

# CITY OF ALBUQUERQUE



March 22, 2016

Charlie Otero  
Charlie Otero Architect Inc.  
8000 Pennsylvania Circle NE  
Albuquerque, NM 87110

**Re: Oso Grande Technologies**  
**725 6<sup>th</sup> St. NW**  
**Traffic Circulation Layout**  
Satellite Antenna Telecommunication Facility dated 2-19-16  
Project # 1010723, Case # 16AA-10015 (J14-D-108)  
180

Dear Mr. Ortero,

The TCL submittal received 3-21-166 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\gs via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: OSO GRANDE TECHNICAL Building Permit #: 201690367 Hydrology File #: 11AD180

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: \_\_\_\_\_

Applicant: Charlie M. Otero Architect Inc. Contact: Charlie

Address: \_\_\_\_\_

Phone#: 505 254 2232 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: \_\_\_\_\_ Contact: charlie.DOACMO@WESTOFFICE.NET

Address: 8000 PENNSYLVANIA CIRCLE NE ALBUQUERQUE NM 87110

Phone#: 505-254-2232 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

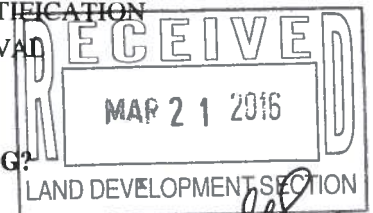
- ☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION  
  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)  
  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ GRADING/ESC PERMIT APPROVAL  
  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
  
☐ PRE-DESIGN MEETING?  
  
☐ OTHER (SPECIFY) \_\_\_\_\_



IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: 3-24-16 By: [Signature]

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE RECEIVED: \_\_\_\_\_

# CITY OF ALBUQUERQUE



February 19, 2016

Oso Grande Technologies  
Attn: James Rosel, General Manager  
725 6<sup>th</sup> Street  
Albuquerque, NM 87102

**Subject: Approval of an amendment 1010723 (16AA-10015) to Project #PA-08-116 a Site Development Plan for a Satellite Antenna Facility (SAF) at 725 6<sup>th</sup> Street , zoned SU-3 Mixed Use Corridor pursuant to the Downtown 2025 Sector Development Plan**

Dear Mr. Rosel,

This letter is to inform you that your request for administrative approval (AA) of an amendment to the site development plan to for the above-referenced Satellite Antenna Facility (SAF) has been approved. Staff finds the following:

## *Findings*

1. The amendment consists of adding two additional ground mounted 8.1 meter dishes and additional fencing to secure the site.
2. Jupiter 2 Albuquerque, a Satellite Antenna Facility (SAF) project, was approved administratively on October 28, 2008 (Project PA-08-116). The project consisted of two 3.5 meter (11 feet 6 inches) a 6 foot high wall around the enclosure area, and one generator. An additional 6.3 meter antenna was added in 2011 and approved administratively.
3. The subject site, zoned SU-3/Mixed Use Corridor (commercial, residential), is located at 725 6<sup>th</sup> Street , between Lomas Boulevard and Marble Avenue, and in the boundaries of the Central Urban area of the Comprehensive Plan( part of the Established Urban area) and the Downtown 2025 Sector Development Plan. The SU-3 zone references the R-3 and C-2 zones. The C-2 zone allows Wireless Telecommunications Facilities and an antenna of up to 65 feet in height as a permissive use.
4. The applicant submitted a Radiation Hazard Analysis (dated August 25, 2014) in accordance with the OED Bulletin NO.65 " Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," Edition 97-01 ,pp 26-40. Results show that the safe distance for the 8.1 meters antennas is 2 meters (6 feet) and the wall surrounding the equipment will keep the public out of the area. Additionally, the applicant states that when the antennas are operating at full power they will be pointed at a satellite and not in a position to come into contact with the public.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

5. All equipment and antennas will be operated pursuant to all applicable local, state and federal requirements.
6. In accordance with the notification requirements in the Wireless Regulations, Zoning Code §14-16-3-17(D)(1)(f), the applicant notified property owners within 100 feet of the subject site and affected neighborhood organizations within a ¼ mile radius of the subject site. Contact persons from the Office of Neighborhood Coordination's (ONC's) Downtown List were notified due to the subject site's location in the Downtown area.
7. Staff was contacted by phone by an individual who is building a home near the subject site. The individual was not concerned about the proposed antennas, but has some concerns about the noise from the existing generator. Staff has not received any additional comments and is unaware of any opposition.
8. In accordance with the Wireless Telecommunication Regulations, Zoning Code §14-16-3-17, the antennas are subject to §14-16-3-17(B)(2), (3), (4) and (5):
  - (2) Lighting and Signage:
    - (a) Only security lighting or lighting required by a state and/or federal agency is allowed, provided:
      - (i) The location of the lighting fixture together with its cut-off angle shall be such that it does not shine directly on any public right-of-way or any residential premises.
      - (ii) The lighting shall not have an off-site luminance greater than 1,000 footlamberts; it shall not have an off-site luminance greater than 200 footlamberts measured from any private property in a residential zone.
    - (b) The only signage that is permitted is that which is required by state or federal law.
  - (3) Abandonment: All wireless telecommunications facilities which are not in use for three consecutive months shall be removed by the wireless telecommunications facility owner. This removal shall take place within three months of the end of such three month period. Upon removal, the site shall be revegetated to blend with the existing surrounding vegetation. If there is no vegetation on a wireless telecommunications facility site, the site shall be returned to its preconstruction condition. The facility owner shall notify the city when removal of the facility occurs.
  - (4) Interference: Every wireless telecommunications facility shall meet the regulations of the Federal Communications Commission, or any successor thereof, regarding physical and electromagnetic interference.
  - (5) Health Issues: Every wireless telecommunications facility shall meet health and safety standards for electromagnetic field emissions as established by the Federal Communications Commission or any successor thereof, and any other federal or state agency.

9. The controlling site development plan for the subject site (see Finding #2, above) is hereby amended to allow the addition of two new 8.1 meter ground mounted antennas; one to be installed as part of a first phase; one to be installed as part of a later phase.

Please note that this decision may be appealed to the Land Use Hearing Officer (LUHO) within 15 days of the date of this letter, which is the close of business on March 7, 2016. Our office will notify you in writing if an appeal of this decision is received. If you have questions, you may contact me at (505) 924-3935. Thank you.

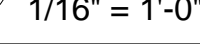
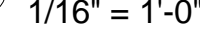
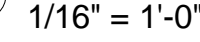
Sincerely,

A handwritten signature in cursive script that reads "Catalina Lehner".

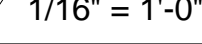
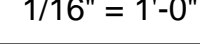
Catalina Lehner, Senior Planner  
City of Albuquerque Planning Department



BICYCLE PARKING REQUIRED = 202 / 20 = 11 SPACES  
BICYCLE PARKING PROVIDED = 11 SPACES

$$12'' = 1'-0''$$


1" = 30'-0"



Scale	As indicated
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