



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 checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<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 Community Church		Phone:
Address: 6440 Coors Blvd NW		Email:
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		Email: rrb@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST
Minor Amendment to Site Plan

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TR 1-A-1-A PLAT OF TR 1-A-1-A	Block:	Unit: 1
Subdivision/Addition: Alban Hills	MRGCD Map No.:	UPC Code: 101206349805940311
Zone Atlas Page(s): D-12-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 16.2522 acres

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 6440 Coors Blvd NW	Between: Coors Blvd. NW	and: La Orilla Rd NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 9.2.2020
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00860	AA				
Meeting/Hearing Date:			Fee Total:		
Staff Signature:			Date:		
			Project # PR-2019-002288		

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and 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 on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- ___ Archaeological Compliance Documentation Form with property information section completed
- ___ 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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

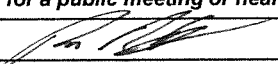
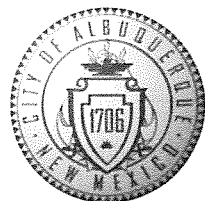
MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- ___ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- ___ Copy of the Official Notice of Decision associated with the prior approval
- ___ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- ___ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ___ Sign Posting Agreement

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 9-2-2020</p>
<p>Printed Name: Ronald R. Bohannon</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: PR-2019-002288</p>	<p>Case Numbers: SI-2020-00860</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



TIERRA WEST, LLC

September 2, 2020

Mr. Russell Brito
Urban Design & Development Division
P.O. Box 1293
Albuquerque, NM 87103

**RE: SAGEBRUSH COMMUNITY CHURCH
REQUEST FOR ADMINISTRATIVE AMENDMENT
6440 COORS BLVD NW ALBUQUERQUE NM 87120
TR 1-A-1-A PLAT OF TRACT 1-A-1-A ALBAN HILLS UNIT 1
ZONE ATLAS PAGE D-12-Z**

Dear Mr. Brito:

Tierra West, LLC, on behalf of Sagebrush Community Church, requests approval for an Administrative Amendment to the Site Development Plan for Building Permit for the above referenced project. The project is located at 6440 Coors Blvd. NW Albuquerque NM 87120. The request is to add a basketball court and canopy in place of a previously indicated 2-story building. This canopy will be used as a multi-purpose area that is currently vacant.

The request for an Administrative Amendment to the Site Development Plan for Building Permit is for a small canopy located on the attached Site Plan. The location will not modify the existing parking lot or any of the required landscaping. The area is already impervious and will not affect hydrology or drainage.

Attached is the previous approved Site Development Plan for Building Permit Administrative Amendment as well as the proposed plan with the new canopy.

Should you have any questions or require additional information regarding this matter, please feel free to contact Ronald R. Bohannon at 505-858-3100.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Bob Chrch

JN: 2020059
RRB/jn/jg

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

4/2/2019

Mr. Russell Brito
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: SAGEBRUSH COMMUNITY CHURCH
REQUEST FOR ADMINISTRATIVE AMENDMENT
6440 COORS BLVD NW ALBUQUERQUE NM 87120
TR 1-A-1-A PLAT OF TRACT 1-A-1-A ALBAN HILLS UNIT 1
ZONE ATLAS PAGE D-12-Z**

Dear Mr. Brito:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Sagebrush Community Church pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Todd Cook

Print Name

Signature

Title

Date

President

4-3-19



100230080
Planning/EPC
City of Albuquerque
November 21, 2003

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

Date: November 21, 2003

OFFICIAL NOTIFICATION OF DECISION

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

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

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.

OFFICIAL NOTICE OF DECISION
NOVEMBER 20, 2003
PROJECT #1002371
PAGE 6 OF 7

- 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.

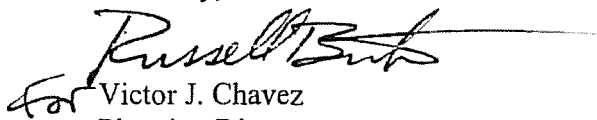
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 5, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

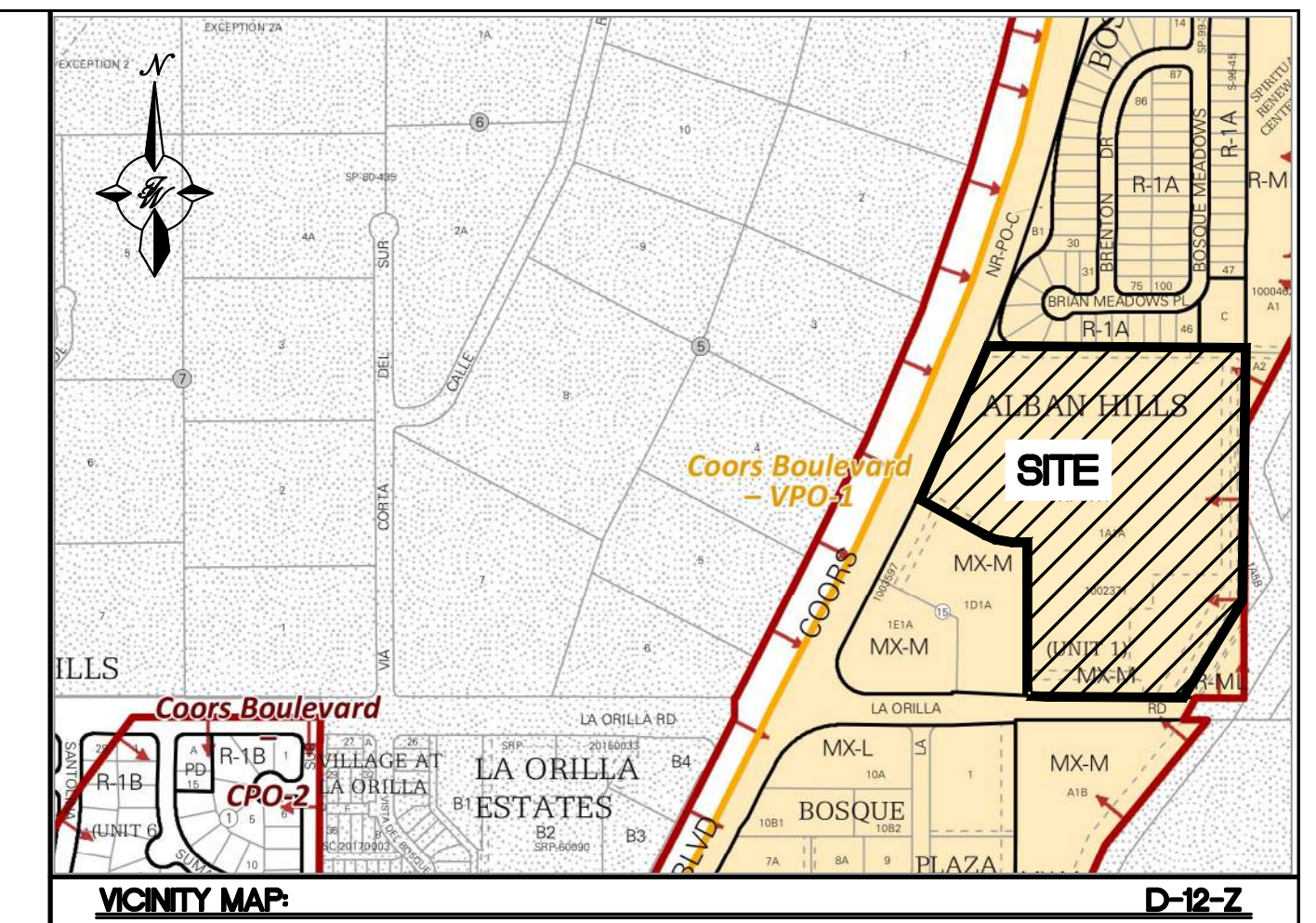
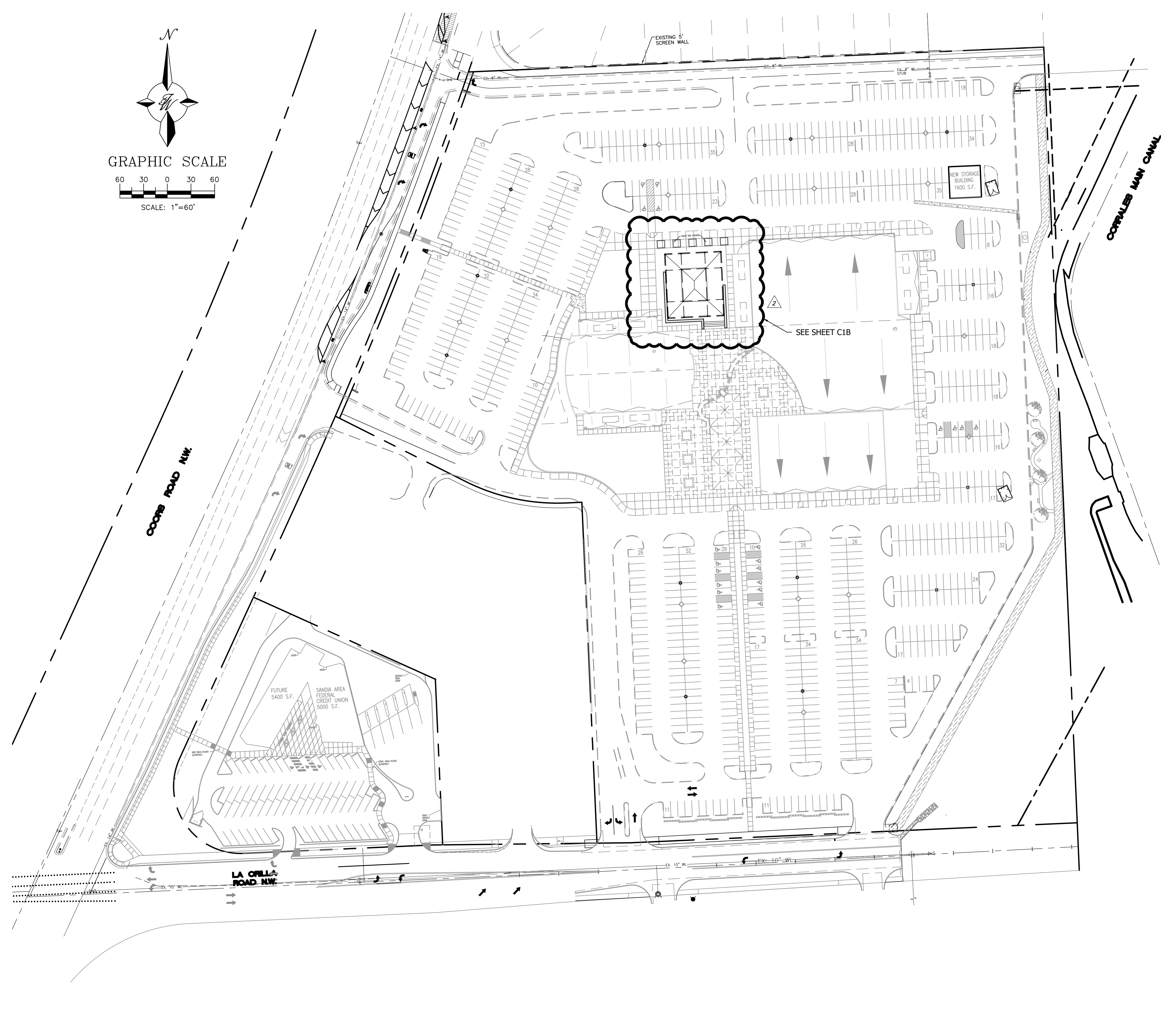
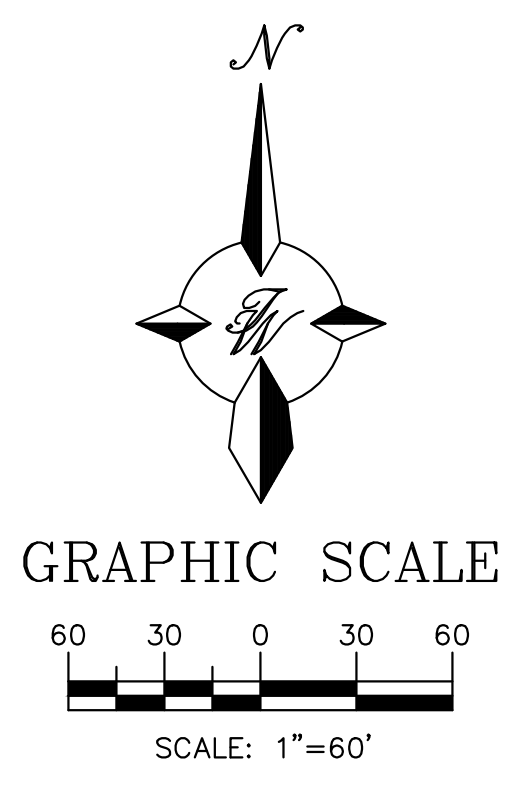
Sincerely,


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



LEGAL DESCRIPTION:

NOTES:

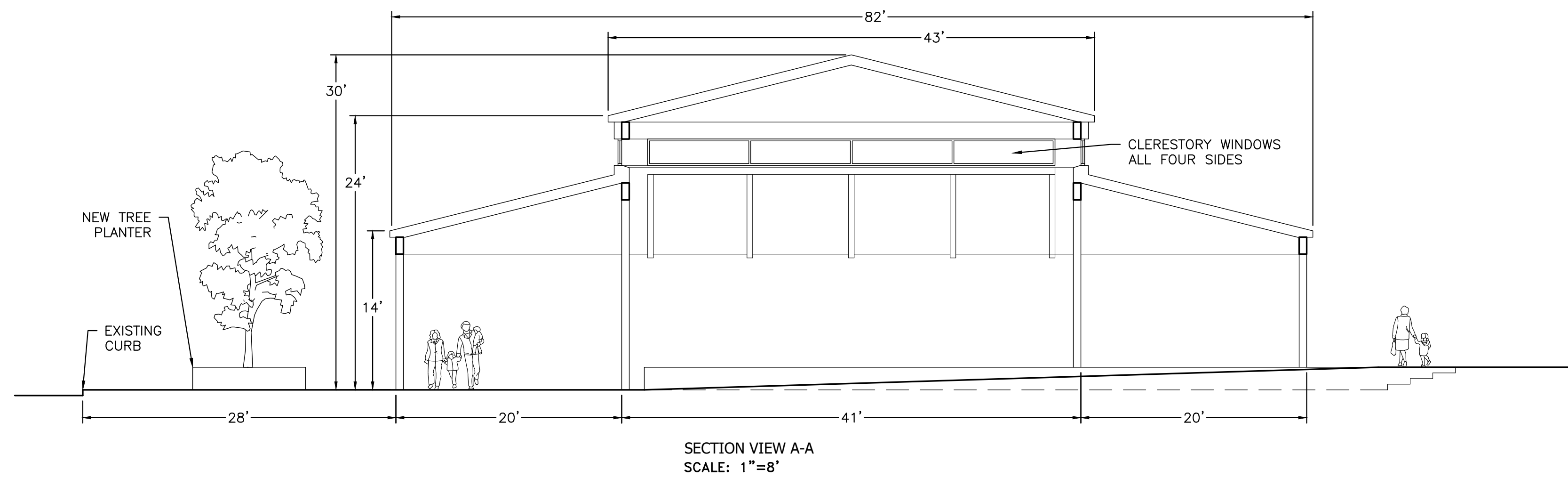
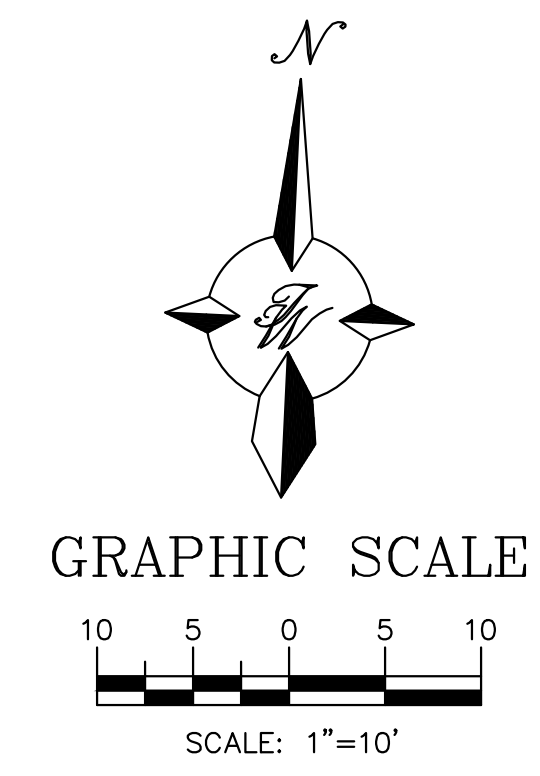
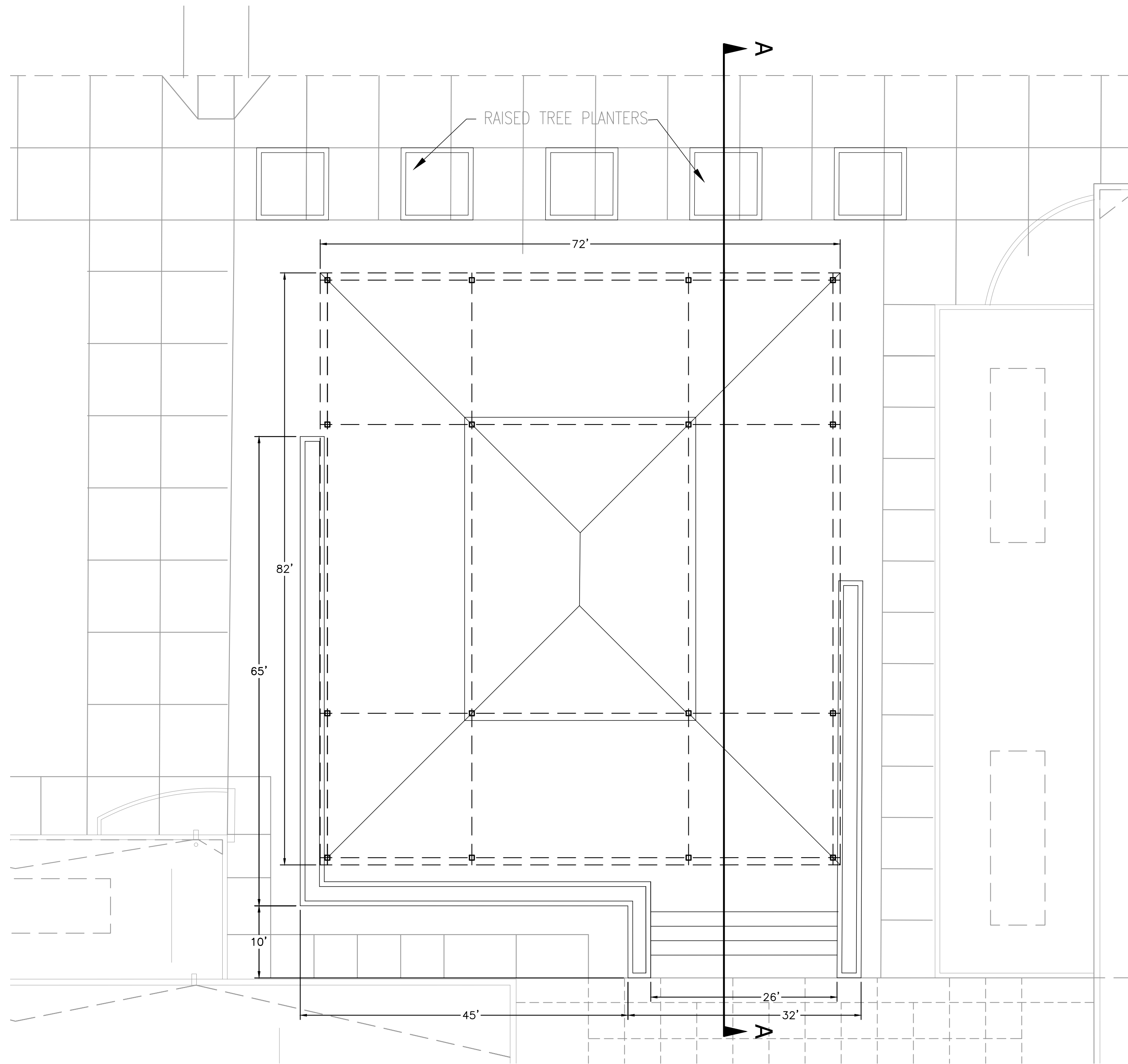
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- INDEX TO DRAWINGS**
- C1A. SITE PLAN FOR BUILDING PERMIT
 - C1B. DETAIL PLAN & SECTION VIEW
 - C1. SITE PLAN FOR BUILDING PERMIT (APPROVED)
 - C2. GRADING AND DRAINAGE PLAN
 - C3. MASTER UTILITY PLAN
 - C4. BUILDING AND STRUCTURE ELEVATIONS
 - C5. BUILDING AND STRUCTURE ELEVATIONS
 - C6. BUILDING AND STRUCTURE ELEVATIONS
 - C6A. BUILDING AND STRUCTURE ELEVATIONS
 - C7. DETAILS
 - L1. LANDSCAPING PLAN
 - L2. LANDSCAPING PLAN

NO.	DATE	REMARKS	BY
2	9/1/20	ADD BASKETBALL CANOPY	JN
1	4/1/19	ADD GOLF CART STORAGE BUILDING, REMOVED 10 PARKING SPACES	RRB
REVISIONS			

ENGINEER'S SEAL	SAGEBRUSH CHURCH COORS AND LA ORILLA	DRAWN BY BJF
	SITE PLAN FOR BUILDING PERMIT ADMINISTRATIVE AMENDMENT	DATE 08/31/20
	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2020059_SP-AA
RONALD R. BOHANNAN P.E. #7868		SHEET # C1A JOB # 2020059

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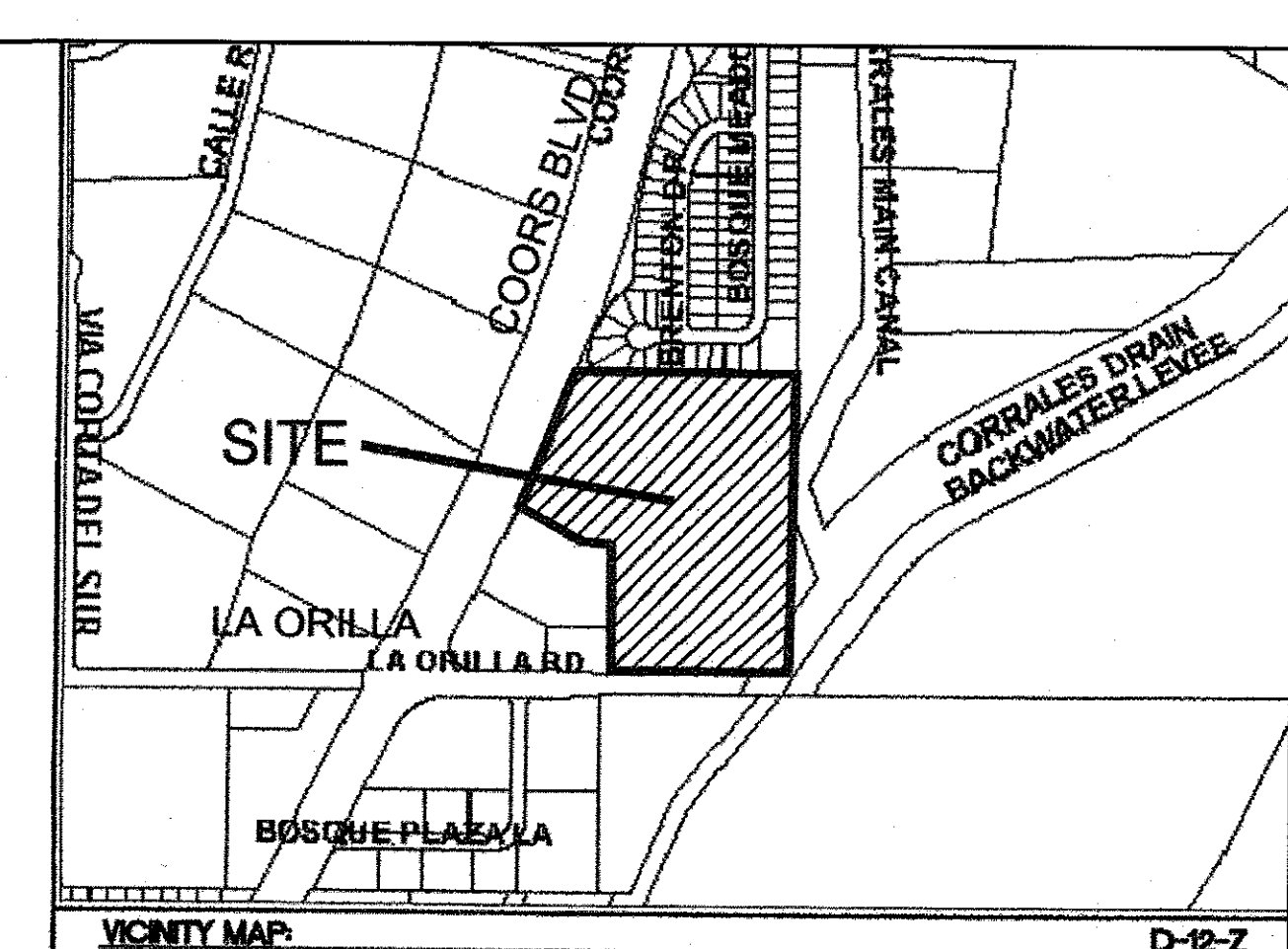
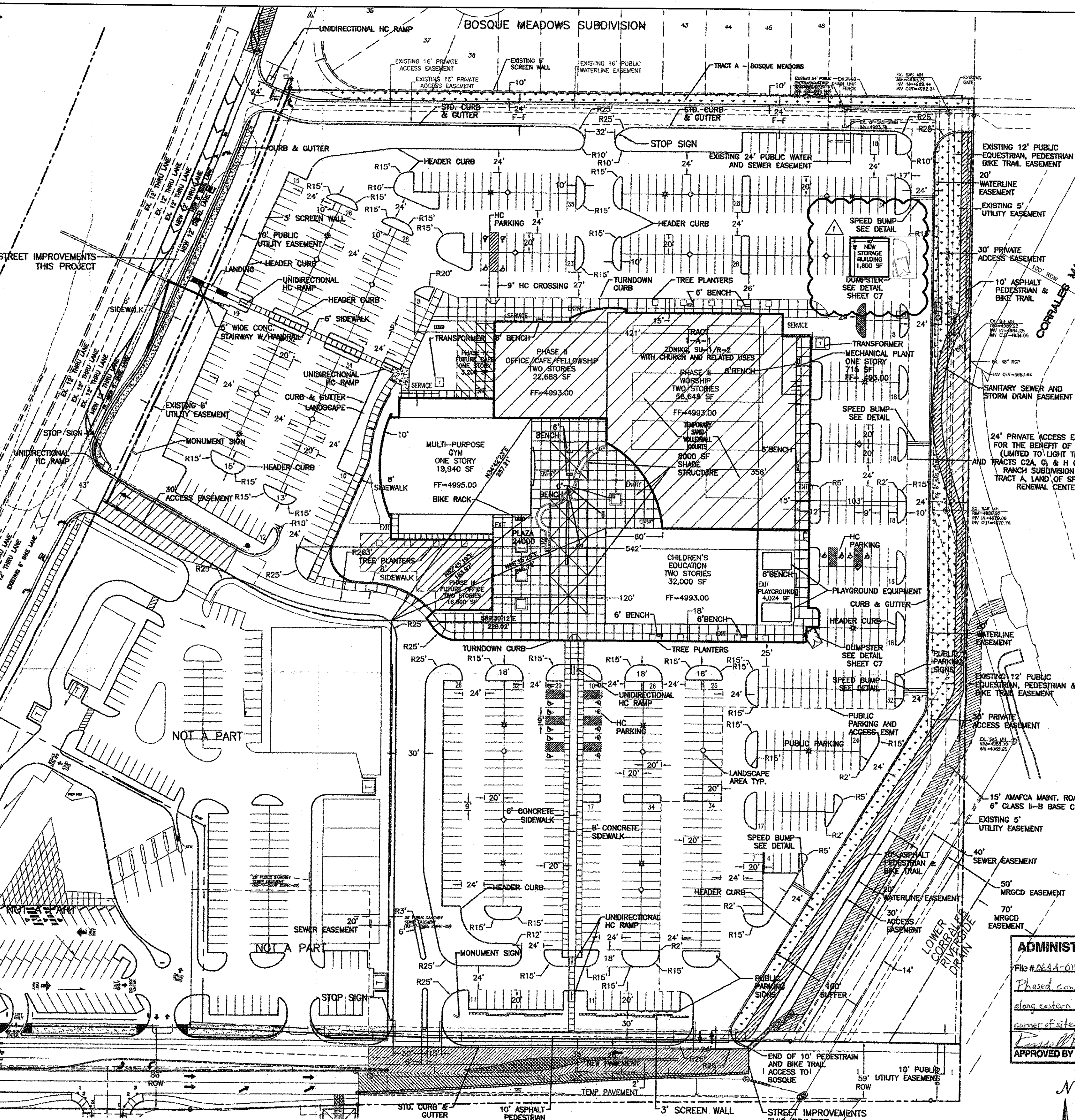
ENGINEER'S SEAL	SAGEBRUSH CHURCH COORS AND LA ORILLA	DRAWN BY BJF
	SITE PLAN FOR BUILDING PERMIT ADMINISTRATIVE AMENDMENT	DATE 08/31/20
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2020059_SP-AA
		SHEET # C1B JOB # 2020059

NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER 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.
- PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
- NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
- ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
- VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACEWAYS OR ROOFS SHALL NOT BE PERMITTED.
- 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 20 FT.
- ASPHALT BIKE TRAIL 10 FT. WIDE.
- ALL LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-3-9, AREA LIGHTING REGULATIONS AND THE NIGHT SKY ORDINANCE.
- ALL RETAINING AND SCREEN WALLS WILL BE MEDIAN TAN.
- 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)
- APPROVAL AUTHORITY FOR FUTURE PHASES OF DEVELOPMENT IS DELEGATED TO DRB.
- BUILDING FOOTPRINT SHALL COMPLY WITH FUTURE ADDITIONS AS SHOWN ON THIS SITE PLAN AS APPROVED BY THE EPC.
- ELEVATIONS SHALL BE COMPLIMENTARY TO THE EXISTING BUILDING IN STYLE, PROPORTIONS, MATERIALS AND COLORS.
- FUTURE ADDITIONS MUST COMPLY WITH THE COORS CORRIDOR PLAN DESIGN GUIDELINES.
- ALL TREES WILL BE PLANTED AT A MINIMUM HEIGHT OF 8'.
- ALL TREES PLANTED ALONG THE NORTHERN BOUNDARY WILL REACH A MINIMUM HEIGHT OF 25 FT. AT MATURITY.

NOTES:

- SETBACKS
 - THERE SHALL BE A FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FT. FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.
 - NEAR RESIDENTIAL ZONES, THE FOLLOWING GREATER SETBACK REQUIREMENTS SHALL APPLY.
 - THERE SHALL BE FRONT OR CORNER SIDE SETBACKS OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LOT LINE OF A FACING LOT IN A RESIDENTIAL ZONE. THIS SETBACK APPLIES TO ON- AND OFF-PREMISE SIGNS.
 - THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ADJUTS THE SIDE OF A LOT IN A RESIDENTIAL ZONE.
 - THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ADJUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE.
 - THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.



LEGAL DESCRIPTION
TRACTS 1-A-1, OF ALBAN HILLS SUBDIVISION

SITE DATA

PROPOSED USAGE: 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 11,600 SF

BUILDING AREA: TOTAL 146,736 SF - BUILDING FOOTPRINT: TOTAL 98,884 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: 831 SPACES
PARKING REQUIRED: 540 SPACES

HC PARKING PROVIDED: 20 SPACES
HC PARKING REQUIRED: 16 SPACES
3 SPACES VAN ACCESSIBLE

BIKE PARKING PROVIDED: 30 SPACES
BIKE 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 [] 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 DRD 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:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date

INDEX TO DRAWINGS

C1. SITE PLAN FOR BUILDING PERMIT	En
C2. GRADING AND DRAINAGE PLAN	En
C3. MASTER UTILITY PLAN	En
C4. BUILDING AND STRUCTURE ELEVATIONS	En
C5. BUILDING AND STRUCTURE ELEVATIONS	En
C6A. BUILDING AND STRUCTURE ELEVATIONS	En
C7. DETAILS	En
L1. LANDSCAPING PLAN	En
L2. LANDSCAPING PLAN	En

REVISIONS

NO.	DATE	REMARKS	BY
1	4/1/19	ADD GOLF CART STORAGE BUILDING, REMOVED 10 PARKING SPACES	RRB

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	-

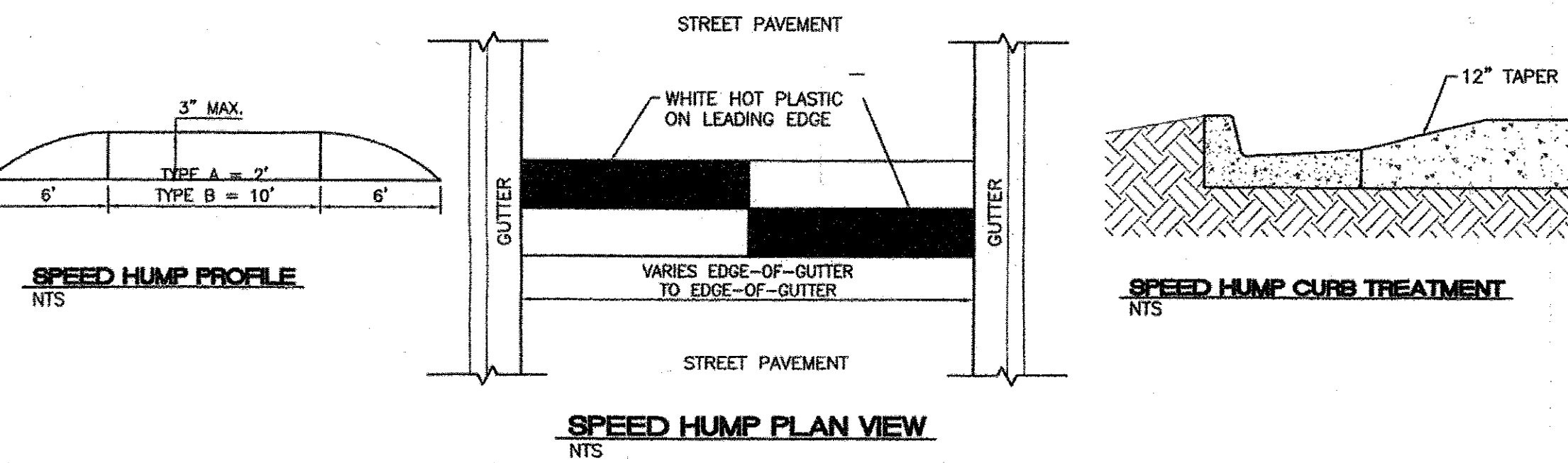
HOFFMANTOWN WEST CHURCH

SITE PLAN FOR BUILDING PERMIT- ADMINISTRATIVE AMENDMENT

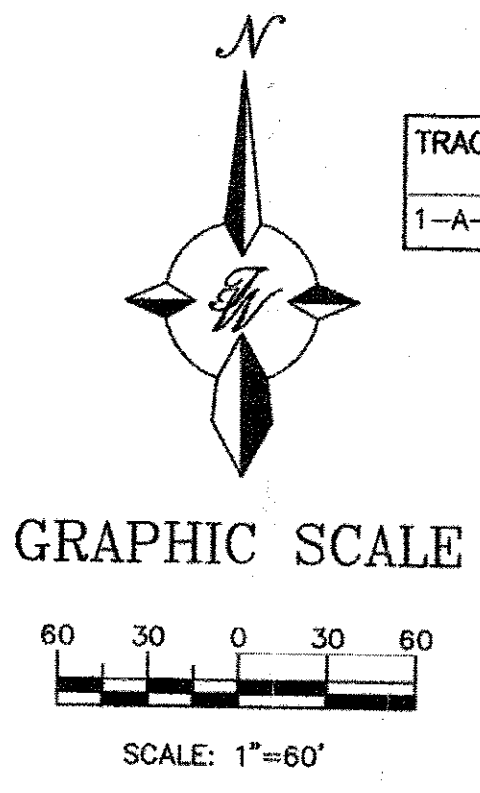
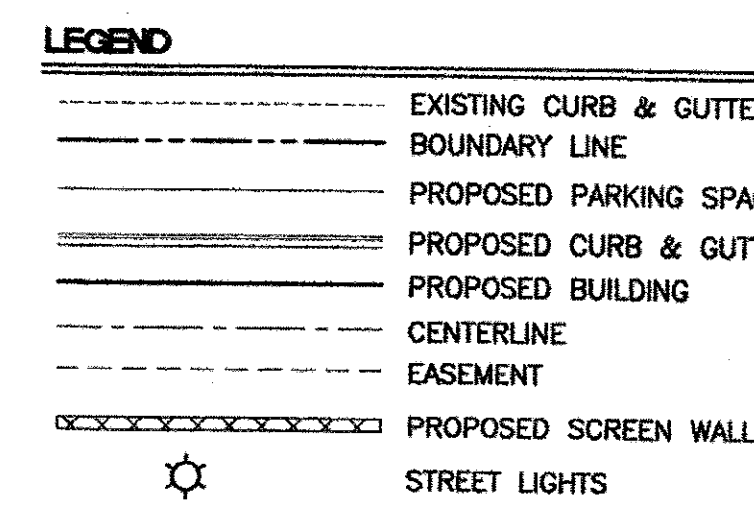
ENGINEER'S SEAL: RONALD R. BOHANNAN P.E. #7866

DRAWN BY: BJF
DATE: 4/1/2019
20190505-01-AA
SHEET # C1
JOB # 2019005

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100



- NOTES:**
- APPROVAL AUTHORITY FOR FUTURE PHASES OF DEVELOPMENT IS DELEGATED TO THE DRB
 - BUILDING FOOTPRINT SHALL COMPLY WITH FUTURE ADDITIONS AS SHOWN ON THIS SITE PLAN AS APPROVED BY THE EPC.
 - ELEVATIONS SHALL BE COMPLIMENTARY TO THE EXISTING BUILDING IN STYLE, PROPORTIONS, MATERIALS AND COLORS.
 - FUTURE ADDITIONS MUST COMPLY WITH THE COORS CORRIDOR PLAN DESIGN GUIDELINES.
 - FUTURE ADDITIONS MUST COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE AND COORS CORRIDOR PLAN.

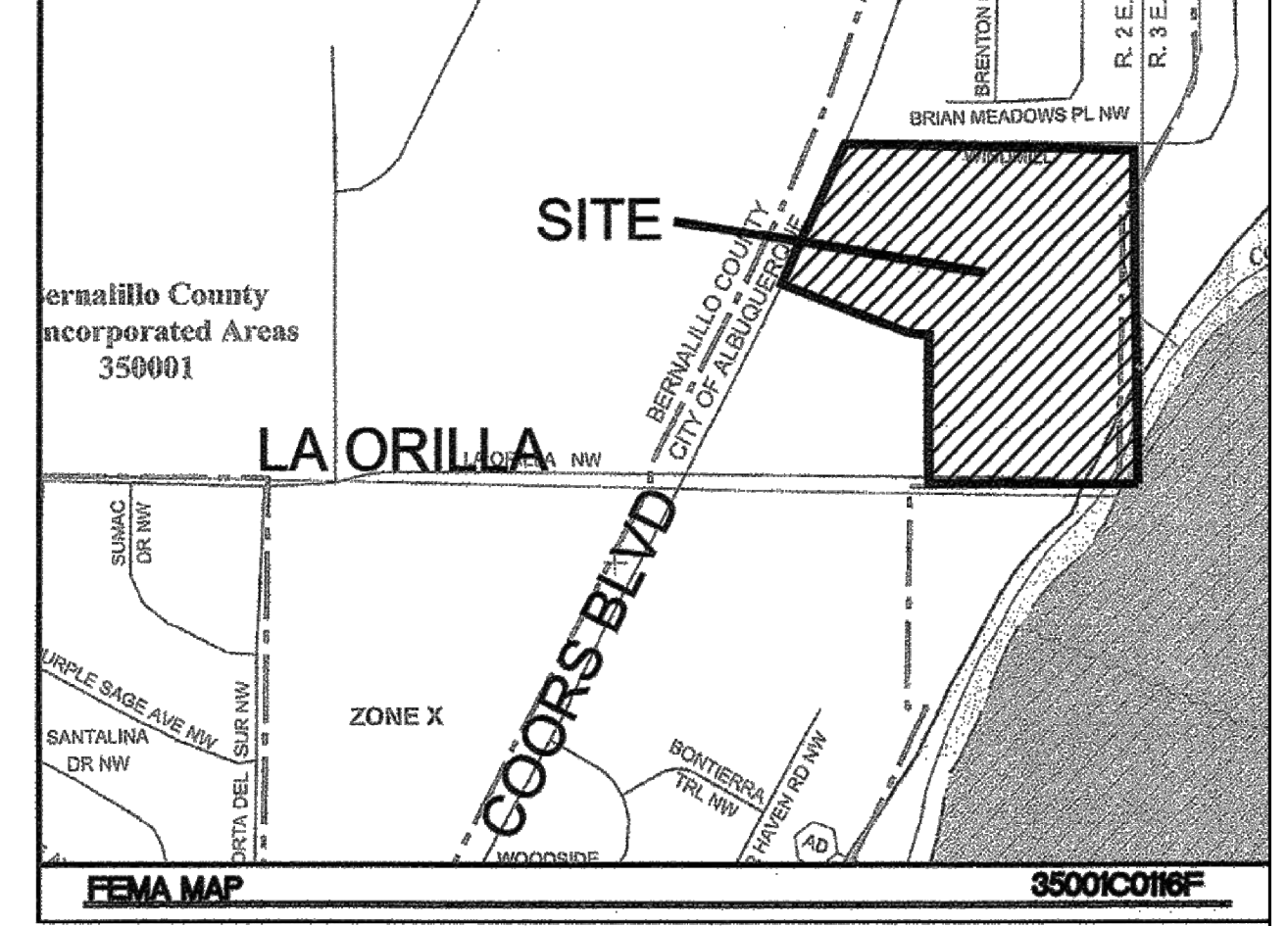
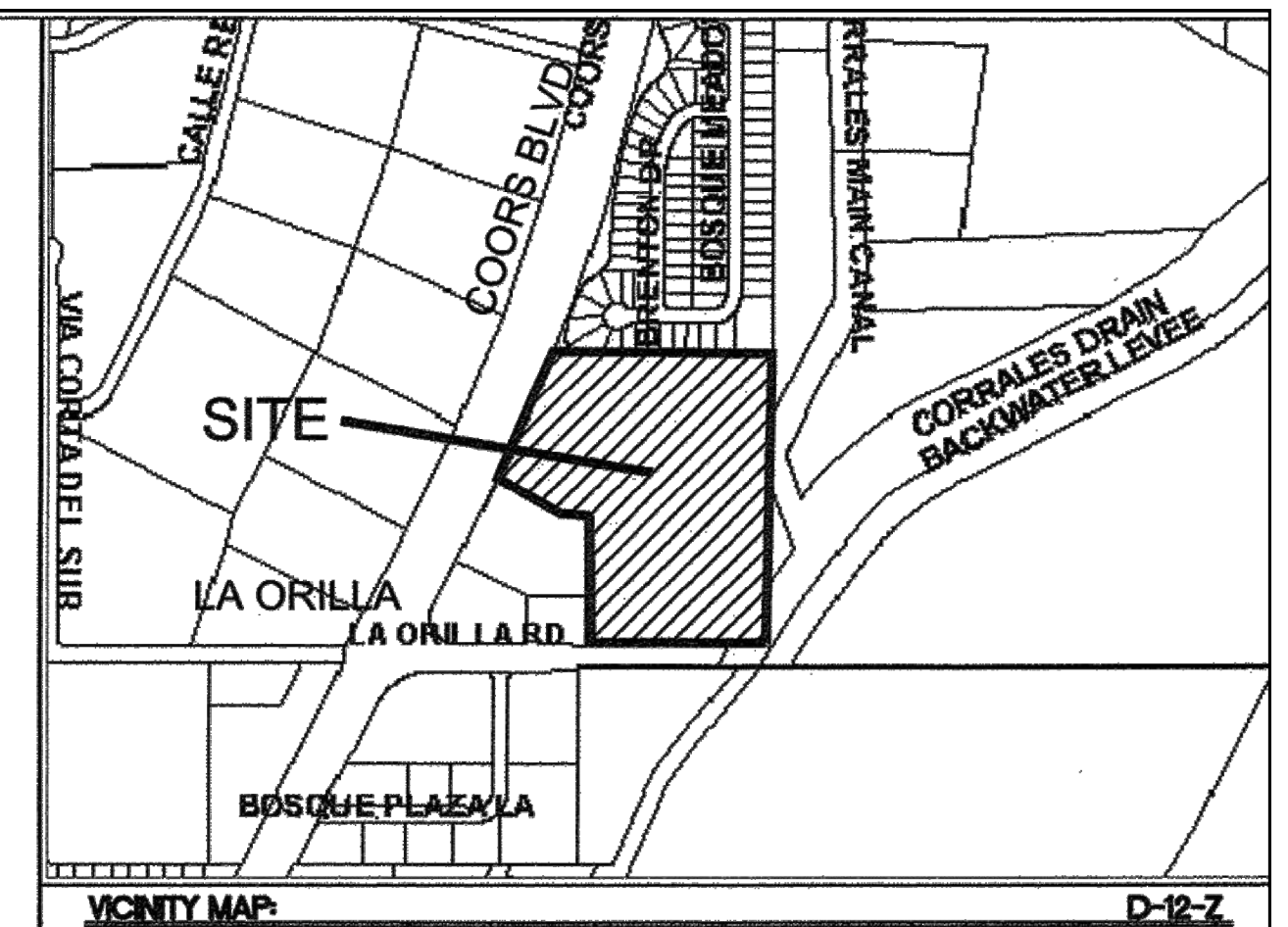
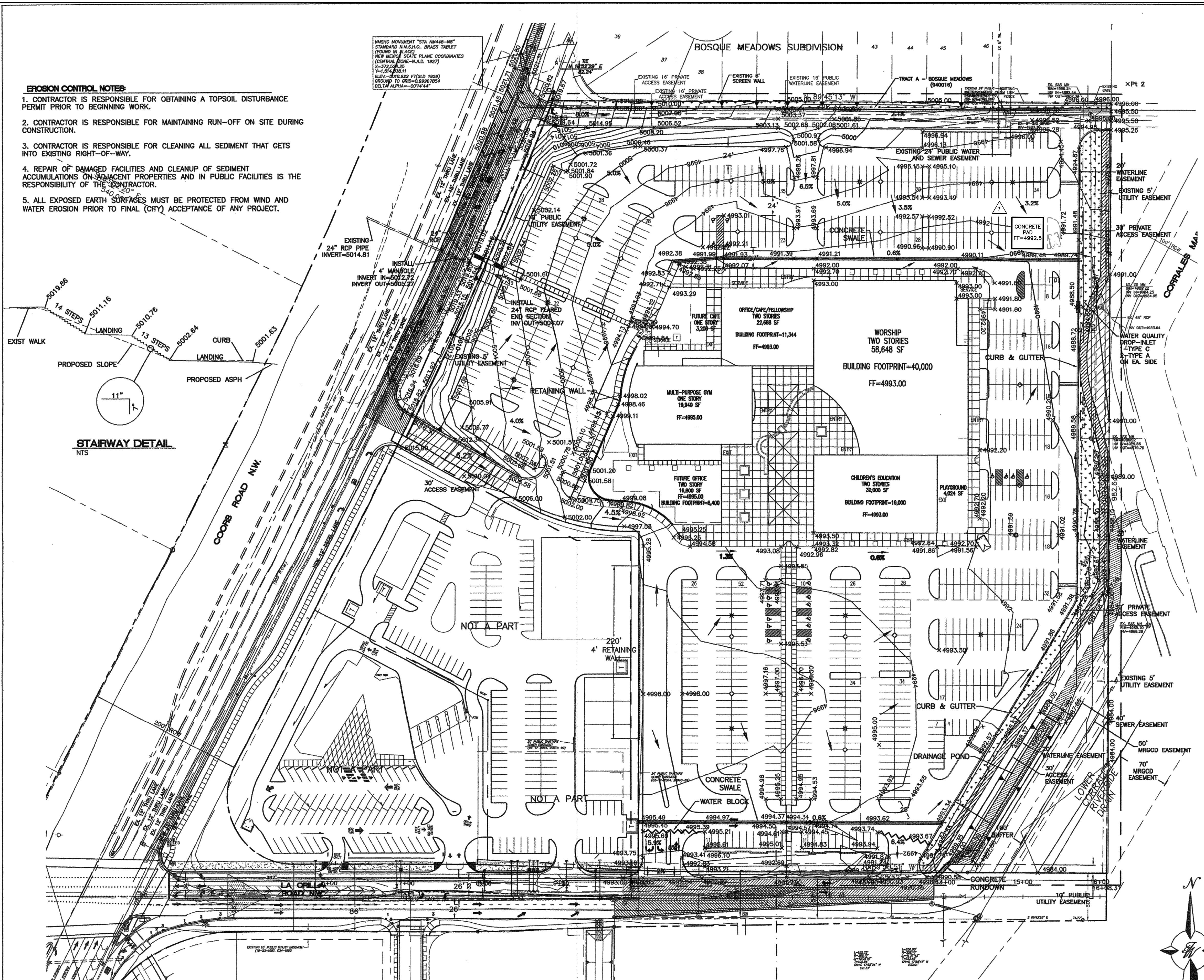
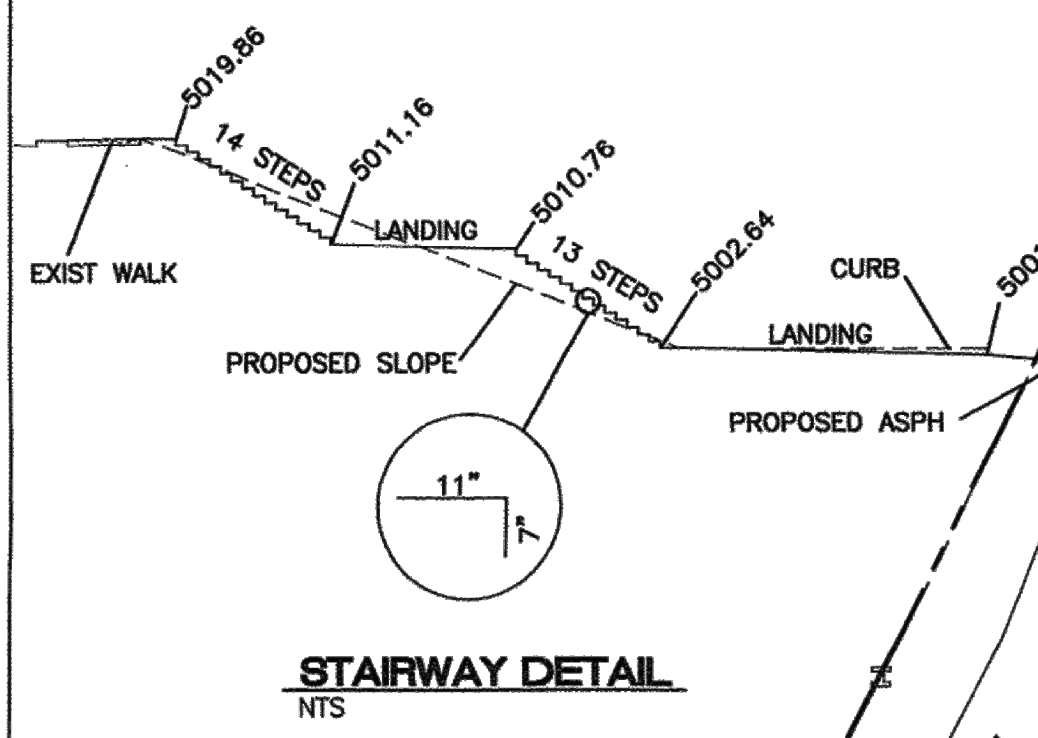


Z:\2019\2019005 Segebrush Church Golf Cert. Expansion\Ning\AA\2019005_SP-AA.dwg, Apr. 03, 2019 - 11:32am

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CHY) ACCEPTANCE OF ANY PROJECT.

INSURANCE MONUMENT "STA MM448-88"
STANDARD MAPPING, BRASS TABLET
FOUND IN 1952
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - N.A.D. 1983)
X=372,234.25
Y=12,144.811
ELEV.=5010.822 (FOLD 1929)
GROUND TO GRID=+0.997894
DELTA ALPHA=-0.71441



LEGAL DESCRIPTION:
TRACTS 1-A, 1-B & 1-C OF ALBAN HILLS SUBDIVISION

LEGEND	DESCRIPTION
	EXISTING SAS MANHOLE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED WATER LINE
	PROPOSED HEADER CURB
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	CENTERLINE

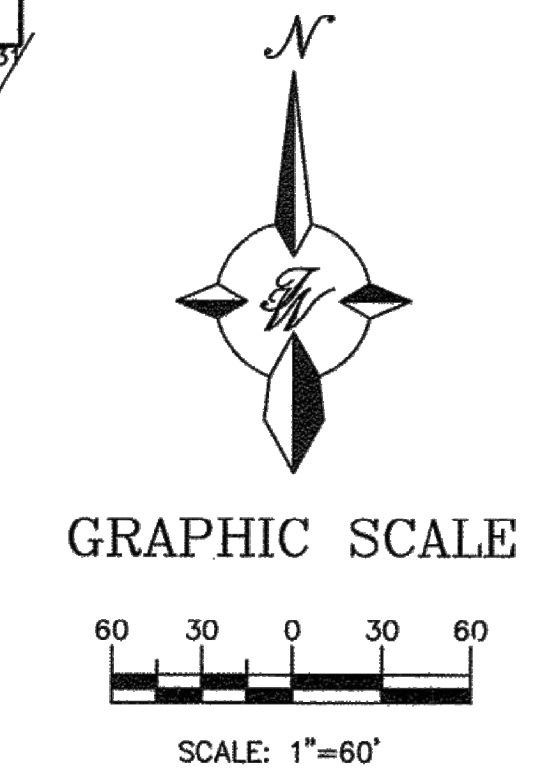
- NOTES:**
1. EXISTING TOPOGRAPHY SLOPES WEST TO EAST AT ABOUT 3%.
 2. PROPOSED GRADING FLOWS AROUND BUILDING SITE TO A DROP INLET ON THE EAST SIDE OF SITE AND INTO AN EXISTING STORM DRAIN MANHOLE.

NO.	DATE	REMARKS	BY
1	4/1/19	ADD GOLF CART STORAGE BUILDING, REMOVED 10 PARKING SPACES	RRB
REVISIONS			

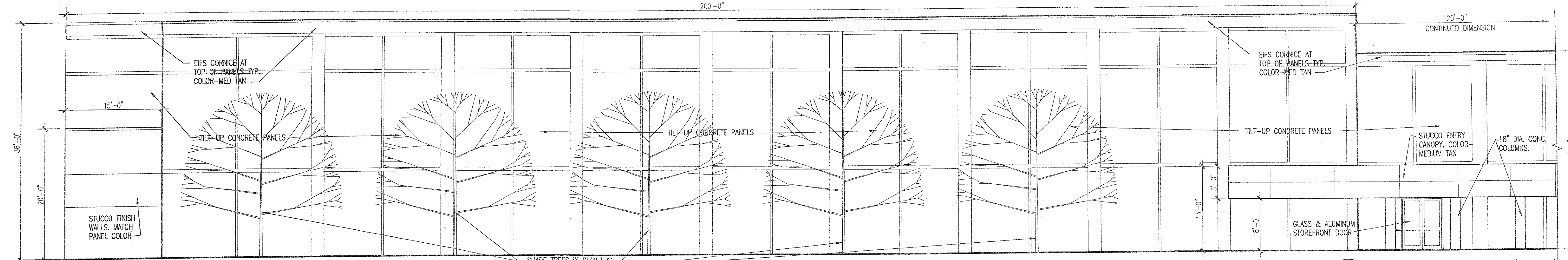
ENGINEER'S SEAL	HOFFMANTOWN WEST CHURCH	DRAWN By pm
	GRADING AND DRAINAGE PLAN	DATE 07-25-06
		23800GRB
		OF
		C2
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 230080
RONALD R. BOHANNAN P.E. #7888		

Site Volume Table: Unadjusted

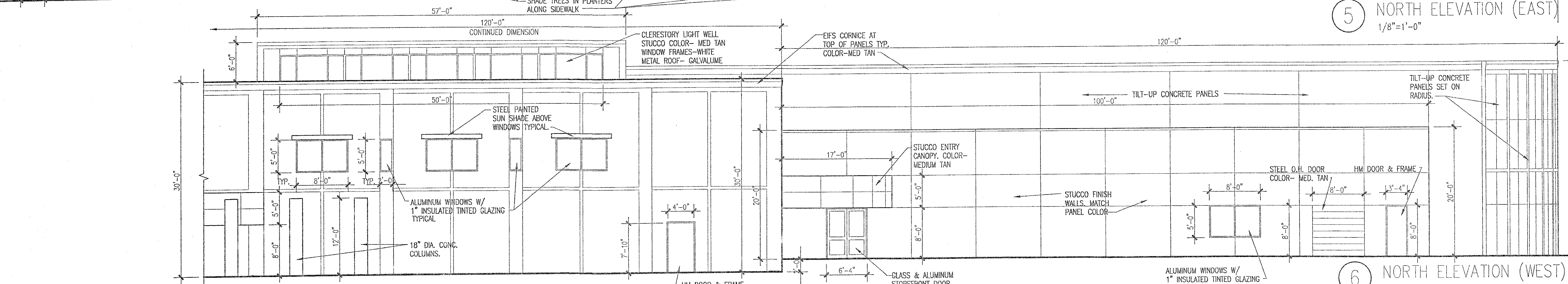
Site	Stratum	Surf1	Surf2	yards	Fill	yards	Net	Method
Site1	stratum1	existing surface	proposed surface					
					42751	27362 (C)		Grid
					42911	27238 (C)		Composite
					42949	27224 (C)		Prismoidal



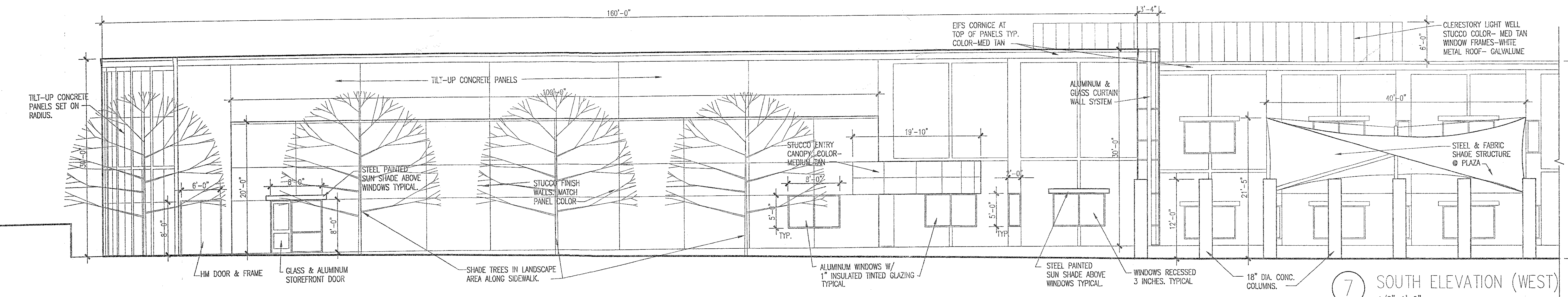
200'-0"



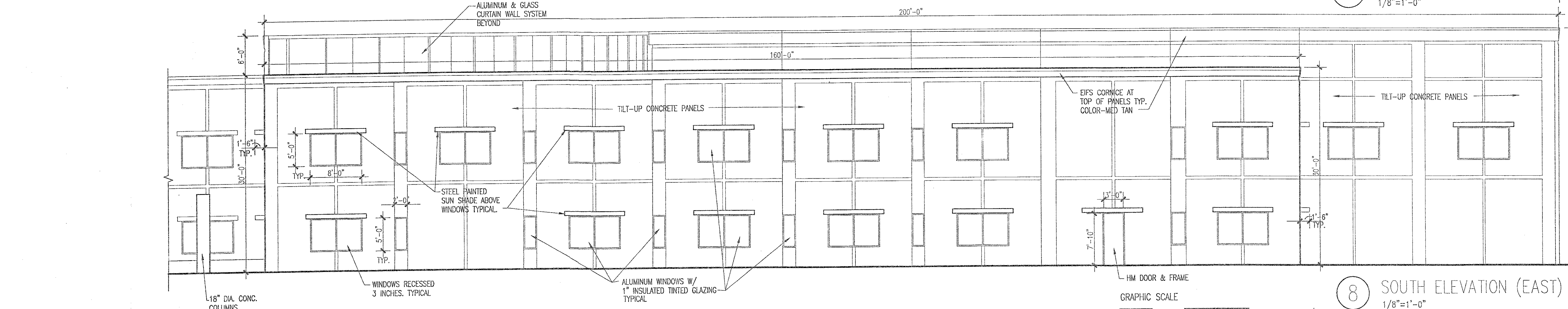
5 NORTH ELEVATION (EAST)
1/8"=1'-0"



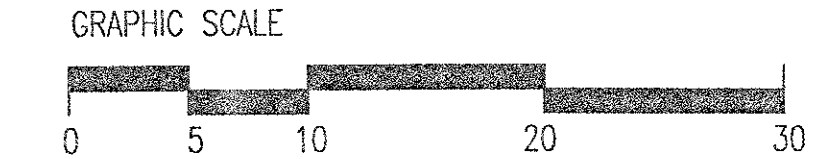
6 NORTH ELEVATION (WEST)
1/8"=1'-0"



7 SOUTH ELEVATION (WEST)
1/8"=1'-0"



8 SOUTH ELEVATION (EAST)
1/8"=1'-0"



T A R C H I T E C T
 ARCHITECT SEAL

ENGINEER SEAL

PROJECT

MASTER DEVELOPMENT PLAN
 HOFFMANTOWN WEST
 COORS BOULEVARD, N.W.
 ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE JUNE 20, 2005

NORTH SCALE

1/8"=1'-0"

DRAWING NAME

SCHEMATIC ELEVATIONS

SHEET NUMBER

C4

ASSOCIATE ARCHITECT:
 RD HABIGER & ASSOCIATES, INC.
 1100 CALIFORNIA AVE. N.W.
 ALBUQUERQUE, N.M. 87102
 TEL: 505-821-3112 FAX: 505-821-3479
 EMAIL: rdh@rhdesign.com

ARCHITECT SEAL

ENGINEER SEAL

PROJECT
 MASTER DEVELOPMENT PLAN
 HOFFMANTOWN WEST
 COORS BOULEVARD, N.W.
 ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE JUNE 20, 2005

NORTH SCALE

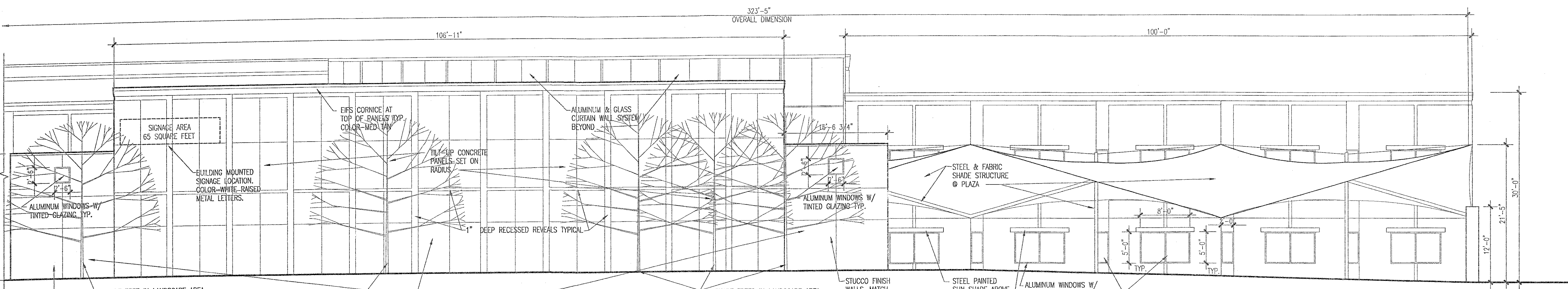
1/8"=1'-0"

DRAWING NAME

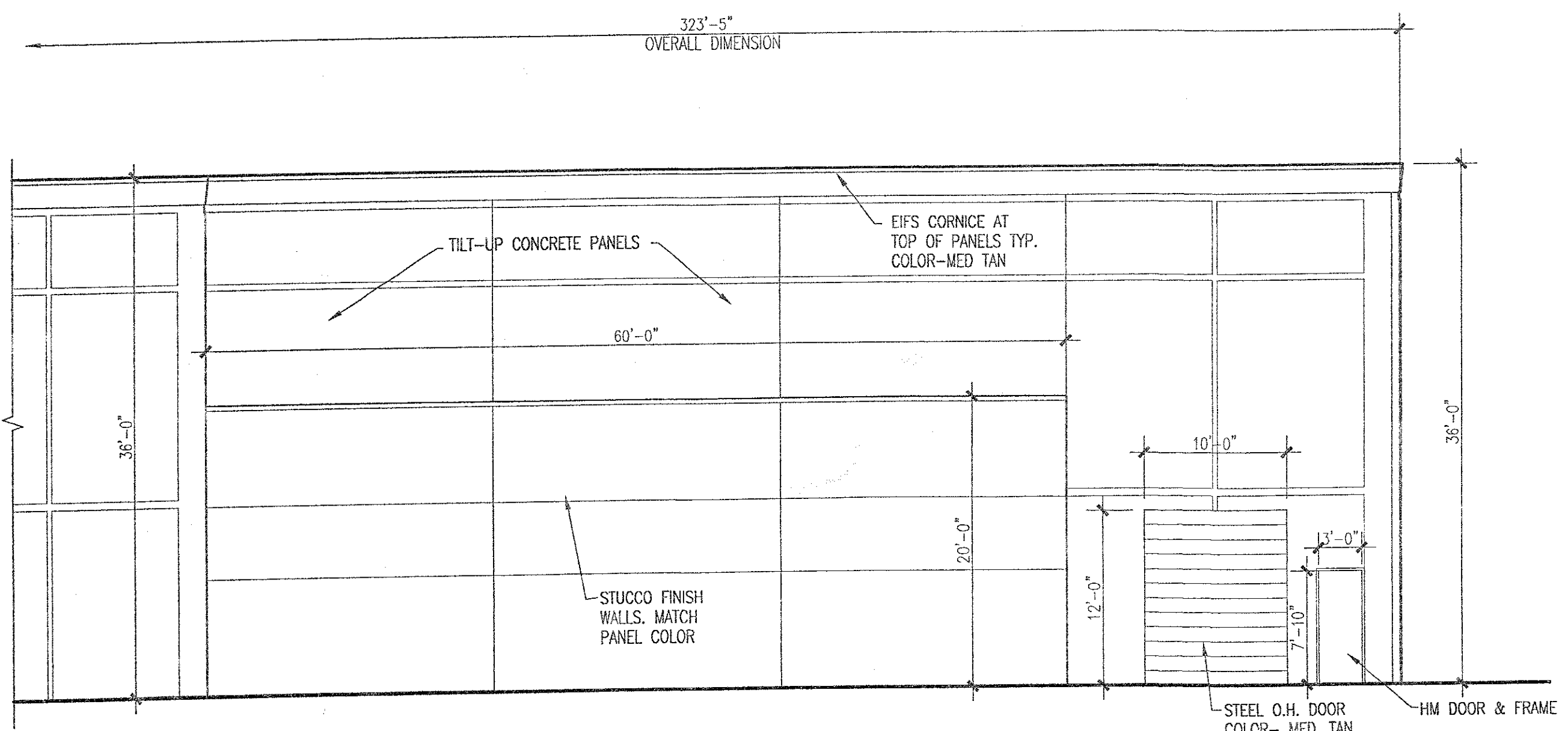
SCHEMATIC ELEVATIONS

SHEET NUMBER

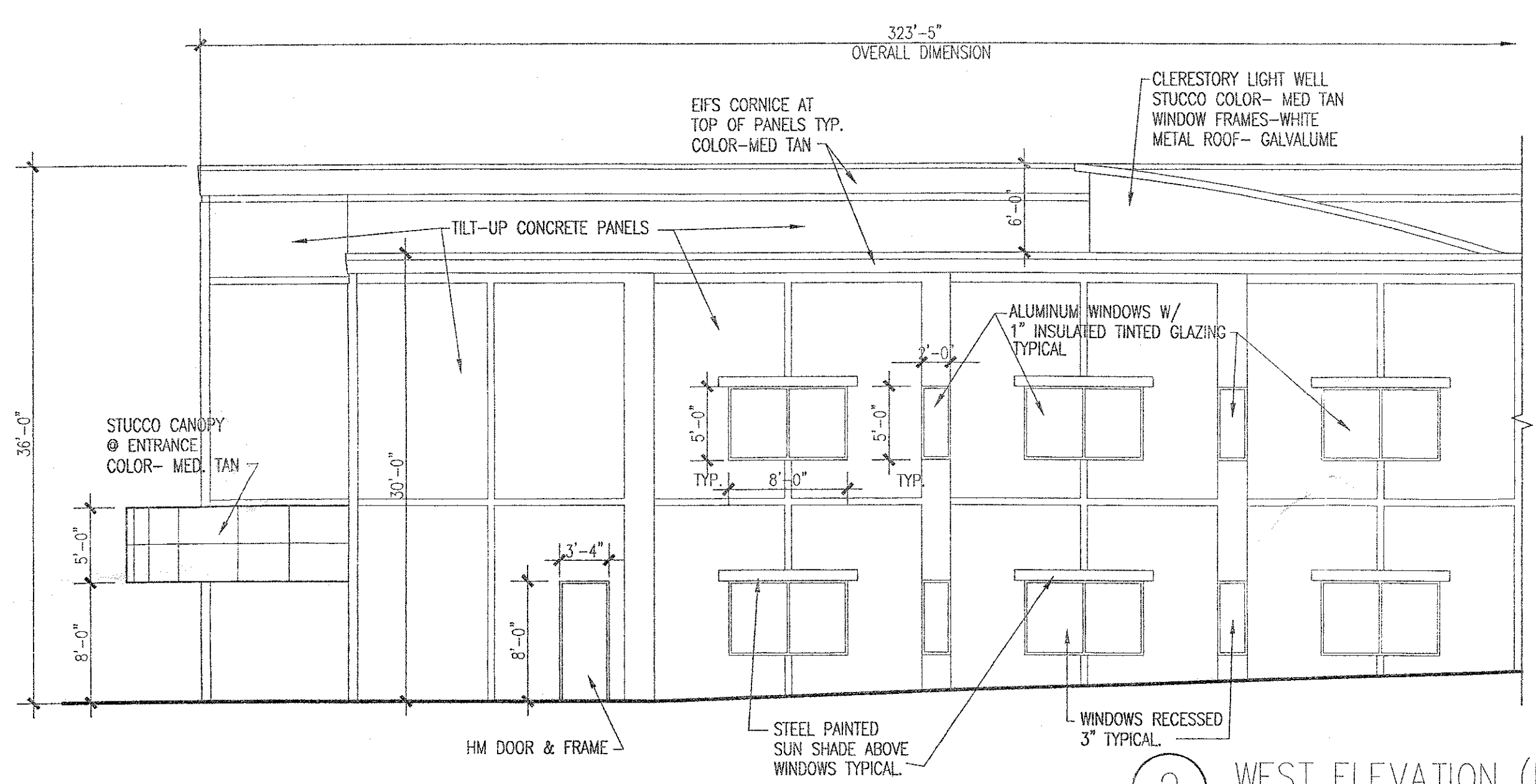
C5



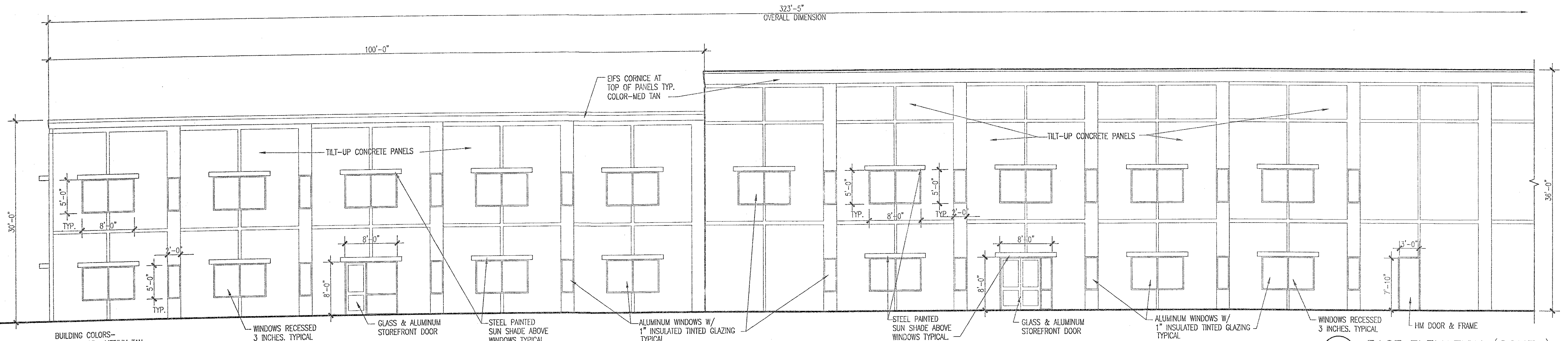
1 WEST ELEVATION (SOUTH)
 1/8"=1'-0"



3 EAST ELEVATION (NORTH)
 1/8"=1'-0"

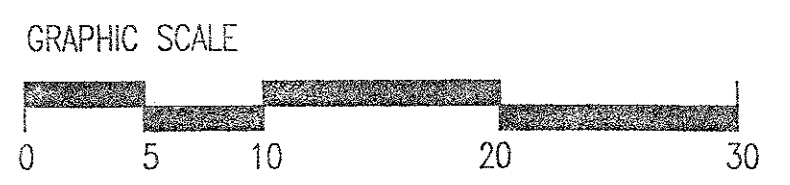


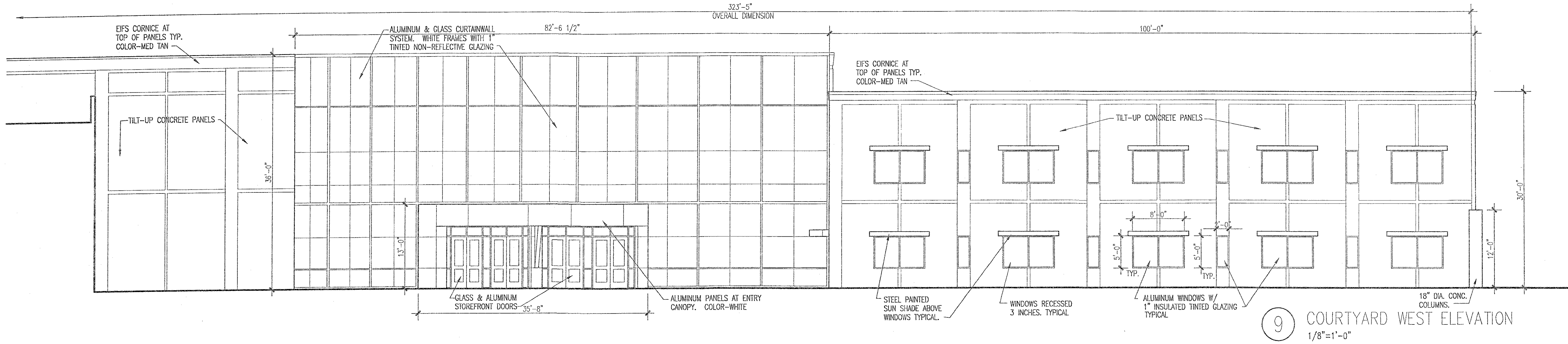
2 WEST ELEVATION (NORTH)
 1/8"=1'-0"



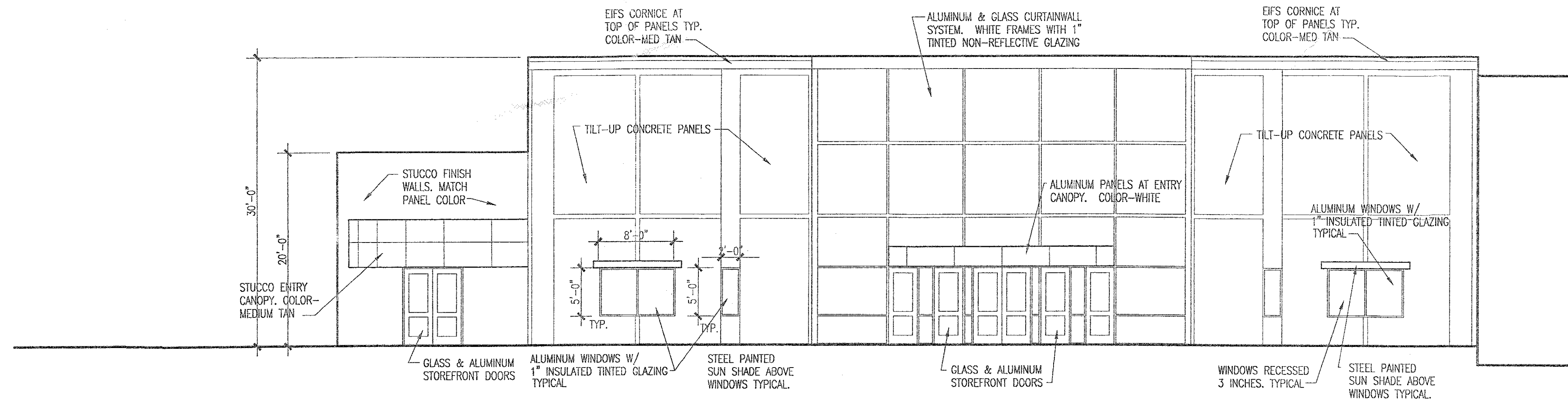
4 EAST ELEVATION (SOUTH)
 1/8"=1'-0"

BUILDING COLORS-
 FIELD COLOR- MEDIUM TAN
 RECESSED REVEAL COLOR- DARK TAN
 WINDOW FRAMES- WHITE
 STEEL SUN SHADES- WHITE
 STEEL & FABRIC SHADE STRUCTURE- TAN FABRIC & WHITE STEEL
 HOLLOW METAL DOORS & FRAMES- MEDIUM TAN



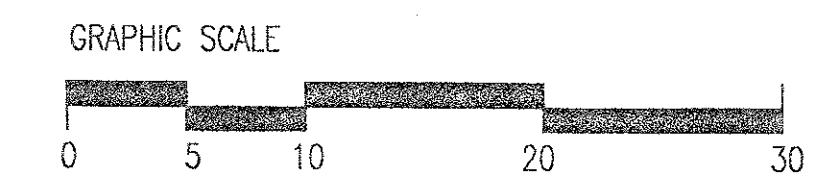


9 COURTYARD WEST ELEVATION
1/8"=1'-0"



10 COURTYARD EAST ELEVATION
1/8"=1'-0"

BUILDING COLORS--
FIELD COLOR-- MEDIUM TAN
RECESSED REVEAL COLOR-- DARK TAN
WINDOW FRAMES-- WHITE
STEEL SUN SHADES-- WHITE
STEEL & FABRIC SHADE STRUCTURE-- TAN FABRIC & WHITE STEEL
HOLLOW METAL DOORS & FRAMES-- MEDIUM TAN



T A T E F I S H B U R N
A R C H I T E C T
BOX 2941 CORRALES NEW MEXICO 87048 PHONE 505 899 9238 FAX 505 899 9238
ASSOCIATE ARCHITECT:
RD HABIGER & ASSOCIATES, INC.
LITURGICAL DESIGN
12101 PALOMAS, NE ALBUQUERQUE
NEW MEXICO 87122
TEL: 505-851-3112 FAX: 855-821-5479 EMAIL: rhab@rdhdesign.com

ARCHITECT SEAL

ENGINEER SEAL

PROJECT
MASTER DEVELOPMENT PLAN
HOFFMANTOWN WEST
COORS BOULEVARD, N.W.
ALBUQUERQUE, NEW MEXICO

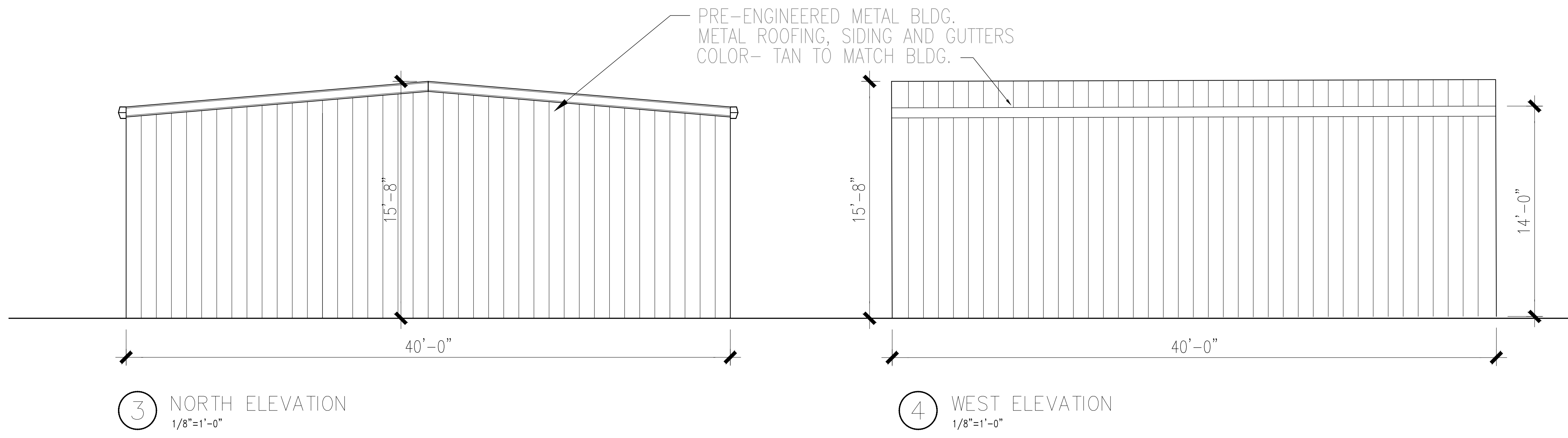
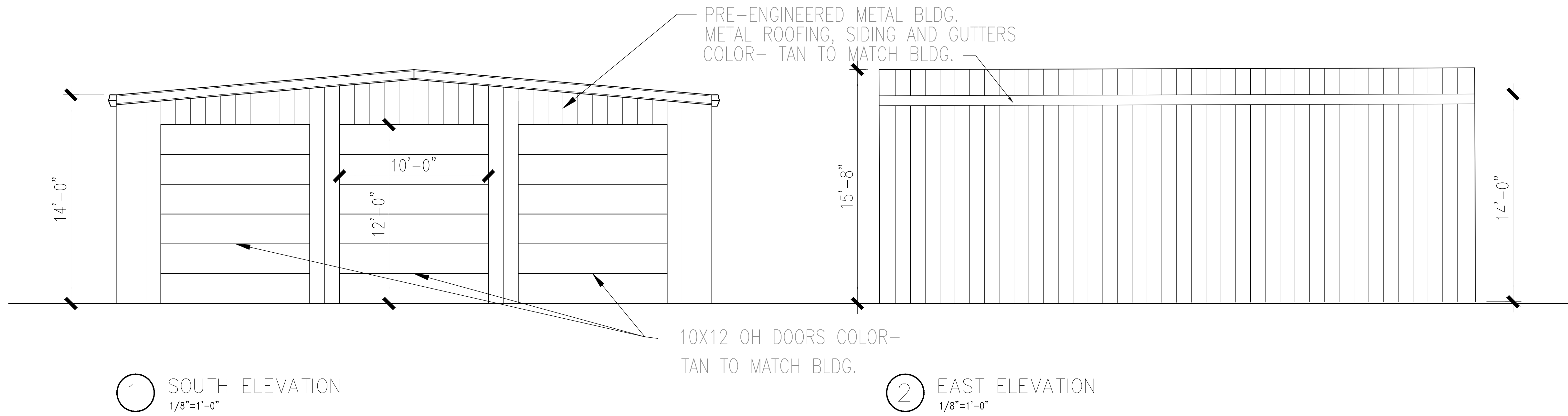
REVISIONS

DATE
JUNE 20, 2005
NORTH SCALE

1/8"=1'-0"

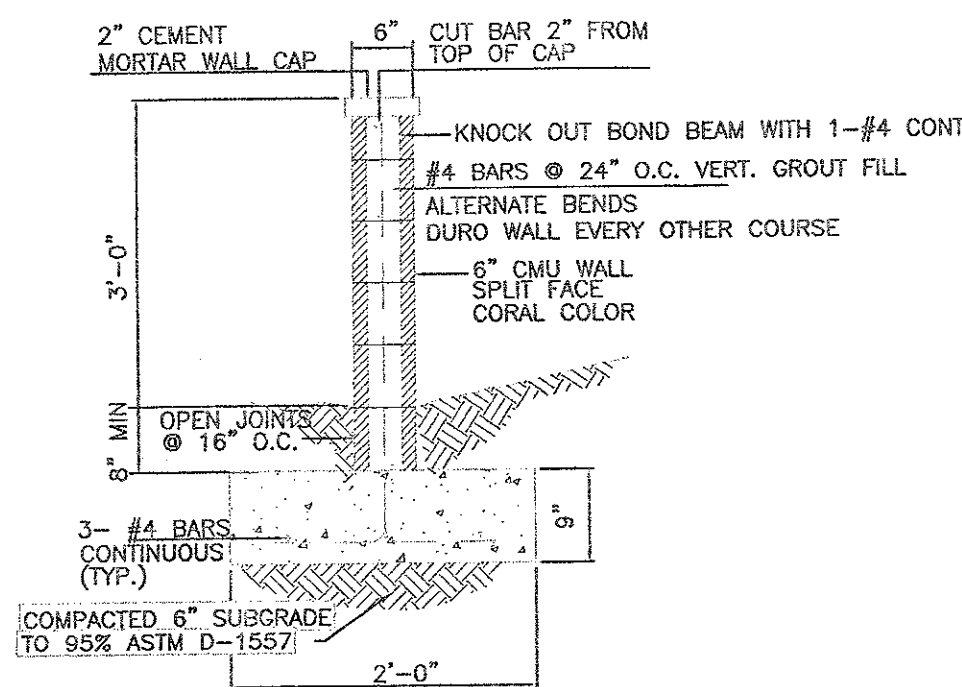
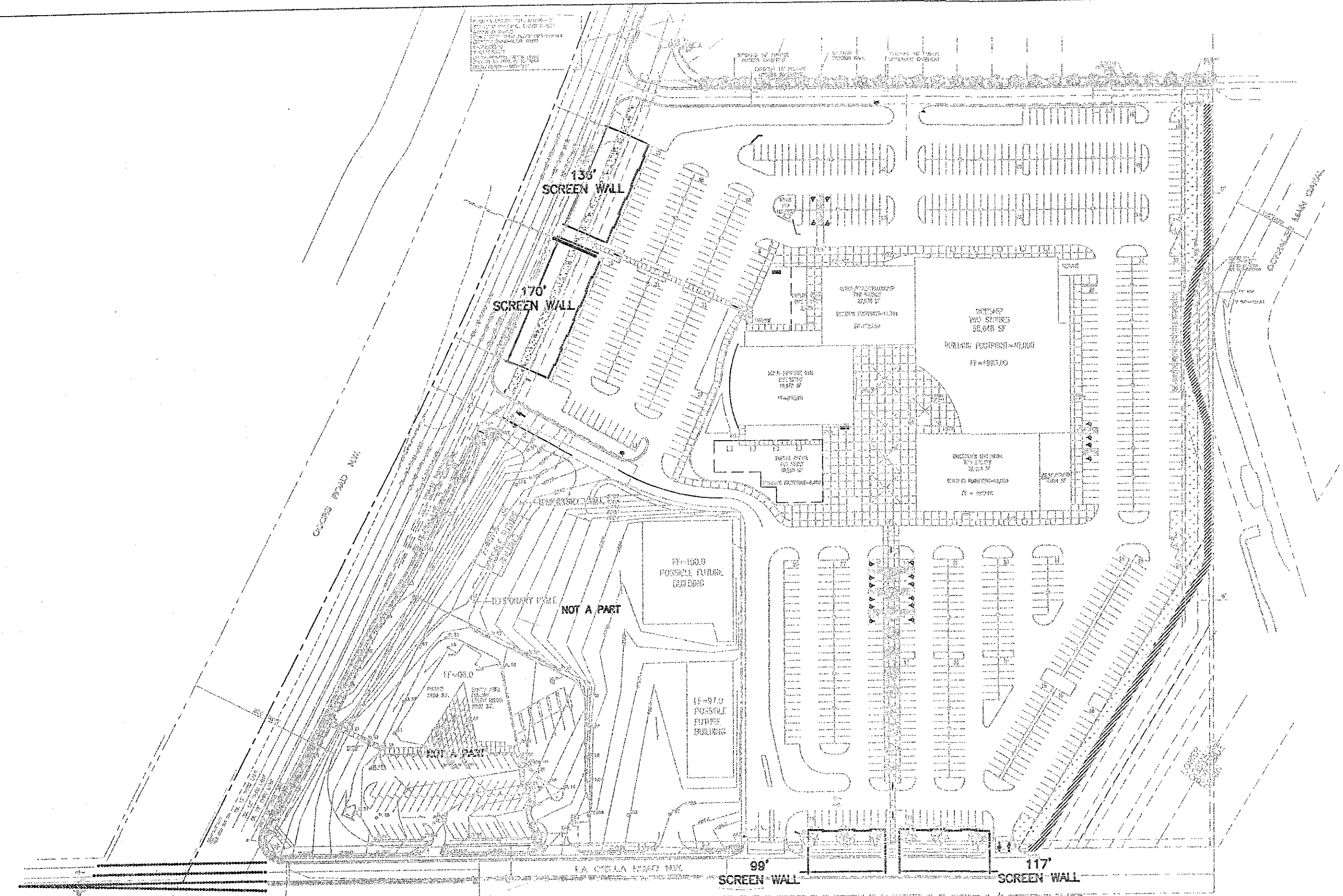
DRAWING NAME
SCHEMATIC
ELEVATIONS

SHEET NUMBER
C6



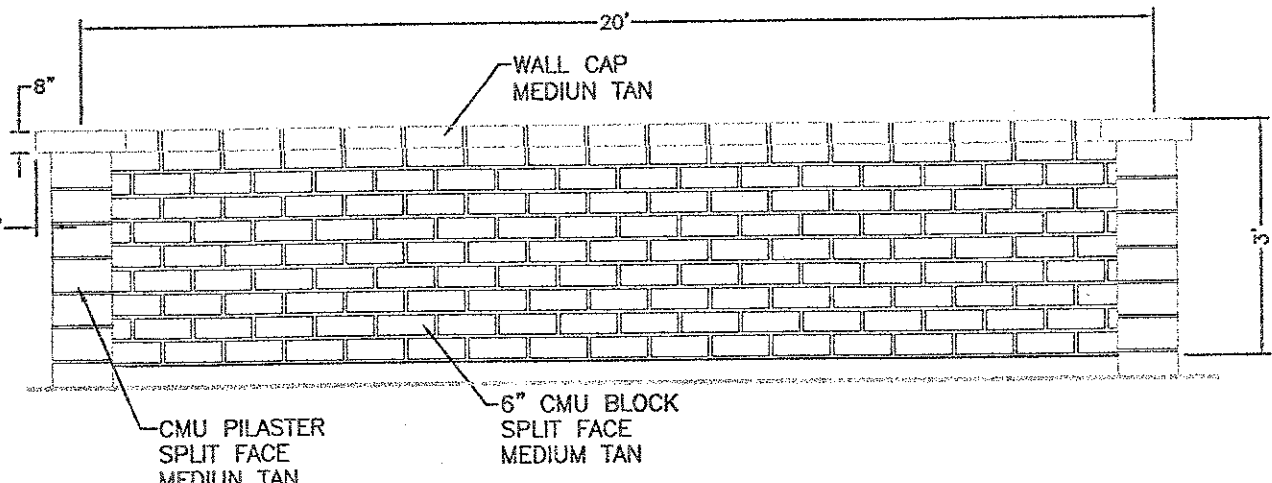
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ENGINEER'S SEAL	SAGEBRUSH CHURCH COORS AND LA ORILLA	DRAWN BY BJF
	BUILDING ELEVATIONS	DATE 03/16/19
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2019005_BE-AA
		SHEET # C6A
RONALD R. BOHANNAN P.E. #7868		JOB # 2019005

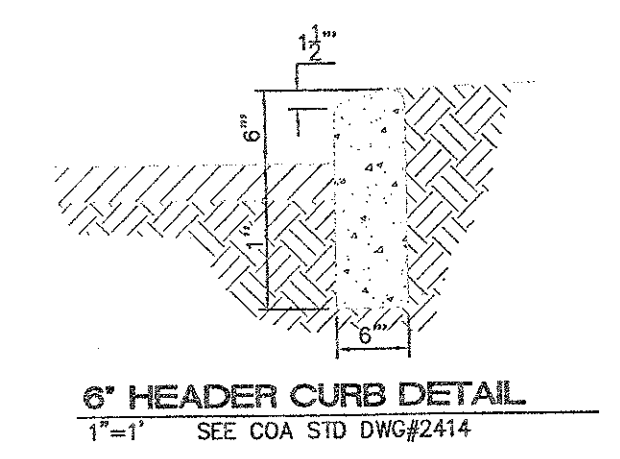


3' PERIMETER WALL SECTION
NTS

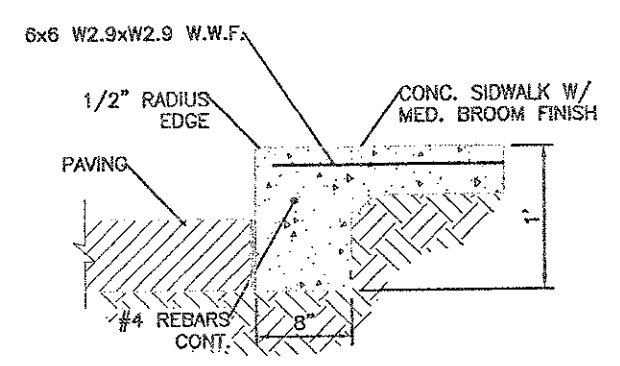
NOTE:
WALL CAP AND PILASTERS WILL PROJECT A MIN. OF 2\"/>



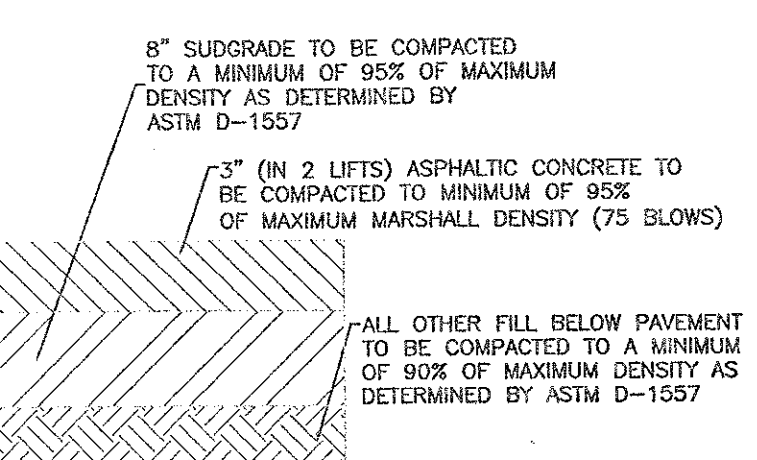
3' SCREEN WALL
NTS



6\"/>



DETAIL-TURNDOWN CURB
1\"/>



AUTOMOBILE PARKING TYPICAL PAVING SECTION
DESIGNATED BY -

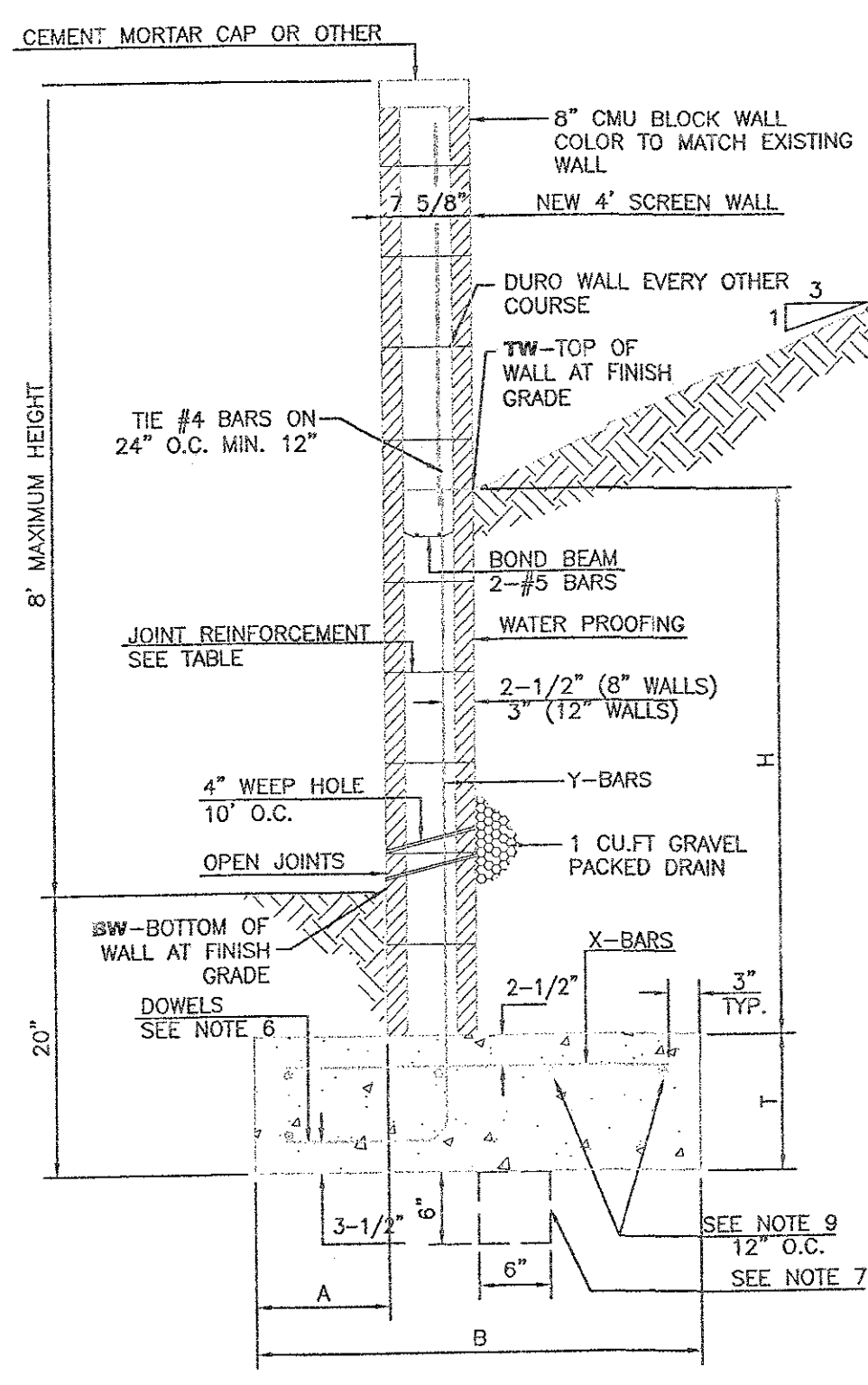
8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-8"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

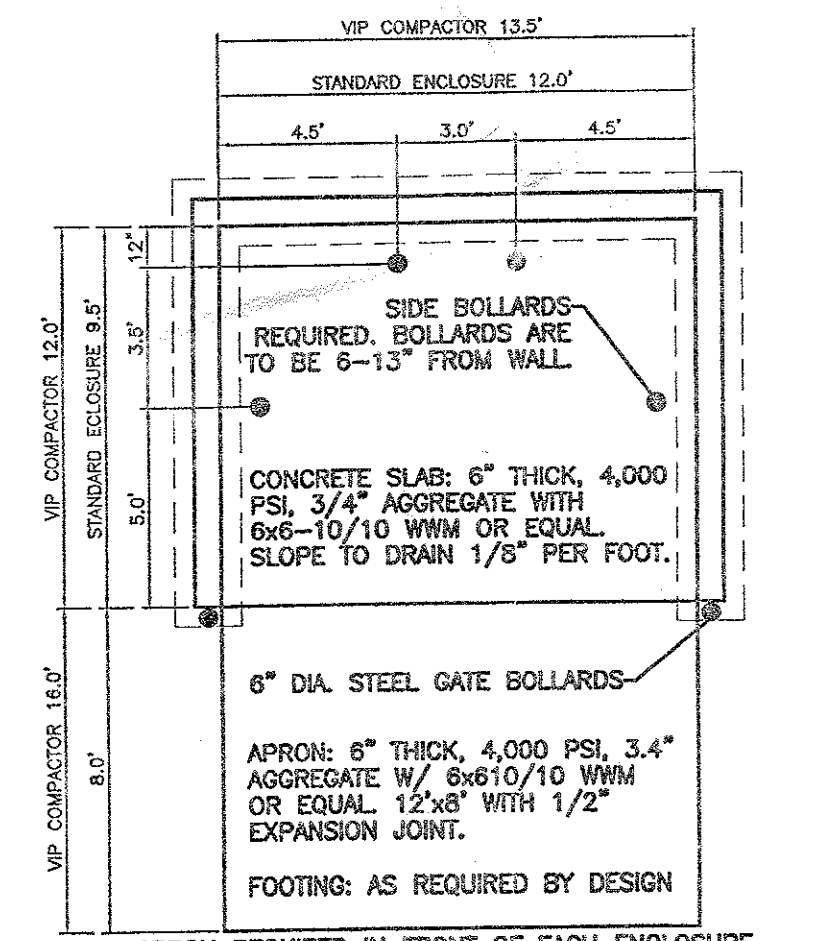
12 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	15"	4'-8"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

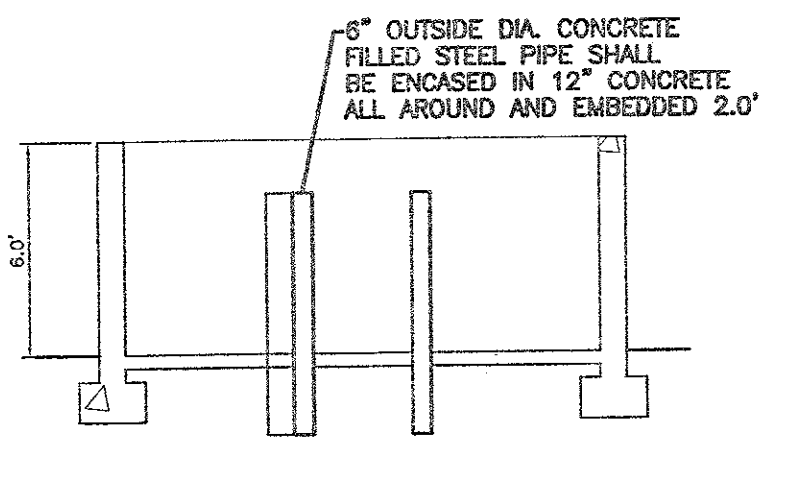
- GENERAL NOTES:
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DURO-WALL EVERY OTHER COURSE. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0" EVERY 16".
 - #3 BARS TO BE USED ON WALLS LESS THAN 2'-8" IN HEIGHT. #4 BARS TO BE USED ON WALLS GREATER THAN OR EQUAL TO 2'-8".
 - BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



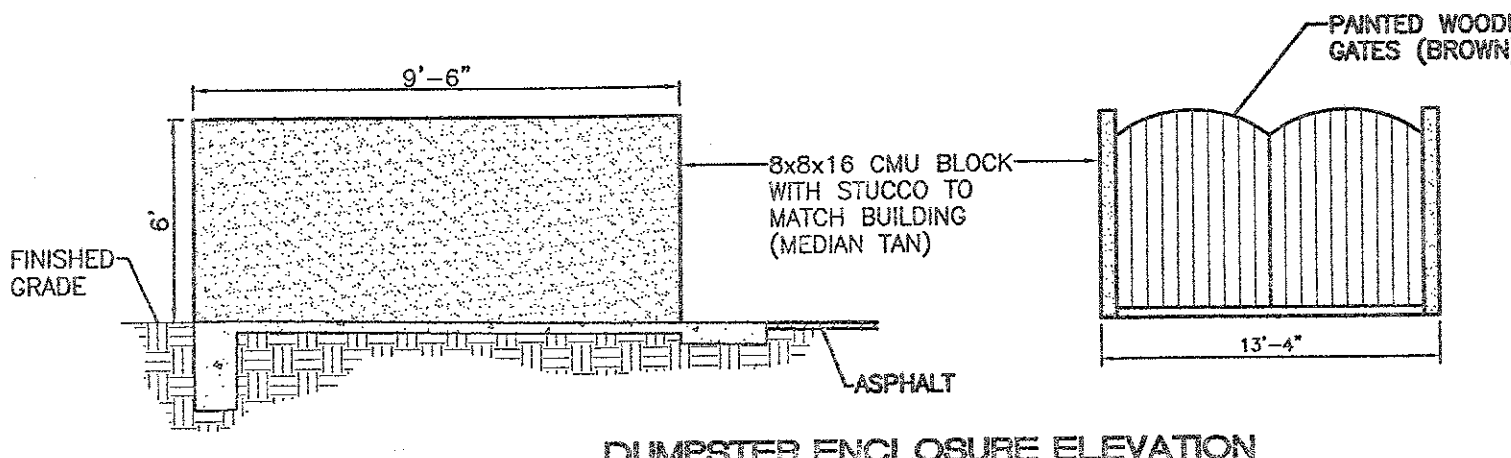
RETAINING WALL DETAIL



DUMPSTER ENCLOSURE DETAIL
NTS



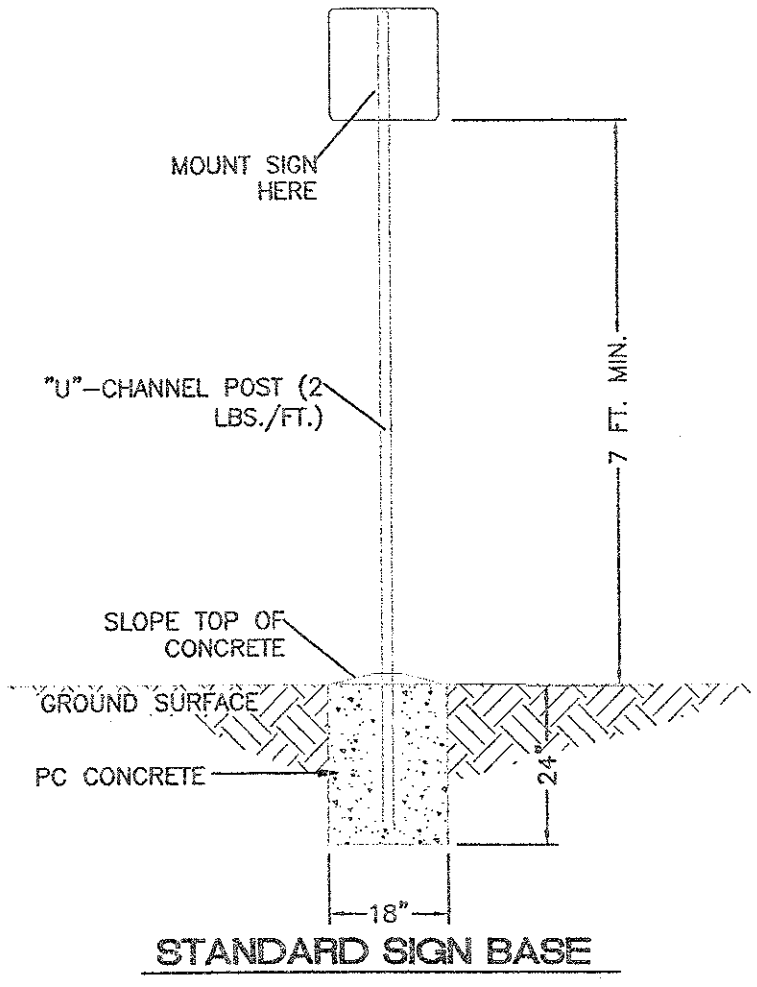
DUMPSTER ENCLOSURE ELEVATION
NTS



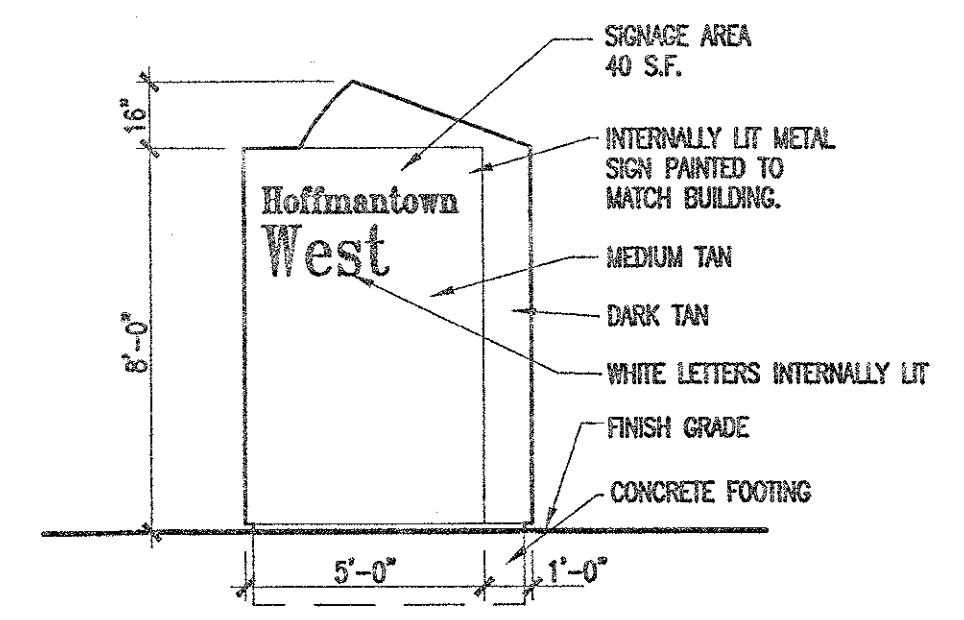
DUMPSTER ENCLOSURE ELEVATION
NTS

PUBLIC PARKING AREA

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



STANDARD SIGN BASE



1 MONUMENT SIGN
1/4"=1'-0"

ENGINEER'S SEAL	HOFFMANTOWN WEST CHURCH DETAIL SHEET	DRAWN BY BJF
		DATE 06-20-05
		2380-Details
		SHEET # C7
		JOB # 230080

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

RONALD R. BOHANNAN
P.E. #7868

LANDSCAPE CALCULATIONS

PHASE 1

TOTAL LOT AREA	16.37 AC	713133	square feet
TOTAL BUILDINGS AREA		87284	square feet
NET LOT AREA		625849	square feet
LANDSCAPE REQUIREMENT		15%	
TOTAL LANDSCAPE REQUIREMENT		93878	square feet

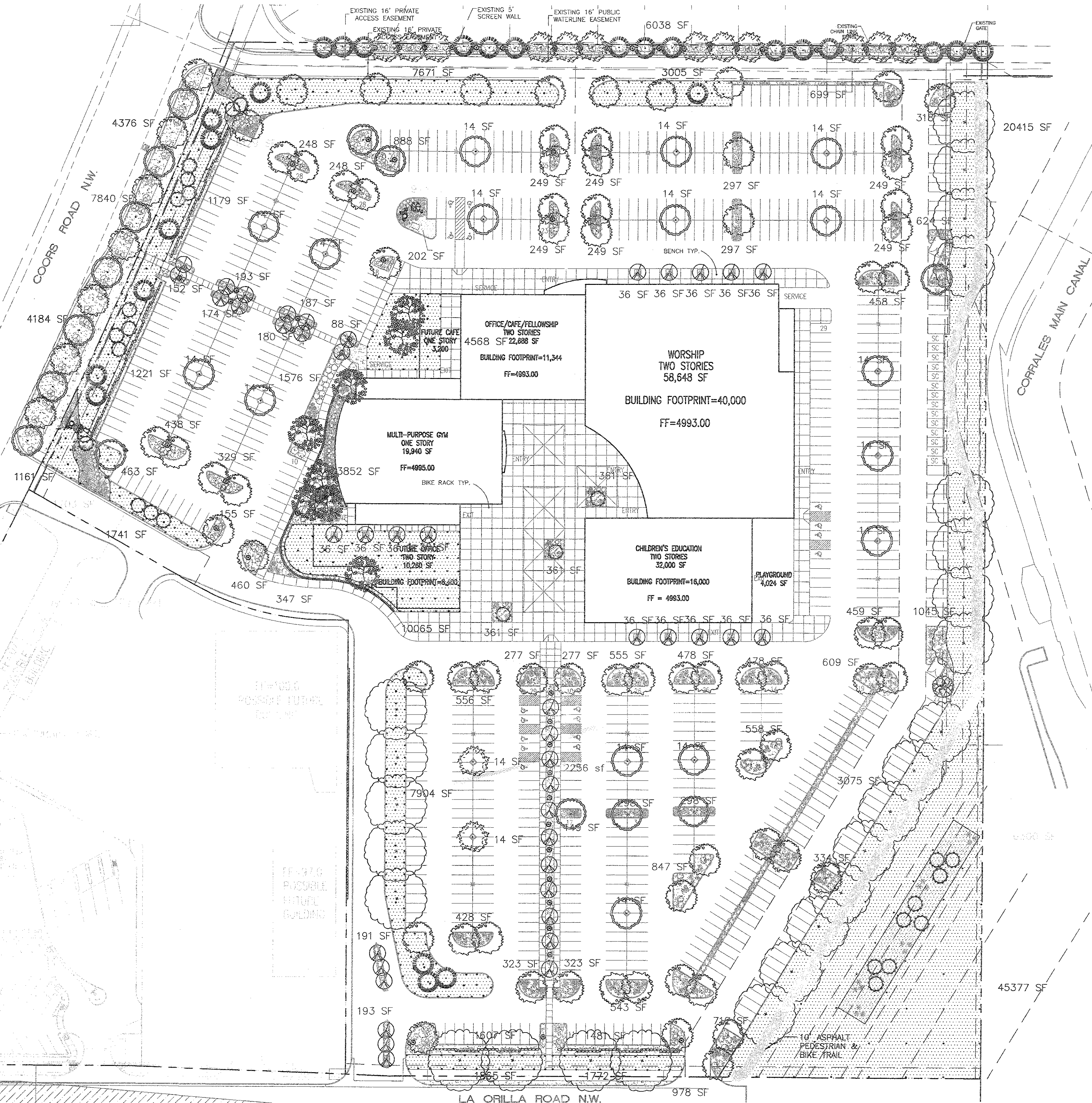
TOTAL BED PROVIDED		55225	square feet
GROUND COVER REQ.		75%	square feet
TOTAL GROUND COVER REQUIREMENT		41418	square feet
TOTAL GROUND COVER PROVIDED		41538	square feet

TOTAL IRRIG. BUFFALO SEED AREA		114567	square feet
TOTAL PONDING BASIN		6300	square feet
TOTAL LANDSCAPE PROVIDED		176092	square feet

LANDSCAPE CALCULATIONS

PHASE 2

TOTAL BUILDINGS AREA		11600	square feet
TOTAL LANDSCAPE PROVIDED		164492	square feet



PLANT LEGEND

TREES		Mature Ht.	DESERT ACCENTS		Mature Ht.
ASH (H) 30	Fraxinus pennsylvanica	60'	RIVER BIRCH (M) 8	Betula papyrifera	60'
	2" Cal.			2" Cal.	
HONEY LOCUST (M) 79	Gleditsia triacanthos	80'	AUSTRIAN PINE (M) 26	Pinus nigra	35'
	2" Cal.			6'-8"	
COTTONWOOD (M+) 25	Populus fremontii	70'	REDBUD (M) 14	Cercis spp.	30'
	3"-4" Cal.			2" Cal.	
NOTE: NOT TO BE PLACED IN PLANTER SMALLER THAN 20' X 20'			CHITALPA (M) 1	Chilopsis X Catalpa	30'
				2" Cal.	
FLOWERING PEAR (M+) 43	Pyrus calleryana	25'	DESERT WILLOW (L) 27	Chilopsis linearis	
	2" Cal.			15 Gal. 225 sf	
SHRUBS			VINES		
SILVERBERRY (M) 8	Elaeagnus pungens		RED YUCCA (L) 170	Hesperaloe parviflora	
	5 Gal. 81sf			5 Gal. 9sf	
BUTTERFLY BUSH (M) 9	Buddleia davidii		PRICKLY PEAR (L) 13	Opuntia macrocentra	
	5 Gal. 81sf			9 sf	
RED TIP PHOTINIA (M) 11	Photinia fraseri		AGAVE (L) 16	Agave spp.	
	5 Gal. 64sf			16 sf	
INDIAN HAWTHORN (M) 6	Raphiolepis indica		COCOTILLO (L) 2	Fouquieria splendens	
	5 Gal. 36sf				
NANDINA (M) 9	Nandina domestica		GROUNDCOVERS		
	5 Gal. 25sf		HALL'S HONEYSUCKLE (M) 122		
LANAS/ SCOTCH BROOM (M) 27	Cytisus scoparius/ Genista hispanica			Japonica 'Halliana'	
	5 Gal. 9sf			1 Gal. 144sf	
MUGO PINE (M) 2	Pinus mugo			Unstaked-Groundcover	
	5 Gal. 36 sf			CREeping ROSEMARY (L) 186	
ARP ROSEMARY (M) 56	Rosmarinus officinalis			Rosmarinus officinalis 'Prostrata'	
	2 Gal. 36sf			1 Gal. 36sf	
POTENTILLA (M) 138	Potentilla fruticosa			Symbol indicates 3 plants	
	2 Gal. 9sf			GREYLEAF COTONEASTER (M) 16	
CHAMISA (L) 141	Chrysothamnus nauseosus			Cotoneaster buxifolius	
	1 Gal. 25sf			5 Gal. 81sf	
ORNAMENTAL GRASSES				Symbol indicates 1 plant	
MAIDENGRASS (M) 122	Miscanthus sinensis			IRRIGATED HYDRO-MULCHED BUFFALO SEED	
	5 Gal. 16sf			SANTA FE BROWN GRAVEL WITH FF	
REGAL MIST (M) 51	Muhlenbergia capillaris			OVERSIZED GRAVEL & 13 BOULDERS	
	5 Gal. 9sf			COMMERCIAL GRADE STEEL EDGE	
THREADGRASS (M) 286	Stipa tenuissima			NATURAL EDGE	
	1 Gal. 4sf				

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Hydro-Mulched Buffalo Seed shall be placed in all landscape areas which are not designated to receive gravel.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

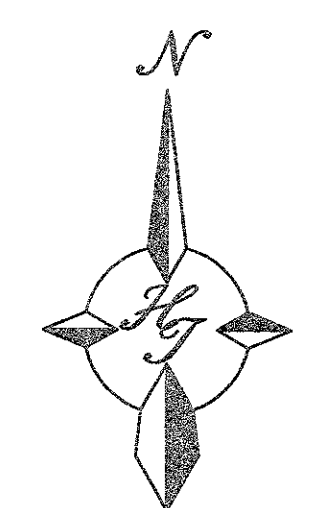
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Hydro-mulch Buffalo seed will be irrigated with sprinkler system as shown on sheet L2.



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com



GRAPHIC SCALE



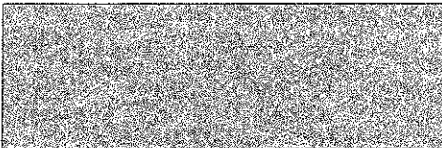
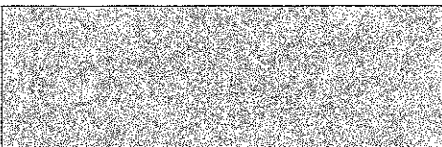


SCALE: 1"=60'

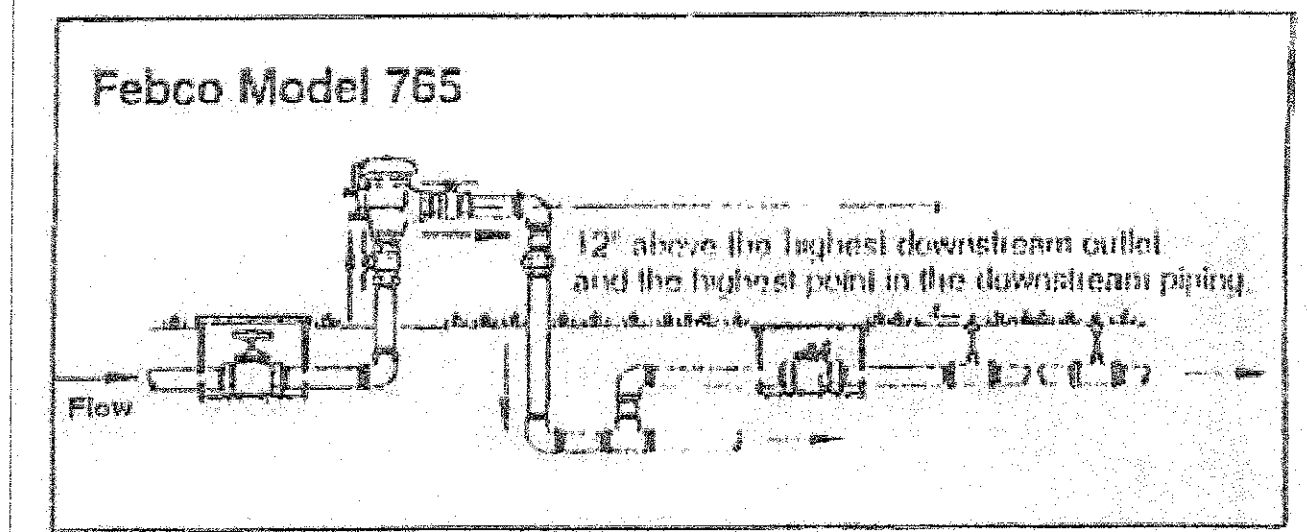
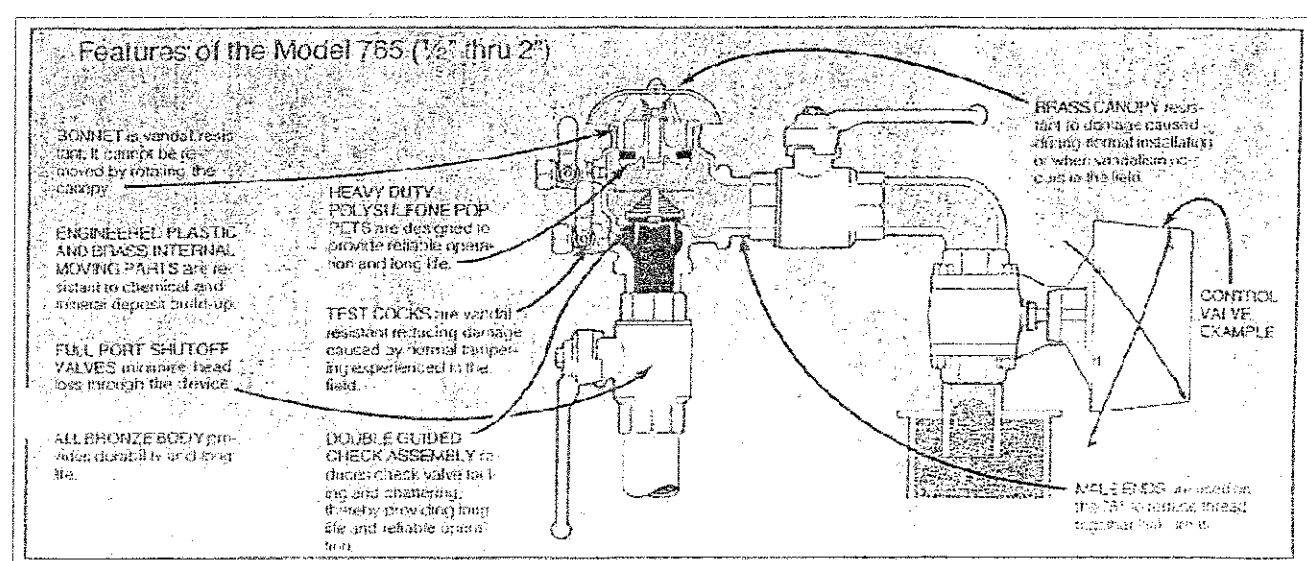
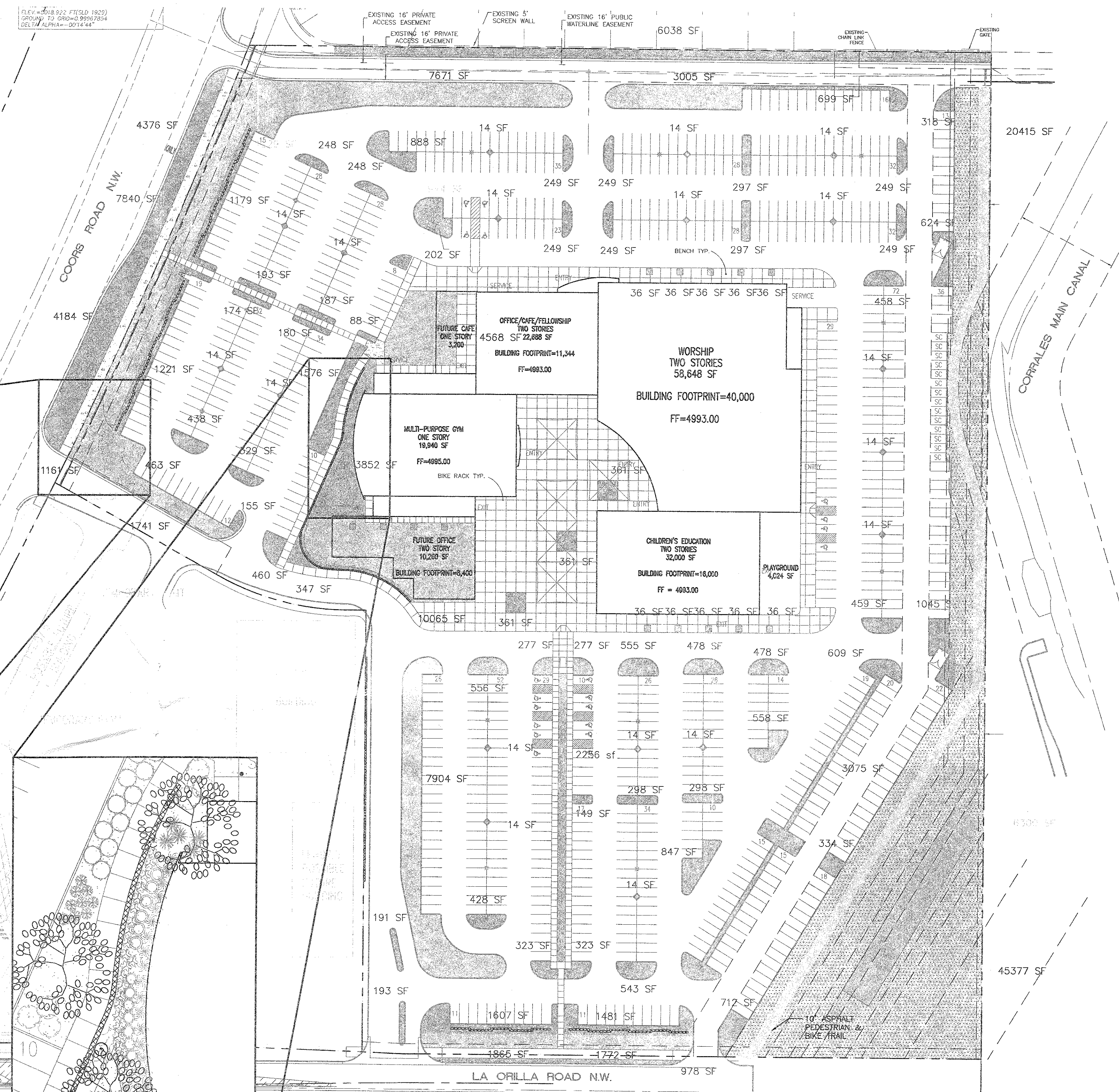
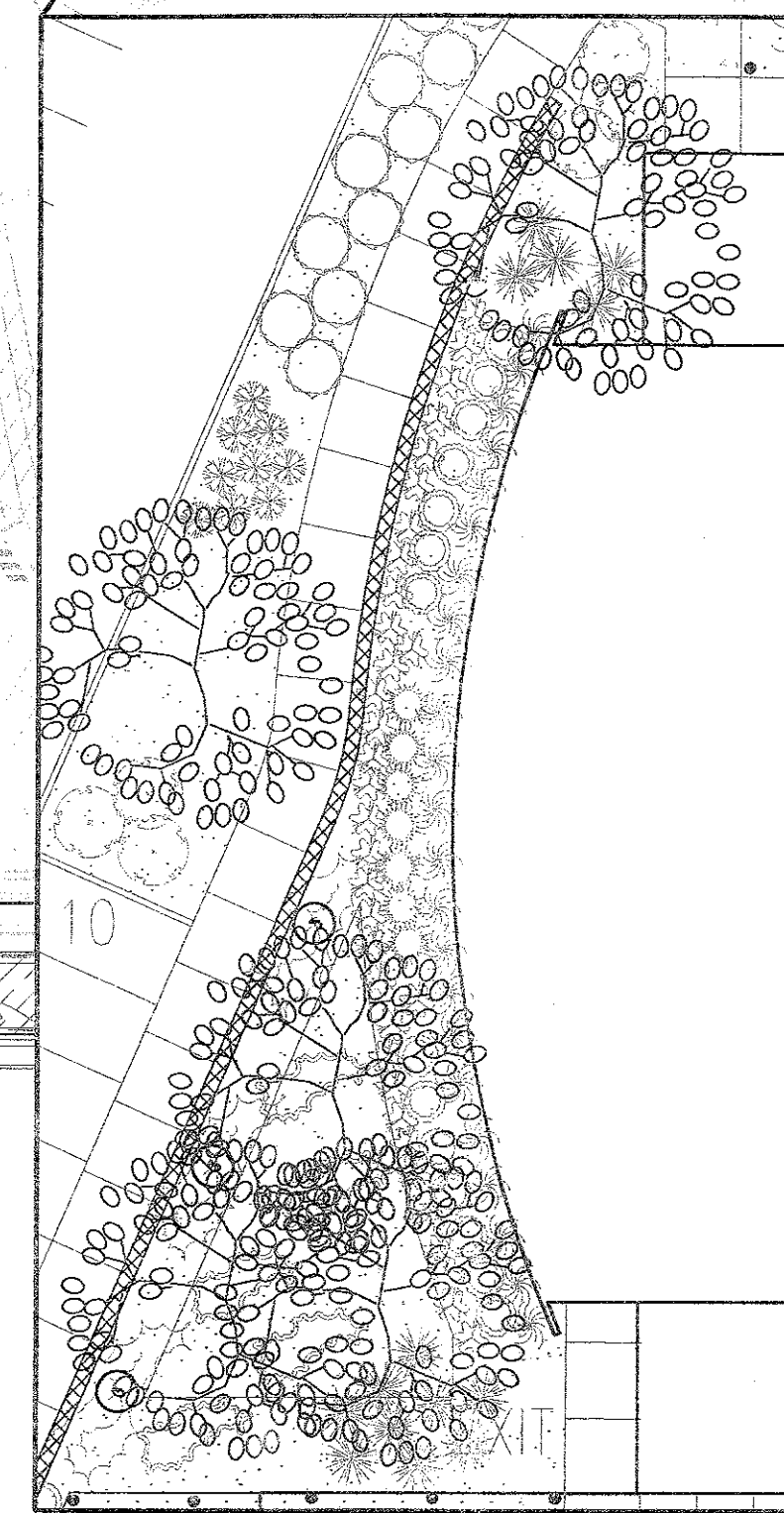
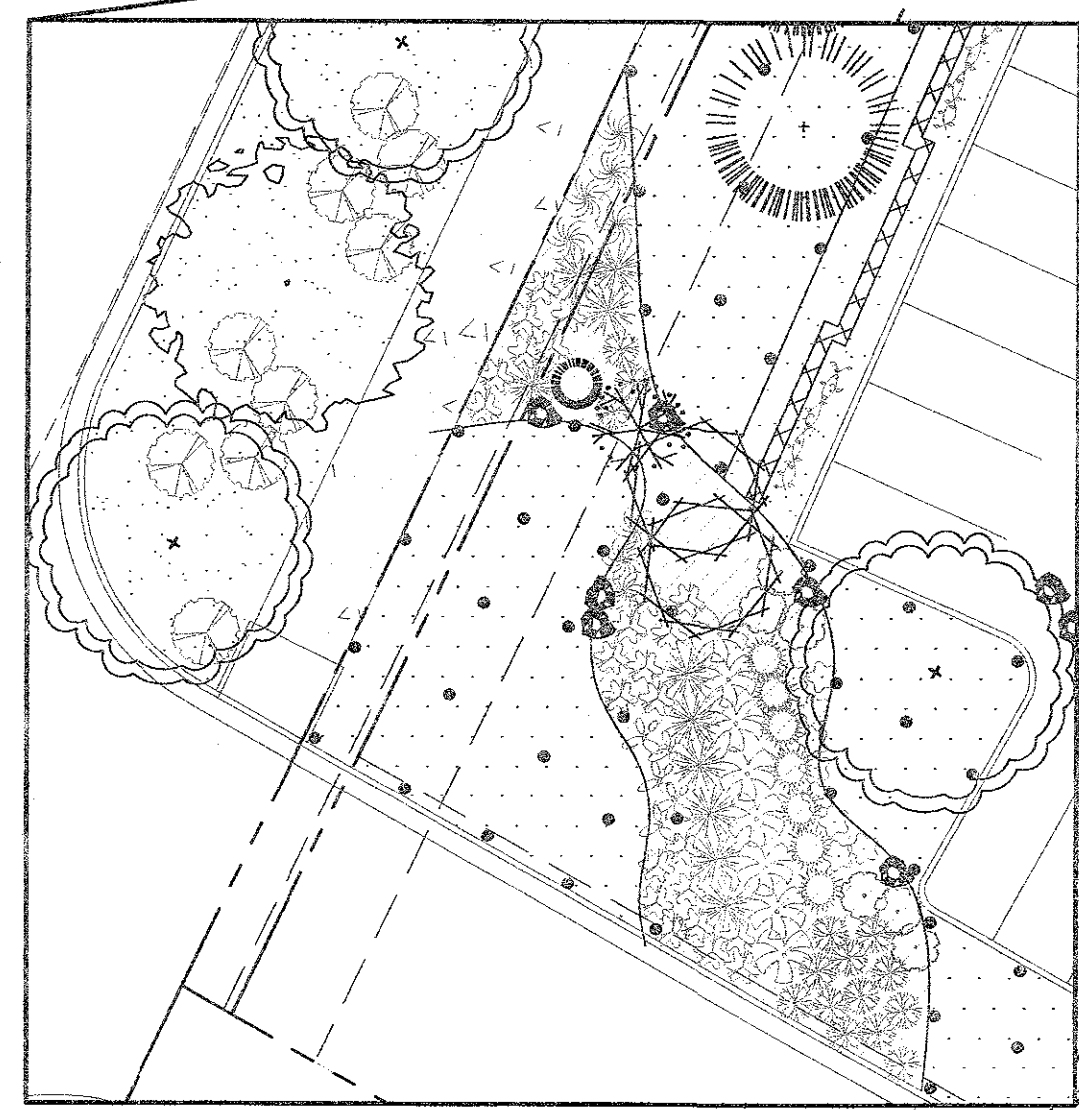
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	DATE 06-20-05
LANDSCAPE PLAN	2380LPB-04-28-05
	SHEET # L1
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	
JOB # 230080	

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4-18-05 drf
5-29-05 drf
12-15-04 drf

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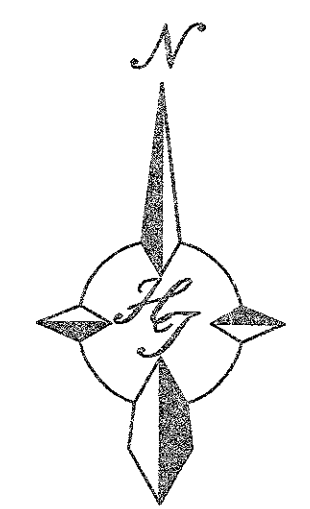
GROUND COVER LEGEND

-  SANTA FE BROWN GRAVEL WITH FF
-  IRRIGATED HYDRO MULCH BUFFALO SEED W/ POP-UP HEADS
-  IRRIGATED HYDRO MULCH BUFFALO SEED W/ LARGE AREA HEADS
-  OVERSIZED GRAVEL



BACFLOW PREVENTER DETAIL
NO SCALE

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GRAPHIC SCALE
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SCALE: 1"=60'

HOFFMANTOWN WEST CHURCH	DRAWN BY	PGB
	DATE	06-20-05
LANDSCAPE PLAN Groundcover Illustration	2380LPB-04-28-05	
	SHEET #	L2
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		JOB # 230080

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