

CITY OF ALBUQUERQUE
ADMINISTRATIVE APPROVAL (AA)- SITE DEV PLAN AMENDMENT
ROUTING & REVIEW SHEET

APPLICATION #: 14AA-10028	PROJECT #: 1609988
PROJECT NAME: Sandia Research Park	
APPLICANT or AGENT: Cartesian Surveys Inc.	
PHONE # and E-MAIL: 896-3050	
ZONE ATLAS PAGE: M-21	
ADMINISTRATIVE APPROVAL (AA) for:	<input type="checkbox"/> EPC CASE <input type="checkbox"/> DRB CASE

CURRENT PLANNING	DATE RECEIVED: 4/8/14
APPLICATION COMPLETE:	DATE: 4/9/14
APPLICATION INCOMPLETE:	DATE:
ROUTING NEEDED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ALL
COMMENTS:	
OWNERSHIP VERIFIED. ROUTE TO ALL SINCE IT IS A CAR POOL + INVOLVES A PLATING ACTION. S DM #1 - EMAIL: EACH LOT STAND ALONE CAROLS FOR PRING OF CROSS PRING AGREEMENTS? I VERIFIED THAT THEY CAN STAND ALONE. EACH PROPOSED TRACT HAS = REG'D	

① TRANSPORTATION (505) 924-3630	DATE RECEIVED: 04-09-14
PLANS DISAPPROVED: KOM	DATE: 04/10/14
PLANS APPROVED:	DATE:
COMMENTS:	
(04-10-14) The plat + SPBP will have an infrastructure list tied to approval (IL will include removal of temp turnaround + installation of sidewalk, curb + gutter) - an AA is not appropriate in this instance; it appears that a Site Plan for Subdivision will be required for this site - please clarify; the site plan does not reflect ^{reflect} existing conditions	

② UTILITIES (505) 924-3989	DATE RECEIVED:
PLANS DISAPPROVED: AP	DATE: 04/10/14
PLANS APPROVED:	DATE:
COMMENTS:	
Will require either separate accounts for all three lots or shared maintenance for wastewater service.	

③ HYDROLOGY (505) 924-3986	DATE RECEIVED:
PLANS DISAPPROVED: Ante c ch	DATE: 4-10-14
PLANS APPROVED:	DATE:
COMMENTS:	
See stamp	

PLANNING DIRECTOR (505) 924-3860	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED:	DATE:
COMMENTS:	

called 4-11-14 RS

FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

Letter describing and justifying the request

One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB).

Copy of EPC or DRB *Official Notice of Decision* associated with the approved site development plan

One (1) copy of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket. Refer to the Site Development Plan for Building Permit or Site Development Plan for Subdivision *Checklist* for information needed on the proposed Site Development Plan.

Map from the most recent Zone Atlas, with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

Letter of authorization from the property owner, if the application is submitted by an agent

Fee (see fee schedule)

Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area:

N/A Notification letter addressed to owners of adjacent properties and certified mail receipts

N/A Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

**WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)
(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)**

Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)

Letter of authorization from the property owner if application is submitted by an agent

Fee (see fee schedule)

Any relevant file numbers (case history of previous development applications) must be listed on cover application

Copy of EPC *Official Notice of Decision*, if the subject site went through the EPC process

Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.

For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)

Photo simulations- before and after the proposed WTF (3 views minimum)

Site Development Plan sheets must be stamped by a registered engineer or architect.

Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)

City Zone Atlas map page, with location of the subject site clearly indicated

1 map showing Zoning of the subject site and adjacent properties

1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties

For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps

For collocation on a public utility pole: written response to items a through e in §14-16-3-17(A)(14)

Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]

Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] **Note: Notarized statement and affidavit must be on separate pages.**

Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]

For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]

Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]

Copy of letter and site plan sheet(s) to both contacts for each neighborhood association, with certified return receipts

List of property owners within 100 feet of the subject site and copy of letter and site plan sheet(s) sent to property owners, with certified return receipts [§14-16-3-17(A)(13)(f)]

Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments provided and labeled.

NOTE: For WTFs proposed to be located on City of Albuquerque property, a lease agreement with the City will be needed. Please contact Catalina Lehner at (505) 924-3935 for more information.

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

Denise King
Applicant's Name (please print!)

[Signature]
Applicant's Signature

4/4/14
Date



APPLICANT'S SIGNATURE - JANE MORGAN.

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

Application case numbers:

14AA - 10028

[Signature]
Planner's Signature / Date
Project #: 1009988

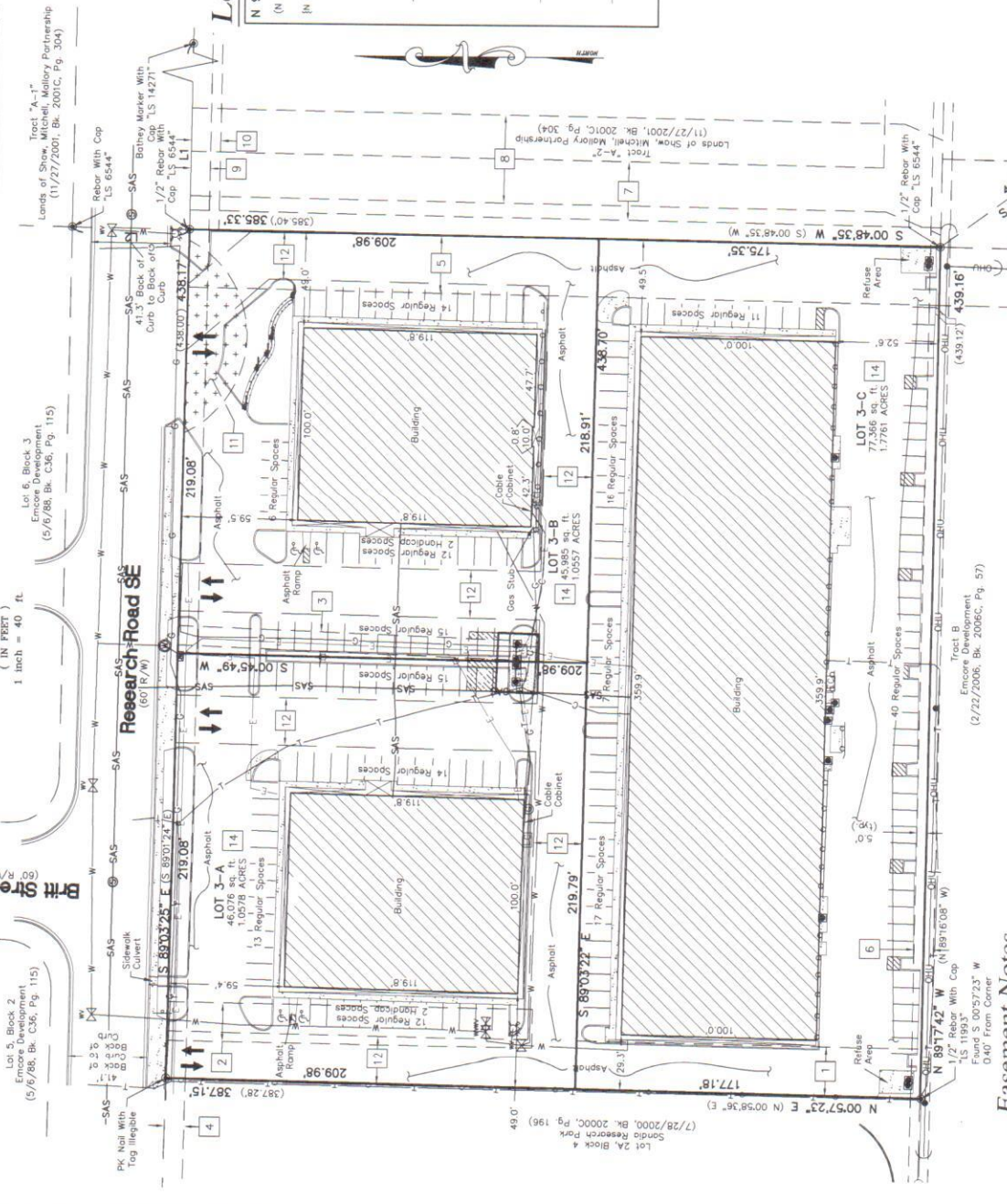
Transportation Development Comments:

- Please refer to the Sketch Plat comments issued at the 03-12-2014 Development Review Board hearing. As noted at the hearing, the replat and associated site plan(s) will require an infrastructure list. This infrastructure list must include the removal of the temporary turnaround, curb and gutter, and sidewalk as well as the installation of permanent sidewalk and curb and gutter. As infrastructure is required with this revision, an Administrative Amendment is not appropriate.
- It appears that a Site Plan for Subdivision will be required for this site.
- The site plan shown does not match existing conditions.

Site Sketch for Lost 3-A, 3-B and 3-C, Block 4 Sandia Research Park

Comprised of
Lot 3, Block 4, Sandia Research Park
Located Within Section 33, Township 10 North,
Range 4 East, New Mexico Principal Meridian
City of Albuquerque
Bernalillo County, New Mexico
March 2014

LINE	LENGTH	BEARING
L1	465.52'	S 891°17'07" E IS 891°15'59" E1
L2	80.02'	N 007°43'01" E IN 007°48'35" E1



Legend

MEASURED BEARING AND DISTANCES	RECORD INFO PLAT OF RECORD	RECORD INFO PLAT	FOUND AND USED MONUMENT AS INDICATED	CONCRETE	GRAVEL	OVERHEAD UTILITY LINES	UTILITY POLE	ANCHOR	FIRE HYDRANT	WATER VALVE	CHAINLINK FENCE	LIGHT POLE	TRANSFORMER	UNDERGROUND ELECTRIC LINE
(N 90°00'00" E)	(5/6/88, Bk. C36, Pg. 115)	(11/27/2001, Bk. 2001C, Pg. 304)	(11/27/2001, Bk. 2001C, Pg. 304)	□	▨	—	⊕	⊙	⊕	⊕	⊕	⊕	⊕	—
(N 90°00'00" E)	(5/6/88, Bk. C36, Pg. 115)	(11/27/2001, Bk. 2001C, Pg. 304)	(11/27/2001, Bk. 2001C, Pg. 304)	□	▨	—	⊕	⊙	⊕	⊕	⊕	⊕	⊕	—

⊕	ELECTRIC CABINET
—	UNDERGROUND WATER LINE
⊕	GAS METER
—	UNDERGROUND GAS LINE
⊕	UNDERGROUND SEWER LINE
⊕	SANITARY SEWER MANHOLE
—	UNDERGROUND CABLE LINE
⊕	UTILITY TELEPHONE LINE
⊕	UTILITY PEDESTAL
⊕	SIEN
⊕	IRRIGATION BOX
⊕	PIPE GUARDRAIL
⊕	INGRESS/EGRESS
⊕	BOLLARD
⊕	EASEMENT
⊕	BEING VACATED BY THE FILING OF THIS PLAT

Easement Notes (Continued)

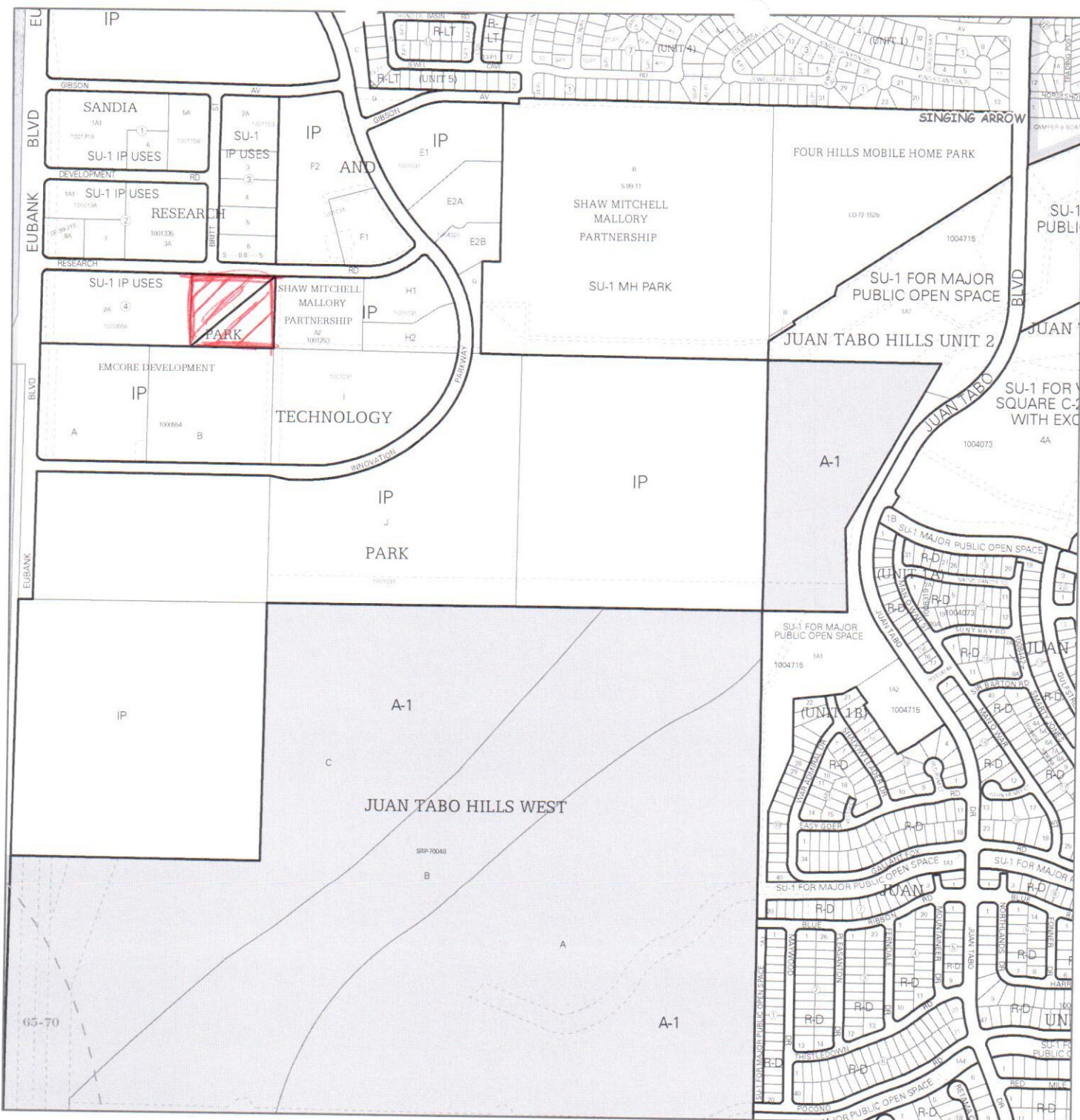
- EXISTING 10' PNM EASEMENT (8/24/82, Bk. C20, Pg. 24)
- EXISTING 30' SANITARY SEWER EASEMENT (10/26/92, Bk. MISC. 92-25, Pg. 2002-2004)
- EXISTING 45' PUBLIC STORM SEWER EASEMENT (11/27/2001, Bk. 2001C, Pg. 304)
- EXISTING 10' P.U.E. (11/27/2001, Bk. 2001C, Pg. 304)
- EXISTING 15' PUBLIC PEDESTRIAN EASEMENT (11/27/2001, Bk. 2001C, Pg. 304)
- EXISTING 55' RADIUS TEMPORARY TURN—AROUND EASEMENT (5/6/88, C36-115) SHOWN HEREON AS [] BEING VACATED WITH THE FILING OF THIS PLAT.
- PRIVATE ACCESS EASEMENT BENEFITTING LOTS 3-A, 3-B AND 3-C BEING GRANTED WITH THE FILING OF THIS PLAT.
- PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT SHOWN HEREON AS []
- MUTUAL GROSS LOT PARKING, ACCESS, DRAINAGE AND UTILITY EASEMENT BENEFITTING LOTS 3-A, 3-B AND 3-C TO BE MAINTAINED BY THE OWNERS OF LOTS 3-A, 3-B AND 3-C. THE EASEMENT SHALL BE DETAILED IN AN AGREEMENT BETWEEN THE OWNERS, INCLUDING BUT NOT LIMITED TO THE SHARED WATER LINES, AND ALLOCATIONS OF MAINTENANCE COSTS.

Easement Notes

- EXISTING 25' ACCESS EASEMENT (10/7/88, Bk. MISC. 672A, Pg. 465) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 20' WATERLINE EASEMENT (1/31/89, Bk. MISC. 708A, Pg. 804-806)
- EXISTING 10' UNDERGROUND UTILITY EASEMENT (5/18/89, Bk. MISC. 750A, Pg. 200) PORTIONS VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS []
- EXISTING 10' PNM & MTN. BELL EASEMENT (5/6/88, Bk. C36, Pg. 115)
- EXISTING 30' PNM EASEMENT (3/1/56, Bk. D343, Pg. 511)

NCS Monument 77-M21
 N=1559637.958
 X=1471683.328
 Z=N/A
 G=0.999648202
 Delta Alpha=-0709.1790"

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 1/24/2011
10920 Research Rd SE

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-21-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

Jane E. Morgan
10500 Academy NE Apt. 113
Albuquerque, NM 87111

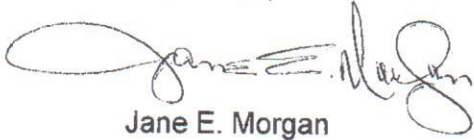
Bernalillo County
Zoning, Building and Planning

RE: Letter of Authorization

To Whom it may concern,

I, Jane E. Morgan, do hereby give Cartesian Surveys Inc., authorization to represent myself as an agent in regards to the summary plat of Lot 3 within Block 4 of Sandia Research Park.

Thank You,

A handwritten signature in black ink, appearing to read "Jane E. Morgan". The signature is fluid and cursive, with a large loop at the beginning and a long tail that loops back under the name.

Jane E. Morgan



City of Albuquerque

PLEASE NOTE: The Neighborhood 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.

Date: March 13, 2014

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on March 13, 2014 (date)

TO CONTACT NAME: Will Plotner or Denise King
COMPANY/AGENCY: Artesian Surveys
ADDRESS/ZIP: 2104 Southern Blvd. Rio Rancho, NM
PHONE/FAX #: 896 3050 891 0244

Contacted the Office of Neighborhood Coordination requesting the contact names for ALL Affected Neighborhood and/or Homeowner Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Lot 3, Block 4 Sandia Research Park located on 10500-10520 Research between Eubank and Southern. zone map page(s) M-21.

Our records indicate that as of 3/13/14 (date), there were No Affected

Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina J Carmora
OFFICE OF NEIGHBORHOOD COORDINATION

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

April 4, 2014

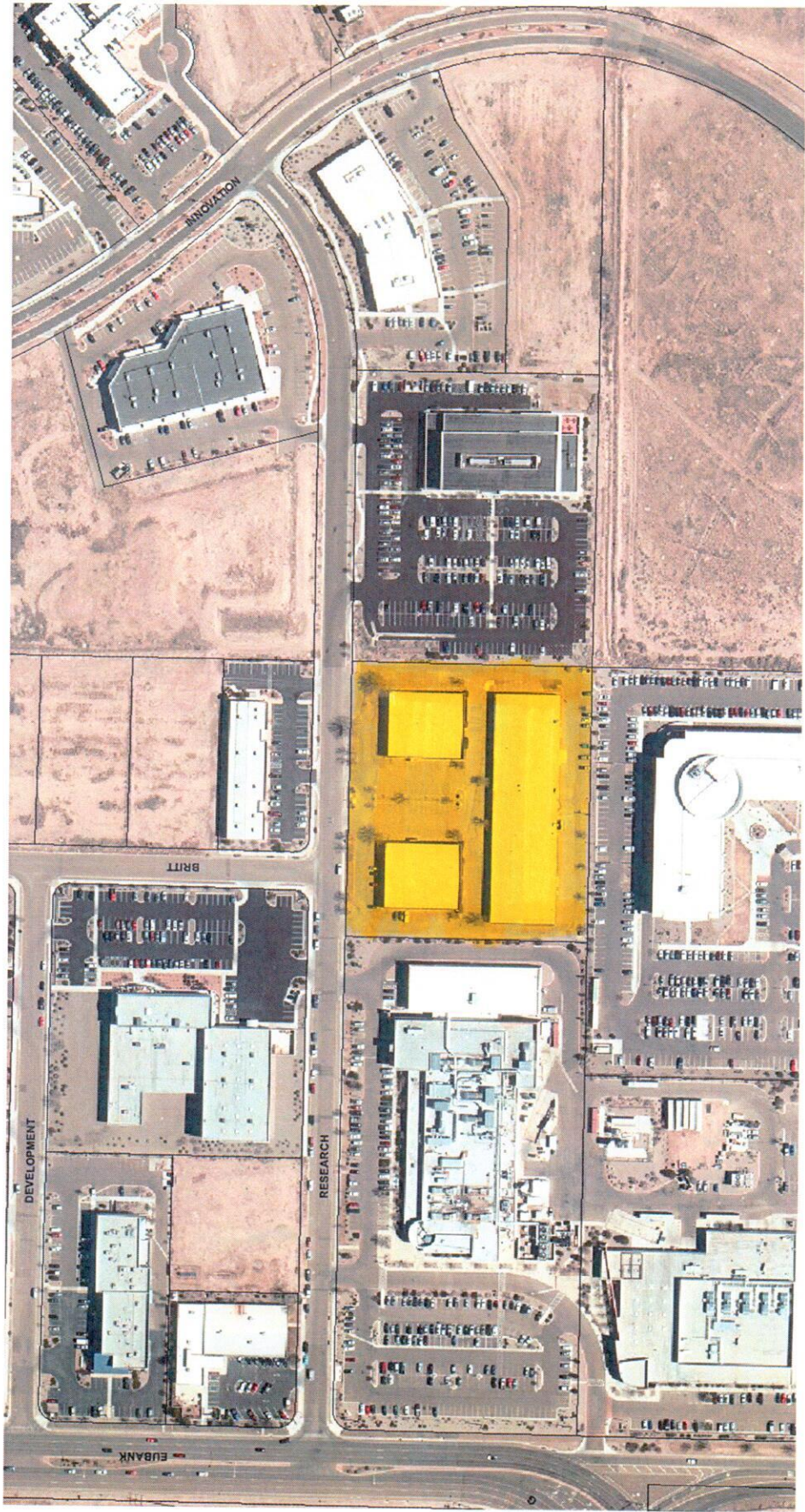
Re: Amended Site Plan to reflect the proposed lot lines and easements.

To Whom It May Concern:

This letter is to inform you that our firm, acting as an agent for the owner, is requesting approval of an amended site plan reflecting the proposed lot lines and easements. The subject property is located south of Research Road SE and east of Eubank Boulevard SE (See Attached).

Thank you,

Denise King





PROPERTY ZONE I-P (SU-1)

* TAKEN FROM ORIGINAL
SITE PLAN
DRB 88-505

DESIGN DATA

SEISMIC ZONE: II
ROOF LIVE LOAD: 20 PSF
WIND PRESSURE LOAD: 75 MPH (SEE ATTACHED CALCULATIONS)

BUILDING SUMMARY

BUILDING AREA: ALLIANCE ELECTRONICS

OFFICE	-	5,617.0	SG. FT.
MANUF.	-	3,817.0	SG. FT.
WAREHOUSE	-	6,566.0	SG. FT.
TOTAL	-	36,000.0	SG. FT.
BUILDING "A"	-	12,000.0	SG. FT.
BUILDING "B"	-	12,000.0	SG. FT.

PARKING: ALLIANCE ELECTRONICS "C"

OFFICE	15,617.0	+ 200	= 78.0	SPACES
MANUF.	3,817.0	+ 1000	= 3.8	SPACES
WHSE.	6,566.0	+ 2000	= 3.3	SPACES
TOTAL REQUIRED FOR ALLIANCE				= 96 SPACES

BUILDING "A" "A"

(PROPOSED) OFFICE	9600	+ 200	= 48	SPACES
(PROPOSED) WHSE.	2400	+ 2000	= .2	SPACES
PROPOSED TOT. REQ'D. FOR BLD'G. "A"				= 50 SPACES

BUILDING "B" "B"

(PROPOSED) OFFICE	9600	+ 200	= 48	SPACES
(PROPOSED) WHSE.	2400	+ 2000	= 1.2	SPACES
PROPOSED TOT. REQ'D. FOR BLD'G. "B"				= 50 SPACES

TOT. REQUIRED PARKING ALL BUILDINGS = 196 SPACES
TOT. PARKING PROVIDED = 215 SPACES
(INCLUDING 8 HANDICAP)

PROVIDED
WIN PROPOSED
LOT
|||

56 }
50
50
96
196
55
→ REQ'D = 196

215
|||
104
"C"

BICYCLE REQUIRED: 1 SPACE PER 20 PARKING SPACES
FIRE PROTECTION: ONE 2A10BC FIRE EXTINGUISHER PER 3000 SQ. FT.
LANDSCAPE: REQUIRED AREA = 5,290.0 SQ. FT.
PROVIDED AREA = 2,930 SQ. FT.

OCCUPANT LOAD: ALLIANCE ELECTRONICS

OFFICE	-	15,617	+ 100	= 36.17
MANUF.	-	3,817	+ 200	= 69.09
WHSE.	-	6,566	+ 500	= 3.13
TOTAL				= 239.0
BUILDING "A"	SHELL			= 0
BUILDING "B"	SHELL			= 0

PARKING WIN EACH
PROPOSED LOT = REQUIRED

PI 48

LI

JO
DA
CO
DR
RE

AE