety. Wall/fence location and height may require additional approvals, such as a ZHE variance. \*Verification per Code Enforcement and section 5-7 of the IDO

**APPLICANT RESPONSE:** WE WILL OBTAIN A SEPARATE PERMIT FROM BUILDING SAFETY FOR ALL WALLS. NO WALLS PROPOSED WILL REQUIRE A VARIANCE.

- Emailed public notice requirements of IDO Section 6, Table 6-1-1 was completed prior to submitting the application file. \*Per the ONC, there are no active Neighborhood associations are in the area.

- An Archaeological Certificate of “No Effect” has been issued for the site by the City Archaeologist. A Sensitive Lands Analysis has also been conducted, and all of the features identified therein have been avoided/protected in the proposed Site Plan



**ATTACHMENT:  
FACADE DESIGN MEMO**

## MEMORANDUM

DATE: 06/06/24

TO: City of Albuquerque Development Review Services ATTN: Robert Webb

SUBJECT: Façade Design - Hope Christian High School (6800 Palomas Ave NE)

Project #: PR-2019-002134, SI-2024-00716 - Site Plan (DFT)

To Whom it May Concern,

Per discussion at DFT Review meeting on 06/05/24, please see below explanation of how the proposed façade design addresses the applicable requirements of IDO 5-11(E)(2):

- 5-11(E)(2)(a)-1
  - o Distinction between ground floor level and upper floor level provided by change in stucco color at line of transition between floors
  
- 5-11(E)(2)(a)-2
  - o Types of features incorporated @ Palomas façade (2 required minimum):
    - Windows on upper floors (5-11(E)(2)(a)-2-b)
    - Raised planters (5-11(E)(2)(a)-2-f)
  - o Types of features incorporated @ Louisiana façade (2 required minimum):
    - Ground floor transparent windows (5-11(E)(2)(a)-2-a)
    - Windows on upper floors (5-11(E)(2)(a)-2-b)
    - Primary pedestrian entrance (5-11(E)(2)(a)-2-c)
    - Raised planters (5-11(E)(2)(a)-2-f)
  - o The façade features described above are distributed across the street-facing façades so that at least 1 of the incorporated features occurs every 40 feet. See A.200 elevations for dimensions between features.
  - o The cumulative length of the above-described façade elements is greater than the minimum required 30% of the horizontal length of the façade based on the following calculations:
    - Palomas Façade:
      - (26x) upper-floor windows @ 2.75' long each + (1x) 28' long raised planter + (1x) 21' long raised planter + (1x) 22' long raised planter + (1x) 13.5' long upper-floor window + (1x) 72' long upper-floor window = **228' cumulative length**
        - o Total length of façade = 408.5'
          - $228' / 408.5' = \underline{\underline{56\% \text{ of façade length}}}$

- Louisiana Façade:
  - (16x) upper-floor windows @ 2.75' long each + (1x) 110' long upper-floor window + (1x) 23.5' long primary pedestrian entrance + (1x) 24.5' long ground-floor transparent window + (2x) raised planters @ 12' long each = **202' cumulative length**
    - Total length of façade = 354'
      - $202'/354' = \underline{57\% \text{ of total façade length}}$
- 5-11(E)(2)(a)-3
  - Palomas Façade:
    - Façade is longer than 100', therefore at least 1 additional façade feature is required
      - Additional façade feature proposed:
        - Privately owned mural (5-11(E)(2)(a)-3-f). Final design to be provided by artist. See A.200 elevations for location.
  - Louisiana Façade:
    - Façade is longer than 100', therefore at least 1 additional façade feature is required
      - Additional façade feature proposed:
        - A change in parapet height at least every 100' of façade length (5-11(E)(2)(a)-3-e). See A.200 elevations for dimensions between parapet height changes.
- 5-11(E)(2)(a)-4
  - No accessory buildings are being proposed.

Thank you,



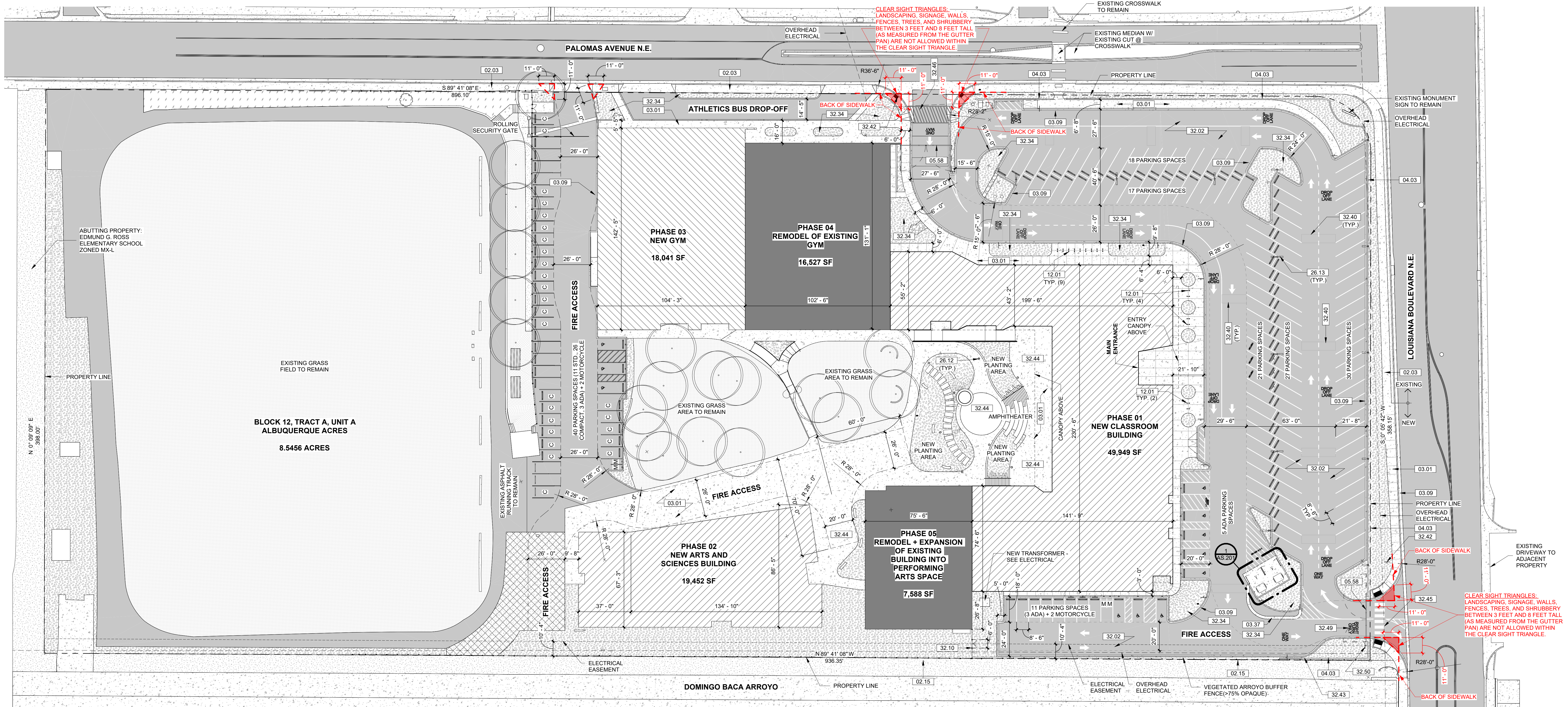
Elliot Hield (Owner Agent)

ROMA Architecture

[elliott@romaarc.com](mailto:elliott@romaarc.com)

(505) 310-9068

**ATTACHMENT:**  
**REVISED SITE PLAN (AS.100)**



**1 SITE PLAN**  
1" = 30'-0"

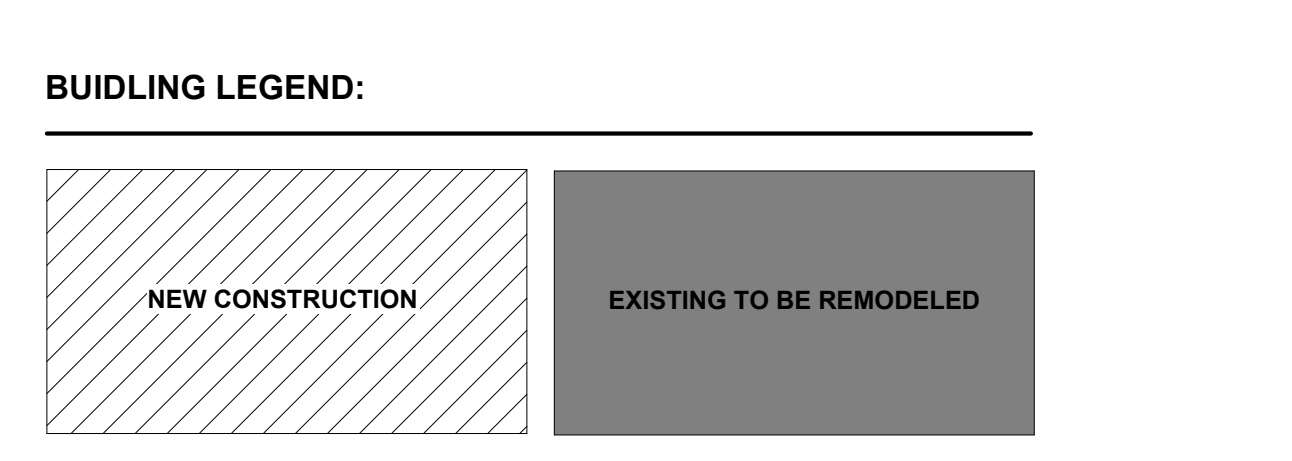
<b>PROJECT NUMBER:</b> PR-2019-002134	
<b>APPLICATION NUMBER:</b> SI-2024-00260	
IS AN INFRASTRUCTURE LIST REQUIRED (X) YES ( ) NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
<b>DEF. SITE DEVELOPMENT PLAN APPROVAL:</b>	
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

**SITE PLAN KEY / SHEET INDEX**

AS.100	SITE PLAN
AS.102	PROJECT PHASING DIAGRAMS
AS.201	SITE DETAILS
LP.101	LANDSCAPING PLAN
LP.102	LANDSCAPING PLAN
C.100	GENERAL NOTES
C.101	CONCEPTUAL GRADING & DRAINAGE
C.102	FIRE 1
C.105	GRADING & DRAINAGE
C.106	UTILITY PLAN
A.200	BUILDING ELEVATIONS

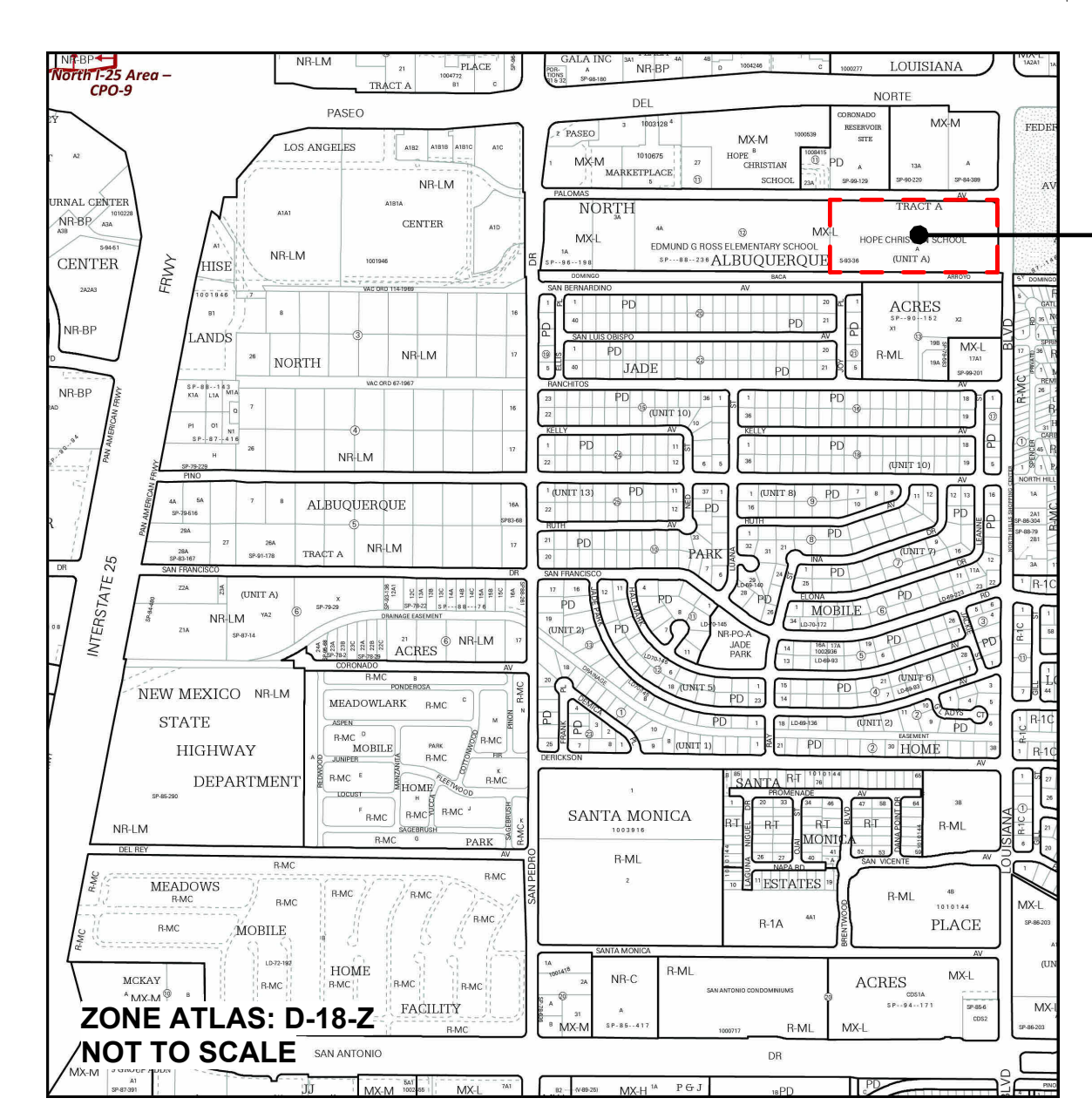
BUILDING AREA BY PHASE	CONSTRUCTION STARTS
PHASE 01 LEVEL 1: 28,388 SF LEVEL 2: 21,561 SF	05/2024
PHASE 02 LEVEL 1: 12,435 SF LEVEL 2: 7,017 SF	06/2025
PHASE 03 LEVEL 1: 14,686 SF LEVEL 2: 3,355 SF	06/2026
PHASE 04 LEVEL 1 (REMODELED): 13,427 SF LEVEL 2 (REMODELED): 3,100 SF	06/2027
PHASE 05 LEVEL 1* (REMODELED): 6,098 SF LEVEL 1 (ADDITION): 1,490	06/2028
<b>TOTAL BUILDING AREA:</b>	<b>111,557 SF</b>



**LEGAL DESCRIPTION**  
HOPE CHRISTIAN SCHOOL, BLOCK 12, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED OF THE PLAT ENTITLED "PLAT OF HOPE CHRISTIAN SCHOOL, BLOCK 12, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 24, 1994, IN VOLUME 940, FOLIO 97.

**PARKING REQUIREMENTS AND PROVISIONS**  
**ZONING CODE:** CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE  
14-16-5-1 MINIMUM OFF-STREET PARKING REQUIREMENTS  
HIGH SCHOOL: 1 SPACE / 4 SEATS IN MAIN AUDITORIUM OR 3 SPACES / CLASSROOM WHICHEVER IS GREATER  
MAIN AUDITORIUM SEATS 591 OCCUPANTS (CONCENTRATED; CHAIRS ONLY - NOT FIXED) 591 SEATS / 4  
= 148 SPACES REQUIRED  
SINCE OVER 20 SPACES ARE REQUIRED, UP TO 25% CAN BE COMPACT SPACES  
STANDARD 132  
COMPACT 28 (~23% OF TOTAL SPACES PROVIDED)  
ACCESSIBLE 11  
**TOTAL SPACES PROVIDED: 148**  
14-16-5-5(C)(8) ACCESSIBLE PARKING (PER 2010 ADA STANDARDS TABLE 208.2)  
TOTAL NUMBER OF PARKING SPACES PROVIDED (EAST LOT) = 101 TO 150 MINIMUM REQUIRED ACCESSIBLE PARKING SPACES = 8 (2 VAN)  
**SPACES PROVIDED (EAST LOT) = 8 (2 VAN)**  
TOTAL NUMBER OF PARKING SPACES PROVIDED (WEST LOT) = 36 TO 50 MINIMUM REQUIRED ACCESSIBLE PARKING SPACES = 3 (1 VAN)  
**SPACES PROVIDED (WEST LOT) = 3 (1 VAN)**  
14-16-5-5(D) MINIMUM MOTORCYCLE PARKING REQUIREMENTS (TABLE 5-5-4)  
REQUIRED OFF-STREET VEHICLE PARKING SPACES = 101-150 NUMBER OF MOTORCYCLE SPACES REQUIRED = 4  
**SPACES PROVIDED = 4 (2 IN EAST LOT, 2 IN WEST LOT)**  
14-16-5-5(E) MINIMUM BICYCLE PARKING REQUIREMENTS (TABLE 5-5-5)  
HIGH SCHOOL: 20% OF REQUIRED OFF-STREET PARKING SPACES  
TOTAL NUMBER OF OFF-STREET PARKING SPACES REQUIRED = 148  
20% OF 148 = 30 BICYCLE SPACES REQUIRED  
**BICYCLE SPACES PROVIDED = 30 (15 RACKS X 2 BIKES/RACK)**

**ZONING REQUIREMENTS**  
**ZONING DISTRICT: MIXED USE - LOW INTENSITY ZONE DISTRICT (MX-L)**  
INTEGRATED DEVELOPMENT ORDINANCE  
CITY OF ALBUQUERQUE, NEW MEXICO  
**SETBACKS:**  
FRONT: 5 FEET  
SIDE: INTERIOR: 0 FEET, STREET SIDE: 5 FEET  
REAR: 15 FEET  
**MAXIMUM HEIGHT: 38 FEET.**  
**SEATING & GATHERING AREA REQUIREMENTS**  
QUANTITY REQUIRED: 1 PER 30,000 GSF FLOOR AREA: 111,557/30,000 = 4  
**QUANTITY PROVIDED: 4**  
AREA REQUIRED: 400 SQUARE FEET EACH MIN.  
**AREA PROVIDED: 2x 1000 S.F. AREAS + 2x 500 S.F. AREAS**  
SHADING REQUIRED: AT LEAST 25% OF REQUIRED AREAS  
**SHADING PROVIDED: >20% OF REQUIRED AREAS**  
REQUIRED SEATING AND GATHERING AREAS SHALL BE PROVIDED WITH PEDESTRIAN-SCALE LIGHTING, STREET FURNITURE OR SEATING AREAS, AND TRASH RECEPTACLES AND SHALL BE LINKED TO THE PRIMARY ENTRANCE OF THE PRIMARY BUILDING AND THE PUBLIC SIDEWALK OR INTERNAL DRIVE AISLE OR LOCATED ADJACENT TO OR TO MAXIMIZE VIEWS TO PUBLIC OR PRIVATE OPEN SPACE. SEE LANDSCAPE PLANS FOR SITE FURNISHING.  
**SITE PLAN NARRATIVE:**  
The subject site (the Hope Christian High School campus at 6800 Palomas Ave NE), along with the nearby sites of the Hope Christian Middle School campus at 6721 Palomas Ave NE, had previously all been controlled by a Site Development Plan for Subdivision and Master Plan (COA Project #1000539), approved by the DRB in 2006. This SDP for SUB and MP expired and was automatically terminated in 2013 because less than 50% of the proposed improvements were completed within 7 years of its approval. In a 2019 DRB approval for a new Site Plan for the Hope Christian Elementary campus (PR-2019-002134, SI-2019-00056), it was determined by the DRB that any future development of the 3 aforementioned campuses, formerly controlled by the terminated SDP for SUB and MP, would henceforth be governed by separate and distinct Site Plans for each campus/site, each to be submitted and reviewed independently of one another.  
The subject site is now controlled by the governing policies of the Integrated Development Ordinance (IDO), under which the proposed development falls under the Site Plan - Administrative (DFT) approval process. As no controlling Site Plan or Master Plan currently exists for the subject site, this application is being submitted as a new Site Plan, as an amendment to or extension of any prior-approved Site Plan (since the previous SDP for SUB and MP is expired).



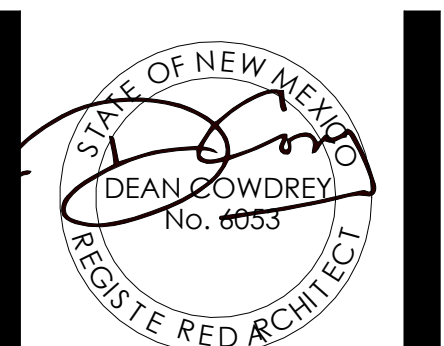
**VICINITY MAP: D-18-Z**  
**SITE ZONING: MX-L**

**KEYNOTE LEGEND**

Key Value	Keynote Text
02.03	EXISTING CONCRETE PAVING TO REMAIN
02.15	EXISTING 6" - 0" HIGH CHAINLINK FENCE TO REMAIN
03.01	4" CONCRETE SLAB W/ BROOM FINISH - SEE CIVIL
03.09	NEW CONCRETE CURB AND GUTTER - SEE CIVIL
03.37	NEW CONCRETE ROLL CURB & GUTTER - SEE CIVIL
04.03	PARKING LOT BUFFER WALL - 3" - 0" HIGH MINIMUM, 8" INTEGRALLY COLORED CMU - FINISH & COLOR TO MATCH EXISTING CMU WALLS @ HOPE CHRISTIAN MIDDLE SCHOOL. SEE STRUCTURAL FOR FOUNDATION/REINFORCING.
05.58	METAL PIPE VEHICLE ACCESS GATE, 26" MIN. CLEAR VEHICLE ACCESS WIDTH. SEE DETAIL.
12.01	BICYCLE RACK - "HOOP" BY DERO OR APPROVED EQUAL. SEE AS 201 FOR DETAILS. MIN. SPACING 4' O.C. SEE DETAIL 15/AS.201
26.12	10' POLE LIGHT, INDIRECT - SEE ELECTRICAL
26.13	ARCHITECTURAL AREA LIGHT, TYPE V OPTICS, 20' SQUARE POLE - SEE ELECTRICAL
32.02	NEW ASPHALT PAVING - SEE CIVIL
32.10	NEW 6'-0" HIGH CHAINLINK FENCE
32.34	NEW LANDSCAPED AREA. SEE CIVIL AND LANDSCAPE
32.40	SPEED BUMP, TYPICAL. SEE CIVIL
32.42	TRAFFIC DIRECTORY SIGN - "PARKING, ADMINISTRATION, HIGH SCHOOL DROP-OFF"
32.43	TRAFFIC SIGN - "WRONG WAY, DO NOT ENTER"
32.44	REQUIRED SEATING AND GATHERING AREA. SEE SEATING AND GATHERING AREA REQUIREMENTS ON THIS SHEET
32.45	NEW CROSSWALK STRIPING
32.46	EXISTING CROSSWALK TO REMAIN - STRIPING TO BE REPAINTED
32.48	PAINTED LETTERING - "RIGHT TURN ONLY"
32.50	TRAFFIC SIGN "RIGHT TURN ONLY" - SEE AS.103 FOR DETAIL

**REVISION SCHEDULE**

#	Date	Description

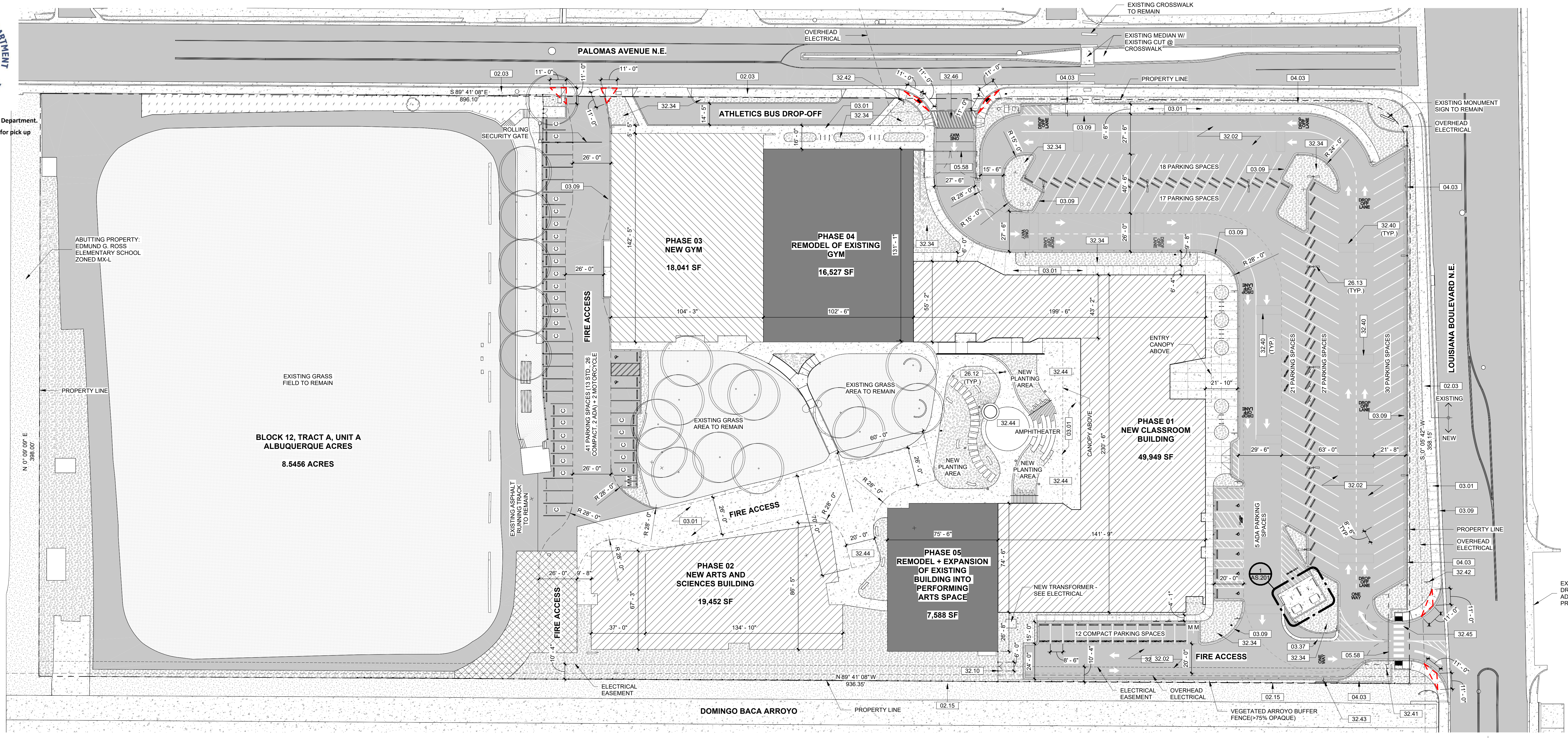


**ATTACHMENT:**  
**01/26/24 SITE PLAN WITH**  
**SOLID WASTE SIGNATURE\***

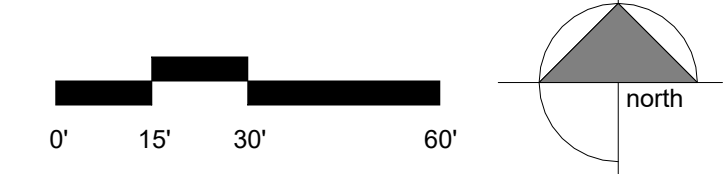
\* NO CHANGES AFFECTING SOLID WASTE HAVE BEEN  
MADE TO SITE PLAN SINCE APPROVAL ON 01/26/24



Approved for access by the Solid Waste Department.  
 All containers must be made accessible for pick up between the hours of 8AM and 8PM.  
 Reviewer: *Herman Gallegos*  
 Date: 01-26-24



**1 SITE PLAN**  
 1" = 30'-0"



**PROJECT NUMBER:** \_\_\_\_\_

**APPLICATION NUMBER:** \_\_\_\_\_

IS AN INFRASTRUCTURE LIST REQUIRED (X) YES ( ) NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

**DET SITE DEVELOPMENT PLAN APPROVAL:**

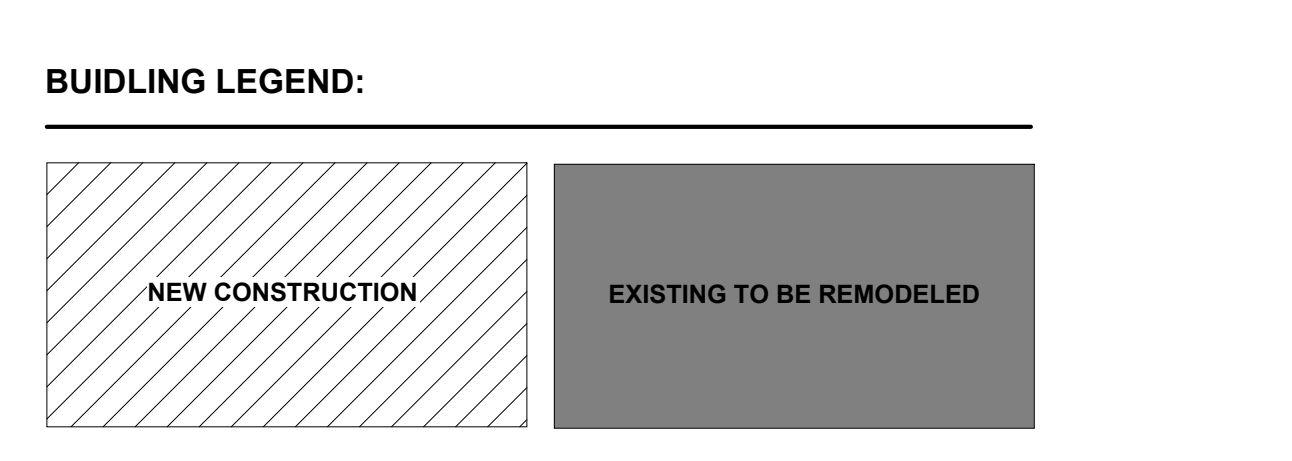
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	
PARKS AND RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<b>Herman Gallegos</b> SOLID WASTE MANAGEMENT	01-26-24
PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	

**TABLE OF CONTENTS**

AS.100	SITE PLAN
AS.201	SITE DETAILS
AS.202	SITE DETAILS
AS.203	SITE DETAILS
LP.101	LANDSCAPING PLAN
LP.102	LANDSCAPE PLAN
C.101	GRADING AND DRAINAGE PLAN
C.106	UTILITY PLAN
A.200	BUILDING AND STRUCTURE ELEVATIONS

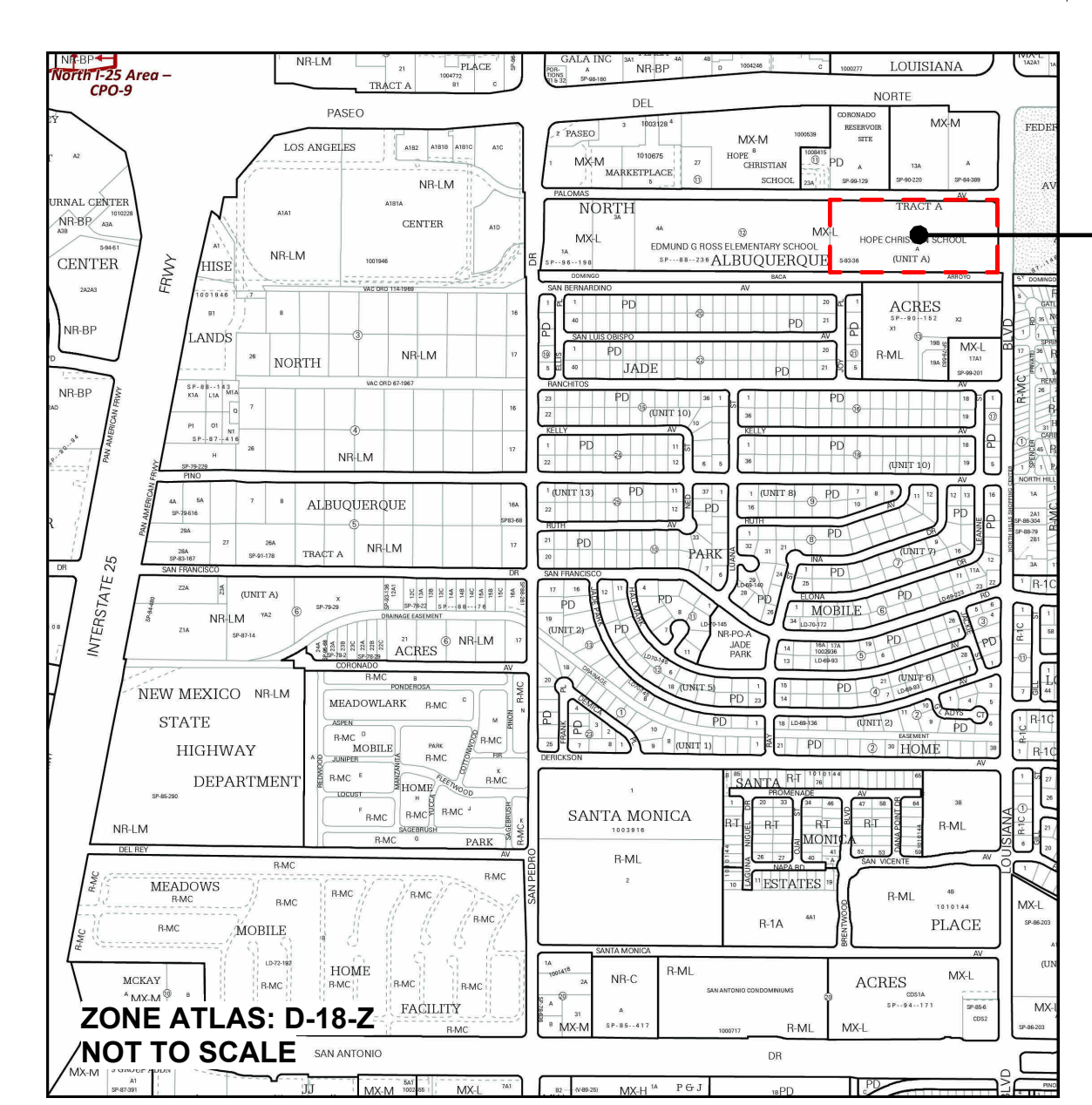
BUILDING AREA BY PHASE	CONSTRUCTION STARTS
PHASE 01 LEVEL 1 28,388 SF LEVEL 2 21,561 SF	05/2024
PHASE 02 LEVEL 1 12,435 SF LEVEL 2 7,017 SF	06/2025
PHASE 03 LEVEL 1 14,686 SF LEVEL 2 3,355 SF	06/2026
PHASE 04 LEVEL 1 (REMODELED) 13,427 SF LEVEL 2 (REMODELED) 3,100 SF	06/2027
PHASE 05 LEVEL 1* (REMODELED) 6,098 SF LEVEL 1 (ADDITION) 1,490	08/2028
<b>TOTAL BUILDING AREA:</b>	<b>111,557 SF</b>



**LEGAL DESCRIPTION**  
 HOPE CHRISTIAN SCHOOL, BLOCK 12, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED OF THE PLAT ENTITLED "PLAT OF HOPE CHRISTIAN SCHOOL, BLOCK 12, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 24, 1994, IN VOLUME 940, FOLIO 97.

**PARKING REQUIREMENTS AND PROVISIONS**  
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 = 148 SPACES REQUIRED  
 SINCE OVER 20 SPACES ARE REQUIRED, UP TO 25% CAN BE COMPACT SPACES  
 STANDARD 126  
 COMPACT 38 (~23% OF TOTAL SPACES PROVIDED)  
 ACCESSIBLE 7  
**TOTAL SPACES PROVIDED 171**  
 14-16-5-1(C)(8) ACCESSIBLE PARKING (PER 2010 ADA STANDARDS TABLE 208.2)  
 TOTAL NUMBER OF PARKING SPACES PROVIDED (EAST LOT) = 101 TO 150  
 MINIMUM REQUIRED ACCESSIBLE PARKING SPACES = 5 (1 VAN)  
**SPACES PROVIDED (EAST LOT) = 5 (1 VAN)**  
 TOTAL NUMBER OF PARKING SPACES PROVIDED (WEST LOT) = 26 TO 50  
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**BICYCLE SPACES PROVIDED = 30 (15 RACKS X 2 BIKES/RACK)**

**ZONING REQUIREMENTS**  
**ZONING DISTRICT: MIXED USE - LOW INTENSITY ZONE DISTRICT (MX-L)**  
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**SETBACKS:**  
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**VICINITY MAP: D-18-Z**

**SITE ZONING: MX-L**

**KEYNOTE LEGEND**

Key Value	Keynote Text
02.03	EXISTING CONCRETE PAVING TO REMAIN
02.15	EXISTING CHAINLINK FENCE TO REMAIN
03.01	4" CONCRETE SLAB W/ BROOM FINISH - SEE CIVIL
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04.03	PARKING LOT BUFFER WALL - 3'-0" HIGH MINIMUM, 8" INTEGRALLY COLORED CMU - FINISH & COLOR TO MATCH EXISTING CMU WALLS @ HOPE CHRISTIAN MIDDLE SCHOOL - SEE STRUCTURAL FOR FOUNDATION/REINFORCING.
05.58	METAL PIPE VEHICLE ACCESS GATE - 26" MIN. CLEAR VEHICLE ACCESS WIDTH. SEE DETAIL.
26.12	10' POLE LIGHT, INDIRECT - SEE ELECTRICAL
26.13	SINGLE OR DOUBLE MOUNT (AS SHOWN) ARCHITECTURAL AREA LIGHT, TYPE V OPTICS. 20"
32.02	NEW ASPHALT PAVING - SEE CIVIL
32.10	NEW 6'-0" HIGH CHAINLINK FENCE
32.34	NEW LANDSCAPED AREA. SEE CIVIL AND LANDSCAPE.
32.40	SPEED BUMPS. TYPICAL. SEE CIVIL.
32.41	TRAFFIC SIGN - "RIGHT TURN ONLY"
32.42	TRAFFIC DIRECTORY SIGN - "PARKING, ADMINISTRATION, HIGH SCHOOL DROP-OFF"
32.43	TRAFFIC SIGN - "WRONG WAY, DO NOT ENTER"
32.44	REQUIRED SEATING AND GATHERING AREA - SEE SEATING AND GATHERING AREA REQUIREMENTS ON THIS SHEET
32.45	EXISTING CROSSWALK TO REMAIN - STRIPING TO BE REPAINTED



**HOPE CHRISTIAN HIGH SCHOOL**  
 6800 PALOMAS AVE. NE, ALBUQUERQUE, NM 87109

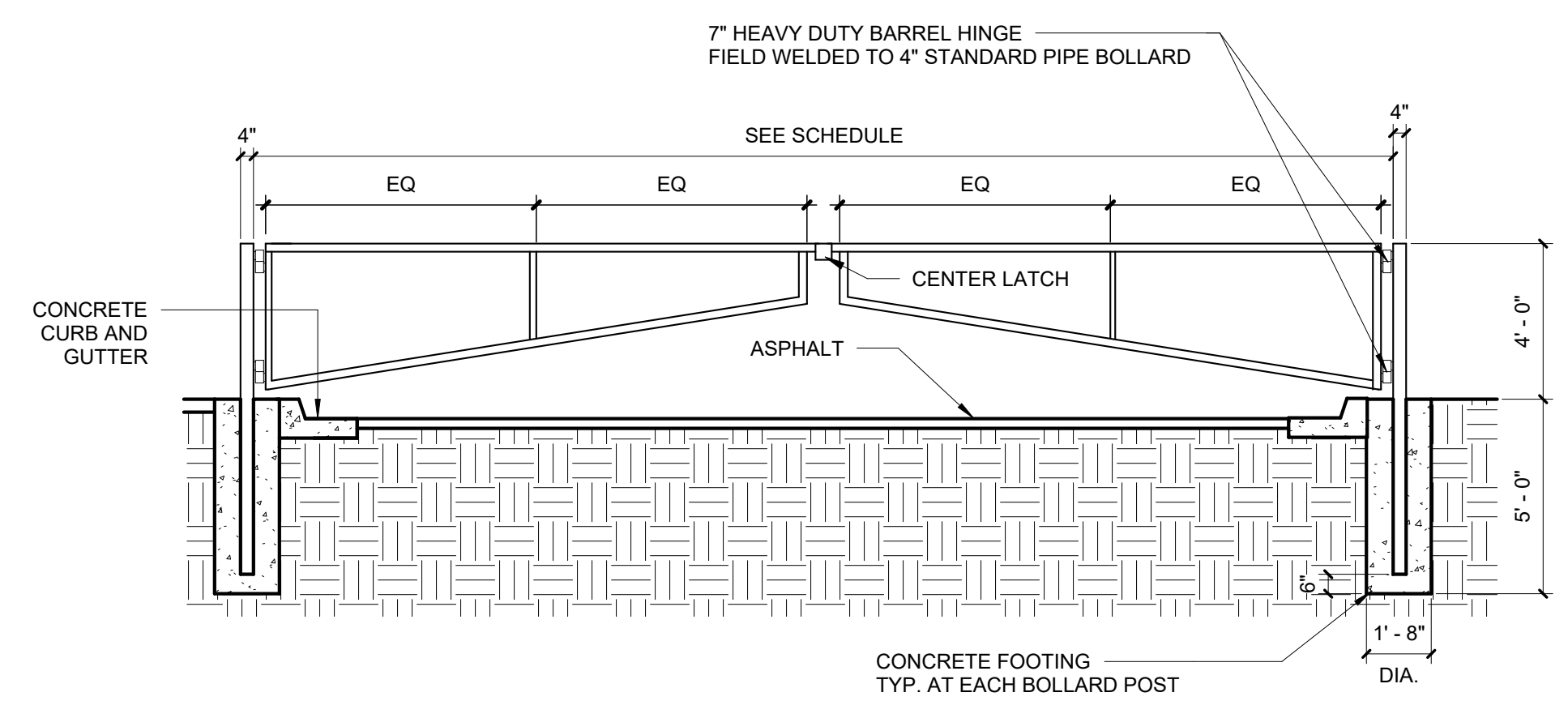
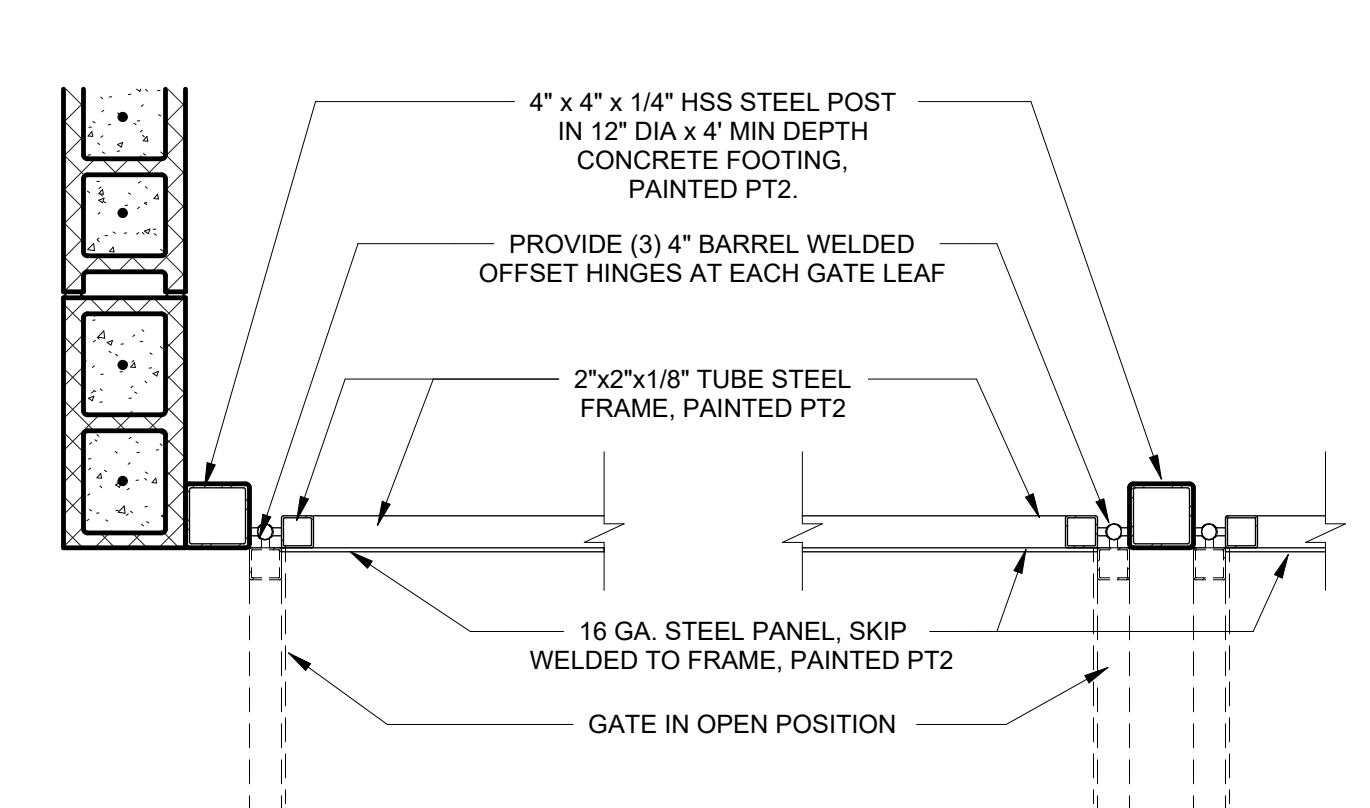
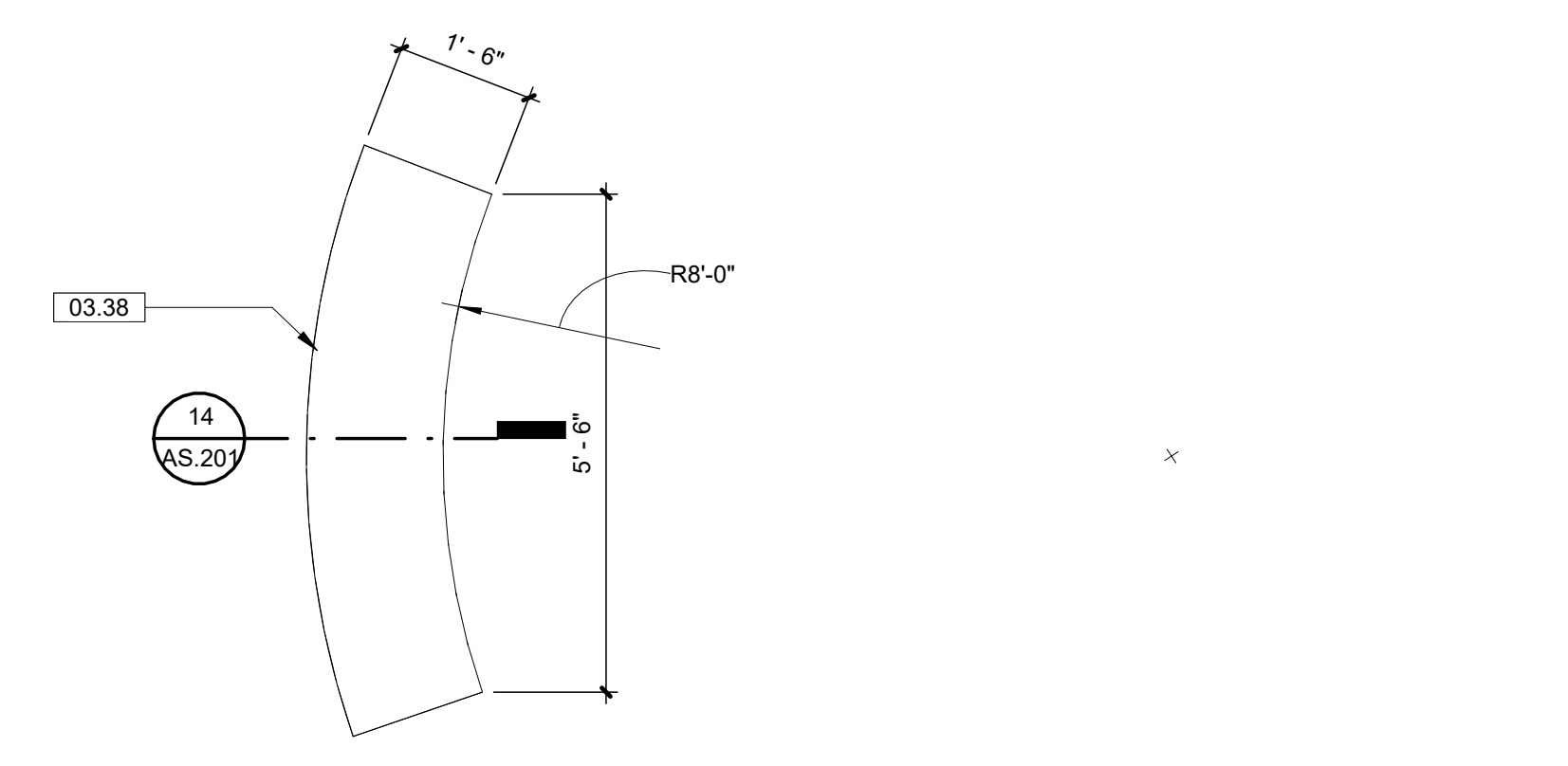
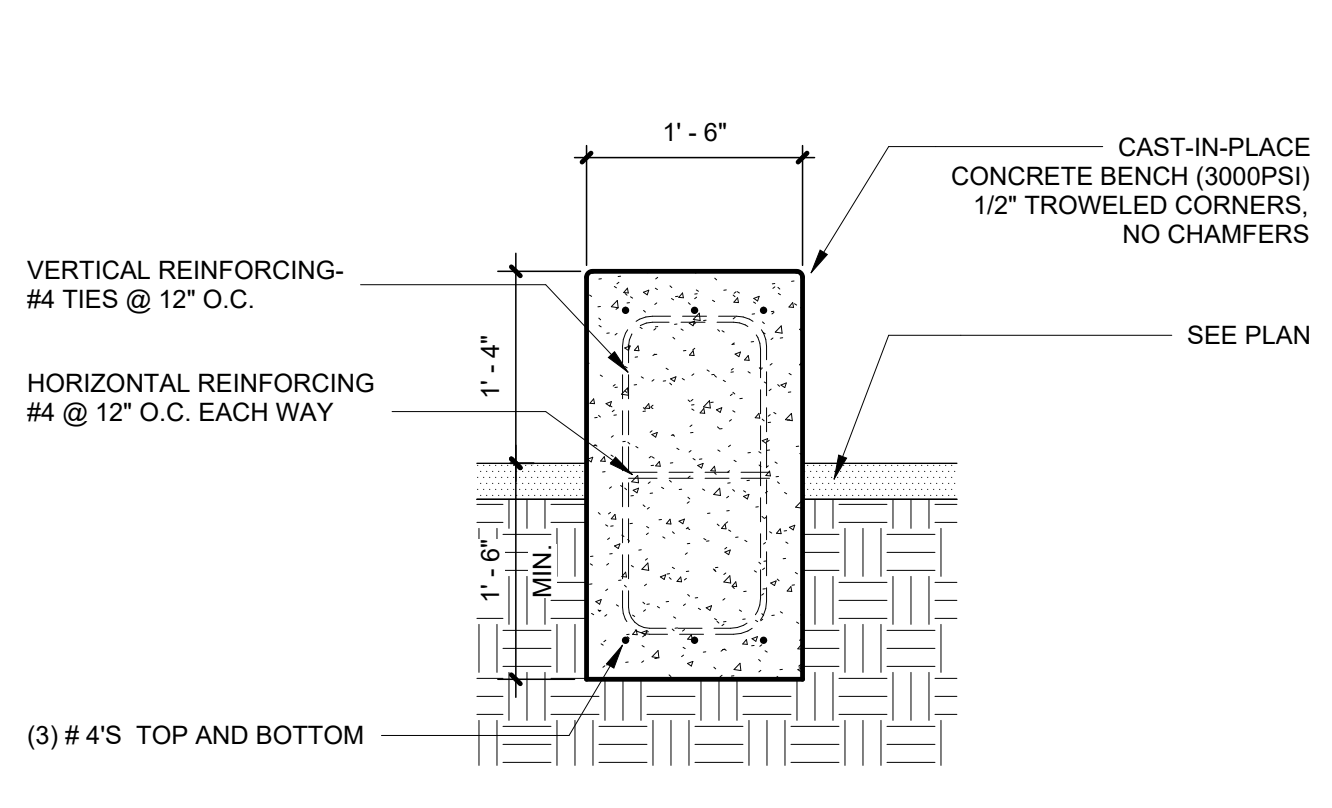
**REVISION SCHEDULE**

#	Date	Description





Key Value	Keynote Text
02.37	STEEL TRASH ENCLOSURE GATE, PAINTED PT2
03.09	NEW CONCRETE CURB AND GUTTER - SEE CIVIL
03.26	PRECAST CONCRETE WHEELSTOP
03.37	NEW CONCRETE ROLL CURB & GUTTER - SEE CIVIL
03.38	CAST-IN-PLACE CONCRETE BENCH - SEE DETAIL
32.02	NEW ASPHALT PAVING - SEE CIVIL
32.24	PAINTED TRAFFIC STRIPING
32.34	NEW LANDSCAPED AREA - SEE CIVIL AND LANDSCAPE
32.43	TRAFFIC SIGN - "WRONG WAY, DO NOT ENTER"

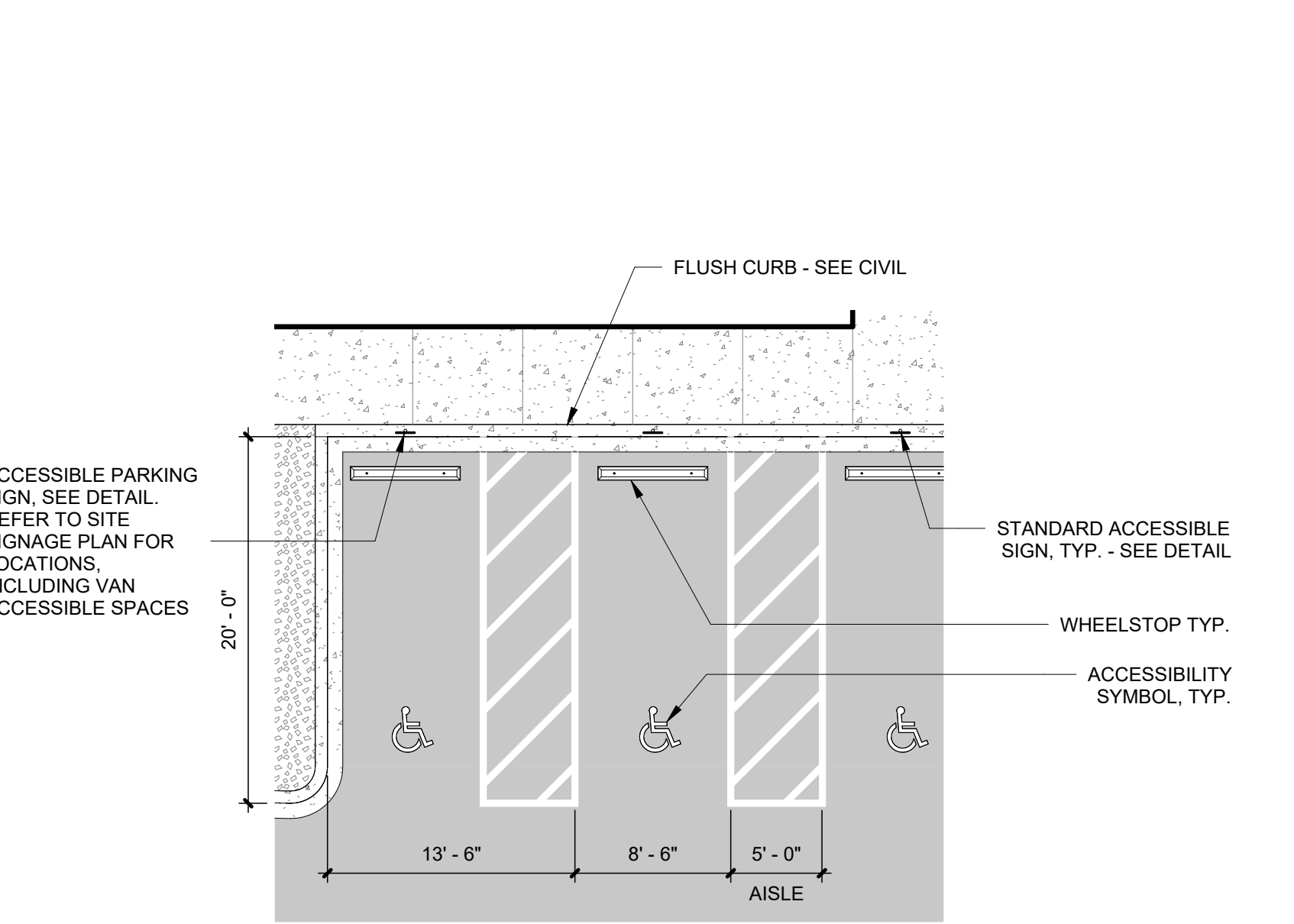
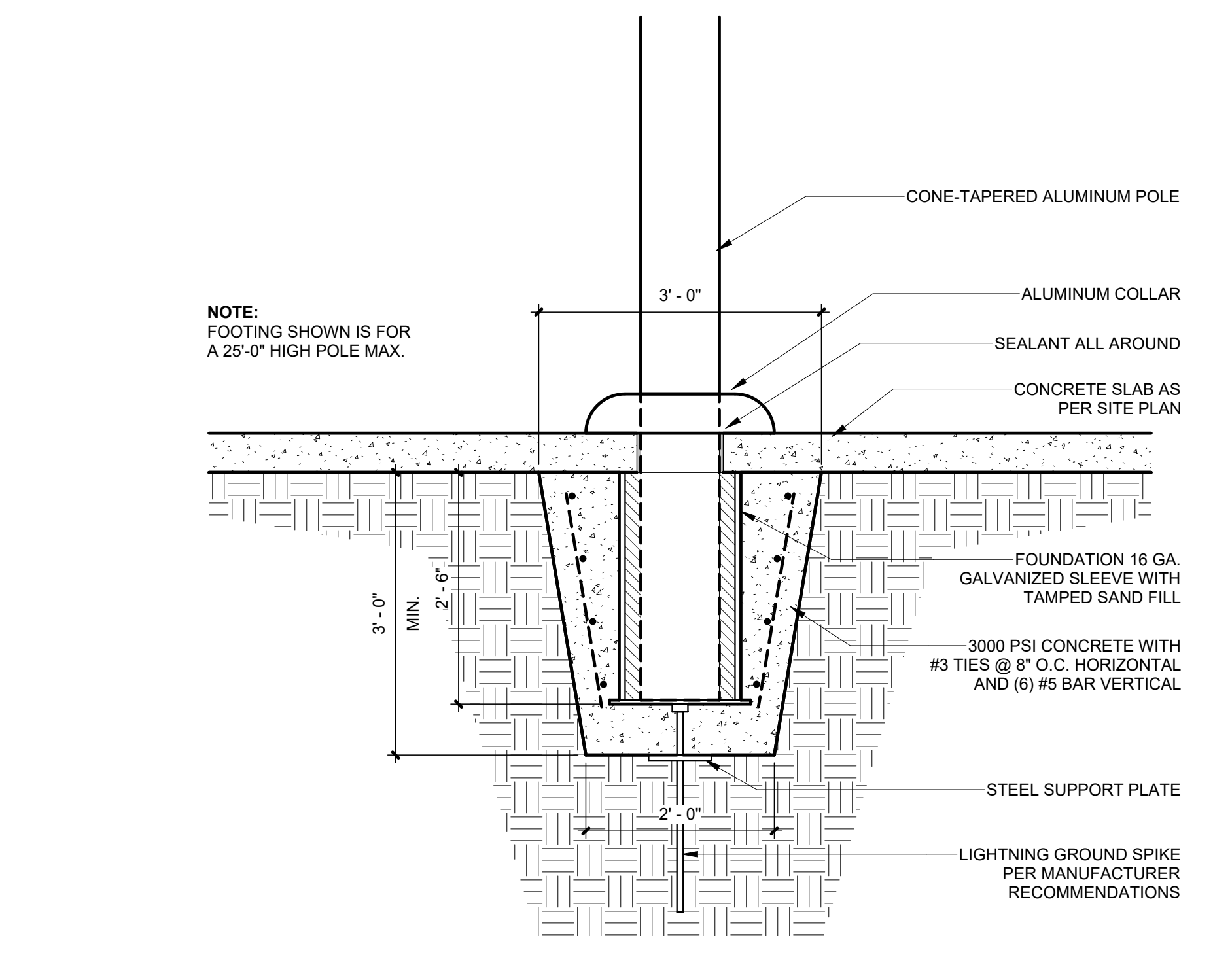
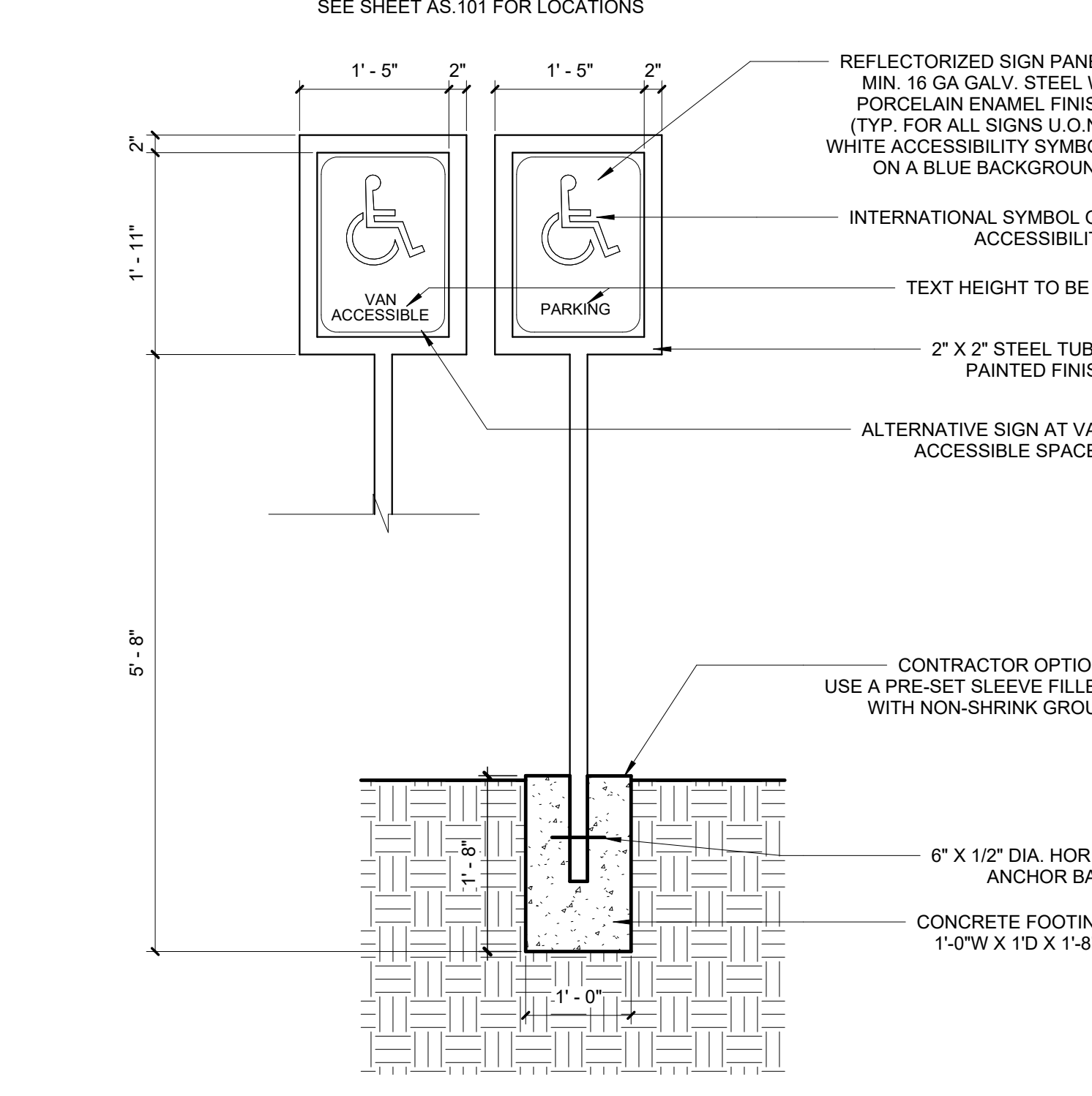


**14 CONCRETE BENCH**  
3/4" = 1'-0"

**13 CONCRETE BENCH - TYP.**  
1/2" = 1'-0"

**12 TRASH ENCLOSURE GATE DETAIL**  
1" = 1'-0"

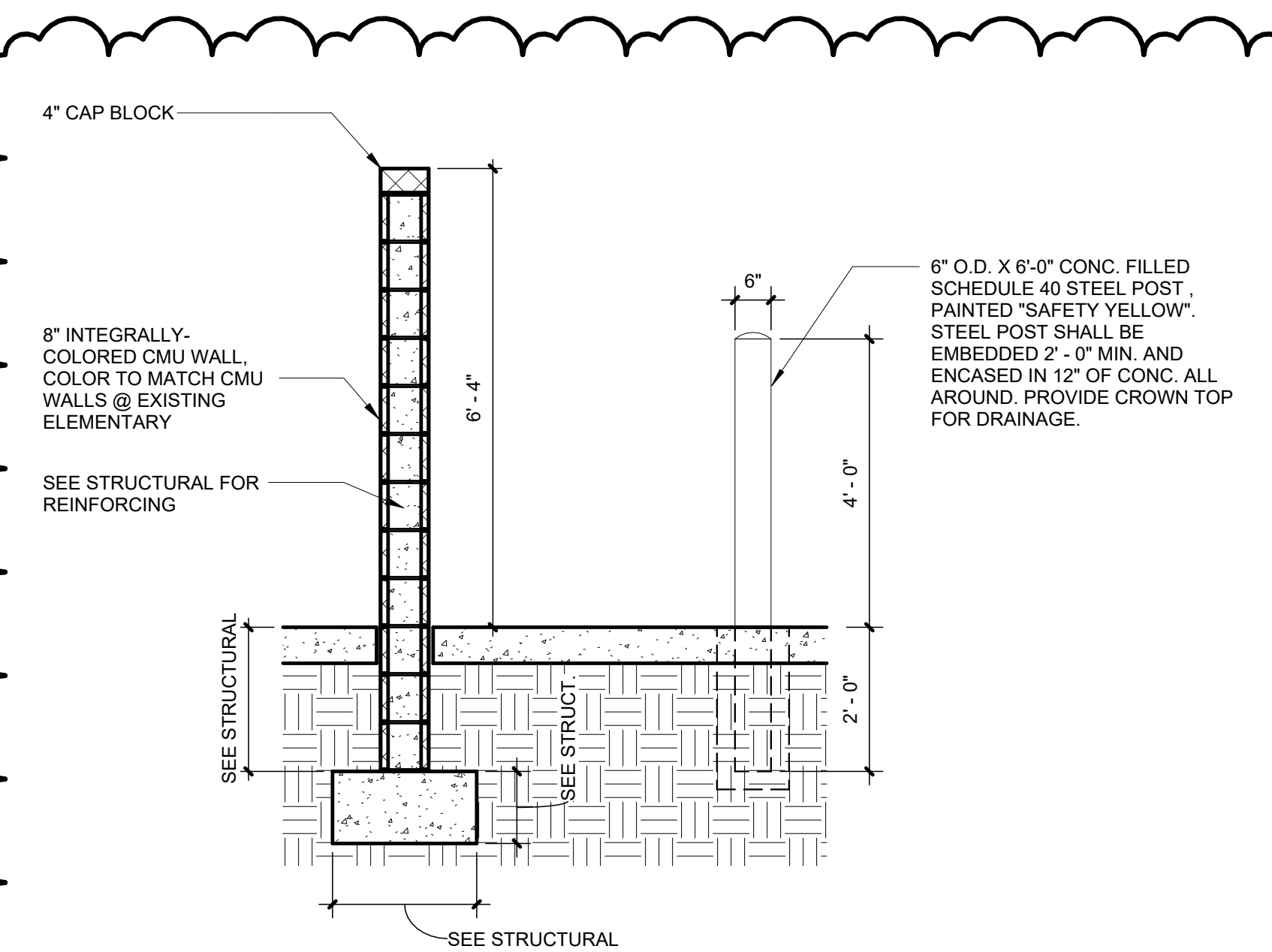
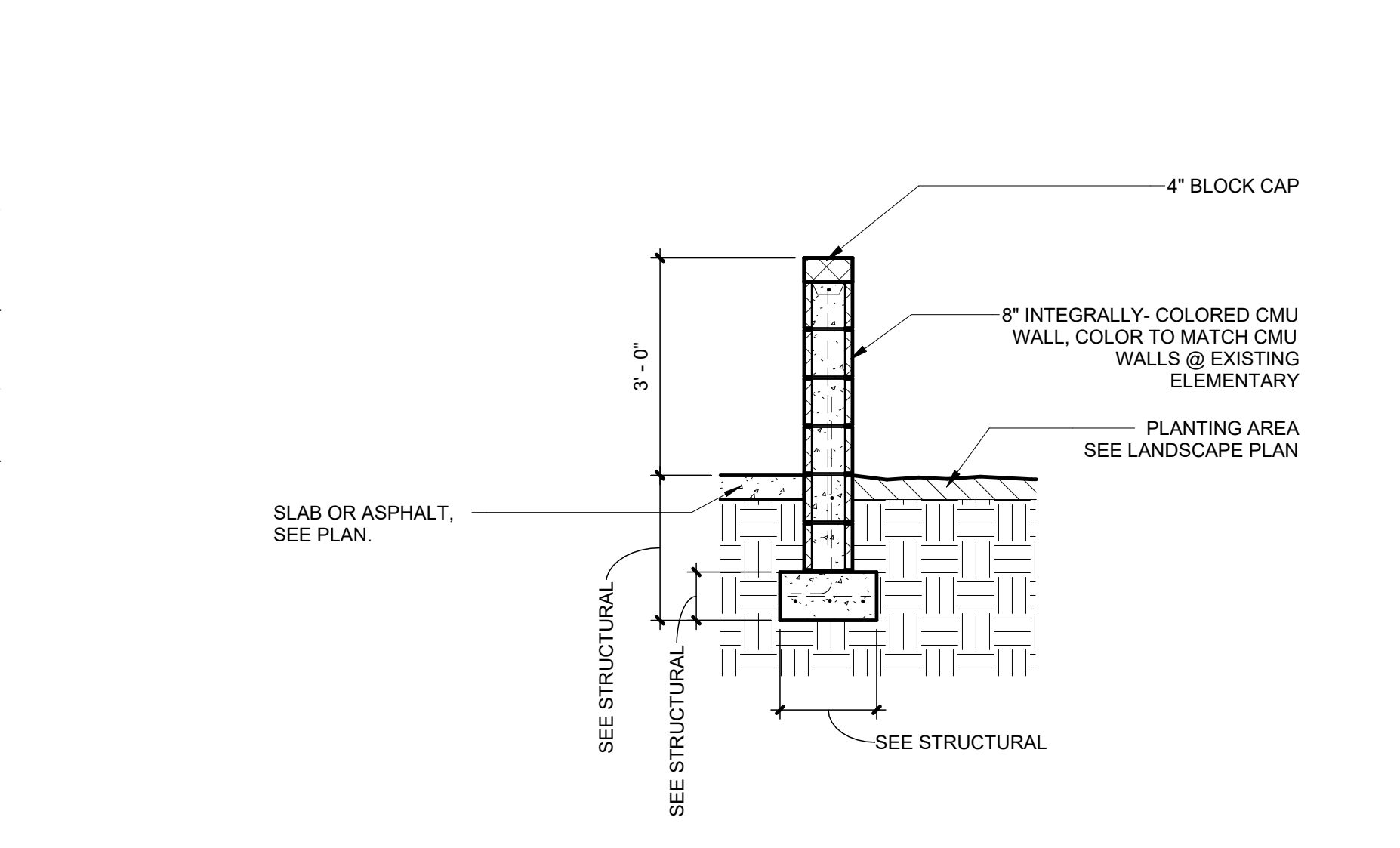
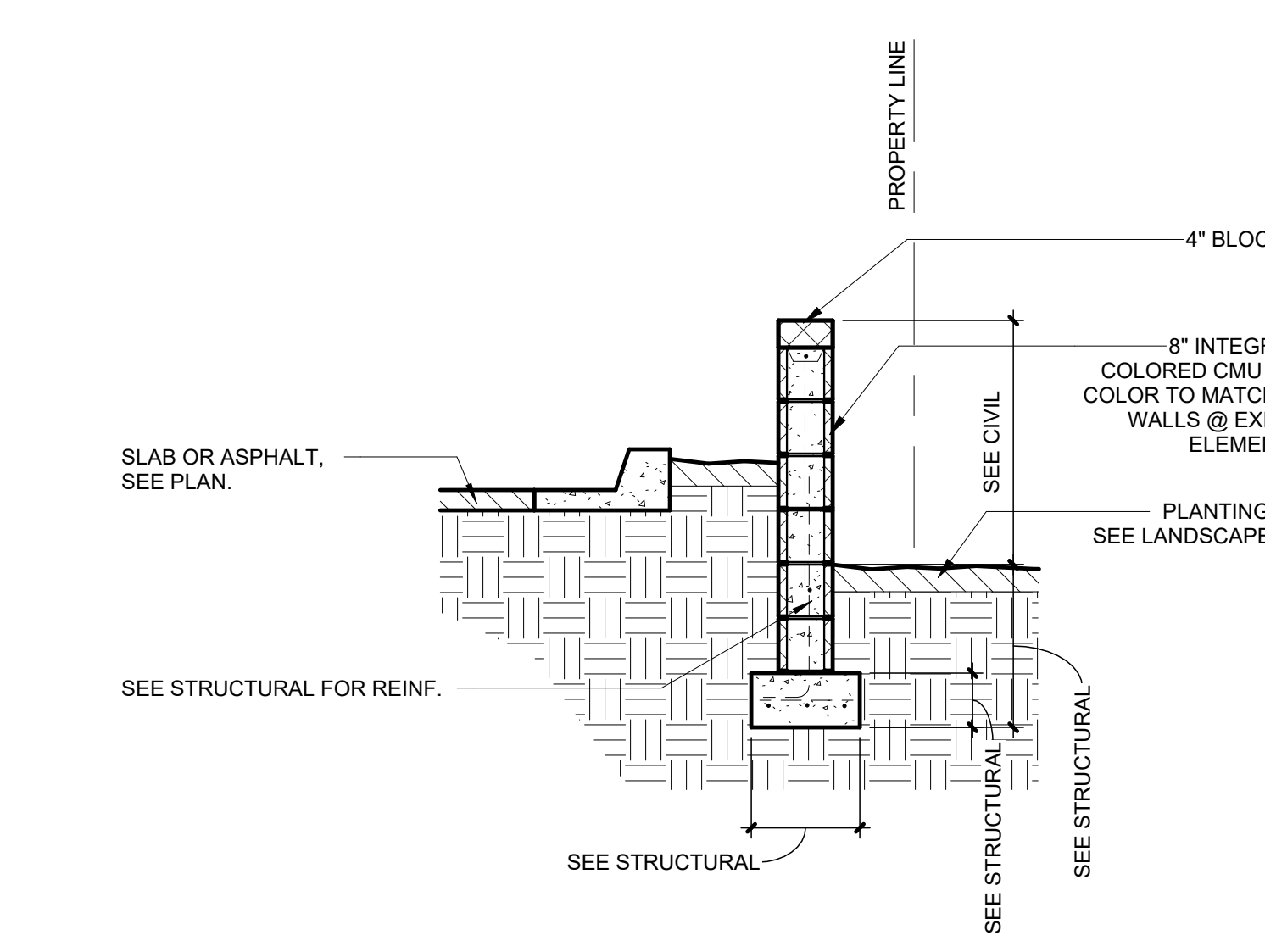
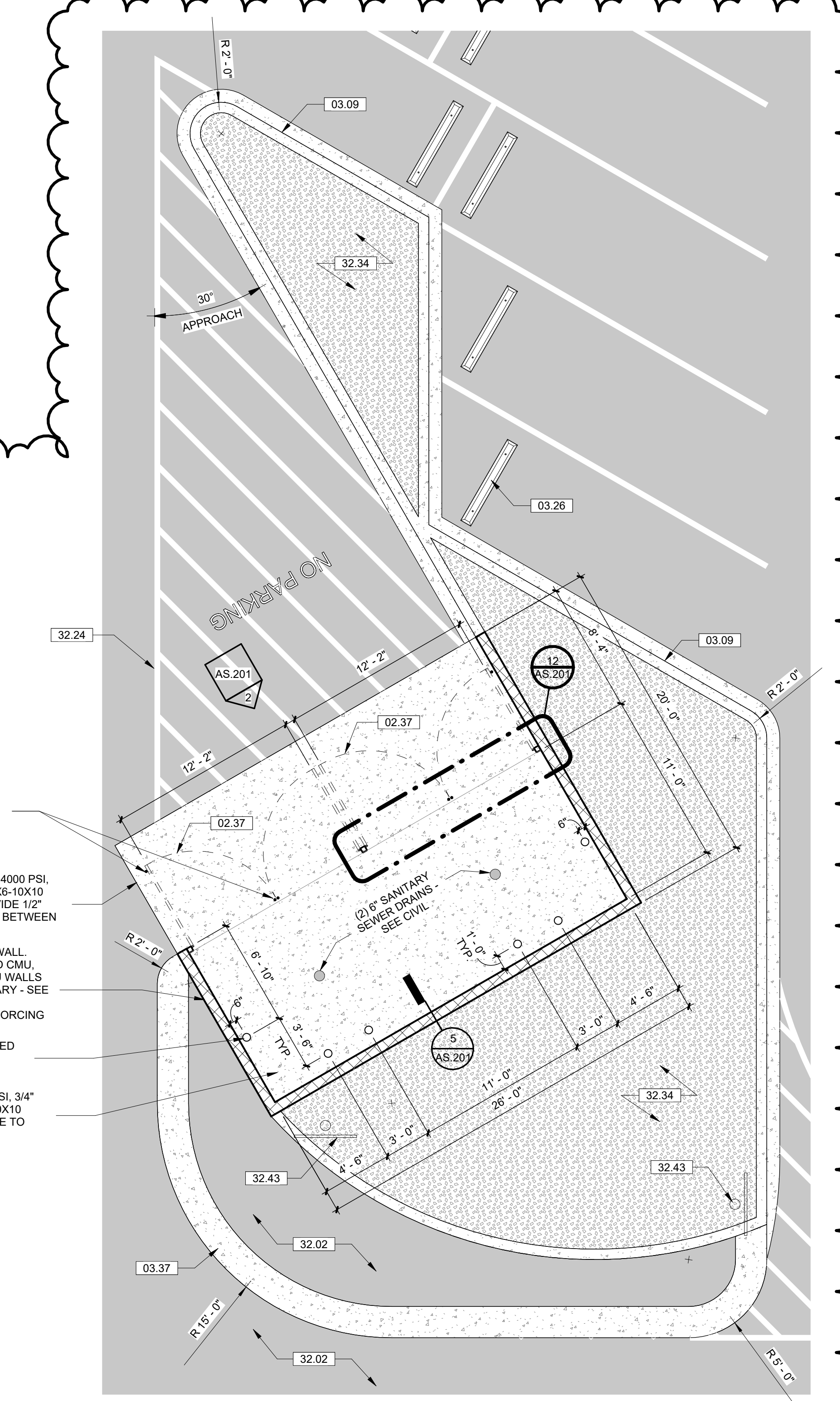
**8 DOUBLE VEHICLE GATE**  
1/4" = 1'-0"



**11 ADA PARKING SIGN**  
3/4" = 1'-0"

**10 FLAGPOLE BASE DETAIL**  
3/4" = 1'-0"

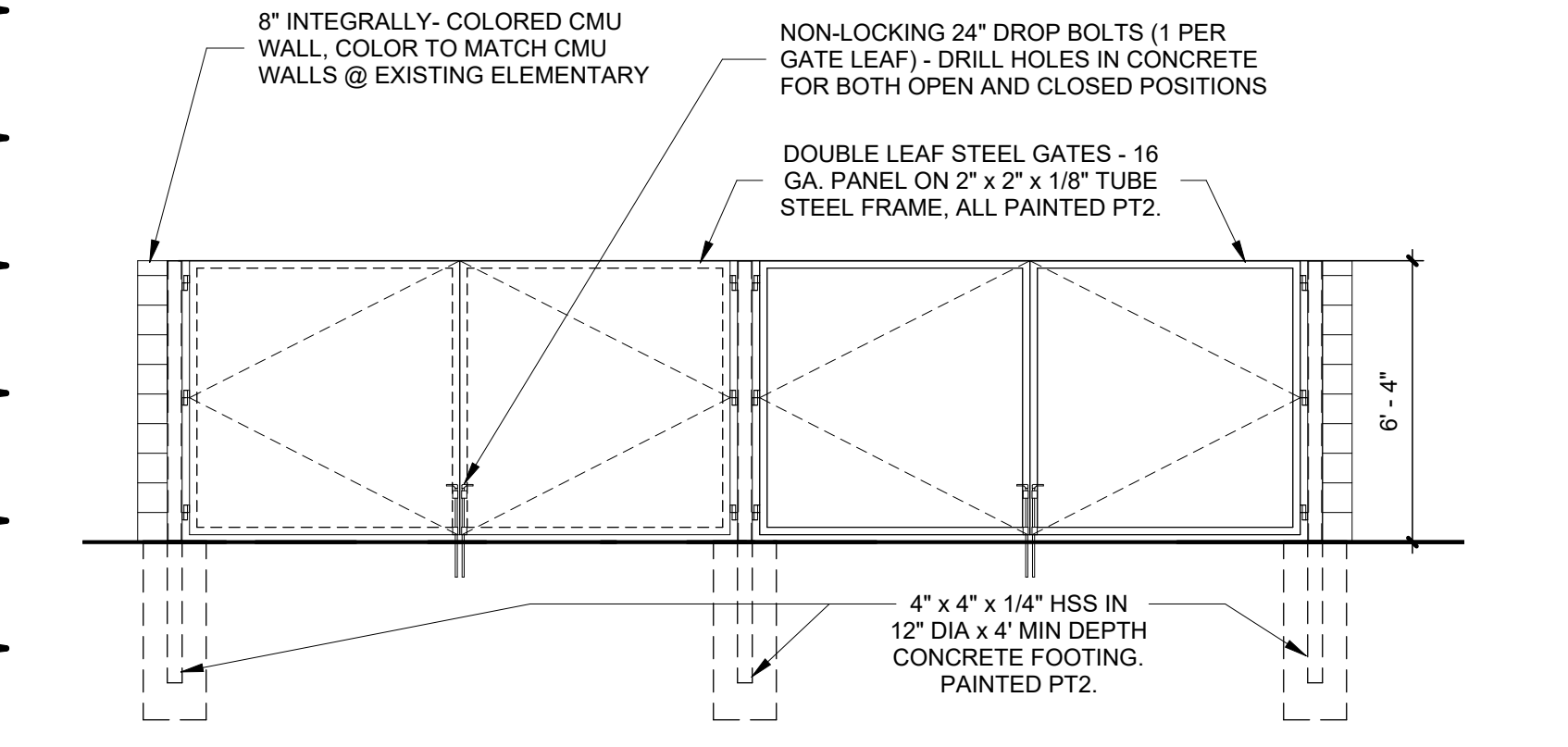
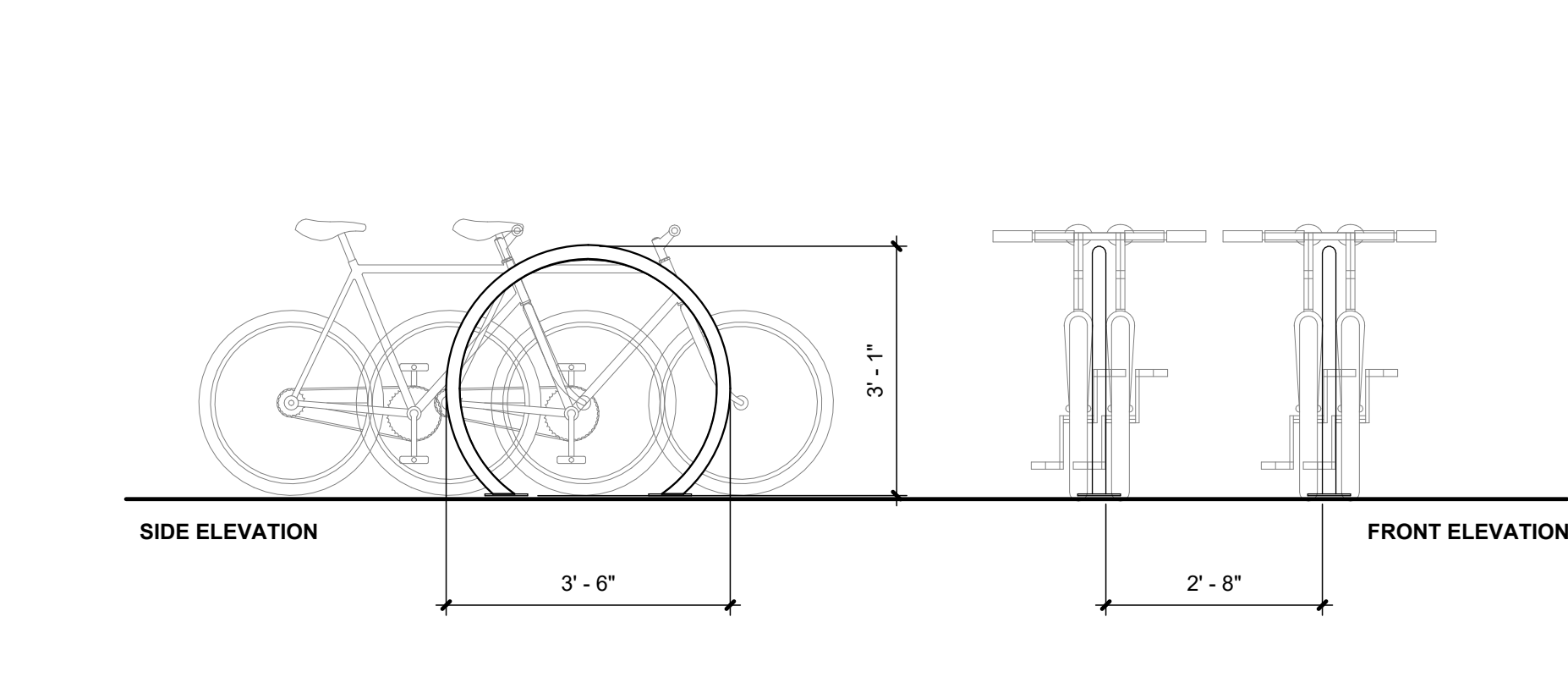
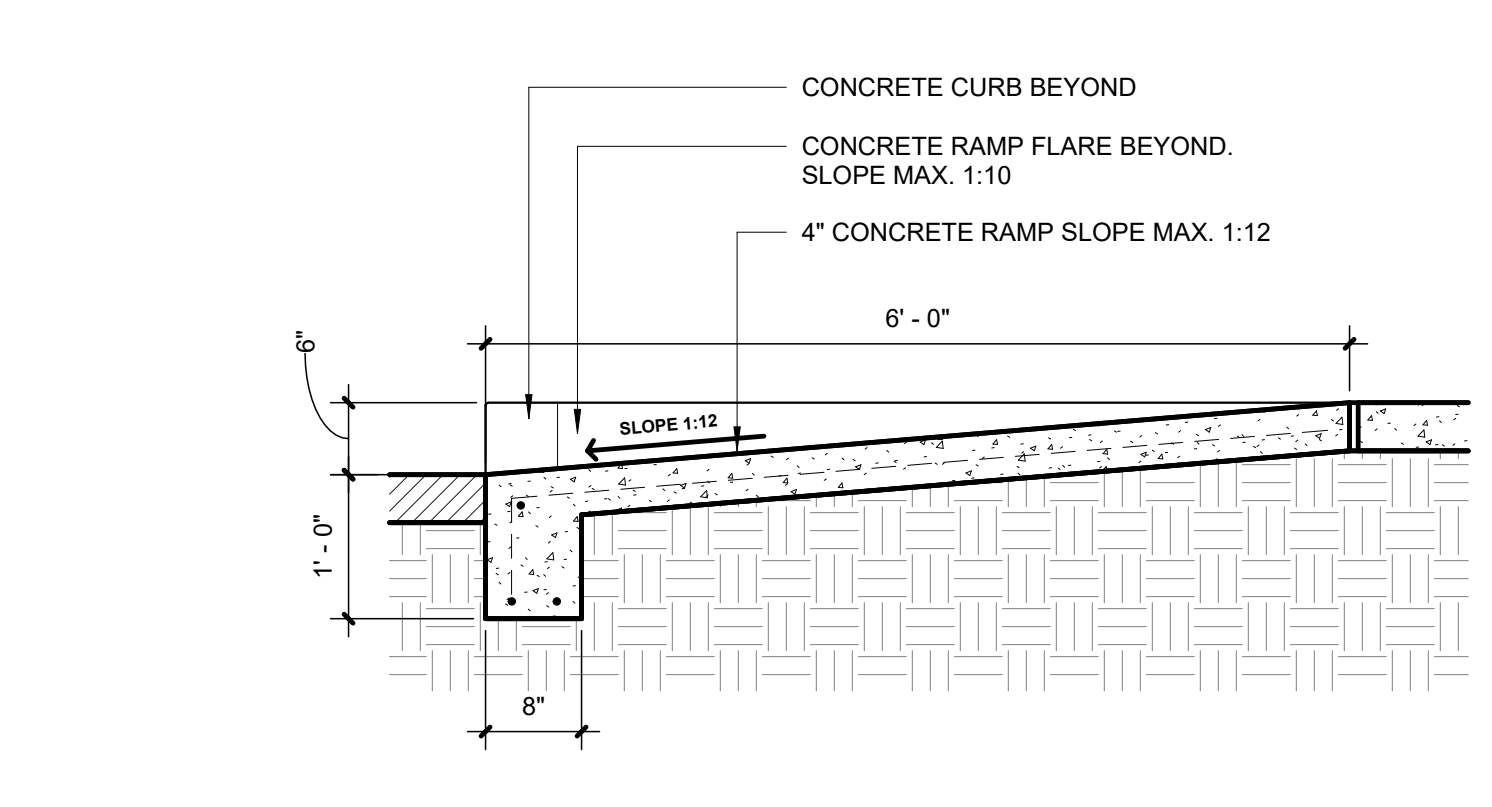
**9 TYPICAL ACCESSIBLE PARKING**  
1/8" = 1'-0"



**7 SITE RETAINING WALL**  
1/2" = 1'-0"

**6 TYP. PARKING BUFFER WALL DETAIL**  
1/2" = 1'-0"

**5 TRASH ENCLOSURE WALL SECTION**  
1/2" = 1'-0"



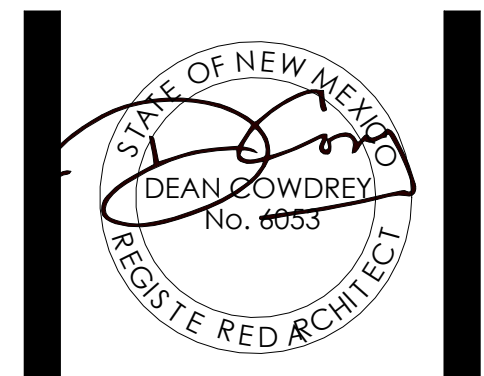
**4 ADA RAMP SECTION**  
3/4" = 1'-0"

**3 BIKE RACK DETAILS**  
1/2" = 1'-0"

**2 TRASH ENCLOSURE - ELEVATION**  
1/4" = 1'-0"

**1 TRASH ENCLOSURE - PLAN**  
3/16" = 1'-0"

REVISION SCHEDULE		
#	Date	Description
1	01/25/23	PERMIT REVIEW REVISIONS



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Robert Webb/Jolene Wolfley/Jay Rodenbeck  
Planning Department

DATE: 6/5/24

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