

AA

APPLICATION NO. 05AA-01748	PROJECT NO. 1001656
PROJECT NAME Double Eagle Airport	
EPC APPLICATION NO.	
APPLICANT / AGENT MIKE PROVINE	PHONE NO. 242-5700
ZONE ATLAS PAGE D-5 7401 Paredo del Vulcan NW	
(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 <i>BBB</i>	DATE <i>11/17/05</i>	DATE
COMMENTS:		
<i>gtd reqd for B.P.</i>		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>11/17/05</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>W6</i>	DATE <i>11-17-05</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE <i>N/A</i>	DATE <i>12-7-05</i>
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>of class</i>	DATE <i>12-7-05</i>	DATE
COMMENTS:		
<i>✓ - Convert 2 regular parking spaces @ front of building to 9 motorcycle spaces</i>		
<i>✓ - Revise calculations for parking; note both accessible & motorcycle spaces to be signed</i>		

Revised 3/3/04

(Return form with plat / site plan)



SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

Z

SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

APPEAL / PROTEST of...

A

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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: COA/Aviation, Jim Hinde
 ADDRESS: P.O. Box 9948
 CITY: Albuquerque
 Proprietary interest in site: Owner
 AGENT (if any): Molzen-Corbin & Associates
 ADDRESS: 2701 Miles Rd SE
 CITY: Albuquerque

STATE NM ZIP 87119
 STATE NM ZIP 87106

PHONE: 244-7805
 FAX: 842-7334
 E-MAIL: jhinde@cabq.gov
 PHONE: 242-5700
 FAX: 242-0673
 E-MAIL: mprovine@molzencorbin.com

DESCRIPTION OF REQUEST: Administrative Approval Site Plan for Building Permit

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. _____ Block: _____ Unit: _____

Subdiv. / Addn. Lands of Double Eagle II Airport

Current Zoning: SU-1 for Airport

Proposed zoning: SU-1 for Airport

Zone Atlas page(s): D-5

No. of existing lots: _____

No. of proposed lots: _____

Total area of site (acres): 0.94

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. 10040612972311-01-64 1006062.26133110164

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Double Eagle II Airport

Between: Paseo del Volcan and Shooting Range Park Rd

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 02EPC-00989/ Project # 1001656

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

SIGNATURE

Mike Provine

DATE 11/16/05

(Print) Mike Provine, PE

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

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

Application case numbers

DSAA - 01748
 _____ - _____
 _____ - _____
 _____ - _____
 _____ - _____

Action

AA 530?

S.F.

P(4)

Fees

\$ 0
 \$ _____
 \$ _____
 \$ _____
 \$ _____

Hearing date

Total

\$ 0

Project # 1001656

Ki Sins 11/16/05
 Planner signature / date

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 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
- ___ 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

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- ✓ 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) **1** copy
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing and justifying the request
- ✓ Letter of authorization from the property owner if application is submitted by an agent
- ✓ Copy of EPC or DRB Notice of Decision (not required for WTF)
- ✓ Fee (see schedule) **45.00**
- ✓ Any original and/or related file numbers are listed on the cover application

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

- ___ Notifying letter & certified mail receipts addressed to owners of adjacent properties
- ___ Office of 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 Debbie Stover at 924-3940 for details.

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

Jim H. Noe
 Applicant name (print)
Jim H. Noe
 Applicant signature / date



Form revised June 04, October 2004

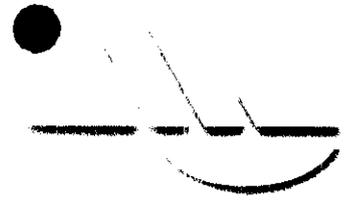
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 051A - 01748

Jim Noe 11/16/05
 Planner signature / date

Project # 1001656

2701 MILES RD SE
ALBUQUERQUE, NM 87106
TEL: 505.242.5700
FAX: 505.242.0673



MOLZEN-CORBIN & Associates

ENGINEERS/ARCHITECTS/PLANNERS

November 15, 2005

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

**RE: Double Eagle II Airport
Air Traffic Control Tower - Administrative Approval**

ABQ11F-11.D20

Dear Mr. Dineen:

The construction and commissioning of an Air Traffic Control Tower is an important improvement that has been planned for DEII for many years. The construction of the Air Traffic Control Tower will improve safety for the flying public and provide an economic development tool for the continued development of DEII. This letter is transmitted with an application for an administrative approval for the project site plan for this project. The Aviation Department regards this project as an airside project, in terms of use and location, and the design is governed by specific requirements set by the Federal Aviation Administration (FAA). The Double Eagle II Airport Master Plan, adopted in 2003, includes this development as part of the near term (within five years) capital improvements. The Air Traffic Control Tower site is shown on the approved Airport Layout Plan as an attachment to the Master Plan. The Airport Layout Plan serves as the Site Development Plan for Double Eagle II Airport. The Airport Master Plan and Airport Layout Plan were approved by FAA as well as adopted by the Albuquerque City Council (with recommendation for approval by the EPC). We believe that there are not any land issues of interest to the City of Albuquerque Planning Department or the Environmental Planning Commission that were not included in the Master Plan and a formal EPC submission will not be made on this project. A copy of the Airport Layout Plan is enclosed to this submittal.

Mr. Jim Hinde of the Aviation Department and I met with Mr. Bob Paulsen of the Planning Department regarding the construction of the Air Traffic Control Tower at the Double Eagle II Airport in May 2005 (see enclosed letter). At that time, Mr. Paulsen agreed with the Aviation Department that a formal DRB site plan submittal was not necessary due to the inclusion of the project in the approved Master Plan and the nature of this airside project. The site design has been prepared in accordance with the City of Albuquerque Development Process Manual.

This project is an important improvement that has been planned for DEII for many years. The construction of the Air Traffic Control Tower will improve safety for the flying public and provide an economic development tool for the continued development of DEII. Current traffic projections for air traffic at DEII indicate approximately 130,000 annual aircraft operations currently occur at DEII. The two runways have converging geometry and pilots are solely

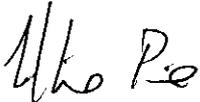
Mr. Richard Dineen
November 15, 2005
Page 2

responsible for calling out their position to other aircraft. The need for the Air Traffic Control Tower has been reinforced by the project receiving funding through the Federal Aviation Administration (FAA). As part of the funding requirements, the location siting, orientation and height were all developed in accordance with and approved by the FAA. An environmental assessment was prepared with the FAA issuing a Finding of No Significant Impact (FONSI) for the project. The EA was prepared in accordance with FAA and NEPA requirements. Public and agency comment was solicited during the preparation of the EA through correspondence, public information workshops, advertisement and posting on a web-site and by outreach with the Petroglyph National Monument staff.

Thank you for your and your staff's assistance in this project. Should you require additional information, please contact me at 242-5700.

Sincerely,

MOLZEN-CORBIN & ASSOCIATES

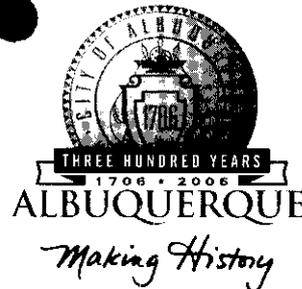
A handwritten signature in black ink, appearing to read "Mike Provine". The signature is stylized and written in a cursive-like font.

Mike Provine, P.E.

MP:jgo

cc: Mr. Jim Hinde, COA/Aviation

CITY OF ALBUQUERQUE



Martin J. Chavez
Mayor

John D. "Mike" Rice
Director of Aviation

November 3, 2005

Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

P O Box 9948

RE: Air Traffic Control Tower at Double Eagle II Airport, Administrative
Amendment to the Site Development Plan for Building Permit

Dear Chairwoman Matson:

Albuquerque

The purpose of this letter is to authorize Molzen-Corbin & Associates to act as our agent for the administrative amendment to the site development plan (approved Double Eagle II Airport Master Plan) for the purpose of generating the building permit for construction of the Air Traffic Control Tower.

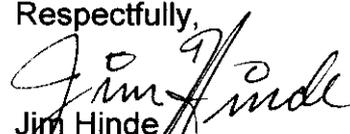
New Mexico

Please contact me at 244-7805 with any questions or concerns.

87119-1048

Respectfully,

www.cabq.gov


Jim Hinde
Planning Manager

Atct110305



May 5, 2005

Mr. Bob Paulsen, Principal Planner
City of Albuquerque Planning Department
600 Second Street, NW
Albuquerque, NM 87102

Re: Double Eagle II Airport
Air Traffic Control Tower

Dear Mr. Paulsen:

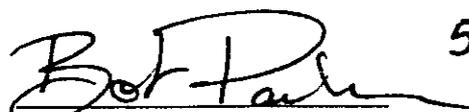
I am transmitting this letter on behalf of the Aviation Department regarding the construction of an air traffic control tower at the Double Eagle II Airport. The Aviation Department regards this project as an airside project, in terms of use and location, and the design is governed by specific requirements set forth by the Federal Aviation Administration (FAA). The Double Eagle II Airport Master Plan, adopted in 2003, includes this development as part of the near term (within five years) capital improvements. The ATCT site is shown on the approved Airport Layout Plan as an attachment to the Master Plan. We believe that there are not any land issues of interest to the City of Albuquerque Planning Department or the Environmental Planning Commission that were not included in the Master Plan and do not plan to make an EPC submission for this project.

The final site plan information will be provided for review and approval as part of the permitting process. We do not believe a formal DRB site plan submittal is necessary due to the inclusion of this project in the already approved Airport Master Plan and its nature as an airside project. We previously submitted a Design Analysis Report that included the drainage report for this site as part of the Double Eagle II Airport Midfield Improvements, DRC review March 2004. The final site plan for the ATCT is in agreement with the drainage report prepared for the Midfield Development project and we believe that the ATCT site does not require a separate drainage report submittal. The site design has been prepared in accordance with the City of Albuquerque Development Process Manual.

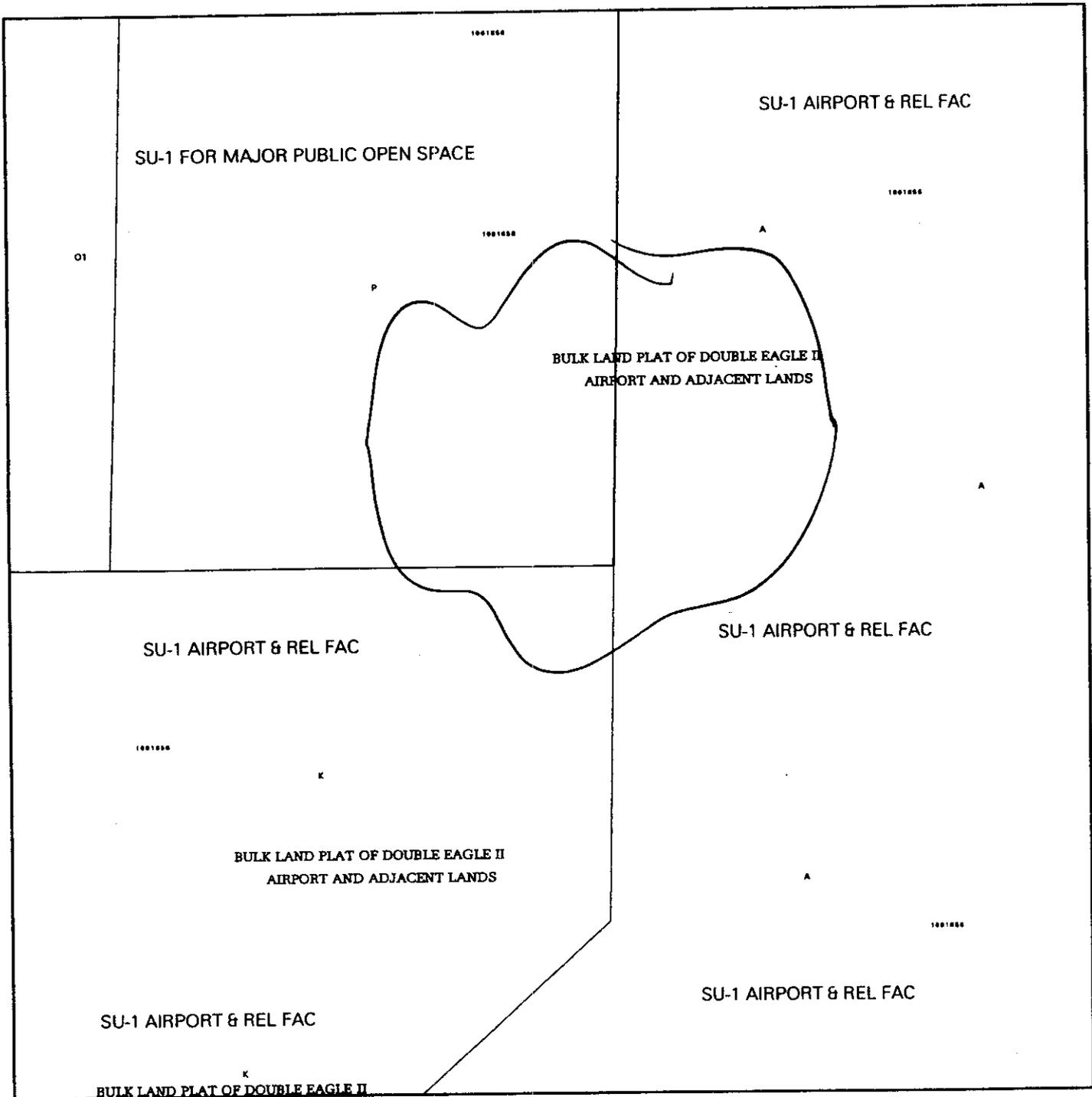
Thank you for your and your staff's assistance in this project. Should you require additional information, please contact me at 244-7805

Respectfully,


Jim Hinde, Planning Manager

 5/16/05
Concur
Mr. Bob Paulsen, ~~Principal Planner~~ *Manager*
City of Albuquerque, Planning Dept.

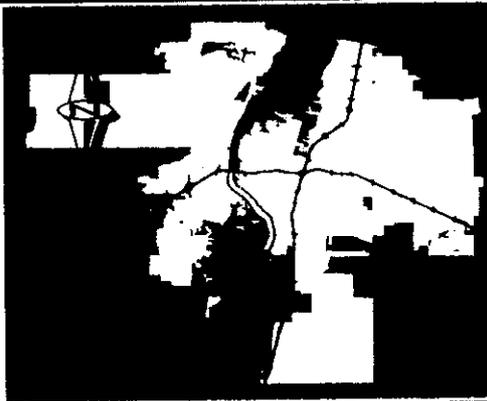
100/656
0544-01748



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 07, 2005



Zone Atlas Page:
D-5-Z

Selected Symbols

Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone