

APPLICATION NO. <b>03 AAD-01029</b>	PROJECT NO. <b>1001445</b>
PROJECT NAME <b>WTCP @ CORSE &amp; IRVING (NEC) NW</b>	
EPC APPLICATION NO.	
APPLICANT / AGENT <b>ATEL/LESQUIERREZ</b>	PHONE NO. <b>710-2079</b>
ZONE ATLAS PAGE <b>C-13</b>	

**AA**

## ONE STOP COMMENT FORM LOG

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>RD</b>	DATE <b>6-19-03</b>	DATE
COMMENTS:		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>RAB</b>	DATE <b>6/20/03</b>	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>BLB</b>	DATE <b>6/20/03</b>	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b> <i>Received 6/23/03 ft</i>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <b>7/12/03 CB</b>	DATE	DATE
COMMENTS:		
<i>6/26/03 Jule Hunt Reg.</i>		
<i>6/27/03 Callidus - Lett May.</i>		
<i>7/1/03 Mfg. w/ applied - requires letter from PNM - rosemary for fiber optics</i>		
<i>7/1/03 Letter received from PNM - location of lines in to easment</i>		

(Return form with plat / site plan)

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S** Supplemental form **Z**

**SUBDIVISION**

\_\_\_ Major Subdivision action

\_\_\_ Minor Subdivision action

\_\_\_ 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**

\_\_\_ Annexation & Zone Establishment

\_\_\_ Sector Plan

\_\_\_ Zone Change

\_\_\_ Text Amendment

**APPEAL / PROTEST of...** **A**

\_\_\_ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

AA

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: ALTEL COMMUNICATIONS PHONE: 505. 881-4006

ADDRESS: 145 QUINCY NE FAX: 505. 880-8768

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_

Proprietary interest in site: LEASE HOLD INTEREST

AGENT (if any): LES F. GUTIERREZ PHONE: 505. 710. 2079

ADDRESS: 4520 MONTGOMERY BLVD NE SUITE 5 FAX: 505. 291. 0387

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: LES.G.401.411@AUL.COM

DESCRIPTION OF REQUEST: CONCEALED SHELTER FOR ALTEL EQUIPMENT LOCATED AT CHEVRON CARWASH (9400 COORS BLVD NW.) ADMINISTRATIVE AMENDMENT

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

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

Lot or Tract No. TRACT 3A1 OF THE BLACK RANCH Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. BERNALILLO COUNTY, NM

Current Zoning: SU-1.6(C) USES Proposed zoning: EA NO CHANGE

Zone Atlas page(s): C-13-Z No. of existing lots: 1 No. of proposed lots: \_\_\_\_\_

Total area of site (acres): 1.1 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. 101300438443110202 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD and IRVING (9400 COORS) NW

Between: COORS BLVD NW and CORRACES CANAL NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): DRB 94-393

1001445 / 02 AA 0091 APPROVED 8/27/02

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 6/18/03

SIGNATURE Les F. Gutierrez DATE 6/18/03

(Print) Les F. Gutierrez Applicant  Agent

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03AA0</u>	<u>AA</u>	<u>P(4)</u>	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>NA</u>			Total <u>\$ 45.00</u>

B. Bendet 8/19/03  
Planner signature / date

Project # 1001445

Form revised September 2001

**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
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- 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**

**CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY**

- DUE IN*
- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
  - Copy of approved Site Plan being amended if applicable (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
  - 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

**NOTE:** The next three items are also required only if the original approval required a public hearing.

- Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
- ~~Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)~~

**NOTE:** Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to **all** those listed above:

- Collocation evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

**PLEASE NOTE:** If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

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

Les F Gutierrez  
 Applicant name (print)  
Les F Gutierrez  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
CBAA0 - 01029  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Robert 6/19/03  
 Planner signature / date  
**Project #** 1001445



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. 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.**

*Les F. Guzman Altuz* 6/19/03

**Applicant or Agent Signature / Date**

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**

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. 82" 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. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines (clearly identify)
8. Existing and proposed easements (identify each)

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

## 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: \_\_\_\_\_ provided: \_\_\_\_\_  
Handicapped spaces required: \_\_\_\_\_ provided: \_\_\_\_\_
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: \_\_\_\_\_  
provided: \_\_\_\_\_
  - 2. Other bicycle facilities, if applicable
- 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: 4/7/2003

- 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 be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 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)

## 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: 4/7/2003

## 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
- 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 discussed 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.*

ONE STOP SHOP . . . FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol - 2nd & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

**PAID RECEIPT**

**APPLICANT NAME** ALLTEL COMMUNICATIONS  
**AGENT** LES F. GUTIERREZ  
**ADDRESS** 4520 MONTGOMERY BLVD, NE SUITE 5 87109  
**PROJECT NO.** 1001445  
**APPLICATION NO.** 03AA0-01029

\$ \_\_\_\_\_ 441006 / 4983000 ( DRB Cases )  
\$ 45.00 441006 / 4971000 ( EPC & AA / LUCG / Appeals )  
\$ \_\_\_\_\_ 441018 / 4971000 ( Notification )

\$ 45.00 **Total amount due**

**\*\*\*DUPLICATE\*\*\***  
City Of Albuquerque  
Treasury Division

06/19/2003 9:39AM LOC: ANNX  
RECEIPT# 00011064 WSN 008 TRANSH 0005  
Account 441006 Fund 0110  
Activity 4971000 TRSDHM  
Trans Amt \$45.00  
J24 Misc \$45.00  
CK 10/28/02 \$45.00  
CHANGE \$0.00

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

001732003	9:29AM	LOC: ANHX
RECEIVED 001704 WSN 008 TRANS 005		
Account # 001000	Land 010	
RECEIVED 001000	TRSDNA	
Trans Amt	482.00	
Trans Amt		482.00
Trans Amt		482.00
Trans Amt		482.00



Jay L. Evans

07/02/03 09:12 AM

To: Cynthia Borrego-Archuleta/PLN/CABQ@COA  
cc: LesG401411@aol.com, Matthew F. Schmader/PARKS/CABQ@COA  
Subject: Alltel Equipment Shelter -- 9400 Coors

Cynthia,

Les Gutierrez has contacted me and provided documents illustrating the siting and design of the proposed Alltel equipment shelter at EveryReady Chevron, 9400 Coors Blvd. NW.

Open Space Division (OSD) has NO OBJECTION to the proposed facility.

Thank you for the opportunity to comment on this application.

Jay Lee Evans

LES F. GUTIERREZ  
 SITE ACQUISITION & ZONING SPECIALIST  
 4520 MONTGOMERY BLVD N.E. SUITE 5  
 ALBUQUERQUE, NM 87109  
 505.255.4500 (OFFICE)  
 505.710.2079 (MOBILE)  
 505.291.0387 (FAX)  
 LESG401411@AOL.COM

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 FACSIMILE TRANSMITTAL SHEET
 

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TO: <b>Cynthia Borrego</b>	FROM: <b>Les Gutierrez</b>
COMPANY: <b>Planning Dept</b>	DATE: <b>7/1/2003</b>
FAX NUMBER: <b>505-924-3339</b>	TOTAL NO. OF PAGES INCLUDING COVER: <b>2</b>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <b>PNM Letter to utilize ROW</b>	YOUR REFERENCE NUMBER:

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

---

 NOTES/COMMENTS
 

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Dear Cynthia... thanks for meeting with me this morning. Attached is the letter you were asking about regarding Alltel's ability to utilize the PNM Right-of-Way for our cabling.

I would appreciate it if you can send me an e-mail to let me know when I can pick up the approved AA.

Take care,

*LES*  
 Les Gutierrez

Public Service Company  
of New Mexico  
4201 Edith Blvd. NE  
Albuquerque, NM 87107  
Fax 505 241-3676

June 20, 2002



Alltel  
C/O Les Gutierrez and Georgia Allen  
145 Quincy NE  
Albuquerque, NM 87108

At the request of Les Gutierrez, representing Alltel, this letter is to acknowledge that Alltel and Public Service Company of New Mexico (PNM) are consummating a Master Lease Agreement for multiple sites whereby PNM is willing to allow Alltel a non-exclusive right to place attachments on PNM utility distribution and/or transmission poles or structures, on PNM property, and in PNM Rights of Way, solely for the purpose of Alltel providing wireless communication services.

As such, Alltel has expressed interest in the following site and wishes to initiate zoning, building permits, or administrative review of applications necessary to ensure Alltel's ability to use the properties for the purpose of constructing and operating a wireless communication facility.

Site Location and Address: Two Steel poles located on Coors.  
1C1 located across from PNM Irving Substation. 1R1  
located at Larry Miller Supermarket on Coors.  
Approximate location is 9501 Coors Blvd. NW,  
Albuquerque, NM

These acknowledgements do not obligate PNM in any way.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Estevan M. Gonzales".

Estevan M. Gonzales  
Manager, Technology & Business  
Development

DS

CC: ~~Les Gutierrez (Representing Alltel)~~  
DCC, PNM Mailstop 0900  
Contract File

**Alltel Communications**  
**4520 Montgomery Blvd NE, Suite 5**  
**Albuquerque, NM 87109**  
**505-710-2079 (Phone)**  
**505-291-0387 (Fax)**

June 18, 2003

City of Albuquerque  
Planning Department  
Plaza Del Sol Building  
600 2<sup>nd</sup> Street N.W.  
Albuquerque, NM 87109

Attention: Cynthia Borrego, Senior Planner

**RE: Description of Alltel facility in Compliance with the City of Albuquerque Wireless Telecommunications**

**Facility Application Regulations (Section 14-16-3-17 in the zone code) relating to Alltel Wireless Telecommunications Facilities**

**Site Address: 9400 Coors Blvd. ZONING-C-1 Chevron Carwash.**

**Legal: Portion of Tract 3A1 of the Black Ranch, Bernalillo County NM.**

Background:

In a previous application for AA approval ( 1001445/02AA0091) the Planning Department approved a WCF for Alltel Communications. The approval included a shelter lease area at the Cottonwood PNM substation. Due to PNM's expansion plans, Alltel will not be able to move forward with the shelter location. Alltel has entered into a lease with Every-Ready Oil Company to lease ground-space across the street at 9400 Coors. The shelter will be attached to the existing car wash and designed to blend in with the existing structure. ( See attached photo-sim). We ask that the City approve our request so we can proceed with our original project.

1. Alltel's equipment will be concealed by the new shelter design.
2. As per the zone code, we have notified the Recognized Neighborhood Associations affected by this project.

We would appreciate it if you could review and approve our request for zoning approval for the above site and should you have any questions regarding our plans, please feel free to contact me at 505-710-2079.

Sincerely,



Les Gutierrez, Site Acquisition and Zoning Specialist  
Alltel Communications

**EVERY-READY OIL COMPANY  
3200 BROADWAY BLVD SE  
ALBUQUERQUE, NM 87106  
505-842-6121**

April 23, 2003

Cynthia Borrego, MPA  
Senior Planner  
City of Albuquerque Planning Department  
P.O. Box 1293  
Albuquerque, NM 87102

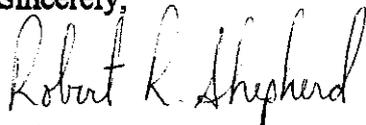
**RE: Letter of Authorization**

For Administrative Amendment Alltel Shelter facility at 9400 Coors Blvd.  
Albuquerque, NM. Tract #3A1 of the Black Ranch, Bernalillo County, NM

Dear Ms. Borrego:

Les Gutierrez is authorized to submit all and necessary documents on behalf of the property owner, PRP, Inc/ Every-Ready Oil Co., to secure zoning approval for an equipment shelter enclosure to house their telecom installation on the above referenced property owned by us.

Sincerely,



Robert R. Shepherd, Vice President  
PRP, Inc.

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

\*\*\*\*\*

(below this line for OCNC use only)

Date of Inquiry: 4-22-03 Time Entered: 4pm OCNC Rep. Initials: DC



City of Albuquerque

CORRECTION

**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: April 23, 2003

TO CONTACT NAME: Les Gutierrez  
COMPANY/AGENCY: Alltel Communications  
ADDRESS/ZIP: 4520 Montgomery Blvd NE, Ste S 87109  
PHONE/FAX #: 255-4500 / 291-0387

Thank you for your inquiry of 4-23-03 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 3A1 of the Black Ranch for Alltel Communications  
zone map page(s) C-13

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Paradise Hills Cnue  
~~Neighborhood Association~~  
Contacts: Larry Weaver  
6001 Unitas Ct. NW / 87114  
898-8640 (h) 846-1511 (w)  
Tom Anderson  
10013 Phunkett Dr NW  
897-2593 (h) 87114

Riverfront Estates  
Neighborhood Association, c/n/c  
Contacts: Dary Plante  
1692 Pace Rd. NW 87114  
235-2020 (h)  
Bob Ponto  
9505 Dancing River NW  
890-3389 (h) 87114

**See reverse side for additional Neighborhood Association Information:** YES  NO { }

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana B. Carmena  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

.....  
Attention: Both contacts per neighborhood association need to be notified.  
.....

Additional Neighborhood Association Information

Eagle Ranch  
 Neighborhood Association  
 Contacts: Julia Moore  
9208 Clinton Anderson Dr NW  
898-6441 (L) 890-1539 (W) 87114  
Fred Hampton  
9620 Stone St. NW  
890-5159 (W) 87114

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

As a common courtesy you may notify the surrounding NA(s) for your project.

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Alltel Communications**  
**4520 Montgomery Blvd NE, Suite 5**  
**Albuquerque, NM 87109**  
**505-710-2079 (Phone)**  
**505-291-0387 (Fax)**

April 24, 2003

Mr. Bob Ponto  
 Riverfronte Estates Homeowners Association  
 9505 Dancing River NW  
 Albuquerque, NM 87114

Dear Mr. Ponto:

Please allow this letter to serve as notification that Alltel Communications will be applying for zoning approval to construct a shelter facility to house telecommunications equipment located at the Chevron car wash at 9400 Coors Blvd. NW. The shelter will be integrated into the car wash building and the equipment will be concealed. Attached are photographs showing the before and after pictures of how the site will look.

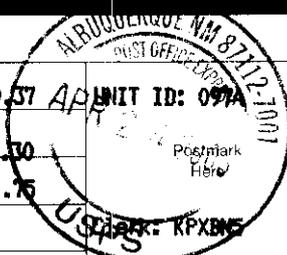
The facility will be designed to fully comply with the zoning regulations governed by the City of Albuquerque for Wireless Telecommunications Facilities.

If you have any questions or comments regarding this matter, please feel free to contact me at 505-710-2079. You may also contact the Planning and Zoning Division of the City of Albuquerque at 505-924-3335.

Sincerely,



Les F. Gutierrez, Site Acquisition and Zoning Specialist  
 Alltel Communications.

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
ALBUQUERQUE, NM 87114			
Postage	\$ 0.37	Permit ID: 099A	Postmark Here
Certified Fee	2.30		
Return Receipt Fee (Endorsement Required)	1.75		
Restricted Delivery Fee (Endorsement Required)			
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>	04/24/03	
Sent To <b>MR BOB PONTO.</b>			
Street, Apt. No., or PO Box No. <b>9505 DANCING RIVER NW.</b>			
City, State, ZIP+4 <b>ALBUQUERQUE, NM 87114</b>			
PS Form 3800, January 2001		See Reverse for Instructions	

7002 0510 0000 1841 4832

**Alltel Communications**  
**4520 Montgomery Blvd NE, Suite 5**  
**Albuquerque, NM 87109**  
**505-710-2079 (Phone)**  
**505-291-0387 (Fax)**

April 24, 2003

Mr. Gary Plante  
 Riverfronte Estates Homeowners Association  
 1692 Pace Rd. NW  
 Albuquerque, NM 87114

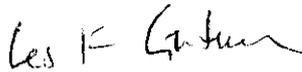
Dear Mr. Plante:

Please allow this letter to serve as notification that Alltel Communications will be applying for zoning approval to construct a shelter facility to house telecommunications equipment located at the Chevron car wash at 9400 Coors Blvd. NW. The shelter will be integrated into the car wash building and the equipment will be concealed. Attached are photographs showing the before and after pictures of how the site will look.

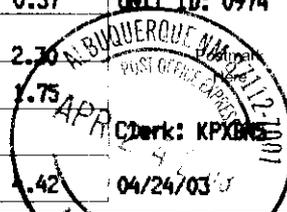
The facility will be designed to fully comply with the zoning regulations governed by the City of Albuquerque for Wireless Telecommunications Facilities.

If you have any questions or comments regarding this matter, please feel free to contact me at 505-710-2079. You may also contact the Planning and Zoning Division of the City of Albuquerque at 505-924-3335.

Sincerely,



Les F. Gutierrez, Site Acquisition and Zoning Specialist  
 Alltel Communications.

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
ALBUQUERQUE, NM 87114	
Postage	\$ 0.37
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>
UNIT ID: 0974	
	
Sent To	MV. GARY PLANTE
Street, Apt. No. or PO Box No.	1692 PACE RD NW
City, State, ZIP+4	ALBUQUERQUE, NM 87114
PS Form 3800, January 2001	
See Reverse for Instructions	

7002 0510 0000 184J 4805

**Alltel Communications**  
4520 Montgomery Blvd NE, Suite 5  
Albuquerque, NM 87109  
505-710-2079 (Phone)  
505-291-0387 (Fax)

April 24, 2003

Ms. Julia Moore  
Eagle Ranch Neighborhood Association  
9208 Clinton Anderson Drive NW  
Albuquerque, NM 87114

Dear Ms. Moore:

Please allow this letter to serve as notification that Alltel Communications will be applying for zoning approval to construct a shelter facility to house telecommunications equipment located at the Chevron car wash at 9400 Coors Blvd. NW. The shelter will be integrated into the car wash building and the equipment will be concealed. Attached are photographs showing the before and after pictures of how the site will look.

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Sincerely,



Les F. Gutierrez, Site Acquisition and Zoning Specialist  
Alltel Communications.

7002 0510 0000 1843 4799

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
ALBUQUERQUE, NM 87114	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
UNIT ID: 0974	
Postmark Here	
Clerk: KPXBNS	
4/24/03	
Sent To: Ms Julia Moore	
Street, Apt. No. or PO Box No.: 9208 CLINTON ANDERSON DR. NW.	
City, State, ZIP+4: ALBUQUERQUE, NM 87114	
PS Form 3800, January 2001	See Reverse for Instructions

**Alltel Communications**  
4520 Montgomery Blvd NE, Suite 5  
Albuquerque, NM 87109  
505-710-2079 (Phone)  
505-291-0387 (Fax)

April 24, 2003

Mr. Fred Hampton  
Eagle Ranch Neighborhood Association  
9620 Stone Street NW  
Albuquerque, NM 87114

Dear Mr. Hampton:

Please allow this letter to serve as notification that Alltel Communications will be applying for zoning approval to construct a shelter facility to house telecommunications equipment located at the Chevron car wash at 9400 Coors Blvd. NW. The shelter will be integrated into the car wash building and the equipment will be concealed. Attached are photographs showing the before and after pictures of how the site will look.

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Sincerely,

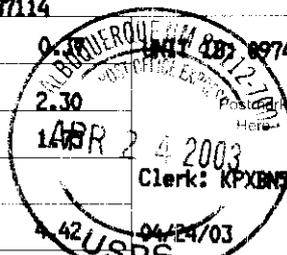


Les F. Gutierrez, Site Acquisition and Zoning Specialist  
Alltel Communications.

7002 0510 0000 1843 4782

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
ALBUQUERQUE, NH 87114	
Postage	\$
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42 USPS
Sent To: Fred Hampton	
Street, Apt. No. or PO Box No.: 9620 Stone St. N.W.	
City, State, ZIP+4: ALBUQUERQUE, NM 87114	

PS Form 3800, January 2001 See Reverse for Instructions



**Alltel Communications**  
**4520 Montgomery Blvd NE, Suite 5**  
**Albuquerque, NM 87109**  
**505-710-2079 (Phone)**  
**505-291-0387 (Fax)**

April 24, 2003

Mr. Tom Anderson  
 Paradise Hills NH Association  
 10013 Plunkett Drive NW  
 Albuquerque, NM 87114

Dear Mr. Anderson:

Please allow this letter to serve as notification that Alltel Communications will be applying for zoning approval to construct a shelter facility to house telecommunications equipment located at the Chevron car wash at 9400 Coors Blvd. NW. The shelter will be integrated into the car wash building and the equipment will be concealed. Attached are photographs showing the before and after pictures of how the site will look.

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If you have any questions or comments regarding this matter, please feel free to contact me at 505-710-2079. You may also contact the Planning and Zoning Division of the City of Albuquerque at 505-924-3335.

Sincerely,

*Les F Gutierrez*

Les F. Gutierrez, Site Acquisition and Zoning Specialist  
 Alltel Communications.

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
ALBUQUERQUE, NM 87114	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>
Sent To <b>TOM Anderson</b> Street, Apt. No., or PO Box No. <b>10013 PLUNKETT DR. N.W.</b> City, State, ZIP+4 <b>ALBUQUERQUE, NM 87114</b>	

UNIT 101 0994  
 ALBUQUERQUE NM 87112-1001  
 POST OFFICE  
 HELPS  
 APR 24 2003  
 Cled: 4/24/03  
 04/24/03  
 USPS

7002 0510 0000 1841 4775

PS Form 3800, January 2001 See Reverse for Instructions

**Alltel Communications**  
**4520 Montgomery Blvd NE, Suite 5**  
**Albuquerque, NM 87109**  
**505-710-2079 (Phone)**  
**505-291-0387 (Fax)**

April 24, 2003

Mr. Larry Weaver  
Paradise Hills NH Association  
6001 Unitas Ct NW  
Albuquerque, NM 87114

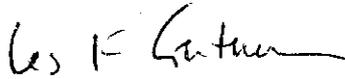
Dear Mr. Weaver:

Please allow this letter to serve as notification that Alltel Communications will be applying for zoning approval to construct a shelter facility to house telecommunications equipment located at the Chevron car wash at 9400 Coors Blvd. NW. The shelter will be integrated into the car wash building and the equipment will be concealed. Attached are photographs showing the before and after pictures of how the site will look.

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Sincerely,



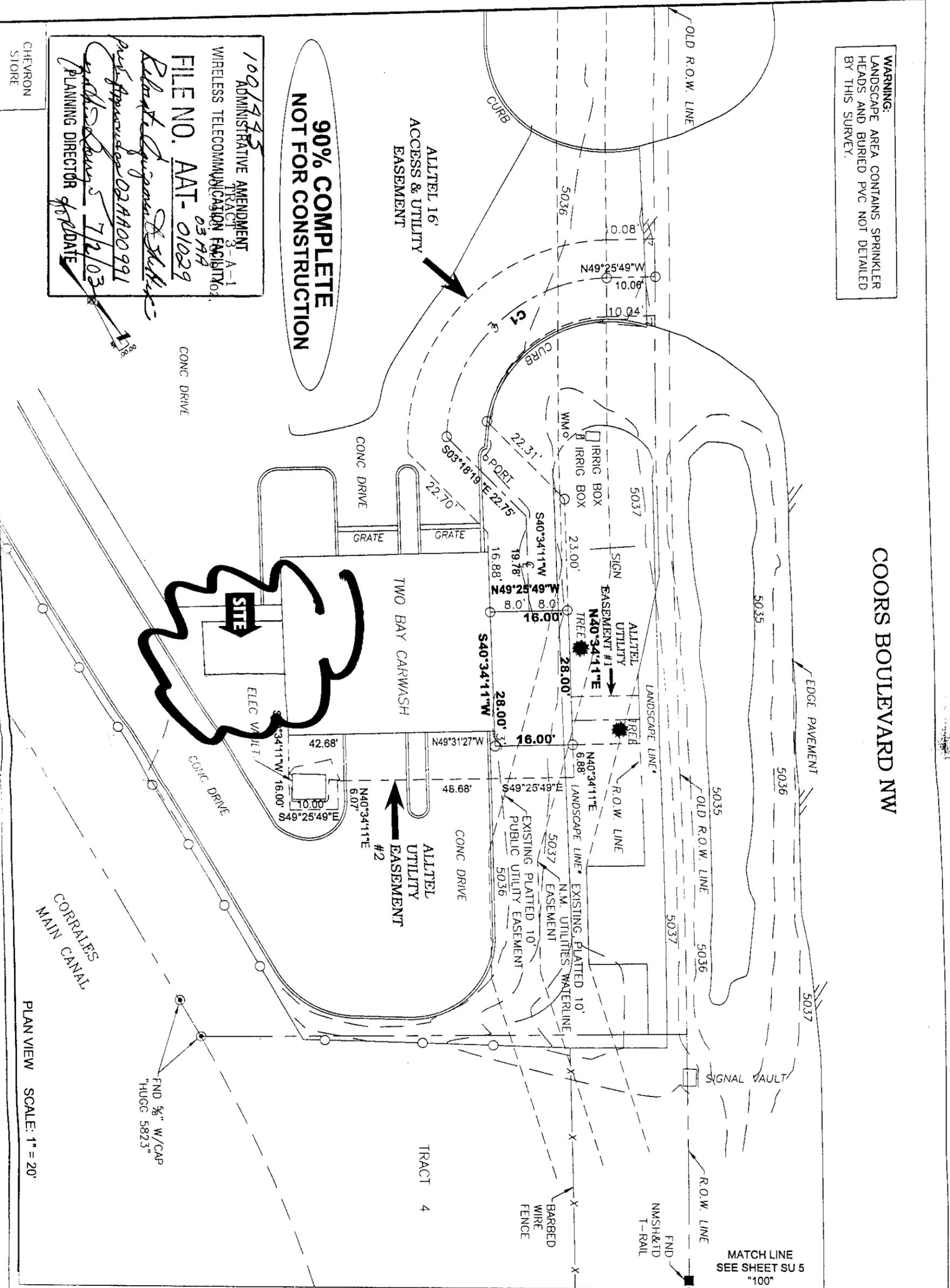
Les F. Gutierrez, Site Acquisition and Zoning Specialist  
Alltel Communications.

7002 0510 0000 1841 4829

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
ALBUQUERQUE, NM 87114	
Postage	\$
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.00
Sent To: MR LARRY WEAVER	
Street, Apt. No. or PO Box No.: 6001 UNITAS CT. NW-	
City, State, ZIP+4: ALBUQUERQUE, NM 87114	
Postmark Here: ALBUQUERQUE, NM 0974 APR 24 2003	
Clerk: KP/DNS	
4/24/03	
40SPS	

**WARNING:**  
LANDSCAPE AREA CONTAINS SPRINKLER HEADS AND BURIED PVC NOT DETAILED BY THIS SURVEY.

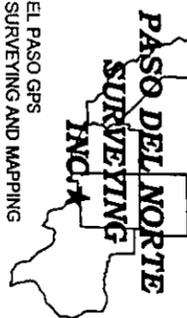
**COORS BOULEVARD NW**



PLAN VIEW SCALE: 1" = 20'

FND 3/4" W/CAP "HUGG 5823"

MATCH LINE SEE SHEET SU 5 100'



EL PASO GPS SURVEYING AND MAPPING  
6130 MONTANA AVE  
TEL: 915-771-4247  
FAX: 915-772-3532

REV. A 05/07/2003

THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION. IT SHALL NOT BE REPRODUCED IN ANY FORM, ELECTRONIC OR MECHANICAL, OR DISCLOSED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF PASO DEL NORTE SURVEYING.

REV	DATE	ECO NO.	DRAWN	CHECKED
A	05/07/2003	-	LDN/d/JOI	SEC

SITE NAME:  
**ALTEL COTTONWOOD II**  
SITE ADDRESS:  
**9400 COORS BLVD. NW  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY  
NEW MEXICO 87114**

SHEET TITLE:  
**PLAN VIEW  
ENLARGED PLAN VIEW**

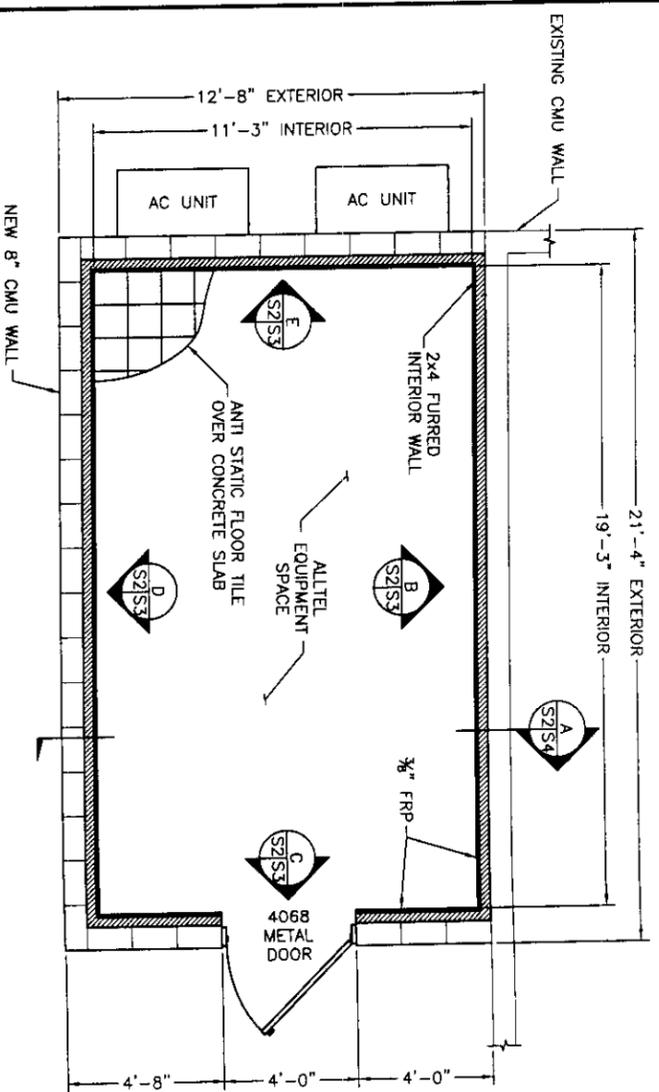
BUSINESS UNIT#: \_\_\_\_\_ SHEET NUMBER: **SU4**  
CLIENT JOB#: \_\_\_\_\_ JOB#:

**100/443**  
ADMINISTRATIVE AMENDMENT  
TRACT 3 A-1  
WIRELESS TELECOMMUNICATION FACILITY  
03/14  
**FILE NO. AAT- 01029**  
*Robert D. Guyman & Staff*  
*Paul Francisco 024400991*  
*Paul Francisco 7/2/03*  
PLANNING DIRECTOR *UPDATE*

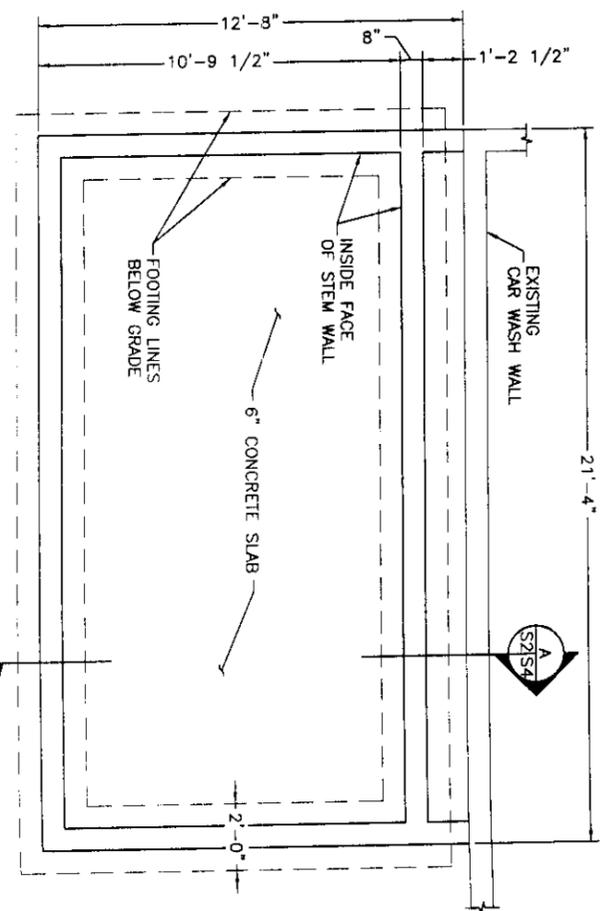
CHEVRON STORE

A B C D E F

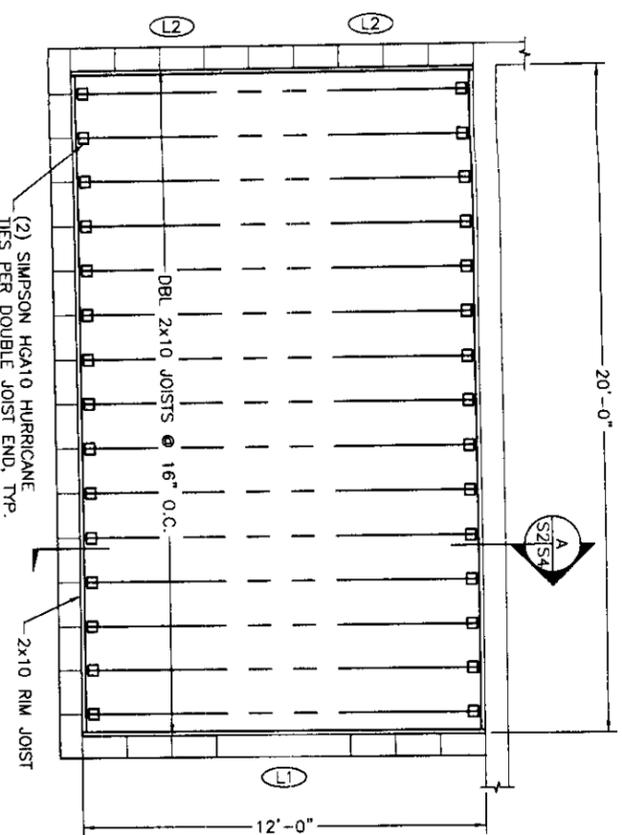




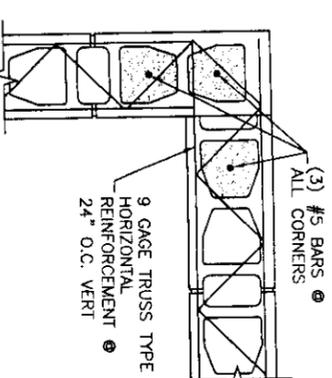
EQUIPMENT SHELTER FLOOR PLAN  
SCALE: 3/16" = 1'-0"



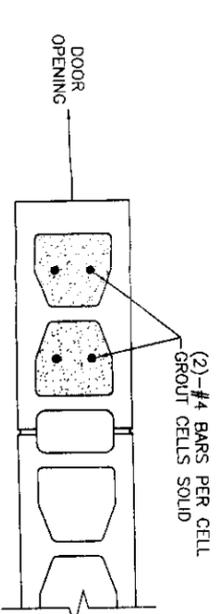
EQUIPMENT SHELTER FOUNDATION PLAN  
SCALE: 3/16" = 1'-0"



EQUIPMENT SHELTER ROOF FRAMING PLAN  
SCALE: 3/16" = 1'-0"

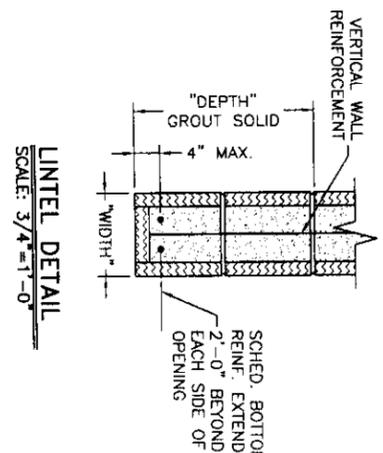


TYPICAL CMU CORNER DETAIL  
SCALE: 3/4" = 1'-0"



DOOR JAMB DETAIL  
SCALE: 1" = 1'-0"

CMU LINTEL SCHEDULE				
MARK	DESCRIPTION	WIDTH	DEPTH	BOTTOM REINFORCEMENT
(L1)	ABOVE DOOR	8"	8"	2-#5 BARS
(L2)	ABOVE AIR OPENINGS	8"	8"	2-#5 BARS



LINTEL DETAIL  
SCALE: 3/4" = 1'-0"

**CONCRETE MASONRY UNIT NOTES:**

- 1 CONCRETE MASONRY UNITS (CMU) PER ASTM C90.
  - A PROVIDE CMU WITH AN AVERAGE UNIT COMPRESSIVE STRENGTH OF 1800 PSI.
  - B PROVIDE NOMINAL FACE DIMENSIONS OF 8"wx8"hx16" L & ACTUAL DIMENSIONS OF 7'-5/8"x7'-5/8"x15'-5/8". PROVIDE SPECIAL SHAPES AS REQUIRED AT CORNERS, JAMBS, & BOND BEAMS.
  - C PROVIDE TYPE I, MOISTURE CONTROLLED UNITS.
  - D PROVIDE NORMAL WEIGHT UNITS.
- 2 MORTAR
    - A EXTERIOR WALLS ABOVE GRADE: TYPE S, 1/4 TO 1/2 PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.
    - B EXTERIOR WALLS AT OR BELOW ON GRADE: TYPE M, 1/4 PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.
    - C PORTLAND CEMENT: ASTM C150, TYPE I OR II.
    - D HYDRATED LIME: ASTM C207, TYPE S.
  - 3 GROUT PER ASTM C476.
  - 4 PROVIDE REINFORCING STEEL AND GROUT SOLID THREE CORNER CELLS AT ALL CORNER LOCATIONS.
  - 5 AT WALL OPENINGS & END OF WALL LOCATIONS, PROVIDE REINFORCING & GROUT SOLID LAST TWO CELLS, OR THE TWO CELLS ON EITHER SIDE OF OPENING.
  - 6 GROUT SOLID ALL BOND BEAMS. RUN REINFORCING CONTINUOUS AROUND ALL CORNERS WITH APPROPRIATE SPLICES.
  - 7 ALL NON-GROUTED CMU CELLS SHALL BE LIGHTLY STUFFED W/ R-30 INSULATION PER ALLTEL DIRECTION.

PRELIMINARY  
NOT FOR CONSTRUCTION

DESIGNED FOR:

5825 EAST MAIN STREET - FARMINGTON, NM 87402

DESIGNED BY:

4520 Montgomery Blvd, NE Suite 5 - Albuquerque, NM 87109  
Tel: 505-232-4884 Fax: 505-232-4898

PROJECT NAME:  
**COTTONWOOD FIBER  
ALLTEL PROJ# 724921038  
POWER POLE CO-LOCATE**

PROJECT ADDRESS:  
**9400 COORS RD NW  
ALBUQUERQUE, NEW MEXICO  
BERNALILLO COUNTY**

SHEET TITLE:  
**SHELTER PLANS & DETAILS**

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY NOT FOR CONSTRUCTION	04/25/03	JMM	JDD

PROJECT NUMBER: 03-002-03

SHEET NUMBER: **S2**

**REFERENCE DOCUMENTS**

1. SUMMARY PLAT, TRACT N PARADISE HILLS INDUSTRIAL PARK AND A PORTION OF TRACT 2 OF EAGLE RANCH AND A PORTION OF A 100' PNM EASEMENT, VOL. C19, FOLIO 32, BERNALILLO COUNTY, NEW MEXICO.
2. TRACTS 3A THRU 3I, BLACK RANCH, (BEING A REPLAT OF TRACT 3 BLACK RANCH) VOL. 91C, FOLIO 121, TOWN OF ALAMEDA GRANT BERNALILLO COUNTY, NEW MEXICO
3. TRACTS 6 A, 6 B AND 6-C PARTITION OF BLACK RANCH VOL. 95C, FOLIO 75, TOWN OF ALAMEDA GRANT BERNALILLO COUNTY, NEW MEXICO
4. TRACTS 1-A WINDMILL ESTATES SUBDIVISION VOL. 96C, FOLIO 402, TOWN OF ALAMEDA GRANT BERNALILLO COUNTY, NEW MEXICO.
5. DEED FOR MELLON DODGE (FORMERLY SPARTON TECHNOLOGIES, BOOK D-581, PG. 518

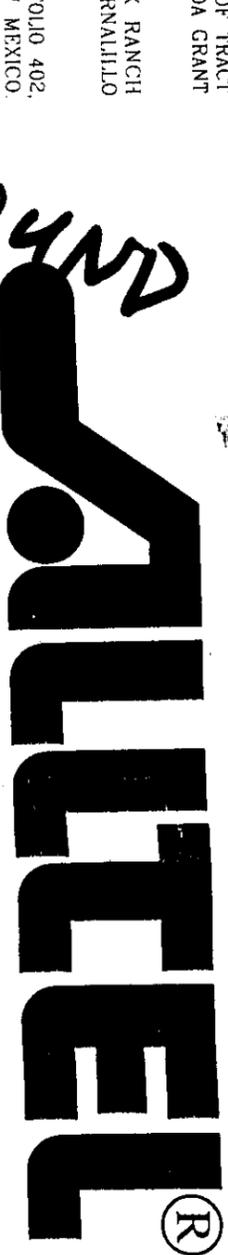
**TITLE REPORT DISCLAIMER**

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT THEREFORE, EASEMENT INFORMATION MAY BE INCOMPLETE.

100 144 S ADMINISTRATIVE  
 DEVELOPMENT PLAN AMENDMENT  
 02 NAD00981  
**FILE NO. AAF APPROVED**  
*Plat of Substn on PNM Substn*  
*8/27/02*  
 PLANNING DIRECTOR *Steve* DATE

**BOUNDARY SURVEY FOR**

**PNM EXISTING POLES & NEW TELE. COMMUNICATIONS LEASE AREA COORS BLVD. NW CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO 87114**



**BACKGROUND**

**CENTER PNM ICI**

LATITUDE: N35°11'15.400" (NAD83)  
 LONGITUDE: W106°39'38.738" (NAD83)  
 ELEVATION: 5040.605ft (NAVD88)

LATITUDE: N35°11'15.244" (NAD27)  
 LONGITUDE: W106°39'36.642" (NAD27)  
 ELEVATION: 5037.865ft (NGVD29)

MEETS FAA 1A ACCURACY  
 TIED TO NGS CONTROL STATION DESIGNATED "HUGHES"

**CENTER PNM IC4**

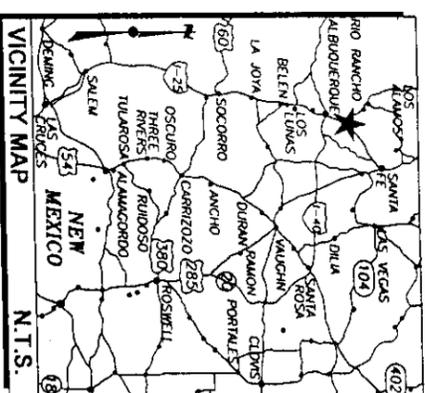
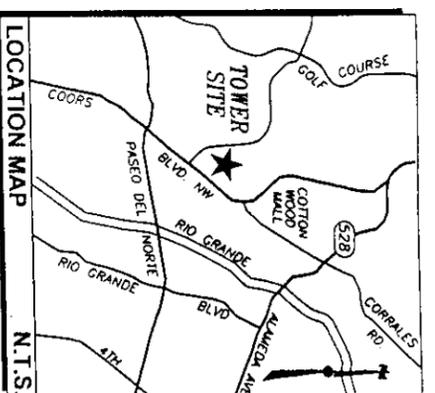
LATITUDE: N35°11'31.311" (NAD83)  
 LONGITUDE: W106°39'22.117" (NAD83)  
 ELEVATION: 5044.605ft (NAVD88)

LATITUDE: N35°11'31.156" (NAD27)  
 LONGITUDE: W106°39'20.021" (NAD27)  
 ELEVATION: 5041.855ft (NGVD29)

MEETS FAA 1A ACCURACY  
 TIED TO NGS CONTROL STATION DESIGNATED "HUGHES"

**BEARING BASIS**

BEARINGS SHOWN HEREIN (EXCEPT FOR PARENTHETICAL RECORD BEARINGS) ARE BASED ON TRUE NORTH FOR A SURFACE TRANSVERSE MERCATOR PROJECTION CENTERED AT THE PROJECT SITE THE TRUE NORTH BEARING BASIS WAS DETERMINED USING GPS SURVEYING METHODS



**FLOOD INFORMATION**

FLOOD ZONE: X  
 PANEL: 35001C0108D  
 DATED: Sept. 20, 1996  
 UPC#  
 NO. 101306436750310313CA

**BOUNDARY SURVEY FOR**

LEASE AREA SITUATE WITHIN A PORTION OF TRACT C, "SUMMARY PLAT TRACT N, PARADISE HILLS INDUSTRIAL PARK, AND A PORTION OF TRACT 2 OF EAGLE RANCH AND A PORTION OF A 100' PNM EASEMENT, PARADISE HILLS, BERNALILLO COUNTY, NEW MEXICO."

I HEREBY CERTIFY THAT THIS IS A SURVEY OF A LEASE AREA AND ASSOCIATED ACCESS AND UTILITY EASEMENTS, BUT THAT IT IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

*Stephen Earl Cobb*  
 STEPHEN EARL COBB R.P.L.S. TX 4297 NM 10472 AZ 25068



**PASO DEL NORTE SURVEYING, INC.**

GPS SURVEYING AND MAPPING  
 6130 MONTANA AVE. STE 211  
 EL PASO, TX 79925  
 TEL: 915-771-0247  
 FAX: 915-772-3532  
 www.pdsurveying.com



**Rev. A 6/20/2002**

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REV	DATE	ECO NO.	DRAWN	CHECKED
A	6/17/2002		JN	SC

SITE NAME: **COTTONWOOD**

SITE ADDRESS: **IRVING SUBSTATION COORS BLVD. NW BERNALILLO COUNTY, NEW MEXICO**

SHEET TITLE: **REFERENCE NOTES LOCATION MAPS**

BUSINESS UNIT:	SHEET NUMBER
CLIENT JOB#:	<b>SU1</b>
PON JOB#:	

**HORIZONTAL DATUM NOTE:**

THE HORIZONTAL DATUM SHOWN HEREON IS NAD83, AS DERIVED USING GPS RTK METHODS AND TIED TO SURVEY DISK "HUGHES".  
 NAD83 LAT "35°09'41.706"N  
 LONG "106°40'47.553"W ADJUSTED

**VERTICAL DATUM NOTE:**

THE VERTICAL DATUM SHOWN HEREON IS NAVD88, AS DERIVED USING GPS RTK METHODS AND TIED TO BENCH MARK DESIGNATION "6. D13"  
 NAVD88 ELTV "5012.765ft" FEET ADJUSTED

**Alltel - COTTONWOOD  
Telecommunications Equipment Lease Area**

The parcel of land herein described is a 500 square foot telecommunications equipment lease area which is a portion of Tract C, of the following titled plat: Summary Plat, Tract N, Paradise Hills Industrial Park, and a Portion of Tract 2 of Eagle Ranch and a Portion of a 100 ft. PNM Easement, a subdivision in the City of Albuquerque of record in Volume C19, Folio 32, Plat Records of Bernalillo County, New Mexico. Said lease area is more particularly described by metes and bounds as follows:

Commencing for reference at a found 5/8" dia. rebar with aluminum cap stamped CSC LS 7270 at the northwest or most northerly corner of said Tract C (for reference, from this point a found 1/2" dia. iron pipe at the northeast or most easterly corner of said Tract C bears SOUTH 65°39'24" EAST 749.26 feet (S 65°36' E 749.19 Rec.); thence, with the northeast boundary line of said Tract C, SOUTH 65°39'24" EAST 91.77 feet (S65°36'00" E 91.80' Rec.); thence, SOUTH 24°20'36" WEST 12.50 feet to the mid point of the northeast boundary line of said 500 square foot telecommunications equipment lease area for the POINT OF BEGINNING hereof.

Thence, SOUTH 65°39'24" EAST 12.50 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472;

Thence, SOUTH 24°20'36" WEST 20.00 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472;

Thence, NORTH 65°39'24" WEST 25.00 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472;

Thence, NORTH 24°20'36" EAST 20.00 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472;

Thence, SOUTH 65°39'24" EAST 12.50 feet to the POINT OF BEGINNING and having an area of 500 square feet or 0.0115 acres.

Bearings cited herein (except for parenthetical record bearings) are based on true north for a surface transverse mercator projection centered near the subject site. This description is based on a field survey performed under the supervision of Stephen Earl Cobb, New Mexico PLS 10472.

**Alltel - COTTONWOOD  
Telecommunications Equipment Access Easement - Part 1**

The 15 foot wide access and utility easement for a 500 square foot telecommunications equipment lease area herein described is a portion of Tract C, of the following titled plat: Summary Plat, Tract N, Paradise Hills Industrial Park, and a Portion of Tract 2 of Eagle Ranch and a Portion of a 100 ft. PNM Easement, a subdivision in the City of Albuquerque of record in Volume C19, Folio 32, Plat Records of Bernalillo County, New Mexico. Said 15 foot wide access easement lies 7.50 feet each side of its centerline which is more particularly described as follows:

Commencing for reference at a found 5/8" dia. rebar with aluminum cap stamped CSC LS 7270 at the northwest or most northerly corner of said Tract C (for reference, from this point a found 1/2" dia. iron pipe at the northeast or most easterly corner of said Tract C bears SOUTH 65°39'24" EAST 749.26 feet (S 65°36' E 749.19 Rec.); thence, with the northeast boundary line of said Tract C, SOUTH 65°39'24" EAST 91.77 feet (S65°36'00" E 91.80' Rec.) to the POINT OF BEGINNING of said centerline description;

Thence, SOUTH 24°20'36" WEST 5.00 feet to the mid point of the northeast boundary line of said 500 square foot telecommunications equipment lease area and having an area of 75 square feet or 0.0017 acres.

Bearings cited herein (except for parenthetical record bearings) are based on true north for a surface transverse mercator projection centered near the subject site. This description is based on a field survey performed under the supervision of Stephen Earl Cobb, New Mexico PLS 10472.

**Alltel - COTTONWOOD  
Telecommunications Equipment Access Easement - Part 2**

The 15 foot wide access and utility easement for a 500 square foot telecommunications equipment lease area herein described is a portion of the Melloy Dodge property (Melloy Dodge 9621 Coors Blvd NW, Albuquerque, NM 87114) (formerly Sparon Technologies property) in the City of Albuquerque of record in Book D-581 at Page 518 and Book D-581 at Page 381, Deed Records, Bernalillo County, New Mexico. Said 15 foot wide access easement lies 7.50 feet each side of its centerline which is more particularly described as follows:

Commencing for reference at a found 5/8" dia. rebar with aluminum cap stamped CSC LS 7270 at the northwest or most northerly corner of Tract C of the following titled plat: Summary Plat, Tract N, Paradise Hills Industrial Park, and a Portion of Tract 2 of Eagle Ranch and a Portion of a 100 ft. PNM Easement, a subdivision in the City of Albuquerque of record in Volume C19, Folio 32, Plat Records of Bernalillo County, New Mexico. (for reference, from this point a found 1/2" dia. iron pipe at the northeast or most easterly corner of said Tract C bears SOUTH 65°39'24" EAST 749.19 feet (S 65°36' E 749.19 Rec.); thence, with the northeast boundary line of said Tract C, and the southwest boundary line of said Melloy Dodge property, SOUTH 65°39'24" EAST 91.77 feet (S65°36'00" E 91.80' Rec.) to the POINT OF BEGINNING of said centerline description;

Thence, NORTH 24°20'36" EAST 11.48 feet;

Thence, 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet, which has a central angle of 90°00'00", and which has a chord of NORTH 69°20'36" EAST, 28.28 feet;

Thence, SOUTH 65°39'24" EAST 120.67 feet;

Thence, 31.42 feet along the arc of a curve to the left which has a radius of 20.00 feet, which has a central angle of 90°00'00", and which has a chord of NORTH 69°20'36" EAST, 28.28 feet;

Thence, NORTH 24°20'36" EAST 9.51 feet;

Thence, 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet, which has a central angle of 90°00'00", and which has a chord of NORTH 69°20'36" EAST, 28.28 feet;

Thence, SOUTH 65°39'24" EAST 12.50 feet;

Thence, 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet, which has a central angle of 90°00'00", and which has a chord of SOUTH 20°39'24" EAST, 28.28 feet;

Thence, SOUTH 24°20'36" WEST 12.13 feet;

Thence, 31.42 feet along the arc of a curve to the left which has a radius of 20.00 feet, which has a central angle of 90°00'00", and which has a chord of SOUTH 20°39'24" EAST, 28.28 feet;

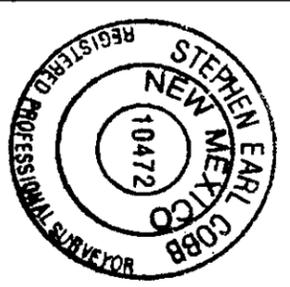
Thence, SOUTH 65°39'24" EAST 432.73 feet to the northwest right-of-way line of Coors Blvd. NW and the POINT OF TERMINATION of this access easement centerline description (for reference, from said point of termination, a found Albuquerque Control Monument NM-448-N10 bears NORTH 58°12'39" EAST 488.11 feet, and also from said point of termination a found 1/2" dia. iron pipe at the northeast or most easterly corner of said Tract C bears SOUTH 40°36'56" WEST 30.06 feet); and having an area of 114.15 square feet or 0.2621 acres.

Bearings cited herein (except for parenthetical record bearings) are based on true north for a surface transverse mercator projection centered near the subject site. This description is based on a field survey performed under the supervision of Stephen Earl Cobb, New Mexico PLS 10472.

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STEPHEN EARL COBB R.P.L.S. TX 4297 NM 10472 AZ 25068

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REV	DATE	ECO NO.	DRAWN	CHECKED
A	6/17/2002	-	AM	SC
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-	-	-	-	-

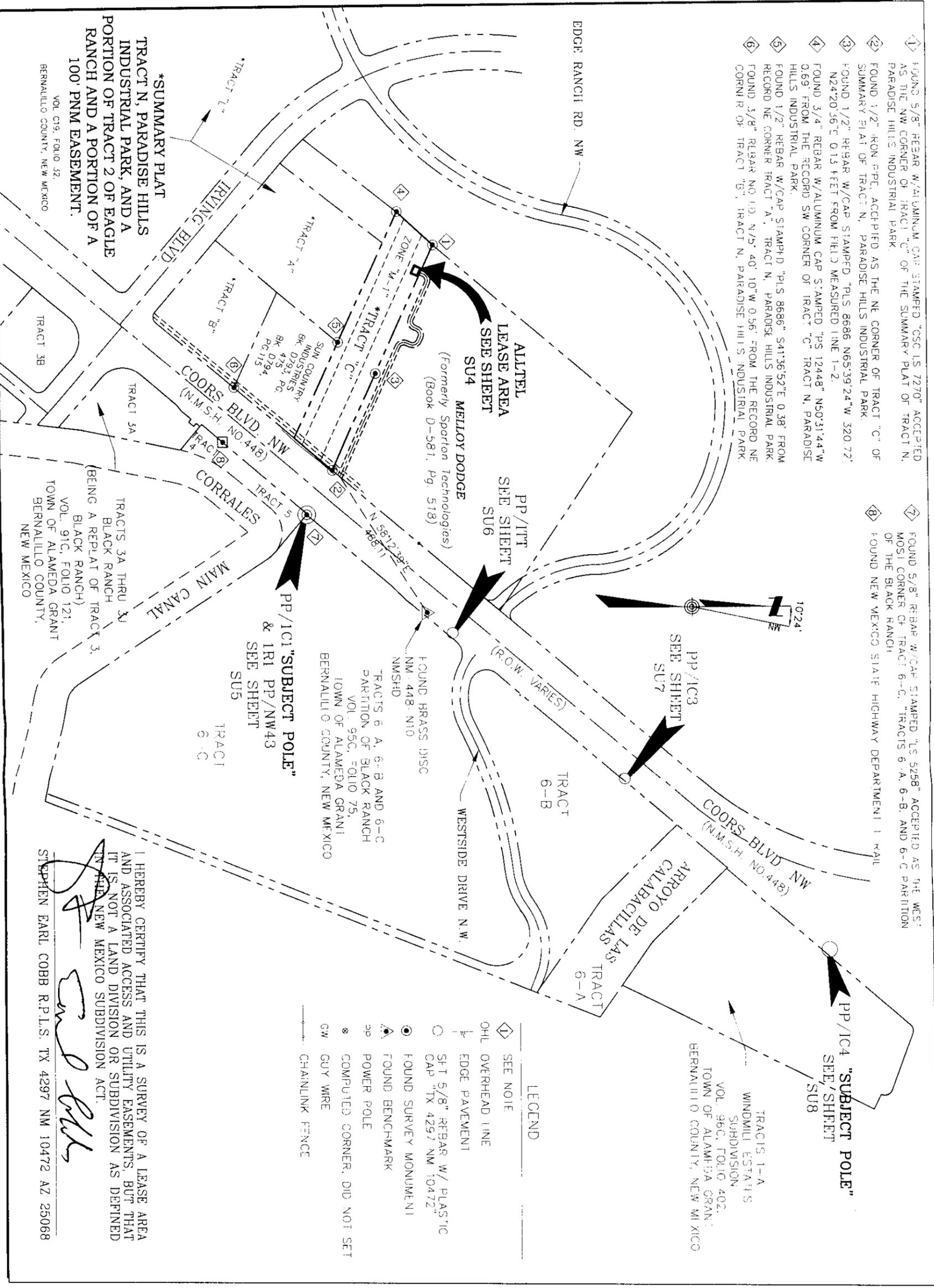
SITE NAME:  
**COTTONWOOD**  
SITE ADDRESS:  
**IRVING SUBSTATION  
COORS BLVD. NW  
BERNALILLO COUNTY,  
NEW MEXICO**

SHEET TITLE:  
**METES & BOUNDS  
DESCRIPTIONS**

BUSINESS UNIT:	SHEET NUMBER
CLIENT JOB#:	<b>SU2</b>
PON JOB#:	

- ① FOUND 5/8" REBAR W/ALUMINUM CAP STAMPED "CSC LS 7270" ACCEPTED AS THE NW CORNER OF TRACT "C" OF THE SUMMARY PLAT OF TRACT N, PARADISE HILLS INDUSTRIAL PARK.
- ② FOUND 1/2" IRON PIPE, ACCEPTED AS THE NE CORNER OF TRACT "C" OF SUMMARY PLAT OF TRACT N, PARADISE HILLS INDUSTRIAL PARK.
- ③ FOUND 1/2" REBAR W/CAP STAMPED "PLS 8686 N65.39.24"W 320.72' N24.20.36"E 0.13 FEET FROM FIELD MEASURED LINE 1-2.
- ④ FOUND 3/4" REBAR W/ALUMINUM CAP STAMPED "PS 12448" N50.31.44"W 0.69' FROM THE RECORD SW CORNER OF TRACT "C" TRACT N, PARADISE HILLS INDUSTRIAL PARK.
- ⑤ FOUND 1/2" REBAR W/CAP STAMPED "PLS 8686" S41.36.52"E 0.38' FROM RECORD NE CORNER TRACT "A", TRACT N, PARADISE HILLS INDUSTRIAL PARK.
- ⑥ FOUND 3/8" REBAR NO. 10, N/2, 40' 10"W 0.56' FROM THE RECORD NE CORNER OF TRACT "B", TRACT N, PARADISE HILLS INDUSTRIAL PARK.

- ⑦ FOUND 5/8" REBAR W/CAP STAMPED "LS 5258" ACCEPTED AS THE WEST MOST CORNER OF TRACT 6-A, 6-B, AND 6-C PARTITION OF THE BLACK RANCH.
- ⑧ FOUND NEW MEXICO STATE HIGHWAY DEPARTMENT 1 RAIL



\*SUMMARY PLAT TRACT N, PARADISE HILLS INDUSTRIAL PARK, AND A PORTION OF TRACT 2 OF EAGLE RANCH AND A PORTION OF A 100' PNM EASEMENT.

VOL. C19, FOLIO 52.  
BERNALILLO COUNTY, NEW MEXICO

TRACTS 3A THRU 3U  
BLACK RANCH  
(BEING A REPLAT OF TRACT 3,  
BLACK RANCH)  
VOL. 91C, FOLIO 121,  
TOWN OF ALAMEDA GRANT  
BERNALILLO COUNTY,  
NEW MEXICO

FOUND BRASS DISC  
NM. 448. N10  
TRACTS 6 A, 6-B AND 6-C  
PARTITION OF BLACK RANCH  
VOL. 95C, FOLIO 75,  
TOWN OF ALAMEDA GRANT  
BERNALILLO COUNTY, NEW MEXICO

**LEGEND**

- ① SEE NOTE
- OHL OVERHEAD LINE
- EDGE PAVEMENT
- SH 5/8" REBAR W/ PLASTIC CAP TX 4297 NM 10472
- FOUND SURVEY MONUMENT
- ▲ FOUND BENCHMARK
- ⊙ POWER POLE
- ⊗ COMPUTED CORNER, DID NOT SET
- ⊕ GUY WIRE
- CHAINLINK FENCE

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*Stephen Earl Cobb*  
STEPHEN EARL COBB R.P.L.S. TX 4297 NM 10472 AZ 25068



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-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

SITE NAME:  
**COTTONWOOD**

SITE ADDRESS:  
IRVING SUBSTATION  
COORS BLVD. NW  
BERNALILLO COUNTY,  
NEW MEXICO

SHEET TITLE:  
**PLAN OVERVIEW**

BUSINESS UNIT#	SHEET NUMBER
CLIENT JOB#	<b>SU3</b>
POB JOB#	

A B C D E F



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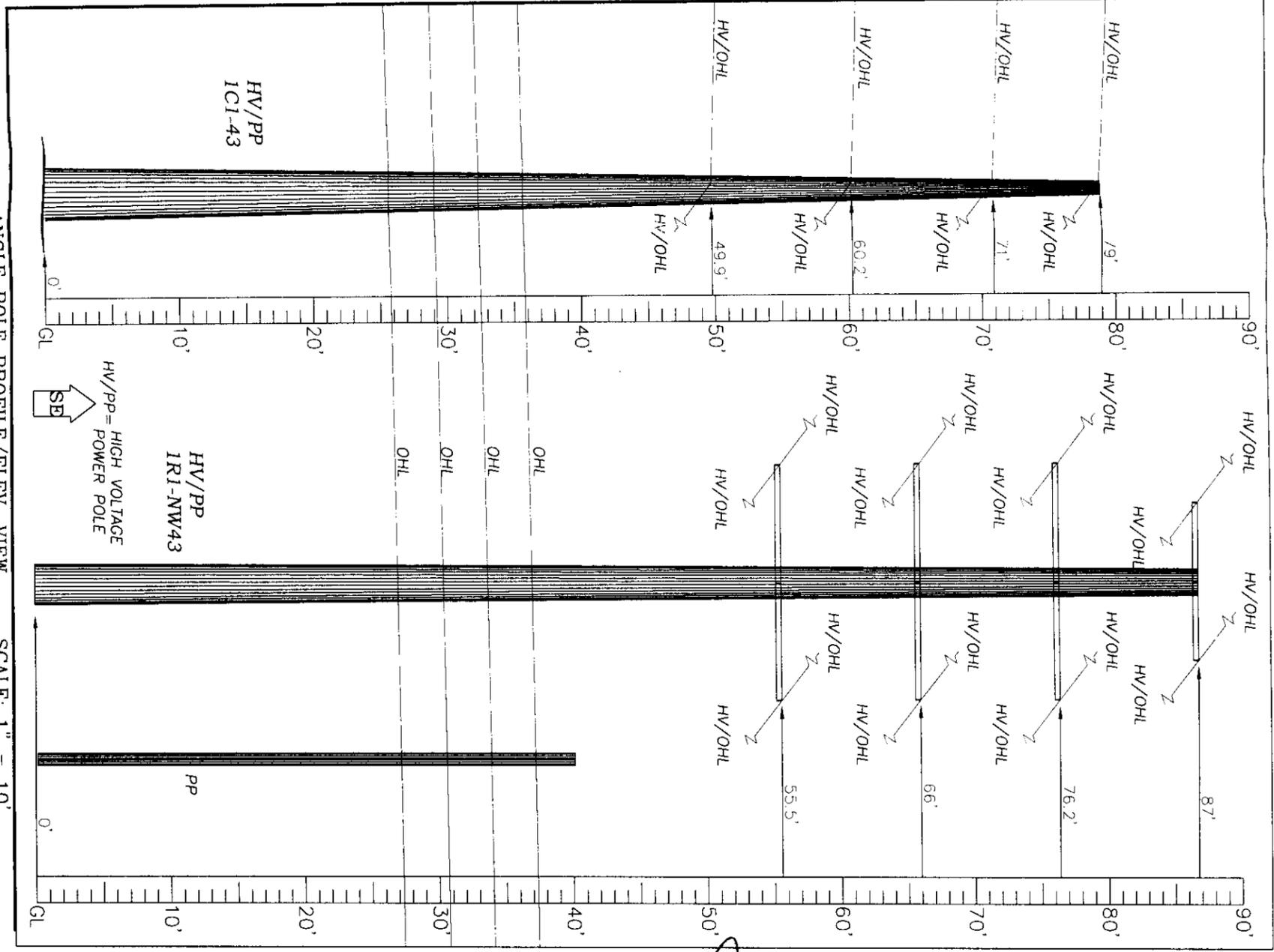
REV	DATE	ECO NO.	DRAWN	CHECKED
A	6/17/2002	-	JM	SC
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-	-	-	-	-

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**COTTONWOOD**

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 IRVING SUBSTATION  
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 BERNALILLO COUNTY,  
 NEW MEXICO

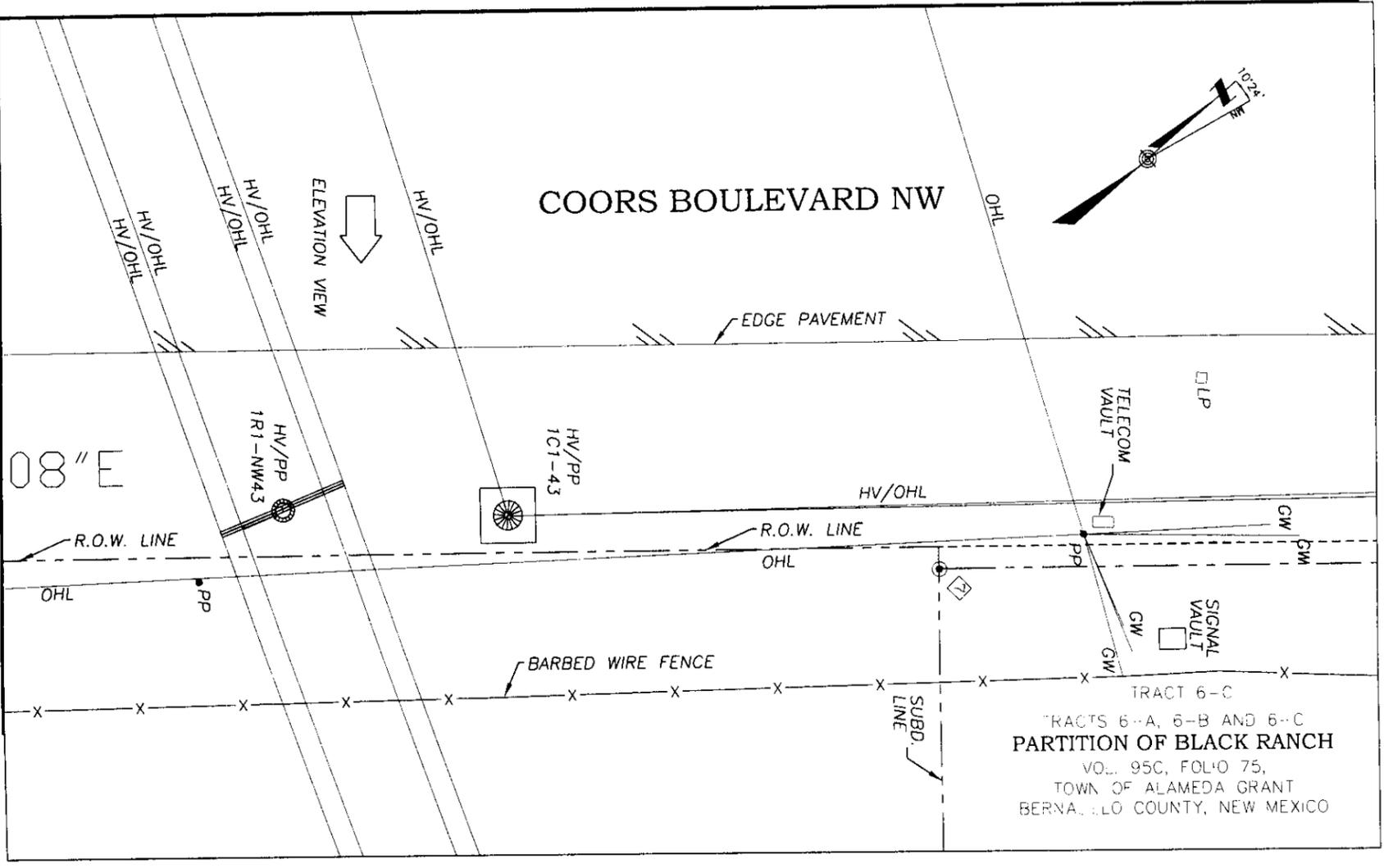
SHEET TITLE:  
**PLAN & PROFILE**  
 P/PIC1 & 1R1

BUSINESS UNIT:	SHEET NUMBER
CLIENT JOB#:	<b>SUS</b>
PON JOB#:	



ANGLE POLE PROFILE/ELEV. VIEW

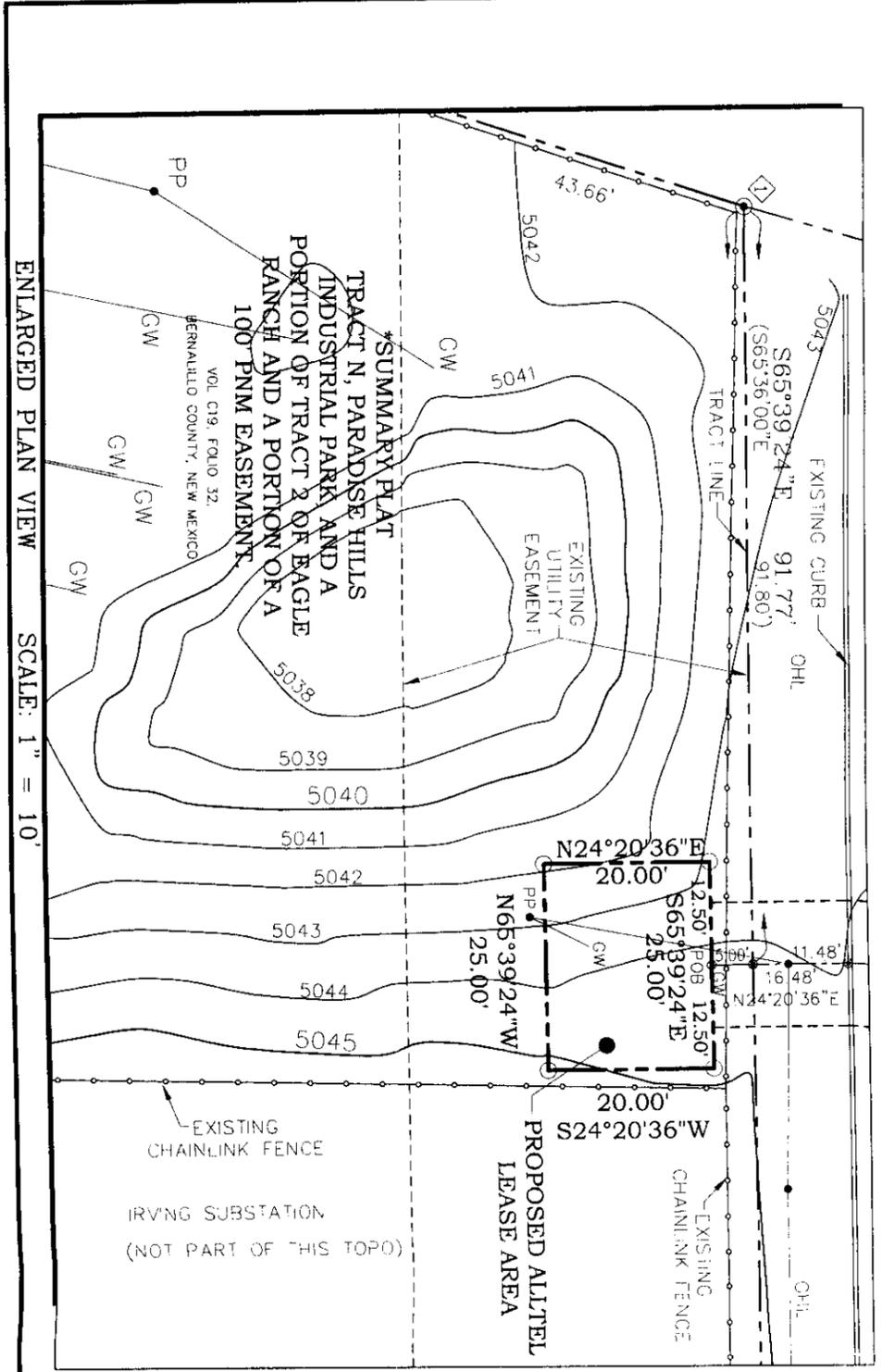
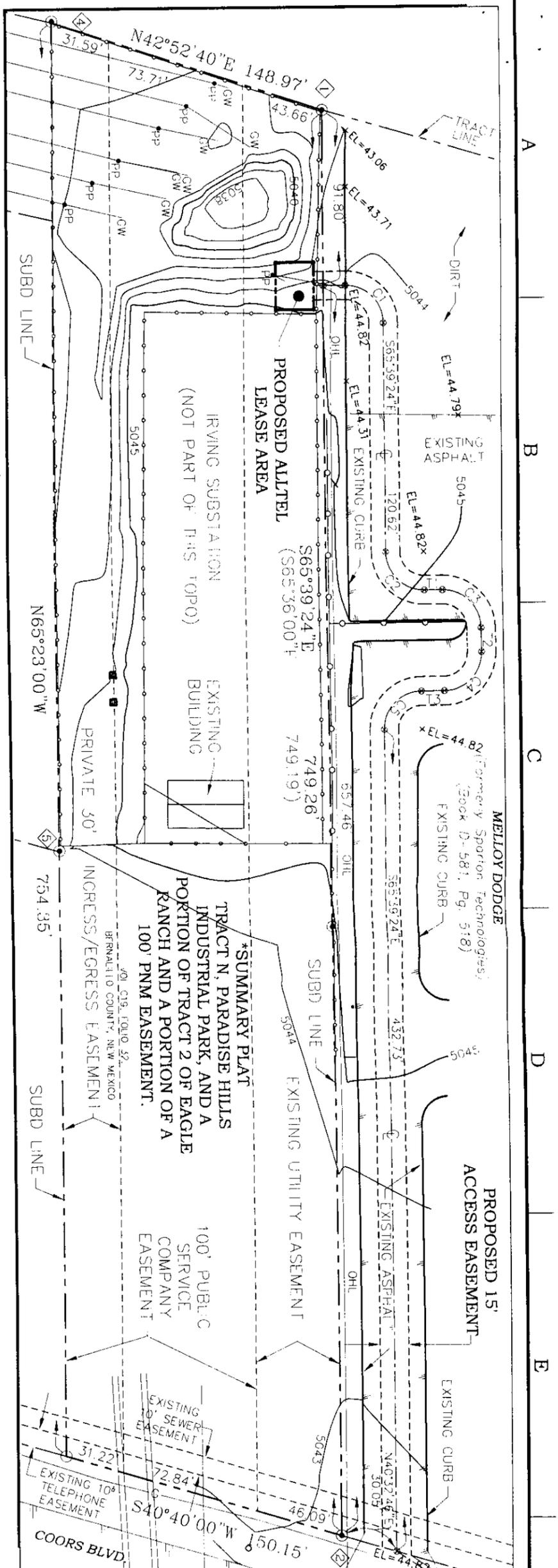
SCALE: 1" = 10'



PLAN VIEW

SCALE: 1" = 20'

TRACTS 6-A, 6-B AND 6-C  
 PARTITION OF BLACK RANCH  
 VOL. 95C, FOLIO 75,  
 TOWN OF ALAMEDA GRANT  
 BERNALILLO COUNTY, NEW MEXICO



Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	20.00'	31.42'	90°00'00"	28.28'	N 69°20'36" E
C2	20.00'	31.42'	90°00'00"	28.28'	N 69°20'36" E
C3	20.00'	31.42'	90°00'00"	28.28'	N 69°20'36" E
C4	20.00'	31.42'	90°00'00"	28.28'	S 20°39'24" E
C5	20.00'	31.42'	90°00'00"	28.28'	S 20°39'24" E

Course	Bearing	Distance
T1	N 24°20'36" E	9.51'
T2	S 65°39'24" E	12.50'
T3	S 24°20'36" W	12.13'

CONTOUR INTERVAL: 1'

LEGEND

- ◆ SEE NOTE SHEET SU3
- OHL OVERHEAD LINE
- EDGE PAVEMENT
- SET 5/8" REBAR W/ PLASTIC CAP TX 4297 VM 10472"
- FOUND SURVEY MONUMENT
- POWER POLE
- ⊙ COMPUTED CORNER, DID NOT SET
- GUY WIRE
- CHAINLINK FENCE

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REGISTERED PROFESSIONAL SURVEYOR  
STEPHEN EARL COBB  
NEW MEXICO  
10472

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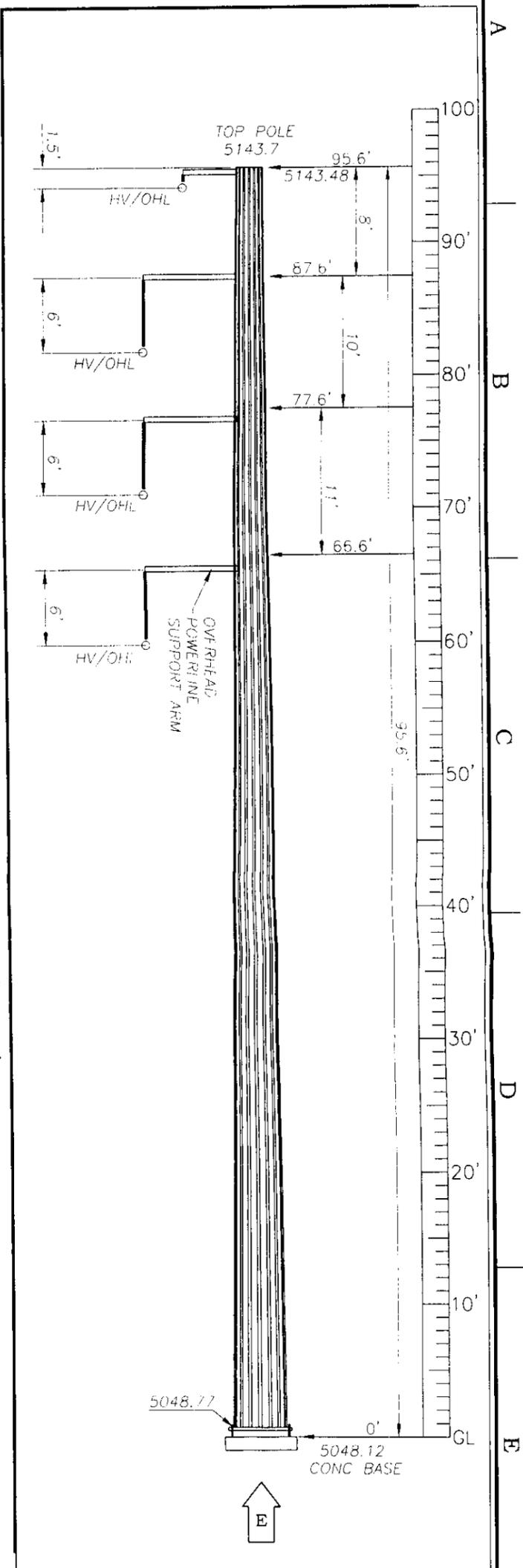
SITE NAME: COTTONWOOD

SITE ADDRESS: IRVING SUBSTATION  
COORS BLVD. NW  
BERNALILLO COUNTY,  
NEW MEXICO

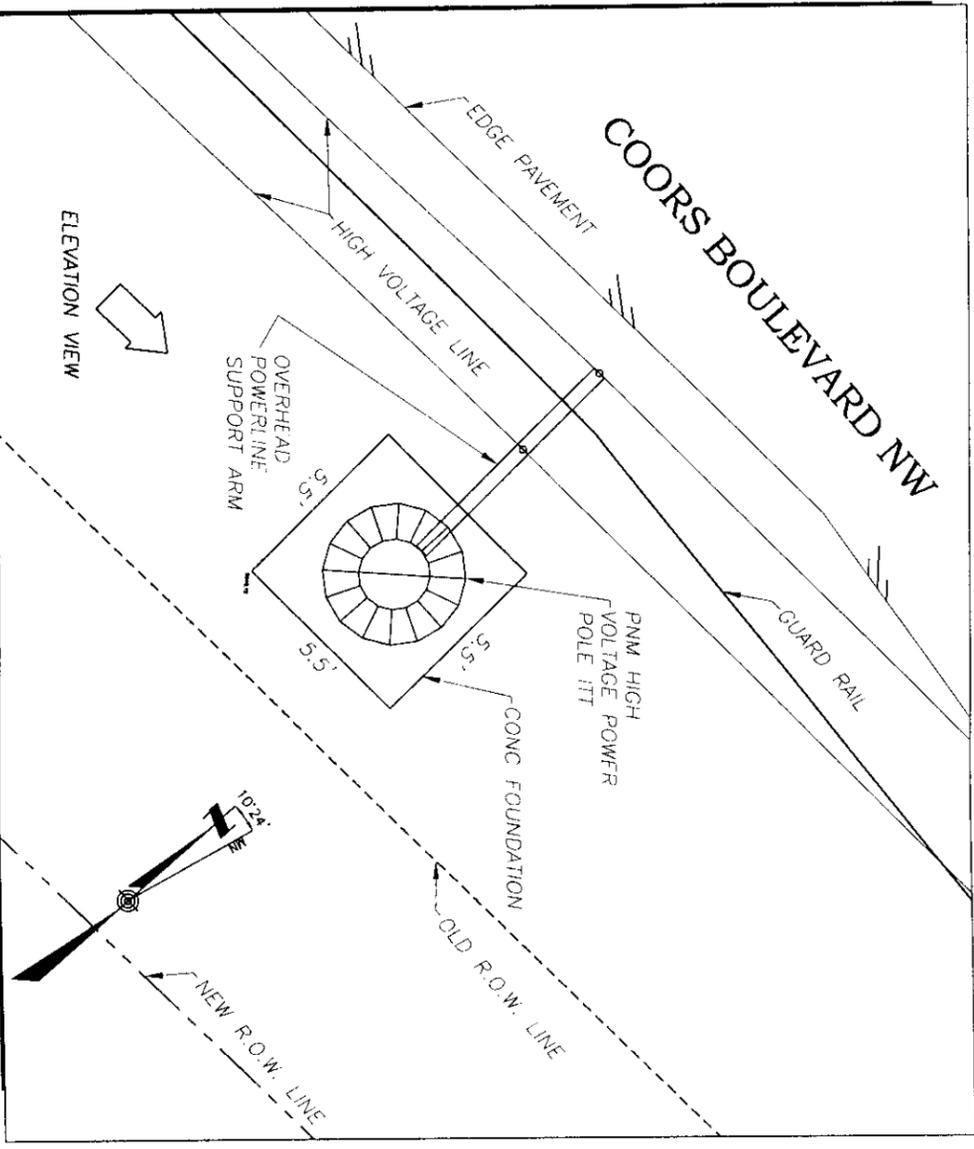
SHEET TITLE: PLAN VIEW  
ENLARGED PLAN VIEW

BUSINESS UNIT#: SHEET NUMBER: SU4

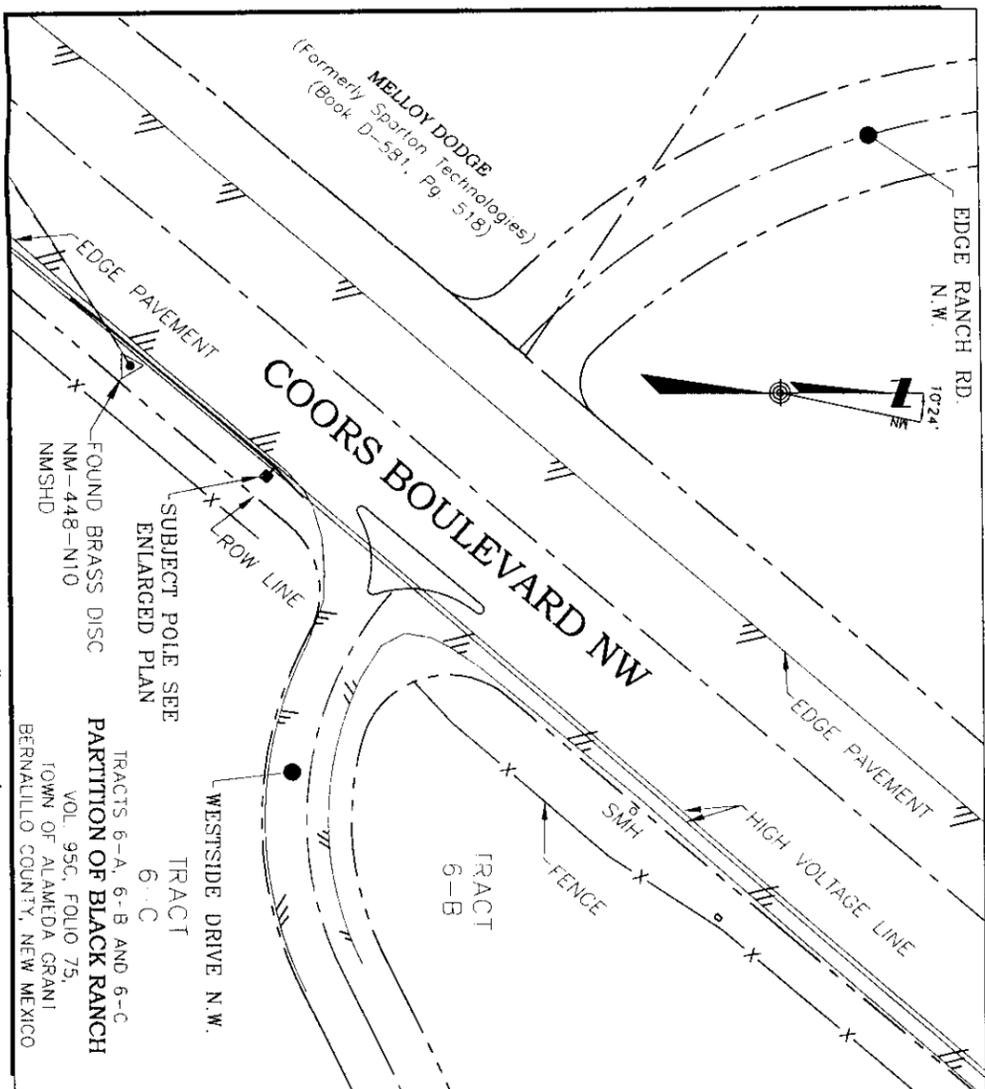
CLIENT JOB#: PDM JOB#:



POLE PP/ITT PROFILE/ELEV. VIEW SCALE: 1" = 10'



ENLARGED PLAN VIEW SCALE: 1" = 5"



PLAN VIEW SCALE: 1" = 100'

**ALTEL**

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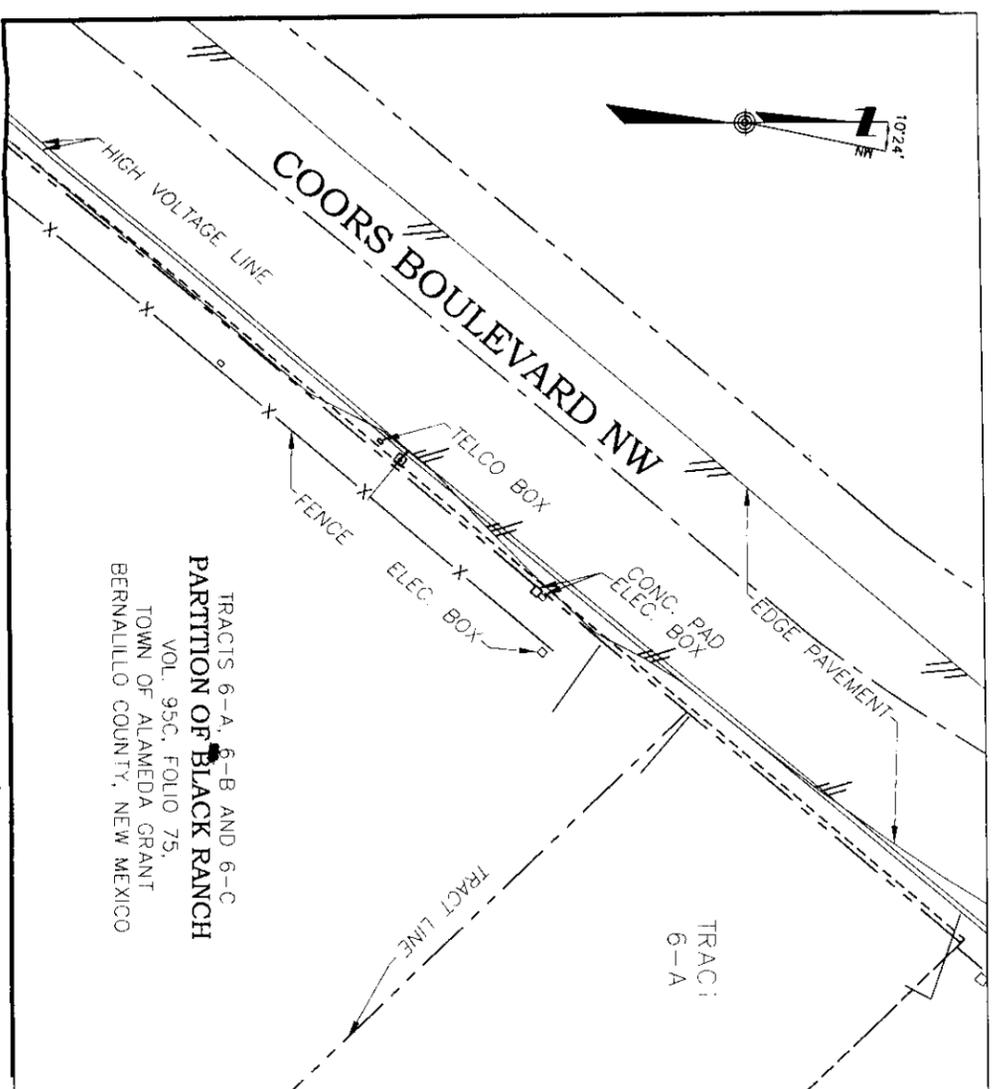
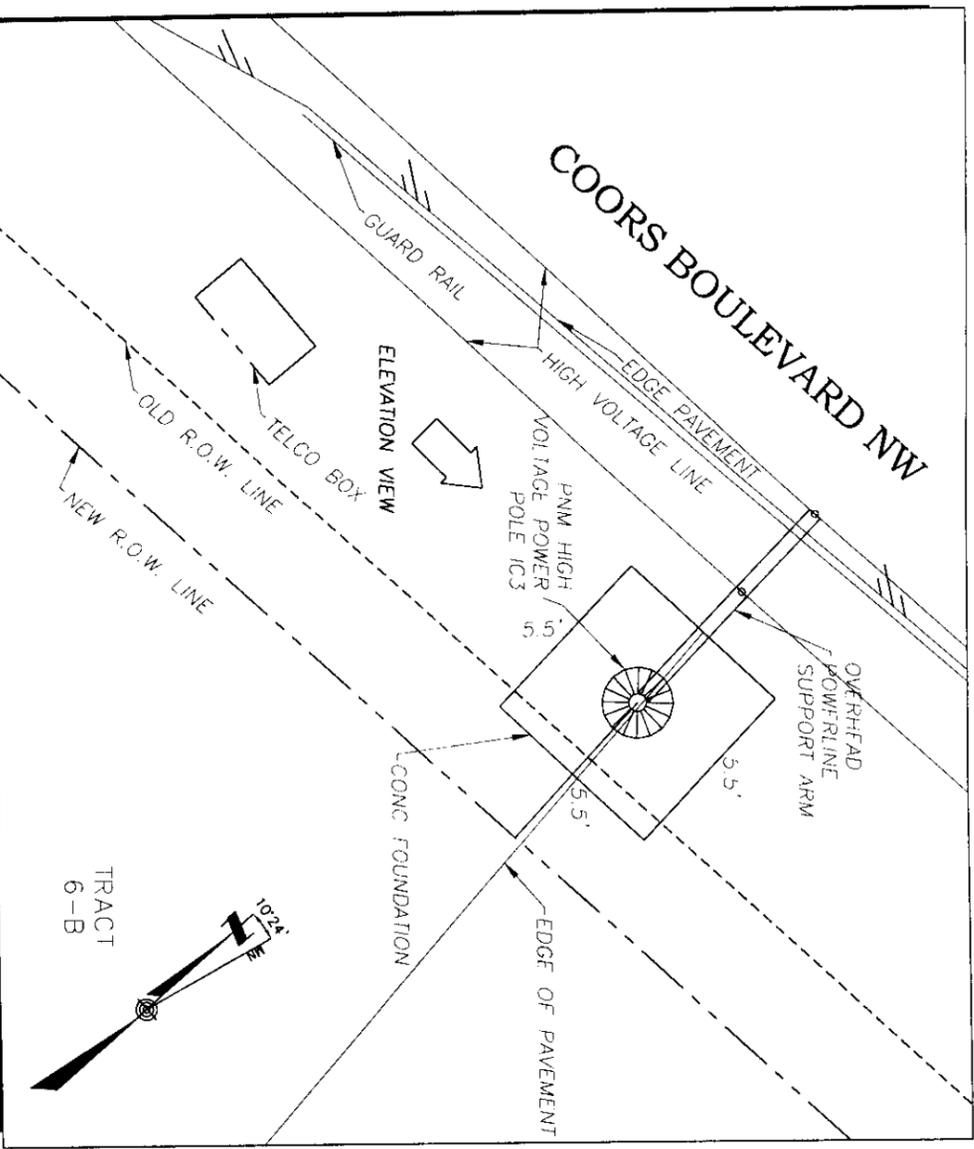
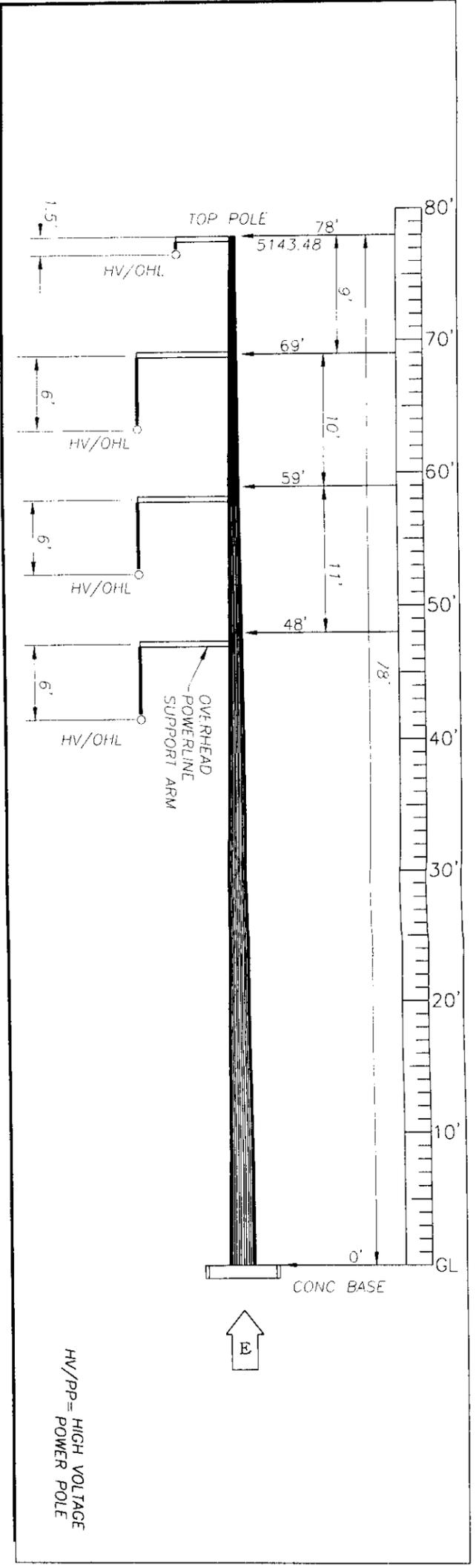
SITE NAME:  
**COTTONWOOD**

SITE ADDRESS:  
**IRVING SUBSTATION  
COORS BLVD. NW  
BERNALILLO COUNTY,  
NEW MEXICO**

SHEET TITLE:  
**PLAN & PROFILE  
PP/ITT**

BUSINESS UNIT#: \_\_\_\_\_ SHEET NUMBER: **SUG**  
CLIENT JOB#: \_\_\_\_\_  
PDM JOB#: \_\_\_\_\_

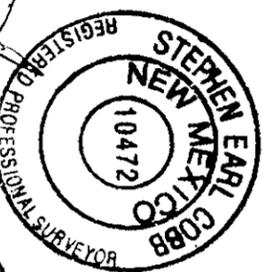
A B C D E F



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SITE ADDRESS:  
IRVING SUBSTATION  
COORS BLVD. NW  
BERNALILLO COUNTY,  
NEW MEXICO

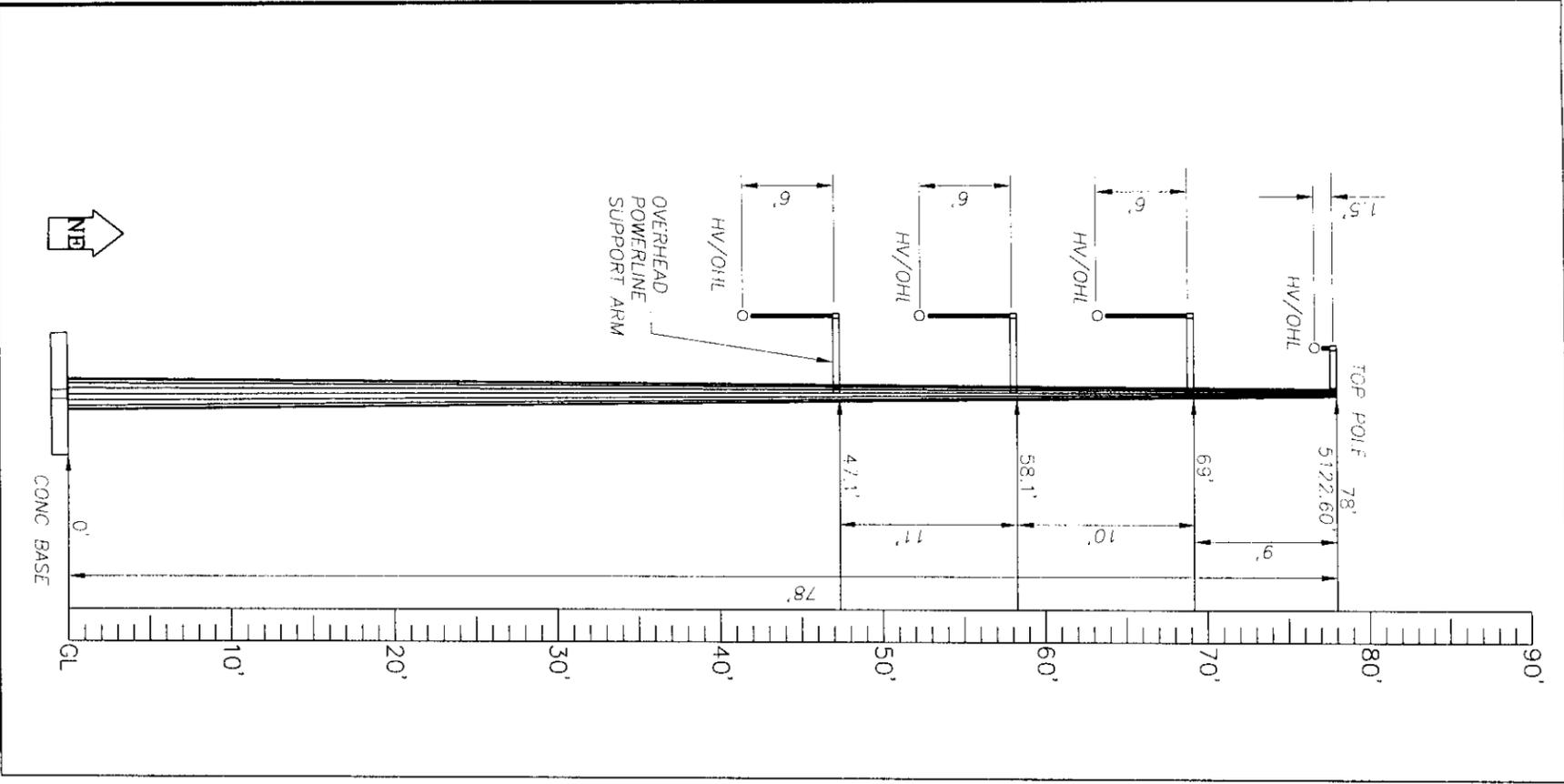
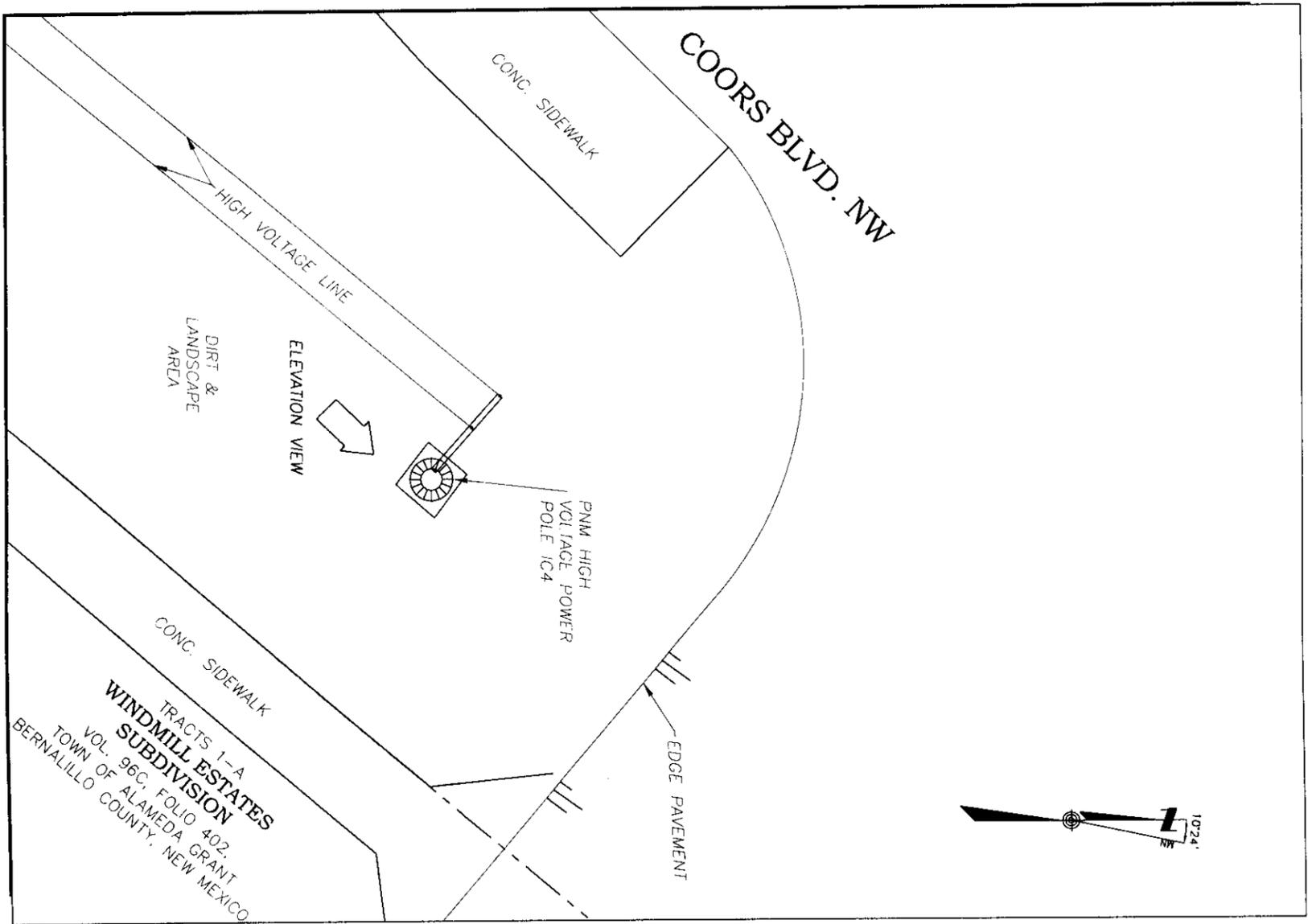
SHEET TITLE:  
**PLAN & PROFILE**  
PP/IC3

BUSINESS UNIT#: \_\_\_\_\_ SHEET NUMBER: **SU7**

CLIENT JOB#: \_\_\_\_\_

PNR JOB#: \_\_\_\_\_

A B C D E F



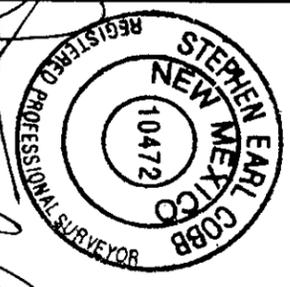
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**IRVING SUBSTATION  
COORS BLVD. NW  
BERNALILLO COUNTY,  
NEW MEXICO**

SHEET TITLE:  
**PLAN & PROFILE  
PP/ICA**

BUSINESS UNIT#	SHEET NUMBER
CLIENT JOB#	<b>SU8</b>
PDN JOB#	

4

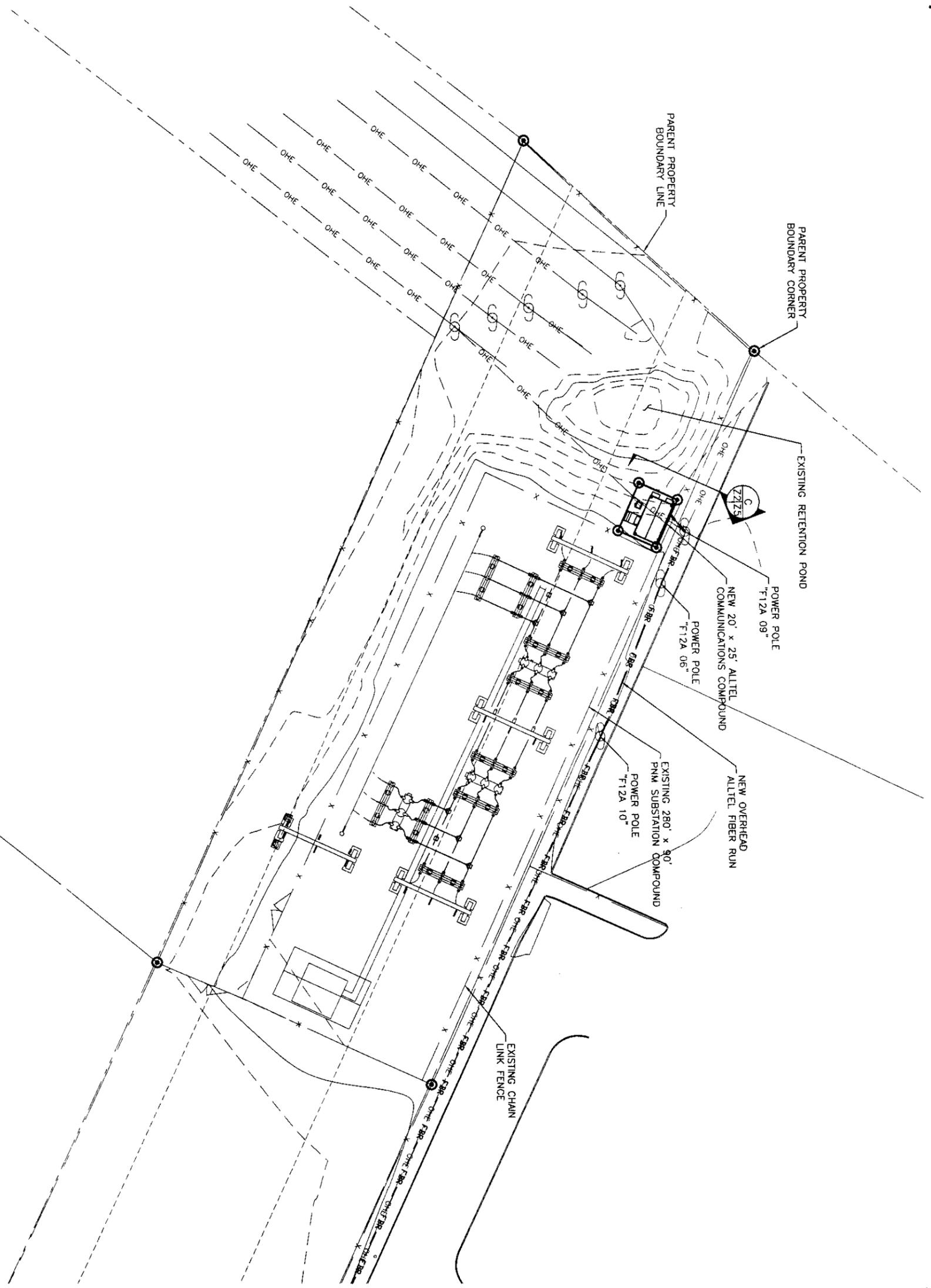
3

2

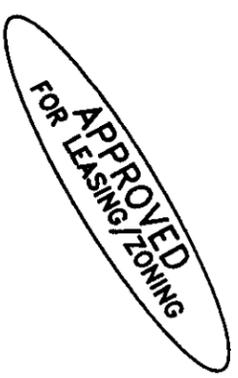
1



**GENERAL NOTES:**  
 1 SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.



ENLARGED SITE PLAN  
 SCALE: 1" = 50'-0"  
 NORTH



DESIGNED FOR:  
**ALTEL**  
 5825 EAST MAIN STREET - FARMINGTON, NM 87402

DESIGNED BY:  
**TOWERCOM TECHNOLOGIES**  
 TOWERCOM TECHNOLOGIES LLC  
 730 San Mateo Blvd. SE - Albuquerque, NM 87108  
 Tel: 505-232-4884 Fax: 505-232-4898

PROJECT NAME:  
 COTTONWOOD FIBER  
 ALTEL PROJ# 724921038  
 POWER POLE COLOCATE

PROJECT ADDRESS:  
 9621 COORS NW  
 ALBUQUERQUE, NEW MEXICO  
 BERNALILLO COUNTY

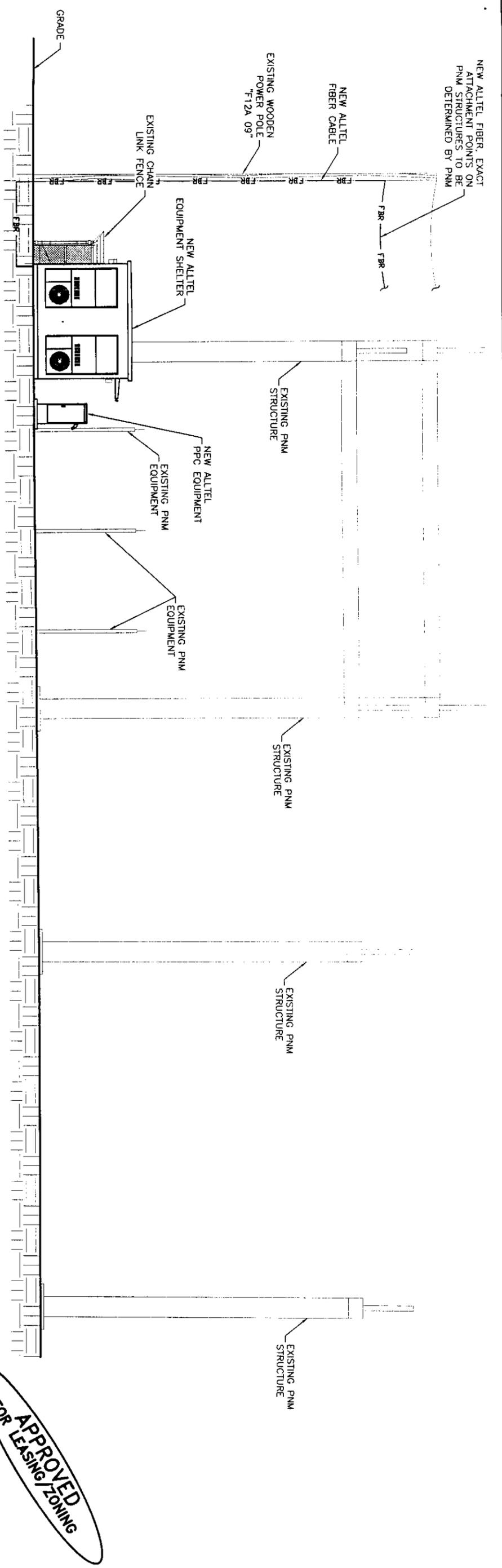
SHEET TITLE:  
 ENLARGED SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - NOT FOR CONSTRUCTION	06/21/02	RT	JDD

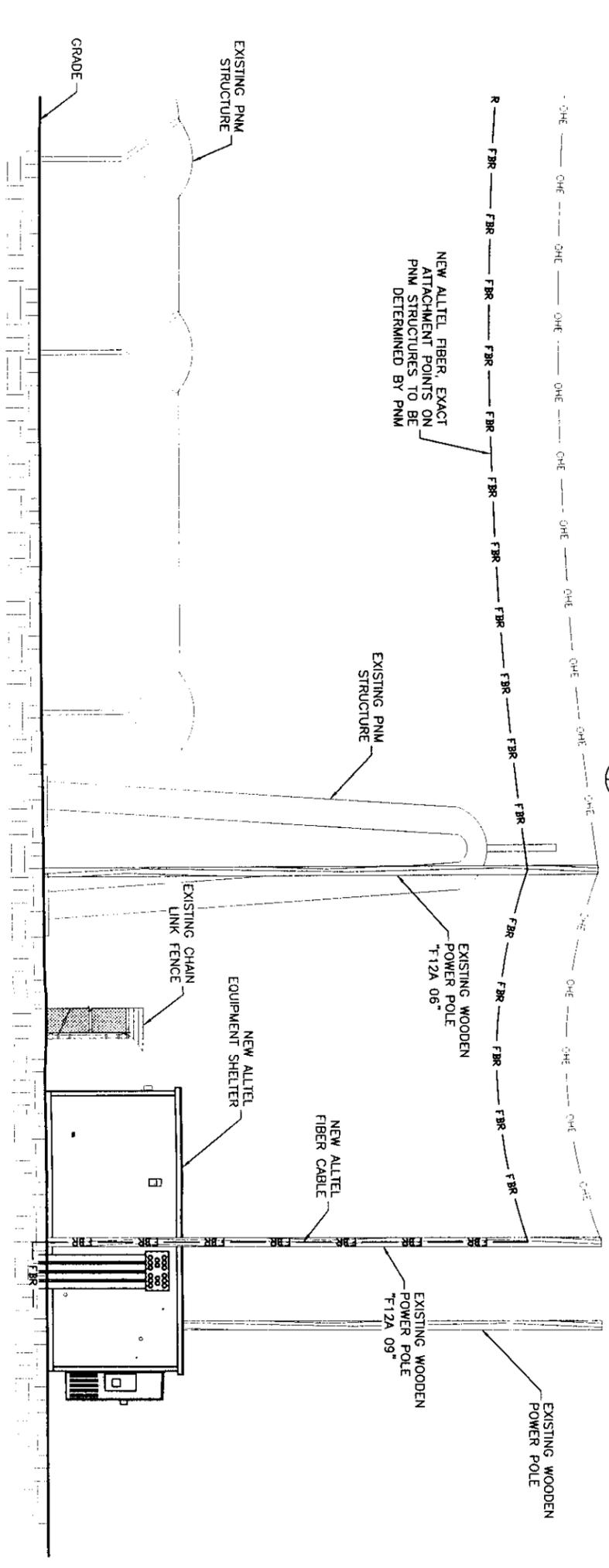
PROJECT NUMBER: 02-002-11      SHEET NUMBER: 22/6







C NORTHWEST ELEVATION  
 1/2\"/>



1 NORTHWEST ELEVATION  
 1/2\"/>

FOR APPROVED ZONING

DESIGNED FOR:  
**ALLTEL**  
 5825 EAST MAIN STREET - FARMINGTON, NM 87402

DESIGNED BY:  
**TECHNOLOGIS**  
 Towercom Technologies LLC  
 730 San Mateo Blvd. SE - Albuquerque, NM 87108  
 Tel: 505-232-4884 Fax: 505-232-4898

PROJECT NAME:  
 COTTONWOOD FIBER  
 ALLTEL PROJ# 724921038  
 POWER POLE COLOCATE

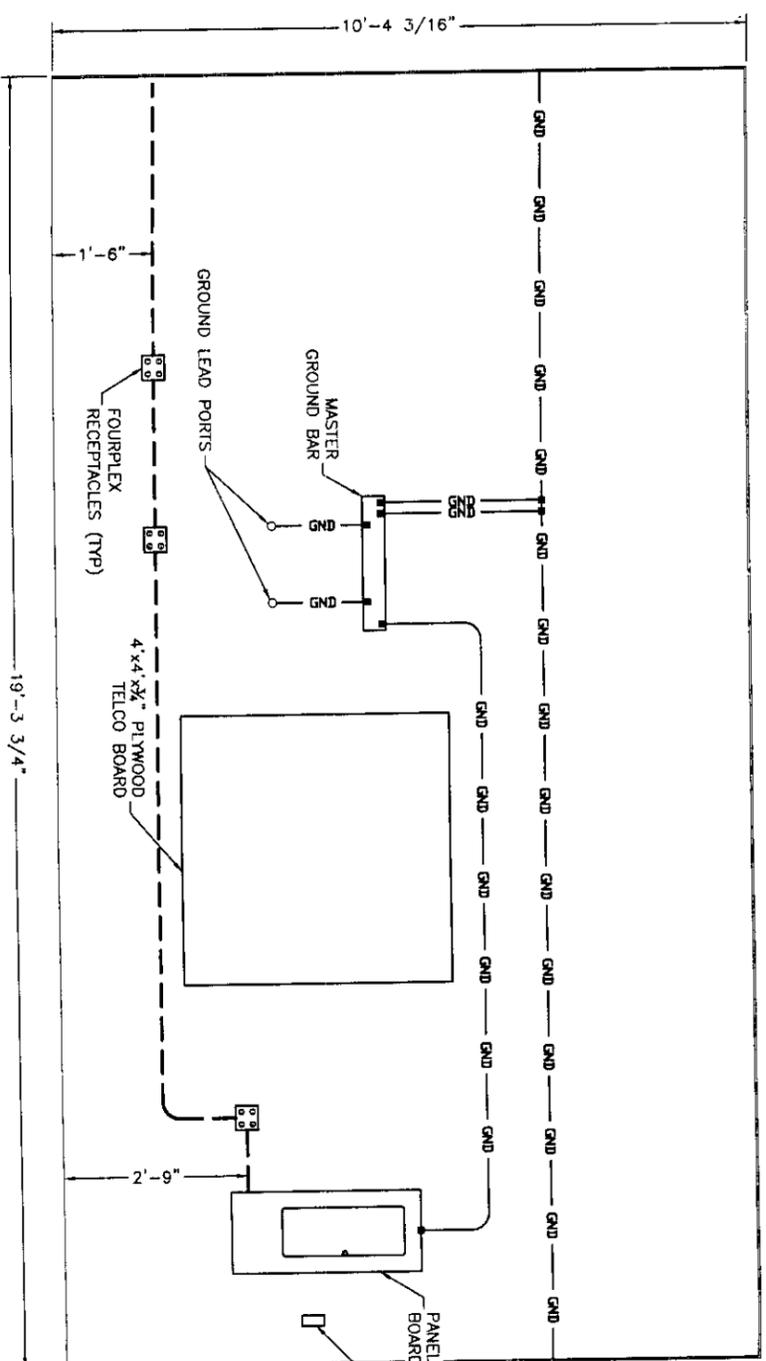
PROJECT ADDRESS:  
 9621 COORS NW  
 ALBUQUERQUE, NEW MEXICO  
 BERNALILLO COUNTY

SHEET TITLE:  
 SITE ELEVATION

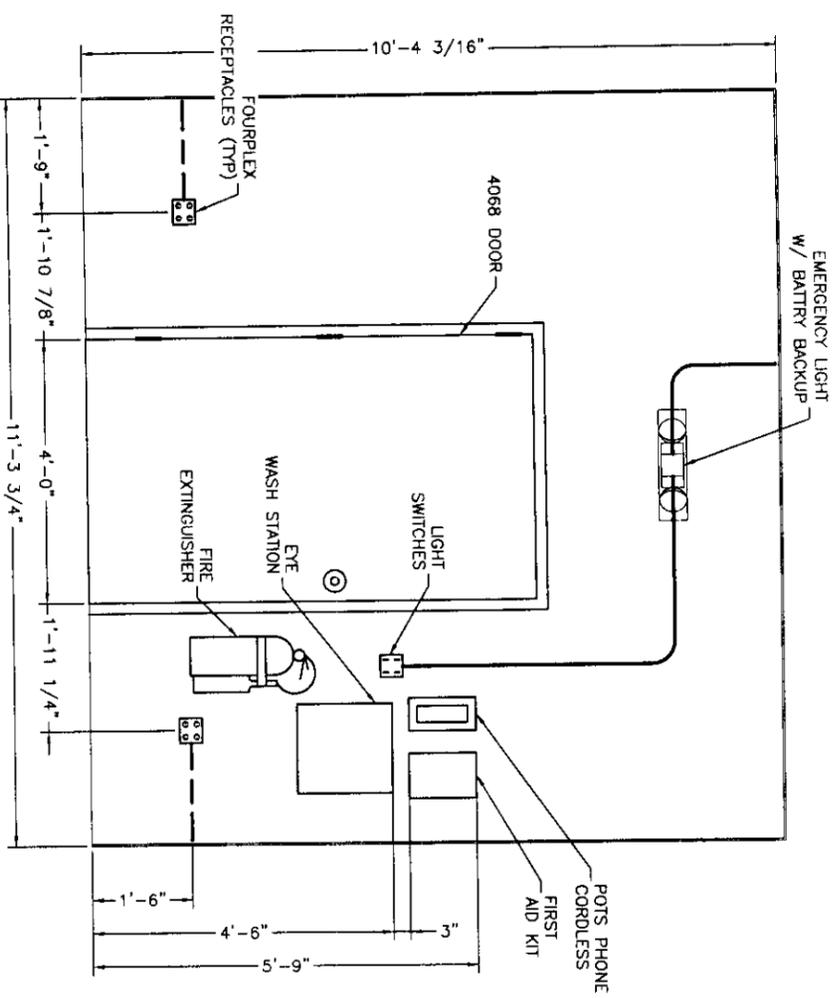
REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - NOT FOR CONSTRUCTION	06/21/02	RT	JDD

PROJECT NUMBER: 02-002-11      SHEET NUMBER: 25/8

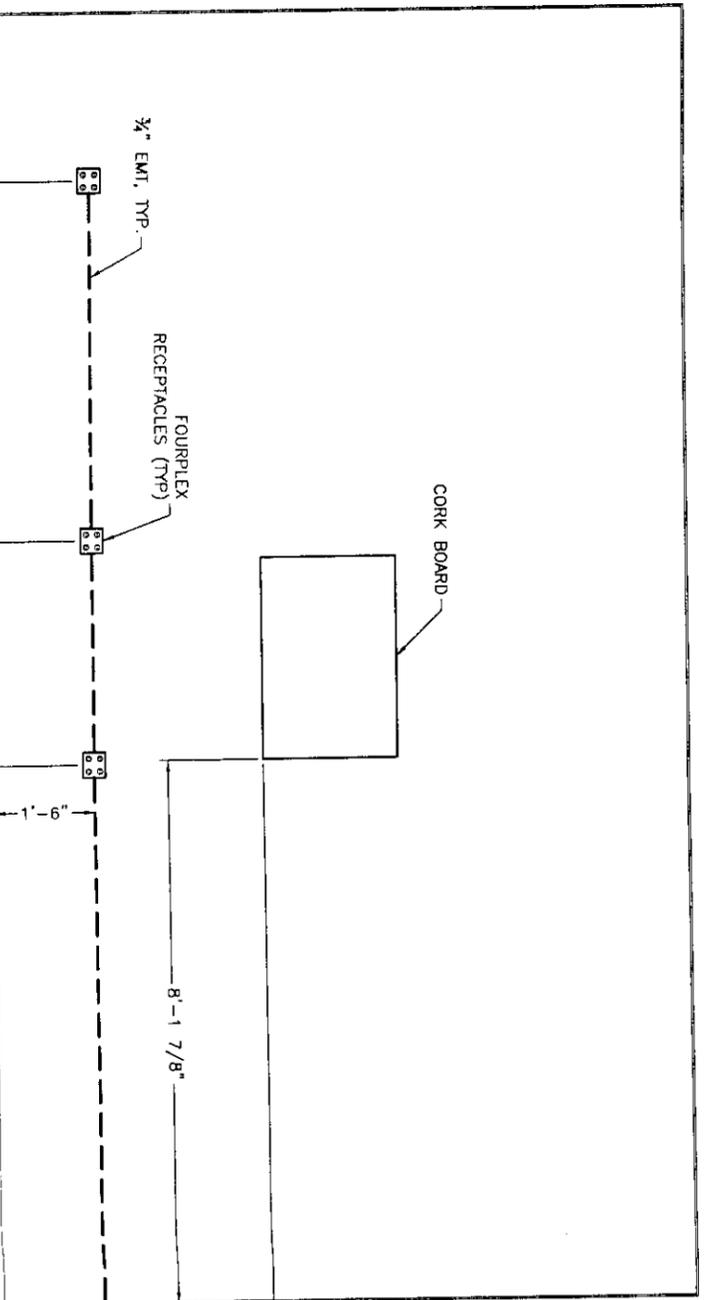




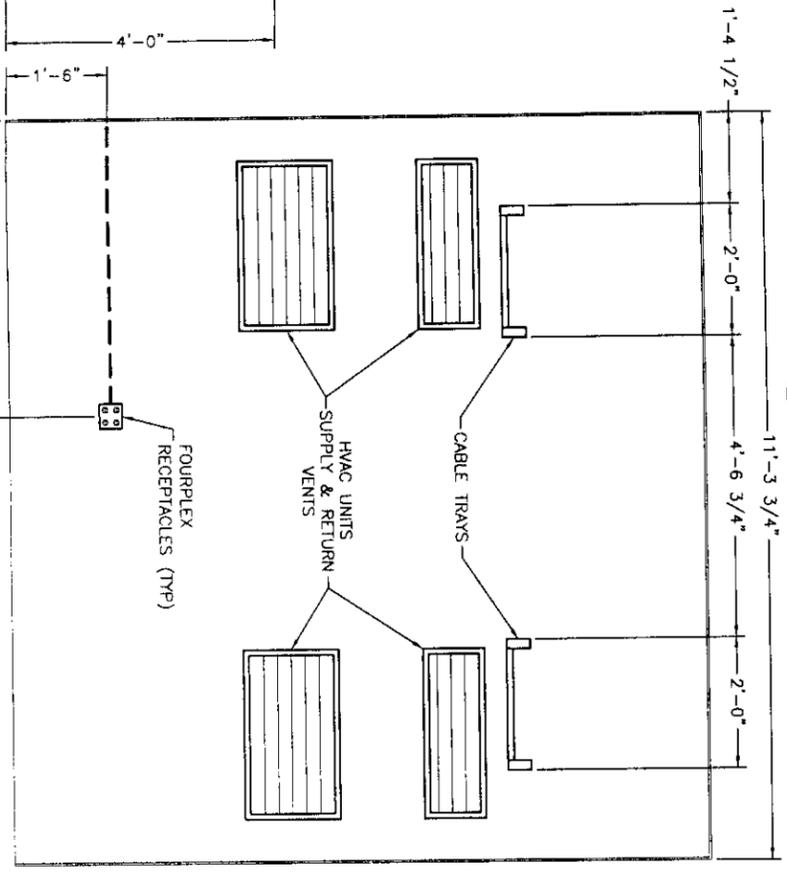
**B** INTERIOR ELEVATION  
SCALE: 3/8" = 1'-0"



**C** INTERIOR ELEVATION  
SCALE: 3/8" = 1'-0"



**D** INTERIOR ELEVATION  
SCALE: 3/8" = 1'-0"



**E** INTERIOR ELEVATION  
SCALE: 3/8" = 1'-0"

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

DESIGNED FOR:  
5825 EAST MAIN STREET - FARMINGTON, NM 87402

DESIGNED BY:  
**TOWERCOM**  
TECHNOLOGIES LLC

4520 Montgomery Blvd. NE Suite 5 - Albuquerque, NM 87109  
Tel: 505-232-4894 Fax: 505-232-4898

PROJECT NAME:  
**COTTONWOOD FIBER**  
**ALTEL PROJ# 724921038**  
**POWER POLE CO-LOCATE**

PROJECT ADDRESS:  
**9400 COORS RD NW**  
**ALBUQUERQUE, NEW MEXICO**  
**BERNALILLO COUNTY**

SHEET TITLE:  
**INTERIOR ELEVATIONS**

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY NOT FOR CONSTRUCTION	04/25/03	JMM	JDD
PROJECT NUMBER: 03-002-03				
SHEET NUMBER:				<b>S3</b>

**Altel - COTTONWOOD  
Telecommunications Equipment Lease Area**

The parcel of land herein described is a 500 square foot telecommunications equipment lease area which is a portion of Tract C, of the following titled plot: Summary Plat, Tract N, Paradise Hills Industrial Park, and a Portion of Tract 2 of Eagle Ranch and a portion of a 100 ft. PNM Easement, a subdivision in the City of Albuquerque of record in Volume C19, Folio 32, Plat Records of Bernalillo County, New Mexico, said lease area is more particularly described by metes and bounds as follows:

Commencing for reference of a found 5/8" dia. rebor with aluminum cap stamped CSC LS 7270 at the northwest or most northerly corner of said Tract C (for reference, from this point a found 1/2" dia. iron pipe at the northeast or most easterly corner of said Tract C bears SOUTH 65°39'24" EAST 749.25 feet [S. 65°36' E. 749.19 Rec.]); Thence, with the northeast boundary line of said Tract C, SOUTH 65°39'24" EAST 91.77 feet (S65°36'00"E 91.80' - Rec.); Thence, SOUTH 24°20'36" WEST 5.00 feet to the mid-point of the northeast boundary line of said 500 square foot telecommunications equipment lease area for the POINT OF BEGINNING hereof;

Thence, SOUTH 65°39'24" EAST 12.50 feet to a set 1/2" dia. rebor with plastic cap stamped TX 4297 NM 10472;

Thence, SOUTH 24°20'36" WEST 20.00 feet to a set 1/2" dia. rebor with plastic cap stamped TX 4297 NM 10472;

Thence, NORTH 65°39'24" WEST 25.00 feet to a set 1/2" dia. rebor with plastic cap stamped TX 4297 NM 10472;

Thence, NORTH 24°20'36" EAST 20.00 feet to a set 1/2" dia. rebor with plastic cap stamped TX 4297 NM 10472;

Thence, SOUTH 65°39'24" EAST 12.50 feet to the POINT OF BEGINNING and having an area of 500 square feet or 0.0115 acres

Bearings cited herein (except for parenthetical record bearings) are based on true north for a surface transverse mercator projection centered near the subject site. This description is based on a field survey performed under the supervision of Stephen Earl Cobb, New Mexico PLS 10472.

**Altel - COTTONWOOD  
Telecommunications Equipment Access Easement - Part 1**

The 15 foot wide access and utility easement for a 500 square foot telecommunications equipment lease area herein described is a portion of Tract C, of the following titled plot: Summary Plat, Tract N, Paradise Hills Industrial Park, and a Portion of Tract 2 of Eagle Ranch and a portion of a 100 ft. PNM Easement, a subdivision in the City of Albuquerque of record in Volume C19, Folio 32, Plat Records of Bernalillo County, New Mexico, said 15 foot wide access easement has 7.50 feet each side if its centerline which is more particularly described as follows:

Commencing for reference of a found 5/8" dia. rebor with aluminum cap stamped CSC LS 7270 at the northwest or most northerly corner of said Tract C (for reference, from this point a found 1/2" dia. iron pipe at the northeast or most easterly corner of said Tract C bears SOUTH 65°39'24" EAST 749.25 feet [S. 65°36' E. 749.19 Rec.]); Thence, with the northeast boundary line of said Tract C, SOUTH 65°39'24" EAST 91.77 feet (S65°36'00"E 91.80' Rec.) to the POINT OF BEGINNING of said centerline description;

Thence, SOUTH 24°20'36" WEST 5.00 feet to the mid-point of the northeast boundary line of said 500 square foot telecommunications equipment lease area for the POINT OF TERMINATION of this access easement, centerline description, and having an area of 75 square feet or 0.0017 acres.

(Bearings cited herein (except for parenthetical record bearings) are based on true north for a surface transverse mercator projection centered near the subject site. This description is based on a field survey performed under the supervision of Stephen Earl Cobb, New Mexico PLS 10472.)

**Altel - COTTONWOOD  
Telecommunications Equipment Access Easement - Part 2**

The 15 foot wide access and utility easement for a 500 square foot telecommunications equipment lease area herein described is a portion of the Melloy Dodge property (Melloy Dodge Coors Blvd NW, Albuquerque, NM 87114) (formerly Spronk Technologies property) in the City of Albuquerque of record in Book D-581 of Page 516 and Book D-585 of Page 381, Deed Records, Bernalillo County, New Mexico, said 15 foot wide access easement has 7.50 feet each side of its centerline which is more particularly described as follows:

Commencing for reference of a found 5/8" dia. rebor with aluminum cap stamped CSC LS 7270 at the northwest or most northerly corner of Tract C of the following titled plot: Summary Plat, Tract N, Paradise Hills Industrial Park, and a Portion of Tract 2 of Eagle Ranch and a portion of a 100 ft. PNM Easement, a subdivision in the City of Albuquerque of record in Volume C19, Folio 32, Plat Records of Bernalillo County, New Mexico, (for reference, from this point a found 1/2" dia. iron pipe at the northeast or most easterly corner of said Tract C bears SOUTH 65°39'24" EAST 749.19 feet [S. 65°36' E. 749.19 Rec.]); Thence, with the northeast boundary line of said Tract C, and the southwest boundary line of said Melloy Dodge property, SOUTH 65°39'24" EAST 91.77 feet (S65°36'00"E 91.80' - Rec.) to the POINT OF BEGINNING of said centerline description;

Thence, NORTH 24°20'36" EAST 11.48 feet;

Thence, 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet, which has a central angle of 90°00'00", and which has a chord of NORTH 69°20'36" EAST 28.28 feet;

Thence, SOUTH 65°39'24" EAST 120.62 feet;

Thence, 31.42 feet along the arc of a curve to the left which has a radius of 20.00 feet, which has a central angle of 90°00'00", and which has a chord of NORTH 69°20'36" EAST 28.28 feet;

Thence, NORTH 24°20'36" EAST 9.51 feet;

Thence, 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet, which has a central angle of 90°00'00", and which has a chord of NORTH 69°20'36" EAST 28.28 feet;

Thence, SOUTH 65°39'24" EAST 12.50 feet;

Thence, 31.42 feet along the arc of a curve to the right which has a radius of 20.00 feet, which has a central angle of 90°00'00", and which has a chord of SOUTH 20°39'24" EAST 28.28 feet;

Thence, SOUTH 24°20'36" WEST 12.13 feet;

Thence, 31.42 feet along the arc of a curve to the left which has a radius of 20.00 feet, which has a central angle of 90°00'00", and which has a chord of SOUTH 20°39'24" EAST 28.28 feet;

Thence, SOUTH 65°39'24" EAST 432.73 feet to the northwest right-of-way line of Coors Blvd. NW and the POINT OF TERMINATION of this access easement centerline description (for reference, from said point of termination, a found Albuquerque Control Monument NM-448-N10 bears NORTH 58°12'39" EAST 488.11 feet, and also from said point of termination a found 1/2" dia. iron pipe at the northeast or most easterly corner of said Tract C bears SOUTH 40°36'36" WEST 30.06 feet), and having an area of 114.15 square feet or 0.2621 acres.

(Bearings cited herein (except for parenthetical record bearings) are based on true north for a surface transverse mercator projection centered near the subject site. This description is based on a field survey performed under the supervision of Stephen Earl Cobb, New Mexico PLS 10472.)

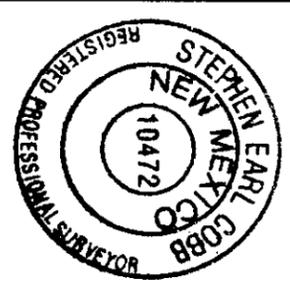
I HEREBY CERTIFY THAT THIS IS A SURVEY OF A LEASE AREA AND ASSOCIATED ACCESS AND UTILITY EASEMENTS, BUT THAT IT IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

STEPHEN EARL COBB R.P.L.S. TX 4297 NM 10472 AZ 25068



**PASO DEL NORTE SURVEYING, INC.**

GPS SURVEYING AND MAPPING  
6130 MONTANA AVE, STE. 211  
EL PASO, TX 79925  
TEL: 915-771-0247  
FAX: 915-772-3532  
www.pdsurveying.com



**STEPHEN EARL COBB  
NEW MEXICO  
10472  
REGISTERED PROFESSIONAL SURVEYOR**

**Rev. A 6/20/2002**

THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION. IT SHALL NOT BE REPRODUCED IN ANY FORM, ELECTRONIC OR OTHERWISE, OR DISCLOSED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF PASO DEL NORTE SURVEYING.

REV	DATE	ECO NO.	DRAWN	CHECKED
A	6/17/2002	-	JN	SC
-	-	-	-	-
-	-	-	-	-

SITE NAME:  
**COTTONWOOD**

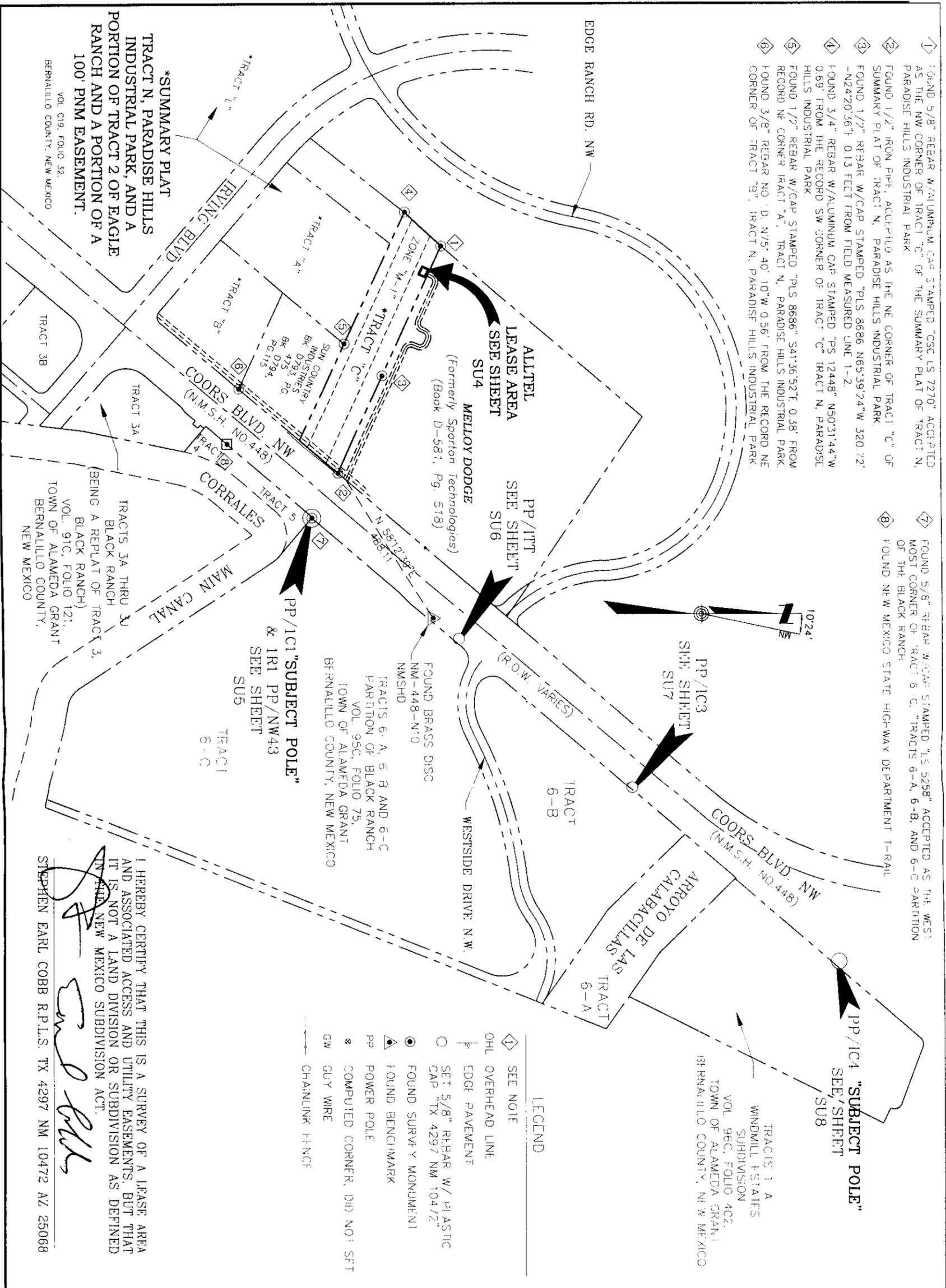
SITE ADDRESS:  
**IRVING SUBSTATION  
COORS BLVD. NW  
BERNALILLO COUNTY,  
NEW MEXICO**

SHEET TITLE:  
**METES & BOUNDS  
DESCRIPTIONS**

BUSINESS UNIT# \_\_\_\_\_ SHEET NUMBER  
CLIENT JOB# \_\_\_\_\_ **SU2**  
PON JOB# \_\_\_\_\_

- ① FOUND 5/8" REBAR W/ALUMINUM CAP STAMPED "OSC LS 7270" ACCEPTED AS THE NW CORNER OF TRACT "C" OF THE SUMMARY PLAT OF TRACT N, PARADISE HILLS INDUSTRIAL PARK.
- ② FOUND 1/2" IRON PIPE, ACCEPTED AS THE NE CORNER OF TRACT "C" OF SUMMARY PLAT OF TRACT N, PARADISE HILLS INDUSTRIAL PARK.
- ③ FOUND 1/2" REBAR W/CAP STAMPED "PLS 8686 N65.39.24"W 320.72' -N24.20.36"E 0.13 FEET FROM FIELD MEASURED LINE 1-2.
- ④ FOUND 3/4" REBAR W/ALUMINUM CAP STAMPED "PS 12448" N50.31.44"W 0.69' FROM THE RECORD SW CORNER OF TRACT "C", TRACT N, PARADISE HILLS INDUSTRIAL PARK.
- ⑤ FOUND 1/2" REBAR W/CAP STAMPED "PLS 8686" S41.36.52"E 0.38' FROM RECORD NE CORNER TRACT "A", TRACT N, PARADISE HILLS INDUSTRIAL PARK.
- ⑥ FOUND 3/8" REBAR NO. D. N75.40' 10"W 0.56' FROM THE RECORD NE CORNER OF TRACT "9", TRACT N, PARADISE HILLS INDUSTRIAL PARK.

- ⑦ FOUND 5/8" REBAR W/CAP STAMPED "LS 5288" ACCEPTED AS THE WEST MOST CORNER OF TRACT 6-C, TRACTS 6-A, 6-B, AND 6-C PARTITION OF THE BLACK RANCH.
- ⑧ FOUND NE-W MEXICO STATE HIGHWAY DEPARTMENT T-RAIL



\*SUMMARY PLAT TRACT N, PARADISE HILLS INDUSTRIAL PARK, AND A PORTION OF TRACT 2 OF EAGLE RANCH AND A PORTION OF A 100' PNM EASEMENT.

VOL. C19, FOLIO 32, BERNALILLO COUNTY, NEW MEXICO

TRACTS 3A THRU 3J BLACK RANCH (BEING A REPLAT OF TRACT 3, BLACK RANCH) VOL. 91C, FOLIO 12, TOWN OF ALAMEDA GRANT BERNALILLO COUNTY, NEW MEXICO

TRACTS 1 A WINDMILL ESTATES SUBDIVISION VOL. 96C, FOLIO 402, TOWN OF ALAMEDA GRAN, BERNALILLO COUNTY, NEW MEXICO

**LEGEND**

- ◆ SEE NOTE
- OHL OVERHEAD LINE
- EDGE PAVEMENT
- SET 5/8" REBAR W/ PLASTIC CAP "TX 4297 NM 10472"
- FOUND SURV-V MONUMENT
- ▲ FOUND BENCHMARK
- ▲ POWER POLE
- ⊗ COMPUTED CORNER, DID NOT SFT
- ⊗ GUY WIRE
- CHAINLINK FENCE

I HEREBY CERTIFY THAT THIS IS A SURVEY OF A LEASE AREA AND ASSOCIATED ACCESS AND UTILITY EASEMENTS, BUT THAT IT IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

*Stephen Earl Cobb*

STEPHEN EARL COBB R.P.L.S. TX 4297 NM 10472 AZ 25068



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Rev. A 6/20/2002

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REV	DATE	ECO NO.	DRAWN	CHECKED
A	6/17/2002	-	JN	SC
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

SITE NAME:  
**COTTONWOOD**

SITE ADDRESS:  
IRVING SUBSTATION  
COORS BLVD. NW  
BERNALILLO COUNTY,  
NEW MEXICO

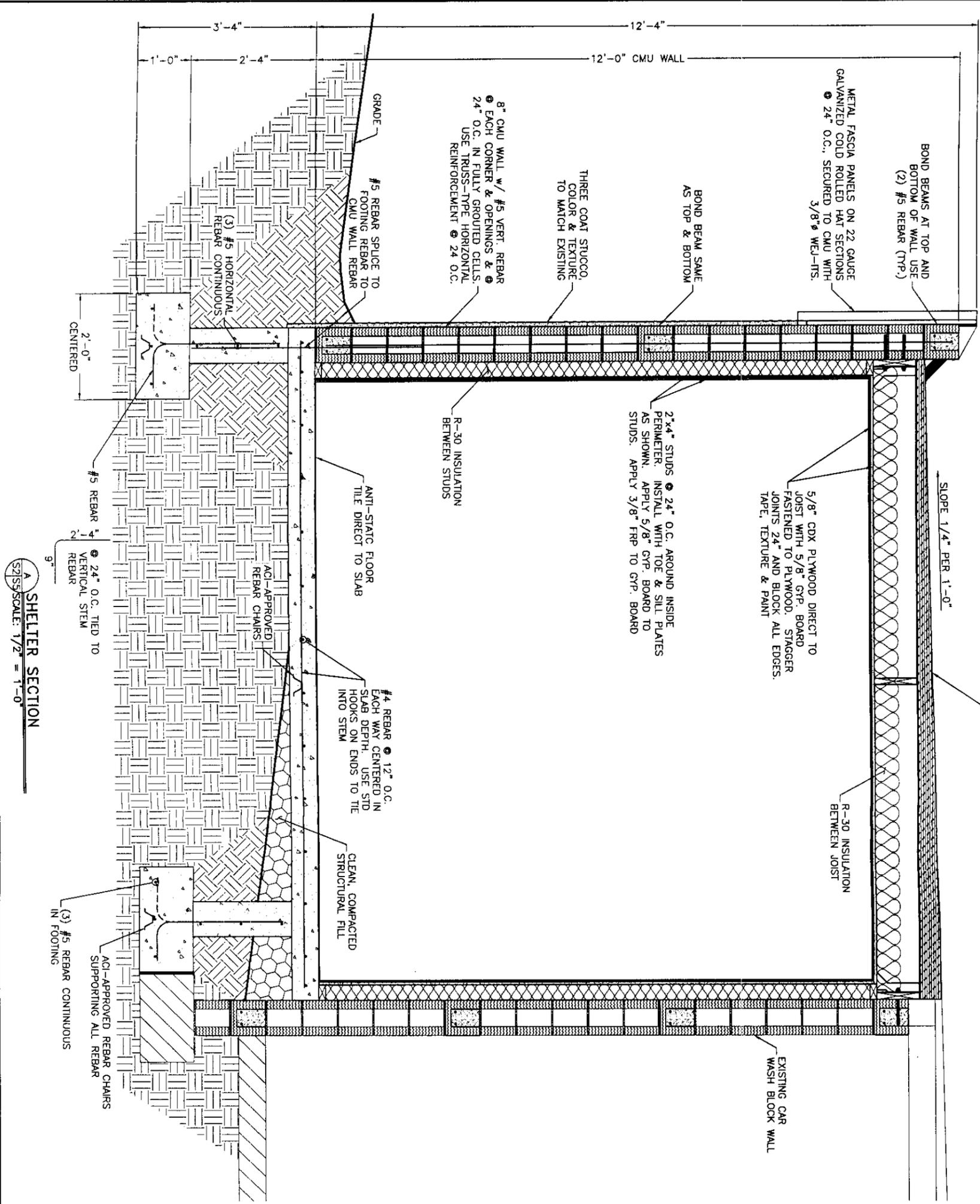
SHEET TITLE:  
**PLAN OVERVIEW**

BUSINESS UNIT:	SHEET NUMBER
CLIENT JOB#:	<b>SU3</b>
PNR JOB#:	

**WOOD FRAMING NOTES:**

1 FRAMING LUMBER SHALL CONFORM TO THE 1991 NFPA NDS AND THE FOLLOWING PROPERTIES. SPECIES TYPE AND GRADE IS PROVIDED FOR REFERENCE; ALTERNATE SPECIES MAY BE SUBSTITUTED PROVIDED MINIMUM PROPERTIES ARE MAINTAINED:

ITEM	SPECIES & GRADE	Fb (psi)	E (psi)
A)	JOISTS, RAFTERS, HEADERS	#2 HEM-FIR(N)	1,200 PSI 1,700,000
B)	SILLS, PLATES, BLOCKING, ETC.	#2 HEM-FIR (N)	1,200 PSI 1,700,000



**A SHELTER SECTION**  
SCALE: 1/2" = 1'-0"

**PRELIMINARY  
NOT FOR CONSTRUCTION**

DESIGNED FOR:  
**ALTEL**  
5825 EAST MAIN STREET - FARMINGTON, NM 87402

DESIGNED BY:  
**TOWERCOM TECHNOLOGIES**  
Towercom Technologies LLC  
4520 Montgomery Blvd, NE Suite 5 - Albuquerque, NM 87109  
Tel: 505-232-4884 Fax: 505-232-4898

PROJECT NAME:  
**COTTONWOOD FIBER  
ALTEL PROJ# 724921038  
POWER POLE CO-LOCATE**

PROJECT ADDRESS:  
**9400 COORS RD NW  
ALBUQUERQUE, NEW MEXICO  
BERNALILLO COUNTY**

SHEET TITLE:  
**SHELTER SECTION & DETAILS**

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY NOT FOR CONSTRUCTION	04/25/03	JMM	JDD
PROJECT NUMBER: 03-002-03				
SHEET NUMBER: S4				