

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

- Supplemental form
- | | |
|---|---|
| <p>SUBDIVISION</p> <p>___ Major Subdivision action</p> <p>___ Minor Subdivision action</p> <p>___ Vacation</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p>___ for Subdivision</p> <p><input checked="" type="checkbox"/> for Building Permit</p> <p>___ Administrative Amendment (AA)</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p>___ Storm Drainage Cost Allocation Plan</p> | <p>S Z ZONING & PLANNING</p> <p>___ Annexation</p> <p>___ County Submittal</p> <p>___ EPC Submittal</p> <p>___ Zone Map Amendment (Establish or Change Zoning)</p> <p>___ Sector Plan (Phase I, II, III)</p> <p>___ Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p>___ Text Amendment (Zoning Code/Sub Regs)</p> <p>___ Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p> |
|---|---|

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100

ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Riverside Church of Christ PHONE: 505-898-2627

ADDRESS: 3100 La Orilla Road NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract A-1-B Block: _____ Unit: _____

Subdiv/Addn/TBKA: Lands of Joel P. Taylor

Existing Zoning: SU-1 for Church & Related Uses Proposed zoning: No Change MRGCD Map No _____

Zone Atlas page(s): E-12 UPC Code: 101206248050510222

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): #1007085

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? ___ No

No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 4.48 +/-

LOCATION OF PROPERTY BY STREETS: On or Near: La Orilla Road NW

Between: Coors Boulevard NW and Corrales Riverside Drain

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 7/2/08

(Print) Ronald R. Bohannon, PE Applicant: Agent:

FOR OFFICIAL USE ONLY Form revised 4/07

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>OBEPG 40079</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>08/21/08</u></p> <p><u>Sandy Handley</u> 07/03/08 Planner signature / date</p>	<p>Action</p> <p><u>SBP</u></p> <p><u>AUD</u></p> <p><u>CME</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>P(1)</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$ 510.00</u></p>	<p>Fees</p> <p><u>\$ 385.00</u></p> <p><u>\$ 75.00</u></p> <p><u>\$ 50.00</u></p> <p>_____</p> <p>_____</p>
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Project # 1007367

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies.**
 - ___ For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Sign Posting Agreement
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"

- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (EPC17)**
 - na 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - na Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies.**
 - na Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30 copies**
 - na Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - X Letter briefly describing, explaining, and justifying the request
 - X Letter of authorization from the property owner if application is submitted by an agent
 - X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - X Sign Posting Agreement
 - X Completed Site Plan for Subdivision and/or Building Permit Checklist
 - X TIS/AQIA Traffic Impact Study form with required signature
 - X Fee (see schedule)
 - X List any original and/or related file numbers on the cover application
- NOTE:** For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:
- na Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - na Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - na Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - na Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - na Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - na Registered Engineer's stamp on the Site Development Plans
 - na Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
 - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

___ Ronald R. Bohannon, PE
 Applicant name (print)
 Applicant signature / date 7/2/08



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
08EPC 40019

Sandra K. Hernandez 07/03/08
 Planner signature / date
 Project # 1007367

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

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



7/2/08

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

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

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

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

Accompanying Material

A. 8-1/2" x 11" reduction for each plan sheet.

B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

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

[Other scales as approved by staff]

3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Property lines (clearly identify)
7. Existing and proposed easements (identify each)
8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 118 provided: 119
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 6
provided: 6
 - 2. Other bicycle facilities, if applicable - *Motorcycle - 4 required*
4 provided
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

A. General Information

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

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

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

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Tierra West LLC DATE OF REQUEST: 6/25/08 ZONE ATLAS PAGE(S): E-12

CURRENT: ZONING SU-1 for Church + Related Uses
PARCEL SIZE (AC/SQ. FT.) 4.48 +/-

LEGAL DESCRIPTION:
LOT OR TRACT# A-1-B BLOCK # _____
SUBDIVISION NAME Lands of Joel P. Taylor

REQUESTED CITY ACTION(S):

- | | | |
|----------------|---------------------|---|
| ANNEXATION [] | SECTOR PLAN [] | SITE DEVELOPMENT PLAN: |
| COMP. PLAN [] | ZONE CHANGE [] | A) SUBDIVISION [] BUILDING PERMIT [X] |
| AMENDMENT [] | CONDITIONAL USE [] | B) BUILD'G PURPOSES [] ACCESS PERMIT [] |
| | | C) AMENDMENT [] OTHER [] |

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT [X]

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 1 Phase 1 Exp 4890 #
BUILDING SIZE: 8010 (sq. ft.) Phase-2 Exp 5400 #
Total = 18,300 #

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Keli D. Krueger DATE 6/25/08
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony J. [Signature] DATE 6-25-08
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

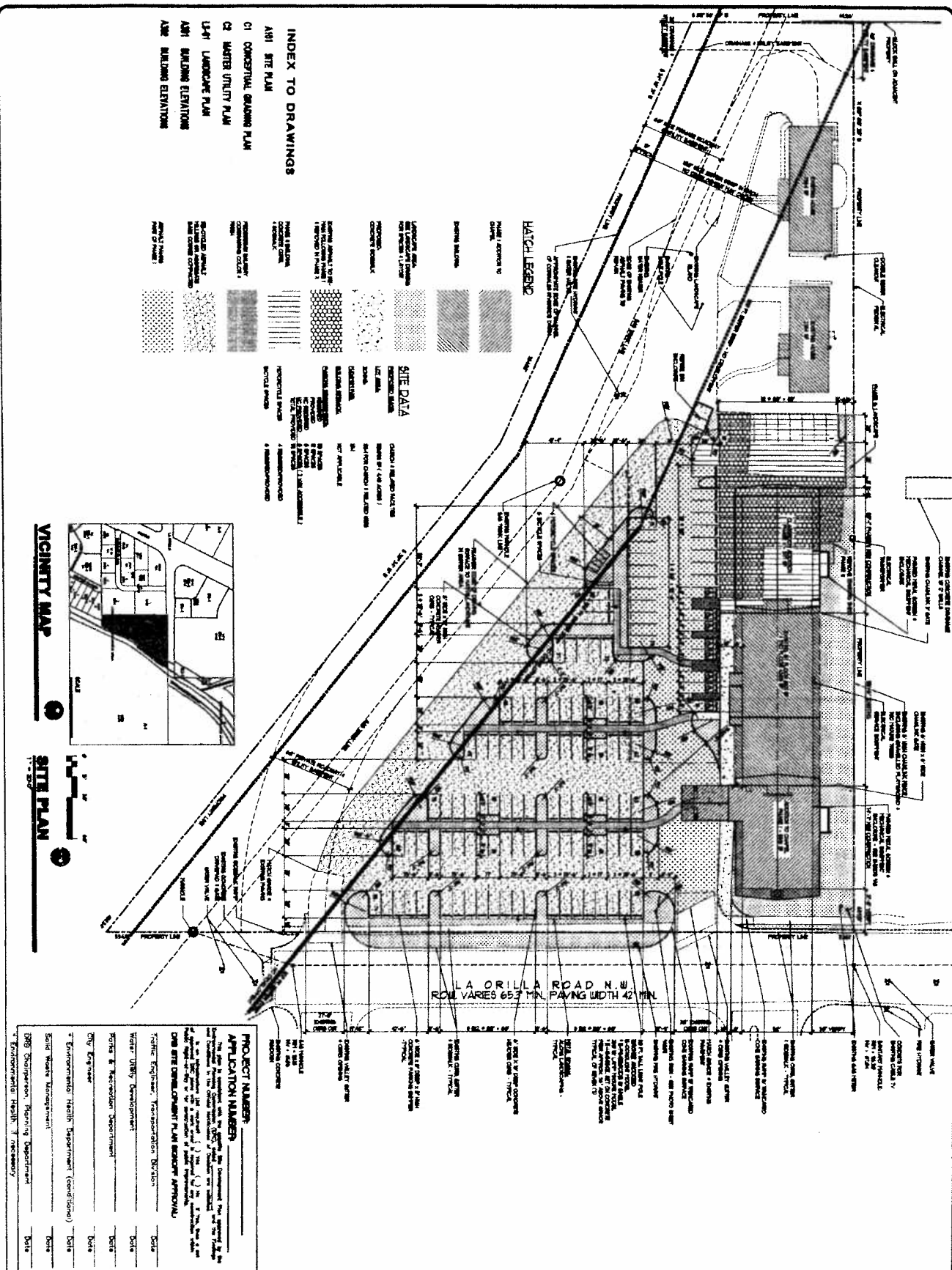
AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

Keli D. Krueger DATE 6/25/08
APPLICANT

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /



INDEX TO DRAWINGS

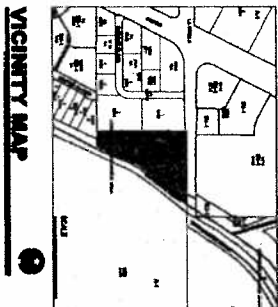
- AS1 SITE PLAN
- C1 CONCEPTUAL BUILDING PLAN
- CU1 MASTER UTILITY PLAN
- LA1F LANDSCAPE PLAN
- AS1F BUILDING ELEVATIONS
- AS2F BUILDING ELEVATIONS

PATCH LEGEND

- CONCRETE
- ASPHALT
- BRICK
- GRAVEL
- LANDSCAPE
- WOOD
- ROOF
- GLASS
- STEEL
- PAINT
- PLASTER
- STUCCO
- EIFS
- EIFS WITH STUCCO
- EIFS WITH BRICK
- EIFS WITH CONCRETE
- EIFS WITH GLASS
- EIFS WITH METAL
- EIFS WITH WOOD
- EIFS WITH PLASTER
- EIFS WITH STUCCO AND BRICK
- EIFS WITH STUCCO AND CONCRETE
- EIFS WITH STUCCO AND GLASS
- EIFS WITH STUCCO AND METAL
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- EIFS WITH STUCCO AND STUCCO AND METAL
- EIFS WITH STUCCO AND STUCCO AND WOOD
- EIFS WITH STUCCO AND STUCCO AND PLASTER

SITE DATA

PROJECT NO. 111111
 SHEET NO. 1 OF 1
 DATE 11/11/11
 DRAWN BY J. SMITH
 CHECKED BY M. JONES
 APPROVED BY K. BROWN
 PROJECT LOCATION 1234567890
 PROJECT AREA 10000 SQ. FT.
 PROJECT PERMITS 1234567890
 PROJECT NOTES 1234567890



PROJECT NUMBERS

APPLICATION NUMBER	DATE
111111	11/11/11
111112	11/11/11
111113	11/11/11
111114	11/11/11
111115	11/11/11
111116	11/11/11
111117	11/11/11
111118	11/11/11
111119	11/11/11
111120	11/11/11

City Engineer: _____ Date: _____
 Water Utility Department: _____ Date: _____
 Fire Department: _____ Date: _____
 Police Department: _____ Date: _____
 Planning Department: _____ Date: _____
 Public Works Department: _____ Date: _____
 Health Department: _____ Date: _____
 Environmental Health: _____ Date: _____

PROJECT NO. **A101**

ADDITION TO CHAPEL
 FOR
**Riverside
 Church of Christ**
 3122 LA ORILLA RD NE.
 ALBUQUERQUE, NEW MEXICO 87122

DURA BILT
 Products, Inc.
 REGIONAL BUILDER
 ALBUQUERQUE, N.M. 87109
 Telephone: (505) 263-1111
 Fax: (505) 263-1111
 Website: www.durabilt.com

DURA BILT
 Products, Inc.
 REGIONAL BUILDER
 ALBUQUERQUE, N.M. 87109
 Telephone: (505) 263-1111
 Fax: (505) 263-1111
 Website: www.durabilt.com

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TIERRA WEST, LLC

July 2, 2008

Ms. Laurie Moyer, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Site Development Plan for Building Permit
Riverside Church of Christ
Zone Atlas Page C-15**

Dear Ms. Moyer:

Tierra West LLC, on behalf of the Riverside Church of Christ, requests approval of the Site Development Plan for Building Permit that would allow for the expansion of the existing church building in two phases.

Site Location & History

The subject site is located on La Orilla Road NW, between Coors Boulevard NW and the Corrales Riverside Drain and is zoned SU-1 for Church and Related Uses. The site contains approximately 4.48 acres and is bounded by the Village Inn and Panda Express on the west, the Sagebrush Community Church on the north, the Corrales Riverside Drain on the east and vacant property to the south. The site has been the location of the Riverside Community Church for 27 years, since 1981.

Site Orientation, Circulation & Traffic Impact

The proposed Site Development Plan for Building Permit shows the expansion of the church in two phases, with the second phase occurring at a later date. Pedestrian access to La Orilla Road NW is provided via existing sidewalks and pedestrian walkways provide direct access to those sidewalks as well as access to the building from the parking area. The site will be screened from the adjacent street with the use of landscaping instead of walls and fences. The required 100' buffer from the Corrales Riverside Drain was accounted for in the site design. There are some slight encroachments into the buffer area due to the unusual lot configuration and age of the existing on-site buildings. Base course, instead of asphalt paving, will be used within the buffer zone to allow rainwater infiltration into the ground. The site currently has two existing access points from La Orilla Road NW and no other access points are proposed. A Traffic Impact Study was not required for this project.

5671 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Drainage & Landscaping

The site is currently developed and modifications to the approved grading and drainage plan have been made to account for the new construction and resulting impact on site drainage. The site will continue the existing drainage pattern of draining east and ponding against the Corrales Riverside Drain. Currently, no water leaves the site. The proposed drainage plan is to expand the existing pond to accommodate the increased developed flows. The parking lot will be paved with impervious asphalt paving immediately in front of the church, but the remainder of the lot will be aggregate base course. This will allow more drainage to infiltrate the ground before entering the pond. Water harvesting will take place by using the runoff captured within the drainage pond to water the landscaping, thereby conserving water. Native landscaping similar to the adjacent Sagebrush Church will be planted within the buffer zone and the retention pond.

Elevations

The architectural design of the proposed expansion of the Riverside Church of Christ contains multiple façade treatments, such as differing roof heights, a steeple and the use of multiple colors, which will add interest and articulation to the building. Welded wire screens will create articulation on the new façade and a new entrance will add interest to the existing building. The selected colors blend with the surrounding area and are "Southwest" in tone. The exterior colors of the existing church building will remain unchanged and are complemented by the modernization of the expansion. The site signage will remain unchanged. The church building is lower than Coors Boulevard and will be screened from the road when the proposed landscaping matures in a few years.

Albuquerque/Bernalillo County Comprehensive Plan

The subject site is classified as Established Urban by the Albuquerque/Bernalillo County Comprehensive Plan and the proposed project furthers or partially furthers the following policies:

- ***Developing & Established Urban Areas***

Policy d – The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concerns.

The proposed Site Development Plan for Building Permit furthers this policy by respecting the existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concerns by proposing exterior changes to the church that will update its appearance and update the site and landscaping so it will further blend with the surrounding area.

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.

While the proposed development is not new, it furthers this policy because all necessary facilities have been constructed, thereby eliminating the need for additional construction. Integrity of existing neighborhoods is ensured by creating a more visually pleasing element to an area that has experienced the recent construction of several new buildings that are more modern in appearance.

- ***Environmental Protection & Heritage Conservation***

Policy b – Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The proposed Site Development Plan for Building Permit further this policy by allowing a better parking layout and utilization of land than currently exists.

- ***Air Quality***

Goal – The Goal is to improve air quality to safeguard public health and enhance the quality of life.

The proposed Site Development Plan for Building Permit furthers this policy because, due to the nature of the existing use, the church has minimal transportation impact, thereby making little to no contribution to auto emissions.

West Side Strategic Plan

The subject site is located in the Taylor Ranch neighborhood and furthers or partially furthers the following policies, goals and objectives of the West Side Strategic Plan:

Objective #4 – Preserve a sense of community and quality of life for all residents based on wise, long-term decision making.

The proposed Site Development Plan for Building Permit would preserve and enhance the sense of community for the members of the church by allowing for updating and refurbishing of their place of worship.

City Council Rank One Goal (as stated in the WSSP, page 19)

Goal # 1 – Opportunities for families, youth senior and neighborhood vitality.
Enhance the lives of seniors, youths and families.

This goal is furthered by the proposed Site Development Plan for Building Permit because the proposed development will enhance the lives of the families, youths and seniors that attend the church by allowing for the update and expansion of church facilities.

Taylor Ranch Community Policies

Policy 3.18 - Protection and preservation of the bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

The proposed development currently provides the protection and preservation of the Bosque, which is deemed critical by the West Side Strategic Plan. The 100' buffer has been maintained and will be revitalized with native landscaping. The buffer zone will be used for a drainage retention pond. The pond will be landscaped with native species to preserve the natural effect of the buffer zone. A small portion of the parking lot impinges on the buffer zone, but will not be paved with asphalt paving. Aggregate base course will be used instead, which will allow drainage to permeate the ground instead of flowing east.

Coors Corridor Plan

The subject site is located in Segment 3, as classified by the Coors Corridor Plan and the proposed Site Development Plan for Building Permit furthers or partially furthers the following issues and/or policies:

- ***Issue 3 – Land Use and Intensity of Development***

Policy 8 Buffer Strip – A 100' 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.

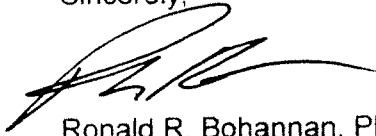
The proposed development furthers this policy by keeping the buffer as natural as possible within the restrictions caused by the existing development on the site. The buffer zone will be used for a retention pond that is required because there is no natural outlet for drainage from the site. The pond will be landscaped with native species to preserve the natural effect of the buffer zone. A small portion of the parking lot impinges on the buffer zone, but will not be paved with asphalt paving. Aggregate base course will be used instead, which will allow drainage to permeate the ground instead of flowing east. The existing buildings located on the site are within the buffer zone but they were in place before the Coors Corridor Plan. The site is 4.48 acres total and the buffer contains 2.06 acres which leaves only 55% of the site available for development. Due to this unusual restriction to developing the property, all available measures were evaluated to retain the naturalness of the buffer zone while still allowing the church to expand.

Summary

Tierra West LLC respectfully requests approval of Site Development Plan for Building Permit which would allow for the two phase expansion of the existing Riverside Church of Christ. The Site Development Plan for Subdivision and Site Development Plan for Building Permit further an abundance of policies, goals and objectives in the plans that govern the site.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bohannon', with a stylized flourish at the end.

Ronald R. Bohannon, PE

cc: Cindi Caruso Mapel, Alban Hills N.A.
Patsy Nelson, Alban Hills N.A.
Janet Laros, Coors Trail N.A.
Jim Timmons, Coors Trail N.A.
Brett Lopez, Taylor Ranch N.A.
Rene Horvath, Taylor Ranch N.A.

JN: 28031
RRB/kdk

June 25, 2008

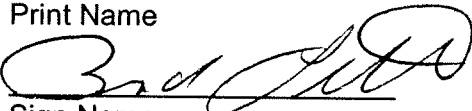
Environmental Planning Commission
City of Albuquerque
PO Box 1239
Albuquerque, NM 87103

RE: **Tract A-1-b, Lands of Joel P. Taylor**
Riverside Church of Christ

To Whom It May Concern:

As the Owner/Developer, I hereby grant Tierra West LLC to act as agent on behalf of **Riverside Church of Christ**, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

Brad Little
Print Name


Sign Name

6/25/2008
Date



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 25, 2008

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of June 25, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT A-1-B, LANDS OF JOEL P. TAYLOR, LOCATED ON LA ORILLA ROAD NW BETWEEN COORS BOULEVARD NW AND CORRALES RIVERSIDE DRAIN** zone map **E-12**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

ALBAN HILLS N.A. (ABH)

*Cindi Caruso Mapel, 6507 Calle Redonda NW/87120 292-3029 (h)
Patsy Nelson, 3301 La Rambla NW/87120 898-9588 (h) 228-5087 (c)

COORS TRAIL N.A. (CRT) "R"

*Janet Laros, 2924 River Willow Tr. NW/87120 890-0657 (h)
Jim Timmons, 2715 Pueblo Grande NW/87120 890-8471 (h)

TAYLOR RANCH N.A. (TRN) "R"

Brett Lopez, 4815 Northern Trail NW/87120 836-7831 (h)
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

Learning Up
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LANDSCAPE CONTRACTORS
www.headsuplandscape.com
PO BOX 10937
ALBUQUERQUE, NM 87184
505.988.2100 (fax)
design@huc.com



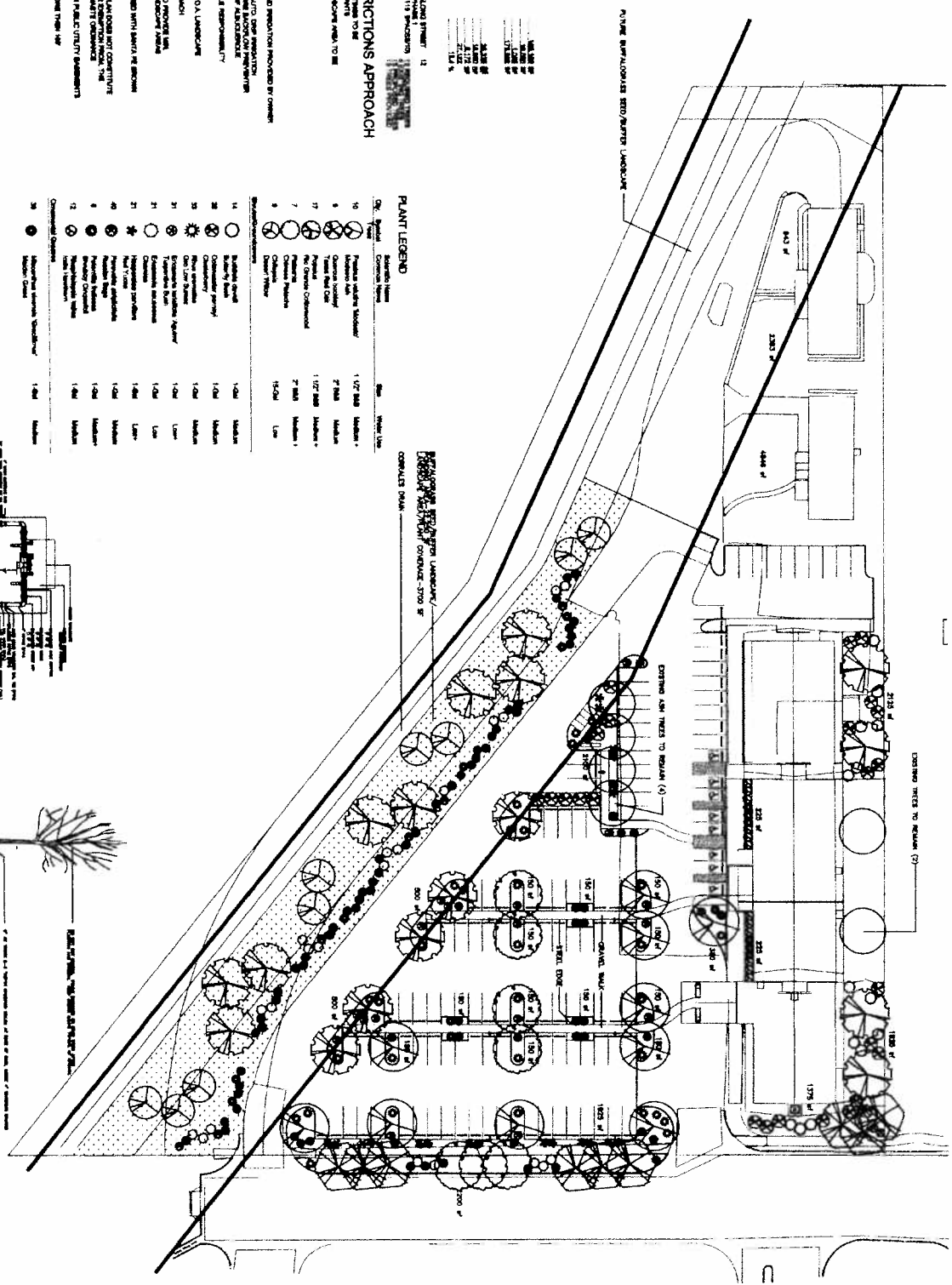
Drawn by: JC
Reviewed by: HUC
Date: 8/5/08
Revisions: 7/1/08

Riverside
Church of Christ
Albuquerque, New Mexico

Scale: 1" = 30'
NORTH

Sheet Title:
Landscape Plan

Sheet Number:
LS-01



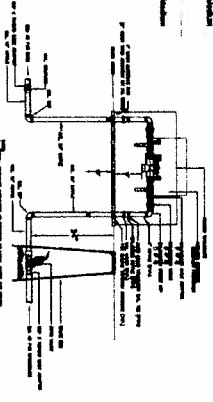
SITE DATA
OWNER: [redacted]
PROJECT: [redacted]
DATE: [redacted]

PLANTING RESTRICTIONS APPROACH
A list of plants to be used in the landscape plan... [redacted]

NOTE
MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER... [redacted]

PLANT LEGEND

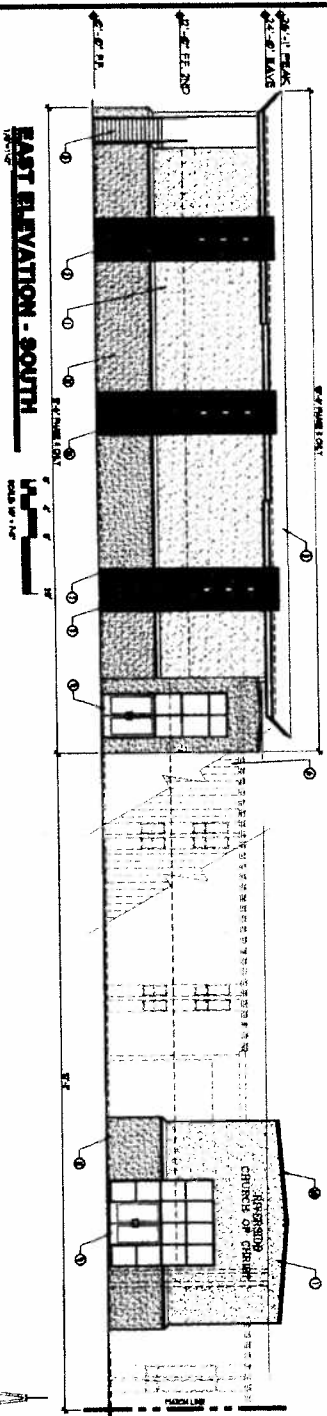
Symbol	Plant Name	Size	Plant Use
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2	Redbud	12" DBH	Medium
3	Redbud	12" DBH	Medium
4	Redbud	12" DBH	Medium
5	Redbud	12" DBH	Medium
6	Redbud	12" DBH	Medium
7	Redbud	12" DBH	Medium
8	Redbud	12" DBH	Medium
9	Redbud	12" DBH	Medium
10	Redbud	12" DBH	Medium
11	Redbud	12" DBH	Medium
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18	Redbud	12" DBH	Medium
19	Redbud	12" DBH	Medium
20	Redbud	12" DBH	Medium
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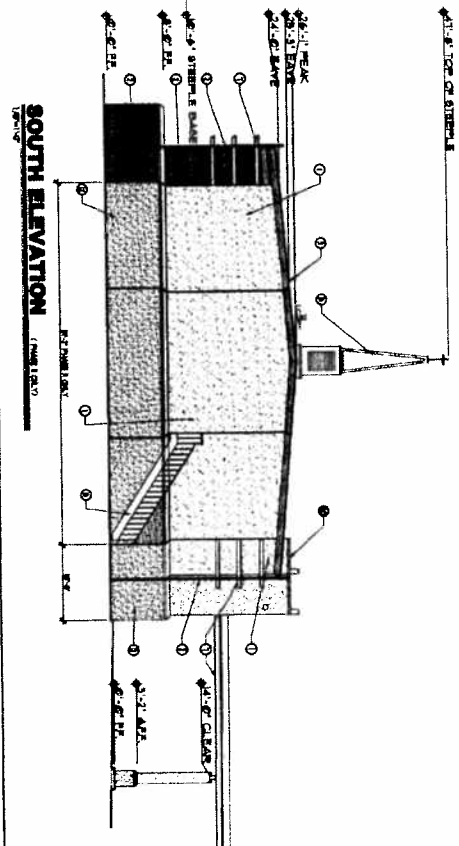
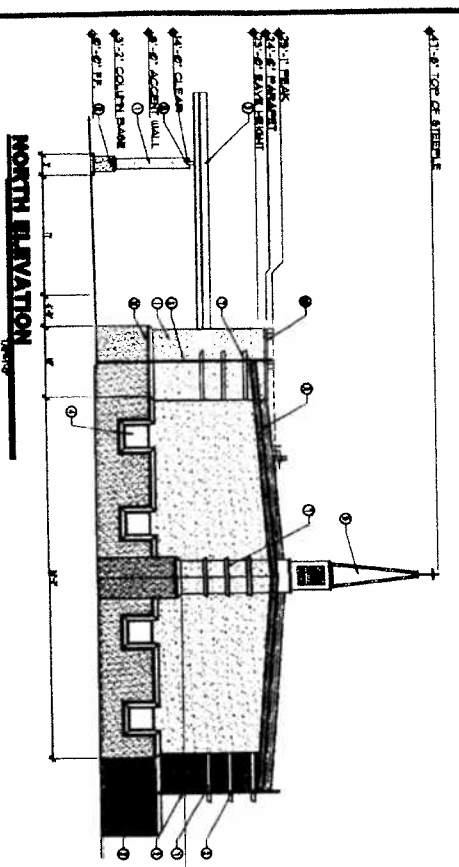
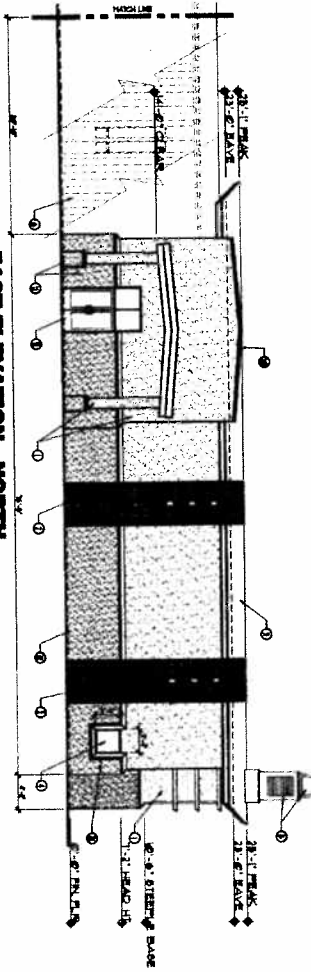
Masterpiece w/RPBA

100 Deciduous Tree

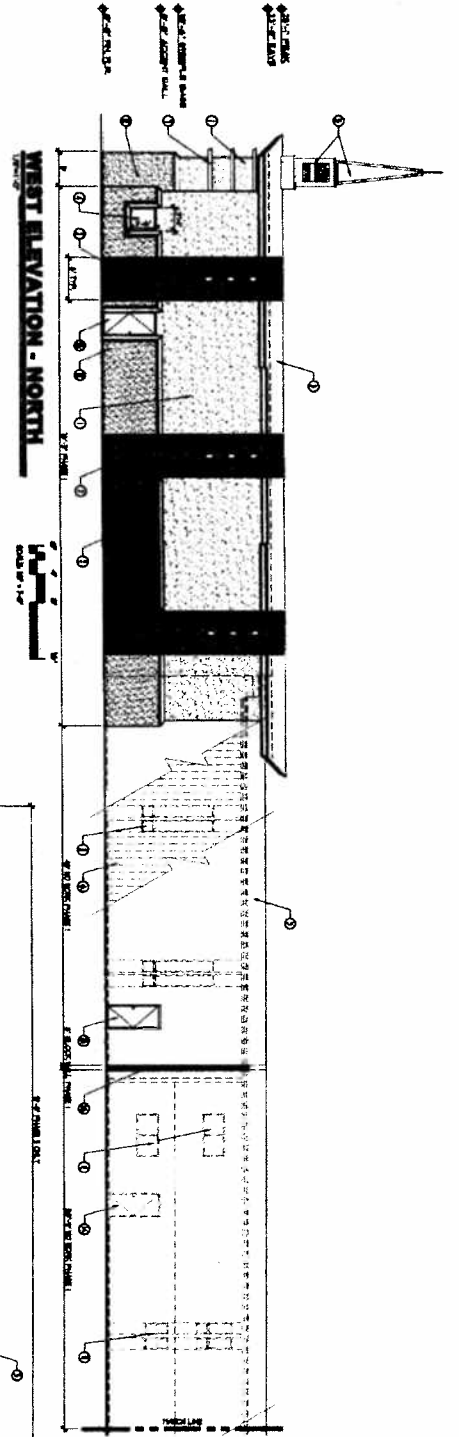




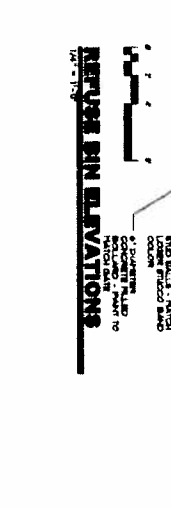
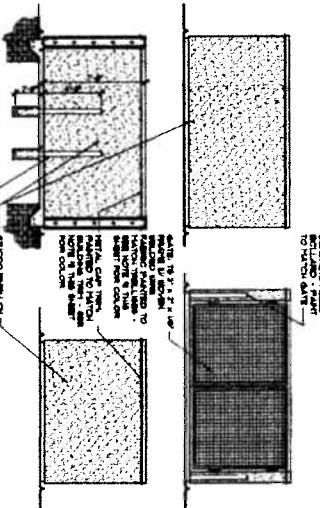
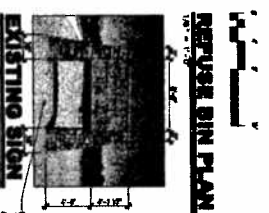
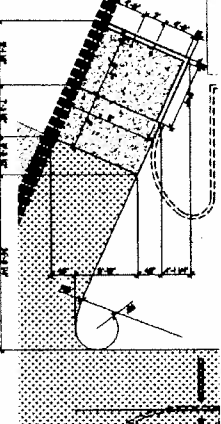
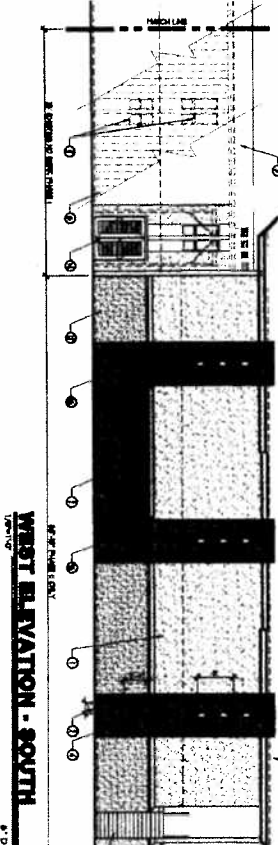
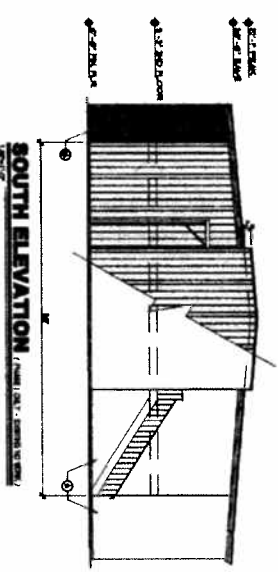
- NOTES:**
1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 3. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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<p>DURA BILT Products, Inc. DESIGN / BUILDERS Since 1968</p> <p>4400 JEFFERSON NE. ALBUQUERQUE, NM 87119 Phone: (505) 261-1100 Fax: (505) 261-1100</p>	<p>NOTE: This drawing and description are for information only and do not constitute a contract. The contract shall be the approved set of drawings and specifications prepared by the architect and approved by the client. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and ordinances. The contractor shall also be responsible for obtaining all necessary insurance and bonds.</p>	<p>ADDITION TO CHAPEL FOR Riverside Church of Christ 3100 LA CRILLA RD NE ALBUQUERQUE, NEW MEXICO 87120</p>	<p>SHEET NO. 131008</p>	<p>SHEET NO. A304 PROJECT # 88-008</p>
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- NOTES:**
1. MATERIALS TO BE USED SHALL BE AS SHOWN ON DRAWING.
 2. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.
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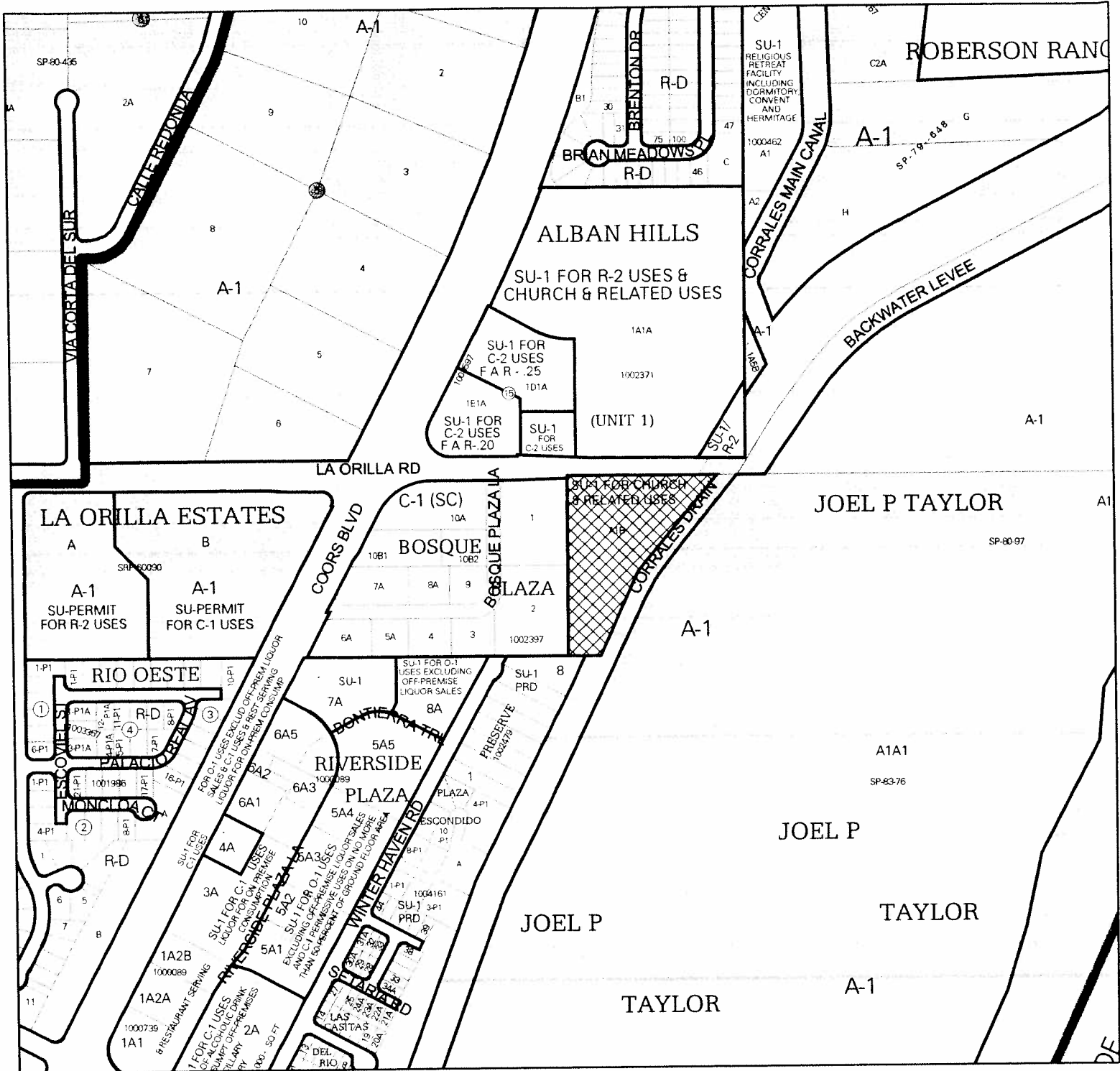
ADDITION TO CHAPEL
FOR
**Riverside
Church of Christ**
3100 LA CRILLA RD NE.
ALBUQUERQUE, NEW MEXICO 87110

DURA BILT
Products, Inc.
DESIGN / BUILD FIRM
4805 JEFFERSON N.E.
ALBUQUERQUE, N.M. 87110
Tel: (505) 263-2000
Fax: (505) 263-2000

OWNER: THE CHURCH OF CHRIST
3100 LA CRILLA RD NE.
ALBUQUERQUE, N.M. 87110
Tel: (505) 263-2000
Fax: (505) 263-2000

DATE: 1/11/00
TYPED BY: J. M. BOSS

PROJECT NO.:
A302
PROJECT: 00-000



ZONING MAP

Note: Grey shading indicates County.



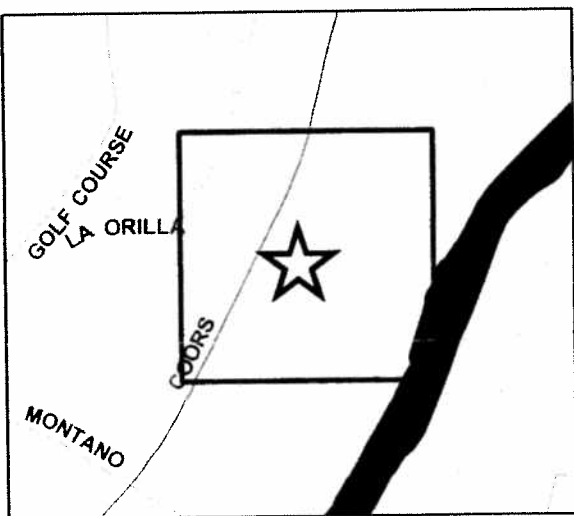
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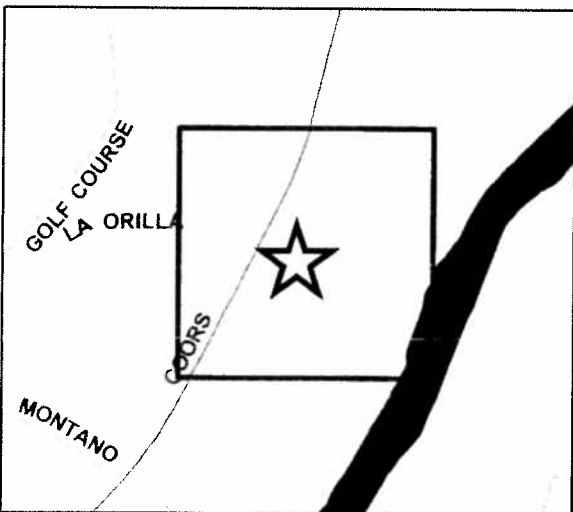
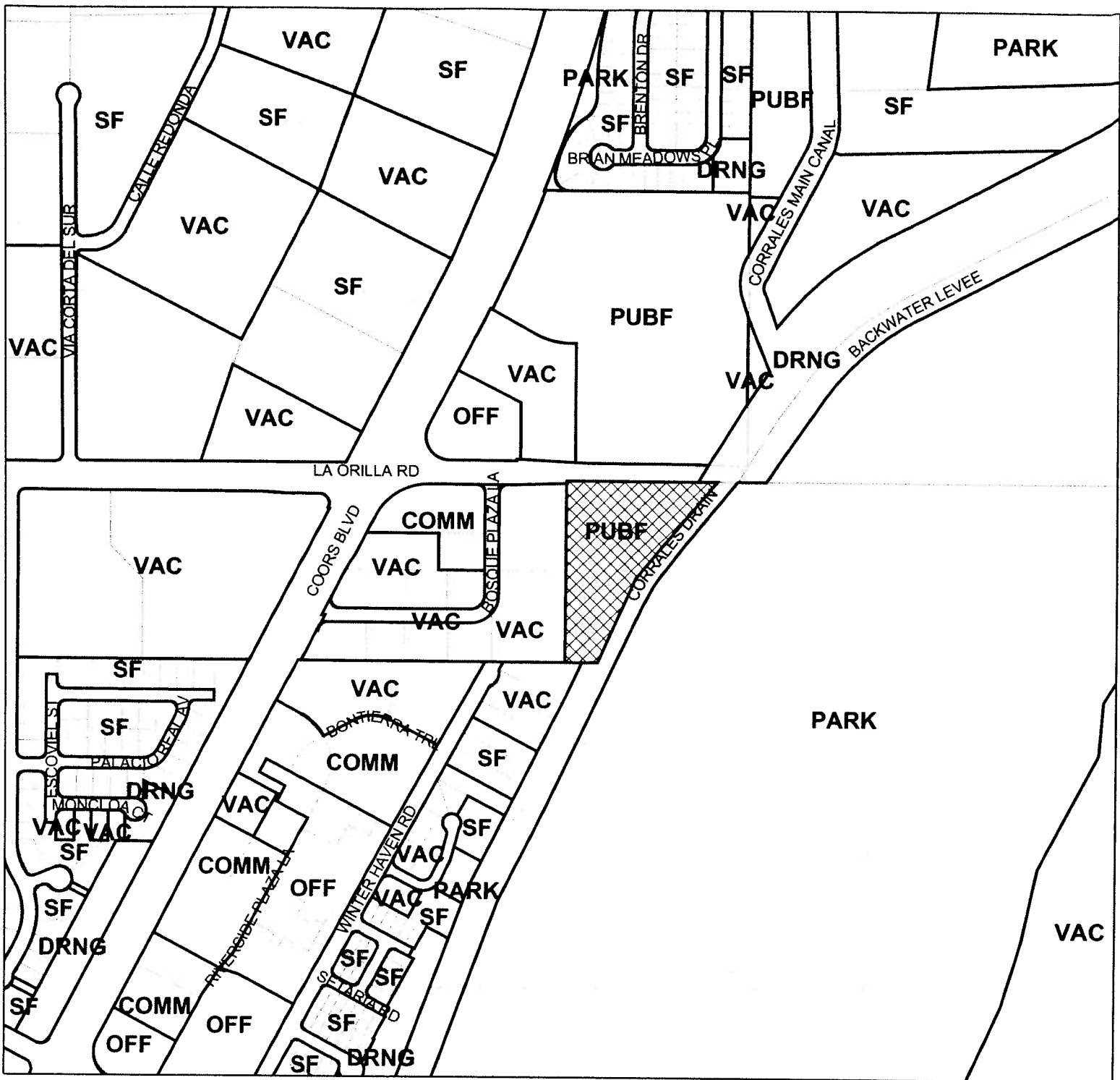
Project Number:
1007367

Hearing Date:
August 21, 2008

Zone Map Page:
E-12

Additional Case Numbers:
08EPC-40079





LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



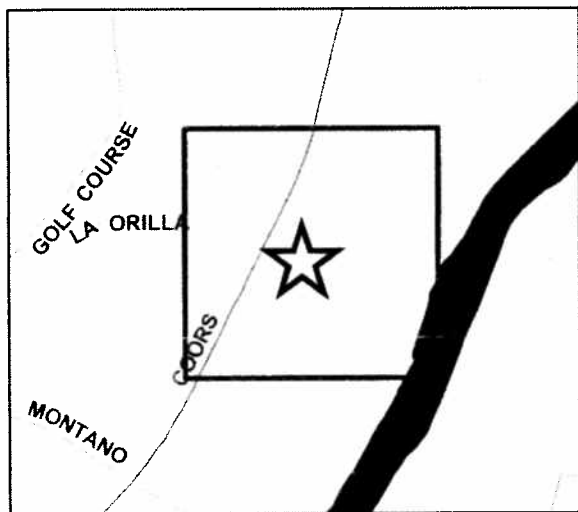
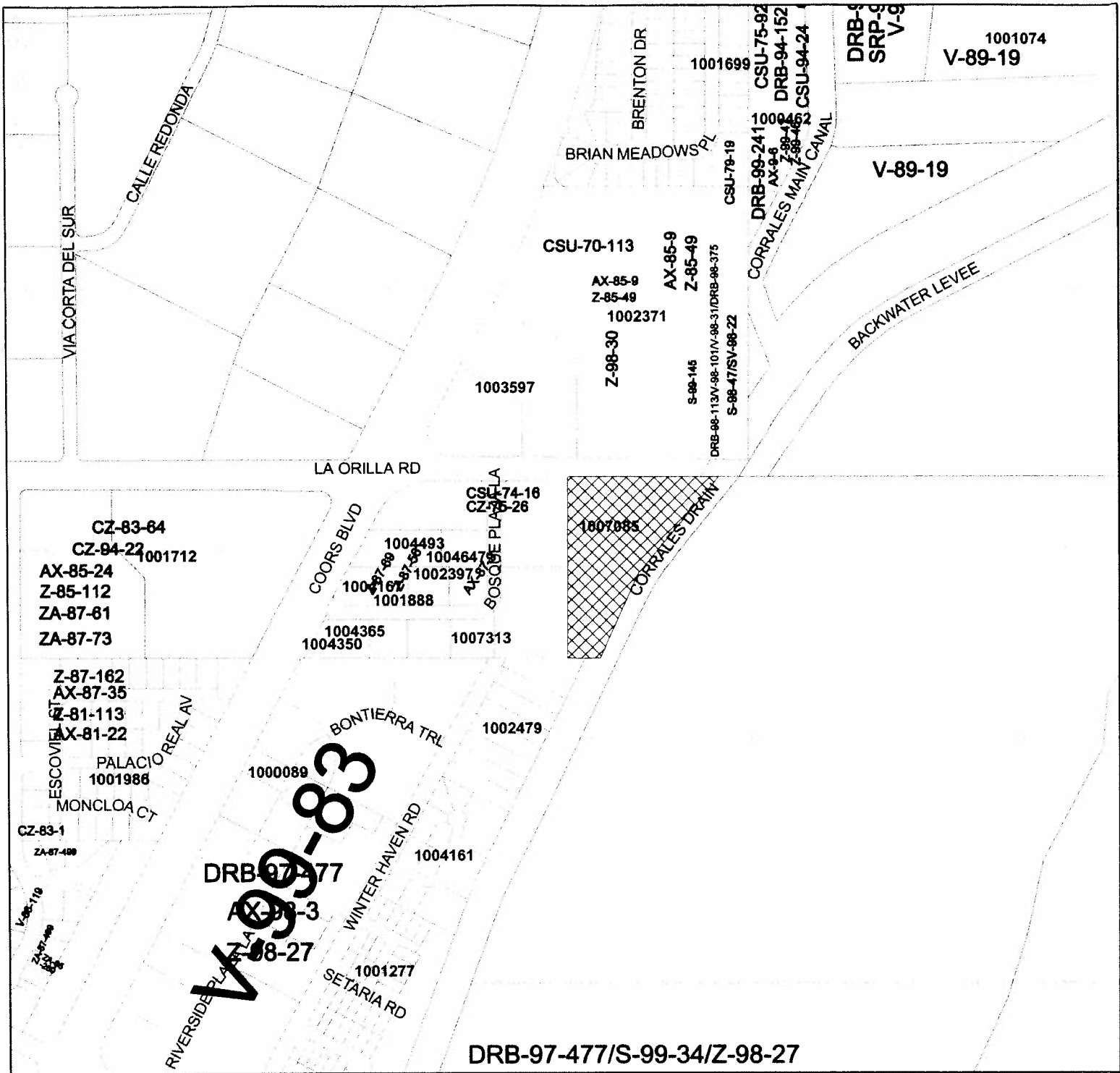
1 inch equals 500 feet

Project Number:
1007367

Hearing Date:
August 21, 2008

Zone Map Page:
E-12

Additional Case Numbers:
08EPC-40079



HISTORY MAP

Note: Grey shading indicates County.



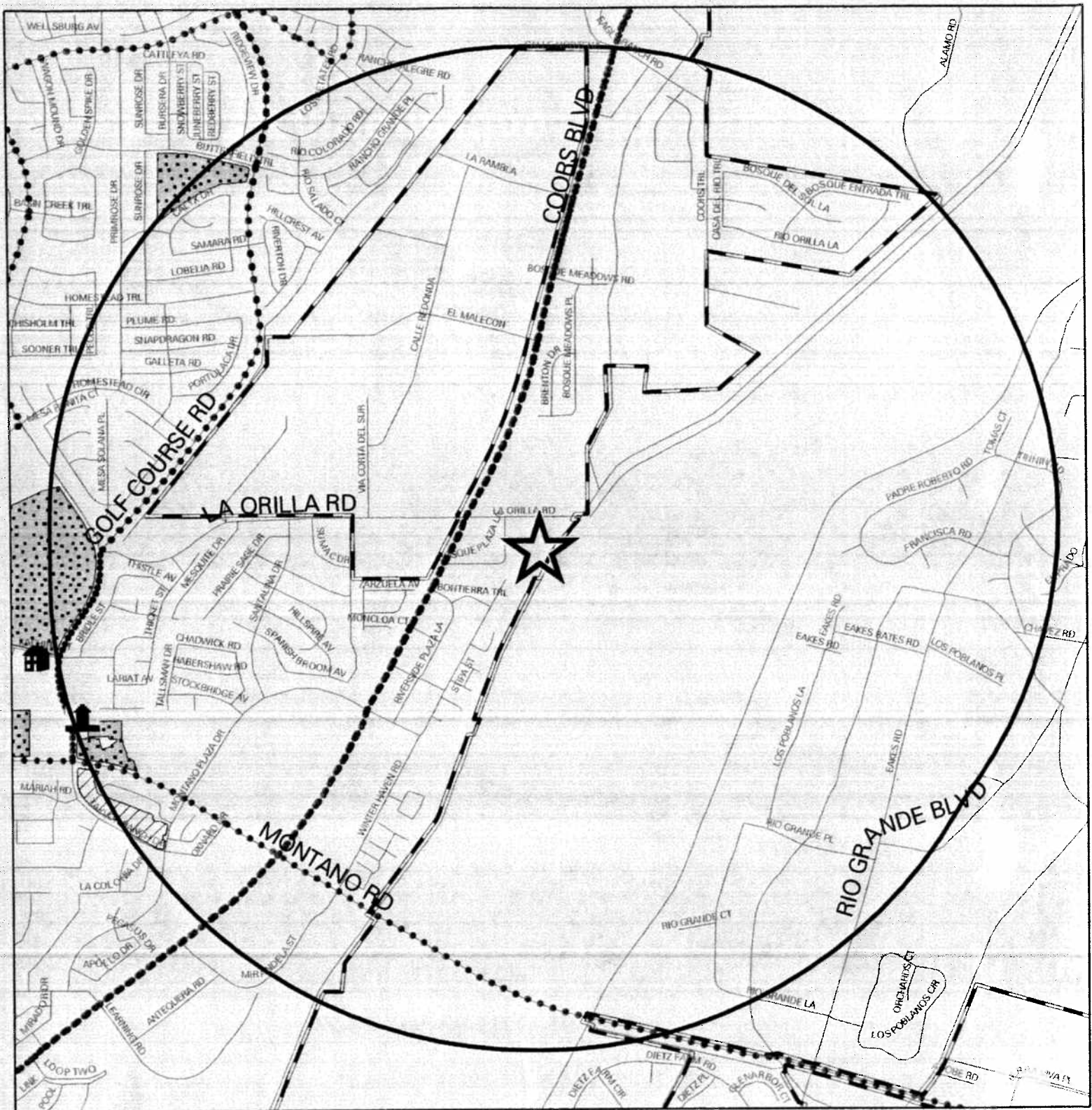
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Project Number:
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














Hearing Date:
August 21, 2008

Zone Map Page:
E-12

Additional Case Numbers:
08EPC-40079



Public Facilities Map with One-Mile Site Buffer

- | | | | |
|---|---|---|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Developed County Park |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Undeveloped County Park |
|  SENIOR CENTER |  SHERIFF |  AGIS Jurisdiction |  Developed City Park |
|  LIBRARY |  SOLID WASTE |  Landfill Buffer (1000 feet) |  Undeveloped City Park |
|  MUSEUM |  Landfills designated by EHD | | |



Project Number: 1007367

