City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION — Supplemental form S
- ____ Major Subdivision Plat
- ____ Minor Subdivision Plat
- ____ Vacation — V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ____ ...for Subdivision Purposes
- ____ ...for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — L

ZONING — Supplemental form Z
- ____ Annexation & Zone Establishment
- ____ Sector Plan
- ____ Zone Change
- ____ Text Amendment
- ____ Special Exception — E

APPEAL / PROTEST of... — A
- ____ Decision by: Planning Director or Staff, DRB, EPC, Zoning Board of Appeals, LUCC

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.

APPLICANT INFORMATION:

NAME: PNM - contact: Paul Padilla — PHONE: 241-2737
ADDRESS: Alvarado Square — FAX: 241-2362
CITY: Albuquerque — STATE NM — ZIP 87158 — E-MAIL: N/A
Proprietary interest in site: Lease space for telecommunications facility
AGENT (if any): Peter P. Armijo, Liberty Wirestar, Inc — PHONE: 344-3510
ADDRESS: 2825 Broadbent Pkwy NE, Suite E — FAX: 344-3511
CITY: Albuquerque — STATE NM — ZIP 87107 — E-MAIL: cell: 440-3478
DESCRIPTION OF REQUEST: Collocation on pre-existing PNM facility w/ flushmount antennas *[AA Colocation on PNM pole]*

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

Lot or Tract No. NW 100 ft., Replat TR F — Block: 4 — Unit: N/A
Subdiv. / Addn. Panorama Heights Addition — Eastridge Substation Addn
Current Zoning: SU-1 — Proposed zoning: N/A
Zone Atlas page(s): J-22 — No. of existing lots: 1 — No. of proposed lots: N/A
Total area of site (acres): .20 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____
Within city limits? * Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No
* UPC No. tax exempt - PNM Substation - Eastridge — MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: 12686 1/2 Indian Place NE, Alb., NM 87111
Between: Indian School Road NE — and Tramway Blvd. NE — (ABQ-031 Cricket Site)

* CASE HISTORY: * 1022058461519109 18CA
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-71-145

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

SIGNATURE ____ DATE 11/13/00
(Print) Peter P. Armijo — ___ Applicant — * Agent

FOR OFFICIAL USE ONLY — Form revised September 2000

- ☐ INTERNAL ROUTING
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- NO Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
00236 - 00000 - 01592		4	$ 30.-
			$
			$
			$
			$
			Total $ 30.-

Hearing date ____

Planner signature / date: 11/15/00

Project # 1000921

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE**

- __ Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- __ Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Letter of authorization from the property owner if application is submitted by an agent
- __ Letters of non-objection from owners of any adjacent residential properties within 100 feet.
- __ Infrastructure List, if relevant to the site plan
- __ Completed Site Plan for Building Permit Checklist
- __ Solid Waste Management Department signature on Site Plan
- __ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
- __ Blue-line copy of Site Plan with Fire Marshal's stamp
- __ Fee (see schedule)
- __ Any original and/or related file numbers are listed on the cover application

☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☒ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ✓ Proposed amended Site Plan with changes circled and noted (folded to fit into an 8.5" x 14" pocket) **5** copies
- ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" x 14" pocket) **1** copy
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- ✓ Letters of non-objection from owners of any adjacent residential properties + (MLA)
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if change is less than 2% of sguare footage.)
- __ Sign Posting Agreement (Not required if change is less than 2% of square footage.)
- __ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ✓ Fee (see schedule)
- __ Any original and/or related file numbers are listed on the cover application

Master Lease Agreement w/ PNM

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

Laurie J. Anderson, Liberty Wireless/Cricket Comm
Applicant name (print)

Laurie J Anderson, Zoning Specialist 11.15.00
Applicant signature / date

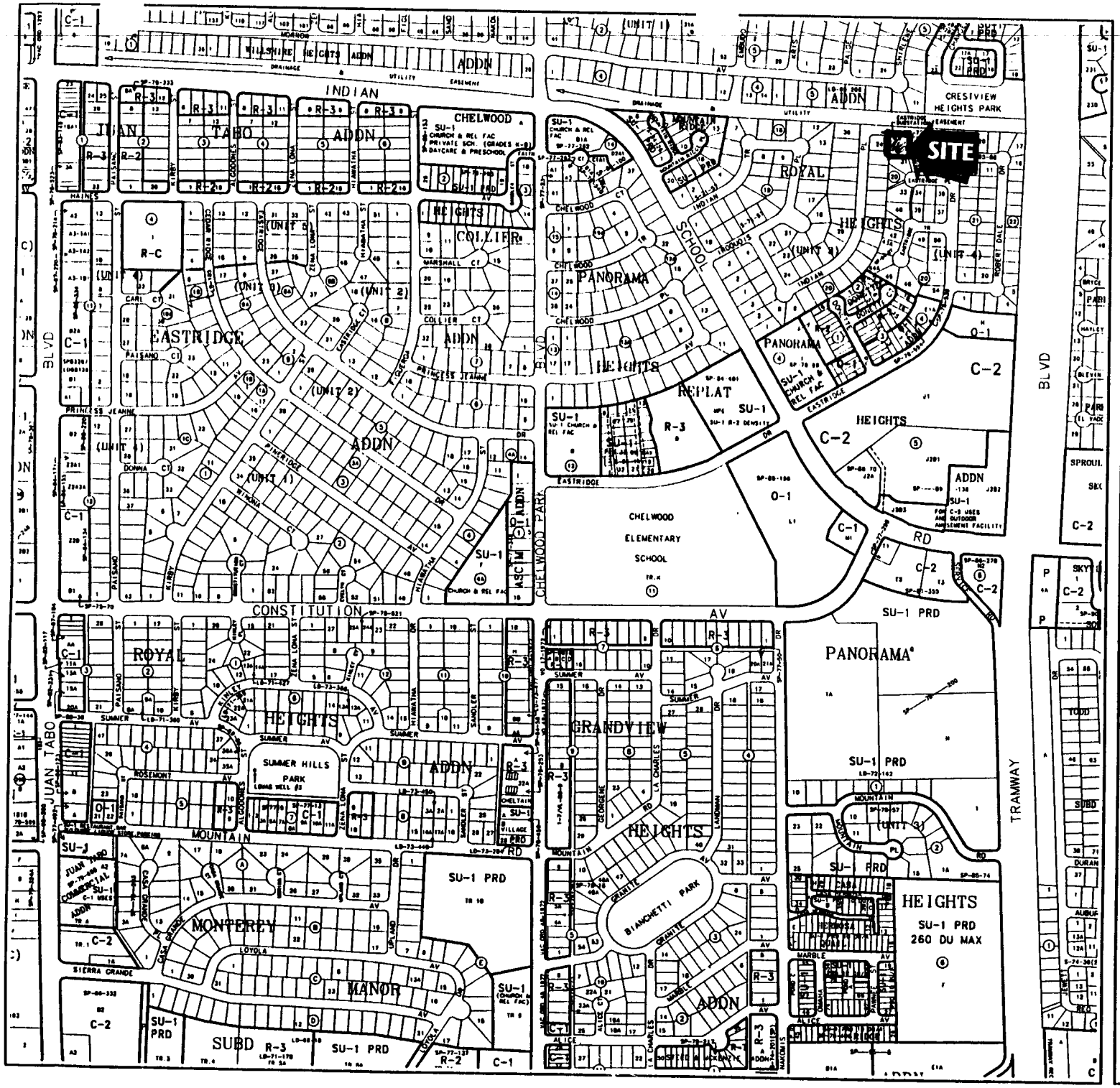
Form revised September 2000

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

Application case numbers
00236 - 00000 - 01592
____ - ____ - ____
____ - ____ - ____

JM 11/15/00
Planner signature / date

Project # 1000 921



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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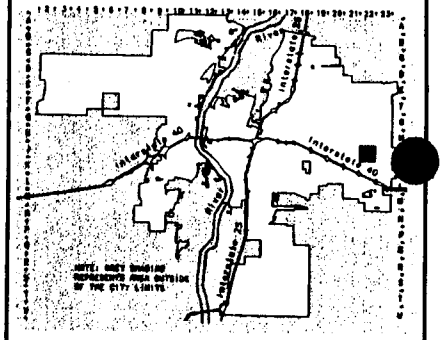
GRAPHIC SCALE IN FEET

250 0 500 1000



Zone Atlas Page

J-22-Z

Map Amended through
September 16, 1999

LIBERTY
WireStar incorporated®

November 10th, 2000

Mr. Richard Dineen
City of Albuquerque
Planning Department
3rd Floor
600 Second Street, NW
Albuquerque, New Mexico 87102

Dear Richard:

Pursuant to the City of Albuquerque's Zoning Ordinance, Cricket Communications would like to provide the following information with regard to a collocation application for telecommunication facility on an existing 80' vertical structure, located at 12686 Indian Pl. NE, Albuquerque, New Mexico

Cricket Communications intends to place its flushed mounted antennas at the top this PNM pole, the height of the antennas will not exceed the top of the pole. Antennas as mentioned are flushed mounted and will be painted to the match the pole.

The current zone is SU-1, as shown on Zone Atlas page J-22: this facility will generate no vibrations, fumes smoke or emissions. It is an unmanned facility. Equipment cabinets will be housed within an enclosed by a 12' block wall compound painted to match the existing PNM compound block wall.

This facility is intended to serve a portion of Tramway, Indian School and the surrounding communities.

Please address any questions, comments or conditions of approval to me at eh address and phone number listed on this page

Sincerely,
LIBERTY WIRESTAR INC.,

Peter P. Armijo
Zoning Specialist

Enclosures

LIBERTY
WireStar incorporated®

LIBERTY WIRESTAR, INC.
2825 Broadbent Parkway, Suite E
Albuquerque, NM 87107
OFFICE: (505) 344-3510
FAX: (505) 344-3511
Mobile phone: (505) 440-3478

Peter P. Armijo, *Zoning Specialist*
email: parmijo@libertywire.com

Public Service Company of New Mexico
Alvarado Square
Albuquerque, NM 87158
505 241-2700
FAX 505 241-2362

Electric and Gas Services

October 23, 2000

Cricket New Mexico Property Company
Attn: Rhonda Peterson
1700 Louisiana NE, Suite 200
Albuquerque, NM 87110

Dear Ms. Peterson:

At your request, this letter is to acknowledge that Cricket New Mexico Property Company, a Delaware corporation, and Public Service Company of New Mexico (PNM) have consummated a Master License Agreement whereby PNM is willing to allow Cricket a non-exclusive right to place attachments on PNM utility distribution and/or transmission poles or structures, in PNM Rights of Way, solely for the purpose of Cricket providing wireless communications services.

As well, this letter is to acknowledge good faith efforts by Cricket and PNM to finalize a Master Lease Agreement for multiple pole attachments to PNM's Poles and/or Structures on real property owned by PNM but in no way constitutes an agreement to enter into a binding lease agreement.

As such, Cricket has expressed interest in the following sites and wishes to initiate any zoning, building permits, use permits, or administrative review applications necessary to ensure Cricket's ability to use the properties for the purpose of constructing and operating wireless communications facilities:

1)	Site Code:	Abq-007 / Arroyo	PNM Pole # RR-290
	Site Address:	1085 ½ Veranda. SE Rio Rancho. NM PNM Pole # RR-290	
2)	Site Code:	Abq-022 / Tramway	PNM Pole # unk
	Site Address:	6405 ½ Tramway Blvd., NE Albuquerque. NM	
3)	Site Code:	Abq-024 / Sushi Bar	PNM Pole # EB-30
	Site Address:	9600 Montgomery, NE Albuquerque. NM	
4)	Site Code:	Abq-029 / Sign Art	PNM Pole # unk
	Site Address:	3804 ½ 2nd St., NW Albuquerque. NM 87107	
5)	Site Code:	Abq-030 / Lifestyle Apartments	PNM Pole # EB-50
	Site Address:	2713 ½ Wyoming Blvd., NE Albuquerque. NM	
6)	Site Code:	Abq-031 / Eastridge Substation	PNM Pole # unk
	Site Address:	12686 ½ Indian Place. NE Albuquerque. NM	

7) Site Code: Al[illegible]35 / Broadbent PNM Pole # 16[illegible]
Site Address: 2820 ½ Pan American Freeway, NE
Albuquerque, NM

8) Site Code: SAF-005 / PNM Substation PNM Pole # unk
Site Address: 2075 Pacheco St.
Santa Fe, NM

These acknowledgements do not obligate PNM in any way.

Neither party shall be bound with respect to any implied terms and conditions until a final Lease Agreement is negotiated and executed by both parties.

Sincerely,

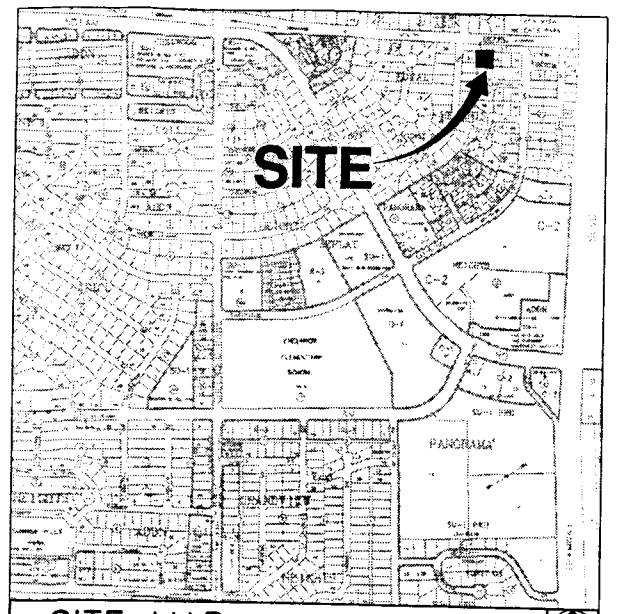
Paul C. Padilla

Paul C. Padilla
Director, Technology Center
(505) 241-2737

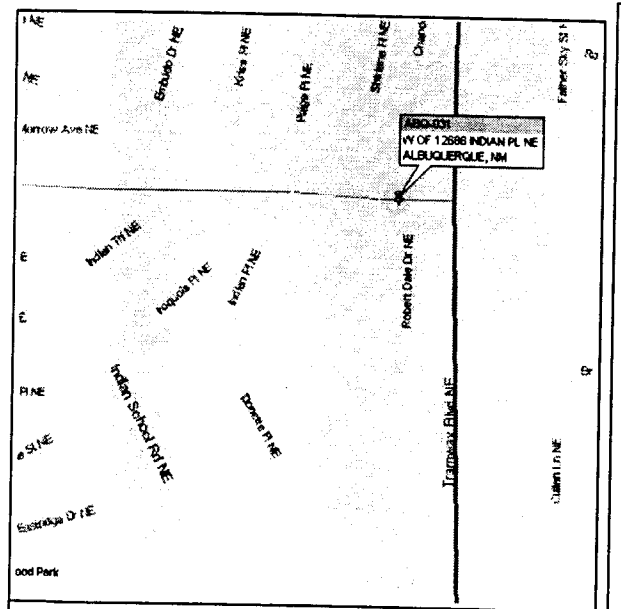
CC: Larry Daniel (Cricket New Mexico Property)

ABQ-031

EASTRIDGE PNM
W OF 12686 INDIAN PL NE
Albuquerque, New Mexico



SITE MAP ZONE ATLAS: J-22-Z NORTH



VICINITY MAP NORTH

GENERAL NOTES

1. SCOPE OF WORK FOR THE CELL SITE CONSISTS OF SITE GRADING, EXCAVATION FOR AND CONSTRUCTION OF A CONCRETE FOUNDATION FOR EQUIPMENT PLACEMENT OF THE EQUIPMENT ON THE NEW FOUNDATION, CHAIN LINK FENCE AND GATES, CRUSHED GRAVEL BASE AROUND SITE, EXTERNAL GROUND RING AND GROUNDING SYSTEM, AND NEW ELECTRICAL AND TELEPHONE SERVICE TO THE EQUIPMENT.
2. CONTRACTOR SHALL VISIT SITES TO FAMILIARIZE HIMSELF WITH EXISTING SITE CONDITIONS AS THEY RELATE TO SITE WORK, FOUNDATION CONSTRUCTION, ACCESS, ELECTRICAL SERVICE, AND OVERALL COORDINATION.
3. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS, AND LOCAL UTILITY COMPANY SPECIFICATIONS. THE WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS UNLESS DIRECTED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. DIMENSIONS SHOWN ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES CONCERNING CONTRACT DOCUMENTS AND EXISTING CONDITIONS, THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK IN QUESTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DIRECTING AND SUPERVISING THE WORK. HE SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND PROCEDURES, AND FOR COORDINATING ALL ASPECTS OF THE WORK.
7. THE RADIO SWITCHING EQUIPMENT IS SUPPLIED UNDER SEPARATE CONTRACT. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHERS PERTAINING TO RADIO SWITCHING EQUIPMENT, OR ANY OTHER RELATED WORK.
8. THE CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS WITH THE LATEST REVISIONS FOR THE USE OF ALL.
9. EVERY EFFORT HAS BEEN MADE TO DEFINE THE SCOPE OF WORK IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS CAUTIONED THAT MINOR OMISSIONS AND DISCREPANCIES IN THESE CONTRACT DOCUMENTS DOES NOT EXCUSE HIM FROM PROVIDING SITE IMPROVEMENTS AND A COMPLETED EQUIPMENT SHELTER ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS.
10. UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CALL PNM 1-800-321-2537 2 WORKING DAYS BEFORE ANY DIGGING BEGINS.

DRAWING LIST

GENERAL DRAWINGS

T1 COVER SHEET & GENERAL NOTES (DRAWING LIST, PROJECT INFORMATION)

CIVIL DRAWINGS

C1 SITE PLAN, & ELEVATION
C2 DETAIL SITE PLAN & NOTES
C3 SITE SURVEY

Project# 1000921

ADMINISTRATIVE AMENDMENT
WIRELESS TELECOMMUNICATION FACILITY
FILE NO. AAT- 00236 00000 01592
Collocated on power pole
Richard Dwer 11/31/00
for PLANNING DIRECTOR DATE

LEGAL DESCRIPTION
PNM Pole #:

Legal Description:
NW 100', Replat of Tract F, Blk 4
Panorama Heights Addition

PROJECT INFORMATION
SITE ADDRESS:
12686 INDIAN PL NE
ZONING CLASSIFICATION:
SU-1
AREA OF CONSTRUCTION (SQ FT):
160 Sq. Ft.
OCCUPANCY CLASSIFICATION:
N/A

PROJECT DIRECTORY

OWNER: CRICKET COMMUNICATIONS
1700 LOUISIANA BLVD., SUITE 200
(505)344-3510

ENGINEER: HEDRICK & ASSOCIATES, LLC
2329 WEST MAIN ST. SUITE 104
LITTLETON CO., 80120
1-303-798-9445

LAND SURVEYOR: CARY GARDEY, N.M.P.S. 12642

ELECTRIC CO: PNM

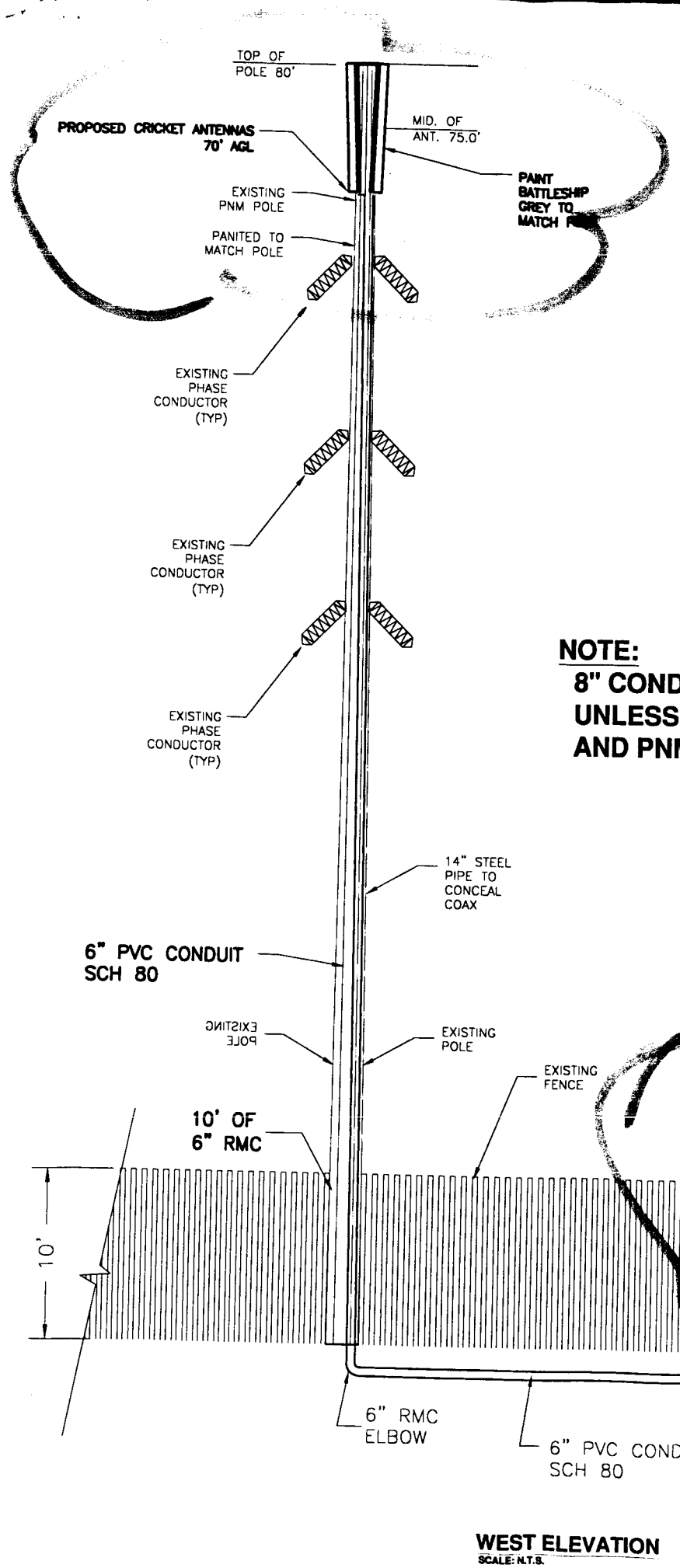
TELEPHONE CO: US WEST (QUEST)

cricket communications

HEDRICK & ASSOCIATES, LLC
CONSULTING ENGINEERING SERVICES

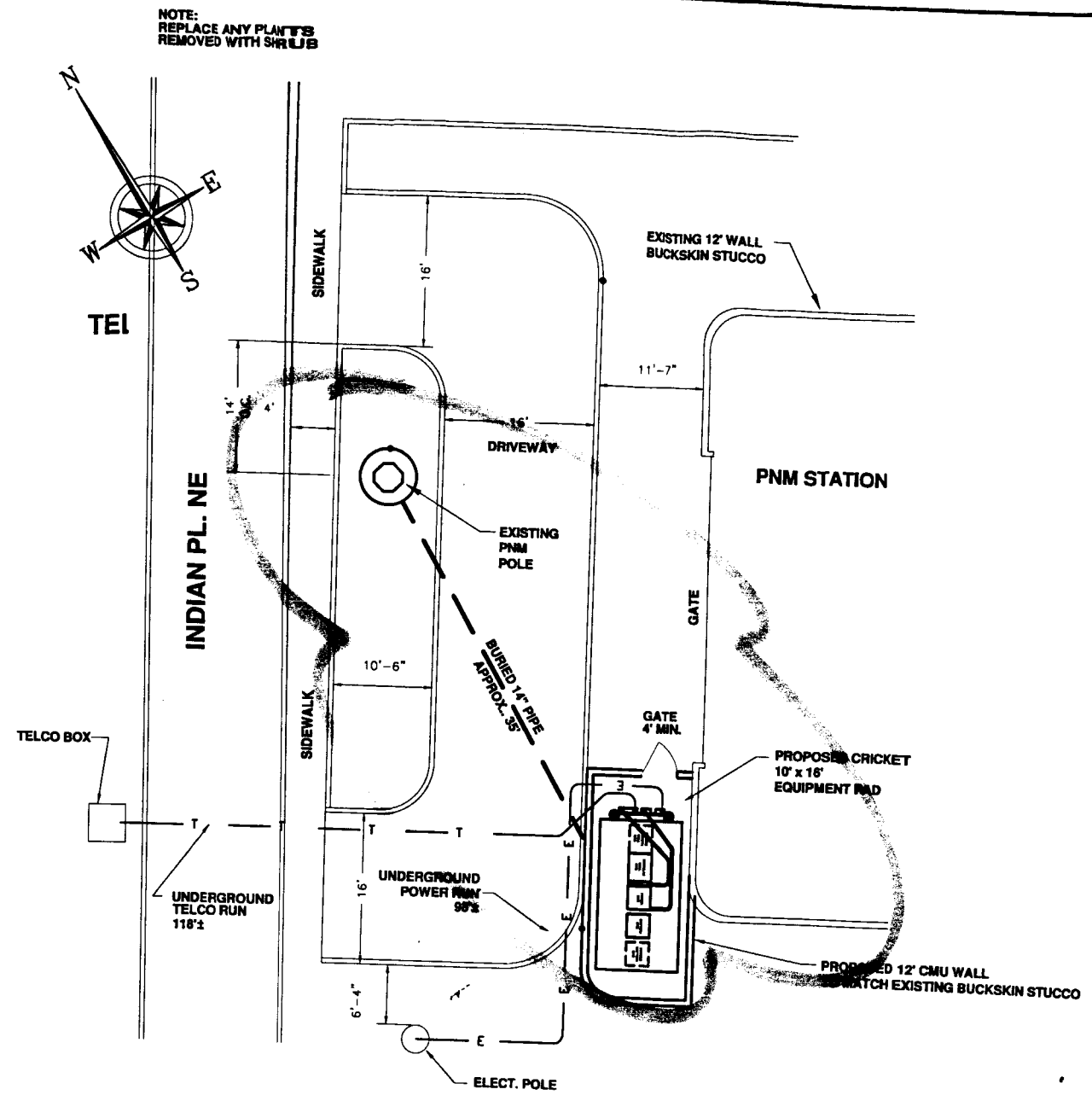
TRAMWAY ROVER\ EASTRIDGE SUBSTATION
TYPE 2, CO-LOCATE SITE, PNM POLE
COVER PAGE

SHEETS	1 OF 9
CAD FILE NAME	ABQ-031-T1.DWG
PROJECT NUMBER	ABQ-031
REVISIONS	
ISSUE DATE	9/13/00
DRAWN	MC
CHECKED	KPH
SEAL	
DRAWING NUMBER	T-1

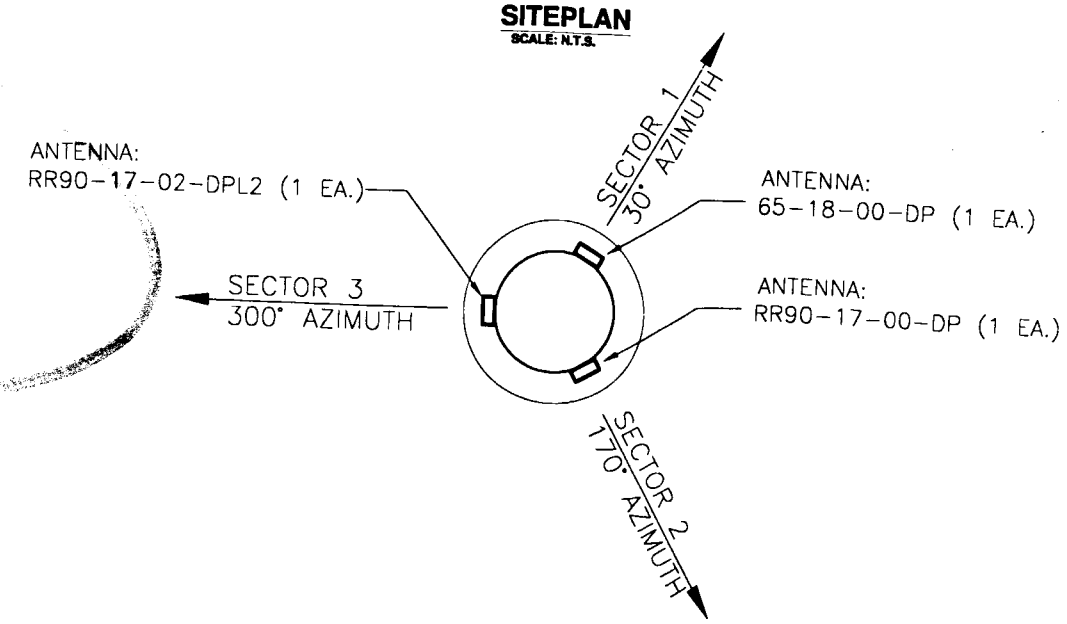


WEST ELEVATION
SCALE: N.T.S.

NOTE:
8" CONDUIT IS NOT TO BE USED UNLESS APPROVED BY ENGINEER AND PNM.



SITEPLAN
SCALE: N.T.S.



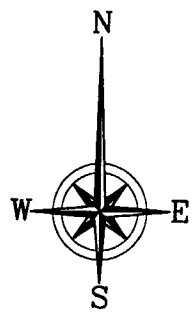
TYPCIAL ANTENNA ORIENTATION PLAN
SCALE: N.T.S.

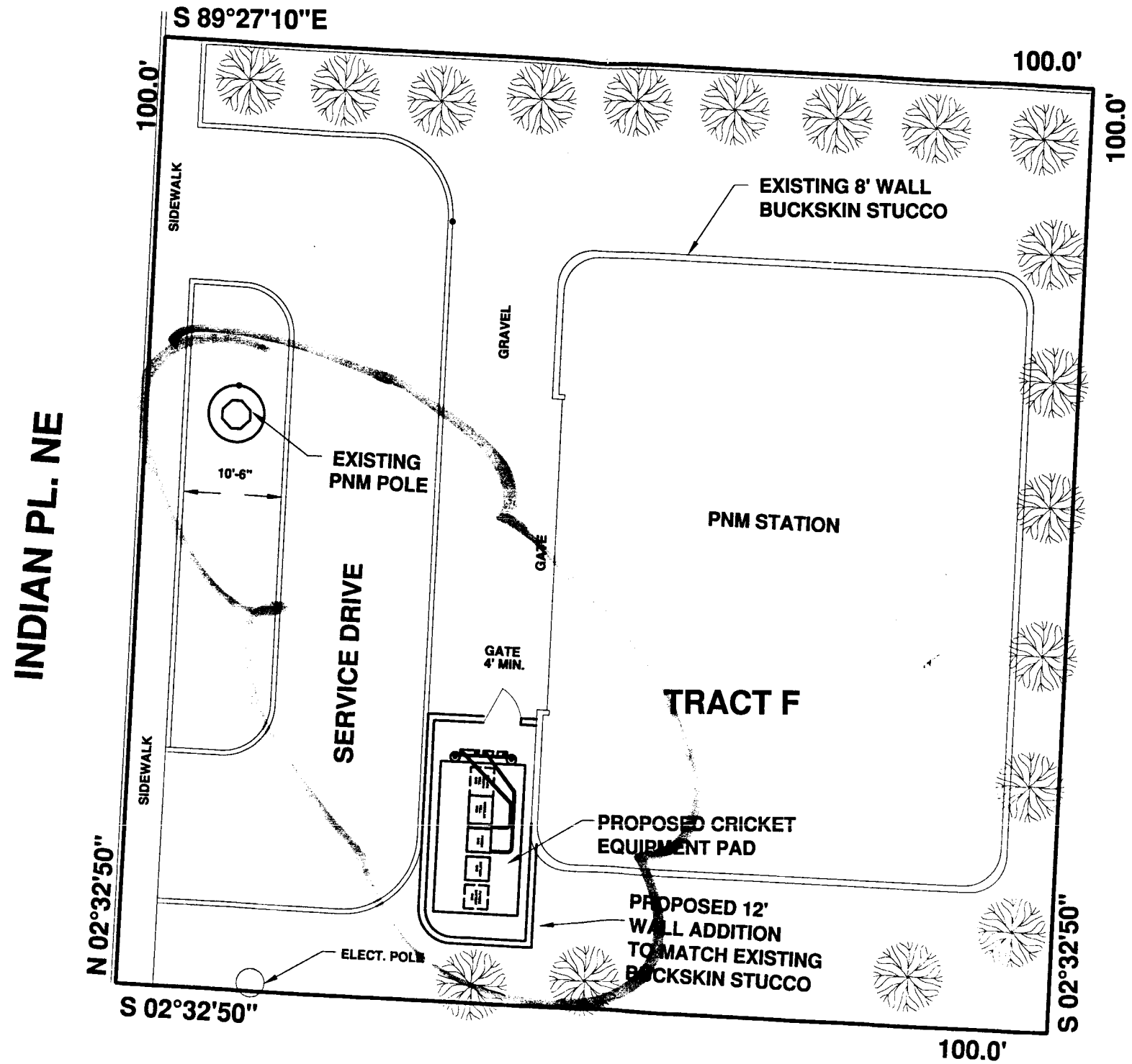
cricket communications

HEDRICK & ASSOCIATES, LLC
CONSULTING ENGINEERING SERVICES

TRAMWAY ROVER\ EASTRIDGE SUBSTATION
TYPE 2, CO-LOCATE SITE, PNM POLE
SITE PLAN & ELEVATION

SHEETS	
2 OF 9	
CAD FILE NAME	
ABQ-031-C1.DWG	
PROJECT NUMBER	
ABQ-031	
REVISIONS	
ISSUE DATE	
9/13/00	
DRAWN	CHECKED
MC	KPH
SEAL	
DRAWING NUMBER	
C-1	





LEGAL DESCRIPTION

NW 100', Replat of Tract F, Blk 4
Panorama Heights Addition

SITE SURVEY
SCALE: N.T.S.

cricket communications

HEDRICK & ASSOCIATES, LLC
CONSULTING ENGINEERING SERVICES

TRAMWAY ROVER\ EASTRIDGE SUBSTATION
TYPE 2, CO-LOCATE SITE, PNM POLE
SITE SURVEY

SHEETS	
4 OF 10	
CAD FILE NAME	
ABQ-031-C3.DWG	
PROJECT NUMBER	
ABQ-031	
REVISIONS	
ISSUE DATE	
9/13/00	
DRAWN	CHECKED
MC	KPH
SEAL	
DRAWING NUMBER	
C-3	