AA

APPLICATION NO. 04AA-00844	PROJECT NO. 1001445
PROJECT NAME ALTEL WTCF	
EPC APPLICATION NO.	
APPLICANT / AGENT LES GUTIERREZ	PHONE NO. 975-3973
ZONE ATLAS PAGE C-13	

(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 6/3/04	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 6/8/04	DATE

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858 Rec 6/8

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 6/28/04	DATE

COMMENTS:

Applicant Revised drawings. Staff Received new drawings on 6/24/04

Revised 3/3/04

(Return form with plat / site plan)

03AA - 01029
- Equipment shelter

---

02 AA - 00991
Placement of antennas
on utility poles.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
____ Major Subdivision action	
____ Minor Subdivision action	
____ Vacation	**V**
____ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
____ ...for Subdivision Purposes	
____ ...for Building Permit AA	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	**L**
STORM DRAINAGE	**D**
____ Storm Drainage Cost Allocation Plan	

	Supplemental form
ZONING & PLANNING	**Z**
____ Annexation	
____ County Submittal	
____ EPC Submittal	
____ Zone Map Amendment (Establish or Change Zoning)	
____ Sector Plan (Phase I, II, III)	
____ Amendment to Sector, Area, Facility or Comprehensive Plan	
____ Text Amendment (Zoning Code/Sub Regs)	
APPEAL / PROTEST of...	**A**
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: Everyremoy Oil / Alltel PHONE: 505-975-3973
ADDRESS: 3200 Broadway Blvd SE FAX: 505-291-0387
CITY: Albuquerque, STATE NM ZIP 87123 E-MAIL:
Proprietary interest in site: Leasehold List all owners: Everyremoy Oil / PRP.
AGENT (if any): Les F. Gutierrez PHONE: 505-975-3973
ADDRESS: 13170-B Central SE, Suite 287 87123 FAX: 505-291-0387
CITY: Albuquerque STATE NM ZIP E-MAIL: Lesg401411@Aol.Com

DESCRIPTION OF REQUEST: Concealed stealth pole to be added to previously approved site. ATT-03AA0129

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X 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. Berino, NM
Current Zoning: C-1 Proposed zoning: C-1
Zone Atlas page(s): C-13-Z No. of **existing** lots: No. of **proposed** lots:
Total area of site (acres): NA 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.) Within 1000FT of a landfill? NO
UPC No. 101306438443110202 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Coors & Irvin (9400 Coors Blvd)
Between: West Side Blvd NW and Paseo del Norte 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.): AA
Approved 7/7/03. ATT-03AA01029

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

SIGNATURE Les F Gutierrez DATE 6/1/04
(Print) Les F Gutierrez ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04, 4/04

☑ INTERNAL ROUTING AA
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☐ Case history #s are listed
☑ NA Site is within 1000ft of a landfill
☐ ~~F.H.D.P. density~~ bonus
☐ ~~F.H.D.P. fee~~ rebate

Application case numbers	Action	S.F.	Fees
04AA - 00844	AA	P(4)	$ 45.00
- -			$
- -			$
- -			$
- -			$
			Total $ 45.00

Hearing date NA

Planner signature / date

Project # 1001445

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**

- ✓ Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- NA Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- NA Copy of EPC or DRB Notice of Decision (not required for WTF)
- ✓ Fee (see schedule) $245.00
- ✓ Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required only if the square footage change is 2% or more.

- ✓ Notifying letter & certified mail receipts addressed to owners of adjacent properties
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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:

- __ Co-location 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 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. Gutin

Applicant name (print)

Les F. Gutin 6/1/04

Applicant signature / date

Form revised 5/03 and October 2003

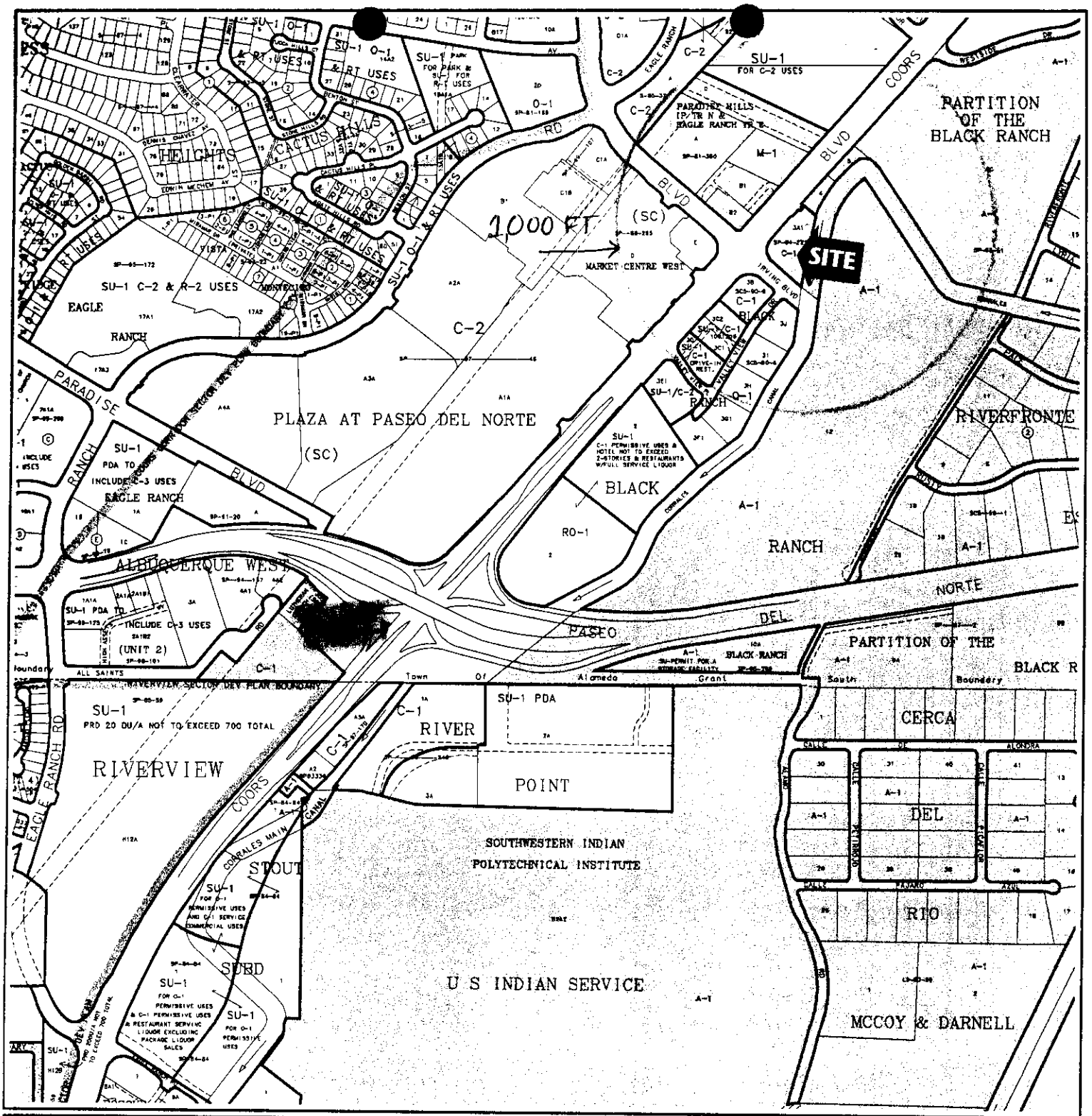
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

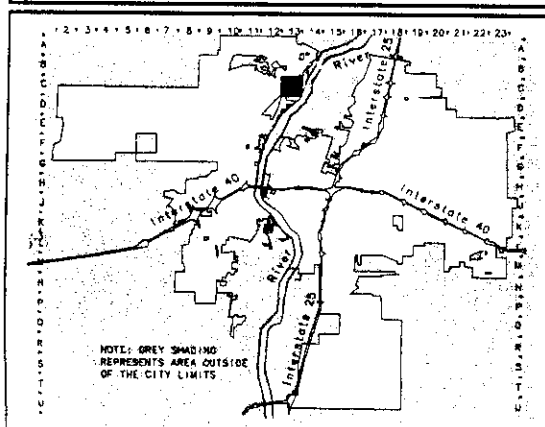
Application case numbers
04AA - - 00844
- -
- -

6/1/04

Planner signature / date

Project # 1001445





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-13-Z

Map Amended through April 03, 2002

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME EVERREADY OIL

AGENT LES F GUTIERREZ

ADDRESS 13170-V CENTRAL, SE STE 287-

PROJECT & APP # 1001445/04AA-00847

PROJECT NAME ALTEL WTCF (CONCEALED)

$ _____ 469099/4916000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

$ 450 441006/4971000 EPC/(A)LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 450 TOTAL AMOUNT DUE

***NOTE: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.

Counterreceipt.doc 12/29/03

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

May 26, 2003

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

Attention: Deborah Stover, 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 (101445/02AA0091) the Planning Department approved a WCF for Alltel Communications. The approval included a shelter lease area at the above location located at 9400 Coors Blvd. Due to expansion of the Coor's State Hwy ROW, Alltel's will not be able to utilize an existing PNM power pole for placement of its antennas. Alltel has entered into a lease with Every-Ready Oil Company to construct a stealth pole with concealed antennas at the above location. The stealth pole will be painted as depicted in the photo-simulation. (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 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 F Gutierrez

Les Gutierrez, Site Acquisition and Zoning Specialist
Alltel Communications

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

May 18, 2004

Deborah L. Stover
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. Stover:

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 stealth facility on the above referenced property owned by us.

Sincerely,

Steve Baker,
PRP, Inc.

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.

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

March 9, 2004

Les F. Gutierrez
Site Acquisition Specialist
4520 Montgomery Blvd. NE #5/87108
Phone: 255-4500/Fax: 291-0387

Dear Les:

Thank you for your inquiry of **March 9, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **CELL TOWER (ALLTEL) – 9400 COORS BLVD. NW, TRACT 3A1 OF BLACK RANCH,** zone map **C-13.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

"Attachment A"

Les F. Gutierrez, Site Acquisition Specialist
Zone Map: C-13

RANCHO SERENO N.A.
***Sander A. Rue**
7500 Rancho Solano Ct. NW/87120 899-0288 (h) 899-8548 (w)
Kerry Davis
8402 Rancho Verano Ct. NW/87120 890-6499 (h) 823-1000 (w)

PARADISE HILLS CIVIC ASSOC. (R)
***Larry Weaver**
6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

EAGLE RANCH N.A.
***Julia Moore**
9208 Clinton Anderson Dr. NW/87114 898-6441 (h) 890-1539 (w)
Fred Hampton
9620 Stone St. NW/87114 890-5159 (h)

PIEDRAS MARCADAS N.A. (R)
***Jeff Armijo**
4937 Marna Lynn Ave. NW/87114 450-5279 (h)
Gerri Warner
8715 Tia Christina NW/87114 898-3110 (h) 853-3309 (w)

TAYLOR RANCH N.A. (R)
***Eddie Costello**
1111 Alameda NW, St. J/87114 792-1066 (w)
Jolene Wolfley
6804 Staghorn Dr. NW/87120-4806 890-9414 (h)

RIVERFRONTE ESTATES N.A., INC. (R)
***Terry Guebert**
1700 Rusty Rd. NW/87114 823-2300 (w)
Bob Ponto
9505 Dancing River NW/87114 890-3389 (h)

COORS TRAIL N.A. (R)
***Jennifer Perry**
2608 Bosque Del Sol Ln. NW/87120 890-7379 (h)
Alexandra Ostwald
6423 Bosque Meadows NW/87120 898-1915 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Ms. Jennifer Perry
Coors Trail H/O Association
2608 Bosque Del Sol Lane NW
Albuquerque, NM 87120

Dear Ms. Perry:

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. We will also be constructing a stealth pole to conceal our antennas. 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

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

7003 1680 0004 1091 3832

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ALBUQUERQUE, NM 87120

Postage	$ 0.37
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

ALBUQUERQUE NM 87108 ACADEMY STA
UNIT ID: 01
MAY 24 2004
Postmark Here
Clerk: KEFSO
USPS
05/24/04

Sent To: JENNIFER PERRY
Street, Apt. No., or PO Box No.: 2609 BOSQUE DEL SOL LANE NW
City, State, ZIP+4: ALBUQUERQUE, NM 87120

PS Form 3800, June 2002 — See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Mr. Jeff Armijo
Piedras Marcadas H/O Association
4937 Marna Lynn Ave NW
Albuquerque, NM 87114

Dear Mr. Armijo:

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. We will also be constructing a stealth pole to conceal our antennas. 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.

7003 1680 0004 1091 3856

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

ALBUQUERQUE, NM 87109 USPS MAY 24 2004 Here Clerk: KFXFS 05/24/2004

Sent To: Jeff Armijo
Street, Apt. No.; or PO Box No.: 4937 MARNA LYNN AVE N.W
City, State, ZIP+4: ALBUQUERQUE, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Mr. Fred Hampton
Eagle Ranch H/O 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. We will also be constructing a stealth pole to conceal our antennas. 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

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

7003 1680 0004 1091 3863

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Certified Fee	2.30	
Return Reciept Fee (Endorsement Required)	1.[illegible]	Postmark
Restricted Delivery Fee (Endorsement Required)		Here
Total Postage & Fees	$ 4.[illegible]	05/24/04

ALBUQUERQUE NM 87109 MAY 24 2004 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, June 2002 — See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Ms. Gerri Warner
Piedras Marcadas H/O Association
8715 Tia Christina NW
Albuquerque, NM 87114

Dear Ms. Warner:

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. We will also be constructing a stealth pole to conceal our antennas. 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

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

7003 1680 0004 1091 3849

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Postage	$ 0.37
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

Postmark Here

ALBUQUERQUE, NM 87109 ACCEPTANCE ID: 0109 USPS

05/24/04

Sent To GERI WARNER
Street, Apt. No.; or PO Box No. 8715 TIA CHRISTINA NW.
City, State, ZIP+4 ALBUQUERQUE, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Ms. Alexandra Ostwald
Coors Trail H/O Association
6423 Bosque Meadows NW
Albuquerque, NM 87120

Dear Ms. Ostwald:

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. We will also be constructing a stealth pole to conceal our antennas. 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

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

7003 1680 0004 1091 3931

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OFFICIAL USE

ALBUQUERQUE, NM 87120

Postage	$ 0.37
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

ALBUQUERQUE, NM 87109 ACADEMY STA USPS
MAY 24 2004
Postmark Here
ID: 010
Clerk: KFXFS
05/24/04

Sent To ALEXANDRA OSTWALD
Street, Apt. No.; or PO Box No. 6423 Bosque Meadows NW
City, State, ZIP+4 ALBUQUERQUE, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Ms. Jolene Wolfley
Taylor Ranch H/O Association
6804 Staghorn Drive NW
Albuquerque, NM 87120

Dear Ms.Wolfley:

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. We will also be constructing a stealth pole to conceal our antennas. 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

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

7003 1680 0004 1091 3948

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05/24/04

Sent To Jolene Wolfley
Street, Apt. No.; or PO Box No. 6804 Staghorn Dr NW
City, State, ZIP+4 Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Mr. Eddie Costello
Taylor Ranch H/O Association
1111 Alameda St. NW
Albuquerque, NM 87114

Dear Mr. Costello:

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. We will also be constructing a stealth pole to conceal our antennas. 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

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

7003 1680 0004 1091 3955

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ALBUQUERQUE, NM 87109 ACADEMY STA
MAY 24 2004
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Clerk: KFXFS0
USPS
05/24/04

Sent To EDDIE COSTELLO
Street, Apt. No.; or PO Box No. 1111 ALAMEDA ST N.W
City, State, ZIP+4 ALBUQUERQUE, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Ms. Julia Moore
Eagle Ranch H/O 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. We will also be constructing a stealth pole to conceal our antennas. Attached are photographs showing the before and after pictures of how the site will look.

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Sincerely,

Les F Gutierrez

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

7003 1680 0004 1091 3870

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Total Postage & Fees	$ 4.42

UNIT 0109
Postmark Here
ALBUQUERQUE NM 87109 ACADEMY STA MAY 24 2004 USPS
Clerk: KFXFS0
05/24/04

Sent To JULIA MOORE
Street, Apt. No.; or PO Box No. 9208 CLINTON ANDERSON DR. NW
City, State, ZIP+4 ALBUQUERQUE, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Mr. Larry Weaver
Paradise Hills Civic 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. We will also be constructing a stealth pole to conceal our antennas. 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.

7003 1680 0004 1091 3887

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Total Postage & Fees	$ 4.42

Postmark Here: MAY 24 2004 USPS

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Sent To: Larry Weaver
Street, Apt. No.; or PO Box No.: 6001 UNITAS CT. NW
City, State, ZIP+4: ALBUQUERQUE, NM 87114

PS Form 3800, June 2002 — See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Drive 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. We will also be constructing a stealth pole to conceal our antennas. 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.

7003 1680 0004 1091 3894

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Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

MAY 24 2004 Postmark Here
Clerk: KERRY
USPS
05/24/04

Sent To TOM ANDERSON
Street, Apt. No.; or PO Box No. 10013 PLUNKETT DR NW
City, State, ZIP+4 ALBUQUERQUE, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Kerry Davis
Rancho Sereno HO Association
8402 Rancho Verano Ct.NW
Albuquerque, NM 87120

Dear Kerry Davis:

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. We will also be constructing a stealth pole to conceal our antennas. 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

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

7003 1680 0004 1091 3900

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Restricted Delivery Fee (Endorsement Required)		Clerk: KFXFS0
Total Postage & Fees	$ 4.42	05/20/04

ALBUQUERQUE NM 87109 ACADEMY STA USPS MAY 24 2004

Sent To: Kerry DAVIS
Street, Apt. No.; or PO Box No.: 8402 RANCHO VERANO CT. NW
City, State, ZIP+4: ALBUQUERQUE NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Sander A. Rue
Rancho Sereno HO Association
7500 Rancho Solano Ct NW
Albuquerque, NM 87120

Dear Mr. Rue:

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. We will also be constructing a stealth pole to conceal our antennas. 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.

7003 1680 0004 1091 3917

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ALBUQUERQUE, NM 87120

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Return Reciept Fee (Endorsement Required)	1.7
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

Postmark Here
ALBUQUERQUE NM 87109 ACADEMY STA
MAY 24 2004
USPS
Clerk: KFXFS0
05/24/04

Sent To SANDER A RUE
Street, Apt. No.; or PO Box No. 7500 RANCHO SOLANO CT. NW
City, State, ZIP+4 ALBUQUERQUE, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Bob Ponto
Riverfronte Estates
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. We will also be constructing a stealth pole to conceal our antennas. Attached are photographs showing the before and after pictures of how the site will look.

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Sincerely,

Les F Gutierrez

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

7003 1680 0004 1091 3924

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Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

Postmark Here
MAY 24 2004
Clerk: KFXFS0

Sent To BOB PONTO
Street, Apt. No.; or PO Box No. 9505 DANCING RIVER NW
City, State, ZIP+4 ALBUQUERQUE, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

Alltel Communications
13170-B Central SE, Suite 287
Albuquerque, NM 87109
505-710-2079 (Phone)
505-291-0387 (Fax)

May 20, 2004

Terry Guebert
1700 Rusty Rd. NW
Albuquerque, NM 87114

Dear Mr. Guebert

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. We will also be constructing a stealth pole to conceal our antennas. 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

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

7003 1680 0004 1091 3962

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Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

Postmark Here
05/24/04

Sent To Terry Guebert
Street, Apt. No.; or PO Box No. 1700 Rusty Rd. NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

ADMINISTRATIVE AMENDMENT

04AA-

File # 00844 Project # 1001445

62'5"h. Stealth Pole - Concealed Wireless Telecommunication Facility

Quantia Vigil 4/28/04

APPROVED BY DATE

Note: This approval supersedes Approval AA 02-00991

ALLTEL

COTTONWOOD

ALBUQUERQUE, NM
BERNALILLO COUNTY

RAWLAND COMMUNICATION SITE
62'-5" STEALTH POLE

APPROVED FOR LEASING/ZONING

SHEET INDEX

SHT	TITLE	REV
T1	TITLE SHEET	B
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Z2	ALLTEL SITE PLAN	B
Z3	ELEVATION	B
SU1	REFERENCE NOTES, LOCATION MAPS	3
SU2A	METES & BOUNDS DESCRIPTIONS	3
SU2B	METES & BOUNDS DESCRIPTIONS	3
SU3	PLAN VIEW	3
SU4	ENLARGED PLAN VIEW	3

PROJECT INDEX

APPLICANT:
ALLTEL COMMUNICATIONS
2125 EAST ADAMS ST.
PHOENIX, AZ 85034

CONTACT: TIM GODEL
PHONE: 602-302-9863

ENGINEERS/DESIGNERS:
TOWERCOM TECHNOLOGIES LLC
4520 MONTGOMERY BLVD. NE
SUITE #5
ALBUQUERQUE, NM 87109

CONTACT: JASON DICKMAN, PE
PHONE: 505-232-4884

SURVEYOR:
TOWERCOM TECHNOLOGIES LLC
4520 MONTGOMERY BLVD. NE
SUITE #5
ALBUQUERQUE, NM 87109

CONTACT: L. DEAN VAN MATRE
PHONE: 915-474-2803

LEASING/ZONING:
ROMANO & ASSOCIATES LLC
4520 MONTGOMERY BLVD. NE
SUITE #5
ALBUQUERQUE, NM 87109

CONTACT: LES GUTIERREZ
PHONE: 505-255-4500

GENERAL PROJECT NOTES

1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY AN ALLTEL REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
5. NOTIFY ALLTEL, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM AN ALLTEL REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF AN ALLTEL REPRESENTATIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY ALLTEL, THE CONTRACTOR SHALL PROVIDE ALLTEL WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH AN ALLTEL REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY ALLTEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

GENERAL COMPLIANCE

1. NO HAZARDOUS OR COMBUSTIBLE MATERIAL WILL BE STORED WITHIN THE FACILITY.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

ADA COMPLIANCE

1. THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDINGS CODES.

FCC COMPLIANCE

1. RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

FIRE COMPLIANCE

1. CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF 2A-10BC OR BETTER.
2. CONTRACTOR TO INSTALL FIRE DEPARTMENT APPROVED "KNOX BOX" PER DEPARTMENT REQS.

APPROVALS

THE FOLLOWING PARTIES HAVE COMPREHENSIVELY REVIEWED AND DO HEREBY APPROVE OF THESE CONSTRUCTION DOCUMENTS (ALL SHEETS INCLUDED) AS THEY PERTAIN TO EACH PARTY'S AREA OF EXPERTISE.

NETWORK OPERATIONS MANAGER DATE RF ENGINEER DATE INTERCONNECT ENGINEER DATE

REAL ESTATE DATE PROJECT ENGINEER DATE

DESIGNED FOR:
ALLTEL
6565 AMERICA'S PARKWAY NE - ALBUQUERQUE, NM 87110

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
62'-5" STEALTH POLE

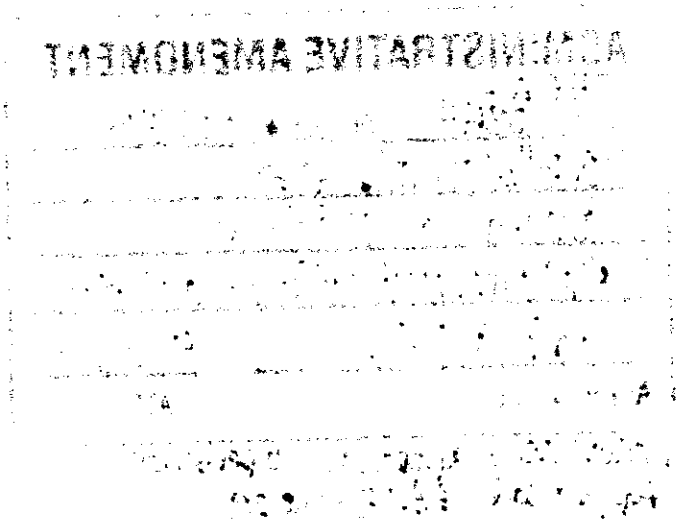
PROJECT ADDRESS:
9400 COORS RD NW
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

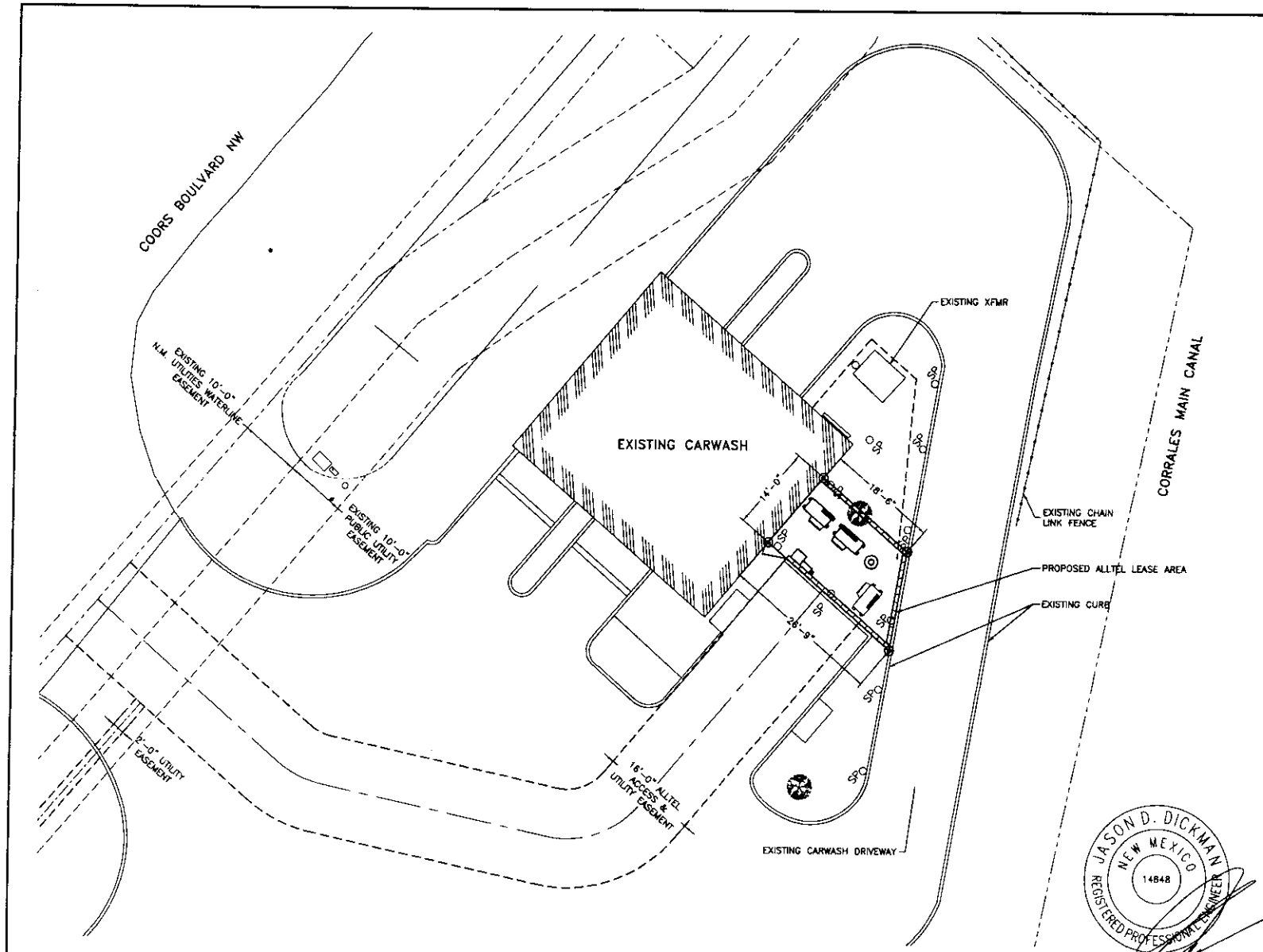
SHEET TITLE:
TITLE SHEET

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - LEASING/ZONING	05/10/04	RT	JDD
B	APPROVED LEASING/ZONING	05/17/04	JMM	JDD
C	CHANGED POLE WIDTH AND ANTENNAS	06/22/04	RT	JDD

PROJECT NUMBER: 04-002-XX

SHEET NUMBER: T1





SITE PLAN
SCALE: 1/18" = 1'-0"

APPROVED FOR LEASING/ZONING

JASON D. DICKMAN
NEW MEXICO
14848
REGISTERED PROFESSIONAL ENGINEER

DESIGNED FOR:

ALLTEL
6565 AMERICA'S PARKWAY NE – ALBUQUERQUE, NM 87110

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

62'-5" STEALTH POLE

PROJECT ADDRESS:

9400 COORS RD NW
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

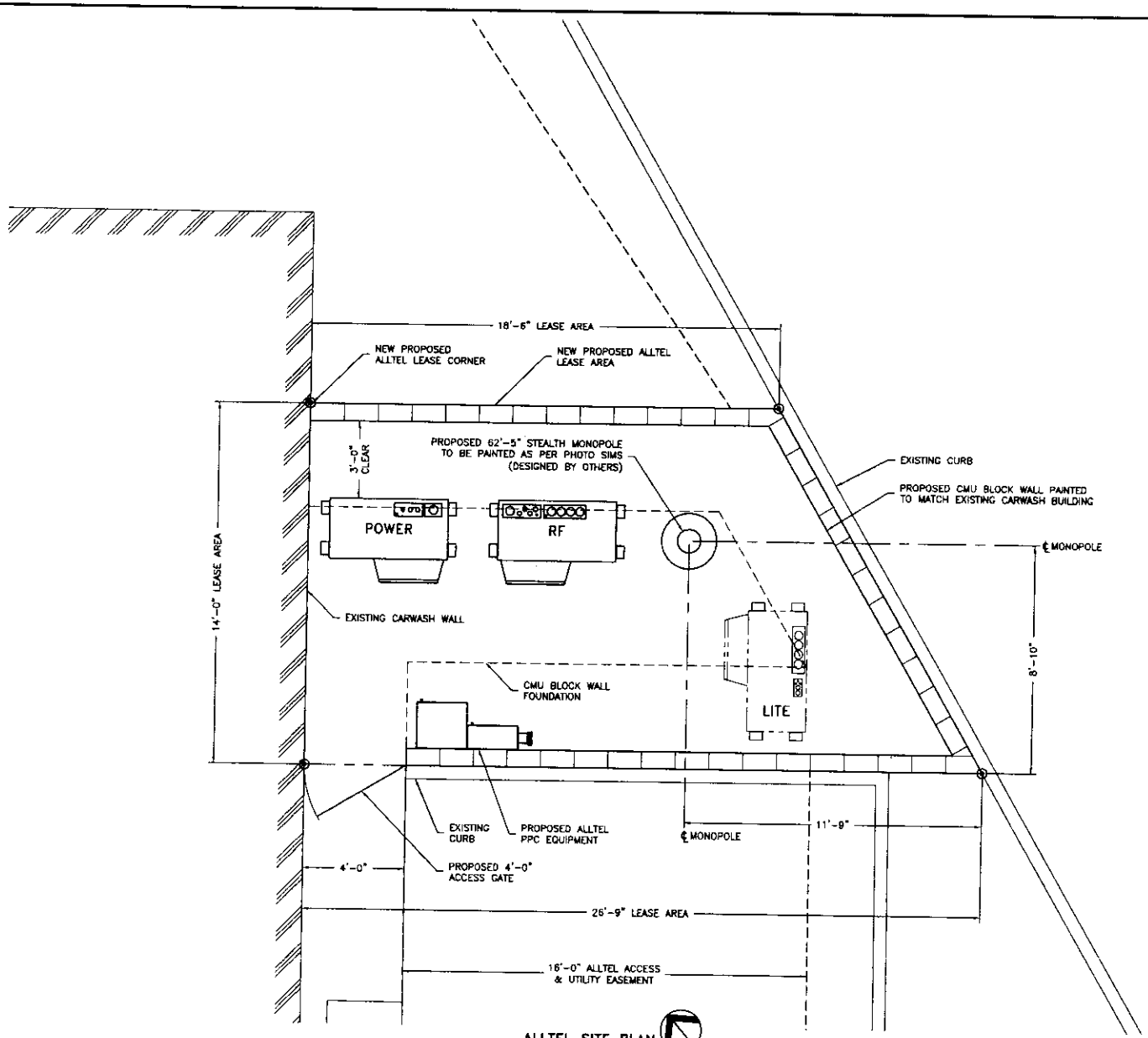
SHEET TITLE:

SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY – LEASING/ZONING	05/10/04	RT	JDD
B	APPROVED LEASING/ZONING	05/17/04	JMM	JDD
C	CHANGED POLE WIDTH AND ANTENNAS	06/22/04	RT	JDD

PROJECT NUMBER: 04-002-XX

SHEET NUMBER: Z1



ALLTEL SITE PLAN
SCALE: 1/4" = 1'-0"

JASON D. DICKMAN
NEW MEXICO
14848
REGISTERED PROFESSIONAL ENGINEER

APPROVED FOR LEASING/ZONING

DESIGNED FOR:

ALLTEL
6565 AMERICA'S PARKWAY NE – ALBUQUERQUE, NM 87110

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

62'-5" STEALTH POLE

PROJECT ADDRESS:

9400 COORS RD NW
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

SHEET TITLE:

ALLTEL SITE PLAN

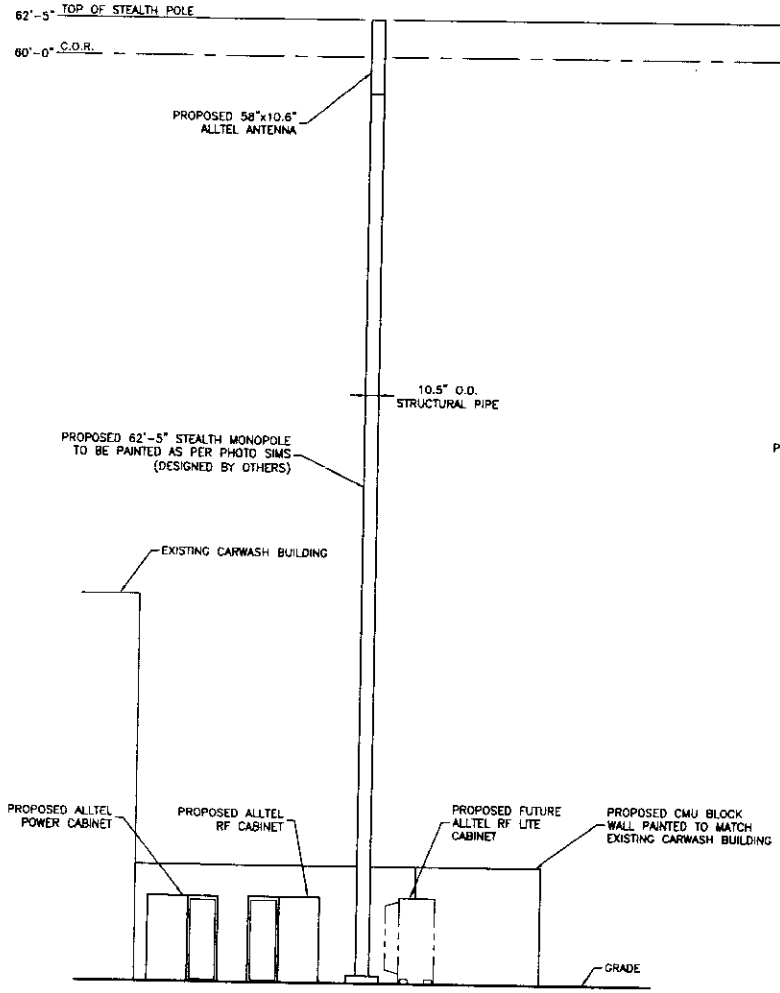
REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY – LEASING/ZONING	05/10/04	RT	JDD
B	APPROVED LEASING/ZONING	05/17/04	JMM	JDD
C	CHANGED POLE WIDTH AND ANTENNAS	06/22/04	RT	JDD

PROJECT NUMBER: 04-002-XX

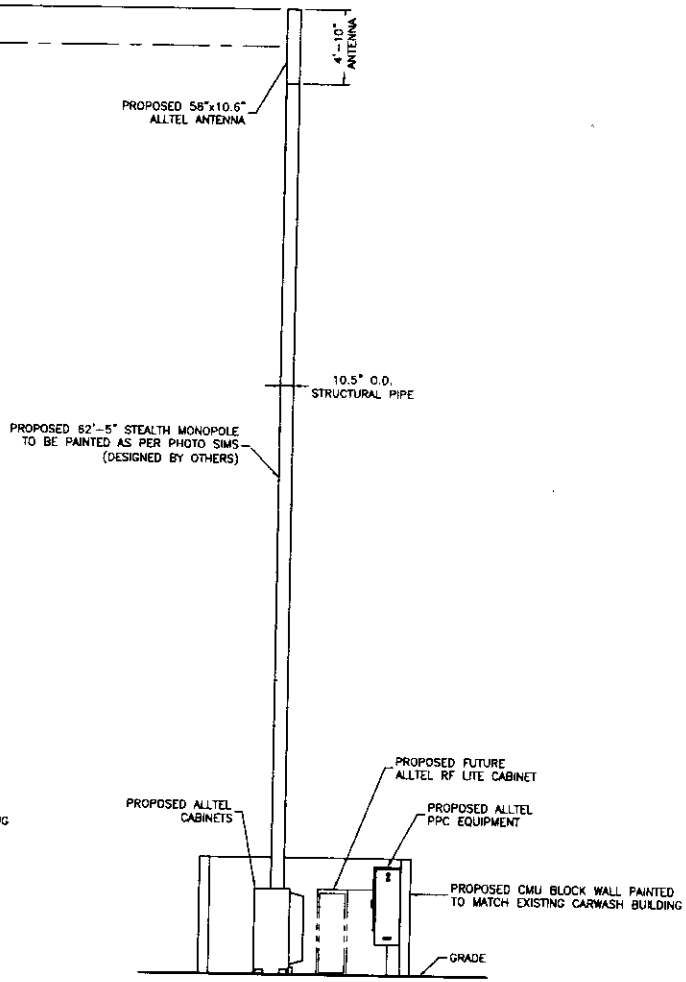
SHEET NUMBER: Z2

NOTES/KEY:

C.O.R. = CENTER OF RADIATION
A.L. = ATTACHMENT LEVEL
B.T. = BOTTOM TIP LEVEL
T.T. = TOP TIP LEVEL



SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

JASON D. DICKMAN
NEW MEXICO
14848
REGISTERED PROFESSIONAL ENGINEER

APPROVED FOR LEASING/ZONING

DESIGNED FOR:

ALLTEL
6565 AMERICA'S PARKWAY NE – ALBUQUERQUE, NM 87110

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

62'-5" STEALTH POLE

PROJECT ADDRESS:

9400 COORS RD NW
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

SHEET TITLE:

ELEVATION

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY – LEASING/ZONING	05/10/04	RT	JDD
B	APPROVED LEASING/ZONING	05/17/04	JMM	JDD
C	CHANGED POLE WIDTH AND ANTENNAS	06/22/04	RT	JDD

PROJECT NUMBER: 04-002-XX

SHEET NUMBER: Z3

A | B | C | D | E | F

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 3J, 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

SEARCH AREA REPORT (SAR) BY ROMANO AND ASSOCIATES. COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE, COMMITMENT NO. 02301299, EFFECTIVE DATE MARCH 3, 2003.

INDEX

BOUNDARY SURVEY FOR ALLTEL®

NEW MONOPOLE & TELECOMMUNICATIONS LEASE AREA
9400 COORS BLVD. NW
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO 87114

MONOPOLE CENTER

LATITUDE: 35°11'11.514"N (NAD83)
LONGITUDE: 106°39'41.303"W (NAD83)
ELEVATION: 5035.5sft (NAVD88)

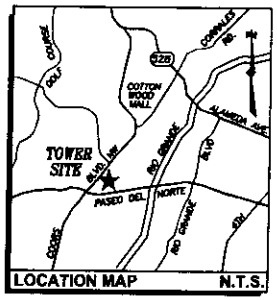
LATITUDE: 35°11'11.358"N (NAD27)
LONGITUDE: 106°39'39.207"W (NAD27)
ELEVATION: 5032.8sft (NGVD29)

MEETS FAA 1A ACCURACY

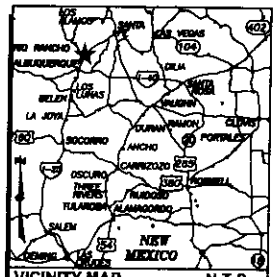
TIED TO NGS CONTROL STATION DESIGNATED "HUGHES"

LANDLORD

CONTACT: CHEVRON
COTTONWOOD-COORS
PETROLINK INC PO BOX 25845
ALBUQUERQUE NM



LOCATION MAP N.T.S.



VICINITY MAP N.T.S.

FLOOD INFORMATION

FLOOD ZONE: X
PANEL: 35001C0106F
DATED: April. 2, 2002

PARCEL NO.

NO. 693148

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.

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 DISK DESIGNATION "6-D13" NAVD88 ELEV. "5012.76sft" FEET ADJUSTED.

LEASE AREA SURVEY

LEASE AREA SITUATE WITHIN A PORTION OF TRACT 3A1 BLACK RANCH (BEING A REPLAT OF TRACT 3, BLACK RANCH) VOL. 94C, FOLIO 402, BERNALILLO COUNTY, NEW MEXICO

PROPERTY OWNER		TRACT 3A1 BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO BK.: 94C PG.: 402	
CHEVRON COTTONWOOD-COORS			
SECTION: 18	TOWNSHIP 11 NORTH	RANGE 3 EAST	N.M.P.M.
INDEXING INFORMATION FOR COUNTY CLERK			

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

ALLTEL®

PASO DEL NORTE SURVEYING INC.
EL PASO GPS
SURVEYING AND MAPPING
6130 MONTANA AVE.
TEL: 915-771-0247
FAX: 915-772-3532

STEPHEN EARL COBB NEW MEXICO 10472 REGISTERED PROFESSIONAL SURVEYOR

REV. 3 5/7/2004

REV	DATE	ECO NO.	DRAWN	CHECKED
A	06/07/2003	-	LDM4/JDI	SEC
B	04/19/2004	-	LDM4/JDI	SEC
1	12/19/2003	-	JDI	SEC
2	5/6/2004	-	JDI	SEC
3	5/7/2004	-	SEC	SEC

SITE NAME:
ALLTEL
COTTONWOOD II

SITE ADDRESS:
9400 COORS BLVD. NW
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO 87114

SHEET TITLE:
REFERENCE NOTES
LOCATION MAPS

BUSINESS UNIT#:
CLIENT JOB#:
JOB#:
SHEET NUMBER
SU1

ALLTEL
9400 COORS BLVD. NW
LEASE AREA FOR TELECOMMUNICATIONS TOWER AND EQUIPMENT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 87114

The Alltel Lease Area For Telecommunications Equipment herein described is a portion of Tract 3A1, "Plat of Tract 3A1 Black Ranch", a subdivision in the City of Albuquerque of record in Vol. 94C at Folio 402, Plat Records, Bernalillo County, New Mexico (being a replat of Tract 3A, Black Ranch Vol. 91C Folio 121–4), and is more particularly described by metes and bounds as follows:

Commencing for reference at the common westerly corner of Tracts 3 and 4 of the "unplatted" survey of Black Ranch dated July 1978 at a jog on the current southeast right–of–way line of Coors Boulevard NW, from which point of commencement a found New Mexico Highway Department "T–Rail" right–of–way monument at highway station 424+00 bears North 40°42'37" East 82.99 feet (N40°55'57"E 83.07 feet record by Vol. 91C Folio 121–3), also from which point of commencement the northeast boundary line and a portion of the southeast boundary line of said Tract 3A1 is defined by the following three courses: 1) with the northeast boundary line of said Tract 3, South 49°22'25" East (S49°10'12"E Rec.) 8.00 feet to the most northerly corner of said Tract 3A1; 2) with said southeast boundary line, South 49°23'47" East 91.90 feet to a 5/8" dia. rebar with plastic cap stamped HUGG 5823 at the most easterly corner of said Tract 3A1; and 3) 8.78 feet along the arc of a curve to the left which has a radius of 362.72 feet, which has a central angle of 1°23'13" and which has a chord of South 12°25'45" West 8.78 feet to which point of tangency (witnessed by another 5/8" dia. rebar with plastic cap stamped HUGG 5823 which bears S35°52'10"W 0.27 ft.); Thence, from said point of commencement, with the northeast boundary line of said Tract 3, South 49°22'25" East 8.00 feet to the most northerly corner of said Tract 3A1; Thence, with the northeast boundary line of Tract 3A1, South 49°23'47" East 63.50 feet;

Thence, entering into said Tract 3A1, South 40°36'13" West 48.53 feet;

Thence, South 40°28'33" West 14.78 feet to the external northeast face of an existing carwash building;

Thence, with said building face, South 49°31'27" East 9.00 feet to an external corner of said building;

Thence, with the southeast building face of said car wash facility, South 40°28'37" West 7.37 feet to a set nail for the POINT OF BEGINNING hereof;

Thence, South 49°31'23" East 18.50 feet to a set "V" at the northwest edge or "back" of existing curb;

Thence, with said curb line, South 09°58'19" West 16.25 feet to a set "V";

Thence, North 49°31'23" West, at 3.6 feet joining another "back" of curb, for a total distance of 26.74 feet to a set nail on the southeast face of said car wash building;

Thence, with said building face, North 40°28'37" East 14.00 feet to the POINT OF BEGINNING and having an area of 317 square feet or 0.0073 acres.

The bearings cited herein, except for parenthetical record bearings, are based on true (geodetic) north for a surface transverse Mercator projection centered near the project site. This description is based on a field survey of the above site performed under my supervision.

May 7, 2004

ALLTEL
9400 COORS BLVD. NW
16 FOOT WIDE ACCESS AND UTILITY EASEMENT
for LEASE AREA FOR TELECOMMUNICATIONS TOWER AND EQUIPMENT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 87114

The 16.00 foot wide Alltel Access and Utility Easement for Telecommunications Equipment Lease Area herein described is a portion of Tract 3A1, "Plat of Tract 3A1 Black Ranch", a subdivision in the City of Albuquerque of record in Vol. 94C at Folio 402, Plat Records, Bernalillo County, New Mexico (being a replat of Tract 3A, Black Ranch Vol. 91C Folio 121–4), said Access and Utility Easement lies 8.00 feet each side of its centerline which is more particularly described by metes and bounds as follows:

Commencing for reference at the common westerly corner of Tracts 3 and 4 of the "unplatted" survey of Black Ranch dated July 1978 at a jog on the current southeast right–of–way line of Coors Boulevard NW, from which point of commencement a found New Mexico Highway Department "T–Rail" right–of–way monument at highway station 424+00 bears North 40°42'37" East 82.99 feet (N40°55'57"E 83.07 feet record by Vol. 91C Folio 121–3), also from which point of commencement the northeast boundary line and a portion of the southeast boundary line of said Tract 3A1 is defined by the following three courses: 1) with the northeast boundary line of said Tract 3, South 49°22'25" East (S49°10'12"E Rec.) 8.00 feet to the most northerly corner of said Tract 3A1; 2) with said southeast boundary line, South 49°23'47" East 91.90 feet to a 5/8" dia. rebar with plastic cap stamped HUGG 5823 at the most easterly corner of said Tract 3A1; and 3) 8.78 feet along the arc of a curve to the left which has a radius of 362.72 feet, which has a central angle of 1°23'13" and which has a chord of South 12°25'45" West 8.78 feet to which point of tangency (witnessed by another 5/8" dia. rebar with plastic cap stamped HUGG 5823 which bears S35°52'10"W 0.27 ft.); Thence, from said point of commencement with the northeast boundary line of said Tract 3, South 49°22'25" East 8.00 feet; Thence, South 49°23'47" East 63.50 feet; Thence, entering into said Tract 3A1, South 40°36'13" West 48.53 feet; Thence, South 40°28'33" West 14.78 feet to the northeast face of an exsiting car wash building; Thence, with said building face, South 49°31'27" East 9.00 feet to a building corner of said car wash; Thence, with the southeast face of said car wash building, South 40°28'37" West 7.37 feet to a set nail at the most northerly corner of the Alltel lease area serviced by the access and utility easement herein described; Thence, continuing with said building face, South 40°28'37" West 14.00 feet to a set nail at the most westerly corner of said Alltel lease area; Thence, with the northwest boundary line of said Alltel lease area, South 49°31'23" East 12.00 feet to the POINT OF BEGINNING of the centerline of the Alltel Access and Utility easement herein described;

Thence, South 40°28'37" West 46.19 feet;

Thence, 17.20 feet with the arc of a curve to the right, which has a radius of 16.00 feet, which has a central angle of 61°35'58", and which has a chord which bears South 71°16'37" West, 16.39 feet;

Thence, North 77°55'24" West 38.63 feet;

Thence, 8.00 feet with the arc of a curve to the right, which has a radius of 16.00 feet, which has a central angle of 28°37'53", and which has a chord which bears North 63°36'28" West, 7.91 feet;

Thence, North 49°17'31" West 40.01 feet to the southeast right–of–way line of Coors Blvd. NW for the POINT OF TERMINATION of the centerline of the Alltel Access and Utility Easement herein described. This easement contains 900 square feet or 0.0207 acres.

The bearings cited herein, except for parenthetical record bearings, are based on true (geodetic) north for a surface transverse Mercator projection centered near the project site. This description is based on a field survey of the above site performed under my supervision.

May 7, 2004

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FAX: 915-772-3532

SPACE RESERVED FOR PROFESSIONAL SEALS

STEPHEN EARL COBB
NEW MEXICO
10472
REGISTERED PROFESSIONAL SURVEYOR

REV. 3 5/7/2004

REV	DATE	ECO NO.	DRAWN	CHECKED
A	06/07/2003	–	LDW/JDI	SEC
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1	12/18/2003	–	JDI	SEC
2	5/5/2004	–	JDI	SEC
3	5/7/2004	–	SEC	SEC

SITE NAME:
ALLTEL
COTTONWOOD II

SITE ADDRESS:
9400 COORS BLVD. NW
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO 87114

SHEET TITLE:
METES & BOUNDS DESCRIPTIONS

BUSINESS UNIT#:
CLIENT JOB#:
JOB#:
SHEET NUMBER: SU2A

ALLTEL
9400 COORS BLVD. NW
UTILITY EASEMENT #1
for LEASE AREA FOR TELECOMMUNICATIONS TOWER AND EQUIPMENT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 87114

The 2.00 foot wide Alltel Utility Easement #1 for Telecommunications Equipment Lease Area herein described is a portion of Tract 3A1, "Plat of Tract 3A1 Black Ranch", a subdivision in the City of Albuquerque of record in Vol. 94C at Folio 402, Plat Records, Bernalillo County, New Mexico (being a replat of Tract 3A, Black Ranch Vol. 91C Folio 121-4), said Alltel Utility Easement #1 lies 1.00 feet each side of its centerline which is more particularly described by metes and bounds as follows:

Commencing for reference at the common westerly corner of Tracts 3 and 4 of the "unplatted" survey of Black Ranch dated July 1978 at a jog on the current southeast right-of-way line of Coors Boulevard NW, from which point of commencement a found New Mexico Highway Department "T-Rail" right-of-way monument at highway station 424+00 bears North 40°42'37" East 82.99 feet (N40°55'57"E 83.07 feet record by Vol. 91C Folio 121-3), also from which point of commencement the northeast boundary line and a portion of the southeast boundary line of said Tract 3A1 is defined by the following three courses: 1) with the northeast boundary line of said Tract 3, South 49°22'25" East (S49°10'12"E Rec.) 8.00 feet to the most northerly corner of said Tract 3A1; 2) with said southeast boundary line, South 49°23'47" East 91.90 feet to a 5/8" dia. rebar with plastic cap stamped HUGG 5823 at the most easterly corner of said Tract 3A1; and 3) 8.78 feet along the arc of a curve to the left which has a radius of 362.72 feet, which has a central angle of 1°23'13" and which has a chord of South 12°25'45" West 8.78 feet to which point of tangency (witnessed by another 5/8" dia. rebar with plastic cap stamped HUGG 5823 which bears S35°52'10"W 0.27 ft.); Thence, from said point of commencement with the northeast boundary line of said Tract 3, South 49°22'25" East 8.00 feet; Thence, South 49°23'47" East 63.50 feet; Thence, entering into said Tract 3A1, South 40°36'13" West 48.53 feet; Thence, South 40°28'33" West 14.78 feet to the northeast face of an exsiting car wash building; Thence, with said building face, South 49°31'27" East 9.00 feet to a building corner of said car wash; Thence, with the southeast face of said car wash building, South 40°28'37" West 7.37 feet to a set nail at the most northerly corner of the Alltel lease area serviced by the access and utility easement herein described; Thence, continuing with said building face, South 40°28'37" West 14.00 feet to a set nail at the most westerly corner of said Alltel lease area; Thence, with the northwest boundary line of said Alltel lease area, South 49°31'23" East 12.00 feet to the centerline of a 16 foot wide Alltel Access and Utility easement also described this date; Thence, with said access easement centerline, South 40°28'37" West 46.19 feet; Thence, with said access easement centerline, 17.20 feet with the arc of a curve to the right, which has a radius of 16.00 feet, which has a central angle of 61°35'58", and which has a chord which bears South 71°16'37" West, 16.39 feet; Thence with said access easement centerline, North 77°55'24" West 38.63 feet; Thence with said access easement centerline, 8.00 feet with the arc of a curve to the right, which has a radius of 16.00 feet, which has a central angle of 28°37'53", and which has a chord which bears North 63°36'28" West, 7.91 feet; Thence with said access easement centerline, North 49°17'31" West 23.51 feet; Thence, leaving said access and utility easement centerline, South 40°42'29" West 8.00 feet to the southwest boundary line of said 16 foot wide Alltel access and utility easement fot the POINT OF BEGINNING of the centerline of the 2.00 foot wide Alltel Utility Easement #1 herein described;

Thence, with a line which is 16.50 feet southeast of and parallel with the southeast right-of-way line of Coors Blvd. NW, South 40°42'29" West 113.66 feet to an existing telephone riser box for the POINT OF TERMINATION of the Alltel utility easement herein described. This easement contains 227 square feet or 0.0052 acres.

The bearings cited herein, except for parenthetical record bearings, are based on true (geodetic) north for a surface transverse Mercator projection centered near the project site. This description is based on a field survey of the above site performed under my supervision.

May 7, 2004

ALLTEL
9400 COORS BLVD. NW
UTILITY EASEMENT #2
for LEASE AREA FOR TELECOMMUNICATIONS TOWER AND EQUIPMENT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 87114

The variable width Alltel Utility Easement #2 for Telecommunications Equipment Lease Area is a portion of Tract 3A1, "Plat of Tract 3A1 Black Ranch", a subdivision in the City of Albuquerque of record in Vol. 94C at Folio 402, Plat Records, Bernalillo County, New Mexico (being a replat of Tract 3A, Black Ranch Vol. 91C Folio 121-4), and is more particularly described by metes and bounds as follows:

Commencing for reference at the common westerly corner of Tracts 3 and 4 of the "unplatted" survey of Black Ranch dated July 1978 at a jog on the current southeast right-of-way line of Coors Boulevard NW, from which point of commencement a found New Mexico Highway Department "T-Rail" right-of-way monument at highway station 424+00 bears North 40°42'37" East 82.99 feet (N40°55'57"E 83.07 feet record by Vol. 91C Folio 121-3), also from which point of commencement the northeast boundary line and a portion of the southeast boundary line of said Tract 3A1 is defined by the following three courses: 1) with the northeast boundary line of said Tract 3, South 49°22'25" East (S49°10'12"E Rec.) 8.00 feet to the most northerly corner of said Tract 3A1; 2) with said southeast boundary line, South 49°23'47" East 91.90 feet to a 5/8" dia. rebar with plastic cap stamped HUGG 5823 at the most easterly corner of said Tract 3A1; and 3) 8.78 feet along the arc of a curve to the left which has a radius of 362.72 feet, which has a central angle of 1°23'13" and which has a chord of South 12°25'45" West 8.78 feet to which point of tangency (witnessed by another 5/8" dia. rebar with plastic cap stamped HUGG 5823 which bears S35°52'10"W 0.27 ft.); Thence, from said point of commencement with the northeast boundary line of said Tract 3, South 49°22'25" East 8.00 feet; Thence, with the northeast boundary line of said Tract 3A1, South 49°23'47" East 63.50 feet; Thence, entering into said Tract 3A1, South 40°36'13" West 48.53 feet to the POINT OF BEGINNING of the Alltel Utility Easement #2 herein described;

Thence, South 49°31'27" East 10.00 feet;

Thence, South 05°20'02" West 27.09 feet to the northeast boundary line of the Alltel lease area serviced by the utility easement herein described;

Thence, with the northeast boundary line of said Alltel lease area, North 49°31'23" West 16.59 feet to a set nail on the southeast building face of an existing car wash;

Thence, with said building face, North 40°28'37" East 7.37 feet to an exterior building corner;

Thence, with the northeast face of said car wash building, North 49°31'27" West 9.00 feet;

Thence, North 40°28'33" East 14.78 feet to the POINT OF BEGINNING and having an area of 328 square feet or 0.0075 acres.

The bearings cited herein, except for parenthetical record bearings, are based on true (geodetic) north for a surface transverse Mercator projection centered near the project site. This description is based on a field survey of the above site performed under my supervision.

May 7, 2004

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STEPHEN EARL COBB
NEW MEXICO
10472
REGISTERED PROFESSIONAL SURVEYOR

REV. 3 5/7/2004

REV	DATE	ECO NO.	DRAWN	CHECKED
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2	5/5/2004	–	JDI	SEC
3	5/7/2004	–	SEC	SEC

SITE NAME:
ALLTEL
COTTONWOOD II

SITE ADDRESS:
9400 COORS BLVD. NW
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO 87114

SHEET TITLE:
METES & BOUNDS
DESCRIPTIONS

BUSINESS UNIT#:
CLIENT JOB#:
JOB#:
SHEET NUMBER
SU2B

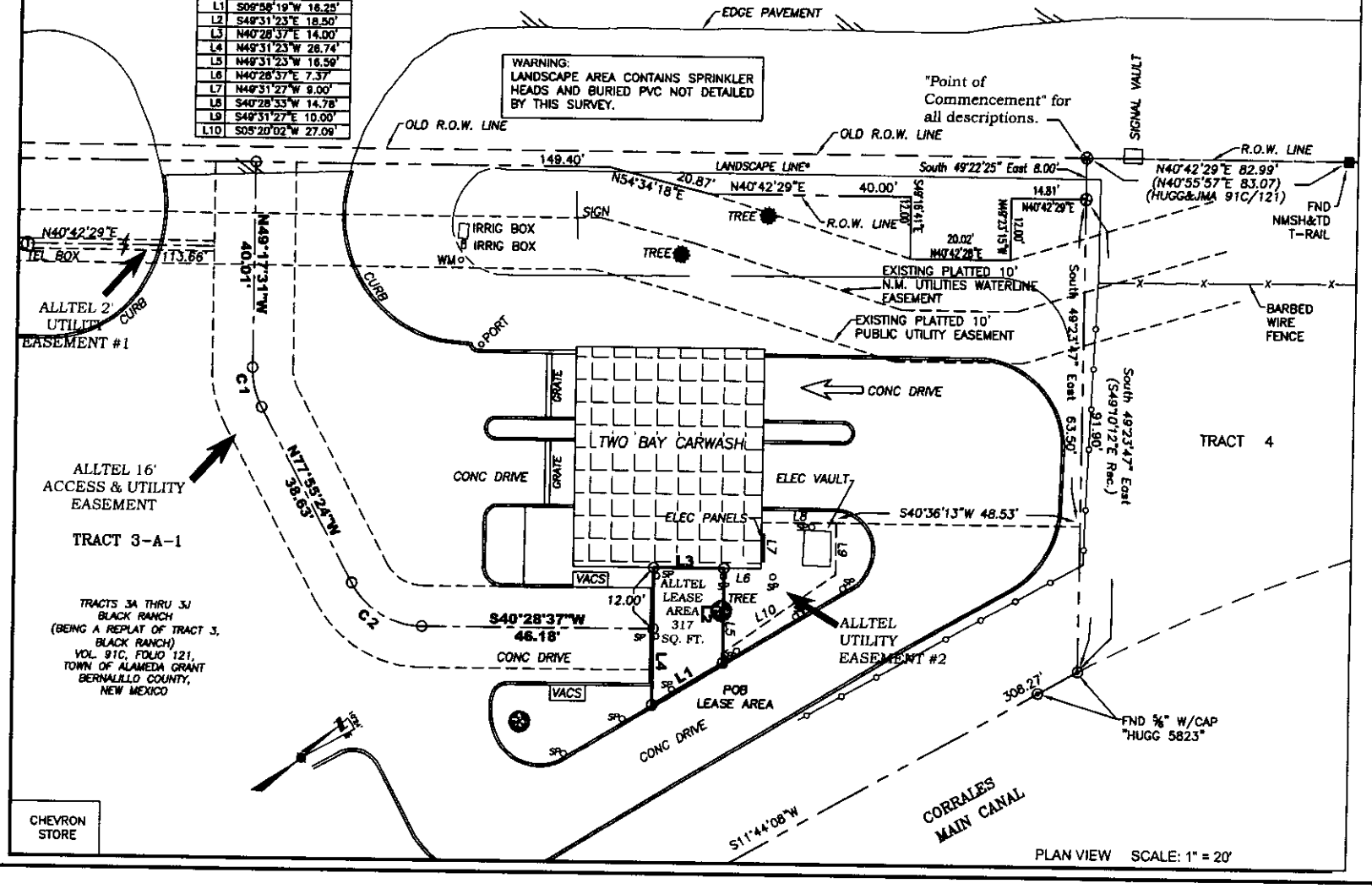
LEGEND

○ SET 1/2" DIA. REBAR WITH PLASTIC CAP STAMPED TX4297 NM10472 OR SET NAIL WITH BRASS TAG STAMPED TX10472

⊗ CALCULATED CORNER – NOT SET

LINE TABLE	
LINE	BEARING & LENGTH
L1	S09°58'19"W 16.25'
L2	S49°31'23"E 18.50'
L3	N40°28'37"E 14.00'
L4	N49°31'23"W 26.74'
L5	N49°31'23"W 16.59'
L6	N40°28'37"E 7.37'
L7	N49°31'27"W 9.00'
L8	S40°28'33"W 14.78'
L9	S49°31'27"E 10.00'
L10	S05°20'02"W 27.09'

Curve Table						
Curve	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	8.00	16.00	4.08	7.91	S63°38'28"E	28°37'53"
C2	17.20	18.00	9.54	16.39	N71°18'37"E	91°35'56"



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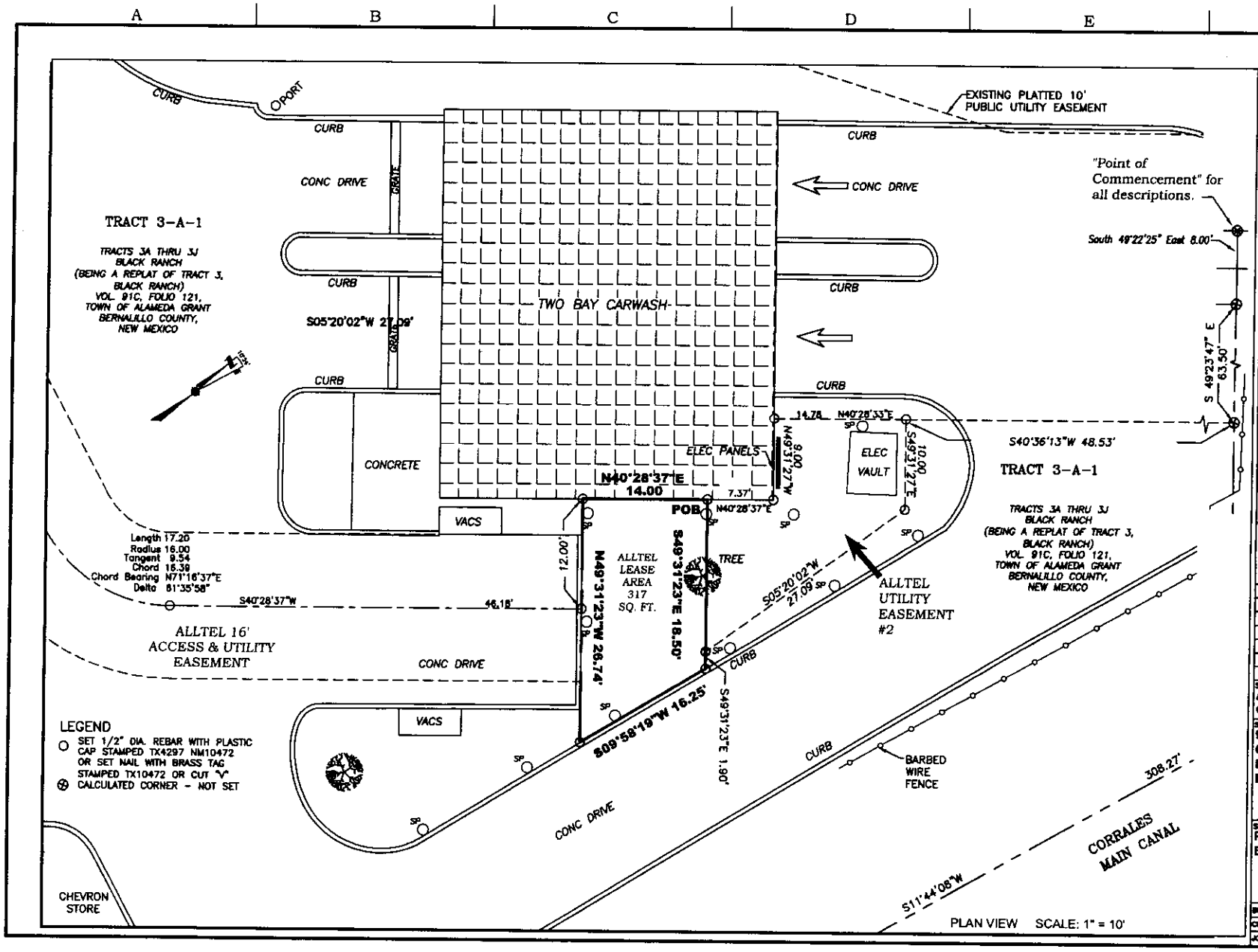
SITE NAME:
ALLTEL
COTTONWOOD II

SITE ADDRESS:
9400 COORS BLVD. NW
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO 87114

SHEET TITLE:
PLAN VIEW

BUSINESS UNIT#:
CLIENT JOB#:
JOB#:

SHEET NUMBER
SU3



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STEPHEN EARL COBB
NEW MEXICO
10472
REGISTERED PROFESSIONAL SURVEYOR

REV. 3 5/7/2004

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3	5/7/2004	–	SEC	SEC

SITE NAME:
ALLTEL
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#:
CLIENT JOB#:
JOB#:

SHEET NUMBER:
SU4