



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

Date: November 16, 2001

OFFICIAL NOTIFICATION OF DECISION

Desert Springs Church
3722 Hawkins, NE
Albuquerque, NM 87109

FILE: 01128-01231 (Project 1001436)

LEGAL DESCRIPTION: Request approval of a site development plan for building permit for Lot L-1, Vista Del Norte, zoned SU-1 for O-1, located on Osuna Road NE and Edith Boulevard, containing approximately 10.25 acres. (E-16)
Lola Bird, Staff Planner

On November 15, 2001, the Environmental Planning Commission voted to approve 01128-01231, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for building permit for a tract L-1, Vista Del Norte located north of Osuna Road at Vista del Norte drive and containing 10.25-acres.
2. The applicant is proposing to develop the site with a 37,000 sf Church facility containing a 500-750 seat sanctuary, a music ministry, administrative offices, classroom facilities and internal courtyard.
3. This request is conformance with the policies of the *Comprehensive Plan* by locating new development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy d) In addition the proposed development locates a service use to complement residential areas to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy e).
4. This request generally complies with goals of the *North Valley Area Plan* by encouraging quality development and by limiting the potential impacts of non-residential uses on residentially zoned areas (Plan goal 6, and Zoning and Land Use policy 2d) .
5. A site plan for subdivision was approved for the site in 2000 (01110 00580, 00128 00583). The submittal must comply with all the design guidelines approved with the site plan for subdivision.
6. The submittal will be adequate with some changes and additions.

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CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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. Landscaping:
 - a. The landscape plan shall note a reseeded of the future expansion area with a mix of sand dropseed, galleta grass and Indian rice grass and sufficient watering for the first year or two to ensure the establishment of the grasses.
 - b. The landscape plan shall show one additional tree, located at the south end of the ADA accessible parking area where the pedestrian pathway from Vista del Norte connects to the building.
 - c. The trees planted along the length of the building's exterior shall be located closer to the sidewalk to provide for adequate shading of the sidewalk.
 - d. To comply with the Street Tree Ordinance, at least 36 trees planted within 20 feet of the edge of the street shall be shown on the landscape plan. Trees shall be planted along both sides of the meandering sidewalk.
 - e. The landscape plan shall indicate a 6-month period for the installation of the landscape. The installation of the trees shall occur within 60 days of building occupancy.
 - f. Adequate access barriers shall be included so as to prevent vehicular access to the undeveloped portion of the site. An asphalt curb is acceptable.
3. Public Works conditions of approval:
 - a. The proposed site plan must be consistent with the approved plat for the property. The location of the opposing driveways (east and west) on Vista del Norte Drive as shown on the dedicated right-of-way and approved plat are the designated driveway locations for left turns. A shared driveway or cross-access easement shall be provided to the property to the north.
 - b. Construction of a deceleration lane on the Osuna Road entrance as part of a second phase development.
3. All planters within the parking lot shall be a minimum 36 square feet.

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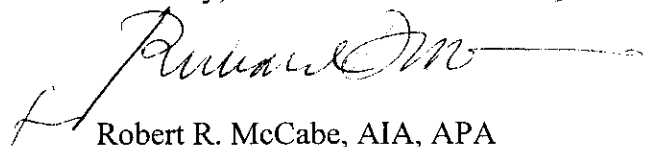
IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **NOVEMBER 30, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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,



Robert R. McCabe, AIA, APA
Planning Director

RM/RD/nat

cc: Insite Architecture + Development, 57 Rock Point NE, Albuquerque, NM 87122
Virginia Huettig, Northeast Valley NA, 7442 Edith Blvd. NE, Albuquerque, NM 87113
Linda Trujillo, Northeast Valley NA, 508 Bear Canyon Ln. NE, Albuquerque, NM 87113
Steve Hale, Alameda North Valley, 9339 Guadalupe Trl. NE, Alameda, NM 87114
Estella Martinez, Alameda North Valley, 140 Ranchitos Rd. NW, Alameda, NM 87114
Jean Trimble, 6630 Broadway Blvd. NE, Albuquerque, NM 87107
David & Sue Schmuck, 213 Las Colinas Lane NE, Albuquerque, NM 87113
Arnold Torrez, 1500 Bear Canyon Lane NE, Albuquerque, NM 87113