Environmental Planning Commission

Agenda Number: 6
Project Number: 1010971
Case Number: 17EPC-40018
August 10, 2017

Staff Report

Agent	Christine Tucker, Insite, Inc.
Applicant	Verizon Wireless
Request	**Waiver- Site Development Plan, Wireless Telecommunications Facility (WTF) Landscaping Requirements** [Zoning Code §14-16-3-17(F)]
Legal Description	Tract I, re-division of Tract 1-A and Tract 1-B, division of Tract 1 of the division of lands of DRG Associates subdivision
Location	the SE corner of San Mateo Blvd. and Academy Rd. NE (6220 San Mateo NE)
Size	Approximately 2.1 acres
Zoning	C-3, no change proposed

Staff Recommendation

That the EPC conditionally grant the waiver, based on the Findings beginning on Page 15, and subject to the Conditions of Approval beginning on Page 18.

Staff Planner

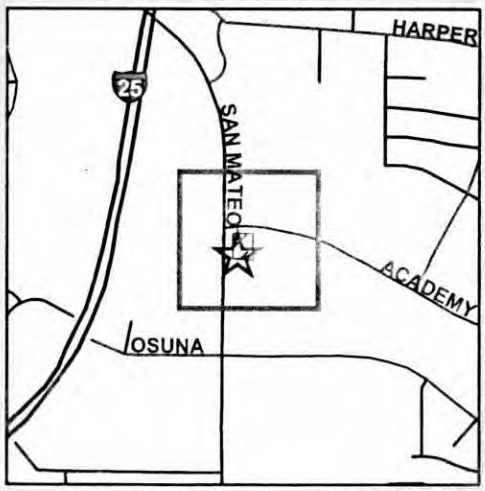
Catalina Lehner, AICP-Staff Planner

Summary of Analysis

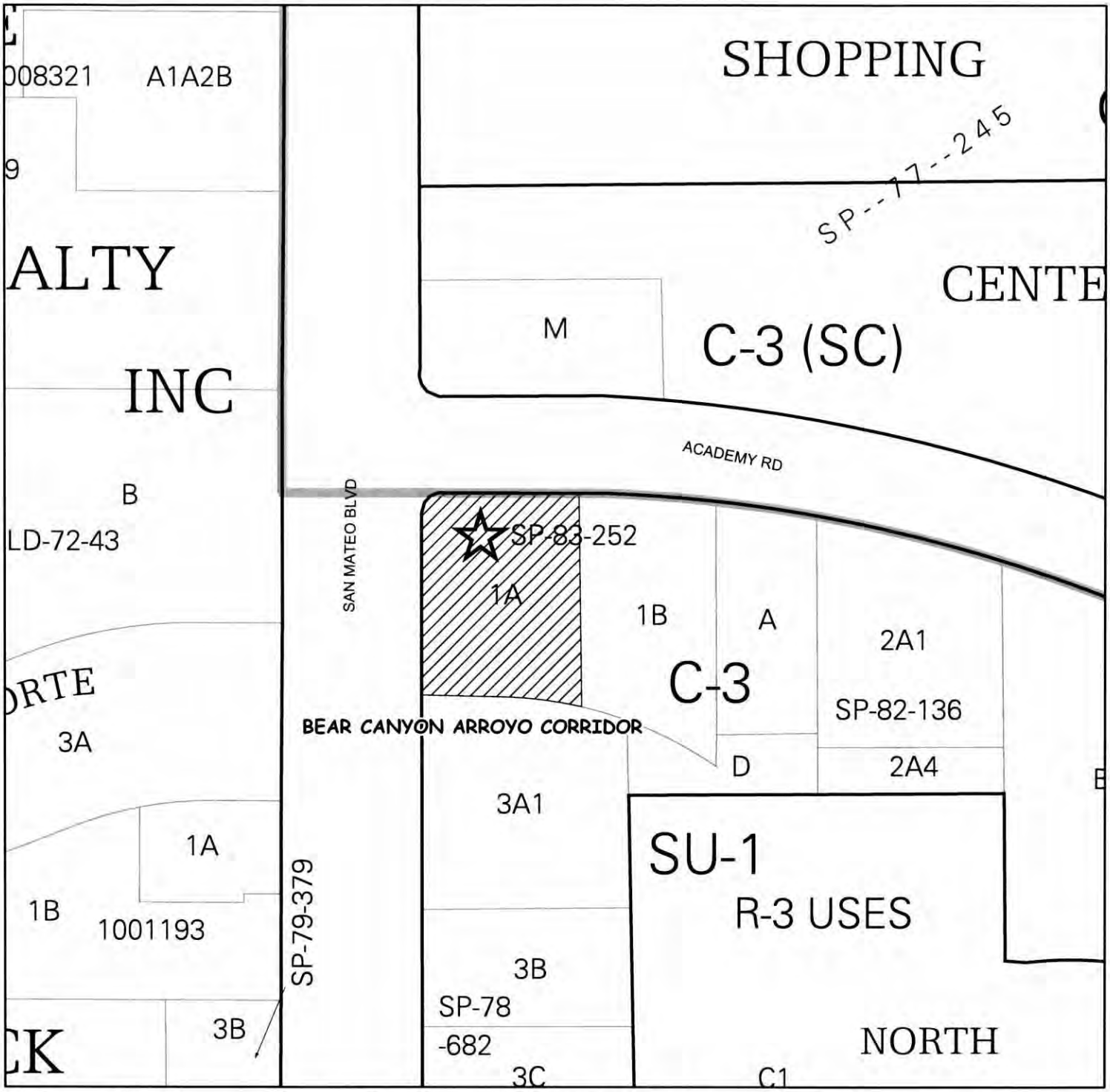
This request is for a waiver of the landscape requirement in Subsection (F) of the Wireless Telecommunications (WT) regulations. A free-standing wireless telecommunication facility (WTF) is required to be surrounded with landscaping around the enclosure wall. The applicant's proposed WTF (a separate application) would be located at the back of a parking lot adjacent to the existing refuse enclosure, a location that the applicant does not want to landscape. Sufficient landscaping exists on the subject site, except for a parking lot island in a visible area.

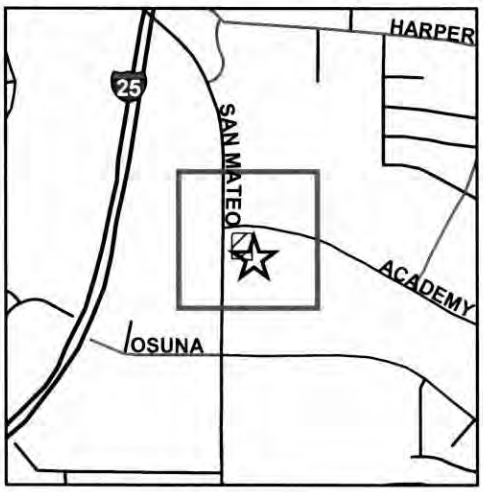
The EPC has the authority to waive certain provisions of the WT regulations, but not decide the WTF application itself. Affected neighborhood representatives and nearby property owners were notified as required. Staff has not received any written inquiries or phone calls.

The EPC can: 1) grant the waiver, 2) deny the waiver, or 3) grant the waiver subject to conditions. Staff recommends the third option.



City Departments and other interested agencies reviewed this application from 7/3/2017 to 7/20/2017.
Agency comments used in the preparation of this report begin on Page 20.



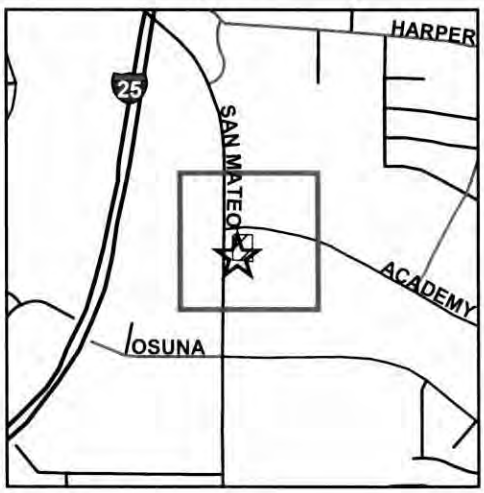


ZONING MAP

Note: Grey shading indicates County.

1 inch = 155 feet

Project Number: 1010971
Hearing Date: 08/10/2017
Zone Map Page: E-18
Additional Case Numbers: 17EPC-40018



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
COMM Commercial - Retail
CMSV Commercial - Service
DRNG Drainage
MFG Manufacturing
MULT Multi-Family or Group Home
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage

1 inch = 155 feet

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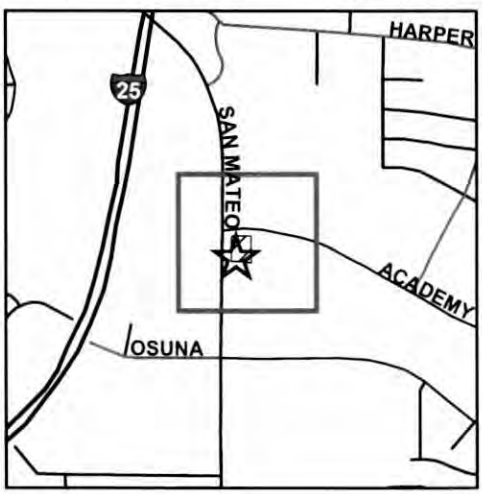

HISTORY MAP

Note: Grey shading indicates County.

1 inch = 155 feet

Project Number:
1010971
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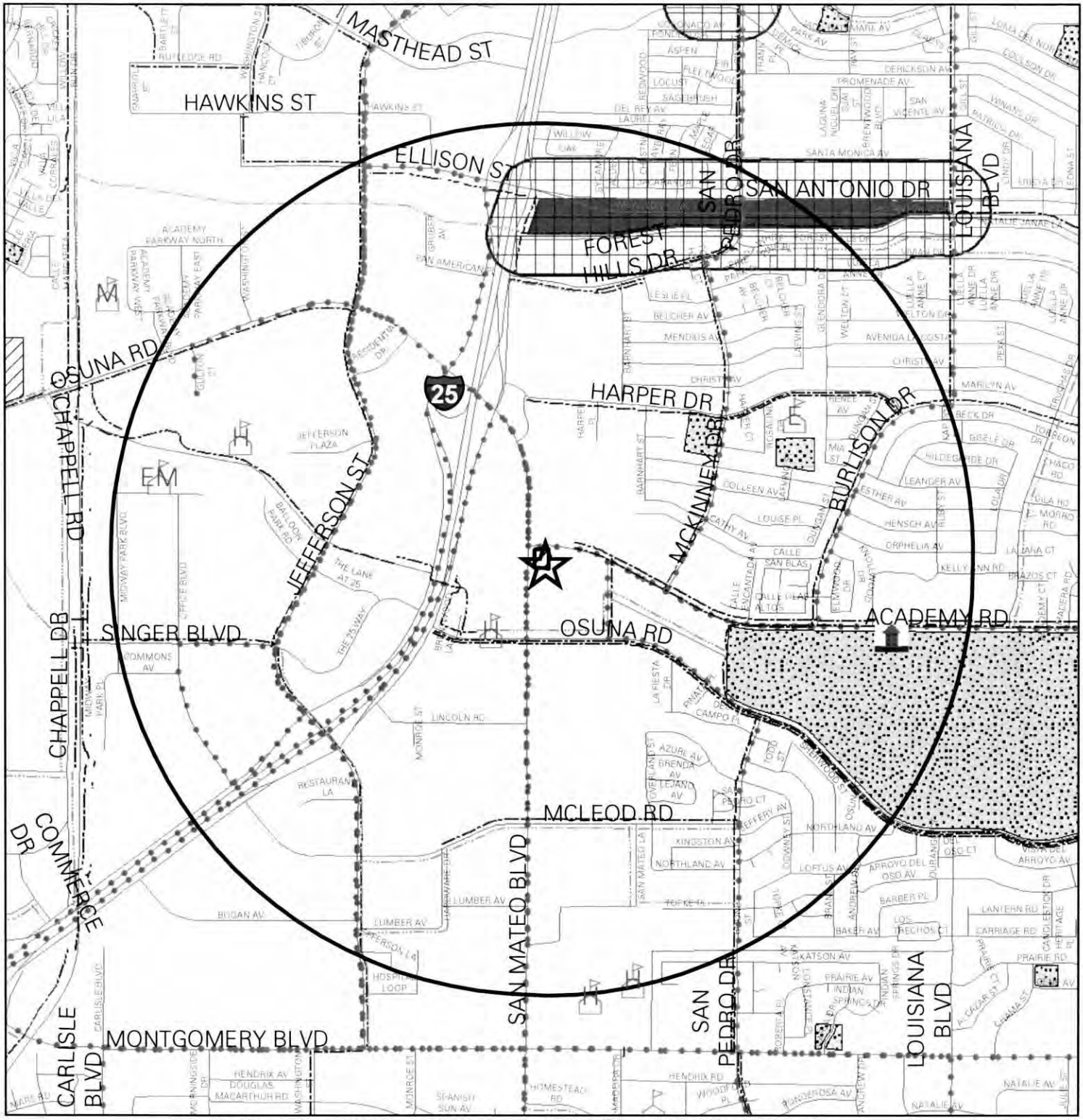

Public Facilities Map with One-Mile Buffer

COMMUNITY CENTER
MULTI-SERVICE CENTER
SENIOR CENTER
LIBRARY
MUSEUM

FIRE
POLICE
SHERIFF
SOLID WASTE

Public Schools
Proposed Bike Facilities
ABQ Bike Facilities
ABQ Ride Routes
Albuquerque City Limits

Landfill Buffer (1000 feet)
Landfills designated by EHD
Developed County Park
Undeveloped County Park
Developed City Park
Undeveloped City Park

Project Number: 1010971

0 0.5 1 Miles

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area; Applicable Rank II & III Plans*	*Land Use*
Site	C-3	Established Urban Bear Canyon Arroyo Corridor Plan	Sit-down chain restaurant, retail office (mailing and shipping)
North	C-3 (SC)	Established Urban	Fast-food restaurant
South	C-3 SU-1 for R-3 Uses	Established Urban Bear Canyon Arroyo Corridor Plan	Retail (boot sales), parking lot, apartment complex
East	C-3	Established Urban Bear Canyon Arroyo Corridor Plan	Retail service
West	C-3	Established Urban Bear Canyon Arroyo Corridor Plan	Bank, sit-down chain restaurant

II. INTRODUCTION

Overview

In the City of Albuquerque (the "City"), cell sites and cell towers are referred to using the broader term Wireless Telecommunication Facility, or WTF, a defined term in the City's Zoning Code. The Wireless Telecommunications (WT) Regulations, found in Zoning Code §14-16-3-17, establish basic requirements for WTF siting, application requirements, and criteria for concealment. In Albuquerque, WTFs are required to be concealed by design and by context with their surroundings.

Process

Unlike many jurisdictions, the City's review process for WTF applications is administrative. A public hearing is not required unless a waiver is involved, as is the case here.

The Planning Department Director's designee (the "wireless designee") and Zoning Staff are tasked with determining whether or not a proposed WTF complies with the City's WT Regulations. New build sites, or sites proposed to be modified in a way that could affect the site's concealed nature, are reviewed by the wireless designee (Current Planning Senior Planner). Other wireless applications, such as placing antennas on non-concealed structures or PNM poles, antenna swap-outs, and back-up generator additions, are reviewed by Zoning Staff.

Wireless applications are not given conditions of approval and are subject to Federal timelines regarding their review. For applications reviewed by the wireless designee, a written decision is issued and site plans are stamped. Applications reviewed by Zoning Staff are stamped.

Current Request

The current request (Project #1010971, 17EPC-40018) is for a waiver of the landscape requirement associated with a free-standing WTF. The application for the WTF itself, which was already submitted, is not a part of the current request.

Staff has been working with agents for Verizon Wireless (the applicant) regarding a WTF on the subject site. The applicant wants to develop a small-cell site consisting of a 35 foot, free-standing monopole and an equipment enclosure. The proposed WTF would be sited in the southeastern-most corner of the subject site, next to the dumpster and an existing landscape buffer on the property adjacent east.

Subsection (F) of the WT Regulations requires that new, free-standing WTFs be surrounded by landscaping. The standard, minimum 6 foot landscape buffer with 75% coverage with living, vegetative materials is required around the WTF's equipment enclosure. The applicant proposes to not landscape around the future WTF due to its location in the far corner of the parking lot, adjacency to the refuse enclosure on the subject site, and the existing landscape buffer on the adjacent property (see Section V of this report for discussion of the waiver site development plan).

Pursuant to §14-16-3-17(G) of the WT regulations, the Environmental Planning Commission (EPC) has the authority to waive the landscaping requirement; the wireless designee cannot decide a waiver request. The decision regarding the WTF itself, a separate application, remains the task of the wireless designee.

Context

The area is characterized by a variety of commercial activity and high-density residential uses. North of the subject site is a large shopping center that comprises the NE corner of the San Mateo Blvd. NE/Academy Rd. intersection. Uses include a grocery store, a large pet supply store, and fast-food restaurants. South of the subject site is a stand-alone retail store that sells boots, and a large apartment complex. To the east is a small stand-along retail store for a wireless provider. To the west, across San Mateo Blvd. NE, is a bank and a sit-down restaurant.

The subject site is in the Far North Community Activity Center (see Figure 5-4 of the Comprehensive Plan), which is a designated Area of Change (see Figure 5-6). The Bear Canyon Arroyo Corridor Plan also applies.

History

The Subject Site

The subject site's C-3 zoning was established upon annexation via City Commission Ordinance #2164, effective August 10, 1962 (Z-1140/AX-37). The case was heard by the Planning Commission at its November 6, 1961 hearing. The annexation included approximately 466 acres of land along the east and west sides of San Mateo Blvd., from the then City limits to the San Mateo-422 interchange. The area was part of a master plan for the Elena Gallegos land grant.

The zoning requested was C-3 for all parcels on the eastern side of San Mateo Blvd., except for three: M-1 for Rust Tractor Company and SU-1 for two drive-in movie theatres. The annexation also established a 125 foot strip of P-1 zoning along both sides of San Mateo Blvd. A zone change in March 1973 (Z-73-35) removed the P-1 designation because it was considered to no longer be needed.

Other Landscape Waivers
At its December 17, 2009 hearing, the EPC approved a landscaping waiver for a site on the south side of Lomas Blvd., just east of Louisiana Blvd. (Project #1007674, 09EPC-40059). A cypress tree WTF (mono-cypress) was proposed in the middle of the parking lot, with the equipment enclosure in the site's SW corner. The waiver made it possible to not have landscaping around the base of the cypress tree WTF. The Jerry Kline NA opposed the waiver and appealed the EPC's decision, but later withdrew the appeal (AC-10-3). The cell site was constructed.

In April 2011, a waiver application was to be heard by the EPC (Project #1008517/10EPC-40056), but was withdrawn at the request of the applicant. The applicant decided to pursue a type of WTF that is not free-standing and, therefore, not subject to landscaping and screening (wall) requirements.

In November 2015, the EPC approved a landscaping waiver for a property at the SE corner of Morris St. and Comanche Rd. (Project #1010626/15EPC-40055). The applicant wanted to construct a 49 foot monopole WTF between existing buildings. The EPC waived the landscaping requirement because any landscaping planted between the buildings, with poor access to light, would not survive or be seen. The applicant installed some shrubs in the landscape beds facing Morris St. and Comanche Rd., where they would survive, be visible, and enhance the appearance of the intersection.

Zoning
The subject site is zoned C-3. The C-3 Heavy Commercial zone (Zoning Code §14-16-2-18) "provides suitable sites for C-2 uses, wholesale commercial uses, and some light industrial uses which cause no vibration discernible beyond the premises." The C-3 zone includes the most uses of all the commercial zones. WTFs are a permissive use because the C-3 zone references the permissive uses of the C-2 zone, and WTFs are found in Subsection 17 of the C-2 zone (Zoning Code §14-16-2-17).

Setbacks in the C-3 zone (which references the O-1 zone) are as follows: not less than 5 ft. for the front and corner side yards, and 11 ft. from the junction of a driveway or alley and a public sidewalk (or planned sidewalk) location. No rear yard setback is required.

Long Range Roadway System
The 2040 Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classifications of roadways. San Mateo Blvd. NE is a Community Principal Arterial. Academy Rd. is a Minor Arterial.

https://www.mrcog-nm.gov/images/stories/pdf/transportation/2040_MTP/long-range-roadway-2040-map.pdf

Definitions (Zoning Code §14-16-1-5)

Free-Standing Wireless Telecommunications Facility. A wireless telecommunications facility, other than a public utility collocation, that consists of a stand-alone support structure, antennas, and associated equipment. The support structure may be a wooden pole, steel monopole, lattice tower, or similar structure.

Setback. The shortest distance between a structure and a lot line or future street line.

Structure. Anything constructed or erected above ground level which requires location on the ground or attached to something having a location on the ground but not including a tent, vehicle, vegetation, or public utility pole or line.

Wireless Telecommunications Facility (WTF). A facility that transmits and/or receives signals or waves radiated or captured by a wireless telecommunications antenna. It may include antennas of all kinds including microwave dishes, horns, and other types of equipment for the transmission or reception of such signals, telecommunications tower or similar structures supporting such equipment, equipment buildings or cabinets, parking area, and/or other accessory development.

III. APPLICABLE LAWS, REGULATIONS, AND PLANS

A) The Telecommunications Act of 1996 ("the Act", in brief)

In 1996, the Communications Act of 1934 (47 U.S.C. 151 et seq.) was amended to include regulation of personal wireless services. The Telecommunications Act ("the Act") covers broadcasting, cable, video programming and wireless telecommunications.

The Act contains important provisions concerning wireless telecommunications facilities used to provide personal wireless services. Specifically, Section 253 addresses the removal of barriers to entry for the telecommunications industry. State or local regulations cannot prohibit (or have the effect of prohibiting) any entity from providing telecommunications service. This means that communities are not allowed to outright ban wireless facilities.

Section 332(c) of the Act regulates state and local government oversight of the siting of personal wireless service facilities. The Act established a comprehensive framework for the exercise of state and local jurisdiction over the placement, construction and modification of such facilities. Section 704(a)(7)(A) states that the Act shall not limit or affect the authority of a State or local government over decisions regarding the placement, construction and modification of personal wireless service facilities.

However, there are limitations on local authority. Local governments are required to not unreasonably discriminate among providers (B)(i), act on applications in a reasonable amount of time (B)(ii), substantiate a denial decision in writing (B)(iii), not regulate based on radio frequency (RF) emissions (B)(iv), and note that an aggrieved party can begin an action in court and may petition the Federal Communications Commission (FCC) for relief.

Updates to Federal Requirements (in very brief)

In November 2009, the FCC adopted an order to establish timeframes for review of wireless applications by state and local governments (the "Shot Clock"). Basically, an application must be decided upon in 90 days if it's a collocation and 150 days if it's a new-build site. Initial review of an application is allowed 30 days.

On February 12, 2012, Congress passed the "Middle Class Tax Relief and Job Creation Act of 2012". Section 6409(a), a 145-word rider, addresses wireless deployment with respect to facility modifications. It essentially means that the local government is required to approve collocations and equipment swap-outs that do not substantially change the physical dimensions of the facility.

On October 17, 2014, the FCC adopted a report and order to clarify Section 6409(a) and Section 704 of the Act, specifically regarding the substantial change language. The new rules were subsequently published in the Federal Register and became effective around February 2015.

B) Wireless Telecommunications Regulations- Zoning Code §14-16-3-17

The City's Wireless Telecommunications Regulations (the "WT regulations") are found in Zoning Code §14-16-3-17. They establish parameters for WTF siting, the concealment requirement, and application requirements. The WT Regulations apply to all proposed WTFs in the City, whether they are new sites or modifications of existing sites.

The current version of the WT regulations is Council Bill No. O-14-7 (see attachment), which became effective on December 22, 2014. The updated regulations incorporated the abovementioned Federal revisions from 2014 regarding substantial change of wireless sites.

The current regulations superseded O-06-40, which became effective on January 21, 2008, and established the requirement that new WTFs in the City be concealed by design and context. The original bill establishing the City's first WT regulations, O-54, became effective in January 1999.

Landscaping & Screening Requirements

Pursuant to Subsection (F) of the WT Regulations, new free-standing WTFs must be surrounded by landscaping. A standard landscape buffer is required around the equipment enclosure wall, where various WTF components (ex. pole, equipment, etc.) are located. The landscaping buffer, a minimum of 6 feet wide and covered with 75% living, vegetative materials, is intended help mitigate the visual impact of the free-standing WTF.

The request is for a waiver of the landscaping requirement for a future, free-standing, small-cell WTF. Pursuant to Subsection (F)(1), the EPC can waive the landscaping requirement where it finds that this requirement is not useful to achieving the intent of the Zoning Code [§14-16-1-3, see attachment]. The wireless designee does not have the authority to grant or deny a waiver of the landscaping (or any other) requirement.

The WT Regulations contain the following landscaping requirements:

"(F) Landscaping and Screening:

(1) All free-standing wireless telecommunications facilities shall include landscaping planted and maintained according to a Landscaping Plan approved by the Planning Director or his/her designee; however, <u>the Planning Commission may waive this requirement</u> where the Planning Commission finds this requirement is not useful to achieving the intent of this Zoning Code.

(2) All free-standing wireless telecommunications facilities shall be surrounded by solid fence or wall, at least six feet high and not more than nine feet high, and landscaping to properly screen ground equipment facilities from public view. Chain link with slats shall not constitute a solid fence or wall." [emphasis added]

The applicant intends to develop a free-standing WTF on the subject site via a separate application, in addition to this waiver request. The walled enclosure area would contain the proposed monopole and associated equipment.

Though a site development plan for the future WTF was submitted as part of this process, the EPC's decision is limited to the substance of the landscape waiver. A discussion of the site plan, for informational purposes, is found in Section V of this report.

Waiver Provisions
Subsection (G) of the WT Regulations contains waiver provisions that govern the requested waiver, which read as follows:

"The Planning Commission, after a public hearing noticed as required for a special exception, may grant a waiver of those requirements over which the Planning Commission has review authority except for allowed maximum height. A waiver shall be granted only if the Planning Commission finds in writing that the waiver substantially:

(1) (a) Is in the best interest of the community as a whole;

(b) Will expedite the approval of an antenna, tower, or tower alternative;

(c) Will not jeopardize public health, safety and welfare;

(d) Will either ameliorate the adverse impacts of antenna and tower proliferation or the adverse impact of requiring new construction of towers or antennas; and

(e) Will better serve the purposes of this section."

These criteria are required to become part of the findings of fact to support the EPC's decision regarding the proposed landscaping waiver. See Section IV of this report for Staff's analysis of these criteria.

Subsection (G) also establishes the following criteria:

"The facts to be considered by the Planning Commission in reviewing an application for a waiver shall include:

(2) (a) The height of the proposed tower;

(b) The proximity of the tower antenna to residential structures and residential district boundaries;

(c) The nature of uses on adjacent and nearby properties;

(d) The surrounding topography;

(e) The surrounding vegetation and foliage;

(f) The design of the tower or antenna, with particular reference to design characteristics that have the effect of reducing or eliminating any visual obtrusiveness;

(g) The proposed ingress and egress;

(h) The availability of suitable existing towers or other structures; and

(i) Such other factors as may be relevant."

The abovementioned, including any other facts deemed relevant, are required to be considered in reaching a decision regarding a waiver. These criteria will become part of the findings of fact.

C) Albuquerque/Bernalillo County Comprehensive Plan- Rank I

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. The few, applicable policies are listed below:

Chapter 5- Land Use

Policy 5.6.2- Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in an Area of Change and in a designated Activity Center, where more intense development is encouraged. A WTF is considered a land use, which is a type of development, and the required landscaping is a part of the WTF (see the definition of WTF). Generally, WTFs are classified as an industrial or commercial use. Therefore, their development is more appropriate in Areas of Change than in Areas of Consistency. The request generally furthers Policy 5.6.2-Areas of Change.

Chapter 12- Infrastructure, Community Facilities, and Services

Policy 12.1.1- Infrastructure Design: Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhood and communities and protects significant natural and cultural features.

A WTF can be considered a type of visible infrastructure. The landscape buffers required to surround free-standing WTFs are intended to soften the industrial look and help the facility blend in more with its surroundings. The design of the WTF, of which landscaping is a component by definition, would generally respect the character of this mostly-commercial area because the future WTF would have a functional light fixture and appear to be a slightly larger-than-average parking lot light pole. There are no natural or cultural features near the subject site. The request generally furthers Policy 12.1.1- Infrastructure Design.

Policy 12.1.7- Communication Systems: Support widespread and affordable access to high-quality communication systems in order to maximize flexibility for prospective customers, businesses, and industry.

A WTF is defined to include all of the component parts that comprise the WTF- including landscaping, which is required for free-standing WTFs. The primary purpose of the future WTF associated with the waiver request is to increase network capacity in order to improve the cellular communication system for customers (personal and business) of a particular wireless provider. The request generally <u>furthers</u> Policy 12.1.7- Communication Systems.

D) Bear Canyon Arroyo Corridor Plan- Rank III

The Bear Canyon Arroyo Corridor Plan was adopted in 1991 (Council Bill R-356, Enactment 100-1991). The Plan contains policies, regulations, project proposals, and design standards to guide trail development along the Bear Canyon Arroyo and nearby tributaries.

The Plan area is a trail corridor that winds through industrial areas west of Interstate 25, commercial areas near major streets, many residential areas, two parks, and City Open Space in the foothills. The subject site is located at a major intersection where it's indicated (see map, p. 9) that a trail easement isn't possible. The arroyo was undergrounded at this location. The Plan shows pedestrian routes planned adjacent north of the subject site (see Map, p. 10) and indicates that the Design Overlay Zone does not apply to the subject site (see Map, p. 47).

IV. ANALYSIS- WAIVER OF WTF LANDSCAPING REQUIREMENTS

⇒ <u>Note:</u> The request pertains only to a waiver of the landscaping requirement for a future, free-standing WTF. A brief description of the site development plan is provided in Section V of this report.

Review Authority

The WT regulations give review authority over waiver requests to the EPC. If it chooses, the EPC can waive the landscaping requirement upon finding that such requirement is not useful for achieving the intent of the Zoning Code [Subsection (F)(1)]. The EPC's decision must address the waiver criteria in Subsection (G).

Waiver Request

The future WTF, a monopole with a light fixture, would be located within an expanded refuse enclosure area at the back of the subject site. The applicant believes that landscaping would be unworkable and undesirable in this location and is therefore seeking a waiver from the landscaping requirement (see attachment).

No landscaping plan is proposed. Other landscaping waiver requests (see also History section of this report) have included landscape plans because the applicant was willing to place landscaping on parts of the sites in lieu of placing it around the enclosure wall of the WTF. In this case, the applicant is requesting a waiver of the landscaping requirement and does not propose to place landscaping elsewhere on the subject site. The applicant states that the owner does not want additional landscaping on the site because the site is already well-landscaped.

Analysis of Waiver Request

The future WTF, as proposed, does not comply with the WT Regulations (Zoning Code 14-16-3-17). Subsection (F) requires that landscaping surround the WTF equipment area, but no landscaping is proposed. Subsection (F)(2) states (in part) that:

> "...A free-standing wireless telecommunications facility shall be surrounded by solid fence or wall, at least six feet high and not more than nine feet high, and landscaping...".

The future WTF would be located near the subject site's southeastern corner, in the back parking lot, which abuts the parking areas of properties adjacent to the south and east. The existing wall on the north side of the refuse enclosure would serve as a common wall with the future WTF. The existing eastern wall would be extended and a new northern wall would be built to surround the future WTF.

The future WTF's location, in the southeastern corner of a parking lot, would generally help screen it from view due to the distance it would be from major roadways: 333 feet from San Mateo Blvd. NE and 233 feet from Academy Rd. NE. At 35 feet tall, and designed to look somewhat like a light pole, the future WTF would not be readily noticeable as a WTF to most passers-by. Mature trees on the property adjacent to the east would also contribute to screening.

The future WTF is required to comply with other, relevant requirements of the WT Regulations. Of note is the requirement that a free-standing WTF be at least 100 feet from the property line of a residential zone pursuant to Subsection (B)(1); the future WTF would be exactly 100 feet from the adjacent residential zone (SU-1 for R-3 Uses). The future WTF would meet the minimum setbacks of the C-3 zone (see Zoning section of this report), as required (see site plan Sheets Z-1, Z-2 and the survey).

Analysis of Waiver Criteria

To grant a waiver of a requirement in the WT Regulations, the EPC must find in writing that the waiver substantially:

(G)(1) (a) Is in the best interest of the community as a whole;

(b) Will expedite the approval of an antenna, tower, or tower alternative;

(c) Will not jeopardize public health, safety and welfare;

(d) Will either ameliorate the adverse impacts of antenna and tower proliferation or the adverse impact of requiring new construction of towers or antennas; and

(e) Will better serve the purposes of this section.

Applicant

The applicant states that the waiver would be in the best interest of the community as a whole because it would provide additional network capacity to serve customers in a high-traffic area (see attachment). Also, the site would benefit the community because a security light, affixed to the monopole, would provide light in this dark corner of the parking lot and discourage unwanted activity in the parking lot of the subject site and the adjacent properties. Also, the location of the future WTF,

inside an expanded refuse enclosure, is consistent with the existing site. Placing landscaping at this location would be impractical and would not make sense.

Staff
Overall, Staff finds that the abovementioned criteria are adequately fulfilled. Provided the future, proposed WTF is found to comply with the WT regulations, the WTF made possible by the waiver would provide increased capacity and improved wireless services for the community (a). The future WTF is a 35 foot tall small-cell site, and would not have the large (and sometimes adverse) visual impacts of a new, macro cell site; macro sites are 30 to 40 feet taller than the future WTF (d). Improving capacity facilitates better wireless service, which differs from creating more coverage area.

The future WTF would not jeopardize the public health, safety and welfare (c) because all WTFs are required to meet Federal Communication Commission (FCC) health and safety standards as indicated by a standard note on each WTF site plan for. Though the waiver is a separate application, it would help facilitate deployment the future WTF, which is being held pending a decision regarding the waiver request (b).

The waiver would serve the purpose of the Wireless Regulations (e), which is to facilitate wireless deployment in the least visually obtrusive manner so the WTFs blend in with their surroundings. The intent of the landscaping requirement is to screen ground equipment from public view, thereby lessening the adverse impacts of the WTF on the visual and physical environment.

In this case, the future WTF: i) would be located in an area (back of a parking lot) that is not readily viewed by the public. Most customers park in the front parking lot and turn to access the businesses before arriving near the location of the future WTF. The location is also near the back parking area of the apartments, the site of which is oriented facing south, not north; and ii) the subject site, having been developed in the 1970s, has a lot of landscaping- including a full, contiguous hedge (photinia) along San Mateo Blvd., street trees (fraxinus sp.) along Academy Rd. NE, grassy areas on the building' southern side, in the parking lot, and in between buildings, and trees in the courtyard. There are parking lot islands with mature trees on the adjacent property that will be right next to the expanded refuse enclosure and will help to screen it.

The facts to be considered by the EPC in reviewing the waiver application are listed below, followed by Staff analysis of each as required pursuant to §14-16-3-17(G)(2):

A. The height of the proposed tower [(G)(2)(a)]: The future WTF, at 35 feet, is a common height for a small cell site. This is 30-40 feet lower than the maximum height allowed for a free-standing WTF, which will help it blend in better with the area, which is characterized by a variety of commercial uses.

B. The proximity of the tower antenna to residential structures and residential district boundaries [(G)(2)(b)]: The future WTF, on a C-3 zoned site, would be setback 100 feet from the residential zone to the south (SU-1 for R-3 uses). A minimum setback of 100 feet, as measured from the wall surrounding the tower, is required.

C. The nature of uses on adjacent and nearby properties [(G)(2)(c)]: The properties to the east, south, west, and north are zoned C-3 and contain a variety of commercial uses. The property a little further south is zoned SU-1 for R-3 Uses and contains an apartment complex. The future WTF would comply with the 100 foot setback requirement (see B, above).

D. The surrounding topography [(G)(2)(d)]: The area is developed and topography is not noticeable, so therefore it is not a significant factor in siting.

E. The surrounding vegetation and foliage [(G)(2)(e)]: The subject site, which was developed in the 1970s, is landscaped with hedges, street trees, parking lot trees, and three grassy areas. The property adjacent east of the subject site has three parking lot landscape islands, with mature trees, that are adjacent to and near the area of the future WTF that will help screen it.

F. The design of the tower or antenna, with particular reference to design characteristics that have the effect of reducing or eliminating any visual obtrusiveness [(G)(2)(f)]: The future WTF would be located in an expanded refuse enclosure area, at the far southeastern corner of a parking lot that is adjacent to other, back parking lots. A light fixture, attached to the future WTF, will help make the WTF appear to also be a light pole. Design factors will be discussed further with the application for the future WTF.

G. The proposed ingress and egress [(G)(2)(g)]: Ingress and egress would remain unchanged and be from San Mateo Blvd. NE and Academy Rd. NE.

H. The availability of suitable existing towers or other structures [(G)(2)(h)]: small cell sites typically do not collocate with other towers, though they can be sited on buildings or other light poles. An affidavit addressing other structures in the area is required, pursuant to §14-16-3-17(C)(2), with the application for the future WTF.

I. Such other factors as may be relevant [(G)(2)(i)]: Three additional factors are relevant. First, a parking lot landscape island on the subject site is sparsely covered and in a highly-visible location. This area would benefit from the addition of a few shrubs (xeric and colorful are preferred). Second, in the cases of other approved landscaping waivers, some minimal landscaping (shrubs) was included on another part of the site instead of around the equipment enclosure area. Third, both waiver applications were from the same carrier as the current request.

Recommendation & Alternatives

The EPC is tasked with determining if, and to what extent, the requested waiver of the landscape requirement should be granted given the particulars of the subject site. Three courses of action are available:

1. Grant the waiver as requested, which would waive the landscaping requirement for the future WTF.
2. Deny the waiver and require landscaping pursuant to the WT regulations.
3. Conditionally grant the waiver subject to conditions of approval.

Staff recommends that the EPC grant the waiver of the landscaping requirements subject to conditions. In this case, landscaping around the equipment enclosure/lease area and refuse enclosure would be of limited utility to improving the WTF's concealment in its setting. A landscaping buffer would look out of place in this location and would possibly impact vehicular circulation. The mature trees on the adjacent property would contribute to screening the future WTF.

However, the parking lot landscape island near the patio area used by the sit-down restaurant is in a highly-visible area and is sparsely landscaped. Staff suggests that three shrubs be added to this area, preferably xeric and colorful. If the applicant is concerned about cost, irrigation is already available and the two grassy areas on the buildings' southern side, near the dumpster, don't screen anything and are more expensive to maintain than what is requested. The addition of shrubs in this landscape island would benefit the subject site and meet the intent of the WT Regulations.

With conditions, the waiver adequately fulfills the waiver criteria of the WT regulations [Subsection (G)(1)(a-e)] as demonstrated above and meets the intent of the WT Regulations.

V. SITE DEVELOPMENT PLAN (INFORMATIONAL)

⇒ Note: The information provided below is for informational purposes only and pertains to the WTF application, which will be decided through a separate process. Any corrections needed to the site development plan will be done through that process.

Site Plan Layout / Configuration
The proposed WTF is a small-cell site, consisting of a 35 foot, free-standing monopole with a light fixture and an equipment area, to be located in the parking lot near the subject site's SE corner.

The WTF equipment will be contained within the enclosure walls. An existing refuse enclosure wall will serve as the southern wall for the WTF, and new walls will be constructed on the eastern, northern and western sides of the future WTF. The tech access gate will be on the western side.

Since no landscape buffers are proposed, the equipment area corresponds exactly to the lease area. Both measure 77 sf.

Vehicular Access, Circulation & Parking
The lease area will need to be accessed occasionally for maintenance purposes. Vehicular access will be from San Mateo Blvd. Two utility access easements are proposed: one runs from Academy Blvd. south to the enclosure area. The other is located in the approximate middle of the subject site's southern boundary, running north about 25 feet to connect to the utility area of the existing retail shop.

Walls/Fences
Pursuant to §14-16-3-17(F)(1), a free-standing WTF must be surrounded by a solid fence or wall, at least 6 ft. high and not more than 9 ft. high. Chain link with slats does not constitute a solid wall. The existing refuse enclosure walls are 6 feet tall and made of CMU block, stuccoed in a dark white color

(SW 6385)- Dover White. The new enclosure walls for the WTF will match the existing walls (see Sheets Z-4 and Z-5).

The minimum side-yard setback in the C-3 zone is 5 ft. The new enclosure walls will align with the existing refuse enclosure walls. The site plan submitted with the waiver request shows a 6 foot setback from the eastern property line (see Sheet Z-3 and Survey Sheet 1). However, the aerial photo on the City's GIS system shows the existing refuse enclosure right on the property line. This condition will need to be corrected to ensure that setbacks are met.

Architecture/Design
Only concealed antennas are allowed pursuant to §14-16-3-17(A)(1). The proposed WTF is a small cell site with a 35 foot tall monopole, which is a pole with a canister on top to conceal the antennas. Two antennas would be contained inside the canister and be mounted at 32.5 feet on center (O.C). A light fixture would be attached to the monopole at the 27.75 feet mark.

Height
Height is one factor evaluated in the WT regulations' Criteria for Concealment [§14-16-3-17(E)]. The towers for small cell sites are not as tall as for macro sites, which in Albuquerque can go up to 65 feet for a free-standing WTF and 75 feet if a spot for a future carrier (collocation) is also provided. Most small cell sites have antennas that are affixed at about 30 feet on center (OC).

Lighting & Security, Signage
A new light fixture would be attached at 27.75 foot mark. Existing parking lot light poles are found approximately 50 feet SW and approximately 125 feet north of the refuse enclosure area. The only signage permitted for a WTF is signage that is required by State or Federal law.

VI. AGENCY & NEIGHBORHOOD CONCERNS

Concerns of Reviewing Agencies/Pre-Hearing Discussion
City departments and other interested agencies reviewed this application from 7/3/2017 to 7/20/2017. Few agency comments were received. The Refuse Division of the Solid Waste Management Department (SWMD) commented that all new/proposed refuse enclosures must be built to minimum City requirements and requested a detail for the refuse enclosure. Any existing/surrounding refuse collection service should not be hindered.

Staff suggested that the applicant contact the representative from SWMD regarding the comment. Agency comments begin on p.20 of this report.

Neighborhood Concerns
The Academy Acres North Neighborhood Association (NA) and the Del Norte NA were notified of the request, as required. Property owners within 100 feet of the subject were also notified, as required. A facilitated meeting was neither recommended nor requested. As of this writing, Staff has not received any written inquiries or phone calls.

VII. CONCLUSION

This request is for a waiver of the landscape requirement associated with a future, free-standing WTF. Pursuant to §14-16-3-17(G) of the Wireless Telecommunication (WT) regulations, the Environmental Planning Commission (EPC) has the authority to waive the landscape requirement. The wireless designee (Staff), who is charged with reviewing applications for WTFs, cannot grant a waiver of the requirements.

The future WTF would not comply with WT regulations, which require that landscaping surround new free-standing WTFs. Landscaping would not be proposed around the equipment enclosure, which is proposed adjacent to the refuse enclosure wall and in the southeastern corner of the subject site's parking lot. The applicant does not propose to place the required landscaping elsewhere on the subject site.

Overall, the request generally furthers the few, applicable policies in the Comprehensive Plan. Staff finds that the waiver adequately fulfills the WT regulations' waiver criteria and furthers the intent of the Zoning Code. Staff recommends that the waiver request be granted subject to conditions.

FINDINGS -17EPC-40018, August 10, 2017-Waiver of the Landscaping Requirement for a future Free-Standing Wireless Telecommunications Facility (WTF)

1. This request is for a waiver of the landscaping requirement for a future free-standing Wireless Telecommunications Facility (WTF) on Tract I, re-division of Tract 1-A and Tract 1-B, division of Tract 1 of the division of lands of DRG Associates subdivision, located at the SE corner of San Mateo Blvd. and Academy Rd. NE (6220 San Mateo Blvd. NE, the "subject site"). A sit-down restaurant and an office services shop currently occupy the subject site.

2. The waiver request would facilitate development of a future, small-cell WTF on the subject site. The future WTF would be 35 feet tall and include a light fixture mounted at the 27.75 foot mark.

3. The subject site is zoned C-3. A free-standing WTF is a permissive use in the C-3 zone [§14-16-2-16(A)(15)].

4. Wireless Telecommunication (WT) regulations require that a free-standing WTF be surrounded by a solid fence or wall and landscaping to screen ground equipment from public view [§14-16-3-17(F)]. No landscaping is proposed around the wall of the future equipment area.

5. The applicant is requesting a waiver of the WT regulations' landscape requirement [Subsection (F)] for the following reasons: The future WTF would be located in the far southeastern corner of the subject site's parking lot, adjacent to the existing refuse enclosure. The future WTF would provide additional network capacity to serve customers in a high-traffic area. The site would benefit the community because a security light, affixed to the monopole, would provide light in this dark corner of the parking lot and discourage unwanted activity. The location of the future WTF, inside an expanded refuse enclosure, is consistent with the existing site. Placing landscaping at this location would be impractical.

6. The subject site lies within the boundaries of the Far North Community Activity and is in a designated Area of Change. The Bear Canyon Arroyo Corridor Plan also applies.

7. The Comprehensive Plan, the Bear Canyon Arroyo Corridor Plan, and the City of Albuquerque Zoning Code and the Federal Telecommunications Act are incorporated herein by reference and made part of the record for all purposes.

8. The request furthers the following, applicable Land Use policy in the Comprehensive Plan:

   Policy 5.6.2- Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The subject site is located in an Area of Change and in a designated Activity Center, where more intense development is encouraged. A WTF is considered a land use, which is a type of development, and the required landscaping is a part of the WTF (see the definition of WTF). Generally, WTFs are classified as an industrial or commercial use. Therefore, their development is more appropriate in Areas of Change than in Areas of Consistency.

9. The request furthers the following, applicable policies regarding Infrastructure, Community Facilities, and Services in the Comprehensive Plan:

   A. Policy 12.1.1- Infrastructure Design: Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhood and communities and protects significant natural and cultural features.

   A WTF can be considered a type of visible infrastructure. The landscape buffers required to surround free-standing WTFs are intended to soften the industrial look and help the facility blend in more with its surroundings. The design of the WTF, of which landscaping is a component by definition, would generally respect the character of this mostly-commercial area because the future WTF would have a functional light fixture and appear to be a slightly larger-than-average parking lot light pole. There are no natural or cultural features near the subject site.

   B. Policy 12.1.7- Communication Systems: Support widespread and affordable access to high-quality communication systems in order to maximize flexibility for prospective customers, businesses, and industry.

   A WTF is defined to include all of the component parts that comprise the WTF- including landscaping, which is required for free-standing WTFs. The primary purpose of the future WTF associated with the waiver request is to increase network capacity in order to improve the cellular communication system for customers (personal and business) of a particular wireless provider.

10. The waiver substantially satisfies the criteria in §14-16-3-17(G)(1) as follows:

   A. The waiver is in the best interest of the community as a whole because it would allow the future WTF, made possible by the waiver, to provide increased capacity and improved wireless services for the community while maintaining the intent of the Zoning Code regarding health, safety and welfare.

   B. Though the waiver is a separate application, it would help facilitate deployment the future WTF, which is being held pending a decision regarding the waiver request.

   C. The waiver would not create a situation that would jeopardize public health, safety and welfare because all WTFs are required to meet Federal Communication Commission (FCC) health and safety standards as indicated by a standard note on each WTF site plan.

   D. The waiver would make the future WTF possible. The WTF is a 35 foot tall small-cell site, and would not have the large (and sometimes adverse) visual impacts of a new tower (a macro cell site). Macro sites are 30 to 40 feet taller than the future WTF.

E. The waiver will serve the purpose of the Wireless Regulations (e), which is to facilitate wireless deployment in the least visually obtrusive manner. The intent of the landscaping requirement is to screen ground equipment from public view, thereby lessening the adverse impacts of the WTF on the visual and physical environment. In this case, the future WTF would be located in the back of a parking lot that is not readily viewed by the public. The subject site, developed in the 1970s, has a lot of landscaping- including a contiguous hedge, street trees, and four grassy areas. The mature trees on the adjacent property will be right next to the expanded refuse enclosure and will also help screen it.

11. In reviewing the waiver, the EPC has considered the following items as required by §14-16-3-17(G)(2):

A. The height of the proposed tower [(G)(2)(a)]: The height of the proposed tower [(G)(2)(a)]: The future WTF, at 35 feet, is a common height for a small cell site. This is 30-40 feet lower than the maximum height allowed for a free-standing WTF, which will help it blend in better with the area, which is characterized by a variety of commercial uses.

B. The proximity of the tower antenna to residential structures and residential district boundaries [(G)(2)(b)]: The future WTF, on a C-3 zoned site, would be setback 100 feet from the residential zone to the south (SU-1 for R-3 uses). A minimum setback of 100 feet, as measured from the wall surrounding the tower, is required.

C. The nature of uses on adjacent and nearby properties [(G)(2)(c)]: The properties to the east, south, west, and north are zoned C-3 and contain a variety of commercial uses. The property a little further south is zoned SU-1 for R-3 Uses and contains an apartment complex. The future WTF would comply with the 100 foot setback requirement (see B, above).

D. The surrounding topography [(G)(2)(d)]: The area is developed and topography is not noticeable, so therefore it is not a significant factor in siting.

E. The surrounding vegetation and foliage [(G)(2)(e)]: The subject site, which was developed in the 1970s, is landscaped with hedges, street trees, parking lot trees, and three grassy areas. The property adjacent east of the subject site has three parking lot landscape islands, with mature trees, that are adjacent to and near the area of the future WTF that will help screen it.

F. The design of the tower or antenna, with particular reference to design characteristics that have the effect of reducing or eliminating any visual obtrusiveness [(G)(2)(f)]: The future WTF would be located in an expanded refuse enclosure area, at the far southeastern corner of a parking lot that is adjacent to other, back parking lots. A light fixture, attached to the future WTF, will help make the WTF appear to also be a light pole. Design factors will be discussed further with the application for the future WTF.

G. The proposed ingress and egress [(G)(2)(g)]: Ingress and egress would remain unchanged and be from San Mateo Blvd. NE and Academy Rd. NE.

H. The availability of suitable existing towers or other structures [(G)(2)(h)]: small cell sites typically do not collocate with other towers, though they can be sited on buildings or other light poles. An affidavit addressing other structures in the area is required, pursuant to §14-16-3-17(C)(2), with the application for the future WTF.

I. Such other factors as may be relevant [(G)(2)(i)]: Three additional factors are relevant. First, a parking lot landscape island on the subject site is sparsely covered and in a highly-visible location. This area would benefit from the addition of a few shrubs (xeric and colorful are preferred). Second, in the cases of other approved landscaping waivers, some minimal landscaping (shrubs) was included on another part of the site instead of around the equipment enclosure area. Third, both waiver applications were from the same carrier as the current request.

12. The WT regulations state that the EPC may waive the landscaping requirement upon finding that such requirement is not useful for achieving the intent of the Zoning Code [§14-16-3-17(F)(1)]. In this case, landscaping around the equipment enclosure/lease area and refuse enclosure would be of limited utility to improving the WTF's concealment in its setting. A landscaping buffer would look out of place in this location and would possibly impact vehicular circulation. The mature trees on the adjacent property would contribute to screening the future WTF. However, the parking lot landscape island near the patio area used by the sit-down restaurant is in a highly-visible area and is sparsely landscaped. The addition of shrubs in this location would benefit the subject site and meet the intent of the WT Regulations.

13. With conditions, the waiver adequately fulfills the waiver criteria of the WT regulations [Subsection (G)(1)(a-e)] as demonstrated above and meets the intent of the WT Regulations.

14. The Academy Acres North Neighborhood Association (NA) and the Del Norte NA were notified of the request. A facilitated meeting was neither recommended nor requested. As of this writing, Staff has not received any written inquiries or phone calls.

RECOMMENDATION - 17EPC-40018, August 10, 2017

APPROVAL of 17EPC-40018, a Waiver of the Landscaping Requirement for a Future, Free-Standing Wireless Telecommunications Facility (WTF) on Tract I, re-division of Tract 1-A and Tract 1-B, division of Tract 1 of the division of lands of DRG Associates subdivision, located at the SE corner of San Mateo Blvd. and Academy Rd. NE (6220 San Mateo Blvd. NE), zoned C-3, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 17EPC-40018, August 10, 2017- Waiver of the Landscaping Requirement for a Proposed Free-Standing Wireless Telecommunications Facility (WTF)

1. The EPC delegates its authority regarding this site development plan set to the Planning Department Director's designee (the "wireless Designee"). The wireless Designee is responsible

for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site development plan set since the EPC hearing, including how the site development plan set has been modified to meet each of the EPC conditions. Unauthorized changes to the site development plan set, including before or after the administrative decision regarding the pending WTF application, may result in forfeiture of EPC approval.

2. The applicant shall meet with the wireless designee (Staff) prior to submitting the application for the future, proposed WTF on the subject site.

3. The required side-yard setback of 5 feet shall be met.

4. The applicant shall add three shrubs in the parking lot landscape island that faces the intersection of San Mateo Blvd. and Academy Rd.

5. A landscaping plan, which includes information regarding the shrubs and irrigation, shall be provided.

Catalina Lehner

Catalina Lehner, AICP
Senior Planner

Notice of Decision cc list:

Verizon Wireless, Attn: Michael Zaimes, 126 W. Gemini Dr., Tempe, AZ 85283
Christine Tucker, Insite, Inc., 2035 E. Gondola Lane, Gilbert, AZ 85234
Academy Acres North N.A., Fred Aiken, P.O. Box 90181, Albuquerque, NM 87199
Academy Acres North NA, Irene Minke, 6504 Dungan Ave NE, Albuquerque, NM 87109
Del Norte NA, Mary White, 4913 Overland St. NE, Albuquerque, NM 87109
Del Norte NA, Gretchen Kelley, 4213 Whisperwood Pl. NE, Albuquerque, NM 87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services
No adverse comments.

Office of Neighborhood Coordination

Long Range Planning
No comments.

CITY ENGINEER

Transportation Development Services
- No objection to the request.

Traffic Engineering Operations

New Mexico Department of Transportation (NMDOT):

- NMDOT has no comments.

Hydrology
- This Site Plan does not require a Grading and Drainage Plan approval by hydrology.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Street Maintenance

Transportation Planning
No comments.

WATER UTILITY AUTHORITY

Utility Services
No adverse comment

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION
Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division
As noted on Pg. Z3, all new/proposed refuse enclosures must be built to COA minimum requirements. Need complete/detailed spec. sheet for refuse enclosure. Do not hinder any existing/surrounding refuse collection service.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT
Transit is not relevant to this project. No comment.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS
MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO
PNM has no comments based on information provided to date.

Figure 1: Looking east at the refuse enclosure and proposed lease area.

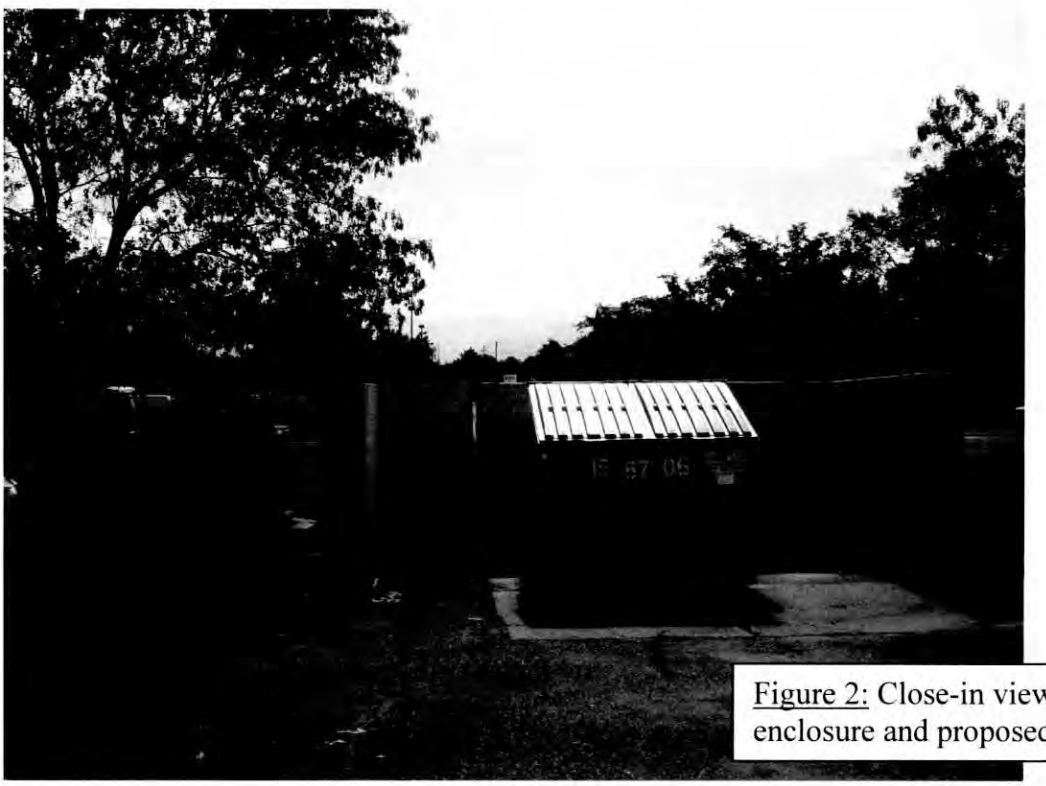

Figure 2: Close-in view of the refuse enclosure and proposed lease area.

Figure 3: Looking north, at Academy Rd. NE, from the refuse enclosure/ and proposed lease area.

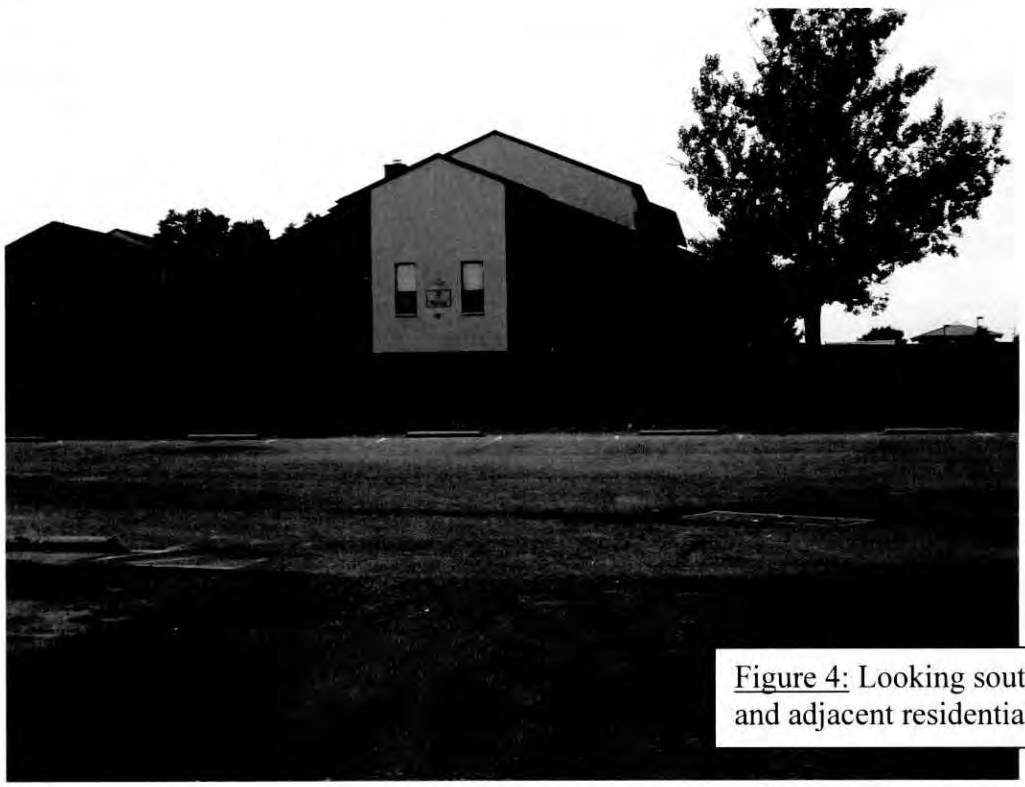

Figure 4: Looking south at a back parking lot and adjacent residential use.

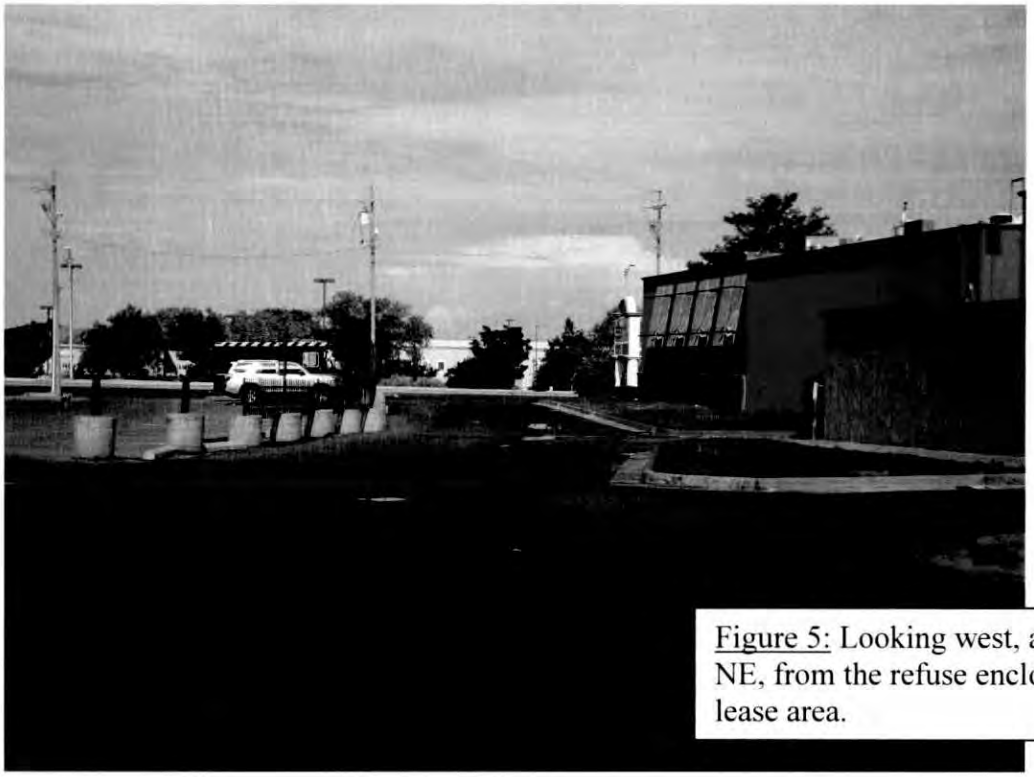

Figure 5: Looking west, at San Mateo Blvd. NE, from the refuse enclosure and proposed lease area.

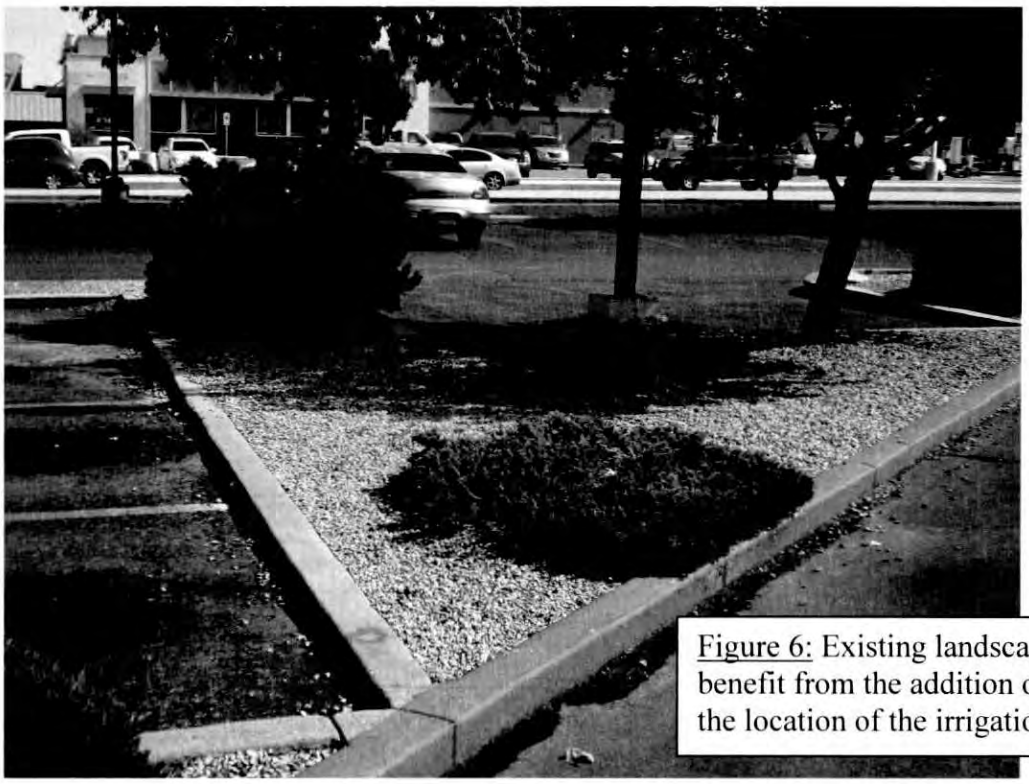

Figure 6: Existing landscape area that would benefit from the addition of two shrubs. Note the location of the irrigation drip lines.

Figure 7: Existing landscape area that would benefit from the addition of a few shrubs.

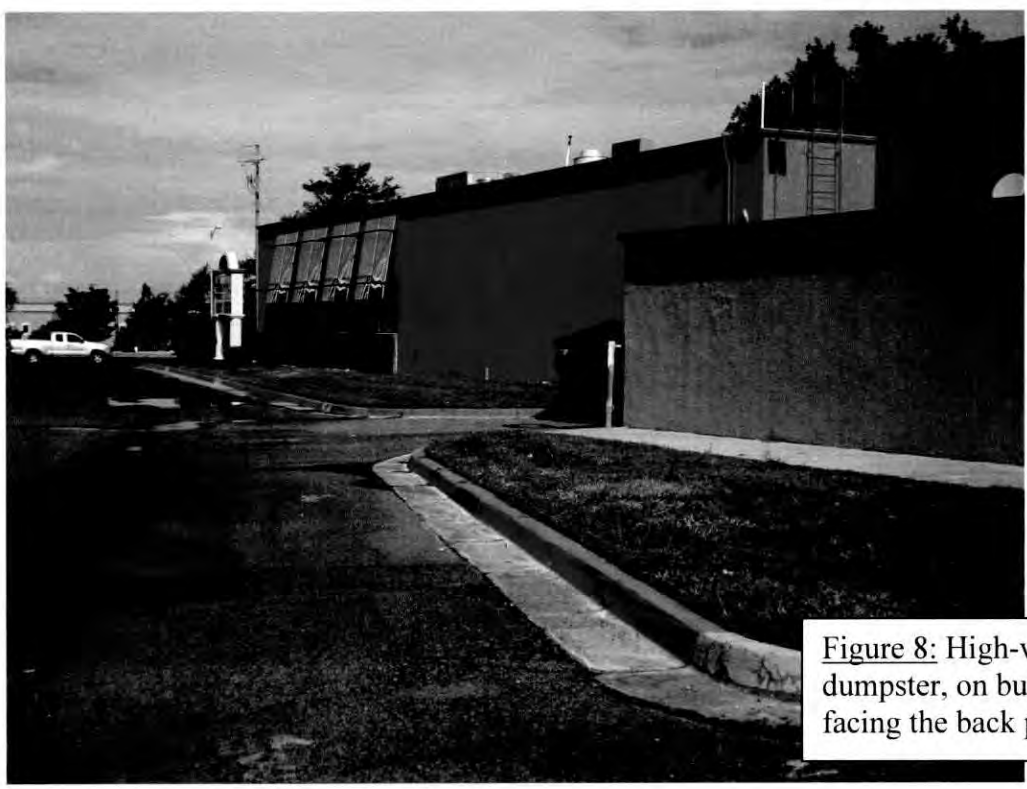

Figure 8: High-water use turf areas near dumpster, on buildings' southern side, facing the back parking lot area.

HISTORY

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Box 1293, Albuquerque, NM 87103

Date: 10-3-74

CERTIFICATION OF ZONING

File Z-73-35
Date of Final Action: 3-20-73
Location: 125 Ft. Strip on Both Sides of San Mateo Blvd. NE between the So. Boundary of the Elena Gallegos Grant & I-25

TO ALL PROPERTY OWNERS OF RECORD ON BOTH SIDES OF SAN MATEO BOULEVARD NE BETWEEN THE SOUTH BOUNDARY OF THE ELENA GALLEGOS GRANT & I-25

The Environmental Planning Commission ruled favorably on the [redacted] request to amend the zone map as it applies to the above cited property.

☑ The possible appeal period having expired, the zoning on the above cited property is now changed to C-3, A-1, M-1 & SU-1 respectively, i.e., the zoning now matches that of the adjacent area of each property owner.

☐ The possible appeal period has expired, but the zoning on the above cited property is NOT CHANGED to
until the following requirements are met, as specified in the decision of the Commission:

If such requirements are not met within six months after the date final City approval is voted, the approval is void; however, the Planning Director or his designated representative may extend this time limit up to an additional six months.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

cc - Zoning Administrator
Drafting Room

Sincerely,

Z CERTIFICATION

For the Planning Director

PLANNING DEPARTMENT
CITY OF ALBUQUERQUE

P. O. Box 1293
Zip Code: 87103
Telephone 842-7422

Date: 3-28-73
File: Z-73-35

George Koury & Associates
5200 Copper NE
City

The Planning Commission made this recommendation at its meeting of March 20, 1973:

BE IT RESOLVED THAT Z-73-35 be approved because P-1 zoning is no longer needed in this location.

Should you wish to appeal this decision, you may do so by April 4, 1973 in the manner described below:

c. **Appeals** — Appeal of a decision by the Planning Commission may be submitted in writing to the City Commission . . .

If a written protest is signed by the owners of twenty per cent (20%) or more, either of the area of the lots or lands included in such proposed change, or of those immediately adjacent within one hundred (100) feet of the area proposed for change, disregarding public ways, such change to the Zone Map shall require the concurring vote of at least four (4) members of the City Commission.

(1) Written notice of appeal shall be filed with the Planning Director.

(2) Public notice of any appeal shall be given by legal advertisement in the manner prescribed for a change to the text of this ordinance. The Planning Director shall give written notice of any appeal together with notice of hearing date to the applicant, a representative of opponents, if any, and the appellant. The appeal shall be presented to the City Commission within three (3) months after the date of filing. Once the appeal is presented to the City Commission any request for delay in hearing the appeal shall be acted upon at a regular City Commission meeting.

~~If the application has been recommended for approval, it will be heard by the City Commission after proper advertisement, Monday, at City Hall, 400 Marquette, N.W.~~

KL:new

Yours sincerely,

Kenneth Lofgren

Kenneth Lofgren
Planner

cc: Academy for Boys Trust
c/o Mrs. Susan Klassen
3107 Colorado NE, 87110

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

Date 8. 14. 6x **Ax** 37

THIS ANNEXATION HAS BEEN COMPLETE

The attached sketch shows the area which has been annexed by City Commission Resolution on 7. 24. 6x, and zoning established by Ordinance # 2164, published on 8. 10. 6x (date) and which was considered by the Planning and City Commissions as **Ax-** 37. **Z-** 1140.

If the area was platted simultaneously, the subdivision number is S-_____. Other related cases, if any, are: _____. Please change your records accordingly.

Copies to:

CITY

1. City Engineer
2. Water Dept. Engineer
3. Building & Inspection
4. Fire
5. Police
6. Traffic
7. Health
8. Parks
9. Sanitation
10. Library
11. Land Agent
12. Finance Director
13. Tax Auditor
14. Legal
15. County Surveyor
16. Sheriff
17. County Assessor
18. County Manager
19. District Health
20. State Plumbing
21. Electrical Adm. Bd.
22. Revenue Bureau
23. Census Bureau A (2)
24. Census Bureau B (2)
25. Mt. States Inspection
26. Public Service Co (2)
27. M. S. Tel. & Tel.
28. S. U. G. Co.
29. Gordon Herkenho
30. Public Schools
31. Alb. Postmaster
32. File (Z) (Ax)
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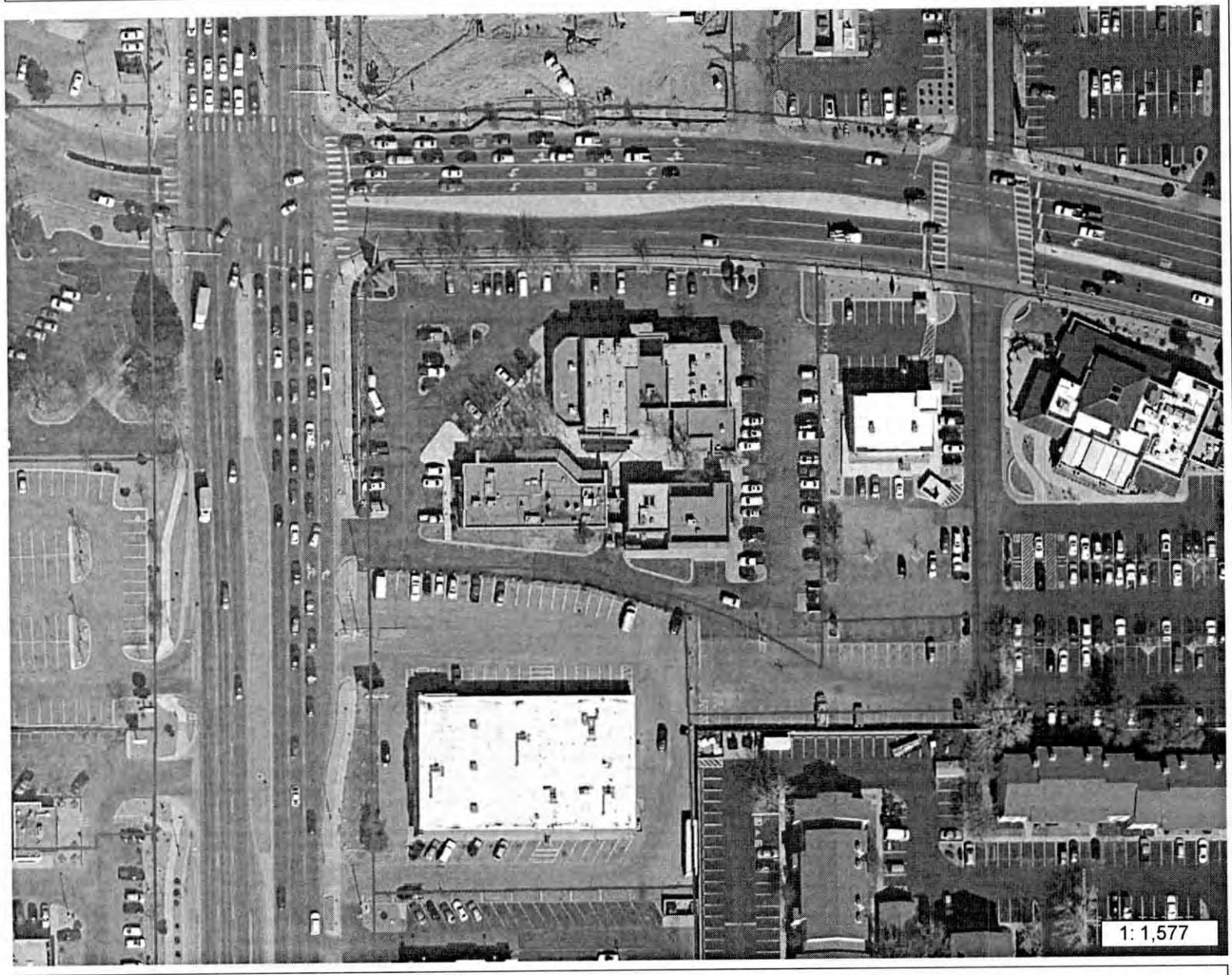
17cm-1154

Project #1010971- WTF Landscape Waiver



Legend

- Bernalillo County Parcels
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

Notes

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/24/2017 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

ZONING

Please refer to the Comprehensive Zoning Code for specific zone descriptions of the Wireless Telecommunications Regulations, §14-16-3-17.

APPLICATION INFORMATION

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Christine Tucker on behalf of Verizon Wireless PHONE: (480) 586-5180
ADDRESS: 2035 E Gondola Ln FAX: ___
CITY: Gilbert STATE AZ ZIP 85234 E-MAIL: tucker@insite-inc.com
APPLICANT: Verizon Wireless PHONE: (602) 245-4371
ADDRESS: 126 W Gemini Dr FAX: ___
CITY: Tempe STATE AZ ZIP 85283 E-MAIL: Michael.Zaimes@Verizonwireless.com
Proprietary interest in site: lease for small cell wireless site List all owners: Highland Park limited prtrshp % The Koury Co.

DESCRIPTION OF REQUEST: Verizon wireless is seeking zoning approval for a small cell site to be located on a new parking lot light pole.

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

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

Lot or Tract No. 1A (PIN ABQ45562) Block: 0000 Unit: ___
Subdiv/Addn/TBKA: DRG ASSOCIATES SUBD
Existing Zoning: C-3 Proposed zoning: C-3 MRGCD Map No ___
Zone Atlas page(s): E18 UPC Code: 101806202508030111

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1010971

CASE INFORMATION:

Within city limits? x Yes Within 1000FT of a landfill? no
No. of **existing** lots: ___ No. of **proposed** lots: ___ Total site area (acres): ___
LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo Blvd.
Between: Academy Rd. NE and Osuna Rd. NE
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE ___
(Print Name) Christine Tucker Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 11/2014

- ☐ **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	Action	S.F.	Fees
17EPC-40018	WTF		$ 385.00
	ADV		$ 75.00
	CMF		$ 50.00
			$
			$
			Total $ 510.00

Hearing date August 10, 2017

6-26-17 Staff signature & Date

Project # 1010971

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
__ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Completed Site Plan for Subdivision and/or Building Permit Checklist
__ Sign Posting Agreement
__ Traffic Impact Study (TIS) form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
☒ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
✓ Site Plans and related drawings reduced to 8.5" x 11" format (**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
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Completed Site Plan for Subdivision and/or Building Permit Checklist
✓ Traffic Impact Study (TIS) form with required signature
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:
✓ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
✓ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
✓ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
✓ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
✓ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
__ Registered engineer or architect's stamp on the Site Development Plans
✓ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
__ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Traffic Impact Study (TIS) form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

Christine Tucker
Applicant name (print)

Christine Tucker
Applicant signature / date 6-19-2017

Form revised **November 2010**

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

Application case numbers
17EPC - - 40058
- -
- -

6-28-17
Planner signature / date

Project #: 1010971

City of Albuquerque Planning Department
Plaza del Sol, 600 2nd St. NW
Albuquerque, NM 87102

RE: ABQ_TRICORE-LAB_2_SC at 6220 San Mateo Blvd. NE, Albuquerque, NM 87109

I am the owner of the above-mentioned address, and I authorize Insite, Inc. to submit plans and other required documents required to secure all necessary approvals for a Verizon Small Cell to be installed on my property. Including, but not limited to, all zoning approvals, waivers, variances, building permits, and all other necessary and required governmental approvals.

Thank you,

Highland Park Limited Partnership,
a New Mexico limited partnership

By: George J. Kourey
Name: Gen'l Partner George J. Kourey
Its: Gen'l Partner
Date: June 1 2017

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Christine Tucker for Verizon Wireless **DATE OF REQUEST:** 6/ 14/2017 **ZONE ATLAS PAGE(S):** E18

CURRENT:

ZONING C-3

PARCEL SIZE (AC/SQ. FT.) 2.0028/87241.97

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From_____ To_____

SECTOR, AREA, FAC, COMP PLAN [x]

AMENDMENT (Map/Text) [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

LEGAL DESCRIPTION:

LOT OR TRACT # Tract "I" BLOCK #_____

SUBDIVISION NAME_____

SITE DEVELOPMENT PLAN:

SUBDIVISION* [ ] AMENDMENT [ ]

BUILDING PERMIT [ ] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [X]

*includes platting actions Small cell wireless site

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1

BUILDING SIZE: 77 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE_____ DATE 6/14/2017

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section - 2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

TRAFFIC ENGINEER

06-14-17

DATE

Required **TIS** **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** __/__/__

-FINALIZED __/__/__

TRAFFIC ENGINEER DATE

Revised January 20, 2011

City of Albuquerque, Planning Department
600 Second St. NW
Albuquerque, NM 87102

Cover Letter for Landscaping Waiver ABQ_TRICORE-LAB_2_SC

Verizon wireless is seeking a waiver of the landscaping requirement for a new small cell site to be located on a new parking lot light pole near the trash dumpster of the property located at 6220 San Mateo Blvd NE. This waiver is necessary as part of the zoning requirements for the related zoning case 1010971/16AA-10081.

A waiver of the landscaping would be appropriate for this site as this site will be located in the trash dumpster enclosure behind an Applebees restaurant. Landscaping would visually be out of place in this location and would also be an inconvenience for those needing access to the trash dumpster, either to throw trash away or the waste management services picking trash up. Landscaping would further be a hindrance to vehicle operators navigating this parking lot, as any landscaping would need to be placed in the driving paths of this parking lot. For these reasons landscaping would be unnecessary for this site.

verizon✓

Letter Describing and Justifying Request for Waiver from Landscaping Requirement

Verizon wireless is seeking the City of Albuquerque's zoning approval for a new small cell wireless site to be located at 6220 San Mateo Blvd NE. This site is to be located on a parking lot light pole within the trash dumpster enclosure at the back of this parcel. For a more detailed description of the project, please refer to the drawings, photo simulations, and letter describing the project. One requirement for zoning is a landscaping plan. Since this site is located in a trash dumpster enclosure, landscaping is unworkable and undesirable. However, since a landscaping plan is a necessary requirement of the City's wireless zoning code, a waiver from the landscaping requirement is being sought. The factors to be considered in granting a waiver are listed below, along with a discussion of how this site meets those standards.

Section 14-16-3-17(G) of the City of Albuquerque's wireless zoning ordinance describes the factors to be considered when determining whether to grant a waiver from the requirements of the wireless ordinance. Subsection (G) is the waiver criteria for all waivers from the zoning requirements, though in this specific instance Verizon wireless is seeking a waiver of the landscaping requirement only.

Factors for whether a waiver may be granted, factors taken from the code section have been put in *italics*:

(a) *Is in the best interest of the community as a whole*. This site will serve to enhance the Verizon network by adding needed capacity. This area is a high traffic area which causes the wireless data service in the area to be overloaded. The interest of the community are best served when citizens are able to best use the goods and services they are paying for. This site will further benefit the community as this will provide a security light in an area of the alley that is currently unlit at night. The owner of this property communicated that he was happy to have a light near his dumpster enclosure as he felt there may be some unwanted activity that occurs in that area of his property which a light would discourage.

(b) *Will expedite the approval of an antenna, tower, or tower alternative*; The granting of this waiver will not only expedite the approval of this small cell site, but is in fact necessary for the site to be approved at all as a landscaping plan is required for all free standing wireless sites.

(c) *Will not jeopardize public health, safety and welfare*; This site, as well as all Verizon Wireless cell phone sites, will operate under an FCC license, which among other things regulates RF emissions to ensure that radio signals are well under the threshold for human safety. This site will operate within all regulations for public health, safety, and welfare.

(d) *Will either ameliorate the adverse impacts of antenna and tower proliferation or the adverse impact of requiring new construction of towers or antenna(s);* Small cell sites are Verizon's way of targeting specific areas of high usage. Because the small cell site targets specific busy areas like an intersection or shopping complex, rather than large general areas, the small cell sites are built on a much smaller scale.

For comparison, a traditional full cell site typically is anywhere from sixty to ninety feet tall with a full array of twelve antennas and a large twenty by twenty foot ground space. In contrast, this small cell site is designed to be placed on an extension of a parking lot light pole that will be a total of thirty-five feet tall, house two antennas inside a concealment canister, and have the ground equipment located inside a trash dumpster enclosure that Verizon will be rebuilding as the current enclosure is cracked and damaged. The small cell site will also be located in the back of the parcel such that while visible, the site will not be highly noticeable from any main streets.

(e) *Will better serve the purposes of this section.* A waiver of the landscaping requirement will better serve the purposes of the wireless zoning section as the waiver will maintain a consistent aesthetic appearance and will not interfere with the existing use of the property. Landscaping around the trash dumpster enclosure would appear out of place and nonsensical. Further, placing landscaping in this area would be impractical to the collection of trash from the dumpster as the landscaping would potentially interfere with the ingress and egress of trash collection vehicles. The underlying property is also fully developed and landscaped such that placing landscaping somewhere else on the property would be redundant and unwanted by the underlying property owner.

Further, section 14-16-3-17(G)(2) lists the facts to be considered by the Planning Commission in reviewing an application for a waiver, these facts are:

(a) *The height of the proposed tower*; The proposed facility is not a tower at all, rather the proposed facility is to be mounted on a parking lot light pole with a total height of thirty-five feet rather than a typical tower of sixty feet or more

(b) *The proximity of the tower antenna to residential structures and residential district boundaries*; This area is primarily commercial, with the exception of an apartment complex to the south of the site. However, this site meets the required one-hundred foot setback from the apartment complex.

(c) *The nature of uses on adjacent and nearby properties*; The surrounding uses are commercial on three sides with the exception of an apartment complex to the south.

(d) *The surrounding topography*; The surrounding area is urban and flat. This site will not impede mountain views or otherwise detract from the beauty of the surrounding area.

Because of the factors discussed above as well as the relatively minor visual impact this small cell site will have upon the surrounding area, a waiver of the landscaping requirement ought to be granted so that this site may be built in order to serve the best interests of the community.

Thank you,

Insite inc.
Real Estate Consulting Services
Christine Tucker
2035 E. Gondola Ln.
Gilbert, AZ 85234
Mobile: 480-586-5180

verizon

Letter of Intent Regarding Shared Use: ABQ_TRICORE-LAB_2_SC

Verizon wireless is proposing to lease a small space at the back of the parcel near the trash dumpster enclosure for a small cell site to be located on a new light pole that will provide security lighting for this portion of the property. The location of this site is 6220 San Mateo Blvd NE in Albuquerque. Verizon will only be using a small portion of this property for their proposed installation. Nothing in Verizon's lease with the underlying property owner prevents the property owner from also leasing to other wireless carriers for use of the rooftop or any other portion of the property. This specific site is engineered only to accommodate the two antennas. The reason for this is to keep the site looking like a light pole, rather than a monopole, to the greatest extent possible. While highly unlikely that another carrier would need a new site at this exact location, there is nothing in the lease that prevents this light pole from having structural modifications which would allow other carriers to lease space at this site.

City of Albuquerque, Planning Department
600 Second St. NW
Albuquerque, NM 87102

Re: Verizon small cell ABQ_TRICORE-LAB_2_SC - 6220 San Mateo NE – Distance to Nearest Existing Free standing tower

The nearest known existing free standing tower to the proposed small cell site that is to be located in the back of the parcel at 6220 San Mateo NE is approximately 2,250'. This site is located at 5231 San Mateo Blvd NE. The existing site is also owned by Verizon wireless. ABQ_TRICORE-LAB_2_SC, the proposed site for which this landscaping waiver is being sought is actually designed to help offload the usage of the existing site as that site is at full capacity and no additional equipment may be added to that site.

Thank you,

Insite inc.
Real Estate Consulting Services
Christine Tucker
2035 E. Gondola Ln.
Gilbert, AZ 85234
Mobile: 480-586-5180
www.Insite-Inc.com

Letter Describing the Project: ABQ_TRICORE-LAB_2_SC

Verizon wireless is seeking the City of Albuquerque's review and approval of a wireless communication site to be located on a new light pole located in the parking lot at 6220 San Mateo Blvd. NE. The legal description of the property is: situate within tract "I" redevision of tract 1-A & Tract 1-B, division of tract 1 of the division of lands of D.R.G. Associates, City of Albuquerque. The light pole will be located near the back of the property beside the dumpster enclosure.

Verizon has areas where they do not currently have adequate cellular coverage to meet their customers' demands. This busy commercial area at the intersection of San Mateo Blvd. and Academy Rd. is one such area. The proposed cellular site will provide data capacity for Verizon customers using their mobile devices in the area. This site will provide added capacity to an area with an approximate radius of between 500' and 1,000'. Because of the very specific area of coverage of this small cell and all small cell sites, the proposed location is the only location that will work from an engineering standpoint for this site.

This proposed cellular site will consist of two antennas that will be mounted on a new light pole located towards the rear of the parcel. The antennas will be screened on all sides by a screening canister. The light pole will be styled to match existing parking lot lights already on the parcel, and the light pole including the screening canister will be painted to match the existing light poles. An equipment cabinet will be installed on the ground next to the light pole, behind a trash dumpster enclosure. The cabinet will be screened from view by the trash dumpster enclosure. The installation is compatible with the structure and surrounding area as this area is a commercial area with other parking lot light poles already on the property. This new light pole will be a safety light near the dumpster. Please see the drawings and photo simulation for more detail.

Lehner, Catalina L.

From: Daniel Nies <nies@insite-inc.com>
Sent: Friday, July 28, 2017 12:44 PM
To: Lehner, Catalina L.
Subject: FW: ABQ_TRICORE-LAB_2_SC Sign Posting for Landscape Waiver
Attachments: IMG_0720.JPG; Untitled attachment 492187.txt; FullSizeRender.jpg; Untitled attachment 492190.txt

Hi Catalina,

Attached are pictures that the sign company forwarded to us showing that the signs for the landscaping waiver for the Verizon small cell site ABQ_TRICORE-LAB_2_SC at 6220 San Mateo have been posted. Let me know if you need anything additional from us at this time.

Thank you Catalina!

Dan Nies
2035 E. Gondola Ln.
Gilbert, AZ 85234
Mobile: 602-390-8887
nies@insite-inc.com

-----Original Message-----
From: Matthew Hernandez [mailto:dynamo1@comcast.net]
Sent: Thursday, July 27, 2017 2:32 PM
To: christine tucker <tucker@insite-inc.com>
Subject: Andys Signs

Christine,
Good afternoon. Signs are posted. Below are pictures. Thank you for your business. Have a good day.

Matthew
Andys Signs
505.604.4264

This email has been checked for viruses by AVG.
http://www.avg.com

==========
This message has been analyzed by Deep Discovery Email Inspector.

NOTIFICATION &
NEIGHBORHOOD INFORMATION

***PLEASE NOTE: The NA/HOA 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.**

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 24, 2017

Christine Tucker
Insite Inc.
2035 E. Gondola Ln.
Gilbert, AZ 85234
(480) 586-5180
tucker@insite-inc.com

Dear Christine:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed **[Wireless Telecommunication Facility Submittal]** project recorded as **[Situate within tract "I", redivision of tract 1-A & tract 1-B, division of tract 1 of the division of lands of D.R.G. Associates, City of Albuquerque located on 6220 San Mateo Boulevard NE]** located on **[Academy Rd. and Osuna Rd. NE]** zone map **[E-18]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested,** before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or ONC@cabq.gov

Sincerely,
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

ATTACHMENT A

ACADEMY ACRES NORTH N.A. (AAN) "R"
***Fred Aiken** *e-mail:* faaiken@aol.com
P.O. Box 90181/87199 280-7638 (h)
Irene Minke
6504 Dungan Ave. NE/87109 828-9810 (h)
Website: www.aanna.org

DEL NORTE N.A. (DNT) "R"
***Mary White** *e-mail:* white1ink@aol.com
4913 Overland St. NE/87109 620-1353 (c)
Gretchen Kelley *e-mail:* kellpatmik@aol.com
4213 Whisperwood Pl. NE/87109 254-7771 (c)
Website: www.delnortena.org **NA E-mail:** info@delnortena.org

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ALBUQUERQUE, NM 87199

OFFICIAL USE

Certified Mail Fee $3.35
Extra Services & Fees (check box, add fee as appropriate) $2.75
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.70
Total Postage and Fees $6.80

0241
16

Postmark Here

06/19/2017

Sent To
Street and Apt. No.,
City, State, ZIP+4®

S M P Partnership ETAL
P.O. Box 93656
Albuquerque, NM 87199

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate) $2.75
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.70
Total Postage and Fees $6.80

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16

Postmark Here

06/19/2017

Sent To
Street and Apt. No.,
City, State, ZIP+4®

Del Norte N.A.
Gretchen Kelly
4213 Whisperwood Pl. NE
Albuquerque, NM 87109

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0190 0000 2052 4563

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ALBUQUERQUE, NM 87109

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Extra Services & Fees (check box, add fee as appropriate) $2.75
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.70
Total Postage and Fees $6.80

0241
16

Postmark Here

06/19/2017

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

ACADEMY PARTNERS LLC
Attn: Steve Maestas
6801 Jeffferson Rd NE Ste. 100
Albuquerque, NM 87109-4390

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0190 0000 2052 4495

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ALBUQUERQUE, NM 87109

OFFICIAL USE

Certified Mail Fee $3.35
Extra Services & Fees (check box, add fee as appropriate) $2.75
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.70
Total Postage and Fees $6.80

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06/19/2017

Sent To Del Norte NA - Mary White
Street and Apt. No., or PO Box No. 4913 Overland St. NE
City, State, ZIP+4® Albuquerque, NM 87109

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0190 0000 2052 4556

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CHARLOTTE, NC 28255

OFFICIAL USE

Certified Mail Fee $3.35
Extra Services & Fees (check box, add fee as appropriate) $2.75
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
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Postage $0.70
Total Postage and Fees $6.80

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Sent To
Street and Apt. No.,
City, State, ZIP+4®

ALB NATL BANK C/O BOA ATTN:
CORP REAL ESTATE ASSESSMENTS
101 N Tyron St
Charlotte, NC 28255-0100

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0190 0000 2052 4501

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ALBUQUERQUE, NM 87199

OFFICIAL USE

Certified Mail Fee $3.35
Extra Services & Fees (check box, add fee as appropriate) $2.75
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.70
Total Postage and Fees $6.80

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Street and Apt. No.,
City, State, ZIP+4®

Academy Acres North N.A.
Irene Minke
P.O. Box 90181
Albuquerque, NM 87199

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DURANGO, CO 81302

OFFICIAL USE

Certified Mail Fee $3.35
$ $2.75
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.70
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Total Postage ar $6.80
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Street and Apt. N
City, State, ZIP+4

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06/19/2017

King Capital Inc.
C/O Kenny King
P.O. Box 2666
Durango, CO 81302

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7017 0190 0000 2052 4570

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ALBUQUERQUE, NM 87109

OFFICIAL USE

Certified Mail Fee $3.35
$ $2.75
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
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06/19/2017

Sandia Foundation
6211 San Mateo Blvd NE
Suite 100
Albuquerque, NM 87109

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0190 0000 2052 4518

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ALBUQUERQUE, NM 87199

OFFICIAL USE

Certified Mail Fee $3.35
$ $2.75
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
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City, State, ZIP+4

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06/19/2017

Academy Acres North N.A.
Jacob Tellier
P.O. Box 90181
Albuquerque, NM 87199

PS Form 3800,

7017 0190 0000 2052 4624

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SAN DIEGO, CA 92103

OFFICIAL USE

Certified Mail Fee $3.35
$ $2.75
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
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06/19/2017

LALICATA ANTONINO & LALICATA
ROSALIE TRUSTEES LALICATA RVT
3023 State St.
San Diego, CA 92103

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0190 0000 2052 4600

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COLUMBUS, OH 43218

OFFICIAL USE

Certified Mail Fee $3.35
$ $2.75
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
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06/19/2017

MCDONALD'S REAL ESTATE
COMPANY
PO Box 182571
Columbus, OH 43218-2571

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0190 0000 2052 4549

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

PHOENIX, AZ 85016

OFFICIAL USE

Certified Mail Fee $3.35
$ $2.75
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
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Total Postage and $6.80
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Sent To
Street and Apt. No.,
City, State, ZIP+4®

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06/19/2017

Clear Sky Capital Silverado
Apartments LP
2398 E Camelback Rd. Suite 615
Phoenix, AZ 85016

PS Form 3800, April 2015

7017 0190 0000 2052 4587

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LOS ANGELES, CA 90049

OFFICIAL USE

Certified Mail Fee $3.35
$ $2.75
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
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06/19/2017

Far North LLC
Attn: Thomas McCormick
11611 San Vincente Blvd. Fl 10
Los Angeles, CA 90049

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0190 0000 2052 4617

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STUDIO CITY, CA 91604

OFFICIAL USE

Certified Mail Fee $3.35
$ $2.75
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
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Street and Apt. No
City, State, ZIP+4

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06/19/2017

SEGURA INVESTORS XII LLC & XIII LLC & XIV LLC & XV LLC & XVI LLC
12400 Ventura Blvd. Suite 1129
Studio City, CA 91604-2406

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0190 0000 2052 4594

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ALBUQUERQUE, NM 87123

OFFICIAL USE

Certified Mail Fee $3.35
$ $2.75
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
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06/19/2017

HSU SAM BUU & LING YEN CO-TRUSTEES HSU FAMILY TRUST
1208 Hideaway Ln SE
Albuquerque, NM 87123

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0190 0000 2052 4631

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ALBUQUERQUE, NM 87110

OFFICIAL USE

Certified Mail Fee $3.35
$ $2.75
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
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City, State

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06/19/2017

HIGHLAND PARK LP
C/O The Koury Co.
3124 Dallas St. NE
Albuquerque, NM 87110

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0190 0000 2052 9209

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ALBUQUERQUE, NM 87109

OFFICIAL USE

Certified Mail Fee $ $3.35	0091 03
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☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	Postmark Here
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $ $0.49	
Total Postage and Fees $ $6.59	07/14/2017

Sent To Irene Minke

Street and Apt. No., or PO Box No. 6504 Dungan St. NE

City, State, ZIP+4® Albuquerque, NM 87109

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Neighborhood Notification Letter: ABQ_TRICORE-LAB_2_SC – EPC Landscaping Waiver

Dear Sir or Madame,

Verizon wireless is seeking the City of Albuquerque's review and approval of a small cell wireless communication site to be located on a new light pole located in the parking lot at 6220 San Mateo Blvd. NE. The legal description of the property is: situate within tract "I" redevision of tract 1-A & Tract 1-B, division of tract 1 of the division of lands of D.R.G. Associates, City of Albuquerque. The property is located at the intersection of San Mateo Blvd. and Academy Rd. NE in Albuquerque. The light pole will be located near the back of the property beside the dumpster enclosure.

A small cell site is essentially a "booster site" providing added service in busy areas between 500' to 1,000' in coverage area. This proposed small cell site will consist of two antennas that will be mounted on a new light pole located towards the rear of the parcel. The antennas will be screened on all sides by a screening canister. The light pole will be styled to match existing parking lot lights already on the parcel, and the light pole including the screening canister will be painted to match the existing light poles. An equipment cabinet will be installed on the ground next to the light pole, behind a trash dumpster enclosure. The cabinet will be partially screened from view by the trash dumpster enclosure. The installation is compatible with the structure and surrounding area as this area is a commercial area with other parking lot light poles already on the property. This new light pole will be a safety light near the dumpster. I have enclosed a site plan of the proposed small cell site as well as a photo simulation.

You are receiving this letter to notify you that this site will require a waiver of landscaping. The landscaping requirement for wireless sites in this instance would be detrimental as this site is near the trash dumpster and any landscaping would reduce the size of the driving lanes in the parking lot in the area of the site. Furthermore, landscaping would visually be very out of place in this location. If you have any questions please feel free to contact me, Christine Tucker, at (480) 586-5180 or tucker@insite-inc.com

Thank you!

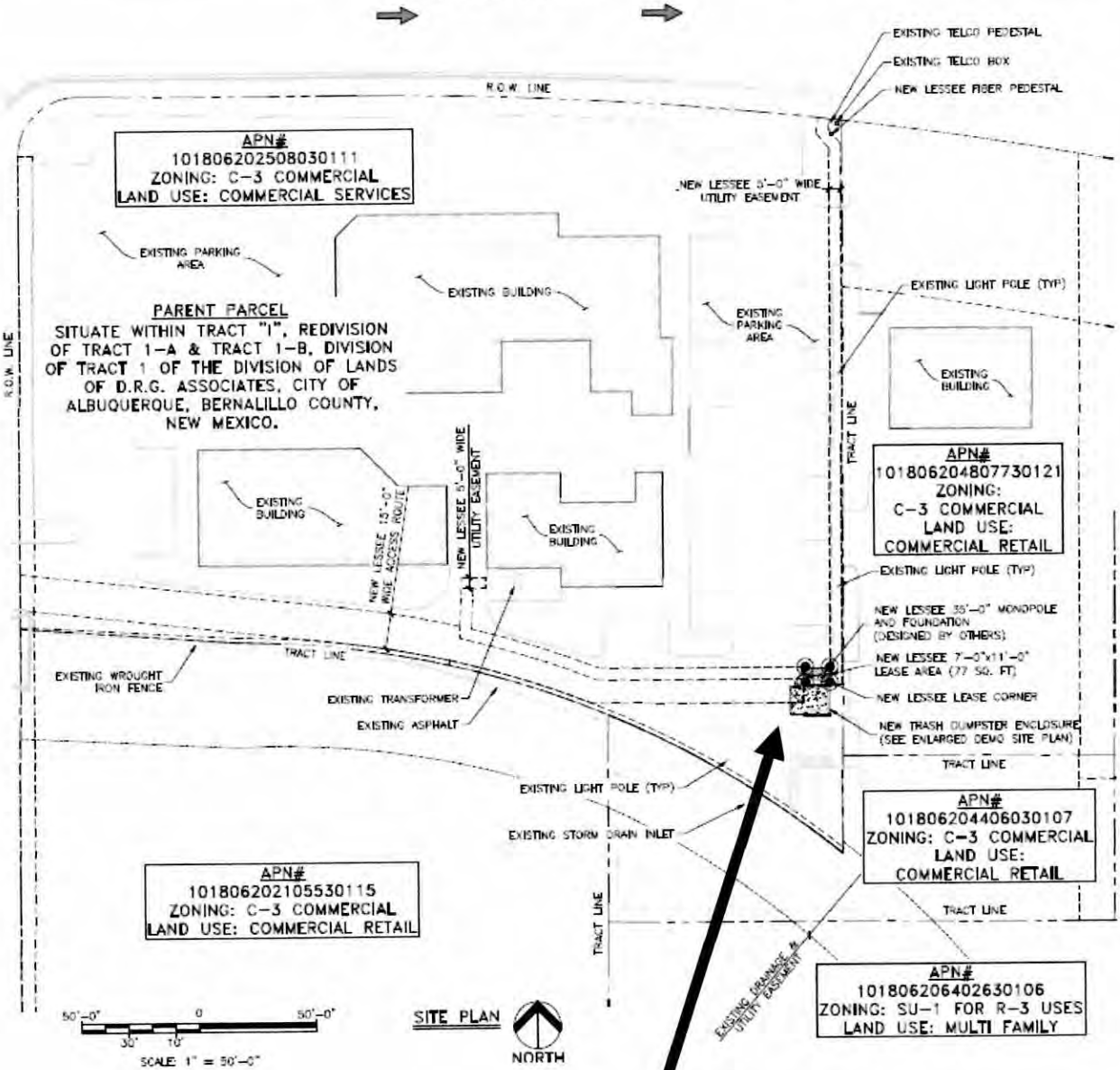
Insite inc.
Real Estate Consulting Services
Christine Tucker
2035 E. Gondola Ln.
Gilbert, AZ 85234
Mobile: 480-586-5180
tucker@insite-inc.com

ASPHALT NOTE:

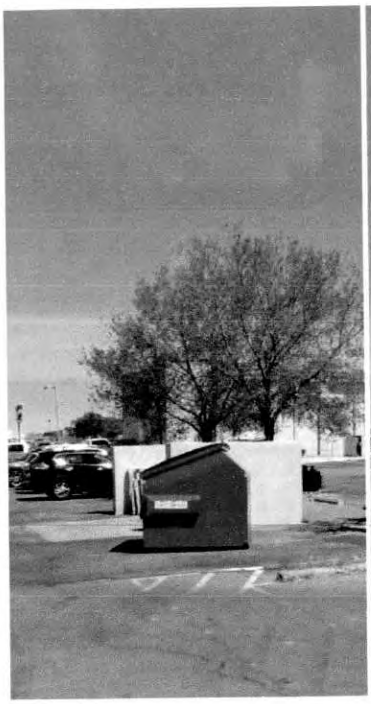
LL REQUIRES THAT THE EASTERN PORTIONS OF THE EXISTING PARKING LOT BE RE-PAVED IN LIEU OF PATCHING ONLY THE AREAS WHERE SAW CUTTING/TRENCHING MAY OCCUR

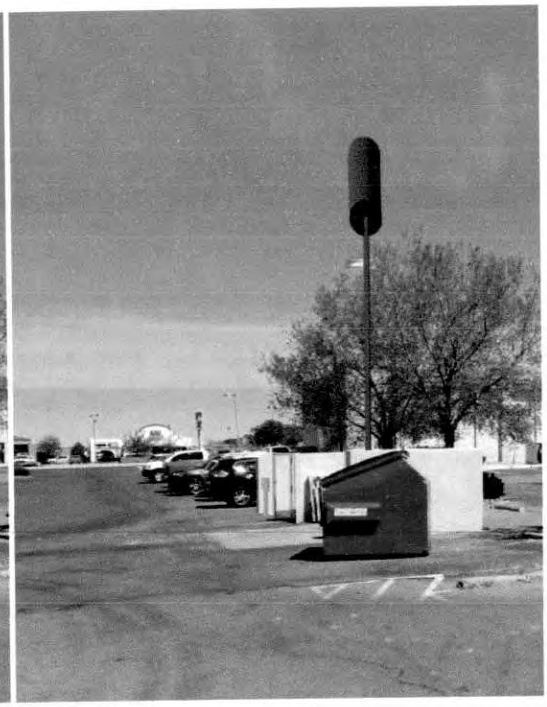
SOLID WASTE NOTES:

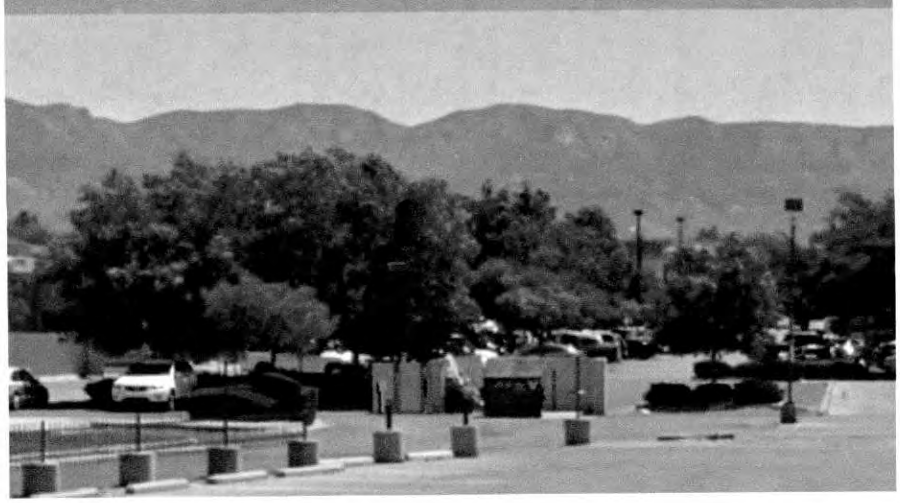
1. THE WIRELESS TELECOMMUNICATION FACILITY WILL IN NO WAY HINDER THE NORMAL COLLECTION OF REFUSE
2. AS PART OF THIS PROJECT THE EXISTING TRASH ENCLOSURE WILL BE RELOCATED PER PLAN



Site Location, in the back of parcel behind Applebee's located near the trash dumpster enclosure







SITE DEVELOPMENT PLAN REDUCTIONS

verizon

ABQ TRICORE-LAB 2 SC

PUBLIC RECORD PARCEL NO. 101806202508030111

6220 SAN MATEO BLVD. NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

NEW 35'-0" MONOPOLE
SMALL CELL INSTALLATION PROJECT

ZONING NOTES:

ABANDONMENT:

ALL WIRELESS TELECOMMUNICATIONS FACILITIES WHICH ARE NOT IN USE FOR THREE CONSECUTIVE MONTHS SHALL BE REMOVED BY THE WIRELESS TELECOMMUNICATIONS FACILITY OWNER. THIS REMOVAL SHALL TAKE PLACE WITHIN THREE MONTHS OF THE END OF SUCH THREE MONTH PERIOD. UPON REMOVAL, THE SITE SHALL BE REVEGETATED TO BLEND IN WITH THE EXISTING SURROUNDING VEGETATION.

HEALTH ISSUES:

EVERY WIRELESS TELECOMMUNICATIONS FACILITY SHALL MEET HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.

FCC:

EVERY WIRELESS TELECOMMUNICATIONS FACILITY SHALL MEET THE REGULATIONS OF THE FCC REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE. THE ONLY SIGNAGE WHICH IS PERMITTED IS THAT WHICH IS REQUIRED BY STATE OR FEDERAL LAW.

LIGHTING/SIGNAGE:

EVERY WIRELESS TELECOMMUNICATION FACILITY SHALL MEET THE NIGHT SKY RESTRICTIONS OF THE COMPREHENSIVE CITY ZONING CODE. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.

DESIGNED FOR:

verizon
4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS.

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY — FOR LEASING & ZONING	06/02/16	EGL	—
1	REVISED PER CITY OF ABQ ZONING COMMENTS	10/04/16	ADR	JVC
2	REVISED PER REAL ESTATE COMMENTS	01/25/17	DC	JVC
3	REVISED PER LL COMMENTS	03/03/17	DC	JVC
4	REVISED PER LL COMMENTS	05/16/17	SAM	JVC

SHEET INDEX:

SHEET	TITLE	REV.
T1	TITLE SHEET	4
SP1	SPECIFICATION SHEET	4
PS1	PHOTO SHEET	4
Z1	SETBACK SITE PLAN	4
Z2	SITE PLAN	4
Z3	ENLARGED SITE PLAN	4
Z4	ELEVATIONS	4
Z5	ELEVATIONS	4
RF1	ANTENNA INFORMATION	4
SU1	SITE SURVEY	2
SU2	SITE SURVEY	2
SU3	SITE SURVEY	2
SU4	SITE SURVEY	2

PROJECT INDEX:

APPLICANT:
VERIZON WIRELESS
4821 EUBANK NE
ALBUQUERQUE, NM 87111

CONTACT: JEFF DEWALT
PHONE: 505-250-0004

ENGINEERS/DESIGNERS:
J5 INFRASTRUCTURE PARTNERS
4520 MONTGOMERY BLVD. NE, SUITE 5
ALBUQUERQUE, NM 87109

CONTACT: JEFF MONTANO
PHONE: 702-358-0942 EXT. 131

SURVEYOR:
J5 INFRASTRUCTURE PARTNERS
4520 MONTGOMERY BLVD. NE, SUITE 5
ALBUQUERQUE, NM 87109

CONTACT: DAVID CLAUSEN, PLS#6547
PHONE: 505-232-4884

ZONING/SITE AQ:
INSITE INC.
9665 E. NARANJA AVE.
MESA, AZ 85209

CONTACT: CHRISTINE TUCKER
PHONE: 480-586-5180

ABBREVIATED LEGAL DESCRIPTION:

SITUATE WITHIN TRACT "I", REDIVISION OF TRACT 1-A & TRACT 1-B, DIVISION OF TRACT 1 OF THE DIVISION OF LANDS OF D.R.G. ASSOCIATES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

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 NEW 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 A LESSEE REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
5. NOTIFY LESSEE, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A LESSEE 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 A LESSEE 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 LESSEE, THE CONTRACTOR SHALL PROVIDE LESSEE WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH A LESSEE REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY LESSEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:

PROPERTY OWNER:	HIGHLAND PARK LIMITED PARTNERSHIP 3124 DALLAS ST. NE. ALBUQUERQUE, NM 87110
JURISDICTION:	CITY OF ALBUQUERQUE
PUBLIC RECORD PARCEL NO:	101806202508030111
ZONING:	C-3
LAND USE:	COMMERCIAL
OCCUPANCY CLASSIFICATION:	U – UTILITY & MISC.

DRIVING DIRECTIONS:

LATITUDE: **35°08'49.816"N**
LONGITUDE: **106°35'06.158"W**

FROM THE VERIZON WIRELESS OFFICE IN ALBUQUERQUE NEW MEXICO HEAD SOUTH ON EUBANK BLVD NE FOR 0.3 MILES TO MONTGOMERY BLVD NE, TURN RIGHT HEADING WEST FOR 3.0 MILES TO SAN MATEO BLVD NE, TURN RIGHT HEADING NORTH FOR 1.2 MILES TO ACADEMY RD NE, TURN RIGHT HEADING EAST FOR 375' TO SITE ACCESS. SITE IS LOCATED 317' SOUTH OF ACADEMY RD NE.

PROJECT DESCRIPTION:

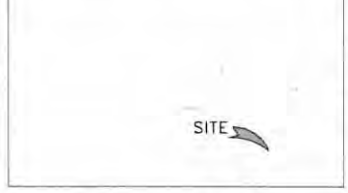
THIS PROJECT CONSISTS OF THE FOLLOWING:
INSTALLATION
- ONE (1) 35'-0" MONOPOLE & FOUNDATION (DESIGNED BY OTHERS)
- ONE (1) NEW OUTDOOR EQUIPMENT CABINET
- ONE (1) NEW CONCEALMENT CANISTER (DESIGNED BY OTHERS)
- TWO (2) NEW PANEL ANTENNAS
- ONE (1) NEW NEW CMU WALL ENCLOSURE
- ONE (1) NEW NEW TRASH DUMPSTER ENCLOSURE

ADA COMPLIANCE:

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

FCC COMPLIANCE:

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



VICINITY MAP
SCALE: N.T.S.

NORTH

JAMES V. CHUNG
NEW MEXICO
22016
PROFESSIONAL ENGINEER
5/16/17

PROJECT NAME:
ABQ TRICORE-LAB 2 SC
NEW 35'-0" MONOPOLE
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:
6220 SAN MATEO BLVD. NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

SHEET TITLE:
TITLE SHEET

SAVE DATE:
5/16/2017 2:26 PM

SHEET NUMBER:
T1

STRUCTURAL DESIGN CRITERIA:

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2009, ASCE 7-05, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS"

BUILDING STRUCTURES:

1. WIND LOADS: IBC 2009 §1609 & ASCE 7-05 §6.4 (SIMPLIFIED METHOD)
   V_{3s} = 90 MPH
   OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS: IBC 2009 §1613 & ASCE 7-05 §12.14 (SIMPLIFIED METHOD)
   OCCUPANCY CAT. = II; SITE CLASS = D
   $V = \frac{F(S_{DS}W}{R}$
   F = 1.0 (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)
   $S_{DS} = (2/3)\ S_{MS}$
   R = 1.5 (ORDINARY PLAIN CONCRETE SHEARWALLS),
   6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),
   4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

COMMUNICATIONS STRUCTURES:

1. WIND LOADS: IBC 2009 §1609, ASCE 7-05 §6.5.15 & ANSI TIA-222-G
   V = 90 MPH (3-SEC. GUST)
   V = 30 MPH (0" RADIAL ICE)
   STRUCTURE CLASS = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS*: IBC 2009 §1613, ASCE 7-05 §15.6.6 & ANSI TIA-222-G
   *MAY BE IGNORED FOR STRUCTURE CLASS I AND/OR EARTHQUAKE SPECTRAL RESPONSE FOR SHORT PERIOD (Ss) ≤ 1.0
   STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0
   $V = \frac{S_{DS}(W)}{R}$ (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))
   $V = \sum \frac{S_{DZ}(W_Z)}{R}$ (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

GENERAL CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.

   THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.

   ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON WIRELESS NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WIRELESS WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.

   CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.

   IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON WIRELESS STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON WIRELESS.
2. ALL ANTENNAS MUST BE PIM TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON WIRELESS CONSTRUCTION ENGINEER AND EQUIPMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
3. ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WIRELESS WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.
4. ALL VENDORS ARE REQUIRED TO SHOW UP TO THE DC IN TEMPE, OR DELTA/KING COMMUNICATIONS, OR BROKEN ARROW IN NM WITH ENCLOSED TRANSPORTATION FOR ALL ELECTRONICS.

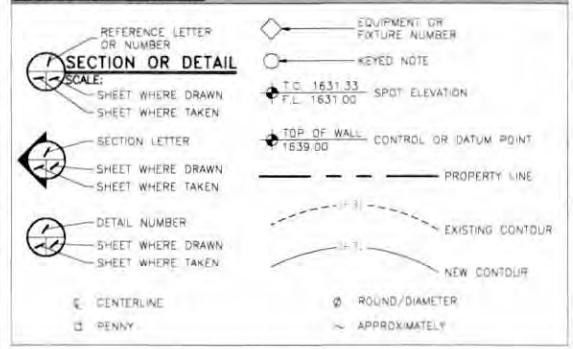
GENERAL PROJECT NOTES 1:

1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW 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 A LESSEE REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
5. NOTIFY LESSEE, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A LESSEE 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 A LESSEE 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 LESSEE, THE CONTRACTOR SHALL PROVIDE LESSEE WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH A LESSEE REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY LESSEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

GENERAL PROJECT NOTES 2:

1. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
4. EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5. CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
7. SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
8. THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
9. NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

LEGEND OF SYMBOLS:



DESIGNED FOR:

verizon

4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

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J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

DESIGNED BY:

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY FOR LEASING & ZONING	06/02/16	ECL	-
1	REVISED PER CITY OF ABQ ZONING COMMENTS	10/04/16	ADR	JVC
2	REVISED PER REAL ESTATE COMMENTS	01/25/17	DE	JVC
3	REVISED PER LL COMMENTS	03/03/17	DE	JVC
4	REVISED PER LL COMMENTS	05/15/17	SAP	JVC

JAMES V. CHUNG
NEW MEXICO
22016
PROFESSIONAL ENGINEER
5/16/17

PROJECT NAME:

ABQ TRICORE-LAB 2 SC
NEW 35'-0" MONOPOLE
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

6220 SAN MATEO BLVD. NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

SHEET TITLE:

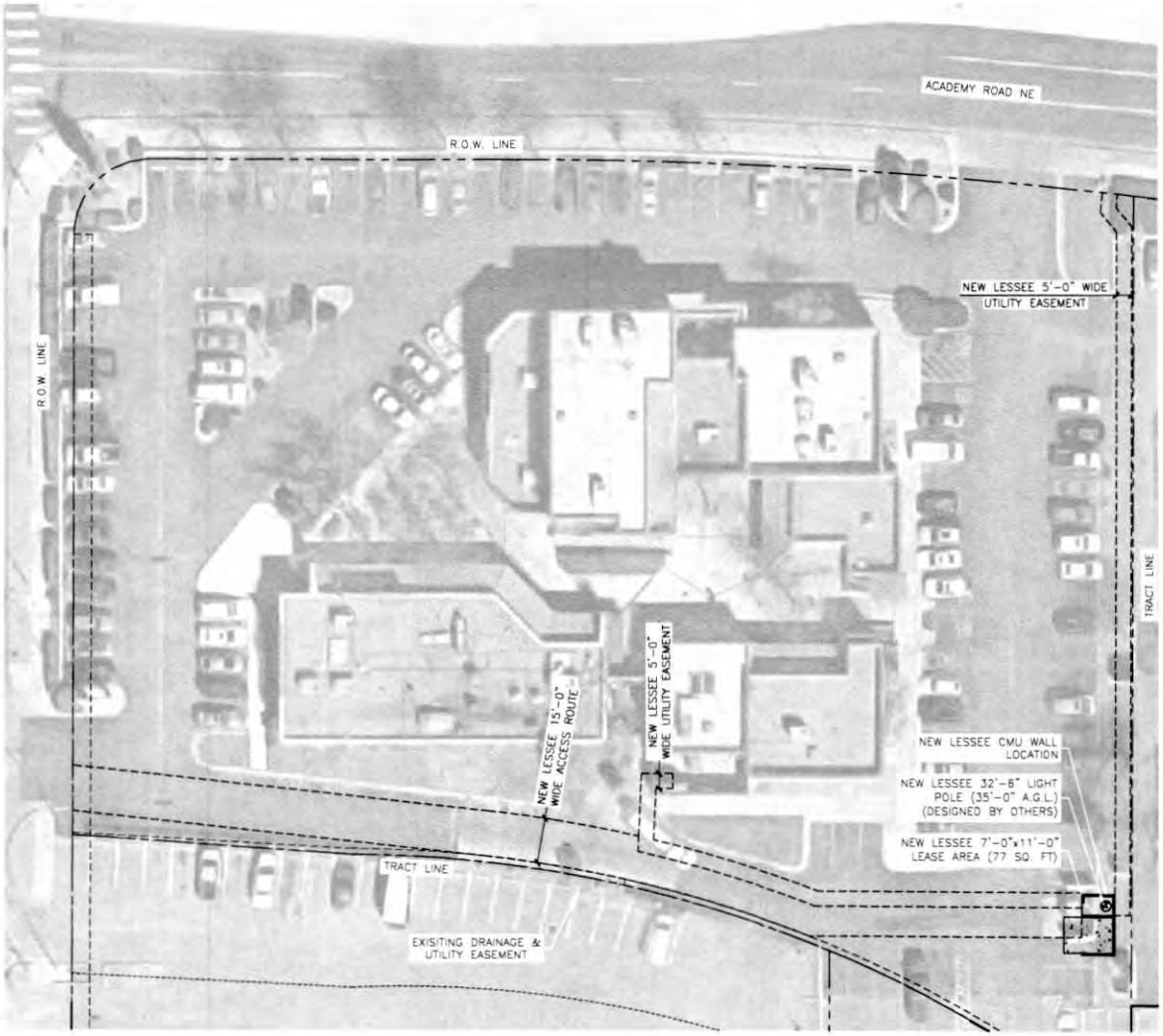
SPECIFICATIONS & PHOTOS

SAVE DATE:

5/16/2017 2:26 PM

SHEET NUMBER:

SP1



AERIAL VIEW OF NEW SITE LOCATION

VIEW OF NEW LEASE AREA

VIEW OF NEW LEASE AREA

DESIGNED FOR:

verizon

4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

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REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY — FOR LEASING & ZONING	06/02/16	CGL	—
1	REVISED PER CITY OF ABQ ZONING COMMENTS	10/04/16	ADR	JVC
2	REVISED PER REAL ESTATE COMMENTS	01/25/17	DC	JVC
3	REVISED PER LL COMMENTS	03/03/17	DC	JVC
4	REVISED PER LL COMMENTS	05/16/17	SAP	JVC

JAMES V. CHUNG
NEW MEXICO
22016
PROFESSIONAL ENGINEER
5/16/17

PROJECT NAME:

ABQ TRICORE-LAB 2 SC
NEW 35'-0" MONOPOLE
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

6220 SAN MATEO BLVD. NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

SHEET TITLE:

PHOTO SHEET

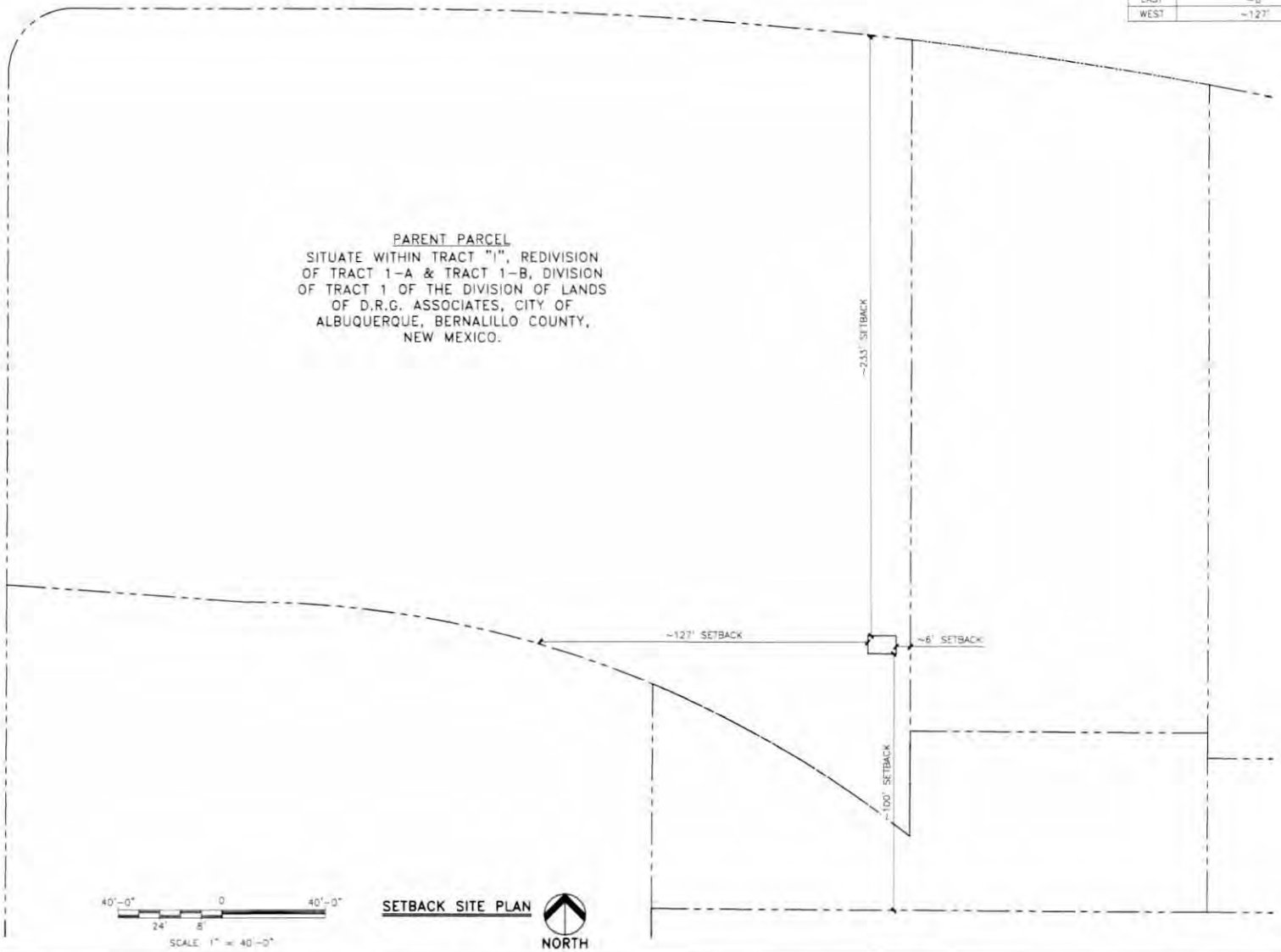
SAVE DATE:

5/16/2017 2:25 PM

SHEET NUMBER:

PS1

SETBACK TABLE:	
	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	~233'
SOUTH	~100'
EAST	~6'
WEST	~127'



SETBACK SITE PLAN

DESIGNED FOR:

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ALBUQUERQUE, NEW MEXICO 87111

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REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/02/16	EGL	-
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JAMES V. CHUNG
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22016
PROFESSIONAL ENGINEER
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ABQ TRICORE-LAB 2 SC
NEW 35'-0" MONOPOLE
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

6220 SAN MATEO BLVD. NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

SHEET TITLE:

SETBACK SITE PLAN

SAVE DATE:

5/16/2017 2:26 PM

SHEET NUMBER:

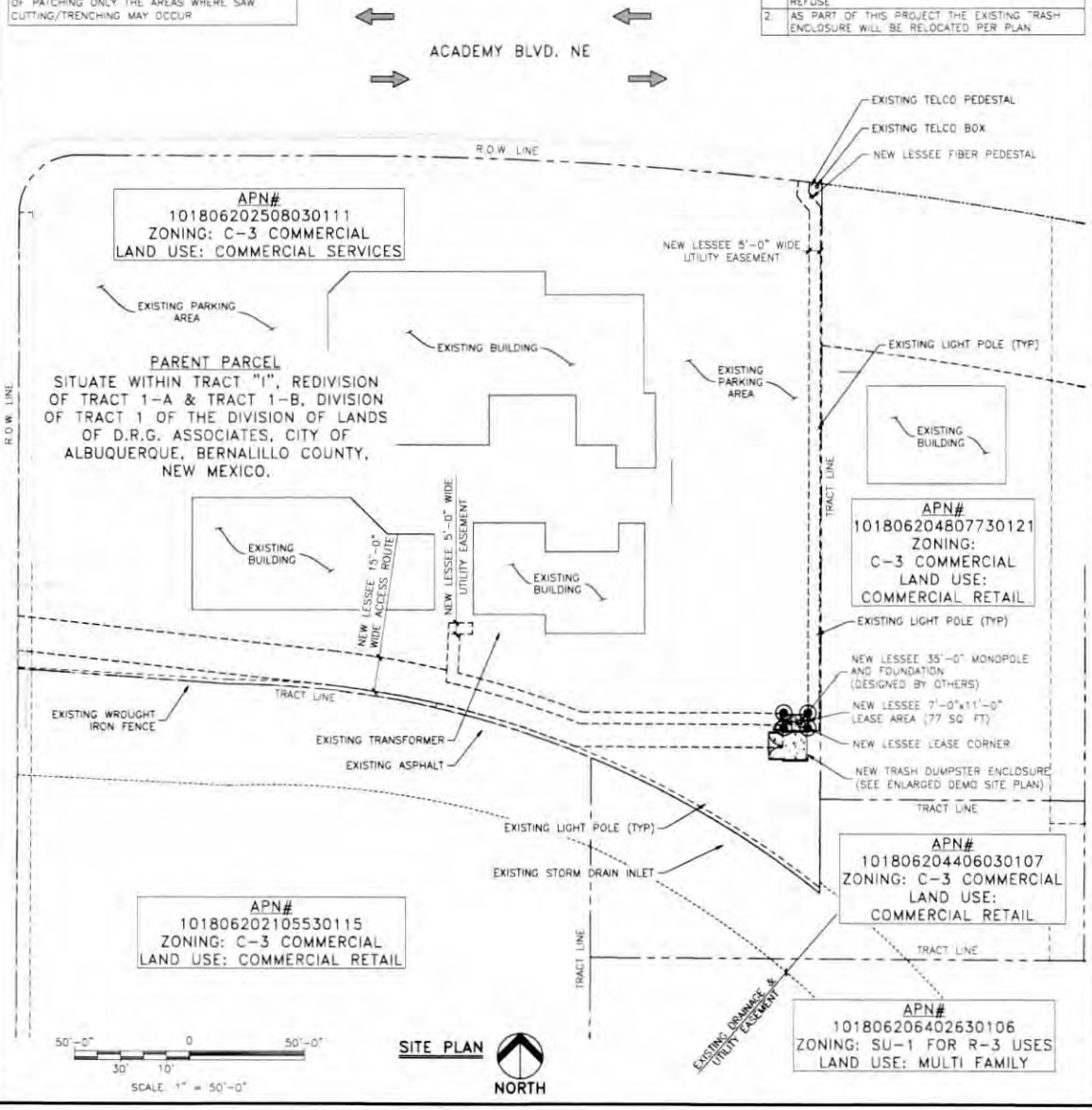
Z1

ASPHALT NOTE:

LL REQUIRES THAT THE EASTERN PORTIONS OF THE EXISTING PARKING LOT BE RE-PAVED IN LIEU OF PATCHING ONLY THE AREAS WHERE SAW CUTTING/TRENCHING MAY OCCUR

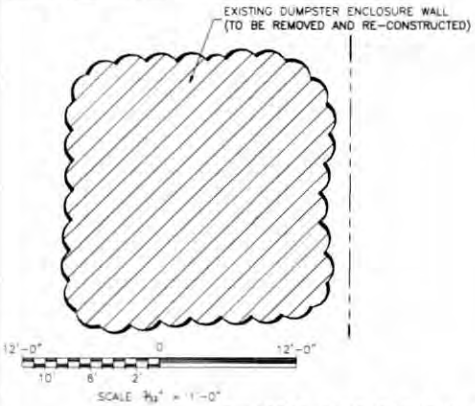
SOLID WASTE NOTES:

1. THE WIRELESS TELECOMMUNICATION FACILITY WILL IN NO WAY HINDER THE NORMAL COLLECTION OF REFUSE
2. AS PART OF THIS PROJECT THE EXISTING TRASH ENCLOSURE WILL BE RELOCATED PER PLAN



NOTE:

TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER



ENLARGED DEMO SITE PLAN
SCALE: 3/32" = 1'-0"

DESIGNED FOR:

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4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

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J5 INFRASTRUCTURE PARTNERS
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REV	DESCRIPTION	DATE	BY	CHK
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2	REVISED PER REAL ESTATE COMMENTS	01/25/17	DC	JVC
3	REVISED PER LL COMMENTS	03/03/17	DC	JVC
4	REVISED PER LL COMMENTS	03/16/17	SAP	JVC

JAMES V. CHUNG
NEW MEXICO
22016
PROFESSIONAL ENGINEER
5/16/17

PROJECT NAME:

ABQ TRICORE-LAB 2 SC
NEW 35'-0" MONOPOLE
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

6220 SAN MATEO BLVD. NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

SHEET TITLE:

SITE PLAN

SAVE DATE:

5/16/2017 2:26 PM

SHEET NUMBER:

Z2

SITE NOTES:

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2. CONTRACTOR TO PLACE LIGHT POLE FOUNDATION BASED ON FINISHED GRADE.
3. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

SOLID WASTE NOTES:

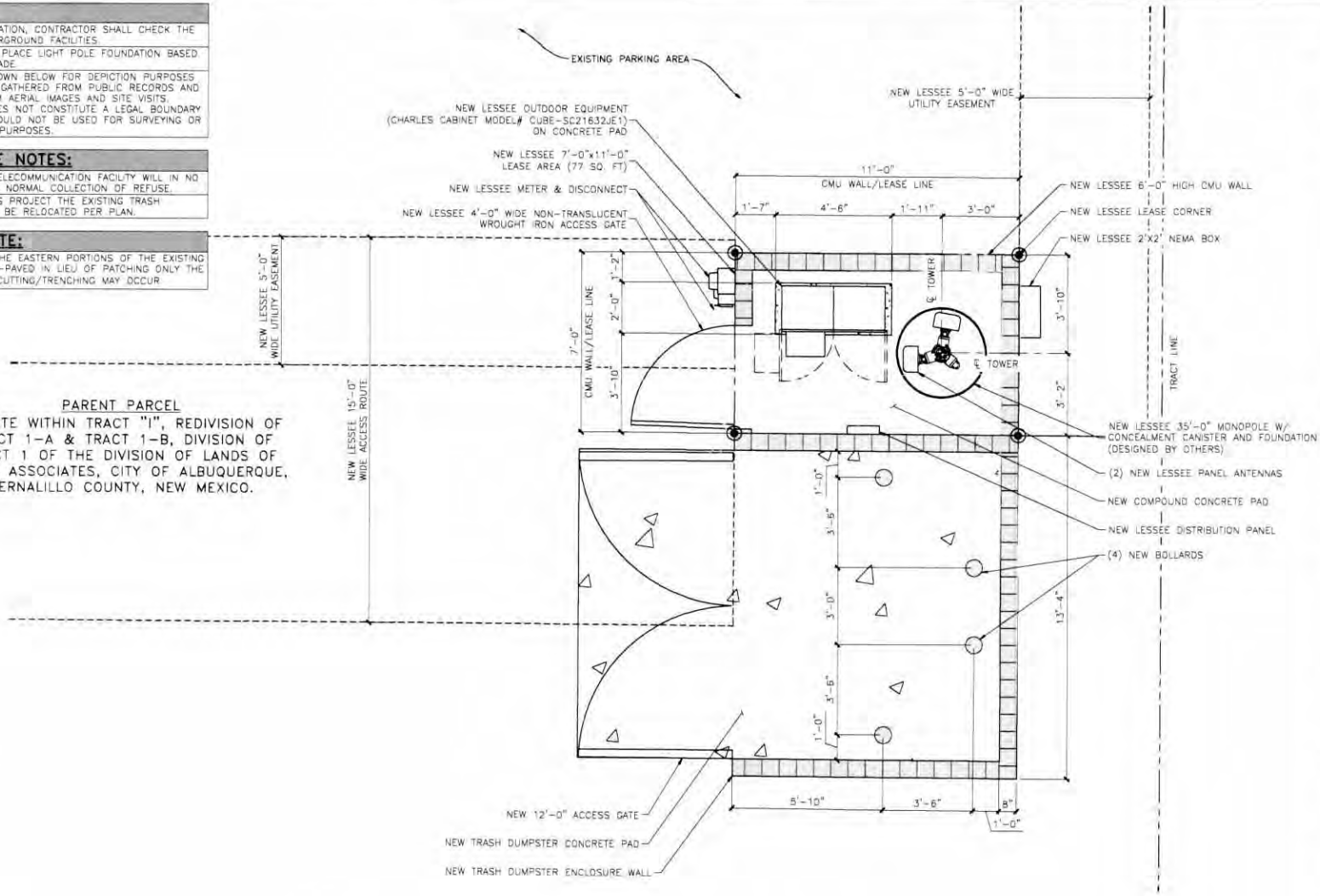
1. THE WIRELESS TELECOMMUNICATION FACILITY WILL IN NO WAY HINDER THE NORMAL COLLECTION OF REFUSE.
2. AS PART OF THIS PROJECT THE EXISTING TRASH ENCLOSURE WILL BE RELOCATED PER PLAN.

ASPHALT NOTE:

LL REQUIRES THAT THE EASTERN PORTIONS OF THE EXISTING PARKING LOT BE RE-PAVED IN LIEU OF PATCHING ONLY THE AREAS WHERE SAW CUTTING/TRENCHING MAY OCCUR.

PARENT PARCEL

SITUATE WITHIN TRACT "I", REDIVISION OF TRACT 1-A & TRACT 1-B, DIVISION OF TRACT 1 OF THE DIVISION OF LANDS OF D.R.G. ASSOCIATES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.



4'-0" 0 4'-0"
2'
SCALE: ¼" = 1'-0"

ENLARGED SITE PLAN

NORTH

DESIGNED FOR:

verizon

4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

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J5 INFRASTRUCTURE PARTNERS

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DESIGNED BY:

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	06/02/16	EGL	-
1	REVISED PER CITY OF ABQ ZONING COMMENTS	10/04/16	ADR	JVC
2	REVISED PER REAL ESTATE COMMENTS	01/25/17	DIC	JVC
3	REVISED PER LL COMMENTS	03/03/17	DIC	JVC
4	REVISED PER LL COMMENTS	05/16/17	SAP	JVC

JAMES V. CHUNG
NEW MEXICO
22016
PROFESSIONAL ENGINEER
5/16/17

PROJECT NAME:

ABQ TRICORE-LAB 2 SC
NEW 35'-0" MONOPOLE
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

6220 SAN MATEO BLVD. NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

SHEET TITLE:

ENLARGED SITE PLAN

SAVE DATE:

5/16/2017 2:26 PM

SHEET NUMBER:

Z3

SOLID WASTE NOTES:

1.	THE EXISTING WIRELESS TELECOMMUNICATION FACILITY WILL IN NO WAY HINDER THE NORMAL COLLECTION OF REFUSE.
2.	AS PART OF THIS PROJECT THE EXISTING TRASH ENCLOSURE WILL BE RELOCATED PER PLAN.

GENERAL NOTES:

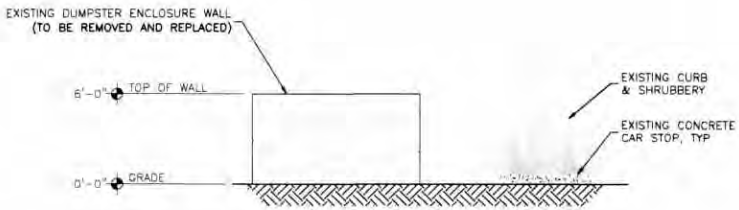
1.	THE NEW MONOPOLE, CONCEALMENT CANISTER FOR THE ANTENNAS WILL BE PAINTED BEIGE COLOR TO MATCH NEW ENCLOSURE WALL.
2.	NEW ENCLOSURE WALL AND GATE WILL BE PAINTED BEIGE TO MATCH THE COLOR OF THE EXISTING DUMPSTER ENCLOSURE.

FINISH SCHEDULE:

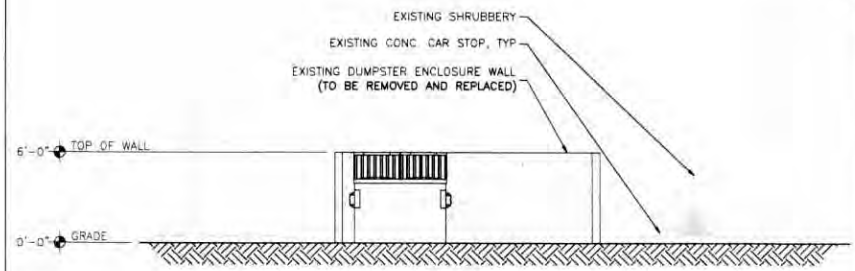
LOCATION:	MATERIAL:	COLOR:
COMPOUND	STUCCO	SW6385-DOVER WHITE
POLE	STEEL	SW6989-DOMINO

KEY:

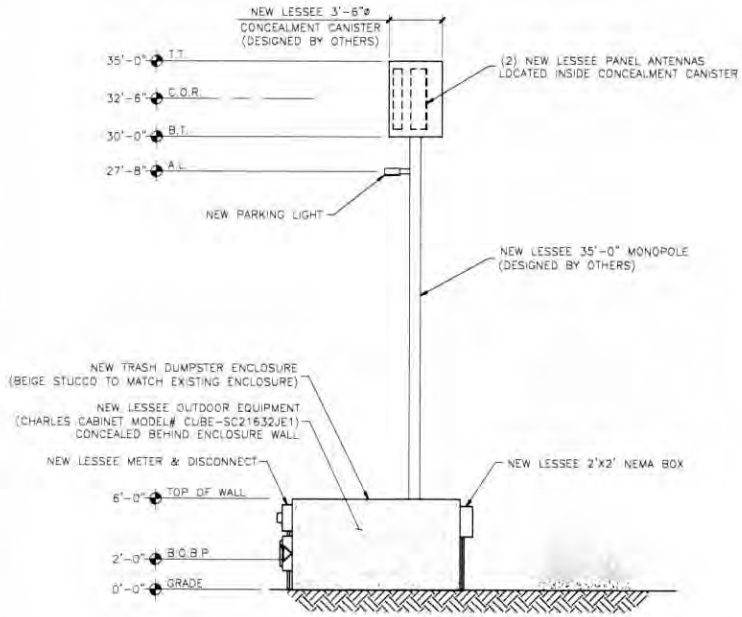
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE



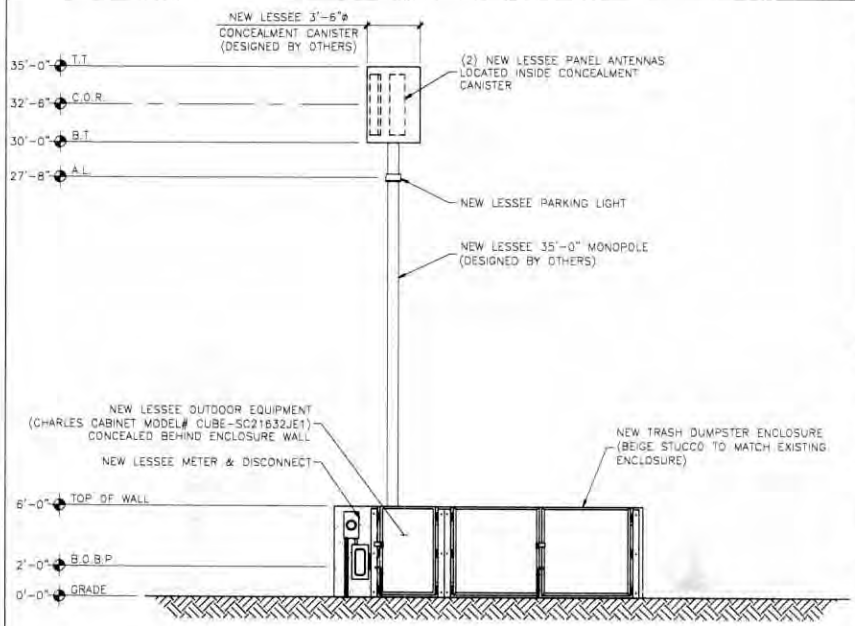
EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



NEW SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NEW WEST ELEVATION
SCALE: 1/8" = 1'-0"

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DESIGNED BY

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY FOR LEASING & ZONING	06/02/16	EGL	-
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3	REVISED PER I.T. COMMENTS	03/03/17	DC	JVC
4	REVISED PER I.T. COMMENTS	05/16/17	SAP	JVC

JAMES V. CHUNG
NEW MEXICO
22016
PROFESSIONAL ENGINEER
5/16/17

PROJECT NAME:

ABQ TRICORE-LAB 2 SC
NEW 35'-0" MONOPOLE
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

6220 SAN MATEO BLVD. NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

SHEET TITLE:

ELEVATIONS

SAVE DATE:

5/16/2017 2:26 PM

SHEET NUMBER:

Z4

SOLID WASTE NOTES:

1. THE EXISTING WIRELESS TELECOMMUNICATION FACILITY WILL IN NO WAY HINDER THE NORMAL COLLECTION OF REFUSE.
2. AS PART OF THIS PROJECT THE EXISTING TRASH ENCLOSURE WILL BE RELOCATED PER PLAN.

GENERAL NOTES:

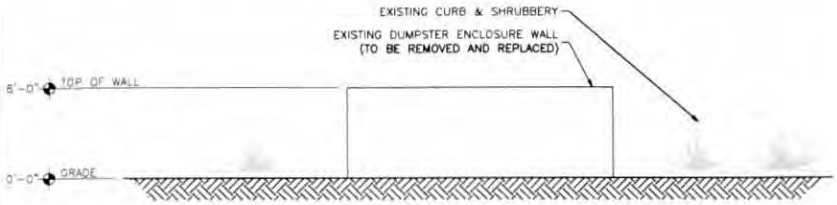
1. THE NEW MONOPOLE, CONCEALMENT CANISTER FOR THE ANTENNAS WILL BE PAINTED BEIGE COLOR TO MATCH NEW ENCLOSURE WALL.
2. NEW ENCLOSURE WALL AND GATE WILL BE PAINTED BEIGE TO MATCH THE COLOR OF THE EXISTING DUMPSTER ENCLOSURE.

FINISH SCHEDULE:

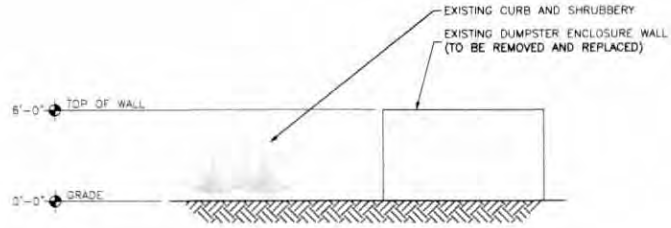
LOCATION:	MATERIAL:	COLOR:
COMPOUND	STUCCO	SW6385-DOVER WHITE
POLE	STEEL	SW6989-DOMINO

KEY:

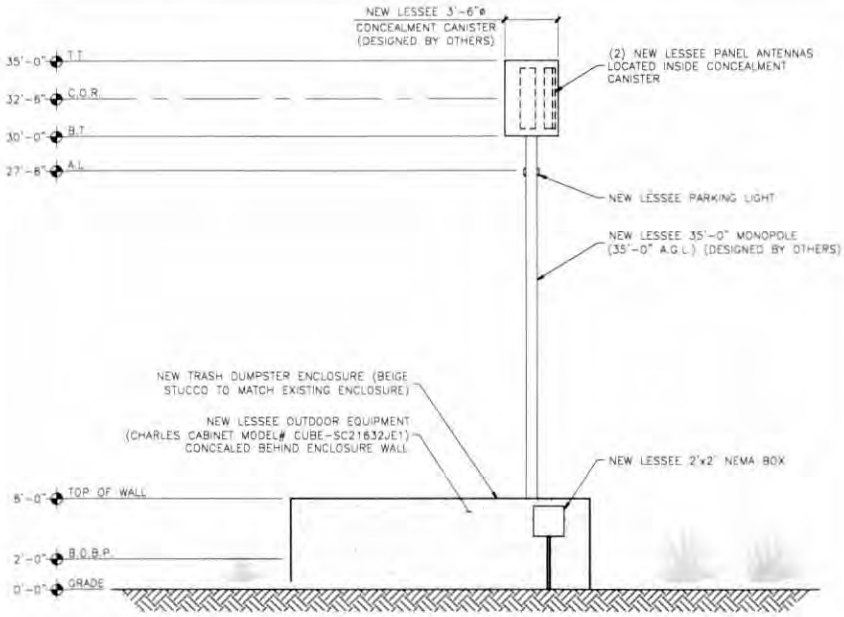
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE



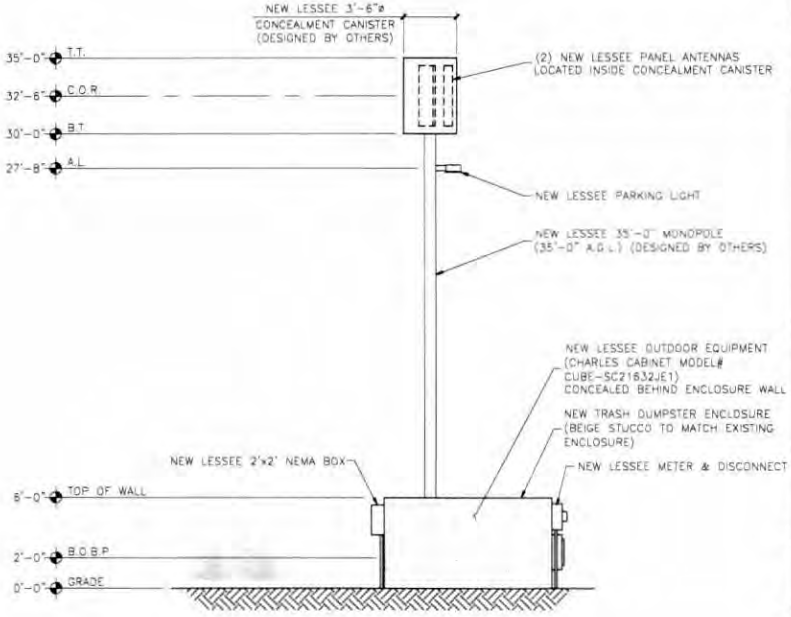
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



NEW EAST ELEVATION
SCALE: 1/8" = 1'-0"



NEW NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DESIGNED FOR:

verizon

4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

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DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	06/02/16	EGL	-
1	REVISED PER CITY OF ABQ ZONING COMMENTS	10/04/16	AJP	JVC
2	REVISED PER REAL ESTATE COMMENTS	01/25/17	DC	JVC
3	REVISED PER LL COMMENTS	03/03/17	DC	JVC
4	REVISED PER LL COMMENTS	05/16/17	SAP	JVC

JAMES V. CHUNG
NEW MEXICO
22016
PROFESSIONAL ENGINEER
5/16/17

PROJECT NAME:

ABQ TRICORE-LAB 2 SC
NEW 35'-0" MONOPOLE
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

6220 SAN MATEO BLVD. NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

SHEET TITLE:

ELEVATIONS

SAVE DATE:

5/16/2017 2:26 PM

SHEET NUMBER:

Z5

GENERAL ANTENNA NOTES:

1. CONTRACTOR TO VERIFY MECHANICAL DOWNTILT WITH FINAL SLF/RF ENGINEER.
2. DUAL POLAR ANTENNAS REQUIRE TWO RUNS OF COAX PER ANTENNA.
3. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
4. CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
5. CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
6. ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MECHANICAL DECLINATION.

NEW LESSEE ANTENNA SCHEDULE:

SECTOR	MANUFACTURER	MODEL	QUANTITY	AZIMUTH (TN)	DOWNTILT	C/L (FT)	# OF LINES	COAX TYPES	ESTIMATED COAX CABLE LENGTH
ALPHA	TBD	4' PANEL ANTENNA	1	TBD	0,0,0	32'-6"	2	½"ø	~55'
GAMMA	TBD	4' PANEL ANTENNA	1	TBD	0,0,0	32'-6"			

NOTES:

1. FOR EXACT ANTENNA INFORMATION REFER TO THE RF DESIGN.
2. ALL NEW COAX SHALL BE INSTALLED INSIDE MONOPOLE. (IF POSSIBLE)

ANTENNA COLOR CODE:

ANTENNA FUNCTION	COLOR
CDMA-800 B-BAND	RED
CDMA-800 A-BAND	WHITE
PCS-1900	YELLOW
LTE-700	PURPLE
ANTENNA SECTOR	
ALPHA	GREEN
BETA	ORANGE
GAMMA	BROWN

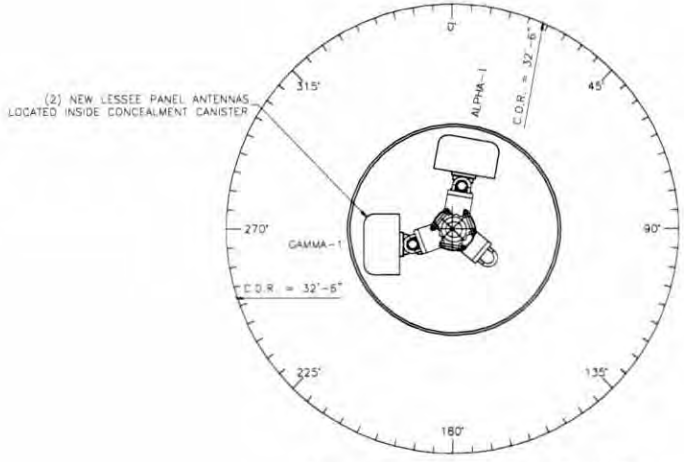
ANTENNA COLOR CODE:

SECTOR	ANTENNA LOCATIONS	FIRST STRIPE (PCS) OR (LTE) OR (A-BAND) OR (B-BAND)	SECOND STRIPE	THIRD STRIPE
ALPHA	1	RED OR WHITE OR YELLOW OR PURPLE	GREEN	–
	2			GREEN
	3			
	4			
BETA	1	RED OR WHITE OR YELLOW OR PURPLE	ORANGE	–
	2			ORANGE
	3			
	4			
GAMMA	1	RED OR WHITE OR YELLOW OR PURPLE	BROWN	–
	2			BROWN
	3			
	4			

ANTENNA MOUNT SCHEDULE:

QUANTITY	DESCRIPTION	PART NUMBER(S)
1	TRI-SECTOR CLUSTER MOUNT	C10219101

NOTE: ALL PRODUCTS ARE FROM "SABRE SITE SOLUTIONS"
PHONE: (866) 428-6937 / (712) 293-1964 WWW.SABRESITESOLUTIONS.COM



ANTENNA SECTION @ 32'-6"
SCALE: 1/2" = 1'-0"

NORTH

NOTICE:

1. CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.

DESIGNED FOR:

verizon

4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

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DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY FOR LEASING & ZONING	06/02/16	CG	–
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2	REVISED PER REAL ESTATE COMMENTS	01/25/17	DC	JVC
3	REVISED PER LE COMMENTS	03/03/17	DC	JVC
4	REVISED PER LE COMMENTS	03/16/17	SAD	JVC

JAMES V. CHUNG
NEW MEXICO
22016
PROFESSIONAL ENGINEER
5/16/17

PROJECT NAME:

ABQ TRICORE-LAB 2 SC
NEW 35'-0" MONOPOLE
SMALL CELL INSTALLATION PROJECT

PROJECT ADDRESS:

6220 SAN MATEO BLVD. NE
ALBUQUERQUE, NM 87109
BERNALILLO COUNTY

SHEET TITLE:

ANTENNA INFORMATION

SAVE DATE:

5/16/2017 2:26 PM

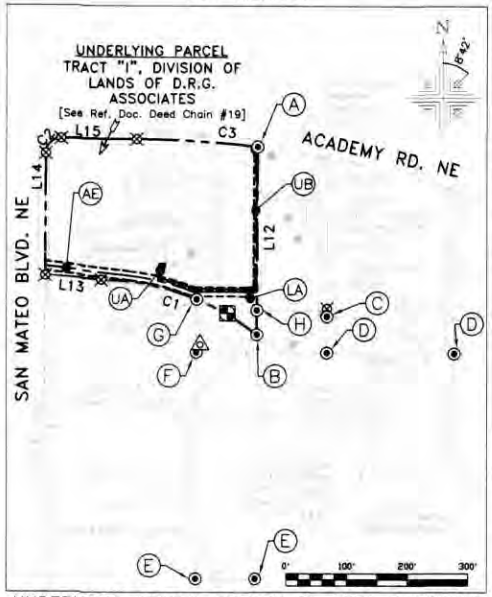
SHEET NUMBER:

RF1

LEASE AREA SURVEY

GENERAL LEGAL DESCRIPTION OF LESSOR'S PARCEL

SITUATE WITHIN TRACT "I", REDIVISION OF TRACT 1-A & TRACT 1-B, DIVISION OF TRACT 1 OF THE DIVISION OF LANDS OF D.R.G. ASSOCIATES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.



UNDERLYING PARCEL SURVEY CONTROL OVERVIEW

SCALE: 1" = 200'

TITLE DATA & NO EASEMENT CONFLICT STATEMENT:

PROJECT TITLE DATA.	PROJECT TITLE DATA.
TITLE PROVIDED BY: US TITLE SOLUTIONS	TITLE PROVIDED BY: US TITLE SOLUTIONS
FILE NUMBER: 53761-NM1603-5039	FILE NUMBER: 53762-NM1603-5039
REFERENCE NUMBER: 20161366236	REFERENCE NUMBER: 20161366236-2
ISSUE DATE: MARCH 30, 2016	ISSUE DATE: APRIL 7, 2016

THIS SURVEY WAS PERFORMED WITH SUFFICIENT RESEARCH AND FIELD GATHERED DATA TO VERIFY THE UNDERLYING PARCEL OF THE SUBJECT PROPERTY. THIS SURVEYOR HAS RELIED UPON THE DOCUMENTS PROVIDED AND REFERENCED WITHIN THE TITLE. THIS SURVEYOR MAKES NO GUARANTEE, EITHER EXPRESSED OR IMPLIED AS TO THE QUALITY OF THE TITLE REPORT/ABSTRACT AND REFERENCE DOCUMENTS PROVIDED.

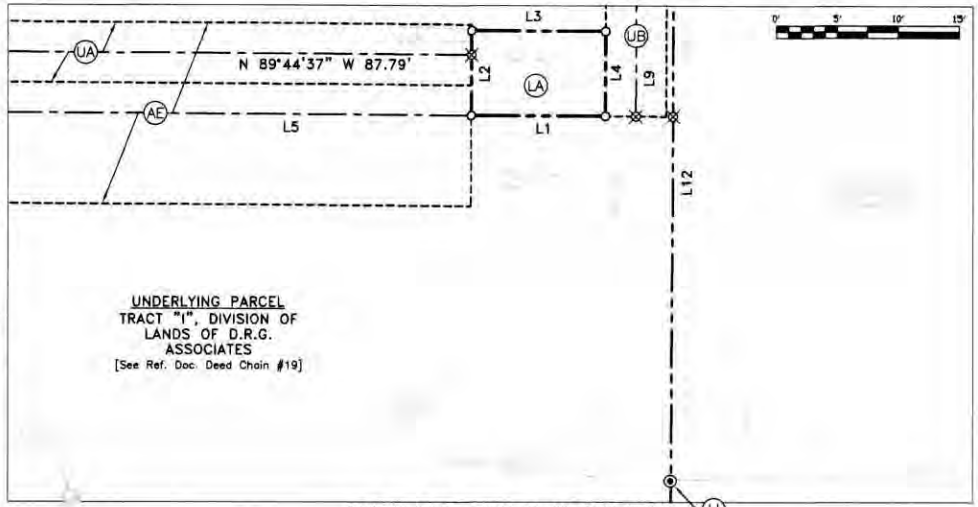
TITLE REVIEW & EASEMENT CONFLICT STATEMENT:
THIS IS TO VERIFY THAT THE TITLE REFERENCED ABOVE WITH THE EXHIBITS LISTED BELOW HAVE BEEN REVIEWED AND WHERE APPLICABLE HAVE BEEN PLOTTED ON THIS SURVEY. TITLE EXCEPTIONS IN EXCESS OF 200 FEET DISTANT FROM THE PROPOSED LEASE AREA MAY NOT BE SHOWN DUE TO SCALE AND SIZE OF AVAILABLE SPACE ON THIS SURVEY. WHERE TITLE EXCEPTIONS ARE FOUND NEAR THE AREA OF INTEREST, THE LEASE AREA HAS BEEN PLACED TO NOT INTERFERE WITH EXISTING EASEMENTS. SEE SURVEY FOR LEASE AREA DETAILS.

TITLE DOCUMENTS: JUDGEMENTS, LIENS AND UCC, EASEMENTS, RIGHT OF WAYS, DEEDS

(JUDGEMENTS, LIENS, UCC, EASEMENTS AND RIGHT OF WAY)

5. UCC FINANCING STATEMENT WELLS FARGO BANK, NA, AS TRUSTEE, FROM, V HIGHLAND PARK LIMITED PARTNERSHIP, TO, RECORDED DECEMBER 3, 2004, BOOK A87, PAGE 8775, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
6. UCC FINANCING STATEMENT AMENDMENT TO BOOK B-A847, PAGE 8775, WELLS FARGO BANK, NA, AS TRUSTEE, FROM, V HIGHLAND PARK LIMITED PARTNERSHIP, TO, RECORDED JUNE 19, 2009, INSTRUMENT NO. 2009068815, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
7. UCC FINANCING STATEMENT REGIONS FINANCIAL CORPORATION, FROM, V APPLE 64001, LLC, TO, RECORDED DECEMBER 1, 2010, INSTRUMENT NO. 2010121615, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
8. UCC FINANCING STATEMENT AMENDMENT TO BOOK A87, PAGE 8775, WELLS FARGO BANK, AS TRUSTEE, FROM, V HIGHLAND PARK LIMITED PARTNERSHIP, TO, RECORDED AUGUST 8, 2014, INSTRUMENT NO. 2014062455, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
9. UCC FINANCING STATEMENT AMENDMENT TO DOC. NO. 2010121615, REGIONS FINANCIAL CORPORATION, FROM, V APPLE 64001, LLC, TO, RECORDED JULY 6, 2015, INSTRUMENT NO. 2015057511, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
11. EASEMENT BY ALBUQUERQUE NATIONAL BANK, AS TRUSTEE UNDER AGREEMENT WITH ANN SCHLUTER SIMMS (GRANTOR) TO CITY OF ALBUQUERQUE, NEW MEXICO, RECORDED JANUARY 12, 1979, BOOK MISC. 662, PAGE 879, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
12. EASEMENT BY ALBUQUERQUE NATIONAL BANK, TRUSTEE UNDER AGREEMENT WITH ANN SCHLUTER SIMMS (GRANTOR) TO THE CITY OF ALBUQUERQUE, RECORDED JANUARY 12, 1979, BOOK MISC.. 662, PAGE 880, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
13. EXIT WAY LICENSE AGREEMENT BETWEEN RINCONADA SQUARE LIMITED PARTNERSHIP AND SMP PARTNERSHIP, RECORDED APRIL 13, 1998, BOOK 9808, PAGE 2408, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

SEE SHEET SU3 FOR CONTINUATION OF REFERENCE DOCUMENTS



LEASE AREA SITE PLAN OVERVIEW

SCALE: 1" = 10'

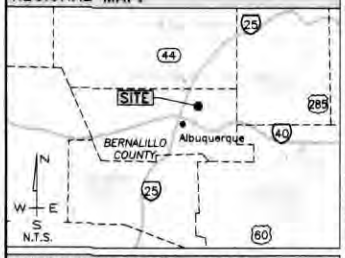
KEYED NOTES

- (A) FOUND 1/2" REBAR W/ILLEGIBLE CAP [HELD FOR ORIGIN OF SURVEY] NAD83(2011) COORDINATES LAT: 35°08'52.282"N LONG: 106°35'06.052"W NAVD88 ELEV: 5,214.9' NM CENTRAL (3002) N(Y): 1,509,273.16' E(X): 1,540,270.07'
- (B) FOUND P-K NAIL W/CAP STAMPED "CARTESIAN SURVEYS" [HELD FOR ALIGNMENT]
- (C) FOUND CONCRETE NAIL W/BRASS TAG "PS 11463"
- (D) FOUND 1/2" REBAR W/CAP STAMPED "PS 11463"
- (E) FOUND 5/8" REBAR W/NO I.D.
- (F) FOUND CONCRETE NAIL W/WASHER NO I.D.
- (G) FOUND CONCRETE NAIL W/ILLEGIBLE BRASS TAG
- (H) FOUND CROW FOOT ON CONCRETE
- (LA) CLIENT 7'x11' LEASE AREA 77 SQ. FT.
- (AE) CLIENT 15' ACCESS ROUTE SEE SHEET SU2
- (UA) CLIENT 5' UTILITY EASEMENT SEE SHEET SU2
- (UB) CLIENT 5' UTILITY EASEMENT SEE SHEET SU2

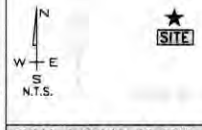
LEGEND

- "BASE" = SET GIN SPIKE IN ASPHALT (Refer To Basis of Bearings & Datum Note)
- TEMPORARY BENCH MARK SET GIN SPIKE IN ASPHALT LAT: 35°08'49.566" N LONG: 106°35'06.650" W ELEV.: 5211.21' [NAVD88] NORTHING: 1,508,998.85' EASTING: 1,540,219.52'
- FOUND SURVEY MONUMENT (AS NOTED)
- CALCULATED CORNER (POINT NOT SET)
- ** DUMPSTER AREA TO MOVE NORTH OF NEW LEASE AREA
- SFNF SEARCHED FOR NOT FOUND
- O SET REBAR WITH CAP OR (AS NOTED)

REGIONAL MAP:



VICINITY MAP:



FEMA PUBLIC FLOOD MAP INFO:

ZONE: X PANEL: 35001C0139G DATE: 09/26/2008

FLOOD NOTE: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NEW STRUCTURE COORDINATE REPORT:

NAD 83:	35°08'49.948"
	106°35'06.158"
DECIMAL DEGREES:	35.14721N
	106.58504W
NAVD88:	5,211.0'

BASIS OF BEARING AND DATUM NOTE:

1.) All distances are surface and all bearings are Grid based upon the New Mexico State Plane Coordinate System Central Zone.
2.) Project is tied to National CORS via the OPUS utility.

Geodetic Position of Control Monument is:
LATITUDE: 35° 08' 49.054"
LONGITUDE: 106° 35' 07.186"
ELLIPSOID HEIGHT: 5,143.3'

HORZ. DATUM NAD83 [CORS96] VERT. DATUM NAVD88 [GEOID03]

GRID POSITION (FT)
NORTHING: 1,508,947.211'
EASTING: 1,540,174.77'
ELEVATION: 5,212.2'

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

PROJECT NAME:

VERIZON WIRELESS
ABQ_
TRICORE-LAB_2_SC

PROJECT ADDRESS:

6220 SAN MATEO BLVD NE,
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY,
NEW MEXICO 87109.

DATE OF SURV.: 04/22/2016

DESIGNED FOR:

verizon
4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

UNDERLYING PARCEL OWNER:

HIGHLAND PARK LIMITED PARTNERSHIP
3124 DALLAS ST. NE
ALBUQUERQUE, NM 87110

PUBLIC RECORD PARCEL I.D.:

101806202508030111

COMMUNICATIONS FACILITY OWNER:

NEW BUILD

DRIVING DIRECTIONS:

From the Verizon Wireless office in Albuquerque New Mexico head south on Eubank Blvd NE for 0.3 miles to Montgomery Blvd NE, turn right heading west for 3.0 miles to San Mateo Blvd NE, turn right heading north for 1.2 miles to Academy Rd NE, turn right heading east for 375' to site access. Site is located 317' south of Academy Rd NE.

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and above ground utilities and the Boundary of the underlying parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Underlying Parcel and this Survey was developed to support the communications facility plan set named hereon.

David C. Clausen
DAVID C. CLAUSEN NM P.L.S. #6547 05/05/17

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REV.	DESCRIPTION	DATE	BY	CHK
E	EASEMENT REVISION/90% REISSUED	01/17/17	DH	DCC
0	FINAL REVIEW AND SURVEYOR'S CERTIFICATION	01/24/17	DCC	DCC
1	REVISED LEASE AREA AND EASEMENT/FINAL REISSUED	03/01/17	DCC	DCC
2	EASEMENT/ROUTE UPDATE/FINAL REISSUED	05/05/17	DH	DCC

SHEET TITLE:

SURVEY NOTES & REFERENCE
SURVEY CONTROL OVERVIEW
SITE PLAN OVERVIEW

TCT SITE I.D.: ABQ_TRICORE-LAB_2_SC

SHEET INFO.: Sheet 1 of 4 SU1

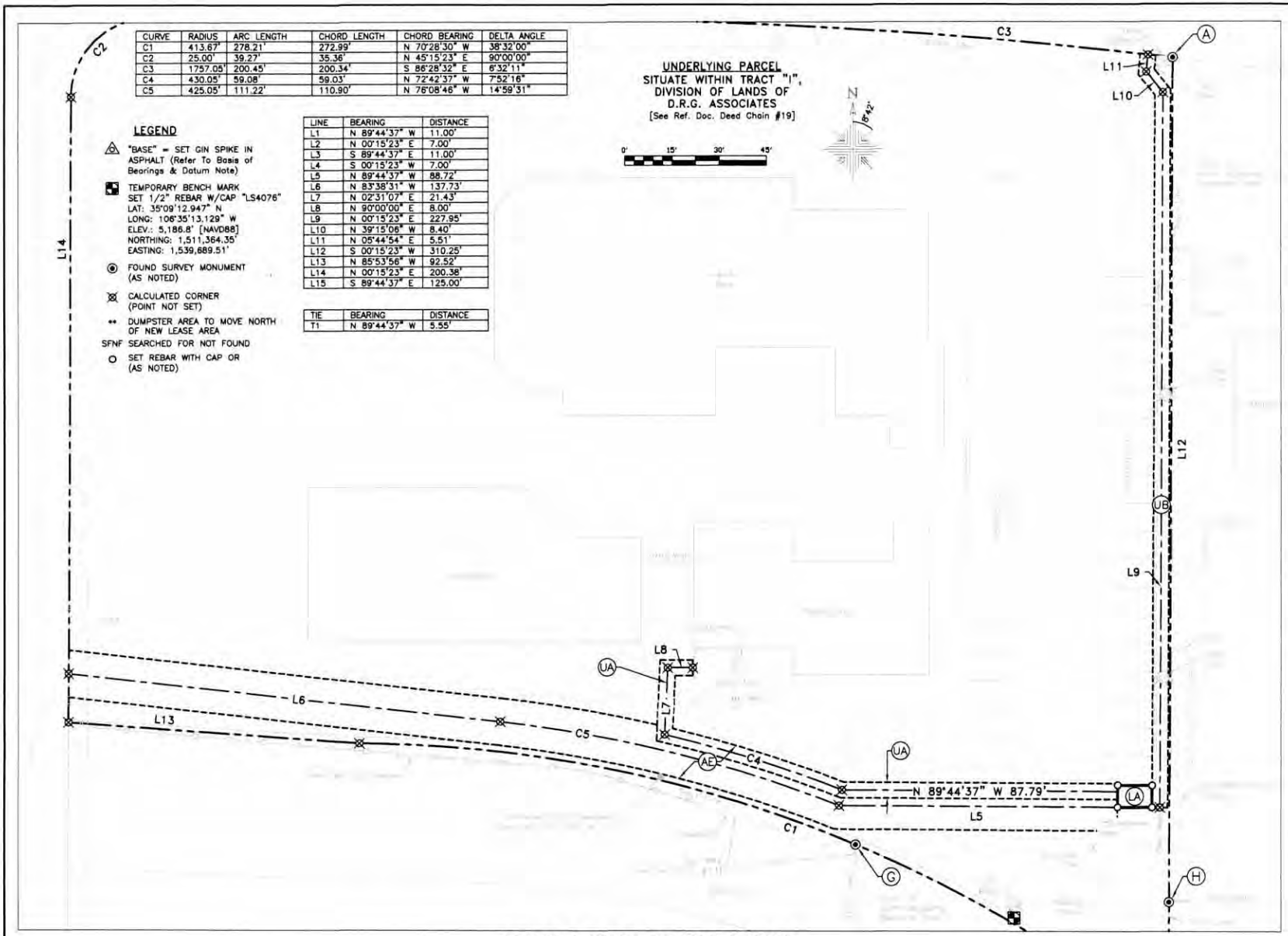
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	413.67'	278.21'	272.99'	N 70°28'30" W	38°32'00"
C2	25.00'	39.27'	35.36'	N 45°15'23" E	90°00'00"
C3	1757.05'	200.45'	200.34'	S 86°28'32" E	6°32'11"
C4	430.05'	59.08'	59.03'	N 72°42'37" W	7°52'16"
C5	425.05'	111.22'	110.90'	N 76°08'46" W	14°59'31"

LEGEND

- "BASE" = SET GIN SPIKE IN ASPHALT (Refer To Basis of Bearings & Datum Note)
- TEMPORARY BENCH MARK SET 1/2" REBAR W/CAP "LS4076" LAT: 35°09'12.947" N LONG: 106°35'13.129" W ELEV.: 5,186.8' [NAVD88] NORTHING: 1,511,364.35' EASTING: 1,539,689.51'
- FOUND SURVEY MONUMENT (AS NOTED)
- CALCULATED CORNER (POINT NOT SET)
- DUMPSTER AREA TO MOVE NORTH OF NEW LEASE AREA
- SFNF SEARCHED FOR NOT FOUND
- SET REBAR WITH CAP OR (AS NOTED)

LINE	BEARING	DISTANCE
L1	N 89°44'37" W	11.00'
L2	N 00°15'23" E	7.00'
L3	S 89°44'37" E	11.00'
L4	S 00°15'23" W	7.00'
L5	N 89°44'37" W	88.72'
L6	N 83°38'31" W	137.73'
L7	N 02°31'07" E	21.43'
L8	N 90°00'00" E	8.00'
L9	N 00°15'23" E	227.95'
L10	N 39°15'06" W	8.40'
L11	N 05°44'54" E	5.51'
L12	S 00°15'23" W	310.25'
L13	N 85°53'56" W	92.52'
L14	N 00°15'23" E	200.38'
L15	S 89°44'37" E	125.00'

TIE	BEARING	DISTANCE
T1	N 89°44'37" W	5.55'



ACCESS & UTILITY EASEMENT OVERVIEW

SCALE: 1" = 30'

KEYED NOTES

- (A) FOUND 1/2" REBAR W/ILLEGIBLE CAP [HELD FOR ORIGIN OF SURVEY] NAD83(2011) COORDINATES LAT: 35°08'52.282"N LONG: 106°35'06.052"W NAVD88 ELEV: 5,214.9' NM CENTRAL (3002) N(Y): 1,509,273.16' E(X): 1,540,270.07'
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- (H) FOUND CROW FOOT ON CONCRETE
- (LA) CLIENT 7'x11' LEASE AREA SEE SHEET SU1
- (AE) CLIENT 15' ACCESS ROUTE
- (UA) CLIENT 5' UTILITY EASEMENT
- (UB) CLIENT 5' UTILITY EASEMENT
- ◇13◇ EXIT WAY [SEE REF. DOC. #13]
- ◇E◇ 28' PRIVATE ROADWAY [SEE REF. DOC. "E" & "G"]
- ◇F◇ 30' PRIVATE ROADWAY [SEE REF. DOC. "F" & "G"]
- ◇K◇ 10'x15' UNDERGROUND UTILITY EASEMENT [SEE REF. DOC. "K"]

DESIGNED FOR:

verizon

4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

DESIGNED BY:

JS INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

REFERENCE DOCUMENTS
ACCESS & UTILITY EASEMENT OVERVIEW

TCT SITE I.D.:	ABQ_TRICORE-LAB_2_SC	
SHEET INFO.:	Sheet 2 of 4	SU2

TITLE DATA & NO EASEMENT CONFLICT STATEMENT:

PROJECT TITLE DATA:	PROJECT TITLE DATA:
TITLE PROVIDED BY: US TITLE SOLUTIONS	TITLE PROVIDED BY: US TITLE SOLUTIONS
FILE NUMBER: 53761-NM1603-5039	FILE NUMBER: 53762-NM1603-5039
REFERENCE NUMBER: 20161366236	REFERENCE NUMBER: 20161366236-2
ISSUE DATE: MARCH 30, 2016	ISSUE DATE: APRIL 7, 2016

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TITLE DOCUMENTS: JUDGEMENTS, LIENS AND UCC, EASEMENTS, RIGHT OF WAYS, DEEDS

(JUDGEMENTS, LIENS, UCC, EASEMENTS AND RIGHT OF WAY)

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6. UCC FINANCING STATEMENT AMENDMENT TO BOOK B-A847, PAGE 8775, WELLS FARGO BANK, NA, AS TRUSTEE, FROM, V HIGHLAND PARK LIMITED PARTNERSHIP, TO, RECORDED JUNE 19, 2009, INSTRUMENT NO. 2009068815, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
7. UCC FINANCING STATEMENT REGIONS FINANCIAL CORPORATION, FROM, V APPLE 64001, LLC, TO, RECORDED DECEMBER 1, 2010, INSTRUMENT NO. 2010121615, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
8. UCC FINANCING STATEMENT AMENDMENT TO BOOK A87, PAGE 8775, WELLS FARGO BANK, AS TRUSTEE, FROM, V HIGHLAND PARK LIMITED PARTNERSHIP, TO, RECORDED AUGUST 8, 2014, INSTRUMENT NO. 2014062455, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
9. UCC FINANCING STATEMENT AMENDMENT TO DOC. NO. 2010121615, REGIONS FINANCIAL CORPORATION, FROM, V APPLE 64001, LLC, TO, RECORDED JULY 6, 2015, INSTRUMENT NO. 2015057511, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
11. EASEMENT BY ALBUQUERQUE NATIONAL BANK, AS TRUSTEE UNDER AGREEMENT WITH ANN SCHLUTER SIMMS (GRANTOR) TO CITY OF ALBUQUERQUE, NEW MEXICO, RECORDED JANUARY 12, 1979, BOOK MISC. 662, PAGE 879, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
12. EASEMENT BY ALBUQUERQUE NATIONAL BANK, TRUSTEE UNDER AGREEMENT WITH ANN SCHLUTER SIMMS (GRANTOR) TO THE CITY OF ALBUQUERQUE, RECORDED JANUARY 12, 1979, BOOK MISC.. 662, PAGE 880, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
13. EXIT WAY LICENSE AGREEMENT BETWEEN RINCONADA SQUARE LIMITED PARTNERSHIP AND SMP PARTNERSHIP, RECORDED APRIL 13, 1998, BOOK 9808, PAGE 2408, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
14. QUITCLAIM DEED BETWEEN HIGHLAND PARK LIMITED PARTNERSHIP (LANDLORD) AND APPLEBEE'S RESTAURANT WEST, LLC, (TENANT), RECORDED MARCH 6, 2009, INSTRUMENT NO. 2009024085, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
15. QUITCLAIM DEED BETWEEN HIGHLAND PARK LIMITED PARTNERSHIP (LANDLORD) AND APPLE 64001, LLC, RECORDED MARCH 6, 2009, INSTRUMENT NO. 2009024086, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
16. MEMORANDUM OF LEASE BETWEEN HIGHLAND PARK LIMITED PARTNERSHIP AND APPLE 64001, LLC, RECORDED DECEMBER 1, 2010, INSTRUMENT NO. 2010121613, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

DEED CHAIN

1. WARRANTY DEED MADE BY SANGRE DE CRISTO PARTNERS TO D.R.G. & ASSOCIATES , RECORDED MAY 2, 1978, BOOK D60-A, PAGE 458, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
2. WARRANTY DEED MADE BY D.R.G. ASSOCIATES TO ALBUQUERQUE NATIONAL BANK, RECORDED JUNE 28, 1978, BOOK D65-A, PAGE 736, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
3. WARRANTY DEED MADE BY D.R.G. ASSOCIATES TO ALBUQUERQUE NATIONAL BANK, RECORDED JUNE 28, 1978, BOOK D65-A, PAGE 738, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
4. WARRANTY DEED MADE BY D.R.G. ASSOCIATES TO ALBUQUERQUE NATIONAL BANK, RECORDED JULY 26, 1978, BOOK D68-A, PAGE 40, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. WARRANTY DEED MADE BY D.R.G. ASSOCIATES TO ALBUQUERQUE NATIONAL BANK, RECORDED JULY 26, 1978, BOOK D68-A, PAGE 41, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
6. SPECIAL WARRANTY DEED MADE BY ALBUQUERQUE NATIONAL BANK TO ALBERT G. SIMMS, RECORDED JUNE 8, 1982, BOOK D163-A, PAGE 940, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
7. SPECIAL WARRANTY DEED MADE BY ALBUQUERQUE NATIONAL BANK TO ANN SIMMS CLARK, RECORDED JUNE 14, 1982, BOOK D164-A, PAGE 262, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
8. SPECIAL WARRANTY DEED MADE BY ALBERT G. SIMMS TO FRANCES ANN SIMMS, RECORDED JUNE 14, 1982, BOOK D164-A, PAGE 263, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

CONTINUATION OF REFERENCE DOCUMENTS:

9. DEED OF DISTRIBUTION MADE BY FRANCES ANN SIMMS CLARK TO FRANCES ANN SIMMS CLARK, RECORDED SEPTEMBER 21, 1982, BOOK D169-A, PAGE 611, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
10. QUITCLAIM DEED MADE BY ALBUQUERQUE NATIONAL BANK TO FRANCES ANN SIMMS, RECORDED JULY 18, 1983, BOOK D189-A, PAGE 338, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
11. WARRANTY DEED MADE BY FRANCES ANN SIMMS CLARK TO ROGER S. SOX, RECORDED APRIL 15, 1986, BOOK D268-A, PAGE 191, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
12. WARRANTY DEED MADE BY ROGER S. SOX TO ROY H. SOLOMON, RECORDED MAY 19, 1988, BOOK D333-A, PAGE 481, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
13. SPECIAL WARRANTY DEED MADE BY ROY H. SOLOMON AND KARLA SOLOMON TO BULL MARKET LAND AND CATTLE, RECORDED NOVEMBER 4, 1988, BOOK D346-A, PAGE 703, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
14. SPECIAL WARRANTY DEED MADE BY BULL MARKET LAND AND CATTLE TO ROGER COX & ASSOCIATES, RECORDED FEBRUARY 20, 1989, BOOK D354-A, PAGE 181, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
15. WARRANTY DEED MADE BY ROGER COX & ASSOCIATES TO FIRST AMERICAN TITLE COMPANY OF NEW MEXICO, RECORDED JUNE 22, 1989, BOOK D363-A, PAGE 80, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
16. SPECIAL WARRANTY DEED MADE BY FIRST AMERICAN TITLE COMPANY OF NEW MEXICO TO ROGER COX LIMITED PARTNERSHIP, RECORDED JUNE 22, 1989, BOOK D363-A, PAGE 81, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
17. WARRANTY DEED MADE BY ROGER COX LIMITED PARTNERSHIP 1984-2 TO CHESTER A. CALDWELL AND JUDITH L. CALDWELL, RECORDED AUGUST 16, 1989, BOOK D367-A, PAGE 110, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
18. QUITCLAIM DEED MADE BY CHESTER A. CALDWELL AND JUDITH L. CALDWELL TO RINCONADA SQUARE LIMITED PARTNERSHIP, RECORDED JANUARY 7, 1993, BOOK 93-1, PAGE 3706, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
19. GENERAL WARRANTY DEED MADE BY RINCONADA SQUARE LIMITED PARTNERSHIP TO HIGHLAND PARK LIMITED PARTNERSHIP, RECORDED MARCH 25, 1998, BOOK 9807, PAGE 3764, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

A. REDIVISION OF TRACT 1-A AND TRACT 1-B (NOW COMBINED INTO TRACT "I") DIVISION OF TRACT I OF DIVISION OF LAND OF D.R.G. ASSOCIATES, RECORDED SEPTEMBER 8, 1983, IN VOLUME C22, FOLIO 24, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
B. DIVISION OF LAND OF D.R.G. ASSOCIATES, RECORDED JULY 21, 1978, IN VOLUME B15, FOLIO 39, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
C. ASSIGNMENT OF UCC ORIGINALLY FILED IN BOOK 9807, PAGE 3767. HIGHLAND PARK LIMITED PARTNERSHIP, DEBTOR, V MERRILL LYNCH CREDIT CORPORATION, SECURED PARTY, RECORDED 9/8/2000 IN BOOK A9 PAGE 8662 IN INSTRUMENT NO: 2000089018.
D. UCC FINANCING STATEMENT HIGHLAND PARK LIMITED PARTNERSHIP, DEBTOR, V MERRILL LYNCH CREDIT CORPORATION, SECURED PARTY, RECORDED 3/25/1998 IN BOOK 9807 PAGE 3767 IN INSTRUMENT NO: 1998035268.
E. SPECIAL COVENANTS, CONDITIONS AND RESTRICTIONS MADE BETWEEN NORTH ACADEMY PARK DEVELOPMENT INC. D/B/A NORTH ACADEMY BUSINESS PARK AND PACIFIC FISH COMPANY, A NEW MEXICO GENERAL PARTNERSHIP DATED AS OF 6/22/1983 RECORDED 1/23/1983 IN BOOK MISC. 25-A PAGE 340.
F. SPECIAL COVENANTS, CONDITIONS AND RESTRICTIONS MADE BETWEEN NORTH ACADEMY PARK DEVELOPMENT INC. DBA NORTH ACADEMY BUSINESS PARK AND DAVID J. AND LORETTA M. GARDUNO DATED AS OF 12/10/1981 RECORDED 12/16/1981 IN BOOK MISC. 897 PAGE 785.
G. FIRST AMENDMENT TO SPECIAL COVENANTS, CONDITIONS AND RESTRICTIONS BETWEEN NORTH ACADEMY PARK DEVELOPMENT INC. D/B/A NORTH ACADEMY BUSINESS PARK AND DAVID J. AND LORETTA M. GARDUNO DATED AS OF 2/28/1983 RECORDED 3/11/1983 IN BOOK MISC. 997 PAGE 33.
H. RIGHT OF WAY EASEMENT BY SANGRE DE CRISTO, INC. TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, DATED 9/2/1964 RECORDED 9/28/1964 IN BOOK R/W143 PAGE 251. NOTES: TELEPHONE AND TELEGRAPH EASEMENT
I. DISCLAIMER OF EASEMENT FOR WATER OR SEWAGE FACILITIES BY CITY OF ALBUQUERQUE, DATED 9/30/1983 RECORDED 10/13/1983 IN BOOK MISC. 55-A PAGE 604. NOTES: DISCLAIMER OF EASEMENT
J. DISCLAIMER OF EASEMENT FOR WATER OR SEWAGE FACILITIES BY GAS COMPANY OF NEW MEXICO, A DIVISION OF SOUTHERN UNION COMPANY, A DELAWARE CORPORATION, DATED 9/20/1983 RECORDED 10/13/1983 IN BOOK MISC. 55-A PAGE 606. NOTES: DISCLAIMER OF EASEMENT
K. UNDERGROUND EASEMENT BY DAVID J. GARDUNO AND LORETTA M. GARDUNO, HIS WIFE TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, DATED 6/5/1985 RECORDED 8/1/1985 IN BOOK MISC. 255-PAGE 795. NOTES: UNDERGROUND UTILITY EASEMENT
L. PLAT OF DIVISION OF TRACTS 2 AND 3 OF DRG ASSOCIATES RECORDED 12/21/1978 IN BOOK PLAT B15 PAGE 170.
M. SUMMARY PLAT FOR TRACTS 2-A-1 & 2-A-2 NORTH ACADEMY BUSINESS PARK RECORDED 12/10/1981 IN BOOK PLAT C19 PAGE 42.
N. SUMMARY PLAT OF TRACTS 2-A-1, 2-A-2 & 2-A-3 NORTH ACADEMY BUSINESS PARK RECORDED 5/26/1982 IN BOOK PLAT C19 PAGE 157.
O. SUMMARY PLAT OF TRACTS 2-A-2-A AND 2-A-4 NORTH ACADEMY BUSINESS PARK RECORDED 2/15/1983 IN BOOK PLAT C20 PAGE 168.
P. SUMMARY PLAT OF TRACT 3-A-1 LAND OF DRG ASSOCIATES & TRACTS 2-A-3-A & 2-A-2-B NORTH ACADEMY BUSINESS PARK RECORDED 8/3/1983 IN BOOK PLAT C21 PAGE 178.
Q. AGREEMENT BETWEEN CITY OF ALBUQUERQUE, NEW MEXICO, A MUNICIPAL CORPORATION AND NORTH ACADEMY BUSINESS PARK INC. DATED 2/15/1984 RECORDED 2/15/1984 IN BOOK MISC 90-A PAGE 183.
R. REPLAT OF NORTH ACADEMY BUSINESS PARK RECORDED 2/16/1984 IN BOOK PLAT C23 PAGE 58.
S. REPLAT OF NORTH ACADEMY BUSINESS PARK RECORDED 2/23/1984 IN BOOK PLAT C23 PAGE 65.
T. CERTIFICATE OF LIMITED PARTNERSHIP OF HIGHLAND PARK LIMITED PARTNERSHIP DATED 11/14/1991 RECORDED 11/14/1991 IN BOOK BCR91-20 PAGE 1944.

CONTINUATION OF REFERENCE DOCUMENTS:

U. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN DEANNA VOSS (TENANT) AND HIGHLAND PARK LIMITED PARTNERSHIP (LANDLORD) AND MERRILL LYNCH CREDIT CORPORATION DATED 3/16/1998 RECORDED 3/25/1998 IN BOOK 9807 PAGE 3768 .
V. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN PETERSCHMIDT & ASSOCIATES, LLC (TENANT) AND HIGHLAND PARK LIMITED PARTNERSHIP (LANDLORD) AND MERRILL LYNCH CREDIT CORPORATION (LENDER) DATED 3/16/1998 RECORDED 3/25/1998 IN BOOK 9807 PAGE 3769.
W. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN WELLS FARGO NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF COMMERCIAL MORTGAGE ACCEPTANCE CORP., COMMERCIAL PASS-THROUGH CERTIFICATES SERIES 1998-C2 (LENDER) AND APPLE 64001, LLC (TENANT) AND HIGHLAND PARK LIMITED PARTNERSHIP (LANDLORD) DATED 12/31/2010 RECORDED 2/15/2011 IN INSTRUMENT NO. 2011015899.
X. FIRST MODIFICATION OF LEASEHOLD DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING BETWEEN APPLE 64001, LLC AND REGIONS FINANCIAL CORPORATION DATED 1/31/2014 RECORDED 2/5/2014 IN INSTRUMENT NO. 2014010491.
Y. PATENT MADE BY UNITED STATES OF AMERICA TO DIEGO MONTOYA AND ELENA GALLEGOS DATED 2/25/1909 RECORDED ON 10/27/1923 IN BOOK 80 PAGE 353.
Z. WARRANTY DEED MADE BY JOHN F. SIMMS, JR. AND ALBUQUERQUE NATIONAL BANK, CO-TRUSTEES UNDER A TRUST DESIGNATED AS "THE ACADEMY FOR BOYS TRUST" AS ESTABLISHED BY A TRUST INDENTURE FROM ALBERT G. SIMMS TO SAID CO-TRUSTEES UNDER DATE OF APRIL 24, 1959 TO SANGRE DE CRISTO, INC., A NEW MEXICO CORPORATION DATED 10/1/1962 RECORDED ON 11/2/1973 IN BOOK D952 PAGE 635. NOTES: SEARCH WAS CONDUCTED FROM OCTOBER 10, 1962 AND NO ADDITIONAL DEEDS WERE LOCATED.
AA. WARRANTY DEED MADE BY SANGRE DE CRISTO PARTNERS, A NEW MEXICO PARTNERSHIP TO DRG & ASSOCIATES DATED 4/28/1978 RECORDED ON 5/2/1978 IN BOOK D60-A PAGE 459.
AB. WARRANTY DEED MADE BY DRG ASSOCIATES, A NEW MEXICO GENERAL PARTNERSHIP TO NORTH ACADEMY PARK DEVELOPMENT, INC. DATED 12/7/1981 RECORDED ON 12/16/1981 IN BOOK D154-A PAGE 449. NOTES: EXCEPTION
AC. WARRANTY DEED MADE BY NORTH ACADEMY PARK DEVELOPMENT, INC. TO DAVID J. GARDUNO AND LORETTA M. GARDUNO, HIS WIFE, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP DATED 12/10/1981 RECORDED ON 12/16/1981 IN BOOK D154-A PAGE 450. NOTES: EXCEPTION
AD. WARRANTY DEED MADE BY DRG ASSOCIATES, A NEW MEXICO GENERAL PARTNERSHIP TO NORTH ACADEMY PARK DEVELOPMENT, INC. DATED 6/21/1983 RECORDED ON 6/23/1983 IN BOOK D187-A PAGE 437. NOTES: EXCEPTION
AE. WARRANTY DEED MADE BY NORTH ACADEMY PARK DEVELOPMENT, INC. TO PACIFIC FISH COMPANY, A NEW MEXICO GENERAL PARTNERSHIP COMPOSED OF JAMES R. SCHUMACHER, MICHAEL R. HARRIS AND GORDON INGEBRITSON DATED 6/22/1983 RECORDED ON 6/23/1983 IN BOOK D187-A PAGE 439. NOTES: EXCEPTION
AF. WARRANTY DEED MADE BY DRG ASSOCIATES, A NEW MEXICO PARTNERSHIP TO NORTH ACADEMY PARK DEVELOPMENT, INC. DATED 7/18/1984 RECORDED ON 7/18/1984 IN BOOK D217-A PAGE 63.
AG. WARRANTY DEED MADE BY NORTH ACADEMY PARK DEVELOPMENT, INC. TO ANN SIMMS CLARK, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY DATED 7/16/1984 RECORDED ON 7/18/1984 IN BOOK D217-A PAGE 64. NOTES: SEE AGREEMENT DESIGNATING PROPERTY AS SEPARATE PROPERTY RECORDED ON JULY 18, 1984 IN BOOK MISC. 135A, PAGE 597.

DESIGNED FOR:

verizon

4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

REFERENCE DOCUMENTS

TCT SITE I.D.:	ABQ_TRICORE-LAB_2_SC	
SHEET INFO.:	Sheet 3 of 4	SU3

A parcel of land for the purpose of a telecommunications equipment lease area, situate within the corporate limits of the City of Albuquerque, Bernalillo County, New Mexico, said lease parcel comprising a portion of TRACT "I", REDIVISION OF TRACT 1-A AND 1-B (NOW COMBINED INTO TRACT "I") DIVISION OF TRACT 1 OF DIVISION OF LAND OF D.R.G. ASSOCIATES, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 8, 1983, recorded in Volume C22, Folio 24, said lease parcel of land being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch rebar with illegible cap found for the Northeast corner of said TRACT "I", thence, from said Point of Commencement, along the East line of said TRACT "I", S 00°15'23" W, a distance of 239.07 feet; thence, leaving said East line, N 89°44'37" W, a distance of 5.55 feet to the Southeast corner and Point of Beginning of the lease parcel of land herein described;

Thence, N 89°44'37" W, a distance of 11.00 feet;

Thence, N 00°15'23" E, a distance of 7.00 feet;

Thence, S 89°44'37" E, a distance of 11.00 feet;

Thence, Thence, S 00°15'23" W, a distance of 7.00 feet; to the Point of Beginning.

The above described lease parcel of land contains 77.0 square feet.

LEASE AREA LAND DESCRIPTION

A strip of land for the purpose of an access route to serve a telecommunications equipment lease area, situate within the corporate limits of the City of Albuquerque, Bernalillo County, New Mexico, said route crossing a portion of TRACT "I", REDIVISION OF TRACT 1-A AND 1-B (NOW COMBINED INTO TRACT "I") DIVISION OF TRACT 1 OF DIVISION OF LAND OF D.R.G. ASSOCIATES, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 8, 1983, recorded in Volume C22, Folio 24, said strip of land being fifteen (15.00) feet in width and lying seven-and-one-half (7.50) feet on each side of the following described centerline:

Commencing at a 1/2 inch rebar with illegible cap found for the Northeast corner of said TRACT "I", thence, from said Point of Commencement, along the East line of said TRACT "I", S 00°15'23" W, a distance of 239.07 feet; thence, leaving said East line, N 89°44'37" W, a distance of 18.55 feet to the Point of Beginning of this access route centerline;

Thence, N 89°44'37" W, a distance of 88.72 feet to a point on a curve, concave Southwesterly and having a radius of 425.05 feet, through which point a radial line bears N 21°20'59" E, and the chord of which bears N 76°08'46" W, 110.90 feet;

Thence, Westerly along the arc of said curve through a central angle of 14°59'31", a distance of 111.22 feet;

Thence, N 83°38'31" W, a distance of 137.73 feet to a point on the East right-of-way line of San Mateo Blvd NE and the terminus of this access route centerline.

15 FT. ACCESS ROUTE
CENTERLINE DESCRIPTION

A strip of land for the purpose of a utility easement to serve a telecommunications equipment lease area, situate within the corporate limits of the City of Albuquerque, Bernalillo County, New Mexico, said easement crossing a portion of TRACT "I", REDIVISION OF TRACT 1-A AND 1-B (NOW COMBINED INTO TRACT "I") DIVISION OF TRACT 1 OF DIVISION OF LAND OF D.R.G. ASSOCIATES, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 8, 1983, recorded in Volume C22, Folio 24, said strip of land being five (5.00) feet in width and lying two-and-one-half (2.50) feet on each side of the following described centerline:

Commencing at a 1/2 inch rebar with illegible cap found for the Northeast corner of said TRACT "I", thence, from said Point of Commencement, along the East line of said TRACT "I", S 00°15'23" W, a distance of 239.07 feet; thence, leaving said East line, N 89°44'37" W, a distance of 16.55 feet to the Southwest corner of said lease area; thence, N 00°15'23" E, a distance of 5.00 feet to the Point of Beginning of this utility easement centerline;

Thence, N 89°44'37" W, a distance of 87.79 feet to a point on a curve, concave Southwesterly and having a radius of 430.05 feet, through which point a radial line bears N 21°13'31" E, and the chord of which bears N 72°42'37" W, 59.03 feet;

Thence, Westerly along the arc of said curve through a central angle of 07°52'16", a distance of 59.08 feet;

Thence, N 02°31'07" E, a distance of 21.43 feet;

Thence, N 90°00'00" E, a distance of 8.00 feet to the terminus of this utility easement centerline.

5 FT. UTILITY EASEMENT "A" LEGAL DESCRIPTION

A strip of land for the purpose of a utility easement to serve a telecommunications equipment lease area, situate within the corporate limits of the City of Albuquerque, Bernalillo County, New Mexico, said easement crossing a portion of TRACT "I", REDIVISION OF TRACT 1-A AND 1-B (NOW COMBINED INTO TRACT "I") DIVISION OF TRACT 1 OF DIVISION OF LAND OF D.R.G. ASSOCIATES, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 8, 1983, recorded in Volume C22, Folio 24, said strip of land being five (5.00) feet in width and lying two-and-one-half (2.50) feet on each side of the following described centerline:

Commencing at a 1/2 inch rebar with illegible cap found for the Northeast corner of said TRACT "I", thence, from said Point of Commencement, along the East line of said TRACT "I", S 00°15'23" W, a distance of 239.07 feet; thence, leaving said East line, N 89°44'37" W, a distance of 3.05 feet to the Point of Beginning of this utility easement centerline;

Thence, N 00°15'23" E, a distance of 227.95 feet;

Thence, N 39°15'06" W, a distance of 8.40 feet;

Thence, N 05°44'54" E, a distance of 5.51 feet to a point on the South right-of-way line of Academy Road NE and the terminus of this utility easement centerline.

DESIGNED FOR:

verizon

4821 EUBANK NE
ALBUQUERQUE, NEW MEXICO 87111

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ-CA-CO-ID-NM-NV-TX-UT

SHEET TITLE:

LEGAL DESCRIPTIONS

TCT SITE I.D.:	ABQ_TRICORE-LAB_2_SC	
SHEET INFO.:	Sheet 4 of 4	SU4