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**PR-2024-010636/SI-2024-00993**

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Mayor Timothy M. Keller

# CITY OF ALBUQUERQUE

Albuquerque, New Mexico

**Planning Department**

**INTER-OFFICE MEMORANDUM**

**October 23, 2023**

**TO: Dan Lewis, President, City Council**

**FROM: Alan Varela, Planning Director** AV  
AV

**SUBJECT: AC-24-27, PR-2024-1106346 – SI-2024-00993**

Les Gutierrez, on behalf of Sun State Towers/Pinnacle Consulting, appeals the administrative decision to deny a 70-foot freestanding Wireless Telecommunications Facility (WTF) at the Bosque School (near 4000 Learning Rd. NW), approximately 3.2 acres, zoned PD Planned Development (the “subject site”). Staff: Catalina Lehner.

## **INTRODUCTION**

This is an appeal of an administrative decision to deny a freestanding Wireless Telecommunications Facility (WTF), also referred to as a cell tower. The subject site lies north of the Bosque School campus and contains a parking lot. The subject WTF is a 70-foot tall artificial tree (a mono-elm).

The application was deemed complete on July 11, 2024; the Integrated Development Ordinance (IDO) dated July 27, 2023 was in effect at that time. The application does not comply with key IDO regulations applicable to freestanding WTFs, as documented in the September 18, 2024 Letter of Decision. The decision is supported by thirty findings of fact.

## **PROCESS**

Pursuant to IDO 14-16-6-4(E)(2), application materials shall include all forms and related information required by the City for that type of application as set forth in this IDO, the DPM, any applicable facility plan, or on the City’s website.

Pursuant to IDO 14-16-6-4(V)(3)(a), an appeal must be filed within 15 calendar days after the decision- not including the day of decision. The appeal was submitted on October 3, 2024. The appeal application was incomplete; the letter of authorization and fee were not submitted prior to the October 3, 2024 deadline as required. Therefore, the appeal should be dismissed.

All appellants, whether experienced professionals, neighborhood representatives, or other citizens, are subject to these requirements and must be treated fairly and consistently.

## **BACKGROUND**

The City's wireless regulations are found in IDO §14-16-4-3(E)(12), under the Use-Specific Standards (USS) for industrial uses. Freestanding towers are one of many types of WTFs.

New freestanding monopole WTFs, unlike other types of WTFs, are subject to screening requirements and separation distance requirements including, but not limited to, distance between other freestanding WTFs and distance from Major Public Open Space (MPOS)- requirements that have been on the books since 2006. Concealment by design, and by context, is also required. Furthermore, a WTF must be the least intrusive means [see IDO 14-16-4-3(E)(12)(c)] to provide the cellular service.

WTFs can be architecturally integrated into an existing building, placed atop an existing building or structure, or collocated with a public utility structure (see Finding 29). These types of WTFs are not subject to screening and separation distance requirements. The agent was advised of this multiple times, including when the materials were facially incomplete (see Facial Incompleteness Memos 1, 2, and 3) and did not constitute an application. The applicant has not attempted to remedy the non-compliance and has not considered any alternatives.

## **DECISION**

The proposed freestanding WTF was denied based on thirty findings of fact, as elaborated in the September 18, 2024 Letter of Decision. Significantly, the proposed freestanding WTF does not meet:

1. IDO 14-16-4-3(E)(12)(l) because it is less than 1,320 feet from MPOS (in two directions).
2. IDO 14-16-4-3(E)(12)(k)(1) because it is less than 660 feet from a public ROW that is part of a trail system located on a drainage facility.
3. IDO 14-16-4-3(E)(12)(c) because the applicant did not support the assertion of "least intrusive means"; it cannot be the "least" if only a single location is considered.
4. IDO 14-16-4-3(E)(12)(a)(4) because the applicant did not demonstrate that collocation or another alternative is infeasible according to the regulations.

The above are at least four reasons for denial, which the applicant has not acknowledged or addressed. It would benefit the applicant and the process to consider the regulations, particularly the separation distance requirements, as part of the siting process up-front rather than on the back end.

The appellant asserts that the only location that works is the proposed location. The reasons are tied to a private lease agreement and factors that are not regulatory requirements. A private agreement cannot overwrite the regulations to which all WTFs are subject (see Finding 24). Lease agreements can be adjusted to accommodate both regulations and private parties. Some flexibility in leasing, and considering the regulatory requirements up front, are good practices to facilitate successful solutions. In their absence, however, the application is for a clearly non-compliant location so denial is warranted.

## **APPEAL**

Appeal procedures are found in IDO §14-16-6-4(V). The appellant is the applicant and has standing to appeal.

The IDO's Criteria for Decision of an appeal [§14-16-6-4(V)(4)] is whether the decision-making body or the prior appeal body made one of the following mistakes:

- a) The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.
- b) The decision being appealed is not supported by substantial evidence.
- c) The decision-making body or the prior appeal body erred in applying the requirements of this IDO (or a plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

The appellant states that the reason for appeal is that the September 18, 2024 Letter of Decision is arbitrary was not based on substantial evidence. However, the letter of decision is based upon thirty findings that constitute substantial evidence and are clearly supported by the record. The findings explain, in full detail, the reasons for denial.

Upon hearing of the decision, the Appellant has now opted to claim that a "significant gap" in coverage exists, rather than acknowledge the instances of non-compliance and work toward a solution. Evidence in the record does not demonstrate a significant gap in coverage and, even if it did, this determination is for the Federal circuit courts. Furthermore, the decision does not result in an effective prohibition because wireless service can be provided by deploying another type of WTF either on the subject site or nearby.

The Federal Telecommunications Act of 1996 as amended preserves local zoning authority as long as the requirements are reasonable. The City's requirements are reasonable and balanced. They have worked well over time to facilitate numerous win-win situations.

As indicated in the Letter of Decision (see Findings 29 and 30), the appellant is invited to submit an application for a compliant WTF on the subject site or nearby. This would be a different location and a different design, so would constitute a new application and reset the shot clock.

## CONCLUSION

This is an appeal of an administrative decision to deny a freestanding WTF on an approximately 3.4-acre site north of the Bosque School and adjacent to MPOS. The appeal application was not complete by the October 3, 2024 deadline. The letter of authorization and fee were submitted after this date, so the appeal should be dismissed on its face.

Regardless, the administrative decision is thoroughly substantiated and well-supported by evidence in the record. The Wireless Regulations, found in IDO §14-16-4-3-(E)(12), were applied correctly to the request. The decision is rational, well-supported, and in accordance with applicable regulations.

APPROVED:

*Catalina Lehner*

---

Catalina Lehner, AICP



Signature:   
Alan Varela (Oct 23, 2024 21:14 MDT)

Email: [avarela@cabq.gov](mailto:avarela@cabq.gov)


# AC-24-27 WTF Bosque School Memo\_FIN


Final Audit Report


2024-10-24


Created:	2024-10-23
By:	Lucinda Montoya (lucindamontoya@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGIM8wjJPouYN1VSUY0SAm54jrw6vp6ty


## "AC-24-27 WTF Bosque School Memo\_FIN" History

 Document created by Lucinda Montoya (lucindamontoya@cabq.gov)  
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 Document e-signed by Alan Varela (avarela@cabq.gov)  
Signature Date: 2024-10-24 - 3:14:10 AM GMT - Time Source: server

 Agreement completed.  
2024-10-24 - 3:14:10 AM GMT



**FORM A: Appeals**

**Complete applications for appeals will only be accepted within 15 consecutive days, excluding holidays, after the decision being appealed was made.**

- APPEAL OF A DECISION OF CITY PLANNING STAFF (HISTORIC PRESERVATION PLANNER) ON A HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR TO THE LANDMARKS COMMISSION (LC)
- APPEAL OF A DECISION OF CITY PLANNING STAFF ON AN IMPACT FEE ASSESSMENT TO THE ENVIRONMENTAL PLANNING COMMISSION (EPC)
- APPEAL TO CITY COUNCIL THROUGH THE LAND USE HEARING OFFICER (LUHO)

Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_

\_\_\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form A at the front followed by the remaining documents *in the order provided on this form*.

Project number of the case being appealed, if applicable: PR 2024-110636/SI-2024-00993

N/A Application number of the case being appealed, if applicable: \_\_\_\_\_


Type of decision being appealed: Denial of a 70' WTF at Bosque School

\_\_\_\_\_  Letter of authorization from the appellant if appeal is submitted by an agent

Appellant's basis of standing in accordance with IDO Section 14-16-6-4(V)(2)

Reason for the appeal identifying the section of the IDO, other City regulation, or condition attached to a decision that has not been interpreted or applied correctly, and further addressing the criteria in IDO Section 14-16-6-4(V)(4)

\_\_\_\_\_  Copy of the Official Notice of Decision regarding the matter being appealed

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: <u>Les F. Gutierrez</u>	Date: <u>10.2.2024</u>
Printed Name: <u>Les F. Gutierrez, for Sun State Towers</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	



1426 N Marvin St  
Suite 101  
Gilbert, AZ 85233  
480-664-9588

DATE: October 7<sup>th</sup>, 2024

**Letter of Authorization:**

APPLICATION FOR ZONING / LAND USE ENTITLEMENTS / APPEALS / BUILDING PERMITS

Project Name: NM01-116 River Walker  
Project Type: Wireless Facility & Compound  
Owner Name: Sun State Towers IV, LLC  
Site Address: 4000 Learning Rd NW, Albuquerque, NM 87120  
Parcel #: 1-012-062-217024-3-02-12

I, Michelle Johnson, the authorized representative for Sun State Towers IV, LLC, authorize Les F. Gutierrez, and/or Verizon Wireless, their employees, representatives, and/or consultants, to act as an agent on my/our behalf for the sole purpose of acquiring all necessary approvals for zoning, building, land-use permit applications, appeals processes, or any other entitlements required for the construction and operation of a new wireless telecommunications facility on the property referenced above. I/We understand that by signing this agreement, we are only providing authorization for the zoning and building permit submittals as required by the jurisdiction.

Permit applications and approvals related to the proposed wireless communication facility on the property described will be consistent with the lease to be executed between the parties involved.

Authorized Signature of Entity Owner(s):

Michelle Johnson

Print Name: Michelle Johnson Date: 10/07/2024

Pinnacle Consulting Inc.  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233

September 26th, 2024

City of Albuquerque Development Review Services  
600 2nd Street NW,  
Albuquerque, NM 87102

**RE: Wireless Facility Project PR-2024-010636 / SI-2024-00993**

Dear City of Albuquerque Development Review Services:

We are submitting an appeal of this decision. Per Form A of your appeal process, one of the requirements reads that we provide:

*“Appellant’s basis of standing in accordance with IDO Section 14-16-6-4(V)(2)”.*

Per IDO Section 14-16-6-4(V)(2)(a)(3)(a), we would like to stand to appeal this final decision as we are appealing a declaratory ruling made on September 18<sup>th</sup>. That declaratory ruling made by Catalina Lehner will be attached to this appeal submittal.

Furthermore, per IDO Section 14-16-6-4(V)(2)(b)(1) and IDO Section 14-16-6-4(V)(2)(b)(2), this appeal should stand as we have formerly submitted this wireless communication facility project application for a decision per Table 6-1-1.

Best regards,



---

Les Gutierrez  
Site Acquisition Specialist  
505-710-2079

Pinnacle Consulting Inc.  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233

September 26th, 2024

City of Albuquerque Development Review Services  
600 2nd Street NW,  
Albuquerque, NM 87102

**RE: Wireless Facility Project PR-2024-010636 / SI-2024-00993**

Dear City of Albuquerque Development Review Services:

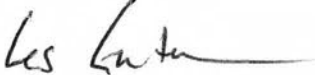
We are submitting an appeal of this decision. Per Form A of your appeal process, one of the requirements reads that we provide:

*“Appellant’s basis of standing in accordance with IDO Section 14-16-6-4(V)(2)”.*

Per IDO Section 14-16-6-4(V)(2)(a)(3)(a), we would like to stand to appeal this final decision as we are appealing a declaratory ruling made on September 18<sup>th</sup>. That declaratory ruling made by Catalina Lehner will be attached to this appeal submittal.

Furthermore, per IDO Section 14-16-6-4(V)(2)(b)(1) and IDO Section 14-16-6-4(V)(2)(b)(2), this appeal should stand as we have formerly submitted this wireless communication facility project application for a decision per Table 6-1-1.

Best regards,



---

Les Gutierrez  
Site Acquisition Specialist  
505-710-20795

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
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Tel: (505) 924-3860



September 18, 2024

Les Gutierrez, Senior Site Acquisition Manager  
Southwest Telecom Partners, Inc.  
For Sun State Towers and Verizon Wireless  
3 Cibolita Peak  
Santa Fe, NM 87508

e-mail: [lesgutierrez35@gmail.com](mailto:lesgutierrez35@gmail.com)

Subject: PR-2024- 010636/SI-2024-00993. ABQ Mirada/Bosque School- 4000 Learning Rd. NW, a request for a new free-standing Wireless Telecommunications Facility (WTF) near the Bosque School, approximately 3.2 acres, zoned PD (Planned Development).

Dear Les,

Thank you for submitting materials in response to the Deficiency Notice dated July 19, 2024. Some items were addressed, but other critical items were not (ex. Item 2.A, which presented an opportunity create compliance). Therefore, this letter is to inform you that the proposed 70-foot, free-standing wireless telecommunications facility (WTF) is denied.

Pursuant to the Integrated Development Ordinance §14-16-4-3(E)(12), the Wireless Telecommunications Facility (WTF) Regulations (the “Wireless Regulations”), Staff finds the following:

Introduction:

1. The wireless telecommunications facility (WTF), which is the subject of this request (the “subject WTF”), is a 70-foot, free-standing WTF designed as a deciduous tree (mono-elm). The WTF includes a tower, equipment enclosure, and landscaping. The subject WTF contains nine panel antennas, mounted at 61 feet, 51 feet, and 41 feet OC (on center), and 12 remote radio heads (RRHs), along with fiber cable splitters and other equipment.
2. The subject WTF is proposed on: “Tract 2-B Plat of Tracts 1-A, 2-A and 2-B, Bosque School”, approximately 4.5 acres (the “subject site”). The address is listed in the City’s GIS system (AGIS) as Mirandela St. NW.
3. The subject site is zoned PD (Planned Development) and is part of the larger Bosque School campus.
4. The request includes two spots for future collocations (antenna centerline at 51 feet, and 41 feet OC). Their use, configuration, associated equipment, etc. depends upon private agreements between the tower owner and other wireless carriers. The Wireless Regulations do not require the provision and/or usage of collocation spots.



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5. The subject WTF would be owned by Sun State Towers, which would lease the land from the property owner and lease the collocation spots to various wireless providers. Verizon wireless would occupy the top spot on the tower (antennas at 61 feet OC) and future providers would occupy the two lower spots (antennas at 51 feet and 41 feet OC) (see Elevations sheets).
6. The subject site is in an Area of Change, as designated by the Comprehensive Plan, and in the Northwest Community Planning Area (CPA). The Comprehensive Plan does not contain Goals or policies specific to WTFs, and these are not included in the Wireless Regulations.
7. Site history: The subject site (Tract 2-B Bosque School) was a part of the North Andalucia at La Luz site development plan for subdivision, which included design standards. One of the design standards states that "No free-standing WTF towers or antennas are allowed; rather, antenna shall be integrated with the building architecture" (see sheet 3, bottom left-hand side).

The intention for this area since 2005 was to allow architecturally integrated WTFs and prohibit free-standing tower WTFs. However, in 2008, Tracts 7, 8, and 9 (which contain the subject site) were removed from the North Andalucia at La Luz site development plan for subdivision and the land was replatted. Therefore, the subject site is no longer subject to the design standards.

## Process & Timelines:

8. IDO 14-16-6-5(H)(2)(a) describes procedures for administrative review of WTFs. Staff explains the following regarding review of this application:
  - A. Subsection 14-16-6-5(H)(2)(a) states that an administrative review (it does not state decision) shall be completed within 60 calendar days of the receipt of a complete application. The first administrative review of a complete application occurred on July 19, 2024 (first deficiency letter)- seven days after deeming the application complete on July 12, 2024 (when payment was received). Pursuant to Federal law, Staff has 10 calendar days to issue the first deficiency memo after an application is deemed complete.
  - B. Consistent with established practice, instances of non-compliance were found and communicated to the applicant, in order to provide assistance, facilitate an opportunity to remedy non-compliance, and supply missing information. Staff received revised materials, in response to the first deficiency letter, on August 21, 2024 (note: substantive changes requested were not made).
  - C. Subsection 14-16-6-5(H)(2)(a) further states that an incomplete application shall be deemed withdrawn if the deficiencies are not corrected within 60 calendar days of notice of the deficiencies. Application materials were first submitted via the prescribed form on March 12, 2024. The first letter of facial incompleteness, issued on March 25, 2024, explained that required checklist items were missing and noted deficiencies in the application.

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The deficiencies were not cured, so a second letter of facial incompleteness was issued on May 3, 2024, in response to materials dated April 19, 2024. Again, the deficiencies were not sufficiently addressed, so a third memo of facial incompleteness was issued on June 25, 2024, based on review of materials dated June 12, 2024.

9. The application was found to be complete for processing on July 11, 2024, after the applicant submitted materials on July 8, 2024 in response to the third memo of facial incompleteness. An invoice was generated and was paid later on July 13, 2024- which is the application's deemed complete date.
10. This application is being reviewed using the version of the Integrated Development Ordinance (IDO) in effect on the deemed complete date, the IDO annual update 2022- effective July 23, 2023.
11. The Federal "shot clock" requirements for wireless application review apply: 150 days to decide a new WTF application and 90 days to decide a new collocated WTF application. Consistent with the auto-withdrawal clause in the pre-IDO wireless regulations, the 60 days mentioned in IDO 14-16-6-5(H)(2)(a) allows for withdrawal of incomplete applications without activity; it does not establish a 60-day total review time for new macro sites, which would be more stringent than Federal law.

The 60-day review time referred to in Federal law is for certain types of modifications to an existing tower or base station, as clarified in a FCC declaratory ruling regarding Section 6409(a) of the Spectrum Act of 2012. This type of administrative review is done by Zoning staff.

12. The Federal clock for review time starts on the day the application is deemed complete, which is the day the required fee is paid (see Finding 9). The days that the applicant is working on a response (i.e.- "the ball is in their court") do not count toward the municipality's review time.

## Definitions:

13. The Integrated Development Ordinance (IDO) contains definitions in Subsection 14-16-6-7. The following are relevant to the request:
  - A. *Wireless Telecommunications Facility. 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. Non-commercial or broadcasting antennas are not considered to be WTFs.*

A WTF is comprised of several components. The word "may" is used because a given WTF may or may not include all of the listed components, depending upon the type of WTF it is. For instance, free-standing WTFs include a support structure (a monopole) and accessory development such as the required enclosure wall and landscaping. WTFs mounted atop buildings, or collocated on existing vertical structures, are not required to have either.

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The intent of this broad definition is to include all components of a WTF, whatever they may be, as distinct parts of the WTF. Using this reasoning, the components of a given WTF combine to comprise the WTF itself. All WTFs are required to be concealed by design and by context, except for collocations on existing non-concealed WTFs and public utility collocations.

- B. *Free-standing WTF.* A WTF, other than a public utility co-location, that consists of a standalone support structure, antennas, and associated equipment. The support structure may be a wooden pole, steel monopole, lattice tower, or similar structure.

The subject WTF would consist of a standalone support structure (the monopole), antennas, and associated equipment, and therefore is a free-standing WTF by definition. The subject WTF would not be installed on an existing light pole that is considered a public utility and would not be located in the public right-of-way (ROW).

- C. *Concealed WTF:* As further prescribed in Subsection 14-16-4-3(E)(12)(a), a WTF that is aesthetically integrated or otherwise consistent with surrounding existing buildings, structures, and landscaping, including height, color, style, massing, placement, design, and shape, and that does not visually stand out as a WTF. A face-mounted antenna that is painted to match the façade, but has no other design elements that conceal the antenna, remains readily visible to the naked eye and is not considered a concealed WTF.

The proposed WTF is a mono-elm, which is considered to be a concealed design (provided the antennas do not protrude). However, concealment by context (aesthetic integration) is also required; the subject WTF must also meet the criteria for concealment in IDO 14-16-4-3(E)(12)(c)(3), (a) through (e).

- D. *Architecturally Integrated WTF.* A WTF that is camouflaged into the structure on which it is located by means of color, texturing, architectural treatment, massing, size, design, and/or shape. An architecturally integrated WTF is a concealed facility.

An architecturally integrated WTF is camouflaged into a structure so that it is not readily identifiable as a WTF, because the colors, textures, design, and shape match so that the WTF looks like it's a part of an existing building or structure- like it's supposed to be there .

As established through consistent practice and through the appeal process (c. 2008): "camouflaged into the structure" means that at least one side of the tower abuts/touches the existing structure". The integration does not have to be literally "on" top of" (although that is encouraged)- it can be to the side, butted up against an existing building.

Requirements regarding setbacks, landscaping, and separation distance (ex. between free-standing WTFs, from Major Public Open Space, and from certain roadway centerlines) do not apply to architecturally integrated WTFs.

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- E. *Roof-mounted WTF. A WTF placed on a rooftop through gravity mounts or other surface attachments and integrated into the natural rooftop profile of the building or as to resemble a permissible rooftop structure, such as a ventilator, cooling equipment, solar equipment, water tank, chimney, or parapet.*

A roof-mounted WTF is a type of architecturally integrated WTF that is integrated into, and appears to be a part of, a natural rooftop profile and/or resembles a structure often found on rooftops. A false parapet, with antennas behind it, is a common example.

## Analysis:

14. Pursuant to IDO 14-16-4-3(E)(12)(I), Location Near Major Public Open Space, only collocations, public utility collocations, and architecturally integrated WTFs are allowed within 1,320 feet of the property line of any Major Public Open Space (MPOS) or the Petroglyph National Monument. The subject WTF is a free-standing WTF by definition (see Finding 13.B). Therefore, it must be located at least 1,320 feet from the property line of any MPOS.
- A. The parcel adjacent north of the subject site, the Pueblo Montano Picnic Area and Trailhead, is Major Public Open Space (MPOS, shown on the City's GIS system, AGIS, as green). The subject WTF is approximately 500 feet from the Pueblo Montano Picnic Area and Trailhead MPOS, which is less than 1,320 feet. Therefore, the request does not comply.
- B. Rio Grande Valley State Park, across the ditch from the subject site, is also Major Public Open Space (MPOS). The subject WTF is approximately 220 feet from the Rio Grande Valley State Park MPOS, which is also less than 1,320 feet. The request does not comply.
- C. Information regarding MPOS is publicly available through the GIS-based Advanced Map Viewer <https://www.cabq.gov/planning/agis-maps>. Distances can be measured on AGIS and the MPOS layer turned on. Also, the Comprehensive Plan contains a map of MPOS as Figure 2 in Chapter 10.
15. Consistent with the original Wireless Regulations, and pursuant to IDO 14-16-4-3(E)(12)(k)(1), only collocations, public utility collocations, and architecturally integrated WTFs "are allowed within 660 feet of any easement or public right-of-way identified as part of an existing or future trail system that is located on a major arroyo or other drainage facility".
- A. A freestanding WTF is proposed on the subject site, which lies 120 feet west of the Corrales Riverside drain, a drainage facility. An easement for this drainage facility is shown on AGIS. The Bikeways and Trails Facility Plan, a Rank II facility plan, identifies the Corrales Riverside drain trail as an existing unpaved trail, proposed to be paved in the future. Since 120 feet is less than the 660 feet of separation required, the request does not comply.
- B. Information regarding trails and drainage facilities is publicly available through the GIS-based Advanced Map Viewer <https://www.cabq.gov/planning/agis-maps>. Distances can be measured



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on AGIS and the MPOS layer turned on. Also, the Bikeways and Trails Facility Plan is available online at <https://www.cabq.gov/planning/plans-publications>

16. Consistent with the original Wireless Regulations, IDO 14-16-4-3(E)(12)(k)(2) designates certain streets in the City as View Corridors. Coors Boulevard, which lies west of the subject site, is a designated View Corridor identified in (E)(12)(k)(2)(j).

Only collocations, public utility collocations, and architecturally integrated WTFs are allowed within 660 feet of the centerline of a designated View Corridor street. The subject WTF would be located approximately 1,700 feet from the centerline of Coors Boulevard and, therefore, meets this requirement.

17. The August 19, 2024 project letter refers to three other free-standing WTFs located north of the Coors Blvd. and Montano Rd. intersection. IDO 14-16-4-3(E)(12)(e)(1) prohibits new free-standing WTFs within 1,000 feet in any direction of any other freestanding WTFs, as measured from the wall or fence of each freestanding WTF. The existing free-standing WTFs are approximately 1,700 feet\* and 2,000 feet\*\* from the subject WTF respectively, so the required 1,000 feet separation distance is met.

\*flagpole/monopole behind the Auto Zone, near NW corner of intersection

\*\*legacy/grandfathered freestanding array sites, NE of intersection

18. The applicant does not explain how the three, existing free-standing WTFs north of the Coors Blvd. and Montano Rd. intersection relate to the current application. Staff finds the following:

- A. Regarding the two existing WTFs “close to the trail” that “have no screening”, historical research reveals three legacy case numbers on the children’s home property: 1002377 from 2003, 1003505 from 2004, and 1007776 from 2016. None are WTF approvals.

The prior legacy case tracking system shows four County special use permits on the subject site from 1970, 1973, 1995, and 1996. If the WTFs were approved in any of these years, it would have been in the County. Furthermore, the City’s first wireless regulations were not adopted until 1999. It’s likely no requirements were in place at the time regarding screening and separation distance from open space. Furthermore, pursuant to IDO 14-16-6-5(H)(1)(b), any unconcealed WTFs erected prior to January 15, 1999 are exempted from the concealment provisions of 14-16-4-3(E)(12)(a).

- B. Even in the absence of A and B above, the regulations in place at the time of application submittal of the current request apply (see Finding 10). Prior approvals do not exempt the subject WTF from current, applicable requirements.

19. Pursuant to IDO 14-16-4-3(E)(12)(a)(4)(a-d), for new freestanding WTFs, the applicant is required to demonstrate that collocation on existing structures is not feasible. Note: this demonstration is not required for a collocated WTF or an architecturally integrated WTF.

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First, the applicant's responses in the March 13, 2024 letter are not an affidavit, as required. Second, the responses do not adequately show that no existing tower, structure, or public utility structure can be used in lieu of new construction of the subject WTF, as follows:

- A. Subsection 14-16-4-3(E)(12)(a)(4)(a): response does not acknowledge the three other WTFs within ½ mile (2,640 feet) of the subject WTF (see Finding 17) and explain why the applicant believes none would work. No exhibit(s) provided.
  - B. Subsection 14-16-4-3(E)(12)(a)(4)(b): response doesn't address the question and/or explain why the applicant believes it may not apply.
  - C. Subsection 14-16-4-3(E)(12)(a)(4)(c): response doesn't discuss any other factors, and is incorrect because there are other towers within ½ mile (2,640 feet) of the subject WTF. No exhibit(s) provided.
  - D. Subsection 14-16-4-3(E)(12)(a)(4)(d): no evidence provided regarding the use of other structures and/or sites in the area. Also, there are other towers within ½ mile (2,640 feet) of the subject WTF. No exhibit(s) provided.
20. The separation distance requirements and screening requirements in IDO 14-16-4-3(E)(12) apply only to WTFs such as the subject WTF, which meets the definition of freestanding (see Finding 13.B). If a proposed WTF is architecturally integrated (rooftop or tower), a public utility collocation, or a collocation, then separation distances and screening requirements do not apply.

The first deficiency notice (dated July 19, 2024) explains that separation distance requirements do not apply to WTFs that are not freestanding (see Item 2.A of that memo). The applicant was encouraged to provide another type of WTF design so that separation distance requirements would not apply. However, the materials the applicant provided in response did not include any design or siting revisions and show the same freestanding monopole. The applicant decided to not remedy the non-compliance (see also Finding 24).

21. IDO §14-16-4-3(E)(12)(c) states that concealment is required and that a new WTF shall be the least visually and physically intrusive as possible (the "least intrusive means test"). The applicant's August 19, 2024 letter states that they believe the subject WTF to be the least intrusive means, but doesn't support the assertion by explaining why or comparing it to any other alternatives. Something cannot be the "least" if it was the only option considered (see also Finding 24).

Staff believes that, by definition, an architecturally integrated WTF, a collocation, a public utility collocation, or even a monopole appearing to be part of the campus (provided it could meet separation distance requirements) would be less intrusive than the subject WTF.

22. In this case, Staff is not providing a full analysis of the subject WTF using the criteria for concealment in Subsection 14-16-4-3(E)(12)(c)(3)(a through c). Since the subject WTF does not

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meet the requirements as explained in Findings 14, 15, and 19 and is therefore not allowed, there is no need to determine degree of aesthetic integration at this time.

23. IDO 14-16-4-3(E)(12)(a)(1) encourages collocations and public utility collocations, but does not require them. Though the general preference is for carriers to collocate (i.e.- share space) on the same pole, the Wireless Regulations cannot- and do not- force them to since this sharing is done via private agreements. Therefore, there is no requirement to accommodate multiple carriers on a free-standing WTF.
24. The project letter states that the property owner made it clear that “the location proposed was the only location that would work for them”. However, a private agreement does not overwrite the Wireless Regulations, to which all new WTFs are subject.

“Although the practical limitations set by the landlord over site selection can be taken into consideration when the City Staff review a particular site, such concerns should not influence the Staff in meeting the obligations under the Zoning Code” (now the IDO). [Ref: LUHO recommendation in AC-08-02, p. 5, and adopted by City Council on April 23, 2008].

Compliance with applicable regulations should be achieved first, and then a site selected and negotiated with the property owner- not the other way around. Please note that measuring applicable separation distances is part of the due diligence that supports a successful site selection process.

25. As indicated by Item 4.01 of the Supplemental Application Form, and on page 5 of the RF Package/Analysis, the dominant purpose of the subject WTF is to add network capacity without adding significant new radio frequency signal coverage. The coverage maps (Items 6.03, 6.04, and 6.05) show that radio frequency signal coverage already exists. The project purpose can be achieved by deploying a different type of WTF and/or different design, either on the subject site or nearby.
26. Regarding Item 3.15 of the Supplemental Technical Application Form, the subject WTF is categorically excluded because the height of the lowest antennas (38 feet-future collocation spot) is more than 10 meters (32.8 feet) above the ground, and is unlikely to cause exposure in excess of the Federal Communication Commission (FCC) guidelines for Radio Frequency (RF) emissions found at 47 C.F.R. § 1.1307 *et seq.* Staff’s comments and recommendations do not rest upon any concerns regarding RF emissions.
27. The Supplemental Technical Application Form requires three RF maps: Item 6.03 (existing coverage/capacity on the same network), Item 6.04 (coverage/capacity to be provided by the project), and Item 6.05 (coverage/capacity to be provided by other sites and the project). The RF package/analysis contains a lot of information that is not required, but lacks the required map for Item 6.05. Coverage/capacity can be provided by deploying a different type of WTF and/or different design, either on the subject site or nearby.
28. IDO 14-16-6-4(K)(3)(b)(2) and (K)(3)(c) require that the Applicant notify recognized neighborhood associations (NAs) within 1,320 feet of the subject site and property owners within 100 feet of the

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subject site, respectively. A letter from the Office of Neighborhood Coordination (ONC) dated January 2, 2023 indicates that the following neighborhood organizations were required to be notified: The La Luz Landowners Association, The Taylor Ranch Neighborhood Association (NA), and the Westside Coalition of NAs. Notification of associations occurred in November 2023.

Because a significant amount of time had passed, Staff asked the applicant (via the third memo of facial incompleteness) to obtain an updated letter from the ONC and to notify any parties who were entitled to notice, based upon the updated letter.

The Applicant also notified property owners within 100 feet of the subject site, and provided evidence in the form of certified mail receipts (first-class mail is required, but certified mail is acceptable). The notification was completed in March 2024.

29. Opportunities in the area for a compliant WTF include an architecturally integrated WTF (on the school campus or a nearby site), a roof-mounted WTF, a free-standing WTF that meets setback requirements, and a collocation on an existing vertical structure. The agent's task to determine the location of compliant sites within the search area, and to work with property owners to obtain a private agreement to lease the land. Staff must review the application, and cannot act on behalf of a private party and/or find suitable sites. Staff encourages applicants to use the Wireless Regulations as a checklist when beginning the siting process, as part of vetting potential sites.
30. The Applicant is invited to reapply for a WTF on the subject site (or elsewhere) that meets all applicable requirements. A new, proposed WTF in a different location would constitute a new application. Staff can assist with the process. Staff encourages reapplication and working toward a solution, rather than appeal of a non-compliant site.

Please note that this decision may be appealed to the Land Use Hearing Officer (LUHO) within fifteen (15) days of the date of this letter, which is the close of business on October 3, 2024. This office will notify you, in writing, if an appeal of this decision is received. If you have any questions, you may contact me at (505) 764-1074 or [clehner@cabq.gov](mailto:clehner@cabq.gov).

Sincerely,

*Catalina Lehner*

Catalina Lehner, AICP  
City of Albuquerque



Pinnacle Consulting Inc.  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233

September 26th, 2024

City of Albuquerque Development Review Services  
600 2nd Street NW,  
Albuquerque, NM 87102

**RE: Wireless Facility Project PR-2024-010636 / SI-2024-00993**

Dear City of Albuquerque Development Review Services:

We are submitting an appeal of this decision. Per Form A of your appeal process, one of the requirements reads that we provide:

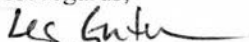
*“Reason for the appeal identifying the section of the IDO, other City regulation, or condition attached to a decision that has not been interpreted or applied correctly, and further addressing the criteria in IDO Section 14-16-6-4(V)(4)”.*

Those criteria, as listed in your IDO Document Effective as of July 27<sup>th</sup>, 2023, reads as follows:

- 6-4(V)(4) Criteria for Decision**  
The criteria for review of an appeal shall be whether the decision-making body or the prior appeal body made 1 of the following mistakes.
- 6-4(V)(4)(a) The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.
  - 6-4(V)(4)(b) The decision being appealed is not supported by substantial evidence.
  - 6-4(V)(4)(c) The decision-making body or the prior appeal body erred in applying the requirements of this IDO (or a plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

We would like to submit our reason for the appeal as 6-4(V)(4)(a) and (b), that the decision being appealed is arbitrary and not supported by substantial evidence. The decision erroneously relies upon the “least intrusive means” standard which no longer reflects federal law. We have effectively established that there is a significant gap in coverage, and have in good faith explored alternatives suggested by the City and have worked extensively to abide by all requirements that we possibly could. Because none of these alternatives have proven availing, a denial of our application would materially inhibit wireless services in Albuquerque in violation of the federal Telecommunications Act of 1996. Furthermore, we have shown RF coverage maps to demonstrate less than satisfactory coverage that the Reviewer has erroneously deemed as “enough coverage already existing” without having the qualifications of an RF Engineer to back those claims. Even if such evidence was offered, densification of service is a valid purpose of such an application, and denying such an application would materially inhibit services; by ignoring such needs and the prevailing law, the decision was made in an arbitrary manner. Moreover, we have established that the proposal is the “least intrusive means” to remedy that gap and used substantial evidence to demonstrate this. We will be providing further analysis on how federal law necessitates the approval of this application to supplement this appeal in the coming days.

Best regards,

  
Les Gutierrez

Site Acquisition Specialist /505-710-2079

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September 18, 2024

Les Gutierrez, Senior Site Acquisition Manager  
Southwest Telecom Partners, Inc.  
For Sun State Towers and Verizon Wireless  
3 Cibolita Peak  
Santa Fe, NM 87508

e-mail: [lesgutierrez35@gmail.com](mailto:lesgutierrez35@gmail.com)

Subject: PR-2024- 010636/SI-2024-00993. ABQ Mirada/Bosque School- 4000 Learning Rd. NW, a request for a new free-standing Wireless Telecommunications Facility (WTF) near the Bosque School, approximately 3.2 acres, zoned PD (Planned Development).

Dear Les,

Thank you for submitting materials in response to the Deficiency Notice dated July 19, 2024. Some items were addressed, but other critical items were not (ex. Item 2.A, which presented an opportunity create compliance). Therefore, this letter is to inform you that the proposed 70-foot, free-standing wireless telecommunications facility (WTF) is denied.

Pursuant to the Integrated Development Ordinance §14-16-4-3(E)(12), the Wireless Telecommunications Facility (WTF) Regulations (the “Wireless Regulations”), Staff finds the following:

## Introduction:

1. The wireless telecommunications facility (WTF), which is the subject of this request (the “subject WTF”), is a 70-foot, free-standing WTF designed as a deciduous tree (mono-elm). The WTF includes a tower, equipment enclosure, and landscaping. The subject WTF contains nine panel antennas, mounted at 61 feet, 51 feet, and 41 feet OC (on center), and 12 remote radio heads (RRHs), along with fiber cable splitters and other equipment.
2. The subject WTF is proposed on: “Tract 2-B Plat of Tracts 1-A, 2-A and 2-B, Bosque School”, approximately 4.5 acres (the “subject site”). The address is listed in the City’s GIS system (AGIS) as Mirandela St. NW.
3. The subject site is zoned PD (Planned Development) and is part of the larger Bosque School campus.
4. The request includes two spots for future collocations (antenna centerline at 51 feet, and 41 feet OC). Their use, configuration, associated equipment, etc. depends upon private agreements between the tower owner and other wireless carriers. The Wireless Regulations do not require the provision and/or usage of collocation spots.

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5. The subject WTF would be owned by Sun State Towers, which would lease the land from the property owner and lease the collocation spots to various wireless providers. Verizon wireless would occupy the top spot on the tower (antennas at 61 feet OC) and future providers would occupy the two lower spots (antennas at 51 feet and 41 feet OC) (see Elevations sheets).
6. The subject site is in an Area of Change, as designated by the Comprehensive Plan, and in the Northwest Community Planning Area (CPA). The Comprehensive Plan does not contain Goals or policies specific to WTFs, and these are not included in the Wireless Regulations.
7. Site history: The subject site (Tract 2-B Bosque School) was a part of the North Andalucia at La Luz site development plan for subdivision, which included design standards. One of the design standards states that “No free-standing WTF towers or antennas are allowed; rather, antenna shall be integrated with the building architecture” (see sheet 3, bottom left-hand side).

The intention for this area since 2005 was to allow architecturally integrated WTFs and prohibit free-standing tower WTFs. However, in 2008, Tracts 7, 8, and 9 (which contain the subject site) were removed from the North Andalucia at La Luz site development plan for subdivision and the land was replatted. Therefore, the subject site is no longer subject to the design standards.

## Process & Timelines:

8. IDO 14-16-6-5(H)(2)(a) describes procedures for administrative review of WTFs. Staff explains the following regarding review of this application:
  - A. Subsection 14-16-6-5(H)(2)(a) states that an administrative review (it does not state decision) shall be completed within 60 calendar days of the receipt of a complete application. The first administrative review of a complete application occurred on July 19, 2024 (first deficiency letter)- seven days after deeming the application complete on July 12, 2024 (when payment was received). Pursuant to Federal law, Staff has 10 calendar days to issue the first deficiency memo after an application is deemed complete.
  - B. Consistent with established practice, instances of non-compliance were found and communicated to the applicant, in order to provide assistance, facilitate an opportunity to remedy non-compliance, and supply missing information. Staff received revised materials, in response to the first deficiency letter, on August 21, 2024 (note: substantive changes requested were not made).
  - C. Subsection 14-16-6-5(H)(2)(a) further states that an incomplete application shall be deemed withdrawn if the deficiencies are not corrected within 60 calendar days of notice of the deficiencies. Application materials were first submitted via the prescribed form on March 12, 2024. The first letter of facial incompleteness, issued on March 25, 2024, explained that required checklist items were missing and noted deficiencies in the application.



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The deficiencies were not cured, so a second letter of facial incompleteness was issued on May 3, 2024, in response to materials dated April 19, 2024. Again, the deficiencies were not sufficiently addressed, so a third memo of facial incompleteness was issued on June 25, 2024, based on review of materials dated June 12, 2024.

9. The application was found to be complete for processing on July 11, 2024, after the applicant submitted materials on July 8, 2024 in response to the third memo of facial incompleteness. An invoice was generated and was paid later on July 13, 2024- which is the application's deemed complete date.
10. This application is being reviewed using the version of the Integrated Development Ordinance (IDO) in effect on the deemed complete date, the IDO annual update 2022- effective July 23, 2023.
11. The Federal "shot clock" requirements for wireless application review apply: 150 days to decide a new WTF application and 90 days to decide a new collocated WTF application. Consistent with the auto-withdrawal clause in the pre-IDO wireless regulations, the 60 days mentioned in IDO 14-16-6-5(H)(2)(a) allows for withdrawal of incomplete applications without activity; it does not establish a 60-day total review time for new macro sites, which would be more stringent than Federal law.

The 60-day review time referred to in Federal law is for certain types of modifications to an existing tower or base station, as clarified in a FCC declaratory ruling regarding Section 6409(a) of the Spectrum Act of 2012. This type of administrative review is done by Zoning staff.

12. The Federal clock for review time starts on the day the application is deemed complete, which is the day the required fee is paid (see Finding 9). The days that the applicant is working on a response (i.e.- "the ball is in their court") do not count toward the municipality's review time.

## Definitions:

13. The Integrated Development Ordinance (IDO) contains definitions in Subsection 14-16-6-7. The following are relevant to the request:
  - A. *Wireless Telecommunications Facility. 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. Non-commercial or broadcasting antennas are not considered to be WTFs.*

A WTF is comprised of several components. The word "may" is used because a given WTF may or may not include all of the listed components, depending upon the type of WTF it is. For instance, free-standing WTFs include a support structure (a monopole) and accessory development such as the required enclosure wall and landscaping. WTFs mounted atop buildings, or collocated on existing vertical structures, are not required to have either.

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The intent of this broad definition is to include all components of a WTF, whatever they may be, as distinct parts of the WTF. Using this reasoning, the components of a given WTF combine to comprise the WTF itself. All WTFs are required to be concealed by design and by context, except for collocations on existing non-concealed WTFs and public utility collocations.

- B. *Free-standing WTF. A WTF, other than a public utility co-location, that consists of a standalone support structure, antennas, and associated equipment. The support structure may be a wooden pole, steel monopole, lattice tower, or similar structure.*

The subject WTF would consist of a standalone support structure (the monopole), antennas, and associated equipment, and therefore is a free-standing WTF by definition. The subject WTF would not be installed on an existing light pole that is considered a public utility and would not be located in the public right-of-way (ROW).

- C. *Concealed WTF: As further prescribed in Subsection 14-16-4-3(E)(12)(a), a WTF that is aesthetically integrated or otherwise consistent with surrounding existing buildings, structures, and landscaping, including height, color, style, massing, placement, design, and shape, and that does not visually stand out as a WTF. A face-mounted antenna that is painted to match the façade, but has no other design elements that conceal the antenna, remains readily visible to the naked eye and is not considered a concealed WTF.*

The proposed WTF is a mono-elm, which is considered to be a concealed design (provided the antennas do not protrude). However, concealment by context (aesthetic integration) is also required; the subject WTF must also meet the criteria for concealment in IDO 14-16-4-3(E)(12)(c)(3), (a) through (e).

- D. *Architecturally Integrated WTF. A WTF that is camouflaged into the structure on which it is located by means of color, texturing, architectural treatment, massing, size, design, and/or shape. An architecturally integrated WTF is a concealed facility.*

An architecturally integrated WTF is camouflaged into a structure so that it is not readily identifiable as a WTF, because the colors, textures, design, and shape match so that the WTF looks like it's a part of an existing building or structure- like it's supposed to be there .

As established through consistent practice and through the appeal process (c. 2008): “camouflaged into the structure” means that at least one side of the tower abuts/touches the existing structure”. The integration does not have to be literally “on” top of” (although that is encouraged)- it can be to the side, butted up against an existing building.

Requirements regarding setbacks, landscaping, and separation distance (ex. between free-standing WTFs, from Major Public Open Space, and from certain roadway centerlines) do not apply to architecturally integrated WTFs.



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- E. *Roof-mounted WTF. A WTF placed on a rooftop through gravity mounts or other surface attachments and integrated into the natural rooftop profile of the building or as to resemble a permissible rooftop structure, such as a ventilator, cooling equipment, solar equipment, water tank, chimney, or parapet.*

A roof-mounted WTF is a type of architecturally integrated WTF that is integrated into, and appears to be a part of, a natural rooftop profile and/or resembles a structure often found on rooftops. A false parapet, with antennas behind it, is a common example.

## Analysis:

14. Pursuant to IDO 14-16-4-3(E)(12)(l), Location Near Major Public Open Space, only collocations, public utility collocations, and architecturally integrated WTFs are allowed within 1,320 feet of the property line of any Major Public Open Space (MPOS) or the Petroglyph National Monument. The subject WTF is a free-standing WTF by definition (see Finding 13.B). Therefore, it must be located at least 1,320 feet from the property line of any MPOS.
- A. The parcel adjacent north of the subject site, the Pueblo Montano Picnic Area and Trailhead, is Major Public Open Space (MPOS, shown on the City's GIS system, AGIS, as green). The subject WTF is approximately 500 feet from the Pueblo Montano Picnic Area and Trailhead MPOS, which is less than 1,320 feet. Therefore, the request does not comply.
- B. Rio Grande Valley State Park, across the ditch from the subject site, is also Major Public Open Space (MPOS). The subject WTF is approximately 220 feet from the Rio Grande Valley State Park MPOS, which is also less than 1,320 feet. The request does not comply.
- C. Information regarding MPOS is publicly available through the GIS-based Advanced Map Viewer <https://www.cabq.gov/planning/agis-maps>. Distances can be measured on AGIS and the MPOS layer turned on. Also, the Comprehensive Plan contains a map of MPOS as Figure 2 in Chapter 10.
15. Consistent with the original Wireless Regulations, and pursuant to IDO 14-16-4-3(E)(12)(k)(1), only collocations, public utility collocations, and architecturally integrated WTFs “are allowed within 660 feet of any easement or public right-of-way identified as part of an existing or future trail system that is located on a major arroyo or other drainage facility”.
- A. A freestanding WTF is proposed on the subject site, which lies 120 feet west of the Corrales Riverside drain, a drainage facility. An easement for this drainage facility is shown on AGIS. The Bikeways and Trails Facility Plan, a Rank II facility plan, identifies the Corrales Riverside drain trail as an existing unpaved trail, proposed to be paved in the future. Since 120 feet is less than the 660 feet of separation required, the request does not comply.
- B. Information regarding trails and drainage facilities is publicly available through the GIS-based Advanced Map Viewer <https://www.cabq.gov/planning/agis-maps>. Distances can be measured

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on AGIS and the MPOS layer turned on. Also, the Bikeways and Trails Facility Plan is available online at <https://www.cabq.gov/planning/plans-publications>

16. Consistent with the original Wireless Regulations, IDO 14-16-4-3(E)(12)(k)(2) designates certain streets in the City as View Corridors. Coors Boulevard, which lies west of the subject site, is a designated View Corridor identified in (E)(12)(k)(2)(j).

Only collocations, public utility collocations, and architecturally integrated WTFs are allowed within 660 feet of the centerline of a designated View Corridor street. The subject WTF would be located approximately 1,700 feet from the centerline of Coors Boulevard and, therefore, meets this requirement.

17. The August 19, 2024 project letter refers to three other free-standing WTFs located north of the Coors Blvd. and Montano Rd. intersection. IDO 14-16-4-3(E)(12)(e)(1) prohibits new free-standing WTFs within 1,000 feet in any direction of any other freestanding WTFs, as measured from the wall or fence of each freestanding WTF. The existing free-standing WTFs are approximately 1,700 feet\* and 2,000 feet\*\* from the subject WTF respectively, so the required 1,000 feet separation distance is met.

\*flagpole/monopole behind the Auto Zone, near NW corner of intersection

\*\*legacy/grandfathered freestanding array sites, NE of intersection

18. The applicant does not explain how the three, existing free-standing WTFs north of the Coors Blvd. and Montano Rd. intersection relate to the current application. Staff finds the following:

- A. Regarding the two existing WTFs “close to the trail” that “have no screening”, historical research reveals three legacy case numbers on the children’s home property: 1002377 from 2003, 1003505 from 2004, and 1007776 from 2016. None are WTF approvals.

The prior legacy case tracking system shows four County special use permits on the subject site from 1970, 1973, 1995, and 1996. If the WTFs were approved in any of these years, it would have been in the County. Furthermore, the City’s first wireless regulations were not adopted until 1999. It’s likely no requirements were in place at the time regarding screening and separation distance from open space. Furthermore, pursuant to IDO 14-16-6-5(H)(1)(b), any unconcealed WTFs erected prior to January 15, 1999 are exempted from the concealment provisions of 14-16-4-3(E)(12)(a).

- B. Even in the absence of A and B above, the regulations in place at the time of application submittal of the current request apply (see Finding 10). Prior approvals do not exempt the subject WTF from current, applicable requirements.

19. Pursuant to IDO 14-16-4-3(E)(12)(a)(4)(a-d), for new freestanding WTFs, the applicant is required to demonstrate that collocation on existing structures is not feasible. Note: this demonstration is not required for a collocated WTF or an architecturally integrated WTF.



# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor

Albuquerque, NM 87102

Tel: (505) 924-3860



First, the applicant's responses in the March 13, 2024 letter are not an affidavit, as required. Second, the responses do not adequately show that no existing tower, structure, or public utility structure can be used in lieu of new construction of the subject WTF, as follows:

- A. Subsection 14-16-4-3(E)(12)(a)(4)(a): response does not acknowledge the three other WTFs within ½ mile (2,640 feet) of the subject WTF (see Finding 17) and explain why the applicant believes none would work. No exhibit(s) provided.
  - B. Subsection 14-16-4-3(E)(12)(a)(4)(b): response doesn't address the question and/or explain why the applicant believes it may not apply.
  - C. Subsection 14-16-4-3(E)(12)(a)(4)(c): response doesn't discuss any other factors, and is incorrect because there are other towers within ½ mile (2,640 feet) of the subject WTF. No exhibit(s) provided.
  - D. Subsection 14-16-4-3(E)(12)(a)(4)(d): no evidence provided regarding the use of other structures and/or sites in the area. Also, there are other towers within ½ mile (2,640 feet) of the subject WTF. No exhibit(s) provided.
20. The separation distance requirements and screening requirements in IDO 14-16-4-3(E)(12) apply only to WTFs such as the subject WTF, which meets the definition of freestanding (see Finding 13.B). If a proposed WTF is architecturally integrated (rooftop or tower), a public utility collocation, or a collocation, then separation distances and screening requirements do not apply.

The first deficiency notice (dated July 19, 2024) explains that separation distance requirements do not apply to WTFs that are not freestanding (see Item 2.A of that memo). The applicant was encouraged to provide another type of WTF design so that separation distance requirements would not apply. However, the materials the applicant provided in response did not include any design or siting revisions and show the same freestanding monopole. The applicant decided to not remedy the non-compliance (see also Finding 24).

21. IDO §14-16-4-3(E)(12)(c) states that concealment is required and that a new WTF shall be the least visually and physically intrusive as possible (the "least intrusive means test"). The applicant's August 19, 2024 letter states that they believe the subject WTF to be the least intrusive means, but doesn't support the assertion by explaining why or comparing it to any other alternatives. Something cannot be the "least" if it was the only option considered (see also Finding 24).

Staff believes that, by definition, an architecturally integrated WTF, a collocation, a public utility collocation, or even a monopole appearing to be part of the campus (provided it could meet separation distance requirements) would be less intrusive than the subject WTF.

22. In this case, Staff is not providing a full analysis of the subject WTF using the criteria for concealment in Subsection 14-16-4-3(E)(12)(c)(3)(a through e). Since the subject WTF does not



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meet the requirements as explained in Findings 14, 15, and 19 and is therefore not allowed, there is no need to determine degree of aesthetic integration at this time.

23. IDO 14-16-4-3(E)(12)(a)(1) encourages collocations and public utility collocations, but does not require them. Though the general preference is for carriers to collocate (i.e.- share space) on the same pole, the Wireless Regulations cannot- and do not- force them to since this sharing is done via private agreements. Therefore, there is no requirement to accommodate multiple carriers on a free-standing WTF.
24. The project letter states that the property owner made it clear that “the location proposed was the only location that would work for them”. However, a private agreement does not overwrite the Wireless Regulations, to which all new WTFs are subject.

“Although the practical limitations set by the landlord over site selection can be taken into consideration when the City Staff review a particular site, such concerns should not influence the Staff in meeting the obligations under the Zoning Code” (now the IDO). [Ref: LUHO recommendation in AC-08-02, p. 5, and adopted by City Council on April 23, 2008].

Compliance with applicable regulations should be achieved first, and then a site selected and negotiated with the property owner- not the other way around. Please note that measuring applicable separation distances is part of the due diligence that supports a successful site selection process.

25. As indicated by Item 4.01 of the Supplemental Application Form, and on page 5 of the RF Package/Analysis, the dominant purpose of the subject WTF is to add network capacity without adding significant new radio frequency signal coverage. The coverage maps (Items 6.03, 6.04, and 6.05) show that radio frequency signal coverage already exists. The project purpose can be achieved by deploying a different type of WTF and/or different design, either on the subject site or nearby.
26. Regarding Item 3.15 of the Supplemental Technical Application Form, the subject WTF is categorically excluded because the height of the lowest antennas (38 feet-future collocation spot) is more than 10 meters (32.8 feet) above the ground, and is unlikely to cause exposure in excess of the Federal Communication Commission (FCC) guidelines for Radio Frequency (RF) emissions found at 47 C.F.R. § 1.1307 *et seq.* Staff’s comments and recommendations do not rest upon any concerns regarding RF emissions.
27. The Supplemental Technical Application Form requires three RF maps: Item 6.03 (existing coverage/capacity on the same network), Item 6.04 (coverage/capacity to be provided by the project), and Item 6.05 (coverage/capacity to be provided by other sites and the project). The RF package/analysis contains a lot of information that is not required, but lacks the required map for Item 6.05. Coverage/capacity can be provided by deploying a different type of WTF and/or different design, either on the subject site or nearby.
28. IDO 14-16-6-4(K)(3)(b)(2) and (K)(3)(c) require that the Applicant notify recognized neighborhood associations (NAs) within 1,320 feet of the subject site and property owners within 100 feet of the

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subject site, respectively. A letter from the Office of Neighborhood Coordination (ONC) dated January 2, 2023 indicates that the following neighborhood organizations were required to be notified: The La Luz Landowners Association, The Taylor Ranch Neighborhood Association (NA), and the Westside Coalition of NAs. Notification of associations occurred in November 2023.

Because a significant amount of time had passed, Staff asked the applicant (via the third memo of facial incompleteness) to obtain an updated letter from the ONC and to notify any parties who were entitled to notice, based upon the updated letter.

The Applicant also notified property owners within 100 feet of the subject site, and provided evidence in the form of certified mail receipts (first-class mail is required, but certified mail is acceptable). The notification was completed in March 2024.

29. Opportunities in the area for a compliant WTF include an architecturally integrated WTF (on the school campus or a nearby site), a roof-mounted WTF, a free-standing WTF that meets setback requirements, and a collocation on an existing vertical structure. The agent's task to determine the location of compliant sites within the search area, and to work with property owners to obtain a private agreement to lease the land. Staff must review the application, and cannot act on behalf of a private party and/or find suitable sites. Staff encourages applicants to use the Wireless Regulations as a checklist when beginning the siting process, as part of vetting potential sites.
30. The Applicant is invited to reapply for a WTF on the subject site (or elsewhere) that meets all applicable requirements. A new, proposed WTF in a different location would constitute a new application. Staff can assist with the process. Staff encourages reapplication and working toward a solution, rather than appeal of a non-compliant site.

Please note that this decision may be appealed to the Land Use Hearing Officer (LUHO) within fifteen (15) days of the date of this letter, which is the close of business on October 3, 2024. This office will notify you, in writing, if an appeal of this decision is received. If you have any questions, you may contact me at (505) 764-1074 or [clehner@cabq.gov](mailto:clehner@cabq.gov).

Sincerely,

*Catalina Lehner*

Catalina Lehner, AICP  
City of Albuquerque



v.3

SAVE  
Base for Decision  
letter




# SUN STATE TOWERS

## NM01-116 RIVER WALKER/ ABQ MIRADA

APN: 1-012-062-217024-3-02-12

4000 LEARNING RD. NW  
ALBUQUERQUE, NM 87120  
BERNALILLO COUNTY

PREPARED FOR



**SUN STATE  
TOWERS**  
1426 NORTH MARVIN STREET #101  
GILBERT, AZ 85233  
PHONE: 480-664-9588 • FAX 480-664-9850

CARRIER



6955 W. MORELOS PL., CHANDLER, AZ 85226.  
PHONE: (480) 777-4380  
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION



Site Acquisition | Engineering | Construction  
1426 NORTH MARVIN STREET # 101  
GILBERT, AZ 85233

PROJECT NO:	NM01-116 RIVER WALKER
DRAWN BY:	CS
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
0	08/25/23	FINAL ZONING	CS
1	09/12/23	FINAL ZONING	CS
2	03/06/24	FINAL ZONING	CS
3	04/11/24	FINAL ZONING	CDA
4	08/13/24	ZONING COMMENTS	CDA

**SITE DIRECTIONS**

DEPART ALBUQUERQUE INTERNATIONAL SUNPORT. HEAD EAST ON SUNPORT BLVD. USE THE MIDDLE LANE TO STAY ON SUNPORT BLVD. SLIGHT RIGHT TO STAY ON SUNPORT BLVD. CONTINUE ONTO SUNPORT LOOP SE. KEEP LEFT TO CONTINUE ON SUNPORT BLVD. USE 2ND LANE TO MERGE ONTO I-25 N VIA THE RAMP TO I-40 N/DOWNTOWN/SANTA FE. MERGE ONTO I-25 N. USE THE RIGHT 2 LANES TO TAKE EXIT 226A-226B TO MERGE ONTO I-40 TOWARD GALLUP. TAKE EXIT 155 FOR COORS BOULEVARD N/COORS BOULEVARD S. KEEP RIGHT AT THE FORK. FOLLOW SIGNS FOR NM-45 N/COORS BLVD/FRONTAGE RD. KEEP LEFT, FOLLOW SIGNS FOR COORS BOULEVARD N. CONTINUE ONTO NM-45/COORS BLVD NW. TURN RIGHT ONTO BOSQUE SCHOOL RD. THEN TAKE THE 2ND EXIT AT THE TRAFFIC CIRCLE. CONTINUE STRAIGHT UNTIL THE ROAD NAME CHANGES TO MIRANDELA ST NW. THE DESTINATION WILL BE ON THE RIGHT.

- PROJECT DESCRIPTION**
- SCOPE OF WORK**
- INSTALL PROPOSED 65'-0" SUN STATE TOWERS MONOELM
  - INSTALL PROPOSED 1033 SQ. FT. SPLIT-FACE CMU WALL
  - INSTALL PROPOSED 4'-0"X8'-0" CONCRETE PAD
  - INSTALL PROPOSED 4'-0"X12'-0" CONCRETE PAD
  - INSTALL PROPOSED OUTDOOR POWER CABINET
  - INSTALL PROPOSED OUTDOOR RF CABINET
  - INSTALL PROPOSED 50KW DIESEL GENERATOR
  - INSTALL PROPOSED ELECTRICAL SERVICE
  - INSTALL PROPOSED TELCO SERVICE
  - INSTALL [12] PROPOSED ANTENNAS
  - INSTALL [12] PROPOSED REMOTE RADIO HEADS
  - INSTALL [1] PROPOSED OVP-12
  - INSTALL [2] PROPOSED HYBRID CABLES
  - INSTALL PROPOSED LANDSCAPE

**CONTACT INFORMATION**

SUN STATE TOWERS  
1426 N. MARVIN STREET #101  
GILBERT, AZ 85233  
CONTACT: CHAD WARD  
PHONE: [602] 463-9514

**PROPERTY OWNER:**  
THE BOSQUE SCHOOL  
4000 BOSQUE SCHOOL RD. NW  
ALBUQUERQUE, NM 87120  
CONTACT: BRUCE STELL  
PHONE: [505] 898-6388

**CARRIER:**  
VERIZON WIRELESS  
6955 W. MORELOS PL.  
CHANDLER, AZ 85226  
CONTACT: JEFF DEWALT  
PHONE: [505] 332-6007

**TOWER OWNER:**  
SUN STATE TOWERS  
1426 N. MARVIN STREET #101  
GILBERT, AZ 85233  
CONTACT: CHAD WARD  
PHONE: [480] 664-9588 EXT. 214

**SITE ACQUISITION:**  
PINNACLE CONSULTING, INC.  
1426 N. MARVIN STREET #101  
GILBERT, AZ 85233  
CONTACT: MICHELLE JOHNSON  
PHONE: [480] 664-9588 ext. 230

**ENGINEERING FIRM:**  
PINNACLE CONSULTING, INC.  
1426 N. MARVIN STREET #101  
GILBERT, AZ 85233  
ENGINEER: KYLE FORTIN, PE  
PHONE: [623] 217-4235

**PROJECT DATA**

**ZONING:** PD

**PARCEL #:** 1-012-062-217024-3-02-12

**USE:** UNMANNED COMMUNICATIONS

**NEW LEASE AREA:** 1098 SQ. FT

**JURISDICTION:** CITY OF ALBUQUERQUE

**GOVERNING CODES:** 2015 NMCBC, 2015 NMEBC, 2017 NMEC

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

**COORDINATES**

**TOWER COORDINATES:**

LATITUDE 35.146088° 35° 08' 45.92" N [NAD83]  
LONGITUDE -105.684972° -106° 41' 05.90" W [NAD83]  
GROUND ELEVATION 4976' [NAVD88]

**FIBER MMP (MEET ME POINT) COORDINATES:**

LATITUDE 35.146659° 35° 08' 47.97" N [NAD83]  
LONGITUDE -106.685525° -106° 41' 07.89" W [NAD83]

- GENERAL NOTES**
1. ABANDONMENT: ALL WIRELESS TELECOMMUNICATIONS FACILITIES WHICH ARE NOT IN USE FOR THREE CONSECUTIVE MONTHS SHALL BE REMOVED BY THE WIRELESS TELECOMMUNICATIONS FACILITY OWNER. THIS REMOVAL SHALL TAKE PLACE WITHIN THREE MONTHS OF THE END OF SUCH THREE MONTH PERIOD. UPON REMOVAL, THE SITE SHALL BE REVEGETATED TO BLEND WITH THE EXISTING SURROUNDING VEGETATION. IF THERE IS NO VEGETATION ON A WIRELESS TELECOMMUNICATIONS FACILITY SITE, THE SITE SHALL BE RETURNED TO ITS PRECONSTRUCTION CONDITION. THE FACILITY OWNER SHALL NOTIFY THE CITY WHEN REMOVAL OF THE FACILITY OCCURS.
  2. LIGHTING AND SIGNAGE: ONLY SECURITY LIGHTING OR LIGHTING REQUIRED BY A STATE AND/OR FEDERAL AGENCY IS ALLOWED. PROVIDED: THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT SHINE DIRECTLY ON ANY PUBLIC RIGHT-OF-WAY OR ANY RESIDENTIAL PREMISES. THE LIGHTING SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 1,000 FOOT LAMBERTS; IT SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 200 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE. THE ONLY SIGNAGE THAT IS PERMITTED IS THAT WHICH IS REQUIRED BY STATE OR FEDERAL LAW.
  3. INTERFERENCE: EVERY WIRELESS TELECOMMUNICATIONS FACILITY SHALL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION, OR ANY SUCCESSOR THEREOF, REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
  4. 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.
  5. THIS PROJECT INCLUDES C-BAND UPGRADE.



**SHEET INDEX**

T-1	PROJECT INFORMATION
PS-1	PHOTO SHEET
LS-1	BOUNDARY DETAIL
LS-2	TOPOGRAPHIC SURVEY
Z-1	OVERALL SITE PLAN
Z-2	EXISTING SITE PLAN
Z-3	PROPOSED SITE PLAN
Z-4	ENLARGED SITE PLAN AND ANTENNA PLAN
Z-5	ELEVATIONS
Z-6	ELEVATIONS
Z-7	PROPOSED ANTENNA PLAN
L-1	PROPOSED LANDSCAPE PLAN

**APPROVALS**

[RF]: _____	DATE: _____
[CONST.]: _____	DATE: _____
[RE]: _____	DATE: _____
LANDLORD: _____	DATE: _____

**NM01-116 RIVER WALKER/  
ABQ MIRADA**

4000 LEARNING RD. NW  
ALBUQUERQUE, NM 87120  
BERNALILLO COUNTY

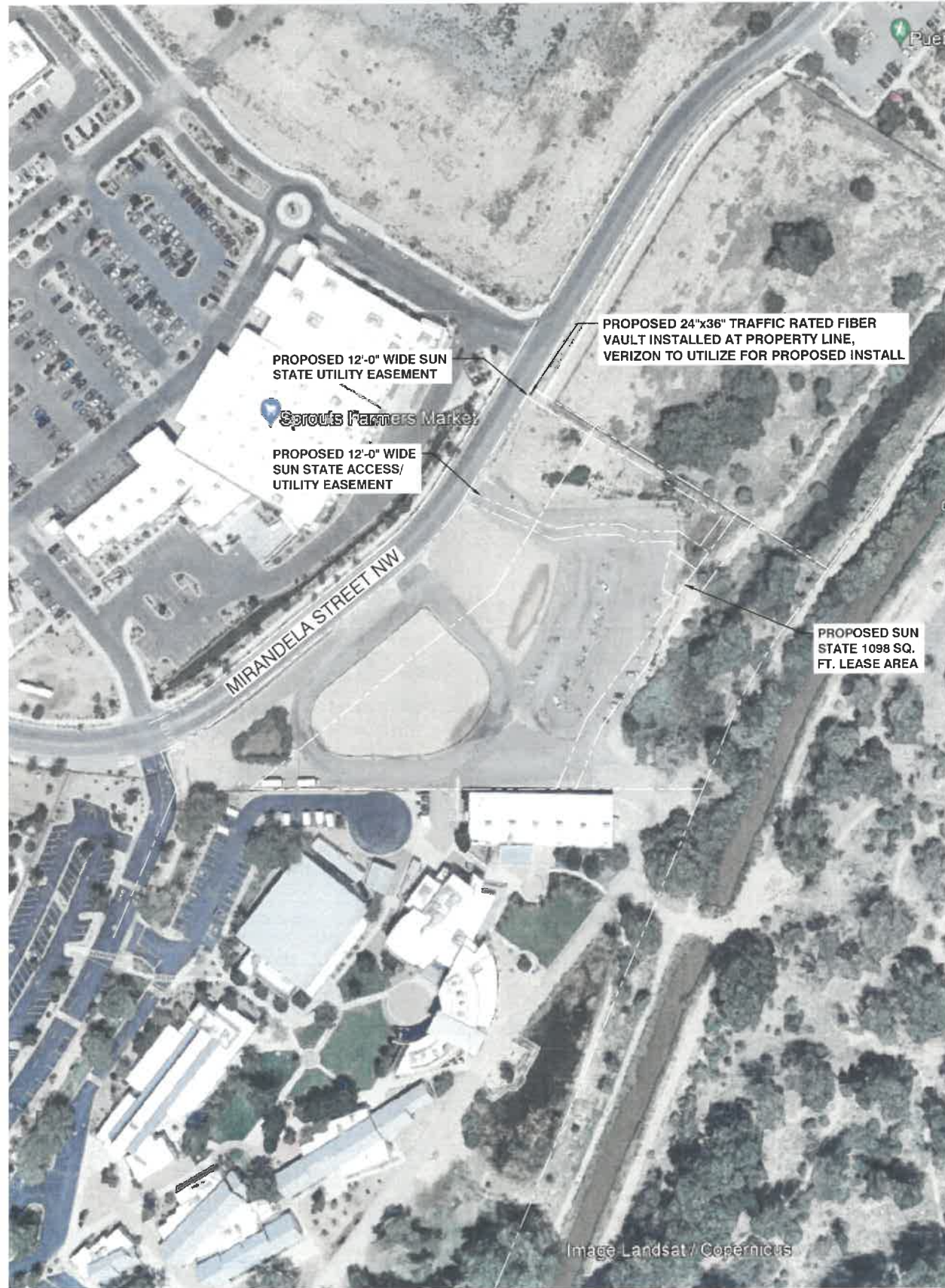
SHEET TITLE

**PROJECT INFORMATION**

SHEET NUMBER

**T-1**





AERIAL VIEW



EXISTING LANDSCAPE AREA



1 NEW LEASE AREA

PREPARED FOR  
**SUN STATE TOWERS**  
 1426 NORTH MARVIN STREET #101  
 GILBERT, AZ 85233  
 PHONE: 480-664-9588 - FAX: 480-664-9850

CARRIER  
**verizon**  
 6955 W. MORELOS PL., CHANDLER, AZ 85226.  
 PHONE: (480) 777-4360  
 FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION  
**PINNACLE**  
 Site Acquisition | Engineering | Construction  
 1426 NORTH MARVIN STREET # 101  
 GILBERT, AZ 85233

PROJECT NO. NM01-116 RIVER WALKER  
 DRAWN BY: CS  
 CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
0	08/25/23	FINAL ZONING	CS
1	09/12/23	FINAL ZONING	CS
2	03/06/24	FINAL ZONING	CS
3	04/11/24	FINAL ZONING	CDA
4	08/13/24	ZONING COMMENTS	CDA

NM01-116 RIVER WALKER/  
 ABQ MIRADA  
 4000 LEARNING RD. NW  
 ALBUQUERQUE, NM 87120  
 BERNALILLO COUNTY

SHEET TITLE  
 PHOTO SHEET

SHEET NUMBER  
**PS-1**

2

3



**SURVEYOR NOTES**

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO., ORDER NO.: 37621537 EFFECTIVE DATE: 09/10/2022.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**PROJECT META DATA**

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM NEW MEXICO STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 08/15/23.

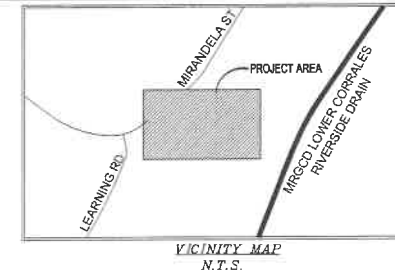
**FLOOD ZONE DESIGNATION**

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 35001C0119G DATED 09/26/2008.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS, AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

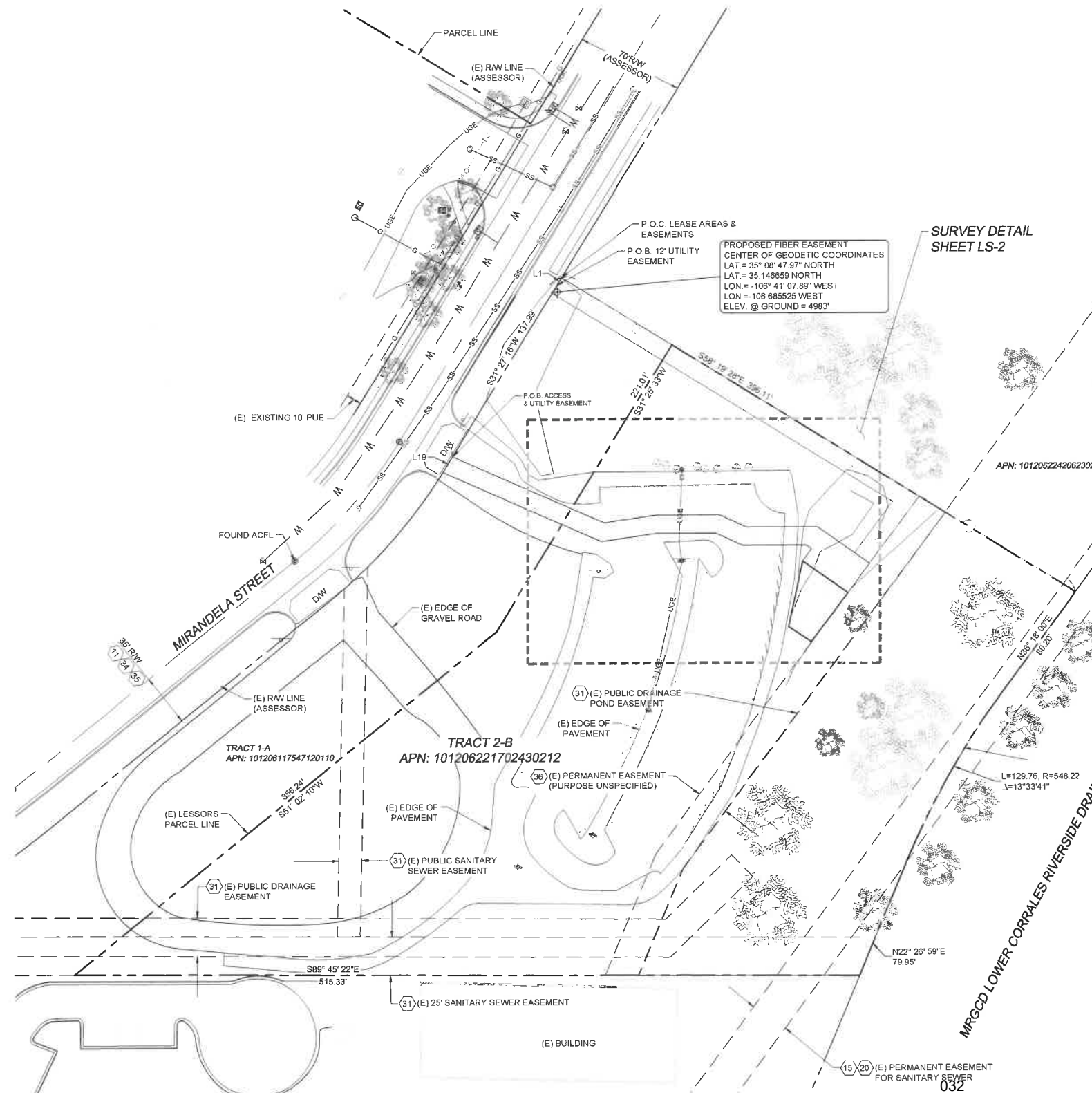
**LESSOR'S LEGAL DESCRIPTION (APN: 101206221702430212)**

TRACT TWO-B (2-B) OF PLAT OF TRACTS 1-A, 2-A AND 2-B, BOSQUE SCHOOL, BEING A REPLAT OF TRACTS 1 & 2, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 2009, IN PLAT BOOK 2009C, PAGE 183.



**LEGEND**

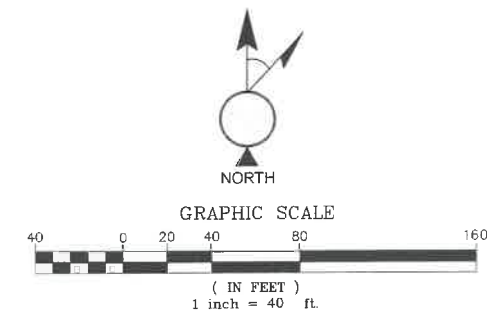
- ⊙ ALUMINUM CAP FLUSH (ACFL)
- LIGHT POST
- DECIDUOUS TREE
- BUSH
- SIGN
- CURB STOP
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- DW DRIVEWAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



**SCHEDULE B EXCEPTIONS**

- 11) COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO. 2009098871
- 15) EASEMENT RECORDED AS DOCUMENT NO. 1992006237, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 20) PERMANENT EASEMENT RECORDED AS DOCUMENT NO. 1992006237, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 31) EASEMENTS RECORDED AS DOCUMENT NO. 2006180367, 2006180368 AND 2006180369, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 34) AGREEMENT RECORDED AS DOCUMENT NO. 2009098873, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 35) EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 2009098874, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 36) AMENDMENT OF EASEMENT RECORDED AS DOCUMENT NO. 2015044257, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

ITEMS X THRU X OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES



**SUN STATE TOWERS**  
 1426 NORTH MARVIN STREET #101  
 GILBERT, AZ 85233  
 PHONE: 480-664-9588 - FAX 480-664-9650

**PINNACLE CONSULTING, INC.**  
 Construction - Project Management - Site Development

1426 N MARVIN STREET # 101  
 GILBERT, AZ 85233

FIELD BY:	CEF / PAC / NAY
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
5	10/23/23	REVISION
4	08/29/23	FINAL
3	08/18/23	REVISION
2	01/11/23	REVISION
1	09/26/22	FINAL
0	09/08/22	PRELIMINARY

**RLF CONSULTING**  
 LAND SURVEY • MAPPING SOLUTIONS  
 WWW.RLFCONSULTING.COM • 480-445-0860

Professional Surveyor Seal for Steve Wood, State of New Mexico, License No. 14407, Expires 12/31/23.

REUSE OF DOCUMENT  
 THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC

PROJECT No.  
**100081215**  
 SITE NAME:  
**NM01-116 RIVER WALKER**

SITE ADDRESS:  
 4000 LEARNING RD NW  
 ALBUQUERQUE, NM 87120

SHEET TITLE:  
**BOUNDARY DETAIL**

SHEET NO. **LS-1** REVISION: **1**





EXISTING UNDERGROUND FIBER OPTIC LINE, TYP.  
 EXISTING UNDERGROUND GAS LINE, TYP.  
 EXISTING UNDERGROUND ELECTRICAL LINE, TYP.

EXISTING UNDERGROUND SANITARY SEWER LINE, TYP.

PROPOSED 24"x36" TRAFFIC RATED FIBER VAULT INSTALLED AT RIGHT OF WAY, VERIZON TO UTILIZE FOR PROPOSED INSTALL

(2) PROPOSED 4"Ø UNDERGROUND FIBER CONDUITS FROM PROPOSED ROW FIBER VAULT TO PROPOSED COMPOUND FIBER JUNCTION BOX (VERIZON TO UTILIZE (1) SPARE 4"Ø CONDUIT FOR PROPOSED FIBER INSTALLATION) (APPROX. DISTANCE = ±345')

APN:  
 1-012-062-242062-3-02-11  
 ZONING: PD

*Due to narrow plant area MPOS*

EXISTING UNDERGROUND WATER LINE, TYP.

PROPOSED 12'-0" WIDE SUN STATE ACCESS/UTILITY EASEMENT

EXISTING R.O.W. LINE, TYP.

EXISTING EDGE OF PAVEMENT, TYP.

EXISTING LIGHT POLES, TYP.

15'-0" SANITARY SEWER EASEMENT

EXISTING PUBLIC SANITARY SEWER EASEMENT, TYP.

EXISTING ROAD, TYP.

EXISTING PUBLIC DRAINAGE EASEMENT, TYP.

UPN:  
 1-012-061-175471-2-01-10  
 ZONING: R-MH

UPN:  
 1-012-062-217024-3-02-12  
 ZONING: PD

APN:  
 1-012-061-236412-2-02-02  
 ZONING: UNCL

APN:  
 1-012-061-236412-2-02-02  
 ZONING: NR-PO-B

EXISTING CMU WALL, TYP.

EXISTING PERMANENT EASEMENT, TYP. (PURPOSE UNSPECIFIED)

PROPOSED SUN STATE 1098 SQ. FT. LEASE AREA

PROPOSED 65'-0" TALL SUN STATE MONOELM

*new labels*  
 CORRALES RIVERSIDE DRAIN

*Rio Grande Valley State Park*

*total width 110'±*

CORRALES BOSQUE PRESERVE

12'-0" SUN STATE ACCESS/UTILITY EASEMENT

12'-0" SUN STATE ACCESS/UTILITY EASEMENT

12'-0" SUN STATE ACCESS/UTILITY EASEMENT

12'-0" SUN STATE ACCESS/UTILITY EASEMENT

12'-0" SUN STATE ACCESS/UTILITY EASEMENT

12'-0" SUN STATE ACCESS/UTILITY EASEMENT

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12'-0" SUN STATE UTILITY EASEMENT

12'-0" SUN STATE UTILITY EASEMENT

12'-0" SUN STATE UTILITY EASEMENT

12'-0" SUN STATE UTILITY EASEMENT

±233'-5" SETBACK

±251'-8" SETBACK

±251'-8" SETBACK

±251'-8" SETBACK

±251'-8" SETBACK

±251'-8" SETBACK

±251'-8" SETBACK

±251'-8" SETBACK

±251'-8" SETBACK

±100'-8" SETBACK

±100'-8" SETBACK

±100'-8" SETBACK

±100'-8" SETBACK

±100'-8" SETBACK

±100'-8" SETBACK

±100'-8" SETBACK

±100'-8" SETBACK

±100'-8" SETBACK

±286'-11" SETBACK

±286'-11" SETBACK

±286'-11" SETBACK

±286'-11" SETBACK

±286'-11" SETBACK

±286'-11" SETBACK

±286'-11" SETBACK

±286'-11" SETBACK

±286'-11" SETBACK

±280'-7" SETBACK

±280'-7" SETBACK

±280'-7" SETBACK

±280'-7" SETBACK

±280'-7" SETBACK

±280'-7" SETBACK

±280'-7" SETBACK

±280'-7" SETBACK

±280'-7" SETBACK

±136'-4" SETBACK

±136'-4" SETBACK

±136'-4" SETBACK

±136'-4" SETBACK

±136'-4" SETBACK

±136'-4" SETBACK

±136'-4" SETBACK

±136'-4" SETBACK

±136'-4" SETBACK

SETBACK TABLE	
NORTHWEST	±251'-8"
SOUTHEAST	±136'-4"
SOUTHWEST	±286'-11"
NORTHEAST	±100'-8"

PREPARED FOR  
**SUN STATE TOWERS**  
 1426 NORTH MARVIN STREET #101  
 GILBERT, AZ 85233  
 PHONE: 480-684-9588 - FAX 480-684-9850

CARRIER  
**verizon**  
 6955 W. MORELOS PL., CHANDLER, AZ 85226.  
 PHONE: (480) 777-4360  
 FAX: (480) 777-4391

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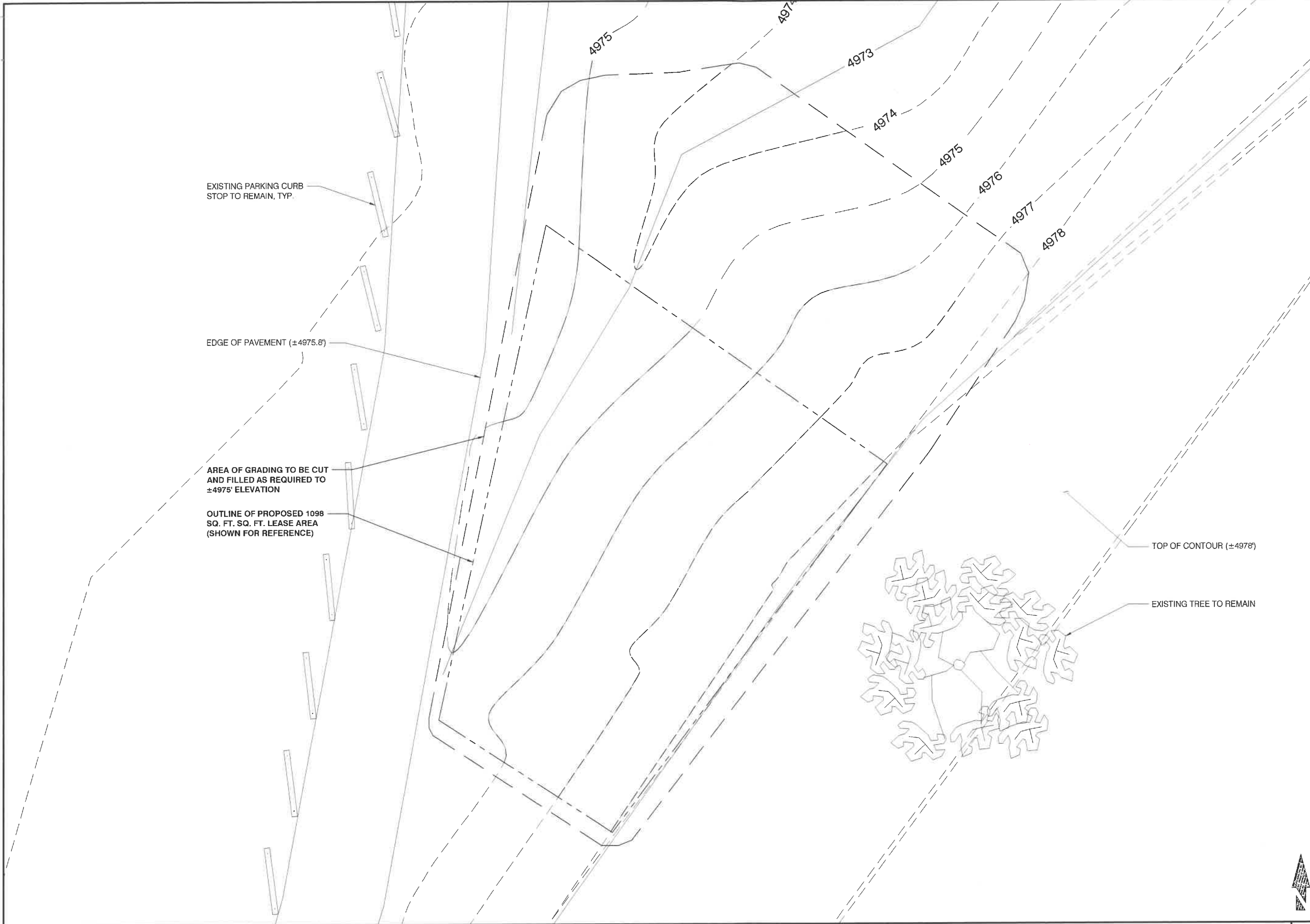
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 DRAWN BY: CS  
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1	09/12/23	FINAL ZONING	CS
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4	08/13/24	ZONING COMMENTS	CDA

NM01-116 RIVER WALKER/  
 ABQ MIRADA  
 4000 LEARNING RD. NW  
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 BERNALILLO COUNTY

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**Z-1**



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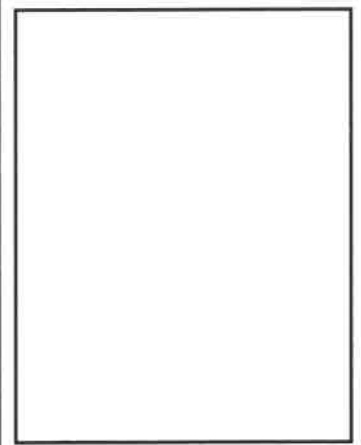
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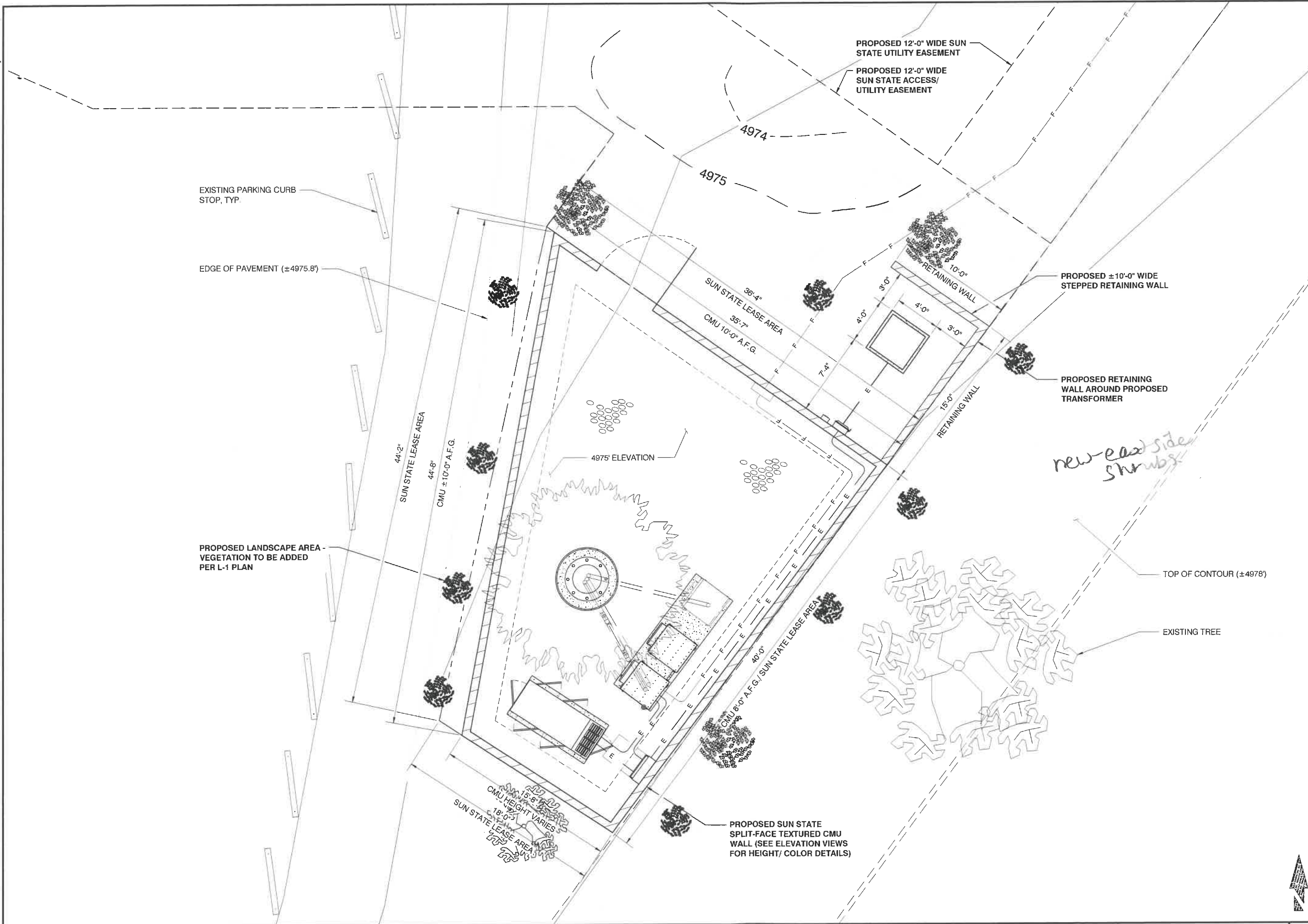
**NM01-116 RIVER WALKER/  
ABQ MIRADA**  
4000 LEARNING RD. NW  
ALBUQUERQUE, NM 87120  
BERNALILLO COUNTY

SHEET TITLE  
**EXISTING SITE PLAN**

SHEET NUMBER  
**Z-2**







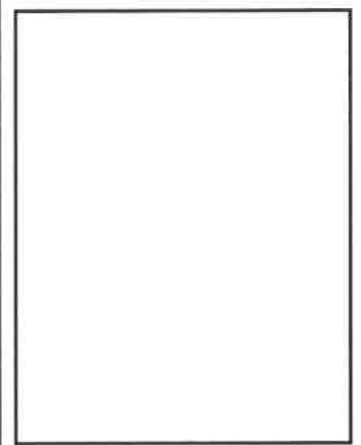
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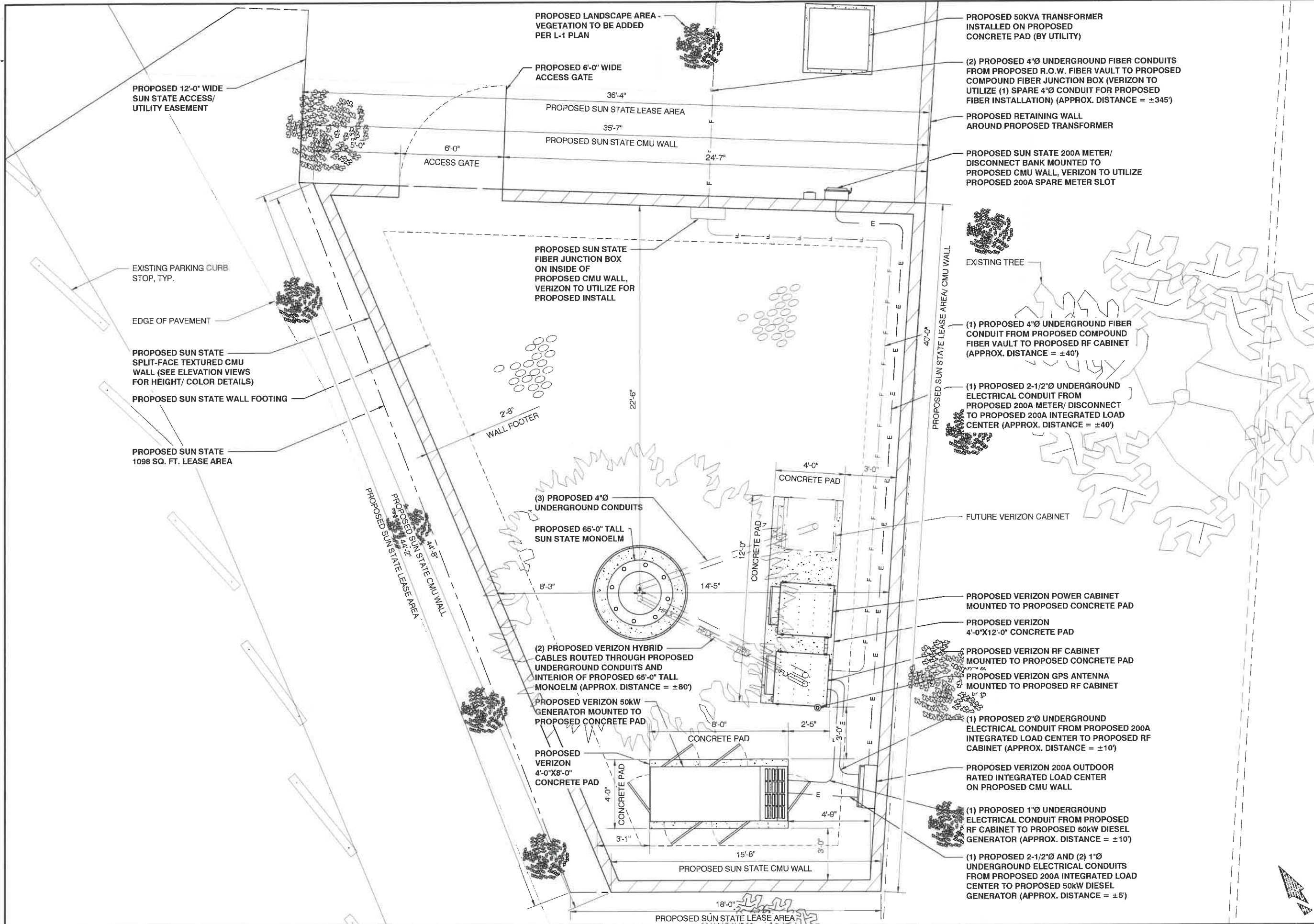


NM01-116 RIVER WALKER/  
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 4000 LEARNING RD. NW  
 ALBUQUERQUE, NM 87120  
 BERNALILLO COUNTY

SHEET TITLE  
**PROPOSED SITE PLAN**

SHEET NUMBER  
**Z-3**





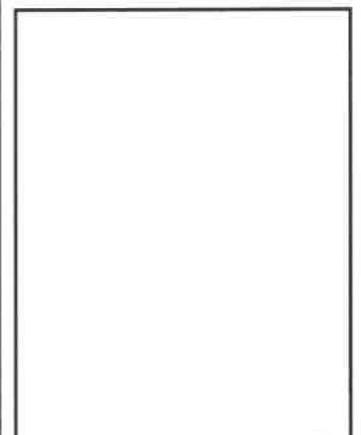
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 GILBERT, AZ 85233  
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CARRIER  
**verizon**  
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**PINNACLE**  
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 GILBERT, AZ 85233

PROJECT NO: NM01-116 RIVER WALKER  
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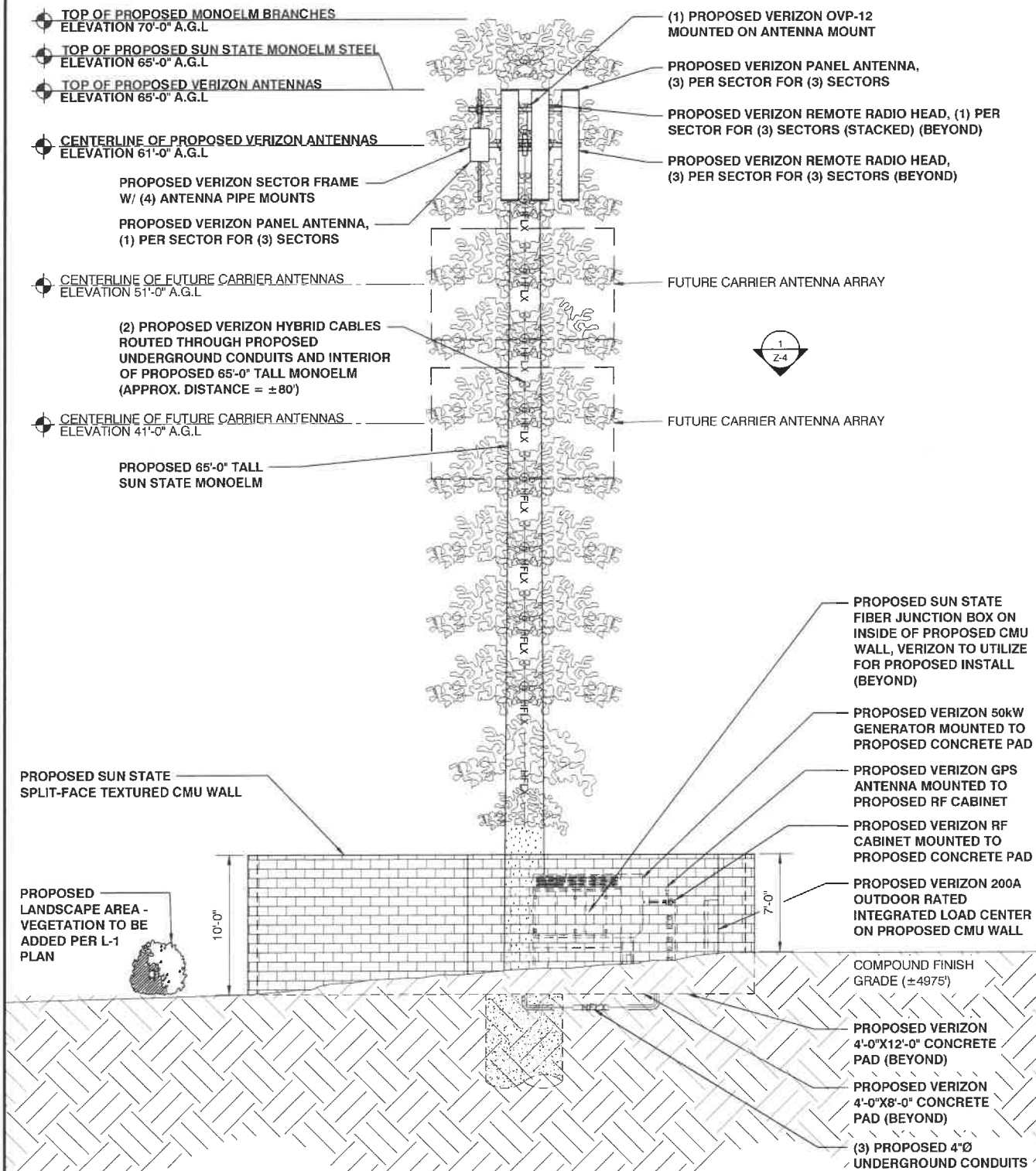
**NM01-116 RIVER WALKER/  
 ABQ MIRADA**  
 4000 LEARNING RD. NW  
 ALBUQUERQUE, NM 87120  
 BERNALILLO COUNTY

SHEET TITLE  
**ENLARGED SITE PLAN  
 AND ANTENNA PLAN**

SHEET NUMBER  
**Z-4**



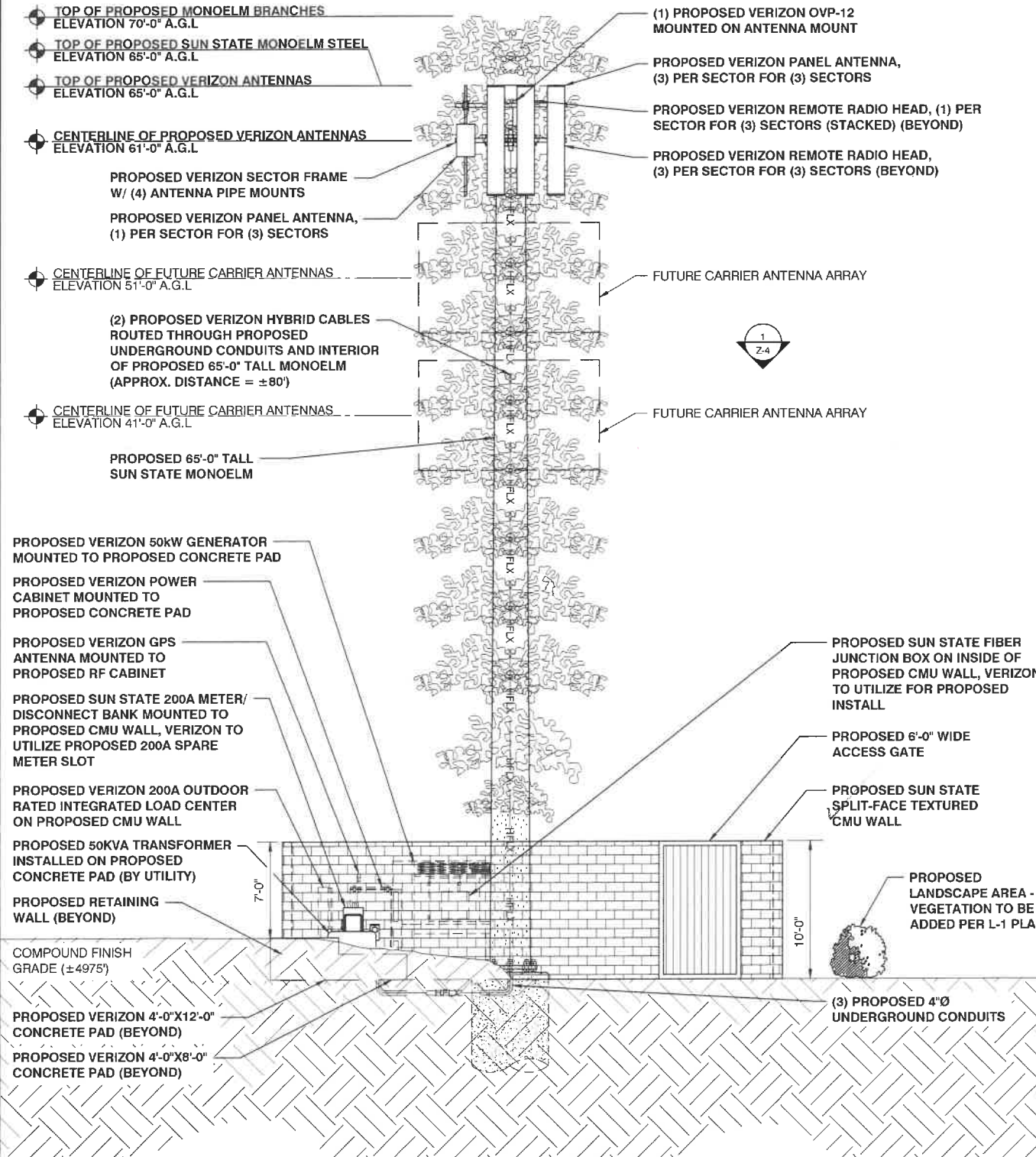
- GENERAL NOTES:
- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCKS - SHERWIN WILLIAMS 'GRASSHOPPER' (SW6733)
  - VERIZON CONTRACTOR TO PROVIDE ANTENNA MOUNTS PAINTED SHERWIN WILLIAMS 'GRASSHOPPER' (SW6733)
  - LEAVES COLOR - SHERWIN WILLIAMS 'GRASSHOPPER' (SW6733)
  - CMU WALL - SHERWIN WILLIAMS 'DARK BROWN' (SW7520)



NEW SOUTHWEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

- GENERAL NOTES:
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  - LEAVES COLOR - SHERWIN WILLIAMS 'GRASSHOPPER' (SW6733)
  - CMU WALL - SHERWIN WILLIAMS 'DARK BROWN' (SW7520)



NEW NORTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

PREPARED FOR

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GILBERT, AZ 85233  
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER

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**PINNACLE**  
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GILBERT, AZ 85233

PROJECT NO: NM01-116 RIVER WALKER

DRAWN BY: CS

CHECKED BY: KF

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NM01-116 RIVER WALKER/  
ABQ MIRADA

4000 LEARNING RD. NW  
ALBUQUERQUE, NM 87120  
BERNALILLO COUNTY

SHEET TITLE

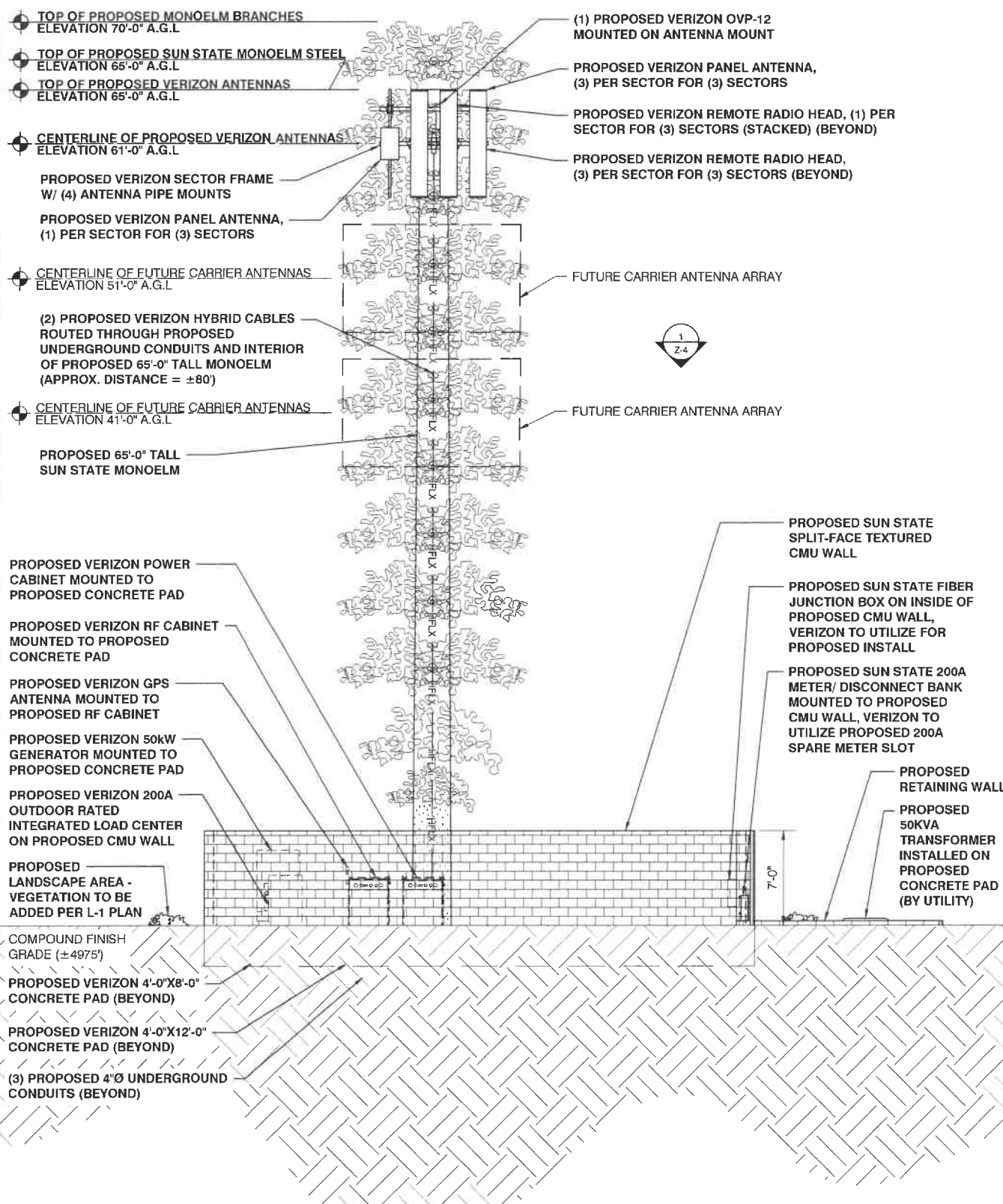
**ELEVATIONS**

SHEET NUMBER

**Z-5**



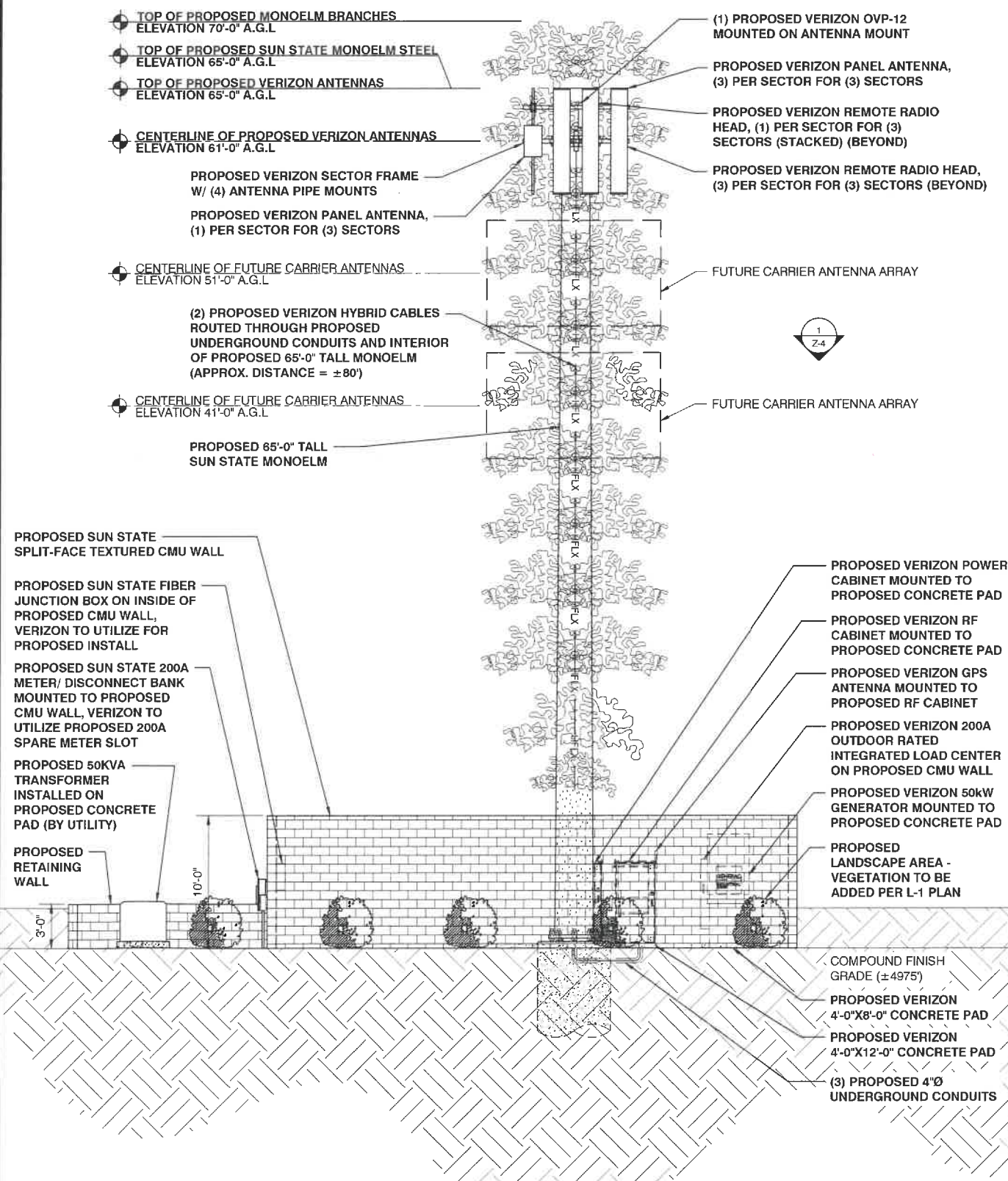
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  - LEAVES COLOR - SHERWIN WILLIAMS 'GRASSHOPPER' (SW6733)
  - CMU WALL - SHERWIN WILLIAMS 'DARK BROWN' (SW7520)



NEW SOUTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

- GENERAL NOTES:
- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCKS - SHERWIN WILLIAMS 'GRASSHOPPER' (SW6733)
  - VERIZON CONTRACTOR TO PROVIDE ANTENNA MOUNTS - PAINTED SHERWIN WILLIAMS 'GRASSHOPPER' (SW6733)
  - LEAVES COLOR - SHERWIN WILLIAMS 'GRASSHOPPER' (SW6733)
  - CMU WALL - SHERWIN WILLIAMS 'DARK BROWN' (SW7520)



NEW NORTHWEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

PREPARED FOR

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PROJECT NO: NM01-116 RIVER WALKER

DRAWN BY: CS

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NM01-116 RIVER WALKER/  
ABQ MIRADA

4000 LEARNING RD. NW  
ALBUQUERQUE, NM 87120  
BERNALILLO COUNTY

SHEET TITLE

**ELEVATIONS**

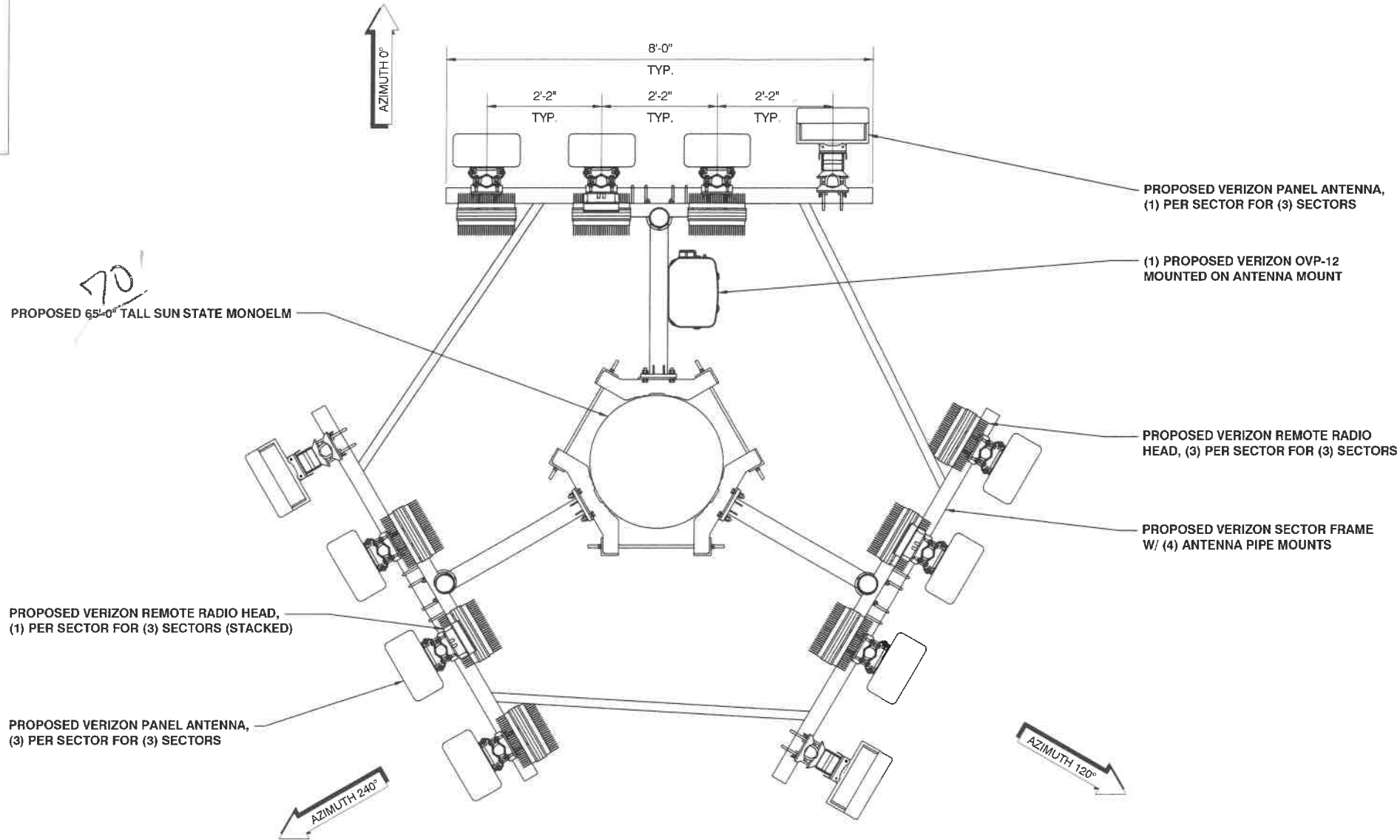
SHEET NUMBER

**Z-6**



- GENERAL NOTES:
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  - LEAVES COLOR - SHERWIN WILLIAMS 'GRASSHOPPER' (SW6733)

NOTE:  
MONOELM BRANCHES  
NOT SHOWN FOR CLARITY.



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CARRIER  
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FAX: (480) 777-4391

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**PINNACLE**  
Site Acquisition | Engineering | Construction  
1426 NORTH MARVIN STREET # 101  
GILBERT, AZ 85233

PROJECT NO: NMO1-116 RIVER WALKER  
DRAWN BY: CS  
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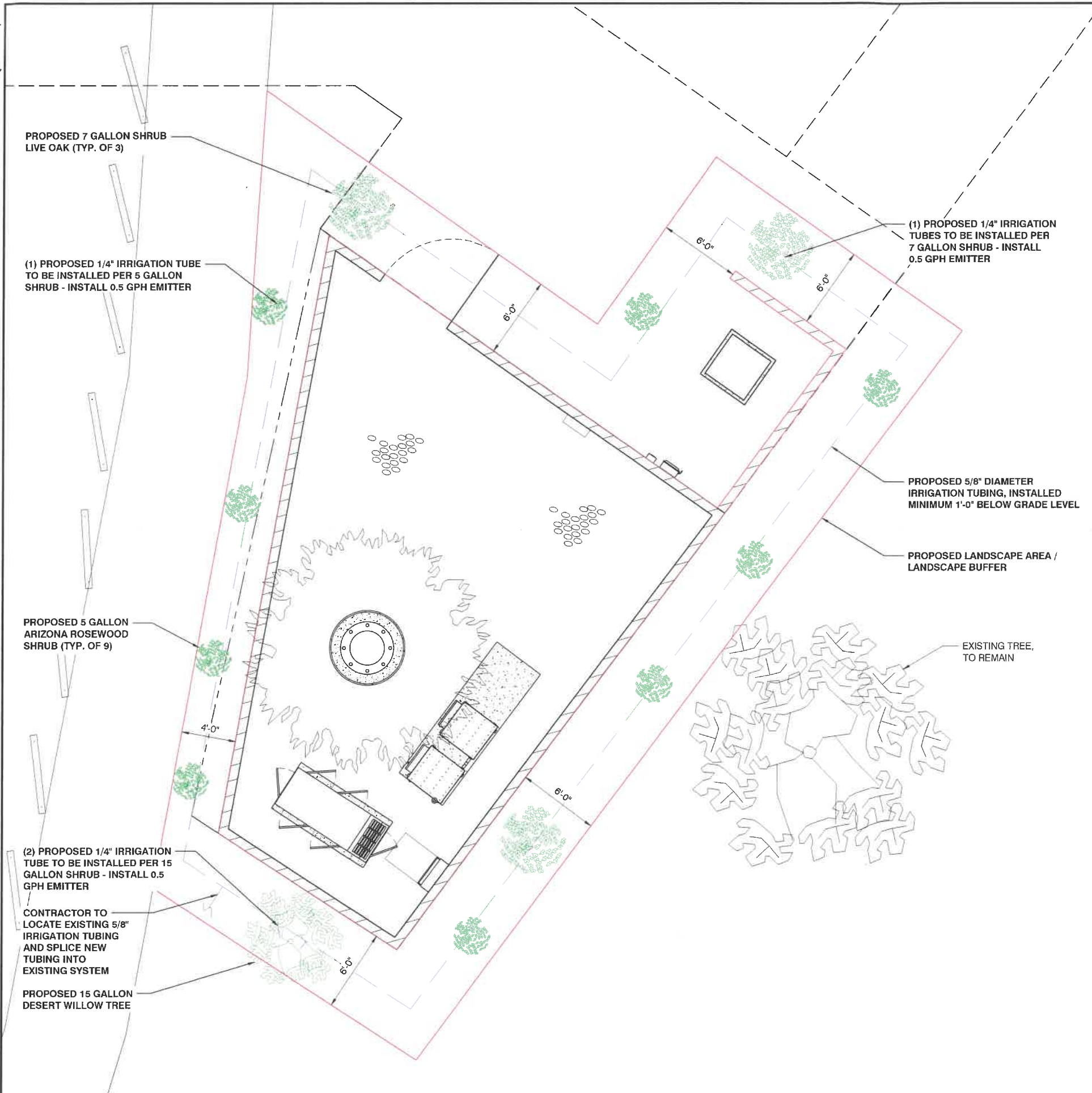
PROPOSED ANTENNA SCHEDULE										
POSITION	SECTOR	ANTENNA	CENTERLINE	AZIMUTH	RRH COUNT	RRH BAND	OVP COUNT	CABLE TYPE	CABLE COUNT	CABLE LENGTH
1	ALPHA	<b>PANEL #1</b>	61'-0"	0°	1	<b>RADIO #1</b>	<b>(1) OVP-12</b>	12X24 HYBRIFLEX	2	80'
2	ALPHA	<b>PANEL #1</b>	61'-0"	0°	2	<b>RADIO #1 RADIO #2</b>	-	-	-	-
3	ALPHA	<b>PANEL #1</b>	61'-0"	0°	1	<b>RADIO #1</b>	-	-	-	-
4	ALPHA	<b>PANEL #2</b>	61'-0"	0°	-	-	-	-	-	-
1	BETA	<b>PANEL #1</b>	61'-0"	120°	1	<b>RADIO #1</b>	-	-	-	-
2	BETA	<b>PANEL #1</b>	61'-0"	120°	2	<b>RADIO #1 RADIO #2</b>	-	-	-	-
3	BETA	<b>PANEL #1</b>	61'-0"	120°	1	<b>RADIO #1</b>	-	-	-	-
4	BETA	<b>PANEL #2</b>	61'-0"	120°	-	-	-	-	-	-
1	GAMMA	<b>PANEL #1</b>	61'-0"	240°	1	<b>RADIO #1</b>	-	-	-	-
2	GAMMA	<b>PANEL #1</b>	61'-0"	240°	2	<b>RADIO #1 RADIO #2</b>	-	-	-	-
3	GAMMA	<b>PANEL #1</b>	61'-0"	240°	1	<b>RADIO #1</b>	-	-	-	-
4	GAMMA	<b>PANEL #2</b>	61'-0"	240°	-	-	-	-	-	-

BOLD TEXT DENOTES NEW EQUIPMENT

NM01-116 RIVER WALKER/  
ABQ MIRADA  
4000 LEARNING RD. NW  
ALBUQUERQUE, NM 87120  
BERNALILLO COUNTY

SHEET TITLE  
**PROPOSED ANTENNA PLAN**

SHEET NUMBER  
**Z-7**



PROPOSED LANDSCAPE TABLE				
SIZE	QUANTITY	TYPE	GPH EMITTER	EMITTER QUANTITY PER SHRUB
5-GALLON	9	ARIZONA ROSEWOOD (VAUQUELINIA CALIFORNICA)	0.5	1
7-GALLON	3	SHRUB LIVE OAK (QUERCUS TURBINELLA)	0.5	1
15-GALLON	1	DESERT WILLOW (CHILOPSIS LINEARIS)	0.5	2

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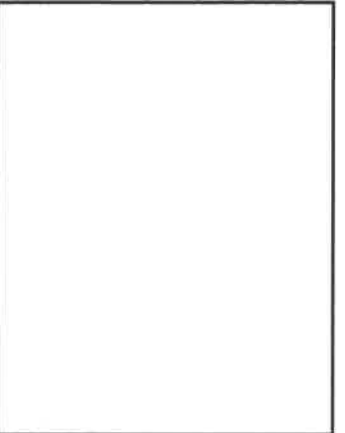
6955 W. MORELOS PL., CHANDLER, AZ 85226.  
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A&E CONSULTING FIRM & SITE ACQUISITION

**PINNACLE**  
 Site Acquisition | Engineering | Construction  
 1426 NORTH MARVIN STREET # 101  
 GILBERT, AZ 85233

PROJECT NO:	NM01-116 RIVER WALKER
DRAWN BY:	CS
CHECKED BY:	KF

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**NM01-116 RIVER WALKER  
 ABQ MIRADA**  
 4000 LEARNING RD, NW  
 ALBUQUERQUE, NM 87120  
 BERNALILLO COUNTY

SHEET TITLE  
**PROPOSED LANDSCAPE  
 PLAN**

SHEET NUMBER  
**L-1**







# MPOS near Bosque School site



477  
0 239 477 Feet  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City of Albuquerque  
8/29/2024  
1: 2,865

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Legend

- Open Space
- Open To Public
- Closed To Public
- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

## Notes

MPOS=Major Public Open Space



- ① MPOS - p. 50  
Open Space Facility Plan
- ② Pueblo Montano - pt of  
RGV State Park - map on  
OS ÷ webpage



Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

August 19, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

RE: New Proposed WTF (Stealth Mono Elm) to be located at the Bosque School (4000 Learning Road NW) Sun State Tower to allow a new Verizon Telecom Facility NM01-116 Riverwalker/ABQ Mirada . Responses to Mrs. Lehner First Deficiency Notice 7.19.24

Dear Mrs. Lehner:

Thank you for your letter dated 7.19.24 regarding additional open items/clarifications needed to proceed with the Sun State Bosque School project. Please see my responses below and I have attached the additional documents requested in your last letter.

1. Definitions:

I appreciate your explanations for the different types of WTF's and interpretations of the IDO Ordinance. It has been some time since working with you. We would agree that C. Concealed WTF would fit the best definition for this project, in that the WTF is aesthetically integrated or consistent with the existing buildings, landscaping, color and style and does not visually stand out as a WTF.

In working with the Bosque School, the school principal and plant manager made it clear to us that the location proposed was the only location that would work for them, based on their

Master Campus Plan. The school is working diligently to raise additional funding to expand the campus and surrounding area.

Their near future plan includes a new Performing Arts Center (Page 4 #6), additional classrooms, labs and offices (Page 4 #6 & #7) and landscaping and streetscape plans along Mirandella Street (Page 10) I have attached some renderings from the school showing the Bosque School's improvements and where our WTF will be placed to give you a sense that much of the WTF structure will be buffered from view and additional concealment of the WTF. ( Please see attachment NM01-Riverwalker Master plan notes)

In keeping with the IDO Ordinance 14-16-4-3 (E) (12) (C), with regard to screening. We feel that the proposed mono-elm WTF will blend in with the nature and character of the adjacent Bosque Cottonwood trees. This is also consistent with the support of the Bosque executive committee and faculty in that it is the least intrusive means by placing it next to existing trees, and out of their building envelope for their expansion.

Finally with the expansion of the Bosque School's facilities in the near future, it will be to the rear of the property buffered by the buildings and expanded landscaping along Mirandella Street.

## **2. Overreaching Topics**

- A. The proposed mono-elm is adjacent to Paseo Del Bosque Trail, and will be buffered from view from its design and surrounding Cottonwood trees. In addition, there are 3 freestanding towers, with no screening adjacent to the trail just north of Montano and Coors quite close to the Trail.
- B. Site History, we have requested any and all documents from the City regarding the subject Tract 2-B Bosque School, and provided them as requested. It is clear that the Bosque Tracts 7,8 &9 were removed and replatted. Please let us know if you find any



additional information that would affect this. As mentioned above, the Bosque School has a conceptual plan to expand their facilities.

3. **Neighborhood Considerations.** There were no facilitated or non-facilitated meetings requested.

Site Plan:

Please see the changes and updates your requested in Sheets Z-1, Z-5 and Z6.  
Also on 6 landscaping updates requested. (Please See revised zoning drawings NM-01 Riverwalker ZD's 8.13.24)

7. Other. Please see the attached spec sheets from the mono-elm manufacturer, Catalina I have also attached recent pictures of a newly installed mono-elm in the City of Rio Rancho last month installed at 2309 Monterrey SE. Also attached are revised photosims showing the brown CMU wall surrounding the compound. (Attached revised photosims and mono elm pics and Valmont/Larson specs)

Thank you and will await your follow-up questions or concerns you might with the review and approval of our Bosque School WTF request.

Sincerely,

*Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless



The Larson product line from Valmont® Structures leads the industry with new and improved natural concealment designs. Broadleaf tree designs can be co-locatable, and deliver aesthetically pleasing naturalistic branch canopies. Larson tree designs allow each tenant to position their arrays at any azimuth as well as accommodate larger antenna arrays.

- With unique features like antenna branches and matching antenna "socks," the antennas are virtually invisible.
- Tree foliage is a realistic representation of naturally occurring foliage and is a mix of two different leaf cluster patterns with in depth details such as insect damage, veins, and texture.
- Elm, Magnolia, and Eucalyptus foliage is made of a UV stabilized polyethylene (PE) plastic to preserve color.
- Trees can be finished with realistic bark, painted brown, or camouflage.

#### *Types of Concealment*

- ELM TREE
- MAGNOLIA TREE
- EUCALYPTUS





## LARSON CONCEALMENT SOLUTIONS FOR ANY ENVIRONMENT

### Broadleaf

- Larson Ultraflex bark is a specially formulated exterior grade epoxy composite to simulate tree bark on monotree camouflaged towers. Our bark is:
  - Unparalleled in strength, flexibility, and durability by means of extensive laboratory testing, including EMMAQUA-NTW method, environmental freeze/thaw cycle testing, flexural elongation and tensile strength testing
  - Tested in temperatures ranging from -50°F to 180°F
  - Painted with multiple colors and washes to create a natural appearance.
  - A proprietary blend that is applied wet directly to the pole and then hand textured and will not peel or delaminate like sheet bark
  - Ensured to have a strong bond between bark and galvanized pole because poles are etched prior to application.
- RF-friendly Larson Antenna Socks are vital to camouflage antennas within the canopy of the tree & the addition of Larson Antenna Branches can create complete concealment
- Microwave & RRU Socks & Branches are also available to help all equipment blend into the canopy
- Valmont Larson eucalyptus trees can be designed with a cost effective single main trunk in order to customize their appearance to satisfy jurisdictional requirements.
- We offer engineering and design expertise as well as a broad understanding of telecom requirements
- Design assistance in Photo Simulations and 3 D renderings
- RF friendly materials yield extremely low insertion and return loss properties.



Eucalyptus Bark



Elm/Magnolia Bark



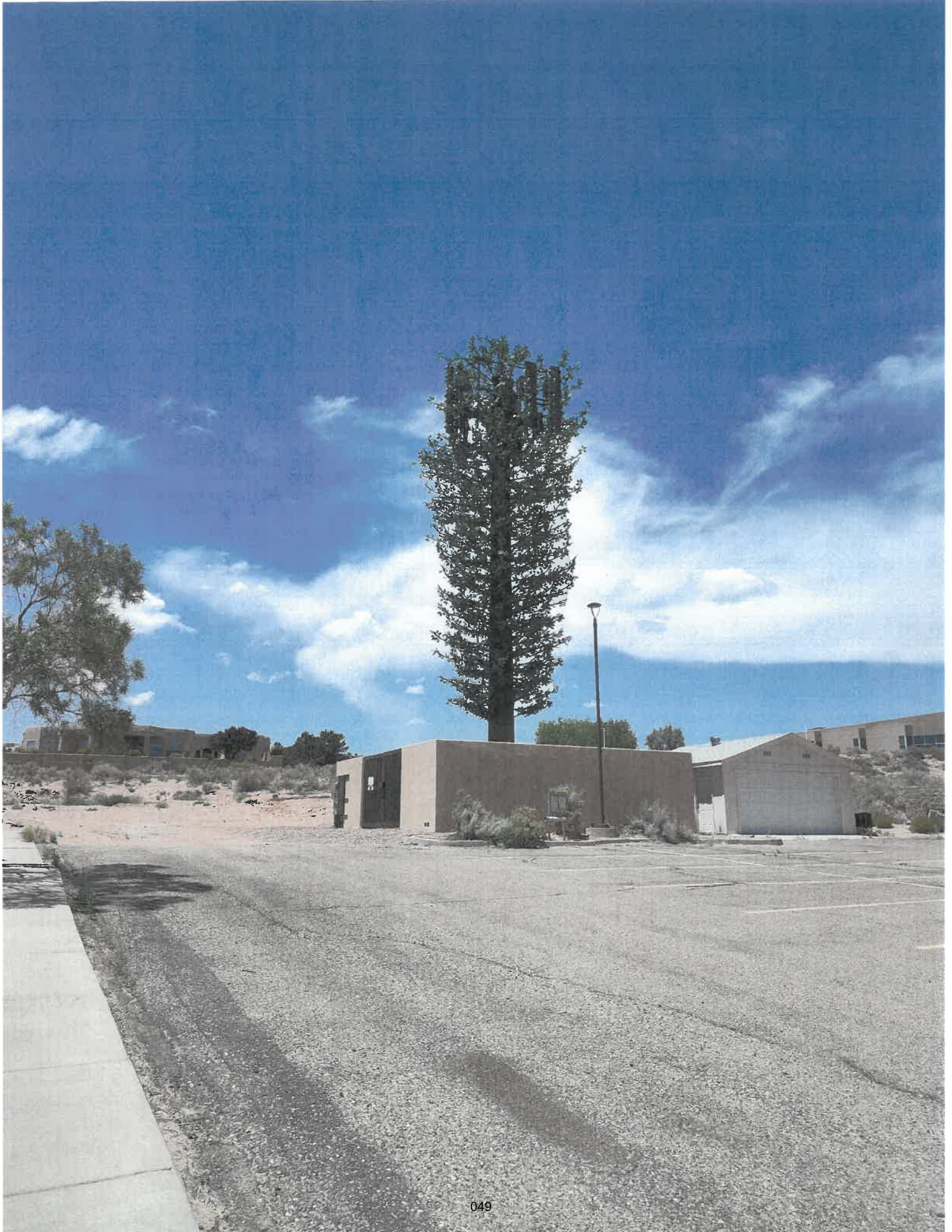
Eucalyptus Foliage



Elm/Magnolia Foliage

TDC 1011/2019









**PLAN LEGEND**

- 1 UPPER SCHOOLHOUSE BUILDING
- 2 GYMNASIUM
- 3a BUDAGHER HALL
- 3b PEGGIE ANN FINDLAY ARTS CENTER
- 4 ROD AND MARY KAY PERA SCIENCE CENTER
- 5 UPPER SCHOOL LANGUAGE AND MATH
- 6a GERALD AND BETTY FORD LIBRARY
- 6b MIDDLE SCHOOL SCIENCE CLASSROOMS
- 7 MIDDLE SCHOOL
- 8 MIDDLE SCHOOL ADMINISTRATION
- 9 BASE COURSE PARKING - 84 SPACES
- 10 BASE COURSE DROP OFF
- 11 PORTABLE - FACILITY BUILDING
- 12 PORTABLE - TEMPORARY PROP STORAGE
- 13 TRASH ENCLOSURE
- 14 KILN - CERAMIC MATERIALS STORAGE
- 15 EASEMENT FOR WUA ACCESS
- 16 BOSQUE SCHOOL ROAD
- 17 SANCHEZ PARK
- 18 POND
- 19 TRACK AND FIELD
- 20 TENNIS COURTS
- 21 SOCCER FIELD - NOT WITHIN PROPERTY BOUNDARY
- 22 PRACTICE FIELD
- 23 PARKING - 97 SPACES
- 24 VISITOR PARKING - 10 SPACES
- 25 PARKING - 38 SPACES
- 26 PARKING - 39 SPACES
- 27 PICK UP/DROP OFF
- 28 PORTABLE "MOUSE HOUSE" - BEMP
- 29 CONTAINERS FOR STORAGE

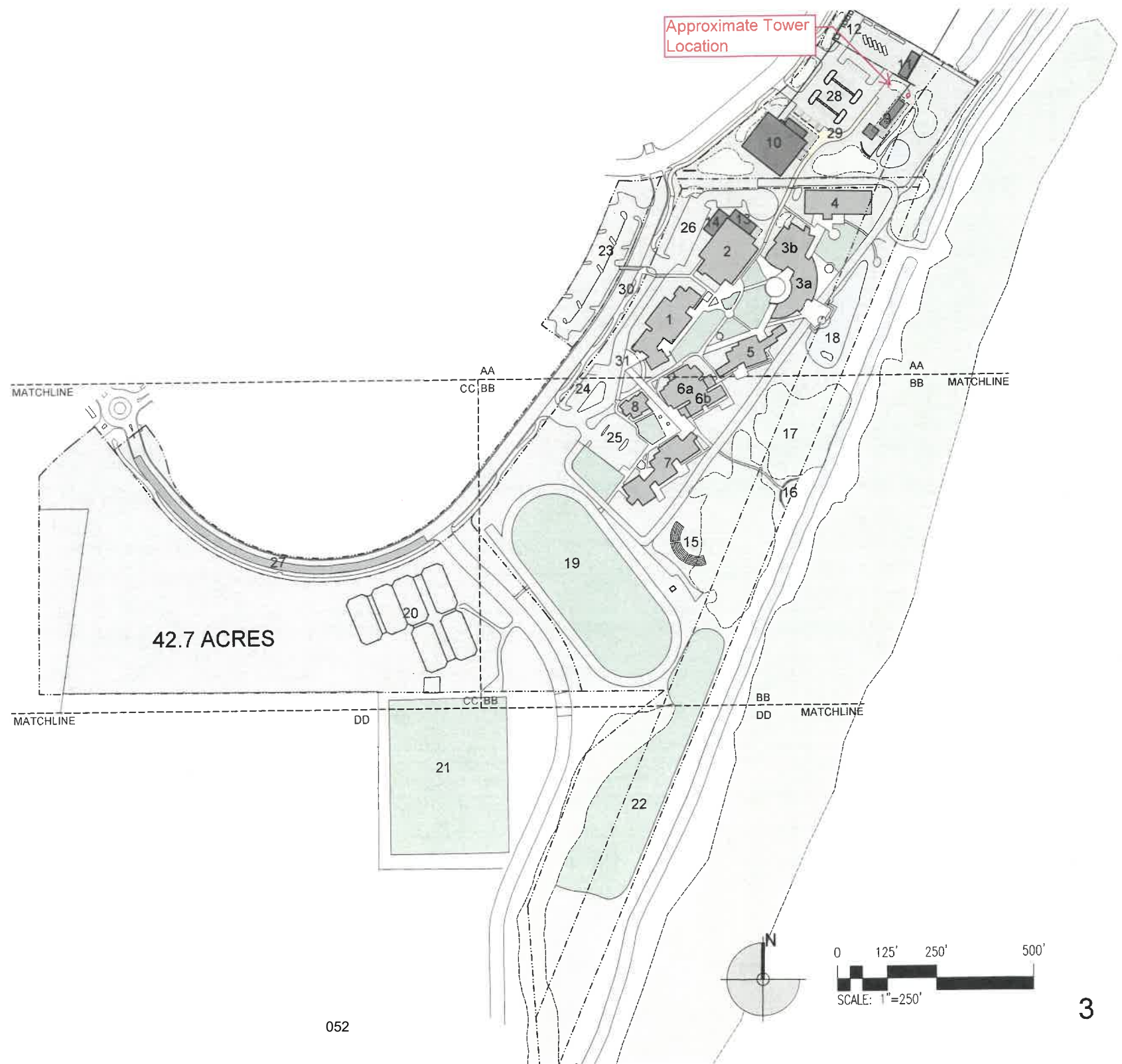


**EXISTING CAMPUS PLAN**



**PLAN LEGEND**

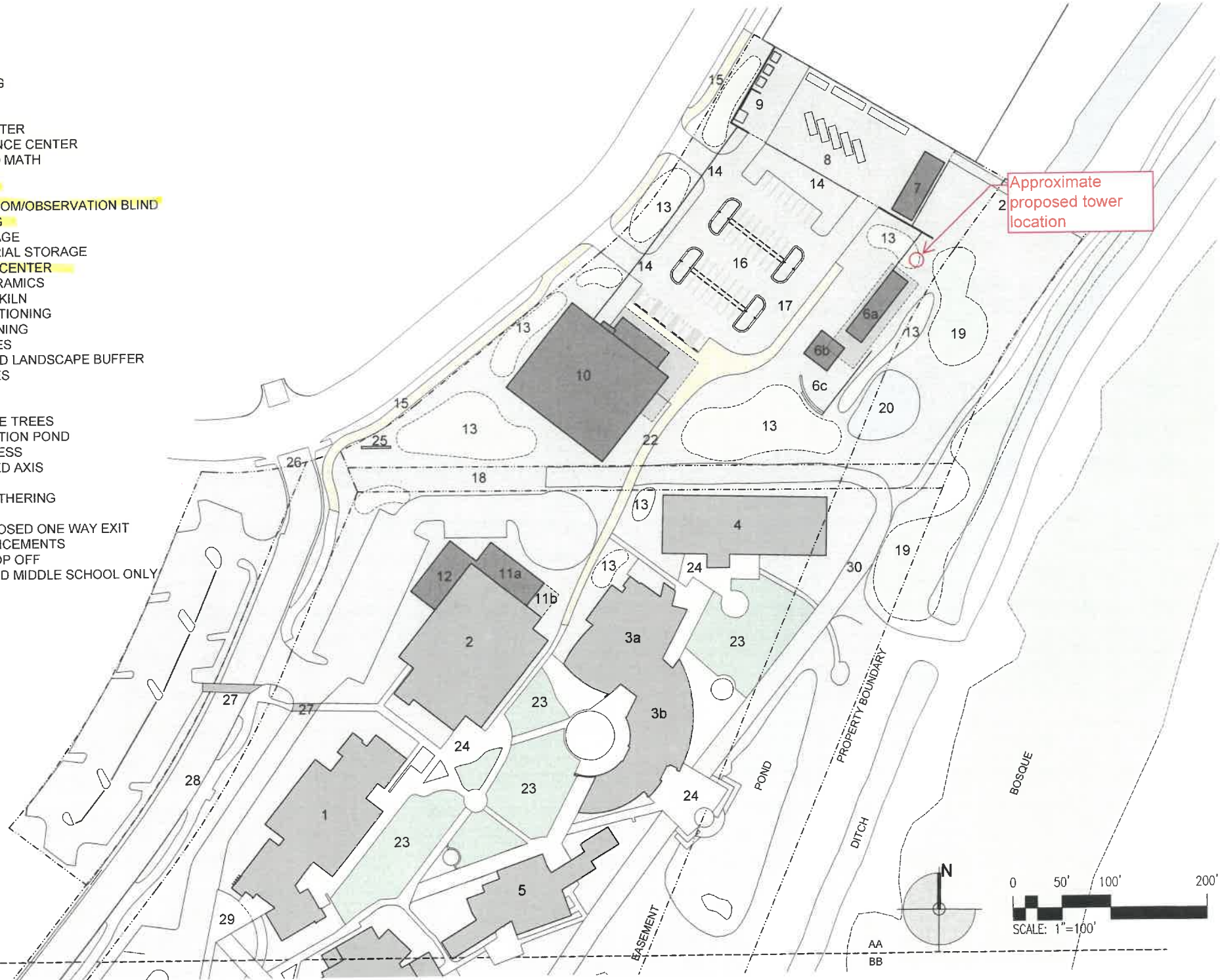
- 1 UPPER SCHOOLHOUSE BUILDING
- 2 GYMNASIUM
- 3a BUDAGHER HALL
- 3b PEGGIE ANN FINDLAY ARTS CENTER
- 4 ROD AND MARY KAY PERA SCIENCE CENTER
- 5 UPPER SCHOOL LANGUAGE AND MATH
- 6a GERALD AND BETTY FORD LIBRARY
- 6b MIDDLE SCHOOL SCIENCE CLASSROOMS
- 7 MIDDLE SCHOOL
- 8 MIDDLE SCHOOL ADMINISTRATION
- 9 PROPOSED BEMP BUILDING
- 10 PROPOSED PERFORMING ARTS CENTER
- 11 PROPOSED FACILITY BUILDING
- 12 PROPOSED SECURE BUS STORAGE
- 13 PROPOSED PROP STORAGE/CERAMICS
- 14 PROPOSED STRENGTH AND CONDITIONING
- 15 PROPOSED OUTDOOR EVENT AMPHITHEATER
- 16 PROPOSED OUTDOOR CLASSROOM
- 17 SANCHEZ PARK
- 18 POND
- 19 TRACK AND FIELD
- 20 TENNIS COURTS
- 21 SOCCER FIELD - NOT WITHIN PROPERTY BOUNDARY
- 22 PRACTICE FIELD
- 23 EXISTING PARKING - 97 SPACES
- 24 EXISTING VISITOR PARKING - 10 SPACES
- 25 EXISTING PARKING - 38 SPACES
- 26 EXISTING PARKING - 39 SPACES
- 27 PROPOSED PARKING - 94 SPACES
- 28 PROPOSED PARKING - 47 SPACES
- 29 PROPOSED BUS DROP OFF
- 30 PROPOSED UPPERSCHOOL DROP OFF
- 31 EXISTING DROP OFF



**CAMPUS MASTER PLAN**

PLAN LEGEND

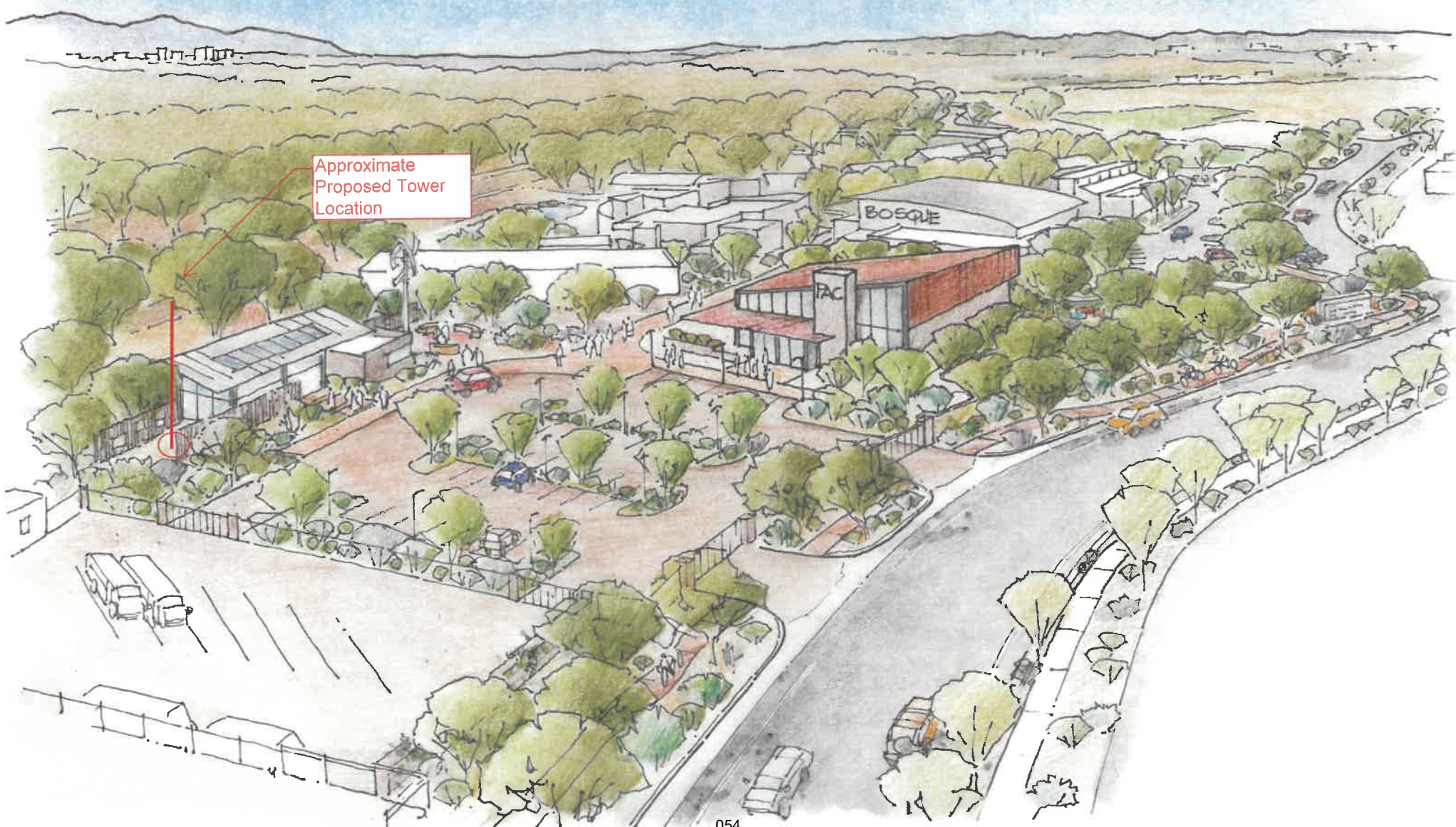
- 1 UPPER SCHOOLHOUSE BUILDING
- 2 GYMNASIUM
- 3a BUDAGHER HALL
- 3b PEGGIE ANN FINDLAY ARTS CENTER
- 4 ROD AND MARY KAY PERA SCIENCE CENTER
- 5 UPPER SCHOOL LANGUAGE AND MATH
- 6a PROPOSED BEMP CLASSROOMS
- 6b PROPOSED BEMP LAB/OFFICE
- 6c PROPOSED OUTDOOR CLASSROOM/OBSERVATION BLIND
- 7 PROPOSED FACILITIES BUILDING
- 8 PROPOSED SECURE BUS STORAGE
- 9 PROPOSED REFUSE AND MATERIAL STORAGE
- 10 PROPOSED PERFORMING ARTS CENTER
- 11a PROPOSED PROP STORAGE/CERAMICS
- 11b PROPOSED COVERED LOADING/KILN
- 12 PROPOSED STRENGTH & CONDITIONING
- 13 PROPOSED LANDSCAPE SCREENING
- 14 PROPOSED FENCING WITH GATES
- 15 PROPOSED MULTI-USE PATH AND LANDSCAPE BUFFER
- 16 PROPOSED PARKING - 47 SPACES
- 17 PROPOSED DROP OFF
- 18 EXISTING SAS EASEMENT
- 19 EXISTING BOSQUE WITH MATURE TREES
- 20 EXISTING STORMWATER DETENTION POND
- 21 PROPOSED FACILITY CART ACCESS
- 22 PROPOSED LANDSCAPED/LIT PED AXIS
- 23 EXISTING GRASS AREAS
- 24 EXISTING PED CIRCULATION/GATHERING
- 25 PROPOSED MONUMENT SIGN
- 26 BOSQUE SCHOOL ROAD - PROPOSED ONE WAY EXIT
- 27 PROPOSED CROSSWALK ENHANCEMENTS
- 28 PROPOSED UPPERSCHOOL DROP OFF
- 29 EXISTING DROP OFF - PROPOSED MIDDLE SCHOOL ONLY
- 30 FIRE ACCESS ROAD



NORTH CAMPUS MASTER PLAN



North Campus – View to South, Performing Arts Center



Approximate  
Proposed Tower  
Location



# Site: NM01-116 River Walker / ABQ Mirada

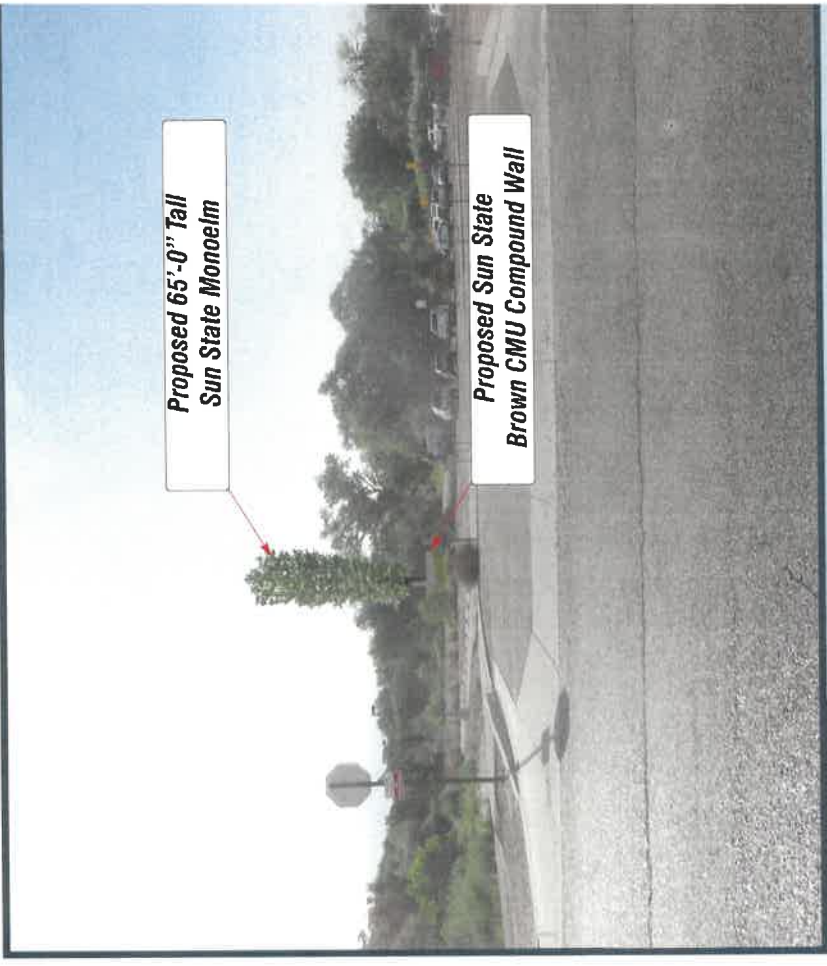


08/12/20

Address: 4000 Learning Rd. NW ~ Albuquerque, NM 87120



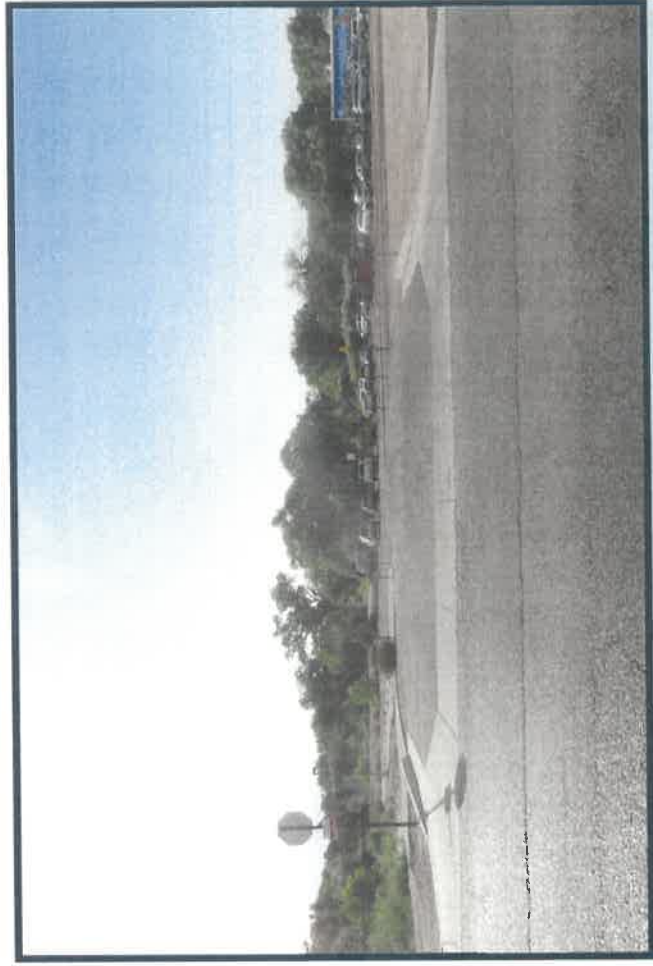
Location Map



Proposed

Notes: 330' from proposed site, looking Southeast.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation.



Existing

## Applicant

**Sun State Towers**  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233



# Site: NM01-116 River Walker / ABQ Mirada

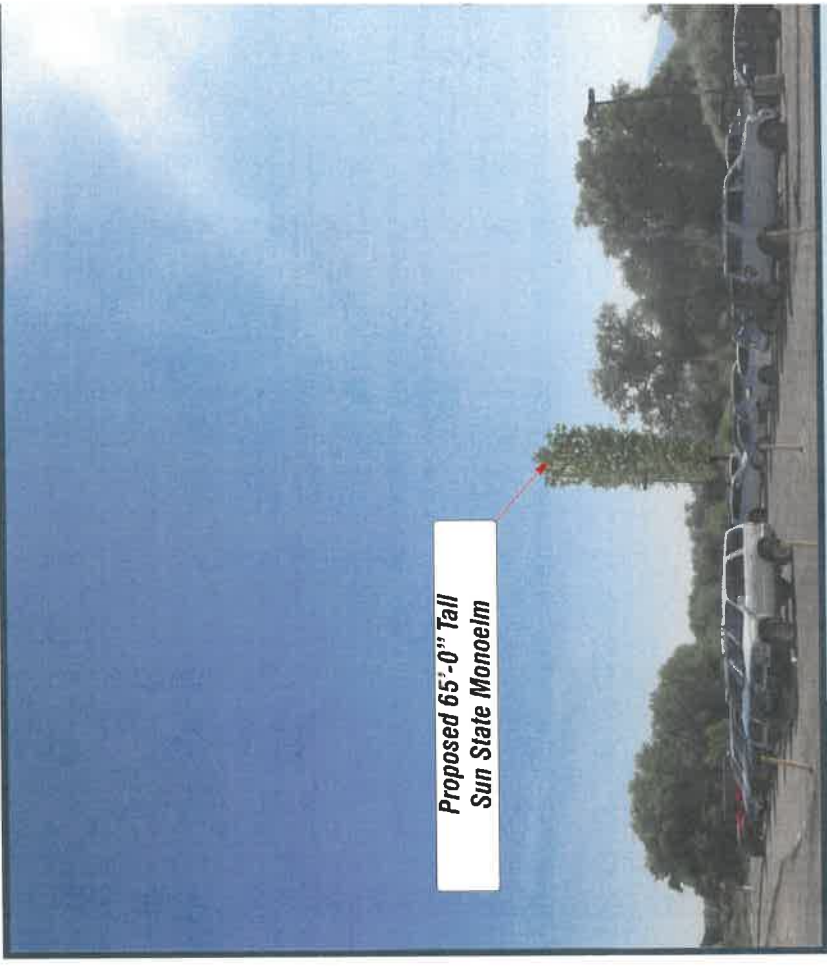


08/12/20

Address: 4000 Learning Rd. NW ~ Albuquerque, NM 87120



Location Map

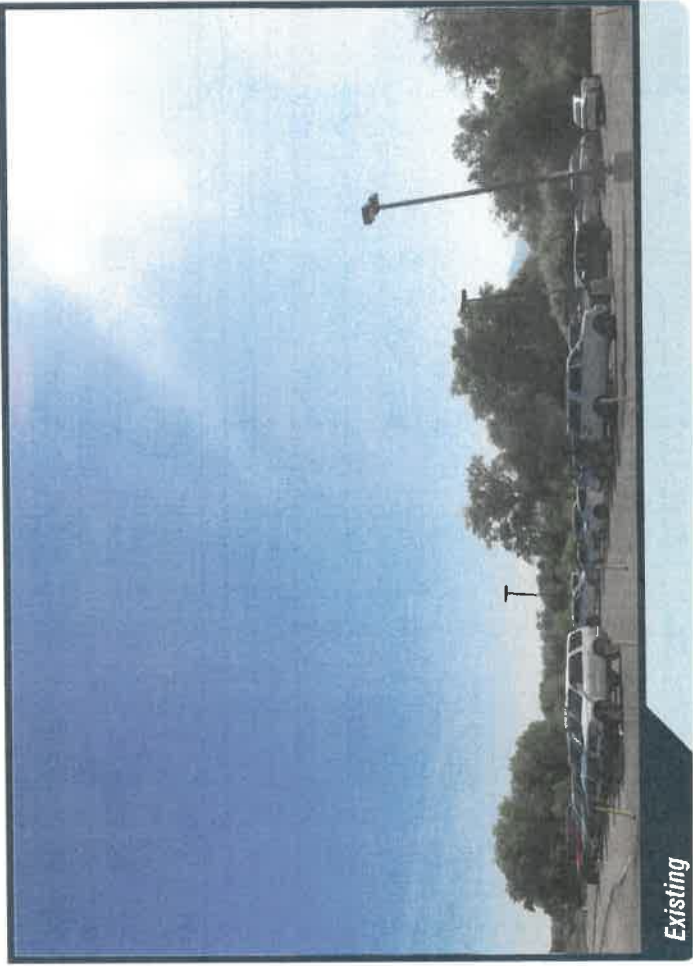


Proposed 65'-0" Tall Sun State Monoelm

Proposed

Notes: 310' from proposed site, looking Northeast.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation



Existing

Applicant

**Sun State Towers**  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233





# Site: NM01-116 River Walker / ABQ Mirada

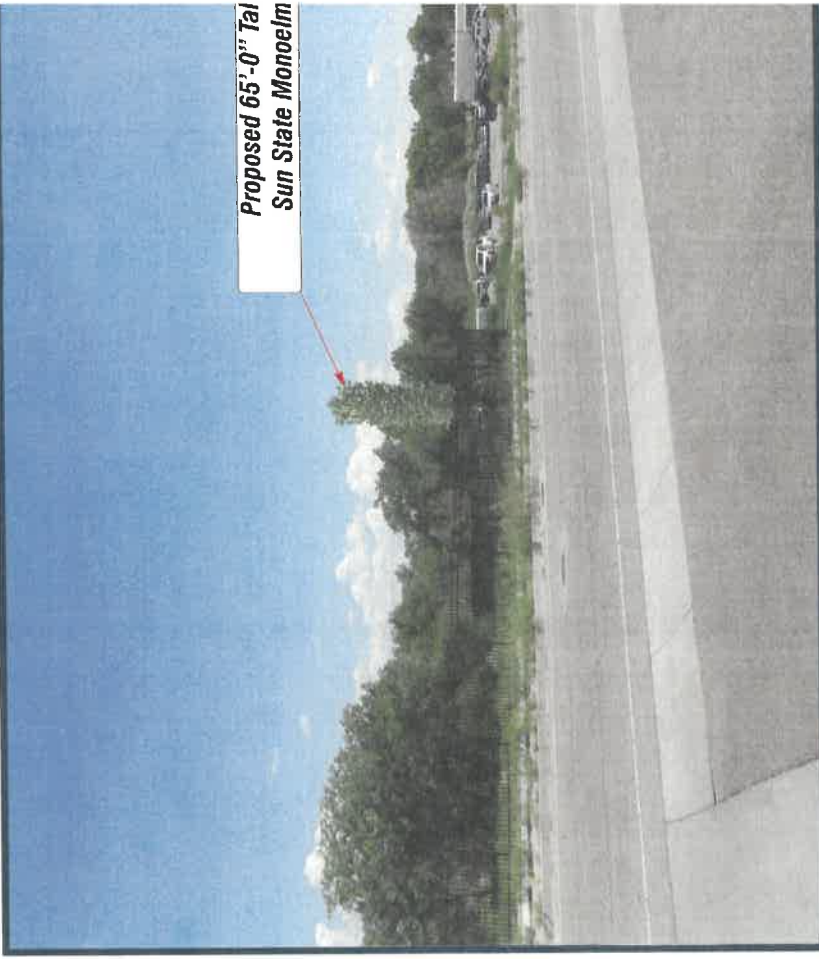
Address: 4000 Learning Rd. NW ~ Albuquerque, NM 87120



08/12/20



Location Map

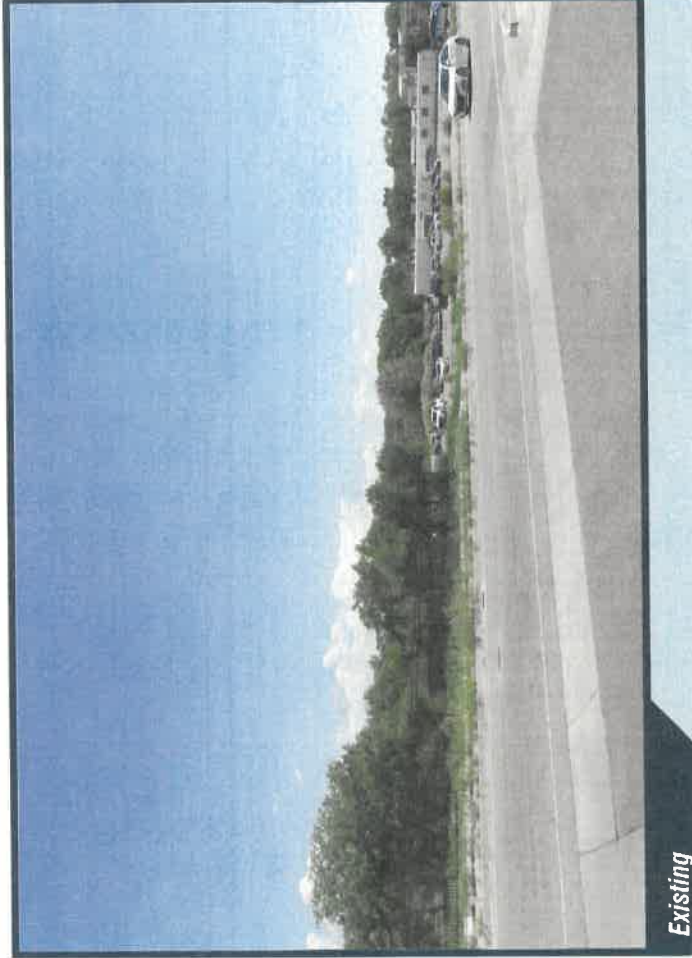


Proposed 65'-0" Tall Sun State Monoel/m

Proposed

Notes: 400' from proposed site, looking Southeast.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representative



Existing

## Applicant

### Sun State Towers

1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233



1426 North Mar  
Gilber



# Site: NM01-116 River Walker / ABQ Mirada



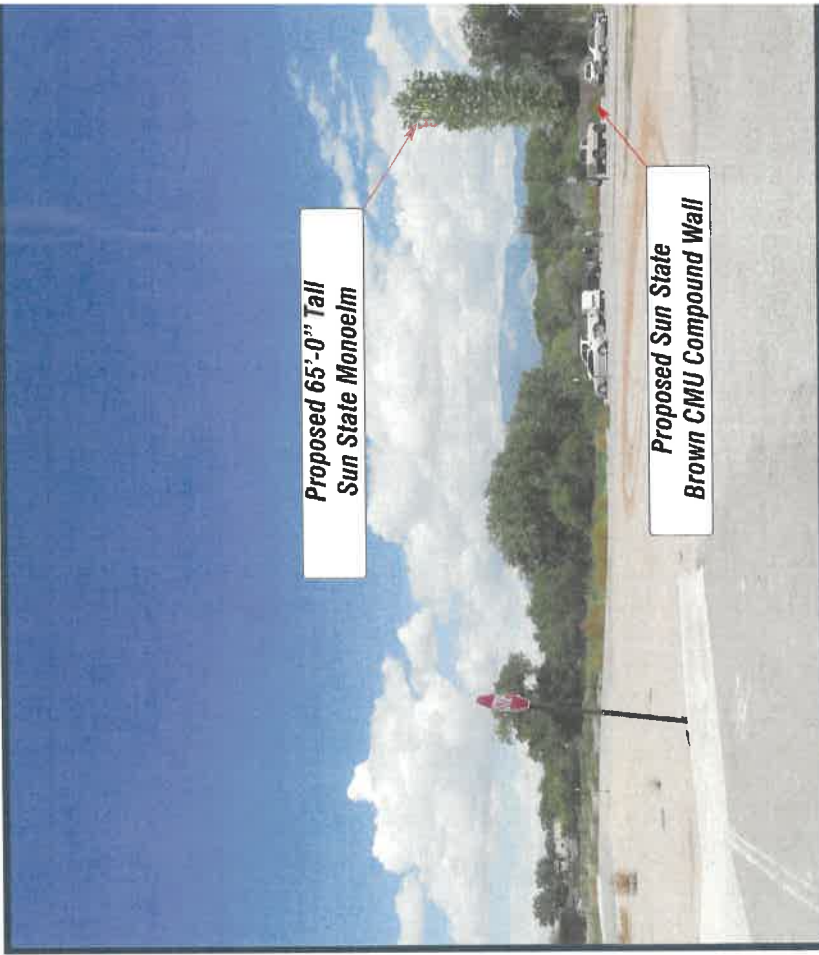
SUN STATE  
TOWERS

08/12/21

Address: 4000 Learning Rd. NW ~ Albuquerque, NM 87120



Location Map



Proposed 65'-0" Tall  
Sun State Monoelm

Proposed Sun State  
Brown CMU Compound Wall

Proposed

Notes: 355' from proposed site, looking East.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representative



Existing

Applicant

**Sun State Towers**  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233





# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT  
URBAND DESIGN & DEVELOPMENT DIVISION  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102  
Tel: (505) 924-3860



July 19, 2024

Les Gutierrez, Senior Site Acquisition Manager  
Southwest Telecom Partners, Inc.  
For Sun State Towers and Verizon Wireless  
3 Cibolita Peak  
Santa Fe, NM 87508

e-mail: [lesgutierrez35@gmail.com](mailto:lesgutierrez35@gmail.com)

## FIRST DEFICIENCY NOTICE

RE: PR-2024- 010636/SI-2024-00993. ABQ Mirada/Bosque School- 4000 Learning Rd. NW, a request for a new free-standing Wireless Telecommunications Facility (WTF) near the Bosque School, approximately 3.2 acres, zoned PD (Planned Development).

Dear Les,

I reviewed this application for the proposed free-standing WTF and have listed the results in this notice. Three memos of facial incompleteness were issued dated March 25, May 3, and June 25, 2024. Please note that the deemed complete date for this application is July 12, 2024- the date required materials were received and the invoice was paid.

Please provide a response letter explaining how you have addressed the following items and one new site plan set (11" x 17" scaled drawings) that incorporates the revisions requested.

### 1. Definitions.

The Integrated Development Ordinance (IDO) contains definitions in Subsection 14-16-6-7. The following apply to the request:

- A. *Wireless Telecommunications Facility. 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. Non-commercial or broadcasting antennas are not considered to be WTFs.*

A WTF is comprised of several components. The word "may" is used because a given WTF may or may not include all of the listed components, depending upon the type. For instance, free-standing WTFs include a support structure (a monopole) and accessory development such as an enclosure wall and landscaping. WTFs mounted atop buildings, or collocated on existing vertical structures, have neither.

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Tel: (505) 924-3860

The point of this broad definition is to include all components of a WTF, whatever they may be, as distinct parts of the WTF. Using this definition, the components of a given WTF combine to comprise the WTF itself. WTFs are required to be concealed by design and by context.

- B. *Free-standing WTF. A WTF, other than a public utility co-location, that consists of a standalone support structure, antennas, and associated equipment. The support structure may be a wooden pole, steel monopole, lattice tower, or similar structure.*

The proposed WTF would consist of a standalone support structure, antennas, and associated equipment, and therefore is a free-standing WTF by definition. The proposed support structure is a monopole (material unspecified), as shown on Sheets Z-5 and Z-6. The proposed WTF would not be installed on an existing light pole that is considered a public utility and would not be located in the right-of-way (ROW).

Additional requirements, such as setbacks, separation distance, and landscaping, apply to free-standing WTFs but do not apply to other types of WTFs (ex. collocations, rooftop, and architecturally integrated WTFs).

- C. *Concealed WTF: As further prescribed in Subsection 14-16-4-3(E)(12(a)), a WTF that is aesthetically integrated or otherwise consistent with surrounding existing buildings, structures, and landscaping, including height, color, style, massing, placement, design, and shape, and that does not visually stand out as a WTF. A face-mounted antenna that is painted to match the façade, but has no other design elements that conceal the antenna, remains readily visible to the naked eye and is not considered a concealed WTF.*

The proposed WTF is a tower that stands on its own support structure (free-standing WTF) and conceals the antennas by the use of faux branches, which is considered concealed by design. However, concealment by context pursuant to IDO 14-16-4-3(E)(12)(c) is also required for the WTF to be concealed by definition.

- D. *Architecturally Integrated WTF. A WTF that is camouflaged into the structure on which it is located by means of color, texturing, architectural treatment, massing, size, design, and/or shape. An architecturally integrated WTF is a concealed facility.*

The proposed WTF does not meet the definition of architecturally integrated WTF. Rather, it meets the definition of a free-standing WTF because it “consists of a standalone support structure” (see 1.B, above).

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## 2. Overarching Topics.

- A. The request is for a new Free-Standing WTF. Therefore, the requirements in IDO 14-16-4-3(E)(12)(e), (f), and (l) apply. These pertain specifically to free-standing WTFs and not to other types of WTFs such as architecturally integrated WTFs, rooftop WTFs, and collocated WTFs (see also 1B of this memo).
- B. Site history: The subject site (Tract 2-B Bosque School) was a part of the North Andalusia at La Luz site development plan for subdivision, which included design standards.

In 2008, Tracts 7, 8, and 9 (which contain the subject site) were removed and the land was replatted. However, it's unclear if there is a site development plan for subdivision and/or a site development plan for building permit for Bosque School. Additional research may be needed to determine if there are any applicable notes.

## 3. Neighborhood Considerations.

As requested in FI memos 2 and 3, please indicate if a facilitated (or non-facilitated) meeting was held regarding the proposed project. If so, please provide a facilitator's report or any notes taken.

## Site Plan

### 4. Sheet Z-1: Overall Site Plan and Context.

- A. The zoning listed to the north and east of the subject site is not RM-H. Please check the IDO Zoning layer in AGIS and note the correct zoning.
- B. Sheet Z-1 lacks sufficient context, particularly east of the subject site. The Corrales Riverside Drain and the Bosque are just east.

### 5. Sheets Z-5 and Z-6: Elevations.

- A. Colors and materials must be specified, not listed as "to match" since the colors and materials proposed to be matched are unspecified.
- B. Please specify the material of the monopole.
- C. Please specify the paint color to be used on the mounts and equipment.
- D. Please specify if the antennas are to be painted and what color would be used.
- E. Please specify the material, finish, and color of the proposed enclosure wall.

### 6. Landscaping Plan (required for free-standing WTFs pursuant to 14-16-4-3(E)(12)(f).

- A. Landscaping is required on all sides of the enclosure wall to help screen and soften the proposed free-standing WTF. I don't see any landscaping in the landscaping buffer facing southeast. Please address.



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Tel: (505) 924-3860

B. Please add more shrubs to the landscaping buffer on the side of the northeastern enclosure wall.

7. Other.

A. Please provide spec sheets from the manufacturer regarding the proposed mono-elm tree.

B. Please ensure that the spec sheets are accurately depicted on the elevations (Sheets Z-5 and Z-6).

Please provide the items requested in order to complete the application. You may contact me at (505) 764-1074 if you have any questions. Thank you.

Sincerely,

*Catalina Lehner*

Catalina Lehner-AICP

# CITY OF ALBUQUERQUE

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URBAND DESIGN & DEVELOPMENT DIVISION  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102  
Tel: (505) 924-3860

July 8, 2024  
materials



deemed complete  
8-11-24  
OK for processing

June 25, 2024

Les Gutierrez, Senior Site Acquisition Manager  
Southwest Telecom Partners, Inc.  
For Sun State Towers and Verizon Wireless  
3 Cibolita Peak  
Santa Fe, NM 87508

e-mail: [lesgutierrez35@gmail.com](mailto:lesgutierrez35@gmail.com)

## THIRD NOTICE OF FACIAL INCOMPLETENESS

RE: ABQ Mirada/Bosque School- 4000 Learning Rd. NW, a new free-standing Wireless Telecommunications Facility (WTF) near the Bosque School, approximately 3.2 acres, zoned PD (Planned Development).

Dear Les,

Thank you for responding to the Second Notice of Facial Incompleteness. I cross-checked the materials (dated June 12, 2024) with the notice. Some items are still missing and/or clarification is needed, as explained below (the numbers used below correspond to the numbers used in First FI Notice).

These remaining items need to be addressed before the materials can be deemed complete and payment made (note: the deemed complete date will be the date the application fee is received).

### 3. Notification:

- C. Upon further review, notification is found to be incomplete. I found the January 2024 ONC list (from Delaina Carmona), and it looks like the same list was provided four times.
  - i. Six contact names are on the ONC list. However, I did not find proof of notification (neither the required email nor certified mail return receipts) for three people - Tim Bowen, Dan Jensen, and Linda Vrooman.

***The June 2024 ONC list provided by Suzie Flores indicates that Evelyn Rivera is the new contact, in place of Linda Vrooman. However, this new list does not include any representatives from the La Luz Landowners Association, which might be entitled to notification.***

***The January 2024 ONC list from Delaina Carmona included Tim Bowen and Dan Jensen of La Luz. However, they weren't on the newer list. It appears that no one from La Luz was notified. If they are no longer a recognized organization, please***

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*provide documentation to that effect. If they need to be notified, please proceed to do that.*

iii. If there was a facilitated meeting, please provide the facilitator's notes and any related information for the record.

*Was a facilitated meeting held? If so, when and are there any notes?*

4. Application Checklist (Form W-1)- The following, required items were not provided or do not meet minimal requirements:

C. Land Use map is missing. *Please provide a land use map. Land use is what the land is being used for, such as office, commercial, residential. I don't see any labels on the parcels on the map provided with the June materials.*

7. Supplemental Technical Form for Wireless Projects:

A. When the Sup Tech form states that an attachment is required, it means to provide the documentation and attach it to the form. In several instances, you initialed that the attachment is attached, but I couldn't find it in the materials submitted.

C. Response to 4.13- least intrusive means. *Should not be provided because response to 4.10 is No, so proceed to 4.20 (please follow directions precisely).*

D. RF coverage maps missing- map 6.05. *Much of the information in the RF analysis is not required, and the maps contained in it are not labeled to corresponded to the requirements of the Supplemental Technical Form.*

*I am not finding a map of "RF coverage to be provided by the Project and other wireless sites on the same network" (item 6.05). Please provide this and/or label the maps already provided.*

Please provide the items requested in order to complete the application. You may contact me at (505) 764-1074 if you have any questions. Thank you.

Sincerely,

*Catalina Lehner*

Catalina Lehner-AICP



Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

July 8, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

RE: New Proposed WTF (Stealth Mono Elm) to be located at the Bosque School (4000 Learning Road NW) Sun State Tower to allow a new Verizon Telecom Facility NM01-116 Riverwalker/ABQ Mirada .Responses to Mrs. Lehner Letter 6.25.24 Notice of Facial Incompleteness

Dear Mrs. Lehner:

Based on your letter dated 6.25.24 Third Notice of Facial Incompleteness, identifying clarification or additional docs needed to accept the WTF application. Please see my responses below and I have attached the needed docs to the submittal package.

Item #3 Notification:

✓ Please find a copy of the response from ONC Manager, Vanessa Baca 6.26.24 indicating by her email that La Luz would not need to be notified.

*Facilitated meeting?*  
Item #4 Application Checklist:

Please see updated Land Use Map for the Bosque School project and surrounding land uses.



Item #7 Technical Supplemental Form. (Updated for 4.13)

(C) 4.13 not checked since no unlicensed frequencies will be utilized in 4.20.

(D) 6.05 Please See RF Coverage map labeled 6.05

Upon your review of the submitted documents Mrs. Lehner, please advise if you need further clarification or additional documents for this WTF request.

Sincerely,

*Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless

7-8-24



Les Gutierrez <lesgutierrez35@gmail.com>

**HOA Notification Updated list 5600 Mirandella Street NW.**

5 messages

Les Gutierrez <lesgutierrez35@gmail.com>  
To: ONC@cabq.gov

Fri, Jun 7, 2024 at 8:46 AM

Good morning, could please send me an updated list for the above address and location?

Sometime back we received this list but we want to make sure it has not changed.

I have attached the supporting docs you need, to include our application, Zone Atlas page and the old list sent by Dalaina before she retired.

Thank you very much and if you have any questions or clarification, please let me know

Les Gutierrez, Site Acquisition Specialist

505.710.2079

**3 attachments**

**ONC Application for NH Associations 6.7.24.pdf**  
282K

**APage\_E-12-Z 5600 Mirandela St NW Bosque School.pdf**  
387K

**NH Notice HOA's in January 2023 for Bosque School.docx**  
121K

Office of Neighborhood Coordination <onc@cabq.gov>  
To: Les Gutierrez <lesgutierrez35@gmail.com>

Good morning,

Below is the current neighborhood association list for 5600 Mirandella ST NW.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Z
Taylor Ranch NA	<a href="mailto:president@trna.org">president@trna.org</a>	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	8
Taylor Ranch NA	<a href="mailto:president@trna.org">president@trna.org</a>	Evelyn	Rivera	<a href="mailto:rioreal@earthlink.net">rioreal@earthlink.net</a>	4505 Chadwick NW	Albuquerque	NM	8
Westside Coalition of Neighborhood Associations		Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	8
Westside Coalition of Neighborhood Associations		Elizabeth	Haley	<a href="mailto:elizabethkayhaley@gmail.com">elizabethkayhaley@gmail.com</a>	6005 Chaparral Circle NW	Albuquerque	NM	8

Thank you,

Suzie



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

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



**From:** Les Gutierrez <lesgutierrez35@gmail.com>  
**Sent:** Friday, June 7, 2024 8:46 AM  
**To:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** HOA Notification Updated list 5600 Mirandella Street NW.

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

[Quoted text hidden]

**Les Gutierrez** <lesgutierrez35@gmail.com>  
**To:** Office of Neighborhood Coordination <onc@cabq.gov>

Mon, Jun 10, 2024 at 9:29 AM

Thank you very much Suzie for your fast reply.

Have a good week.

Les  
[Quoted text hidden]

**Les Gutierrez** <lesgutierrez35@gmail.com>  
**To:** Office of Neighborhood Coordination <onc@cabq.gov>, CLehner@cabq.gov

Wed, Jun 26, 2024 at 2:34 PM

Good afternoon, Suzie, Ms. Catalina Lehner from the planning department emailed me and said that the La Luz HOA should have been on this list, can you verify if they are still active and if so can you update the list to include them please?

Thank you very much,

Les  
[Quoted text hidden]

**Office of Neighborhood Coordination** <onc@cabq.gov>  
**To:** Les Gutierrez <lesgutierrez35@gmail.com>, Office of Neighborhood Coordination <onc@cabq.gov>, "Lehner, Catalina L." <CLehner@cabq.gov>  
**Cc:** "Flores, Suzanna A." <Suzannaflor@cabq.gov>

Wed, Jun 26, 2024 at 3:12 PM

Hi Les and Catalina.

When the City Council updated the Neighborhood Association Recognition Ordinance (NARO) back in 2022, homeowner associations were no longer considered "registered" as they had been previously, and which would explain why they did previously receive developer notice. However, only neighborhood associations (and coalitions) can be considered "recognized" under the updated NARO if they comply with the requirements for recognition, the two major ones being that HOAs limit their membership to homeowners only and they charge mandatory dues, neither of which is allowed for a recognized neighborhood association under the updated NARO. As such, HOAs no longer receive developer notification since they are not considered "recognized." Therefore, they would not need to receive notice for this project.

I hope this is helpful and did not confuse you. 🙏 Please feel free to reach out to me if you do need further clarification.



**Vanessa Baca**

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)

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



[Quoted text hidden]

Only 2024

**CITY OF ALBUQUERQUE, NEW MEXICO  
SUPPLEMENTAL APPLICATION FORM FOR WIRELESS PROJECTS  
AND DISTRIBUTED ANTENNA SYSTEM ("DAS") PROJECTS**

The City of Albuquerque, New Mexico (the "City") recognizes that the provision of wireless and DAS services is a highly technical enterprise subject to various federal, state, and local regulations. This supplemental application form is designed to elicit necessary and required technical information in support of a proposed Wireless Telecommunication Facility (WTF) project in the City.

Completion of this supplemental application form is mandatory for a wireless project. This form assists the City to comply with its duties under Zoning Code §14-16-3-17 ROA 1994, the Wireless Telecommunications Regulations: Sections 253, 332, and 704 of the Communications Act of 1934 as amended; and other local, state, and federal laws, regulations, and court rulings. The City requires that the applicant provide this information to assist it in creating a written administrative record containing substantial evidence sufficient to permit the City's informed consideration of your request, and to determine the rights and obligations of the City and the applicant/owner of the proposed project.

No application for a new wireless site, or for a modification of an existing wireless site, subject to review by the Current Planning Section, shall be considered for determination of completeness until all required responses to this supplemental application form and required attachments are completed and tendered to the City.

If you believe that a specific item does not apply to your application, mark the item on this form with the words "Not Applicable" and attach a detailed written explanation as to the basis for your belief (e.g., "Question 94.7 does not apply to this application because the proposed Project has no microwave transmission element.")

⇒ An unsupported statement such as "Question 94.7 does not apply" is insufficient, and the determination of completeness of your application will be delayed while you provide a meaningful and detailed explanation.

Every page of this form including this page and the last page must be tendered to the City. Each page must be initialed where indicated. The last page must also be completed, signed, and dated.

Please direct any questions about this form, and/or the information to be provided, to the City of Albuquerque Planning Department, Current Planning Section, Senior Planner, at (505) 924-3860.

**1.00: Project Location and Applicant Information**

1.01: Project Physical Address: 400 LEARNIN RD NW ABQ NM  
1.02: Applicant's Site Number: NM01-116 RIVER WALKER / ABQ MIRADA  
1.03: Assessor's Parcel Number: # 1012062217024 30212

Wireless Site Tech Form  
City of Albuquerque, NM  
Revised August 2013

Applicant Must Initial Here: LG

1.04: Name of Wireless Provider: VERIZON WIRELESS

1.05: Name of Applicant: LES GUTIERREZ FOR SUN STATE TOWERS

1.06: Is the Applicant an Agent for the Provider?:  Yes  No

1.07: Applicant's Address: 1426 N MARVIN STREET

1.08: Applicant's Address: SUITE 101

1.09: Applicant's Address: GILBERT, ARIZONA 85233

1.10: Applicant's Address: \_\_\_\_\_

1.11: Applicant's Phone number: (480) 664-9588

1.12: Applicant's Mobile number: (505) 710-2079

1.13: Applicant's Fax number: N/A

1.14: Applicant's E-mail address: LES.GUTIERREZ.35@GMAIL.COM

**2.00: Project Owner Information and CPCN Information**

2.01: Disclose the Name and Address of all Project Owners in a written statement.

Initial here LG to indicate that "Attachment 2.01" is attached hereto.

2.02: Attach a letter of authorization appointing the Applicant as representative of the Project Owners in connection with this application. Designate the letter of authorization as "Attachment 2.02."

Initial here LG to indicate that Attachment 2.02 is attached hereto.

2.03: Is any telecommunications service to be offered from this project subject to a New Mexico Public Regulatory Commission (NMPRC) 'Certificate of Public Convenience and Necessity' (CPCN)?  Yes  No

2.04: If the answer to 2.03 is Yes, provide either a web site link to the complete CPCN decision at the New Mexico Public Regulatory Commission (NMPRC) web site, or a true and complete copy of the CPCN decision and mark it as "Attachment 2.03."

Initial here \_\_\_\_\_ to indicate that the required NMPRC web site address or Attachment 2.03 is attached hereto.



**3.00: FCC License / FAA Compliance / RF Safety Disclosure Information**

3.01: For each person/legal entity that will be using the wireless site, provide the information in Sections 3 and 4. Copy these sections for each applicant if necessary.

Distributed Antenna System (DAS) providers and all other who are not licensed by the FCC for the radio services proposed for this project and identified in 3.09: For Section 3 disclose the information requested here for each FCC-licensee that will utilize the project as proposed.

3.02: Disclose all of the FCC licenses call signs or Construction Permit identifications to permit the City to verify your FCC authority: FRN 0023 545 333. If additional space is necessary attach and mark the sheet as "Attachment 3.02." If none of the proposed radio facilities require an FCC license so indicate on the line, above.

Initial here LG to indicate that Attachment 3.02 is attached hereto.

3.03: Name of FCC Licensee: SUN STATE TOWERS  
3.04: Licensee's Address: 1426 N MARVIN ST #101  
3.05: Licensee's Address: GILBERT, AZ 85233  
3.06: Licensee's Phone number: (480) 664-9588  
3.07: Licensee's Fax number: N/A  
3.08: Licensee's Contact Email address: LES GUTIE 142 35 @ GMAIL COM

3.09: Use of facility:  Amateur Radio  
(Check all that apply)  Broadcast Radio  
 Broadcast TV  
 Cellular telephone  
Notice: Applicants not operating  Distributed Antenna System (DAS)  
under their own FCC license(s)  Enhanced Specialized Mobile Radio  
must mark "Other" and disclose  Microwave  
all information required here for  PCS telephone  
all entities that use the project.  Paging  
 Specialized Mobile Radio  
 WiMax/WiFi  
 Other(s) (specify): \_\_\_\_\_

3.10: Project latitude and longitude: N 35.08 44.92 W - 106.41.0590

3.11: Specify DATUM used above:  WGS84  NAD23  NAD83  
 Other DATUM (specify): \_\_\_\_\_

- 3.12: Project maximum height (ft AGL): 65 Feet
- 3.13: Bottom of lowest transmitting antenna (ft AGL): 57 Feet
- 3.14: RF Emissions ("Rad") center of the lowest transmitting antenna (ft AGL): 61 Feet

3.15: For each licensee (i.e., "ABC Wireless" or "XYZ Wireless"), and for each radio service (i.e., "PCS" or "Cellular"), complete and attach a separate two page "Appendix A" form from "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance" available by download directly from the FCC at <http://www.fcc.gov/oet/rfsafety/>. Ensure that all proposed emissions from this project are accounted for on the Appendix A forms you submit.

Distributed Antenna System (DAS) providers and all other who are not licensed by the FCC for the radio services proposed for this project and identified in 3.09: Unless the DAS provider is the FCC licensee for the proposed project, the DAS provider must provide an Appendix A form completed by each wireless carrier or wireless service provider to be transmitted through the Project at each wireless site. Appendix A forms completed by a DAS provider are unacceptable if they are not the FCC licensee for the particular wireless service(s) to be transmitted through the project.

*For consistency, all Appendix A forms submitted must use effective radiated power (ERP) units of measure. Do not use effective isotropic radiated power (EIRP). To verify your understanding of this requirement, you must append the letters "ERP" following each wattage listing in each Appendix A form you submit.*

Designate all completed two page forms as "Attachment 3.15." Depending on the information provided in Attachment 3.15, additional RF safety disclosure information may be required by the City to permit a positive determination of compliance with FCC OET Bulletin 65 requirements. In addition to the LSGAC form(s) which you must submit, you may also submit any additional RF safety compliance information or report(s). Designate any additional RF safety compliance information as "Attachment 3.15-A."

Initial here LG to indicate that all required Attachment 3.15 and 3.15-A forms are attached hereto.

- 3.16 Considering your response in Attachment 3.15, above, and any other identifiable RF emitters that FCC OET Bulletin 65 requires be evaluated in connection with this Project, are all portions of this Project cumulatively "categorically excluded" under FCC OET 65 requirements?  Yes  No
- 3.17: Does this Project require the Applicant to file an FAA Form 7460 or other documentation

under Federal Aviation Regulation Part 77.13 et seq, or under the FCC rules?

Yes  No

3.18: If the answer to 3.17 is NO proceed to 4.00.

3.19: Attach complete copies of all required FAA/FCC forms including all attachments and exhibits thereto, including without limitation FAA Form 7460. Designate this attachment "Attachment 3.19."

Initial here LG to indicate that Attachment 3.19 is attached hereto.

**4.00: Project Purpose**

4.01: Indicate the dominant purpose of the Project (check only one, and then proceed where directed):

Add network capacity without adding significant new RF coverage area: Proceed to 4.20; or

Provide significant new radio frequency coverage in an area not already served by radio frequency coverage: Proceed to 4.10; or

Increase the existing RF signal level in an area with existing radio frequency coverage: Proceed to 4.20; or

Other: Proceed to 4.19.

4.10 Is this project intended to close a "significant gap" in coverage?  Yes  No

*Capacity  
Site*

4.11 If the answer to 4.10 is NO, proceed to 4.20. If the answer is YES, proceed to 4.12.

4.12 Attach a written statement fully and expansively describing the following:

- A. A description of the geographic boundary of the claimed significant gap area, and
- B. Attach a map showing the geographic boundary of the claimed significant gap using the same standards as in 6.02; and
- C. Identify the size of the area, in units of square miles or a fraction thereof, of the claimed significant gap; and
- D. Explain exactly the definition of the term "significant gap" as it applies to this project;
- E. Specify whether the definition of "significant gap" provided in (d) above is the same definition used in by this applicant and owner in all of its prior projects submitted to the City of Albuquerque, and if now, explain all differences.

Designate this attachment "Attachment 4.12." Initial here \_\_\_\_\_ to indicate that Attachment 4.12 is attached hereto. Proceed to 4.13



4.13 Is the proposed project the least intrusive means to close the significant gap claimed in 4.10?  Yes  No

4.14 If the answer to 4.13 is NO, proceed to 4.20. If the answer is YES, proceed to 4.15.

4.15 Attach a written statement fully and expansively describing why this project is the least intrusive means to close the significant gap claimed in 4.10. Designate this attachment, "Attachment 4.15."

Initial here \_\_\_\_\_ to indicate that Attachment 4.15 is attached hereto. Proceed to 4.20

4.19 Attach a written statement fully and expansively describing the "Other" dominant purpose of this Project. Designate this attachment "Attachment 4.19."

Initial here \_\_\_\_\_ to indicate that Attachment 4.19 is attached hereto.

4.20 If any portion of the project is to utilize radio spectrum that does not require an FCC license, identify in detail the portions of the project that used unlicensed spectrum.

Designate this attachment "Attachment 4.20."

Initial here \_\_\_\_\_ to indicate that Attachment 4.20 is attached hereto.

4.25 Is this project designed to use any form of radio interconnection with other existing or planned sites?  Yes  No

4.26: If the answer to 4.25 is NO, proceed to 5.00. If the answer is YES, proceed to 4.27.

4.27: Attach a detailed written statement fully and expansively describing the radio interconnection proposed, and identify all other existing or planned sites that will be interconnected with this project. Designate this attachment, "Attachment 4.27."

Initial here \_\_\_\_\_ to indicate that Attachment 4.27 is attached hereto.

#### 5.00: Build-Out Requirements

5.01: Do any of radio services identified in 3.09 above require the licensee to provide specific radio frequency population build-out coverage pursuant to the underlying FCC license?  Yes  No

5.02: If the answer to 5.01 is NO proceed to 6.00.

5.03: Have all of the FCC build-out requirements as required by all licenses covering all radio services proposed at this Project been met?  Yes  No

5.04: If the answer to 5.03 is YES, proceed to 6.00.

5.05: Disclose by licensee call sign identified in Section 3.02 all remaining build-out requirements which have yet to be met, and the known or estimated date when the remaining build-out requirements will be met. Designate this attachment "Attachment 5.05."

Initial here \_\_\_\_\_ to indicate that Attachment 5.05 is attached hereto.

5.10 Will this proposed site be interconnected via radio frequency transmissions to any other site or sites now constructed, proposed, or anticipated? For the purpose of this question, interconnection includes one or more radio frequency links for the purpose of providing for "back-haul" from this site to a switching center or centralized node location.

Yes  No

5.11: If the answer to 5.10 is NO proceed to 6.00. If the answer is YES, proceed to 5.15.

5.15 Identify by physical address (or if none, by geographic description) all other sites, regardless of whether now constructed, proposed, or anticipated, that are to be interconnected with this project site. Disclose in technical detail the proposed method of interconnection.

#### 6.00: Radio Frequency Coverage Maps

6.01: Where a licensee intends to provide radio frequency coverage from the project to an identified geographic coverage, the coverage maps and information requested in Section 6 are required attachments.

Distributed Antenna System (DAS) providers and all others who are not licensed by the FCC for the radio services proposed for this project and identified in 3.09: You must provide radio frequency coverage maps prepared by the FCC licensee(s) that will control the RF emissions from this project. Radio frequency coverage maps required here that are completed by a DAS provider are unacceptable if they are not the FCC licensee for the particular wireless service transmitted through the project.

If no geographic coverage area is identified, initial here \_\_\_\_\_ and proceed to 7.00.

6.02 For the coverage maps required here, the following mandatory requirements apply. Failure to adhere to these requirements may delay your application's determination of completeness.

A. The size of each submitted map must be no smaller than 11" by 8.5." Each map must be of the same physical size and map area scale. Each map must use the same base map (i.e., same streets and legends shown on all).

B. If the FCC rules for any proposed radio service defines a minimum radio frequency signal level that level must be shown on the map in a color easily distinguishable from the base paper or transparency layer, and adequately identified by RF level and

map color or gradient in the map legend. If no minimum signal level is defined by the FCC rules you must indicate that in the legend of each RF coverage map. You may show other RF signal level(s) on the map so long as they are adequately identified by objective RF level and map color or gradient in the map legend.

C. Where the City reasonably determines that one or more submitted maps are inadequate, it will request supplemental maps with greater or different details be submitted.

6.03: Existing RF coverage within the City on the same network, if any (if none, so state). This map should not depict any RF coverage to be provided by the Project. Designate this attachment "Attachment 6.03."

Initial here LG to indicate that Attachment 6.03 is attached hereto.

6.04: RF coverage to be provided by the Project. This map should not depict any RF coverage provided by any other existing or proposed wireless sites. Designate this attachment "Attachment 6.04."

Initial here LG to indicate that Attachment 6.04 is attached hereto.

6.05: RF coverage to be provided by the Project and by other wireless sites on the same network should the Project site be activated. Designate this attachment "Attachment 6.05."

Initial here LG to indicate that Attachment 6.05 is attached hereto.

**7.00: Project Photographs and Photo Simulations**

7.01: Where an Applicant proposes to construct or modify a wireless site, and the wireless site is visible from other residential properties, the Applicant shall submit photo simulations consistent with the following standards:

- A. Minimum size of each base photo and each photo simulation must be 10 inches by 8 inches (landscape orientation). Each base photo and matching photo simulation must be the same size. Single sheets of 11 x 8 1/2 inches showing base photos and photo simulations on the same page are unacceptable.
- B. All elements of the Project as proposed by the Applicant which can be seen from any point at ground level, or from any level within or on buildings within 500 feet of the Project must be shown in one or more close-in photo simulations (i.e., panel antennas, omni-directional antennas, GPS antennas, antenna camouflage devices, cable trays; equipment cabinets; working lights; etc.).
- C. The overall Project as proposed by the Applicant must be shown in three or more area photo simulations. Base photographs must, at a minimum, be taken from widely scattered positions of 120 degrees. A map detail showing each location where a photo-



graph was taken, the proposed site, and the direction to the site from each photo location must be included. Base photographs taken from locations that have some physical feature obscuring the Project site, and the photo simulations associated with those same base photographs, are not acceptable.

Attach all base photographs and photo simulations to this application marked as Attachment 7.01.

The purpose of the photo simulations is to allow the City to visualize the Project, as completed, therefore the number of site photos, and photo simulations, and the actual or simulated camera location of these photos and photo simulations are subject to City determination. The Applicant should submit photos and photo simulations consistent with these instructions, and be prepared to provide additional photos and photo simulations should they be requested by the City.

Initial here LG to indicate that all of the photo simulations provided for Attachment 7.01 are reliable photographic representations of the Project proposed and to be built by the Applicant, and that the Applicant is aware that the City will rely on the photo simulations provided in Attachment 7.01 when it considers approval of this Project.

**8.00: Alternative Candidate Sites**

- 8.01: For applicants in the broadcast, cellular, PCS, broadcast, ESMR/SMR categories, as well as DAS providers and others as requested by the City, the information requested in Section 8 is required. All others proceed to 9.00.
- 8.02: Has the Applicant or Owner or anyone working on behalf of the Applicant or Owner secured or attempted to secure any leases or lease-options or similar formal or informal agreements in connection with this Project for any sites other than the candidate site identified at 1.01/1.02?  Yes  No
- 8.03: If the answer to 8.02 is NO, proceed to 8.05. If the answer is YES, proceed to 8.04.
- 8.04: Provide the physical address of each such other location, and provide an expansive technical explanation as to why each such other site was disfavored over the Project Site. Designate this attachment "Attachment 8.04."

Initial here LG to indicate that Attachment 8.04 is attached hereto.

- 8.05: Considering this proposed site, is it the one and only one location within or outside of the City of Albuquerque that can possibly meet the objectives of the Project?  
 Yes  No
- 8.06: If the answer to 8.05 is NO, proceed to 9.00. If the answer is YES, proceed to 8.07.
- 8.07: Provide a technically expansive and detailed explanation supported as required by comprehensive radio frequency data fully describing why the proposed site is the one is it the

one and only one location within or without the City that can possibly meet the radio frequency objectives of the Project. Explain, in exact and expansive technical detail, all of the objectives of this Project.

Designate this attachment "Attachment 8.07."

Initial here LG to indicate that Attachment 8.07 is attached hereto.

**9.00: Identification of Key Persons**

9.01: Identify by name, title, company affiliation, work address, telephone number and extension, and email address the key person or persons most knowledgeable regarding this Project so that the City may contact them with questions regarding the Project:

9.10 (1) Person responsible for the final site selection for the Project:

9.11 Name: MICHELLE LAMOUREUX  
9.12 Title: REGIONAL SITE DEVELOPMENT MANAGER  
9.13 Company Affiliation: PINNACLE CONSULTING, INC.  
9.14 Work Address: 1426 N MARVIN ST STE 101 GILBERT, AZ 85233  
9.15 Telephone / Ext.: (480) 664-9566 EXT 230  
9.16 Email Address: MICHELLE.LAMOUREUX@PINNACLECO.NET

9.20 (2) Person responsible for the radio frequency engineering of the Project:

9.21 Name: DARAHLEE EVANS  
9.22 Title: RF ENGINEER  
9.23 Company Affiliation: VERIZON WIRELESS  
9.24 Work Address: 6955 WEST MURIELS PL CHANDLER AZ 85226  
9.25 Telephone / Ext.: (602) 619-7460  
9.26 Email Address: DARAHLEE.EVANS@VERIZONWIRELESS.COM

9.30 (3) Person responsible for rejection of other candidate sites evaluated, if any:

9.31 Name: \_\_\_\_\_  
9.32 Title: \_\_\_\_\_  
9.33 Company Affiliation: \_\_\_\_\_  
9.34 Work Address: \_\_\_\_\_  
9.35 Telephone / Ext.: \_\_\_\_\_  
9.36 Email Address: \_\_\_\_\_

9.40 If more than one key person is now or was involved in any of the functions identified in this section at or before the time of the submission of this form, attach a separate sheet

providing the same information for each additional person, and identifying which function or functions are/were performed by each additional person.

Designate this attachment "Attachment 9.40."

Initial here LFG to indicate that the information above is complete and there is no Attachment 9.40, or initial here \_\_\_\_\_ to indicate that Attachment 9.40 is attached hereto.

**10.00: Additional Information Provided by Applicant**

10.01 You are invited and encouraged to provide any additional written information that you wish the City to consider in connection with your proposed project. Designate this attachment "Attachment 10."

Initial here \_\_\_\_\_ to indicate that Attachment 10 is attached hereto.

**11.00: Certification of Accuracy and Reliability**

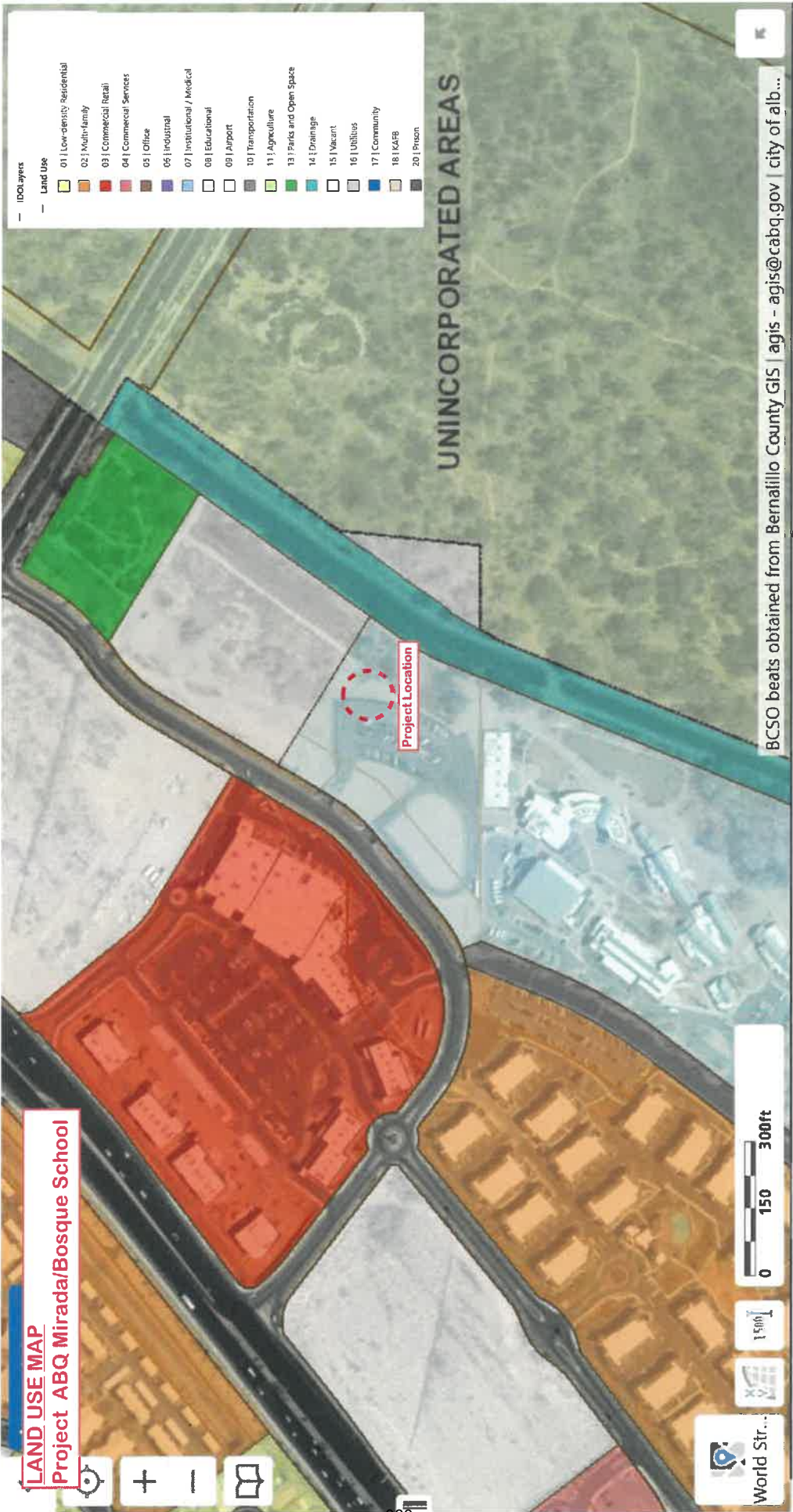
11.01: The undersigned certifies on behalf of itself, the Applicant, and the Owner that the information provided in this form and its contents are true and complete to the best of the undersigned's ability and knowledge, and that information should be relied upon by the City as being accurate and complete in evaluating this project.

<u>Les F Gutierrez</u>	<u>SITE ACQUISITION SPECIALIST</u>
Signature	Title
<u>LES GUTIERREZ</u>	<u>LES.GUTIERREZ@SBCGLOBAL.COM</u>
Print Name	Email Address
<u>SMITH NEXT TELECOM PARTNERS, INC</u>	<u>505.710.2079</u>
Print Company Name	Telephone Number
<u>3/12/2024</u> REVISED <u>6/11/24 LFG</u>	
Date Signed	

<Last Page: Please remember to initial below>

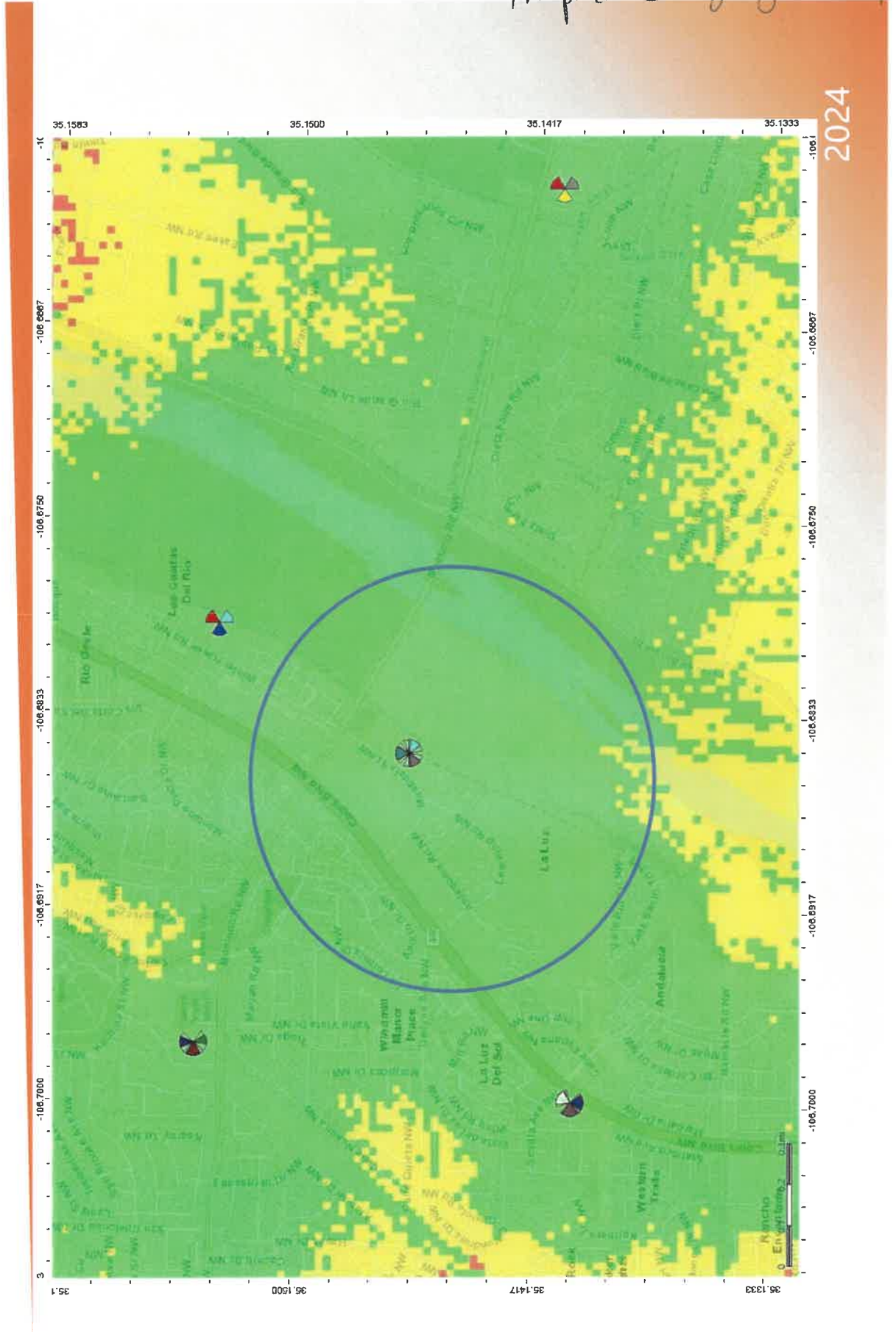


Land Use 7824



# RF coverage to be provided by the Project and other wireless sites on the same network

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm











AERIAL VIEW

1

NEW LEASE AREA



EXISTING LANDSCAPE AREA

2



3

PREPARED FOR

**SUN STATE TOWN EAST**

1428 NORTH AVENUE STREET # 101  
GILBERT, AZ 85233  
PHONE 480-444-4558 FAX 480-444-4550

CARRIER

8955 W MONTELO Pk. CHANDLER, AZ 85228  
PHONE 480-777-4560  
FAX 480-777-4561

DATE CONSULTING PERMITS & SITE ACQUISITION

**PINNACLE**

Site Acquisition | Engineering | Construction

1428 NORTH AVENUE STREET # 101  
GILBERT, AZ 85233

PROJECT NO: NM01-116 RIVER WALKER

DRAWN BY: CS

CHECKED BY: AP

REV	DATE	DESCRIPTION	BY
1	08-23-20	FINAL ZONING	CS
2	08-03-24	FINAL ZONING	CS
3	04-11-24	FINAL ZONING	CS/A

**KYLE A. FORTIN**  
PROFESSIONAL ENGINEER  
4/25/2024

NM01-116 RIVER WALKER/  
ABQ MIRADA

4000 LEASING RD NW  
ALBUQUERQUE, NM 87110  
BERNALILLO COUNTY

SHEET TITLE

PHOTO SHEET

SHEET NUMBER

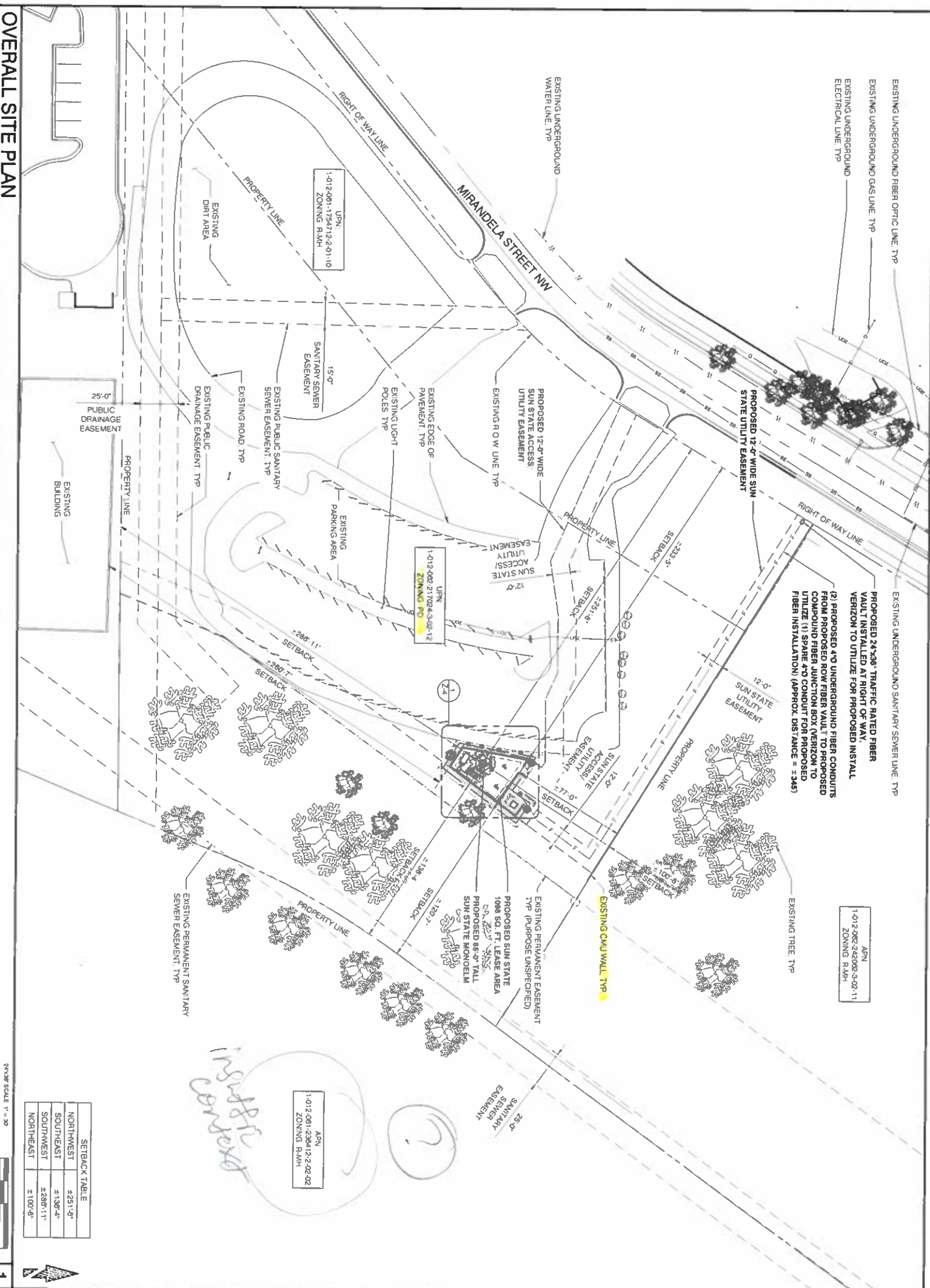
**PS-1**











EXISTING UNDERGROUND FIBER OPTIC LINE TYP  
 EXISTING UNDERGROUND GAS LINE TYP  
 EXISTING UNDERGROUND ELECTRICAL LINE TYP

PROPOSED 24"x36" TRAFFIC RATED FIBER VAULT INSTALLED AT RIGHT OF WAY, VERIZON TO UTILIZE FOR PROPOSED INSTALL  
 (2) PROPOSED 4"x0" UNDERGROUND FIBER CONDUITS FROM PROPOSED ROW FIBER VAULT TO PROPOSED COMPOUND FIBER JUNCTION BOX (VERIZON TO UTILIZE (1) SPARE 4"x0" CONDUIT FOR PROPOSED FIBER INSTALLATION) (APPROX DISTANCE = 345)

APN 1-012-002-242002-3-02-11  
 ZONING R14H

UPN: 1-012-001-1754112-2-01-10  
 ZONING R14H

UPN 1-012-002-217024-4-02-12  
 ZONING R14H

APN 1-012-001-230412-2-02-02  
 ZONING R14H

*insufficient coverage*

SETBACK TABLE	
NORTHWEST	±251'-0"
SOUTHEAST	±136'-0"
SOUTHWEST	±208'-11"
NORTHEAST	±100'-0"

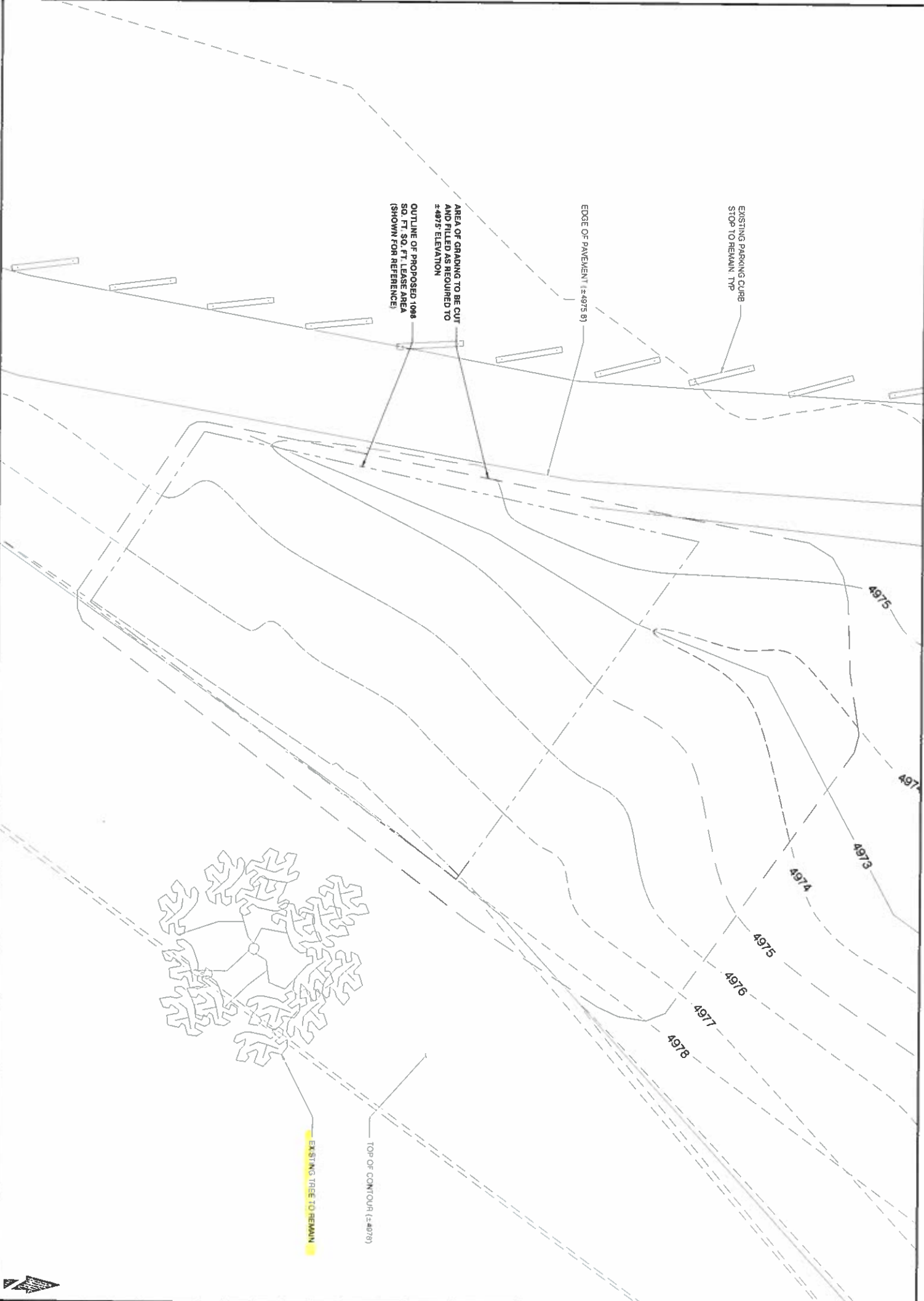
OVERALL SITE PLAN

24"x36" SCALE 1" = 30'  
 11"x17" SCALE 1" = 60'



<p>PREPARED FOR</p> <p><b>SUN STATE TOWERS</b></p> <p>1420 NORTH WALKER STREET #100        GILBERT, AZ 85233        PHONE: 480-261-6553 FAX: 480-261-6550</p>	<p>CLIENT</p> <p>4843 W JORDAN A. CHANDLER, AZ 85226        PHONE: (480) 977-4380        FAX: (480) 771-4381</p>	<p>AAE CONSULTING PLAN &amp; SITE ACQUISITION</p> <p><b>PINNACLE</b></p> <p>Site Acquisition   Engineering   Construction</p> <p>1420 NORTH WALKER STREET # 101        GILBERT, AZ 85233</p>	<p>PROJECT NO: NM01-116 RIVER WALKER</p> <p>DRAWING BY: CS</p> <p>CHECKED BY: WF</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>03/23/23</td> <td>FINAL ZONING</td> <td>CS</td> </tr> <tr> <td>1</td> <td>03/13/23</td> <td>FINAL ZONING</td> <td>CS</td> </tr> <tr> <td>2</td> <td>03/03/23</td> <td>FINAL ZONING</td> <td>CS</td> </tr> <tr> <td>3</td> <td>04/11/24</td> <td>FINAL ZONING</td> <td>CSA</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	0	03/23/23	FINAL ZONING	CS	1	03/13/23	FINAL ZONING	CS	2	03/03/23	FINAL ZONING	CS	3	04/11/24	FINAL ZONING	CSA	<p>PROFESSIONAL ENGINEER</p> <p><b>KYLE A. FORTIN</b>        25578</p>	<p>NM01-116 RIVER WALKER/        ABQ MIRADA</p> <p>4000 LEBLANC RD. NW        ALBUQUERQUE, NM 87120        BERNALILLO COUNTY</p>	<p>SHEET TITLE</p> <p>OVERALL SITE PLAN</p> <p>SHEET NUMBER</p> <p><b>2-1</b></p>
REV	DATE	DESCRIPTION	BY																								
0	03/23/23	FINAL ZONING	CS																								
1	03/13/23	FINAL ZONING	CS																								
2	03/03/23	FINAL ZONING	CS																								
3	04/11/24	FINAL ZONING	CSA																								

EXISTING SITE PLAN



2008 SCALE 1/4" = 10'  
11/17 SCALE 1/8" = 10'



PREPARED FOR  
**SUN STATE TOWERS**  
 1428 NORTH WALKER STREET #101  
 ALBUQUERQUE, NM 87102  
 PHONE: 480-864-4955 FAX: 480-864-4950

CARRIER  
**verizon**  
 6945 W. MONTELEONE BL., CHANDLER, AZ 85226  
 PHONE: (480) 777-4800  
 FAX: (480) 777-4891

AAE CONSULTING DESIGN & SITE ACQUISITION  
**PINNACLE**  
 site acquisition | engineering | construction  
 1428 NORTH WALKER STREET # 101  
 ALBUQUERQUE, NM 87102

PROJECT NO: NM01-116 RIVER WALKER  
 DRAWN BY: CS  
 CHECKED BY: AF

REV	DATE	DESCRIPTION	BY
1	06.23.23	FINAL ZONING	CS
2	09.12.23	FINAL ZONING	CS
3	04.03.24	FINAL ZONING	CS
	04.11.24	FINAL ZONING	CDA

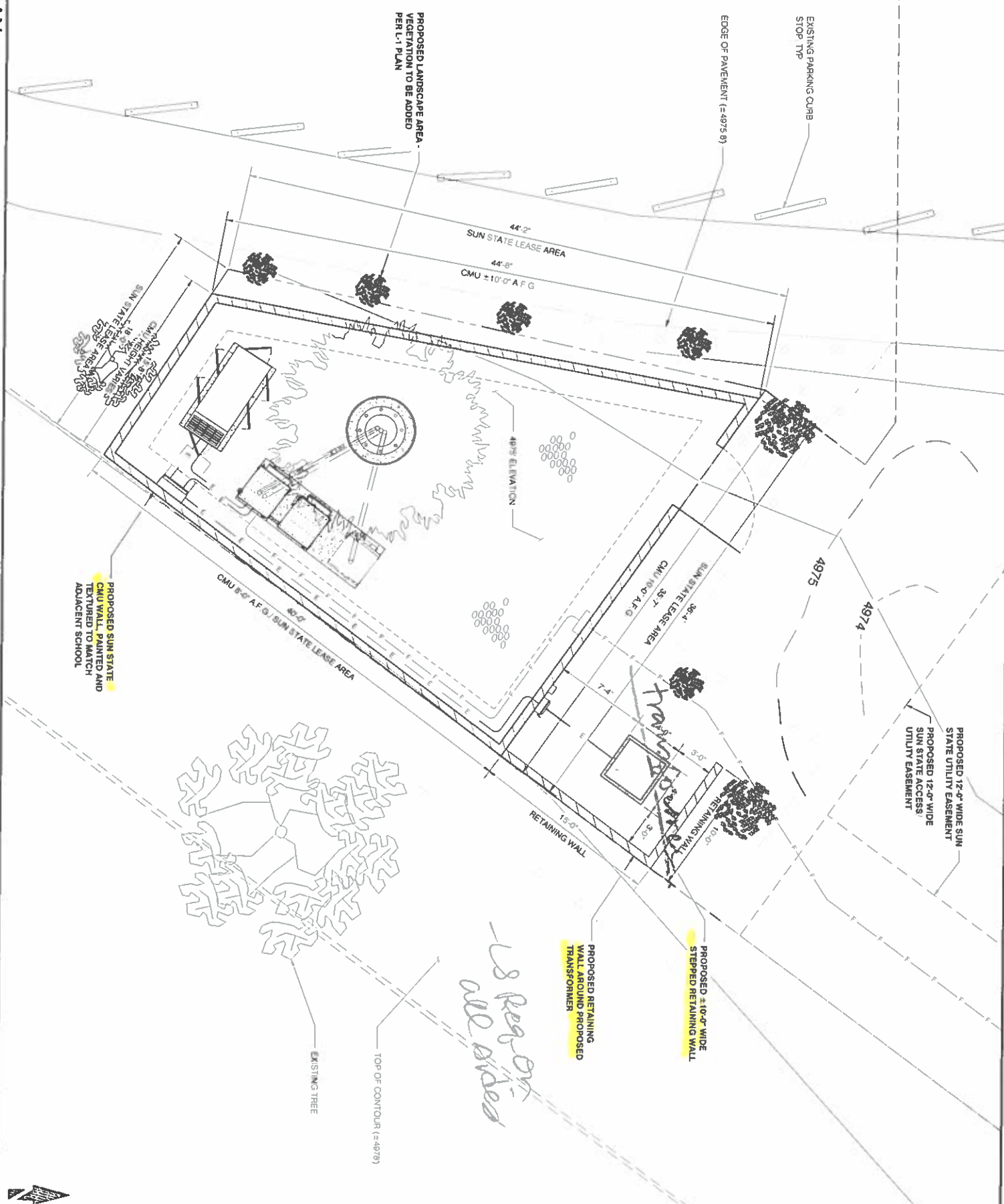
**KYLE A. FORTIN**  
 25578  
 112024  
 PROFESSIONAL ENGINEER

NM01-116 RIVER WALKER/  
 ABQ MIRADA  
 4000 LEARNING DR NW  
 ALBUQUERQUE, NM 87109  
 BERNILLO COUNTY

SHEET TITLE  
 EXISTING SITE PLAN

SHEET NUMBER  
**2-2**

PROPOSED SITE PLAN



SCALE 1/8" = 1'-0"  
 1/16" = 1'-0"



SHEET NUMBER  
**2-3**

PROJECT TITLE  
**PROPOSED SITE PLAN**

**NM01-116 RIVER WALKER/**  
**ABQ MIRADA**  
 4801 LEARNING RD. NW  
 ALBUQUERQUE, NM 87120  
 BERNALILLO COUNTY

REV	DATE	DESCRIPTION	BY
0	08/25/20	FINAL ZONING	CS
1	08/12/21	FINAL ZONING	CS
2	02/09/24	FINAL ZONING	CS
3	04/11/24	FINAL ZONING	CS

PROJECT NO: NM01-116 RIVER WALKER  
 DRAWN BY: CS  
 CHECKED BY: MS

**PINNACLE**  
 Site Acquisition | Engineering | Construction  
 1428 NORTH HAVEN STREET, SUITE 110  
 ALBUQUERQUE, NM 87102

**verizon**  
 CAMBER  
 6950 W. MONTELO P. CHANDLER, AZ 85226  
 PHONE: (480) 777-4300  
 FAX: (480) 777-4281

PREPARED FOR  
**SUN STATE TOWERS**  
 1428 NORTH HAVEN STREET # 101  
 ALBUQUERQUE, NM 87102  
 PHONE: 480-664-9506 FAX: 480-664-9530



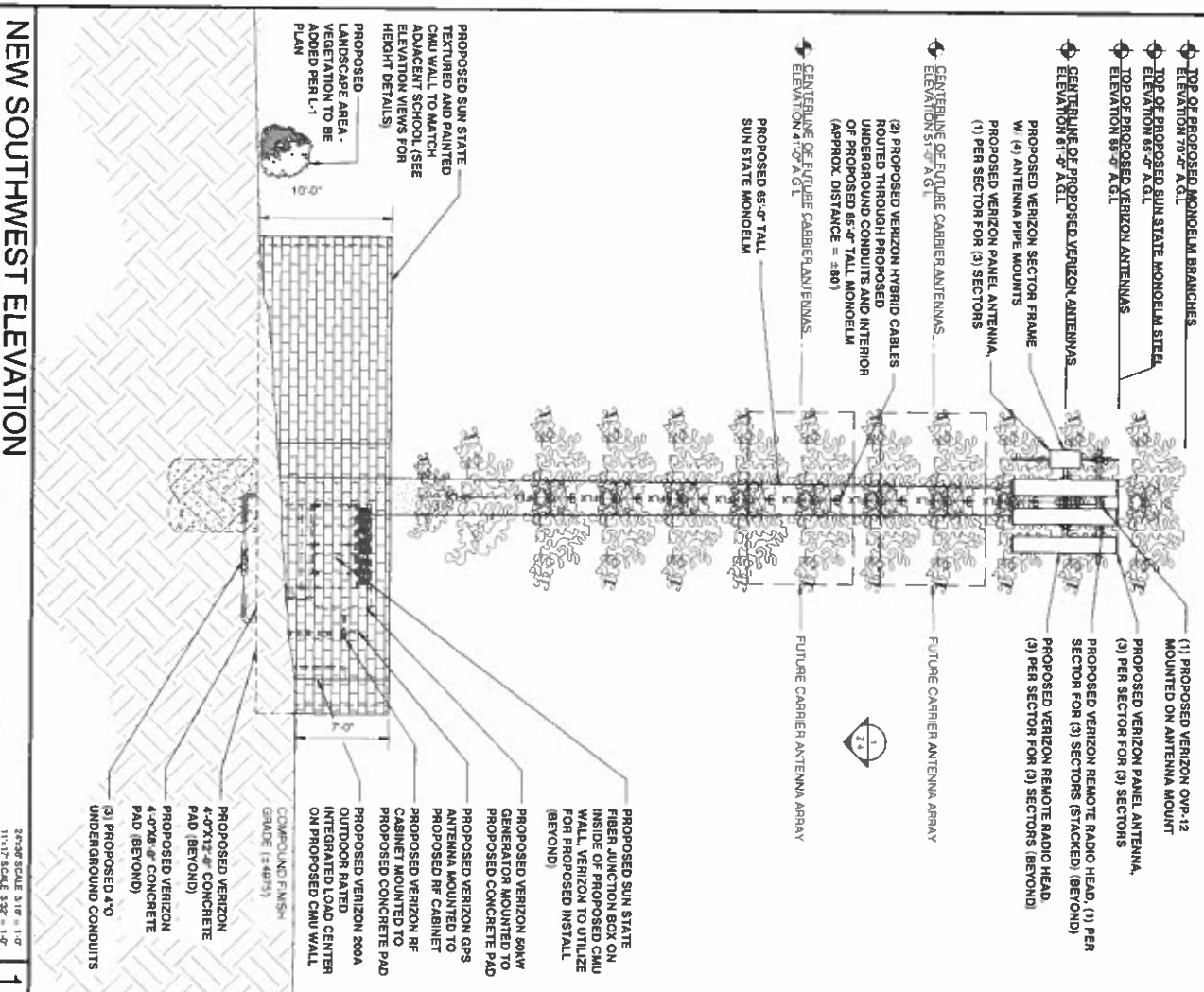


- MONOELM NOTE
- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOELM
- VERIZON CONTRACTOR TO PROVIDE ANTENNA MOUNTS
- ALL MOUNTS/EQUIPMENT TO BE PAINTED TO MATCH POLE COLOR SCHEME

*Specify color of pole*

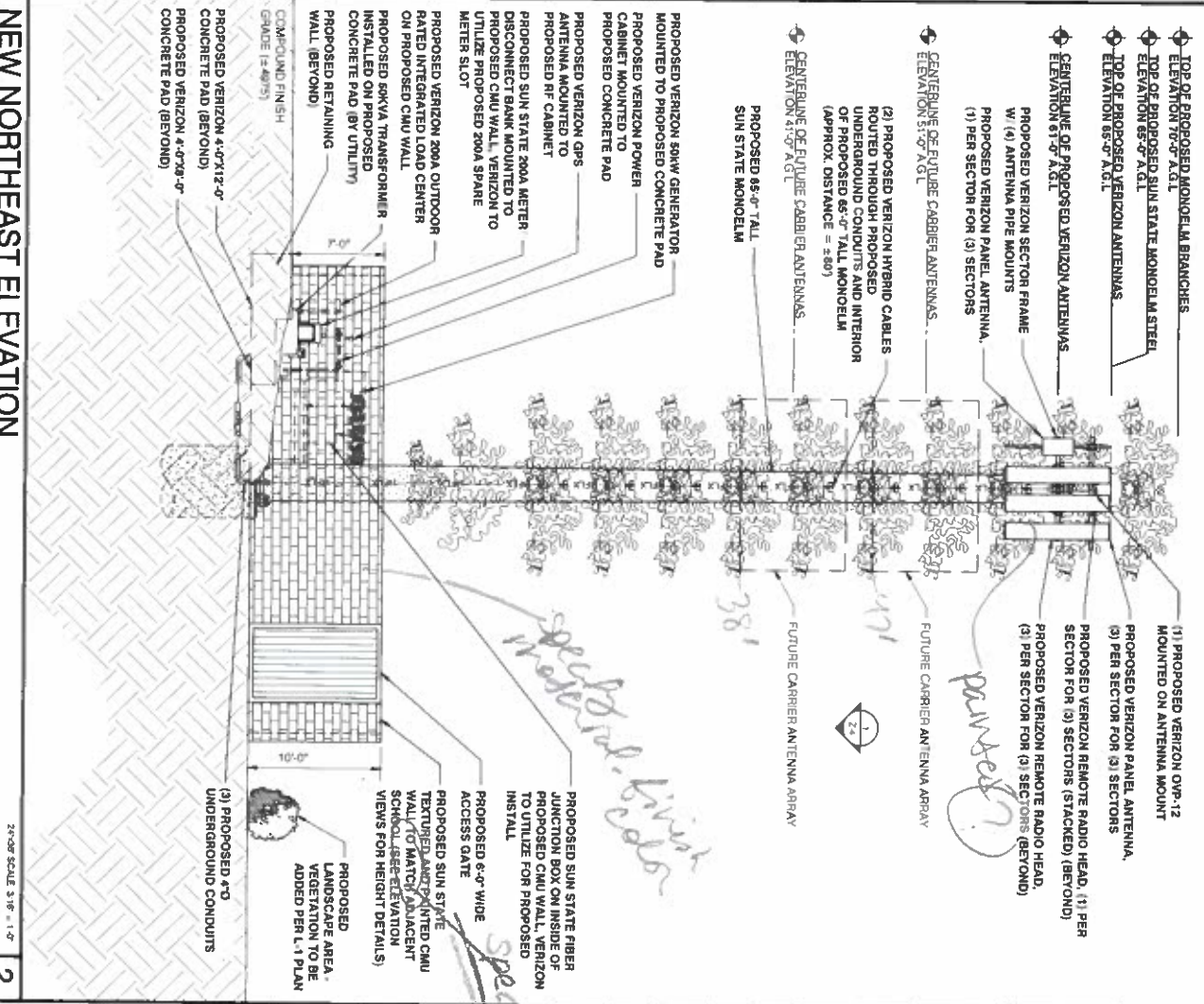
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- VERIZON CONTRACTOR TO PROVIDE ANTENNA MOUNTS
- ALL MOUNTS/EQUIPMENT TO BE PAINTED TO MATCH POLE COLOR SCHEME

*Specify color of pole*



**NEW SOUTHWEST ELEVATION**

1



**NEW NORTHEAST ELEVATION**

2

**2-5**

Sheet Title

**ELEVATIONS**

**NM01-116 RIVER WALKER/ ABQ MIRADA**

4000 LEARNING RD. NW  
ALBUQUERQUE, NM 87120  
BERNALILLO COUNTY

**KYLE A. FORTIN**

25318

PROFESSIONAL ENGINEER

REV	DATE	DESCRIPTION	BY
0	08/29/23	FINAL ZONING	CS
1	08/12/23	FINAL ZONING	CS
2	08/01/24	FINAL ZONING	CS
3	04/11/24	FINAL ZONING	CS

**PINNACLE**

Site Acquisition | Engineering | Construction

1438 NORTH AVENUE STREET, #100  
ALBUQUERQUE, NM 87102

**verizon**

9845 W. HOBBS DR. N., CAYWOODS, AZ 85024  
PHONE: (480) 771-4300  
FAX: (480) 771-4301

**SUN STATE TOWERS**

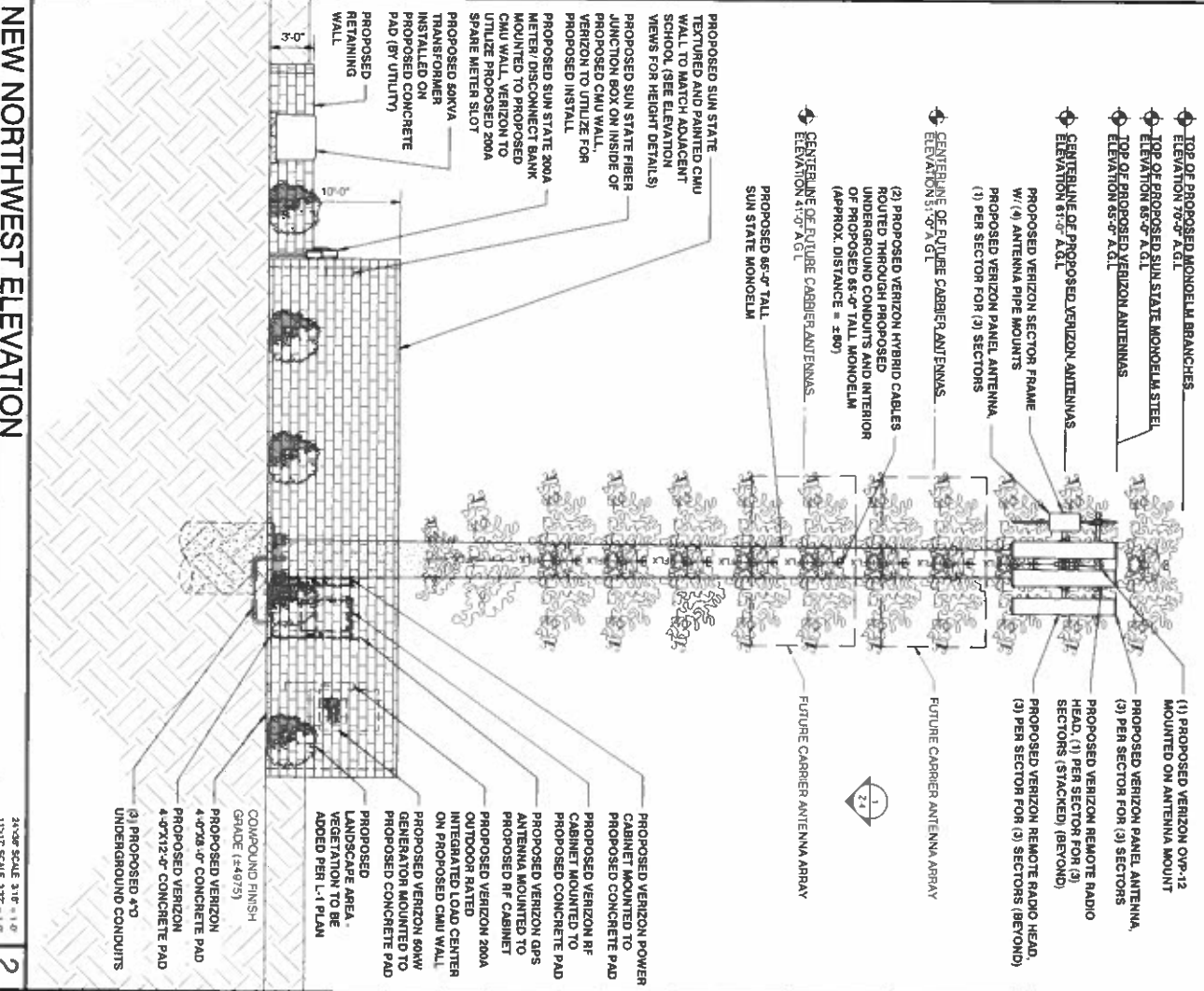
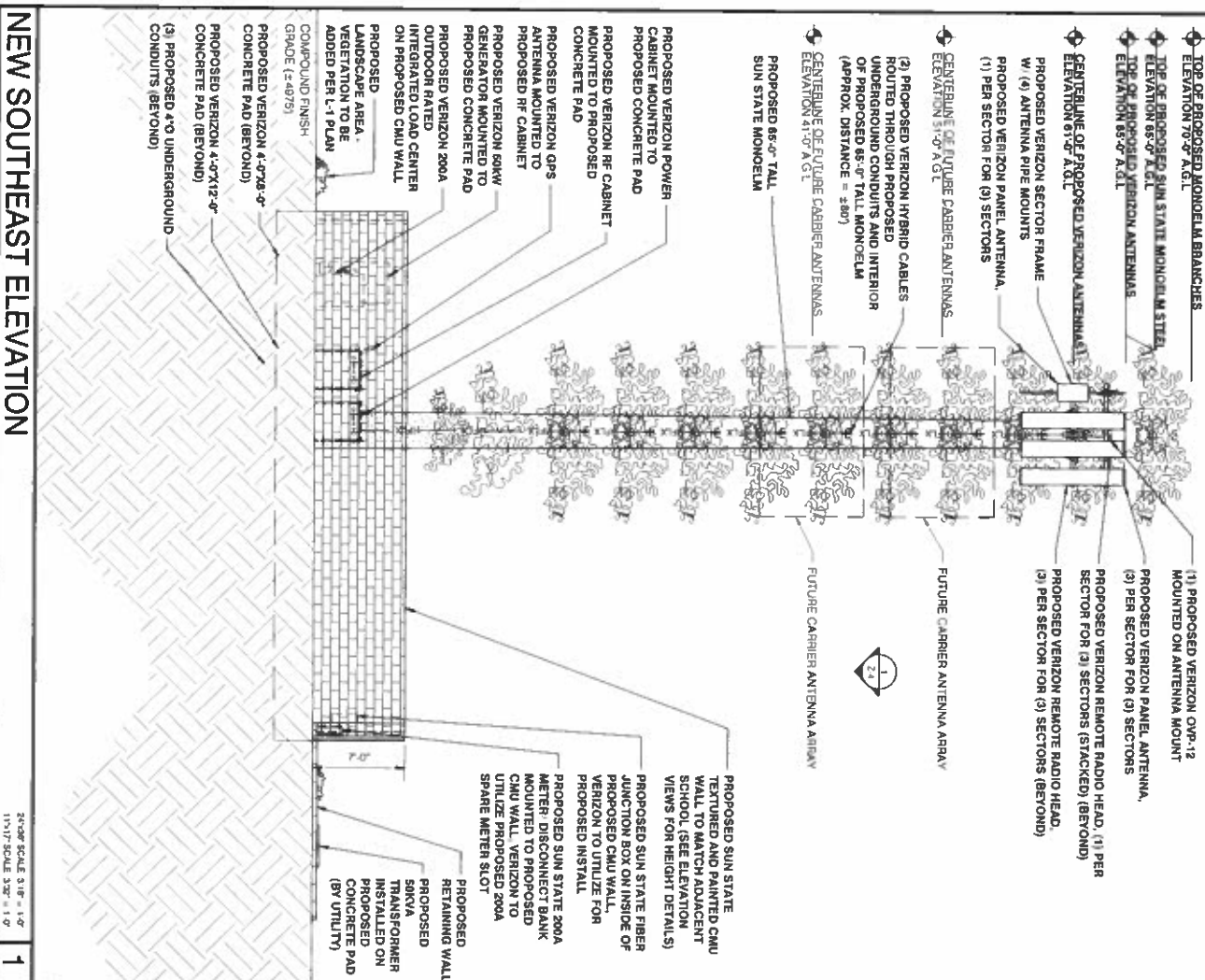
1438 NORTH AVENUE STREET, #100  
ALBUQUERQUE, AZ 85024  
PHONE: (480) 464-9500, FAX: (480) 464-9510



- MONOELM NOTE
- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOELM
- VERIZON CONTRACTOR TO PROVIDE ANTENNA MOUNTS
- ALL MOUNTS/EQUIPMENT TO BE PAINTED TO MATCH POLE COLOR SCHEME

- MONOELM NOTE
- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOELM
- VERIZON CONTRACTOR TO PROVIDE ANTENNA MOUNTS
- ALL MOUNTS/EQUIPMENT TO BE PAINTED TO MATCH POLE COLOR SCHEME

*specify service*



**NEW SOUTHEAST ELEVATION**

**NEW NORTHWEST ELEVATION**

24'-0" SCALE 3/16" = 1'-0"  
11/17 SCALE 3/16" = 1'-0"

24'-0" SCALE 3/16" = 1'-0"  
11/17 SCALE 3/16" = 1'-0"

SHEET NUMBER  
**Z-6**

ELEVATIONS

SHEET TITLE  
**NM01-116 RIVER WALKER/ ABO MIRADA**

4000 LESLIE RD NW  
ABUDDURQUE NM 87120  
BERNARD COUNTY



REV	DATE	DESCRIPTION	BY
0	08/28/23	FINAL ZONING	CS
1	09/12/23	FINAL ZONING	CS
2	09/28/24	FINAL ZONING	CS
3	04/11/24	FINAL ZONING	CS

PROJECT NO: NM01-116 RIVER WALKER  
DRAWN BY: [blank]  
CHECKED BY: [blank]





NOTE:  
MONDELM BRANCHES  
NOT SHOWN FOR CLARITY.

PREPARED FOR  
**SUN STATE TOWERS**  
1428 NORTH MARSH STREET #101  
GILBERT, AZ 85233  
PHONE: 480-844-8855 • FAX: 480-844-8850

CARRIER  
**verizon**  
4665 W. WOODBURN, CHANDLER, AZ 85226  
PHONE: 480-949-8800  
FAX: 480-771-4881

A/E/C CONSULTING FIRM & SITE ACQUISITION  
**PINNACLE**  
Site Acquisition | Engineering | Construction  
1428 NORTH MARSH STREET #101  
GILBERT, AZ 85233

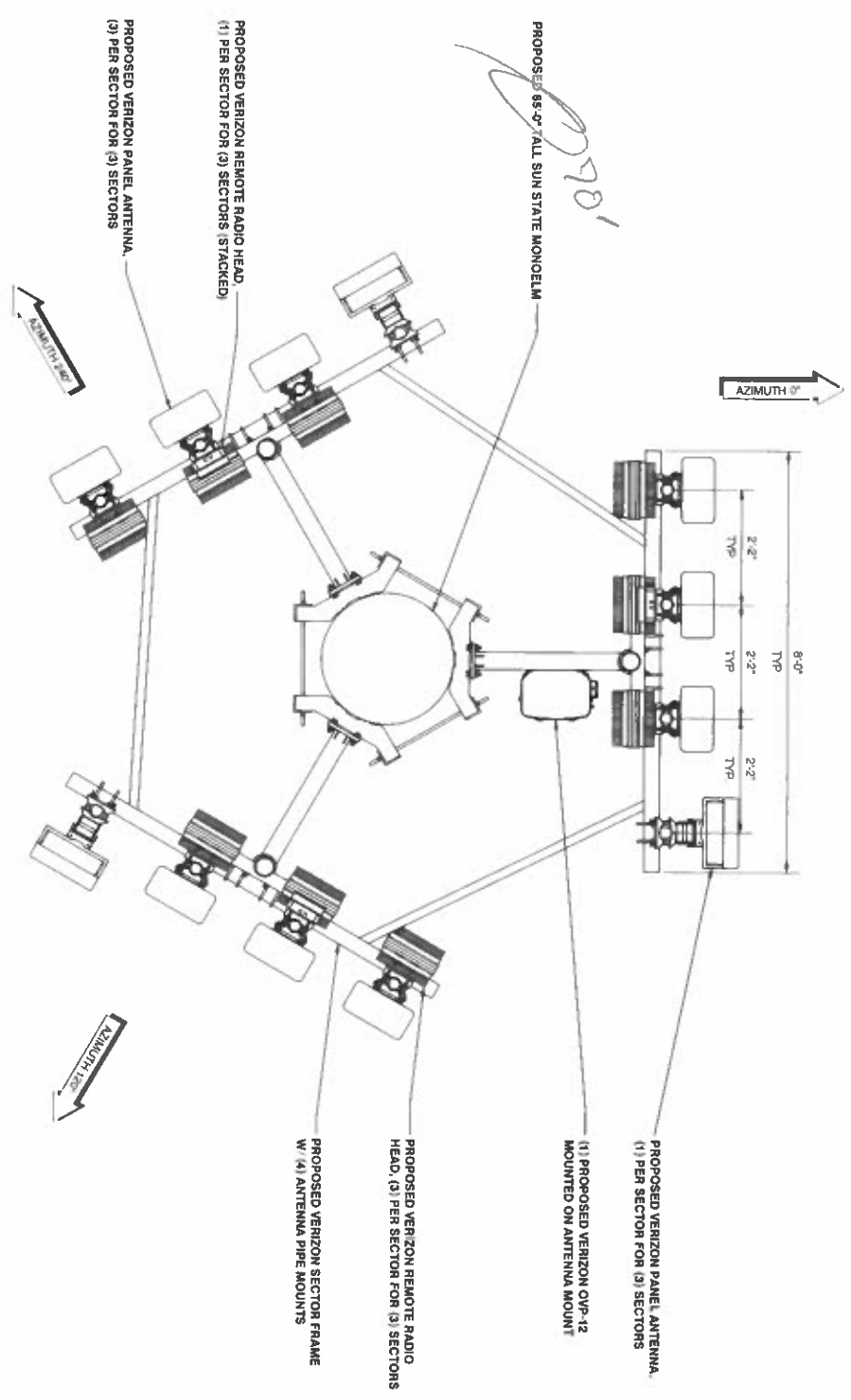
PROJECT NO: NM01-116 RIVER WALKER  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

REV	DATE	DESCRIPTION	BY
0	08-28-20	FINAL ZONING	CS
1	08-12-20	FINAL ZONING	CS
2	03-06-24	FINAL ZONING	CS
3	04-11-24	FINAL ZONING	COA

**KYLE A. FORTIN**  
25578  
PROFESSIONAL ENGINEER  
NIM01-116 RIVER WALKER/  
ABQ MIRADA  
4600 LEARNING RD NW  
ALBUQUERQUE, NM 87120  
BERNALILLO COUNTY

SHEET TITLE  
**PROPOSED ANTENNA PLAN**

SHEET NUMBER  
**2-7**



PROPOSED ANTENNA SCHEDULE

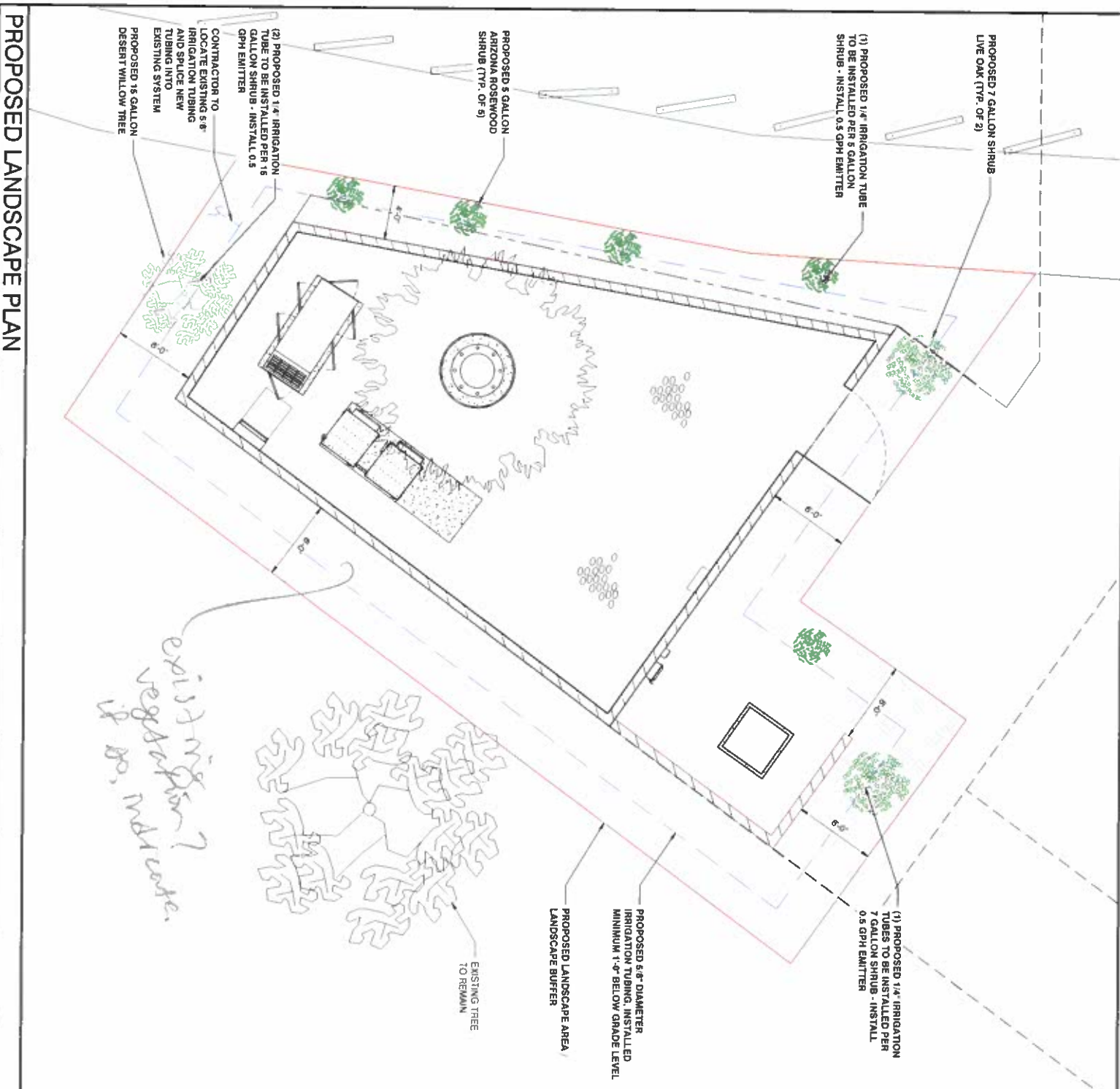
POSITION	SECTOR	ANTENNA	CENTERLINE	AZIMUTH	RHH COUNT	RHH BAND	OVP COUNT	CABLE TYPE	CABLE COUNT	CABLE LENGTH
1	ALPHA	PANEL #1	61'-0"	0°	1	RADIO #1	(1) DVP-12	13024 HYBRIFLEX	2	80'
2	ALPHA	PANEL #1	61'-0"	0°	2	RADIO #1 RADIO #2				
3	ALPHA	PANEL #1	61'-0"	0°	1	RADIO #1				
4	ALPHA	PANEL #2	61'-0"	0°	1	RADIO #1				
1	BETA	PANEL #1	61'-0"	120°	1	RADIO #1				
2	BETA	PANEL #1	61'-0"	120°	2	RADIO #1 RADIO #2				
3	BETA	PANEL #1	61'-0"	120°	1	RADIO #1				
4	BETA	PANEL #2	61'-0"	120°	1	RADIO #1				
1	GAMMA	PANEL #1	61'-0"	240°	1	RADIO #1				
2	GAMMA	PANEL #1	61'-0"	240°	2	RADIO #1 RADIO #2				
3	GAMMA	PANEL #1	61'-0"	240°	1	RADIO #1				
4	GAMMA	PANEL #2	61'-0"	240°	1	RADIO #1				

**BOLD TEXT DENOTES NEW EQUIPMENT.**

**PROPOSED ANTENNA PLAN**

24'-00" SCALE 3/4" = 1'-0"  
11'x17' SCALE 3/8" = 1'-0"

1



*existing trees?  
if so, include.*

*Region  
all sides*

SIZE	QUANTITY	TYPE	GPH/EMITTER	EMITTER QUANTITY PER SHRUB
5-GALLON	5	ARIZONA ROSEWOOD (VAUCOLELINA CALIFORNICA)	0.5	1
7-GALLON	2	SHRUB LIVE OAK (QUERCUS TURBINELLA)	0.5	1
15-GALLON	1	DESERT WILLOW (VICIL OPSIS LINEARIS)	0.5	

**PROPOSED LANDSCAPE PLAN**

24" X 36" SCALE 1/4" = 1'-0"  
1 1/2" X 11 1/2" SCALE 1/8" = 1'-0"

**PREPARED FOR**  
**SUN STATE TO WEAS**  
1420 NORTH MARION STREET #101  
GASBERT, AZ 85233  
PHONE: 480-994-4559 FAX: 480-994-4550

**verizon**

6803 W. HOBELINE PL. CHANDLER, AZ 85226  
PHONE: (480) 777-4300  
FAX: (480) 777-4301

ALL CONSULTING PERMITS & SITE ACQUISITION

**PINNACLE**  
Site Acquisition | Engineering | Construction

1420 NORTH MARION STREET #101  
GASBERT, AZ 85233  
PHONE: 480-994-4559

PROJECT NO: NM01-116 RIVER WALKER  
DRAWN BY: CS  
CHECKED BY: W

REV	DATE	DESCRIPTION	BY
0	08/23/23	FINAL ZONING	CS
1	09/12/23	FINAL ZONING	CS
2	03/09/24	FINAL ZONING	CS
3	04/11/24	FINAL ZONING	COA

**KYLE A. FORTIN**  
23578  
PROFESSIONAL ENGINEER  
4/12/2014

NM01-116 RIVER WALKER  
ABC MIRADA  
4000 LEANING RD NW  
ALBUQUERQUE, NM 87130  
BENNALUA COUNTY

SHEET TITLE  
**PROPOSED LANDSCAPE PLAN**

SHEET NUMBER  
**L-1**

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
URBAND DESIGN & DEVELOPMENT DIVISION  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102  
Tel: (505) 924-3860

June 25, 2024

Les Gutierrez, Senior Site Acquisition Manager  
Southwest Telecom Partners, Inc.  
For Sun State Towers and Verizon Wireless  
3 Cibolita Peak  
Santa Fe, NM 87508

e-mail: [lesgutierrez35@gmail.com](mailto:lesgutierrez35@gmail.com)

## THIRD NOTICE OF FACIAL INCOMPLETENESS

RE: ABQ Mirada/Bosque School- 4000 Learning Rd. NW, a new free-standing Wireless Telecommunications Facility (WTF) near the Bosque School, approximately 3.2 acres, zoned PD (Planned Development).

Dear Les,

Thank you for responding to the Second Notice of Facial Incompleteness. I cross-checked the materials (dated June 12, 2024) with the notice. Some items are still missing and/or clarification is needed, as explained below (the numbers used below correspond to the numbers used in First FI Notice).

These remaining items need to be addressed before the materials can be deemed complete and payment made (note: the deemed complete date will be the date the application fee is received).

### 3. Notification:

- C. Upon further review, notification is found to be incomplete. I found the January 2024 ONC list (from Delaina Carmona), and it looks like the same list was provided four times.
  - i. Six contact names are on the ONC list. However, I did not find proof of notification (neither the required email nor certified mail return receipts) for three people - Tim Bowen, Dan Jensen, and Linda Vrooman.

***The June 2024 ONC list provided by Suzie Flores indicates that Evelyn Rivera is the new contact, in place of Linda Vrooman. However, this new list does not include any representatives from the La Luz Landowners Association, which might be entitled to notification.***

***The January 2024 ONC list from Delaina Carmona included Tim Bowen and Dan Jensen of La Luz. However, they weren't on the newer list. It appears that no one from La Luz was notified. If they are no longer a recognized organization, please***



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
URBAND DESIGN & DEVELOPMENT DIVISION  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102  
Tel: (505) 924-3860

***provide documentation to that effect. If they need to be notified, please proceed to do that.***

iii. If there was a facilitated meeting, please provide the facilitator's notes and any related information for the record.

***Was a facilitated meeting held? If so, when and are there any notes?***

4. Application Checklist (Form W-1)- The following, required items were not provided or do not meet minimal requirements:

C. Land Use map is missing. ***Please provide a land use map. Land use is what the land is being used for, such as office, commercial, residential. I don't see any labels on the parcels on the map provided with the June materials.***

7. Supplemental Technical Form for Wireless Projects:

A. When the Sup Tech form states that an attachment is required, it means to provide the documentation and attach it to the form. In several instances, you initialed that the attachment is attached, but I couldn't find it in the materials submitted.

C. Response to 4.13- least intrusive means. ***Should not be provided because response to 4.10 is No, so proceed to 4.20 (please follow directions precisely).***

D. RF coverage maps missing- ***map 6.05. Much of the information in the RF analysis is not required, and the maps contained in it are not labeled to corresponded to the requirements of the Supplemental Technical Form.***

***I am not finding a map of "RF coverage to be provided by the Project and other wireless sites on the same network" (item 6.05). Please provide this and/or label the maps already provided.***

Please provide the items requested in order to complete the application. You may contact me at (505) 764-1074 if you have any questions. Thank you.

Sincerely,

*Catalina Lehner*

Catalina Lehner-AICP

Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

June 12, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

RE: New Proposed WTF (Stealth Mono Elm) to be located at the Bosque School (4000 Learning Road NW) Sun State Tower to allow a new Verizon Telecom Facility NM01-116 Riverwalker/ABQ Mirada .Responses to Mrs. Lehner Letter 5.3.24 Notice of Facial Incompleteness

Dear Mrs. Lehner:

Based on your letter dated 5.3.24 Second Notice of Facial Incompleteness, identifying clarification or additional docs needed to accept the WTF application. Please see my responses below and I have attached the needed docs to the submittal package.

**Item #3 Notification**

Upon review of the past notification of the NH representatives all the representatives of the NH have been either notified either by Certified Mail or email from the list provided by ONC at that time. However to ensure the notices are current. I did receive an updated list from Ms. Suzie Flores on June 10<sup>th</sup>, 2024. The only name on the updated list that has not been noticed is Ms. Evelyn Flores of the Taylor Ranch NH Association. Attached is the following:

1. Updated list of NH Associations from Ms. Suzie Flores dated 6.10.24.
2. Original Certified R/Receipt Notification to Ms. Elizabeth Haley and Rene Horvath, listed on the current list.

3. Email Notifications to Rene Horvath and Elizabeth Haley dated 11.9.2023
4. Email notification to Ms. Evelyn Flores dated 6.10.2024.

#### **Item 4. Application Checklist**

A & B appear OK.

C. Please see attached Land Use Map from the CABQ IDO website.

#### **D & 5. Site History.**

Mrs. Lehner, in mid-April you and I discussed this on our Zoom call you were able to pull up The original site plan for the Silverlake Shopping Center Project in front of the Bosque School. Upon review the small print design notes it stated: **No Freestanding cell towers or antennas are allowed, rather the antenna shall be integrated with the building architecture.**

Upon further review of the site plan SDP for Subdivision Set 9.28.24 Note #2 dated 6.23.2008 States: **Tracts 7, 8 & 9 were removed from the original plat/site plan and consolidated into the Bosque School Site Development Plan. Project 1000901 EPC 40051.**

Ms. Misa Bloom was able to find and send me (copied you) 1000901 Case NO 08 EPC 4009 to 08 EPC File Official Notice of Decision (231 Page document).

I have gone through all the pages of the Decision and the supporting documents and there is no specific restriction regarding either free standing or architecturally designed WTF's.





5. Site Plan (A) Site Plan OK (B) WTF Free Standing by Definition ( OK for Completeness)

7. Supplemental Technical Form for Wireless Projects.

B) 2.01 and 2.02 Please see attachment letters Project Owner and LOA.

C) 4.20 Please see Response Letter C 4.20.

D) 6.05 Please see Response Letter D 6.05

E) Please see Response Letter E 8.04

F) Please see Response Letter F. 8.07

Upon your review of the submitted documents Mrs. Lehner, please advise if we can now submit our Application fee to initiate the request.

Sincerely,

*Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless



OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



<b>PART I - PROCESS</b>	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	WIRELESS TELECOMMUNICATIONS
Decision-making Body:	CITY STAFF
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
<b>PART II - DETAILS OF REQUEST</b>	
Address of property listed in application:	5600 MIRANDELLA ST. NW
Name of property owner:	BOSCHÉ SCHOOL
Name of applicant:	SUN STATE TOWERS
Date, time, and place of public meeting or hearing, if applicable:	
Address, phone number, or website for additional information:	
LES BUTTIEREZ, AGENT LESBUTIEREZ35@GMAIL.COM	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

LES BUTTIEREZ, AGENT  
SUN STATE TOWERS

(Applicant signature)

JUNE 7, 2014

(Date)

*Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2<sup>ND</sup> ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

[www.cabq.gov](http://www.cabq.gov)  
Printed 11/1/2020



Les Gutierrez <lesgutierrez35@gmail.com>

HOA Notification Updated list 5600 Mirandella Street NW.

3 messages

Les Gutierrez <lesgutierrez35@gmail.com>  
To: ONC@cabq.gov

Fri, Jun 7, 2024 at 8:46 AM

Good morning, could please send me an updated list for the above address and location?

Sometime back we received this list but we want to make sure it has not changed.

I have attached the supporting docs you need, to include our application, Zone Atlas page and the old list sent by Dalaina before she retired.

Thank you very much and if you have any questions or clarification, please let me know

Les Gutierrez, Site Acquisition Specialist

505.710.2079

3 attachments

- ONC Application for NH Associations 6.7.24.pdf 282K
- APage\_E-12-Z 5600 Mirandella St NW Bosque School.pdf 387K
- NH Notice HOA's in January 2023 for Bosque School.docx 121K

Office of Neighborhood Coordination <onc@cabq.gov>  
To: Les Gutierrez <lesgutierrez35@gmail.com>

*La City Landowners Assoc - Why not included?*

Good morning,

Below is the current neighborhood association list for 5600 Mirandella ST NW.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Z
Taylor Ranch NA	president@trna.org	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	8
Taylor Ranch NA	president@trna.org	Evelyn	Rivera	rioreal@earthlink.net	4505 Chadwick NW	Albuquerque	NM	8
Westside Coalition of Neighborhood Associations		Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	8
Westside Coalition of Neighborhood Associations		Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	8

*new* *new.*

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

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



**From:** Les Gutierrez <lesgutierrez35@gmail.com>  
**Sent:** Friday, June 7, 2024 8:46 AM  
**To:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** HOA Notification Updated list 5600 Mirandella Street NW.

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

[Quoted text hidden]

---

Les Gutierrez <lesgutierrez35@gmail.com>  
To: Office of Neighborhood Coordination <onc@cabq.gov>

Mon, Jun 10, 2024 at 9:29 AM

Thank you very much Suzie for your fast reply.

Have a good week.

Les

[Quoted text hidden]



*sample packet w/ attachments*

Les Gutierrez <southwesttelecomparters@gmail.com>

# Taylor Ranch Notification Requirements City of Albuquerque Bosque School New WTF Monoelm.

1 message

Les Gutierrez <southwesttelecomparters@gmail.com>  
To: rioreal@earthlink.net

Mon, Jun 10, 2024 at 12:52 PM

Hello, Ms. Rivera.






As per the NA Notification requirement, I have attached background information for our new stealth tower at the Bosque School to provide better 5G coverage throughout the area. Please let me know if you have any questions.

Thank you,

Les Gutierrez

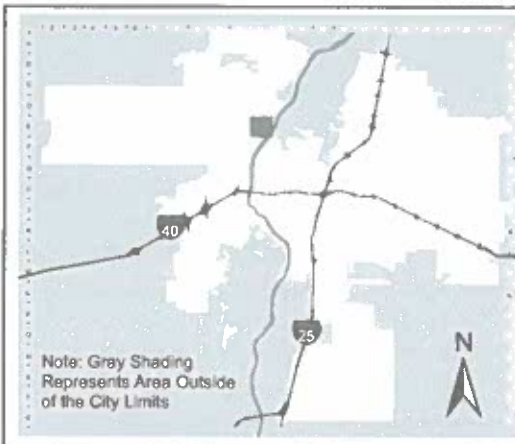
Southwest Telecom Partners, Inc.  
Les Gutierrez, Senior Site Acquisition Manager  
3200 Carlisle Blvd NE, Suite 211  
Albuquerque, New Mexico 87110  
Email: southwesttelecomparters@Gmail.com  
505.710.2079  
NN Real Estate License# 36105. NAICS Code-54618  
<https://www.linkedin.com/in/les-gutierrez-b377b810/>

### 5 attachments

-  **ONC Application for NH Associations 6.7.24.pdf**  
282K
-  **APage\_E-12-Z 5600 Mirandela St NW Bosque School.pdf**  
387K
-  **NM01-116 River Walker\_ABQ Mirada Site Plan.pdf**  
444K
-  **NM01-116 River Walker\_ABQ Mirada Mono Elm Elevation.pdf**  
329K
-  **NM01-116 River Walker\_ABQ Mirada Photosims\_12-20-22.pdf**  
5416K



For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)



Note: Gray Shading Represents Area Outside of the City Limits

Address Map Page:

**E-12-Z**

Map Amended through:  
3/17/2017

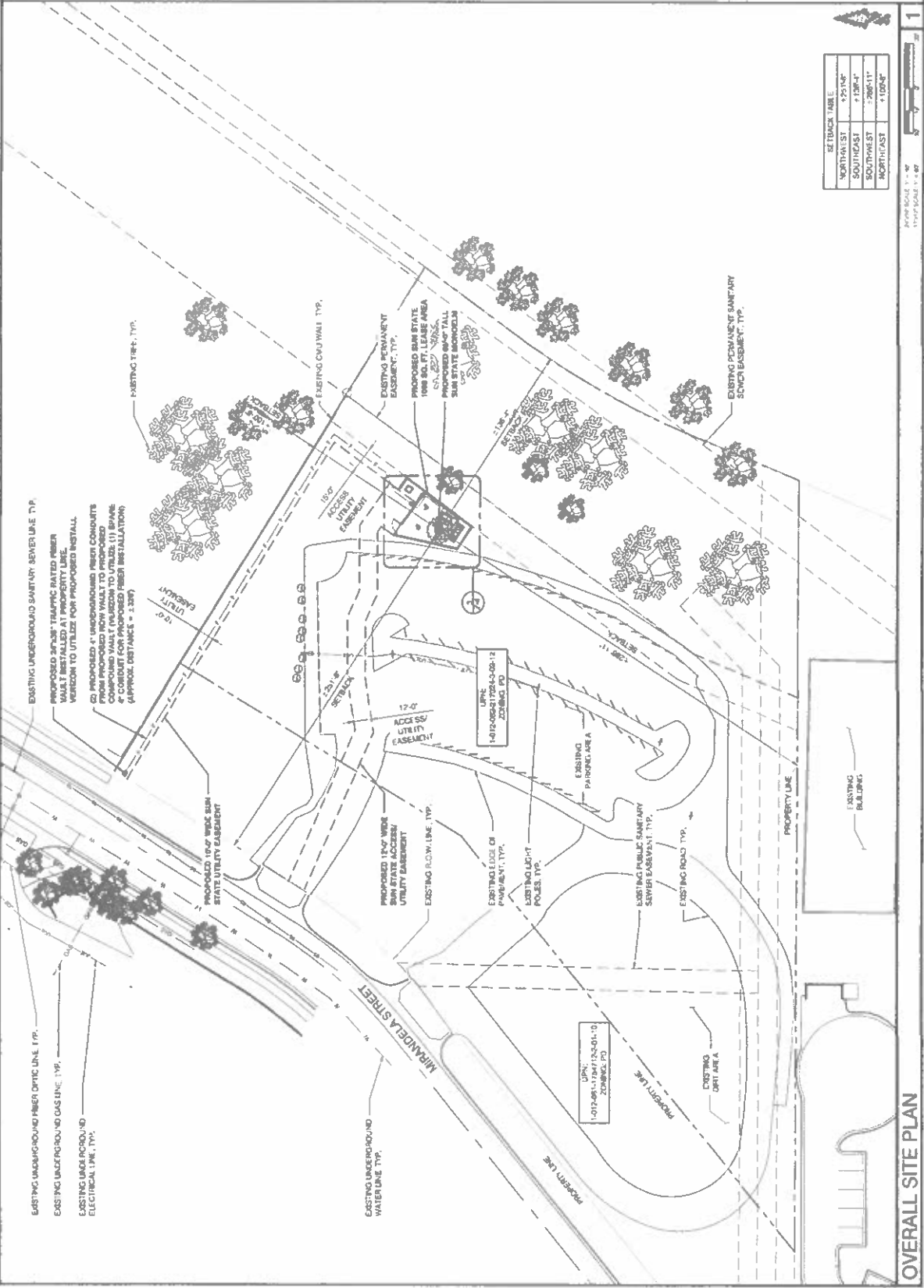


These addresses are for informational purposes only and are not intended for address verification.





<p>PROPOSED FOR</p> <p><b>SUN STATE TOWERS</b></p> <p>1450 PINE BLVD. SUITE 100          CAHILL AVE. SUITE 100          PALM BEACH, FL 33480          PHONE: 561-833-1111 FAX: 561-833-1111</p>	<p>Client:</p> <p><b>verizon</b></p> <p>500 N. MILITARY TRAIL, SUITE 100          PALM BEACH, FL 33408          FAX: 561-777-2341</p>	<p>ALL CONSULTING FIRM &amp; SITE ACQUISITION</p> <p><b>PINNACLE</b></p> <p>300 N. MILITARY TRAIL, SUITE 100          PALM BEACH, FL 33408          PHONE: 561-777-2341 FAX: 561-777-2341</p>	<p>PROJECT NO.</p> <p>1450 PINE BLVD. SUITE 100</p> <p>CHECKED BY:</p> <p>DATE:</p>	<p>BY:</p> <p>DATE:</p> <p>DESCRIPTION:</p>	<p><b>FINAL FOR ZONING ONLY</b></p>	<p>NM01-116 RIVER WALKER / ABO MVRADA</p> <p>1450 PINE BLVD. SUITE 100          PALM BEACH, FL 33408          BERNARD COUNTY</p>	<p>SHEET TITLE</p> <p><b>OVERALL SITE PLAN</b></p>	<p>SHEET NO.</p> <p><b>Z-1</b></p>
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SETBACK TABLE

NORTHWEST	125'-0"
SOUTHWEST	125'-0"
SOUTHEAST	25'-0"
NORTHEAST	25'-0"

OVERALL SITE PLAN

SCALE: 1" = 40'

DATE: 11/15/2011

BY: [Signature]

**SUN STATE**  
 100 W. E. 25  
 1000 NORTH AVENUE #110  
 GIBBERY, AZ 85231  
 PHONE: 480-838-8881 FAX: 480-838-8803

**verizon**  
 1000 E. WILLOW AVENUE, SUITE 100  
 PHOENIX, AZ 85014  
 PHONE: 480-774-9841

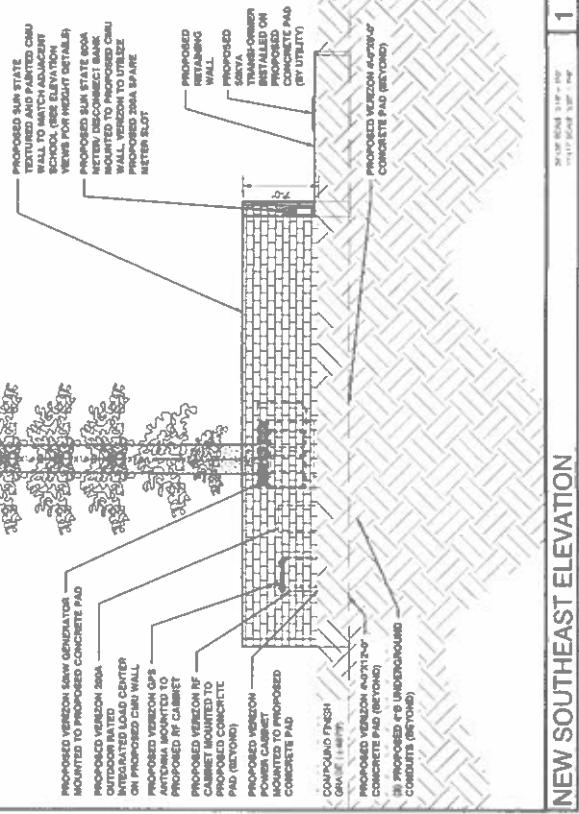
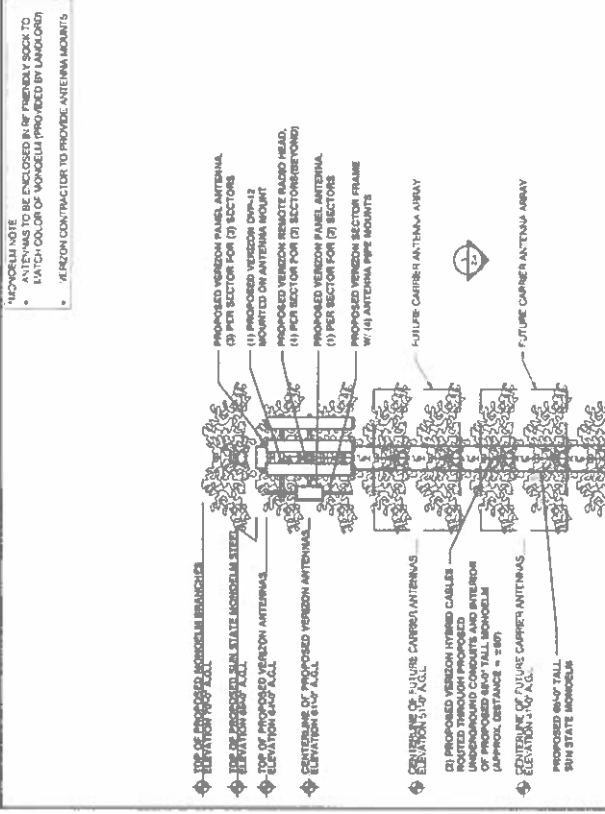
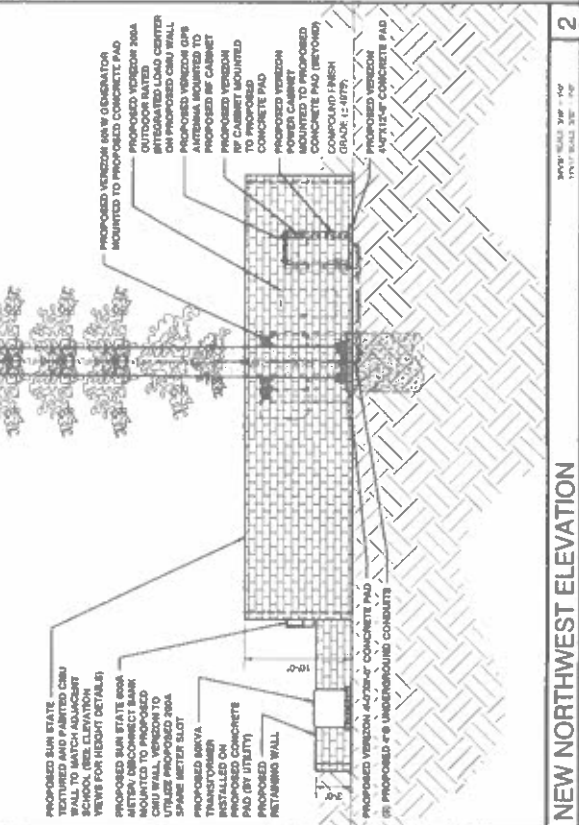
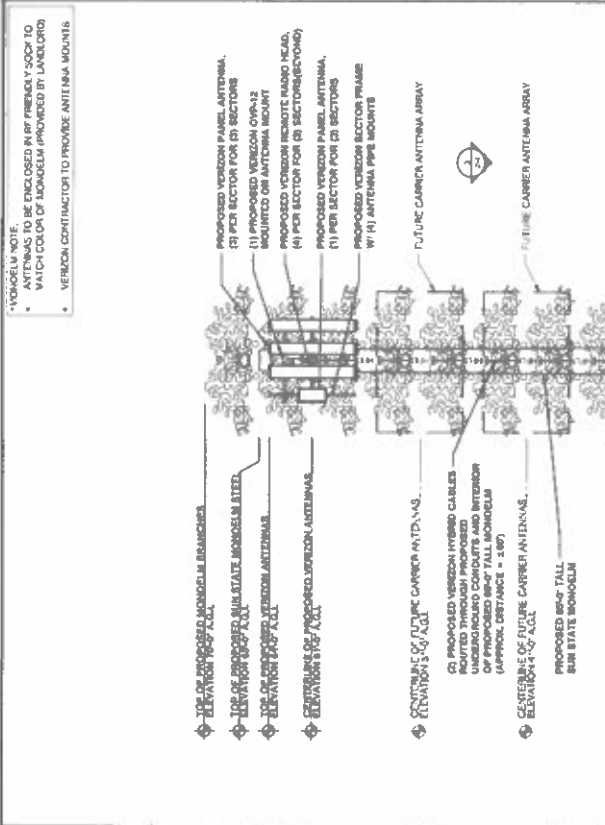
**PINNACLE**  
 The Architects | Engineers | Interiors | Construction  
 1000 W. WASHINGTON AVENUE, SUITE 100  
 PHOENIX, AZ 85014  
 PHONE: 480-248-4400

PROJECT NO.	1001-116 RIVER		
DRAWN BY	MS/18/09/2018		
CHECKED BY	MS/18/09/2018		
REV	DATE	DESCRIPTION	BY
0	09/18/18	FINAL	LA

**FINAL FOR ZONING ONLY**

**NM01-116 RIVER WALKER / ABO MIRADA**  
 1001-116 RIVER WALKER  
 ALBUQUERQUE, AZ 85715  
 BERNALILLO COUNTY

**ELEVATIONS**  
 SHEET NUMBER  
**Z-6**



**NEW NORTHWEST ELEVATION**

**NEW SOUTHEAST ELEVATION**



# Site: NM01-116 River Walker / ABQ Mirada

Address: 4000 Learning Rd. NW - Albuquerque, NM 87120

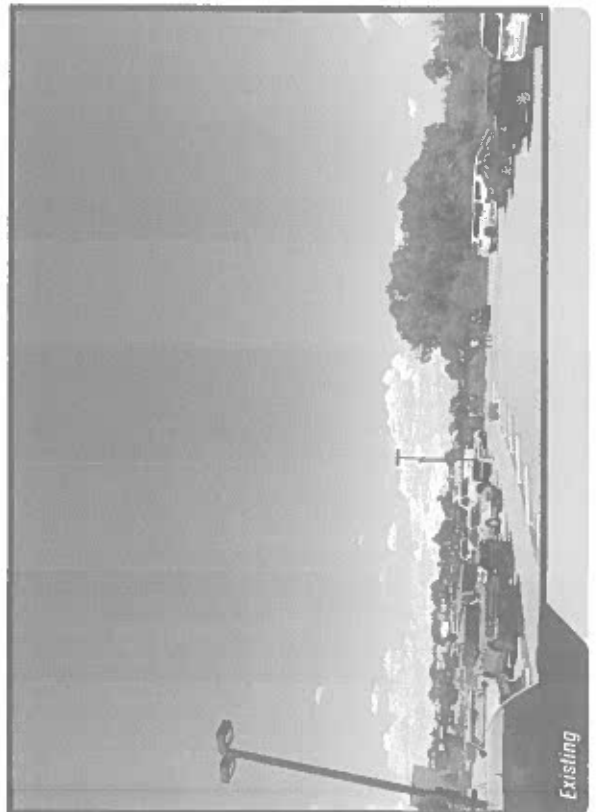


12/20/2022

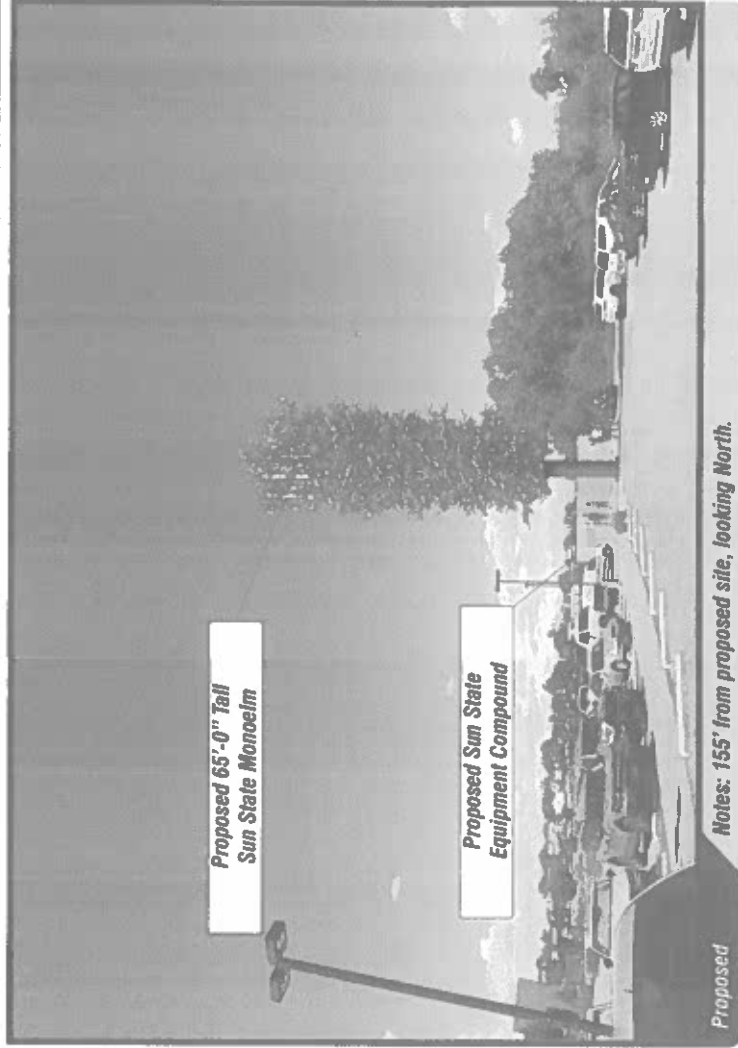
View 1



Location Map



Existing



Proposed

Notes: 155' from proposed site, looking North.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.

Applicant

## Verizon Wireless

126 W. Gemini Drive  
Tempe, AZ 85283

Contact



1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233



b)

# Site: NM01-116 River Walker / ABQ Mirada

Address: 4000 Learning Rd. NW - Albuquerque, NM 87120

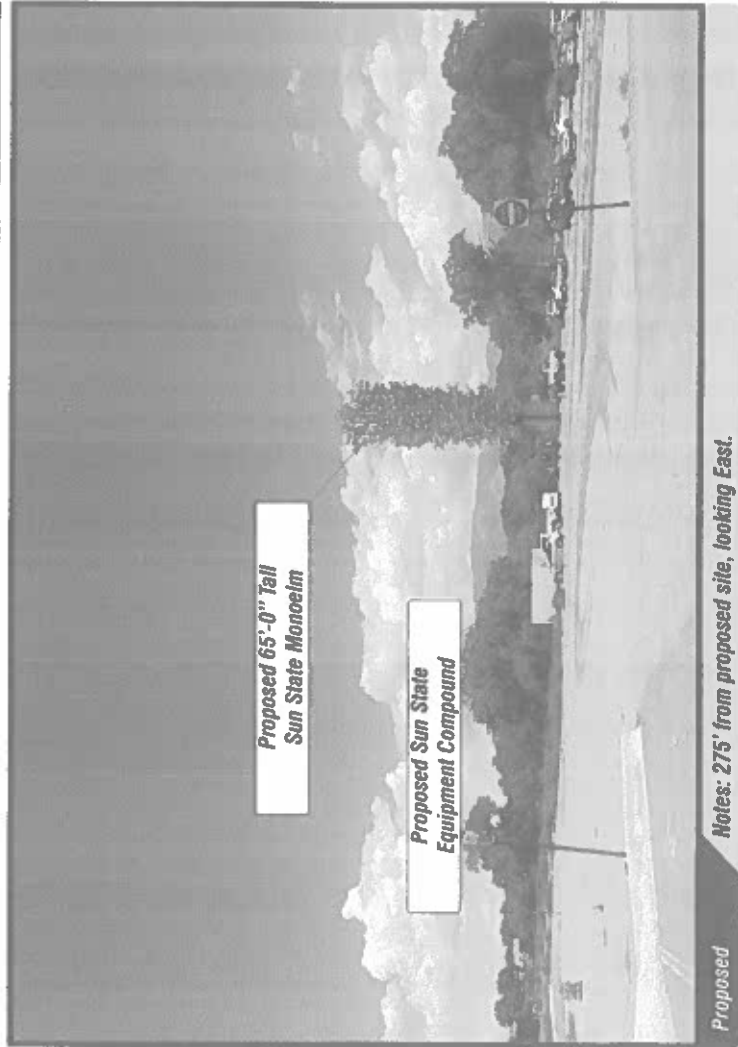


12/20/2022

View 2



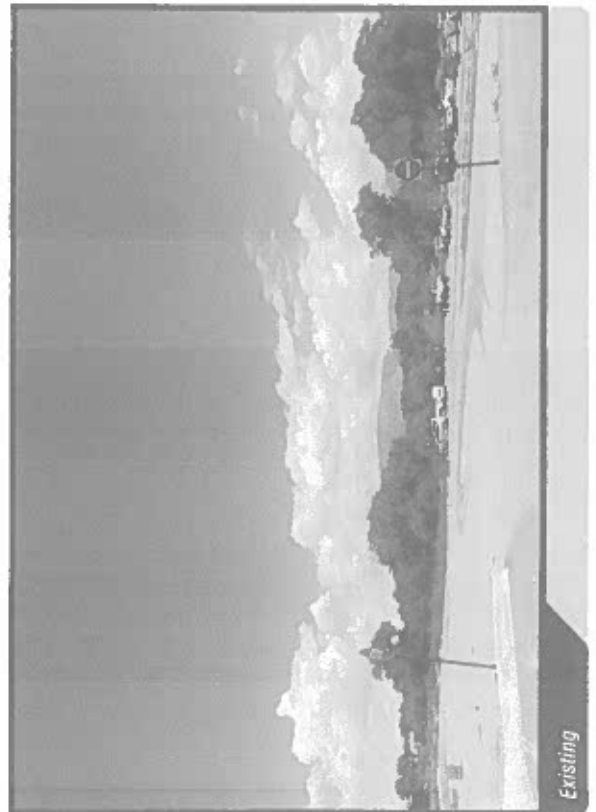
Location Map



Proposed

Notes: 275' from proposed site, looking East.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



Existing

Applicant

## Verizon Wireless

126 W. Gemini Drive  
Tempe, AZ 85283

Contact

**PINNACLE**  
CONSULTING, INC  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233

# Site: NM01-116 River Walker / ABQ Mirada

Address: 4000 Learning Rd. NW — Albuquerque, NM 87120

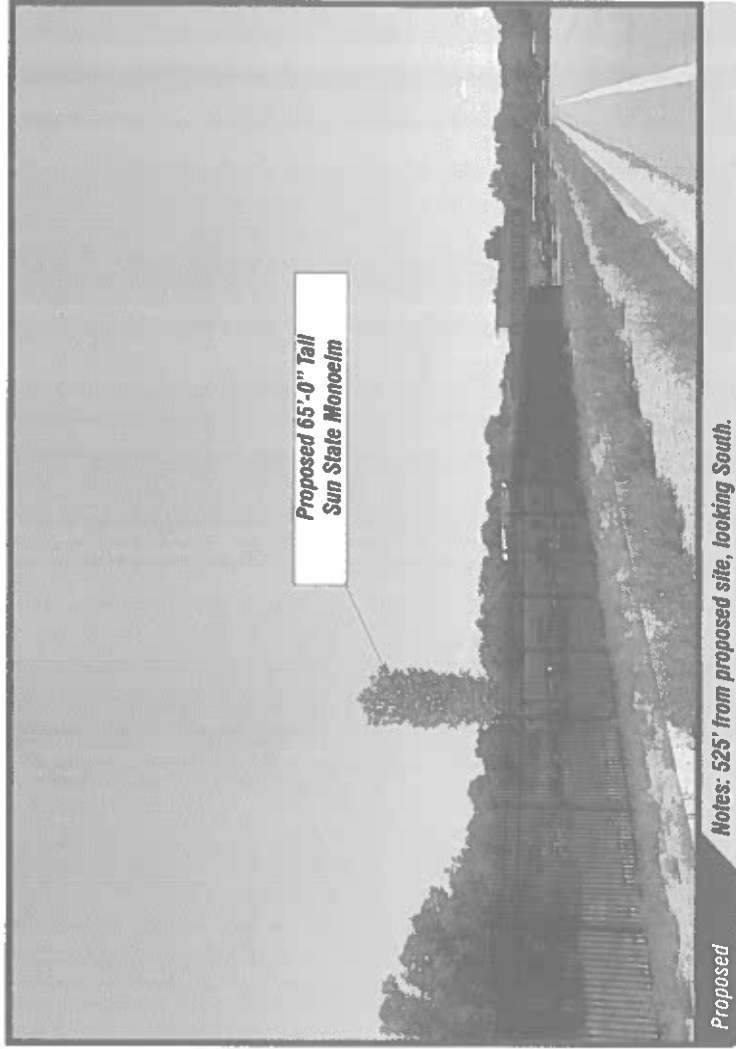


12/20/2022

View 3



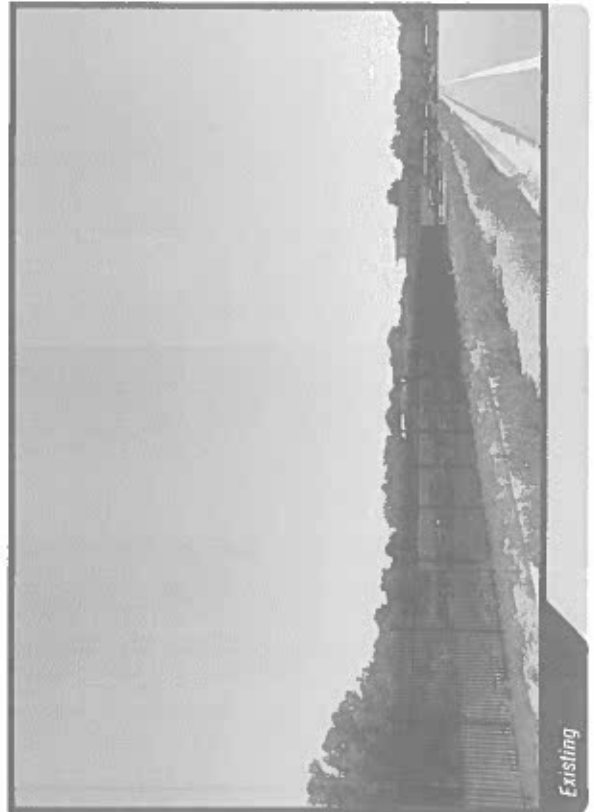
108  
Location Map



Proposed

Notes: 525' from proposed site, looking South.

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



Existing

Applicant

**Verizon Wireless**  
126 W. Gemini Drive  
Tempe, AZ 85283

Contact

**PINNACLE**  
CONSULTING, INC  
1426 North Marvin Street, Suite 101  
Gilbert, AZ 85233



Les Gutierrez <lesgutierrez35@gmail.com>

## Westside Coalition of NA Notification 5600 Mirandella St NW Bosque School

1 message

Les Gutierrez <lesgutierrez35@gmail.com>  
To: elizabethkayhaley@gmail.com

Thu, Nov 9, 2023 at 8:28 AM






Hello Ms. Haley:

As per the NA Notification requirement, I have attached background information for our new stealth tower at the Bosque School to provide better 5G coverage throughout the area. Please let me know if you have any questions.

Thank you,

Les Gutierrez

### 5 attachments

-  **Notification Form City of ABQ 11-09 08-02.pdf**  
993K
-  **APage\_E-12-Z 5600 Mirandela St NW Bosque School.pdf**  
387K
-  **NM01-116 River Walker\_ABQ Mirada Mono Elm Elevation.pdf**  
329K
-  **NM01-116 River Walker\_ABQ Mirada Photosims\_12-20-22.pdf**  
5416K
-  **NM01-116 River Walker\_ABQ Mirada Site Plan.pdf**  
444K





Les Gutierrez <lesgutierrez35@gmail.com>

# HH Association Notification Taylor Ranch NA/Westside Coalition NA 5600 Miradella St. NW Bosque School

1 message

Les Gutierrez <lesgutierrez35@gmail.com>  
To: aboard111@gmail.com

Thu, Nov 9, 2023 at 8:25 AM

Hello Ms. Horvath:

As per the NA Notification requirement, I have attached background information for our new stealth tower at the Bosque School to provide better 5G coverage throughout the area. Please let me know if you have any questions.

Thank you,

Les Gutierrez

### 5 attachments

- Notification Form City of ABQ 11-09 08-02.pdf  
993K
- APage\_E-12-Z 5600 Miradella St NW Bosque School.pdf  
387K
- NM01-116 River Walker\_ABQ Mirada Photosims\_12-20-22.pdf  
5416K
- NM01-116 River Walker\_ABQ Mirada Mono Elm Elevation.pdf  
329K
- NM01-116 River Walker\_ABQ Mirada Site Plan.pdf  
444K



A NOTIFICATION  
 HORVATH +  
 HALEY  
 VIA CERTIFIED  
 R/RECEIPT

13/09/2023

9589 0710 5270 0592 2159 72

9589 0710 5270 0592 2159 72

PS Form 3811, July 2020 PSN 7530-02-000-9053

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 TAYLOR PARK NAJWS COALITION OF NA  
 RENE HORVATH  
 5515 PALOMINO DR NW  
 ALBUQUERQUE, NM 87120

2. Article Number (Transfer from service label)  
 9589 0710 5270 0592 2159 72

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 R. Horvath  
 Agent

B. Received by (Printed Name)  
 R. Horvath 11/8/23  
 Addressed

C. Date of Delivery  
 11/8/23

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87114

NOV 09 2023

MEGA FOUR PEAKS

9589 0710 5270 0592 2159 72

9589 0710 5270 0592 2159 72

PS Form 3811, July 2020 PSN 7530-02-000-9053

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 WESTSIDE COALITION OF NA ASSC  
 ELIZABETH HALEY  
 6005 CHAPARRAL CIRCLE NW  
 ALBUQUERQUE, NM 87114

2. Article Number (Transfer from service label)  
 9589 0710 5270 0592 2159 72

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X  
 Agent

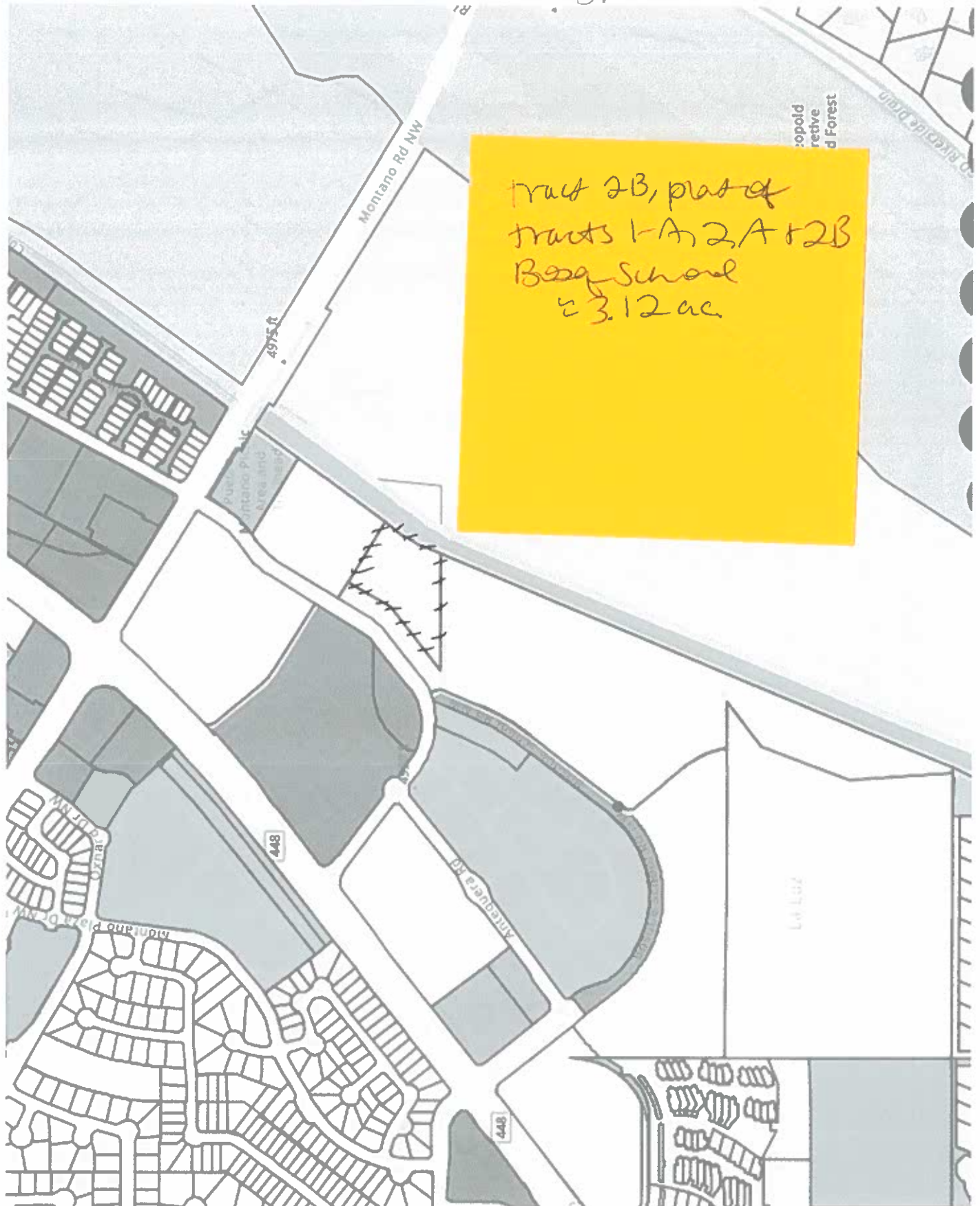
B. Received by (Printed Name)  
 Addressed

C. Date of Delivery  
 Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

© LAND USE MAP (?)

land uses not shown



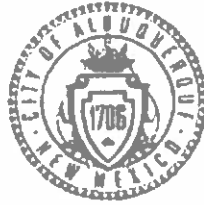
tract 2B, part of  
tracts 1A, 2A + 2B  
Beech School  
± 3.12 ac.



Rec'd June 2024

13 PAGES  
NOTICE OF DECISION

PROJECT 1000901/EPC 40051  
6/28/2008



City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: 26 June 2008

**AMENDED OFFICIAL NOTIFICATION OF DECISION**

**FILE: Project# 1000901\***  
**08EPC-40049 AMEND ZONE MAP**  
08EPC-40051 AMEND SITE DEV PLAN -  
SUBDIVISION (BOSQUE SCHOOL)  
08EPC-40052 AMEND SITE DEV PLAN -  
BLDG PERMIT (BOSQUE SCHOOL)  
08EPC-40055 AMEND SITE DEV. PLAN FOR  
SUBD (ANDALUCIA NORTH)  
08EPC-40056 AMEND SITE DEV. PLAN  
FOR SUBD (ANDALUCIA SOUTH)

*Subject  
not part  
of 1000901.*

Bosque School  
4000 Learning Rd. NW  
Albuq. NM 87120

**LEGAL DESCRIPTION:** for all or a portion of Tracts 7, 8 and 9, North Andalucia at La Luz, Tract 4A, Bosque Preparatory School and Tract 4, Ray A. Graham III Ovenwest Corp. from SU-1 for C-2, O-1 and PRD (20 du/a), SU-1 for School and Related Facilities and SU-1 for PRD (6 du/a) to SU-1 for School and Related Facilities and SU-1 for School Recreation and Private Commons Area, located on Learning Rd NW between Coors Rd NW and Rio Grande Bosque NW containing approximately 47.11 acres. (F-12) Russell Brito, Staff Planner

On June 19, 2008 the Environmental Planning Commission voted to approve Project 1000901/08EPC 40049, a zone map amendment, for:

Tract 7 and Tract 9A (southern portion of existing Tract 9), North Andalucia at La Luz, from SU-1 for O-1, C-2 and PRD (20 du/a) to SU-1 for School and Related Facilities (approximately 2.27 acres total), and

Tract 4, Ray A. Graham III Ovenwest Corp., from SU-1 for PRD (6 du/a) to SU-1 for School Recreation and Private Open Space (approximately 11.89 acres),

based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a zone map amendment for Tract 4, Ray Graham III Ovenwest Corp. from SU-1 for O-1, C-2 and PRD (20 du/a) to SU-1 for School and Related Facilities and for Tracts 7 and 9A (southern portion of existing Tract 9), North Andalucia at La Luz, from SU-1 for O-1, C-2 and PRD (20 du/a) to SU-1 for School and Related Facilities.
2. The proposal is to rezone Tract 7 (1 acre) and a southern portion of Tract 9 (1.27 acres, proposed Tract 9A) to SU-1 for School and Related Facilities. The proposed uses for the tracts are permanent parking on Tract 7 and temporary parking on Tract 9A. The zoning of Tract 4 (11.89 acres) would change to SU-1 for School Recreation and Private Open Space. There are existing tennis courts and a soccer field on the tract and the applicant proposes to continue using it for outdoor recreation and open space.
3. Tract 8 (Learning Road) and new Tract 9B retain SU-1 for C-2, O-1 Uses, and PRD (20 du/a) zoning. Rezoned Tract 7 would not be contiguous with other lots zoned SU-1 for School and Related Facilities as it is separated from them by Tract 8.
4. SU-1 zoning requires a site development plan approved by the EPC and signed off at DRB per 14-16-2-22 (A) of the Zoning Code. The applicant proposes to consolidate all the tracts in their ownership into the existing Bosque School SDP for Subdivision, with design guidelines, which would control future development of the subject site.
5. The proposed zoning designations further the following applicable goals, objectives and policies in the Albuquerque/Bernalillo County Comprehensive Plan (CP), the West Side Strategic Plan (WSSP) and the Coors Corridor Plan (CCP):
  - a. CP Developing Urban Area Goal and Policy II.B.5.i. and CCP Land Use Policy 5, because they would enable expansion of an existing private school that is complementary to, and compatible with, the nearby residential neighborhood.
  - b. CP Developing Urban Area Policies II.B.5.d. and g., WSSP Goal 6, Objectives 3 and 6, Policy 3.18, and CCP Policies 2.1, 2.2, 3.8, 4.A.3, and 4.B.1, because the zone changes, in particular on Tract 4, respects natural environmental conditions and natural resources of the Bosque by preserving open space.
  - c. CP Policy II.B.5.c and WSSP Objective 6, because they concern sites where urban facilities and services are available.
  - d. CP Policy II.D.7.d and WSSP Objective 7, because they enable expansion of a private college preparatory school, that offers alternative educational opportunities for community residents including an emphasis on environmental stewardship and civic responsibility.
  - e. WSSP Objective 4 and Policy 3.16, because they enable expansion of an educational facility, which is an appropriate use on land in, and adjacent to, a community activity center and contributes to the sense of community in the area.

- f. CP Policies II.B.5.l and m, WSSP Goal 6, and Objective 3, CCP Policies 4.A.1, 4.A.2, 4.C.1, because the zone changes, particularly on Tract 4, will maintain open space, help protect the Bosque environment and preserve views within and beyond the Coors Corridor.

- 6. The applicant has provided an acceptable justification for the request per R-270-1980:
  - a. *The proposed special use zoning, for school and related facilities and for school recreation and private open space, is consistent with the health, safety, morals, and general welfare of the city. (Section 1.A.)*
  - b. *The applicant has provided an acceptable justification for the change and has demonstrated that the requested zoning will not destabilize land use and zoning in the area, because it will allow for the appropriate growth of an existing school within the neighborhood and retain the overarching special use zone. (Section 1.B.)*
  - c. *The applicant cited a preponderance of applicable goals and policies of the Comprehensive Plan (CP), the Coors Corridor Plan (CCP), and the West Side Strategic Plan (WSSP) that are furthered by this request. These include: the CP Developing Urban Area Policies II.B.5.d, e., g., l., and m.; CCP Environmental Policies 2.1 and 2.4, Land Use Policies 3.5 and 3.8, and Visual Impressions Policies 4.A.1 and 4.A.2; and WWSP Community Activity Center Policies 1.12, 1.13, and 1.14, and Taylor Ranch Community Policies 3.16 and 3.18.*

*In addition, the request also furthers CP Activity Center Policies II.B.7.f and Education Policy II.D.7.d and WWSP Objectives 4, 6 and 7. (Section 1.C.)*
  - d. *The applicant justified the change based on changed conditions including: the master planning of land (Andalucia North and South) surrounding the original school site for a variety of uses and residential densities; and the applicant's purchase and development of Tract 4 for outdoor recreational purposes.*

*The applicant also justified the request based upon the proposed zoning being more advantageous to the community per adopted city goals and policies cited under Section C. The applicant emphasized that the zone change will enable the existing school to expand its facilities in a cohesive way and strengthen its complementary role to the surrounding residential uses. The expansion is supported by the multi-modal accessibility of the subject site. The affected neighborhoods are not opposed to the change. (Section 1.D.)*
  - e. *None of the uses specified in the proposed special use zoning will be harmful. (Section 1.E.)*
  - f. *The applicant will be required to fund any associated infrastructure improvements. (Section 1.F.)*
  - g. *Economic considerations are not the determining factor for the request. (Section 1.G.)*
  - h. *Location of the site is not a factor in this analysis. (Section 1.H.)*
  - i. *This request constitutes a justified spot zone. It facilitates realization of the Comprehensive Plan, the West Side Strategic Plan and the Coors Corridor Plan. (Section 1.I.)*
  - j. *The request does not constitute a strip zone. (Section 1.J.)*



OFFICIAL NOTICE OF DECISION  
JUNE 19, 2008  
PROJECT #1000901  
PAGE 4 OF 14

7. The La Luz and Taylor Ranch Neighborhood Associations, and property-owners within 100' of the subject site were notified of the request. No facilitated meeting was held. No comments were received and there is no known opposition to the request. The La Luz Neighborhood Association has submitted a letter of support for this request.

**CONDITIONS:**

1. Future use of Tract 4, Ray A. Graham III Ovenwest Corp., and COA, zoned SU-1 for School Recreation and Private Open Space, shall not include any buildings. Any new structures shall require Administrative Amendment approval.
2. Final DRB sign-off of associated site development plans: 08EPC-40051, -40052, -40055, and -50056.
3. Replatting of Tract 4A, Bosque Preparatory School and Tract 9A (southern portion of existing Tract 9), North Andalucia at La Luz, into one lot with a single zoning designation of SU-1 for School and Related Facilities.

---

On June 19, 2008 the Environmental Planning Commission voted to approve Project 1000901/08EPC 40055, an amendment to the Andalucia North site development plan for subdivision, for Tracts 7, 8 and 9, North Andalucia at La Luz, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of an amendment to the Andalucia North site development plan for subdivision to remove Tracts 7, 8 and 9, North Andalucia at La Luz.
2. The intention is to "cut off" portions of the Andalucia North site development plan for subdivision (Tracts 7, 8 and 9) and attach them to the adjacent Bosque School site development plan for subdivision.
3. Comprehensive Plan:
  - a. The proposal demonstrates that a full range of urban land uses in the area is still possible. (Developing Urban, Policy a)

- b. The entirety of the requests respects the existing neighbors and open space areas adjacent to and in close proximity to the subject site. The proposed development is in an area that has been master planned and where urban facilities and services can be easily obtained. The proposals complement the surrounding built and natural environments with planning and design that will result in a desirable outcome. (Developing Urban, policies d, e, g, l and m)
4. West Side Strategic Plan:
- a. The subject, private school campus continues its tradition of protecting the adjacent Rio Grande Bosque with the subject requests for sensitive expansion of the on-site facilities. (Goal 6, Objective 3)
  - b. The private school use, in conjunction with the nearby built and natural environment, enhances the sense of community for the area as a destination for education, recreation and everyday living. (Objective 4)
  - c. The layout and design of the campus fulfills its intention to conserve and protect the Rio Grande Bosque with lower scale buildings and accessibility via multiple modes of transportation (walking, biking, transit and automobile). (Objective 6)
  - d. The existing school is an integral part of the multi-use Montaño/Coors Community Activity Center with excellent access and circulation for pedestrians, bicyclists, transit users and automobile drivers. The layout and design of the campus, the surrounding streets and adjacent trails help to protect the Bosque while promoting walking and personal interaction. (Policies 1.12, 1.13, 1.14, 3.16, 3.18)
5. Coors Corridor Plan:
- a. The existing campus and the subject requests are designed to respect the Bosque and provide opportunities for interaction with the natural environment. (Issue 2, Policies 1 & 2)
  - b. Planning staff agrees with the applicant's response to these policies. The existing campus and the proposed building are aesthetically compatible with the natural surroundings and sensitive to important views. (Issue 4, A, Policies 1, 2 & 3)
  - c. The existing campus and the proposed building incorporate natural amenities and appropriate landscaping. The layout of the campus, its pedestrian and vehicular access and its parking create a pleasing and functional relationship to nearby transportation corridors. The design of the campus buildings and site lighting enhance the overall visual environment and respect the night sky. (issue 4, B, Policies 1, 2, 4, 5, 7, 9 & 10)
6. There is no known neighborhood or other opposition to the request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB 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 plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
  2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
  3. Concurrent DRB sign-off of 08EPC-40056 and -40051.
- 

On June 19, 2008 the Environmental Planning Commission voted to approve Project 1000901/08EPC 40056, an amendment to the Andalucia South site development plan for subdivision, for Tract 4, Ray Graham III Ovenwest Corp., based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of an amendment to the Andalucia South site development plan for subdivision to remove Tract 4, Ray A. Graham III Ovenwest Corp.
2. The intention is to "cut off" a portion of the Andalucia South site development plan for subdivision (Tract 4) and attach it to the adjacent Bosque School site development plan for subdivision.
3. Comprehensive Plan:
  - a. The proposal demonstrates that a full range of urban land uses in the area is still possible. (Developing Urban, Policy a)
  - b. The proposed expansion of the existing private school will supplement an already established service use in this location. (Developing Urban, Policy i)
  - c. The entirety of the requests respects the existing neighbors and open space areas adjacent to and in close proximity to the subject site. The proposed development is in an area that has been master planned and where urban facilities and services can be easily obtained. The proposals complement the surrounding built and natural environments with planning and design that will result in a desirable outcome. (Developing Urban, policies d, e, g, l and m)



d. The applicant does not address this policy in the justification letter, but it is applicable to this educational facility. The subject, private school has an environmental education focus that is benefited by its location along the Rio Grande Bosque. (Education Goal, Policy d)

4. West Side Strategic Plan:

- a. The subject, private school campus continues its tradition of protecting the adjacent Rio Grande Bosque with the subject requests for sensitive expansion of the on-site facilities. (Goal 6, Objective 3)
- b. The private school use, in conjunction with the nearby built and natural environment, enhances the sense of community for the area as a destination for education, recreation and everyday living. (Objective 4)
- c. The layout and design of the campus fulfills its intention to conserve and protect the Rio Grande Bosque with lower scale buildings and accessibility via multiple modes of transportation (walking, biking, transit and automobile). (Objective 6)
- d. The campus is adjacent to both recreational commuter trails and is easily accessible by pedestrians and bicyclists. There are no parking areas between the buildings on campus. (Policy 1.5)
- e. The existing school is an integral part of the multi-use Montañño/Coors Community Activity Center with excellent access and circulation for pedestrians, bicyclists, transit users and automobile drivers. The layout and design of the campus, the surrounding streets and adjacent trails help to protect the Bosque while promoting walking and personal interaction. (Policies 1.12, 1.13, 1.14, 3.16, 3.18)

5. Coors Corridor Plan:

- a. The existing campus and the subject requests are designed to respect the Bosque and provide opportunities for interaction with the natural environment. (Issue 2, Policies 1 & 2)
- b. Planning staff agrees with the applicant's response to these policies. The existing campus and the proposed building are aesthetically compatible with the natural surroundings and sensitive to important views. (Issue 4, A, Policies 1, 2 & 3)
- c. The existing campus and the proposed building incorporate natural amenities and appropriate landscaping. The layout of the campus, its pedestrian and vehicular access and its parking create a pleasing and functional relationship to nearby transportation corridors. The design of the campus buildings and site lighting enhance the overall visual environment and respect the night sky. (Issue 4, B, Policies 1, 2, 4, 5, 7, 9 & 10)

6. There is no known neighborhood or other opposition to the request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB 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 plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
  2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
  3. Concurrent DRB sign-off of 08EPC-40055 and -40051.
- 

On June 19, 2008 the Environmental Planning Commission voted to approve Project 1000901/08EPC 40051, an amendment to the Bosque School site development plan for subdivision, for Tracts 7, 8 & 9, North Andalusia at La Luz, Tract 4, Ray Graham III Ovenwest Corp. and Tract 4A, Bosque Preparatory School, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of an amendment to the Bosque School site development plan for subdivision to incorporate Tracts 7, 8 & 9, North Andalusia at La Luz and Tract 4, Ray A. Graham III Ovenwest Corp.
2. The intention is to "cut off" portions of the Andalusia North and Andalusia South site development plans for subdivision (Tracts 7, 8 & 9 and Tract 4) and attach them to the adjacent Bosque School site development plan for subdivision.
3. Comprehensive Plan:
  - a. The proposal demonstrates that a full range of urban land uses in the area is still possible. (Developing Urban, Policy a)
  - b. The proposed expansion of the existing private school will supplement an already established service use in this location. (Developing Urban, Policy i)

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- c. The entirety of the requests respects the existing neighbors and open space areas adjacent to and in close proximity to the subject site. The proposed development is in an area that has been master planned and where urban facilities and services can be easily obtained. The proposals complement the surrounding built and natural environments with planning and design that will result in a desirable outcome. (Developing Urban, policies d, e, g, l and m)
- d. The applicant does not address this policy in the justification letter, but it is applicable to this educational facility. The subject, private school has an environmental education focus that is benefited by its location along the Rio Grande Bosque. (Education Goal, Policy d)

4. West Side Strategic Plan:

- a. The subject, private school campus continues its tradition of protecting the adjacent Rio Grande Bosque with the subject requests for sensitive expansion of the on-site facilities. (Goal 6, Objective 3)
- b. The private school use, in conjunction with the nearby built and natural environment, enhances the sense of community for the area as a destination for education, recreation and everyday living. (Objective 4)
- c. The layout and design of the campus fulfills its intention to conserve and protect the Rio Grande Bosque with lower scale buildings and accessibility via multiple modes of transportation (walking, biking, transit and automobile). (Objective 6)
- d. This private school use provides an alternative educational opportunity for students from both the west side and throughout the city. Its college preparatory program provides a quality education for its students. (Objective 7)
- e. The campus is adjacent to both recreational commuter trails and is easily accessible by pedestrians and bicyclists. There are no parking areas between the buildings on campus. (Policy 1.5)
- f. The existing school is an integral part of the multi-use Montañó/Coors Community Activity Center with excellent access and circulation for pedestrians, bicyclists, transit users and automobile drivers. The layout and design of the campus, the surrounding streets and adjacent trails help to protect the Bosque while promoting walking and personal interaction. (Policies 1.12, 1.13, 1.14, 3.16, 3.18)

5. Coors Corridor Plan:

- a. The existing campus and the subject requests are designed to respect the Bosque and provide opportunities for interaction with the natural environment. (Issue 2, Policies 1 & 2)
- b. The existing campus and the proposed building are compatible with the surrounding built and natural environment. The proposed development is not located within the 100-foot buffer strip. (Issue 3, Policies 5 and 8)
- c. Planning staff agrees with the applicant's response to these policies. The existing campus and the proposed building are aesthetically compatible with the natural surroundings and sensitive to important views. (Issue 4, A, Policies 1, 2 & 3)



- d. The existing campus and the proposed building incorporate natural amenities and appropriate landscaping. The layout of the campus, its pedestrian and vehicular access and its parking create a pleasing and functional relationship to nearby transportation corridors. The design of the campus buildings and site lighting enhance the overall visual environment and respect the night sky. (Issue 4, B, Policies 1, 2, 4, 5, 7, 9 & 10)
  - e. The design and layout of the existing campus and the proposed building minimize impacts to views of significant features to the east of the site. (Issue 4, C, Policy 1)
6. There is no known neighborhood or other opposition to the request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB 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 plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Concurrent DRB sign-off of 08EPC-40055 and -40056.
4. The general notes from Sheet 1 of the 20 November 2003 site development plan for subdivision should be attached to the current submittal to ensure consistency.
5. All subsequent site development plans shall be reviewed and acted upon by the EPC.

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On June 19, 2008 the Environmental Planning Commission voted to approve Project 1000901/08EPC 40052, an amendment to a site development plan for building permit, for Tract 4A, Bosque Preparatory School and Tracts 7 and 9A (southern portion of Tract 9), North Andaluca at La Luz, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of an amendment to the Bosque School site development plan for building permit to develop a new building and parking lots.
2. This request is accompanied by amendments to three site development plans for subdivision and a zone map amendment for two parcels. The new building will displace an existing parking area that is to be replaced in other locations on the school campus.
3. Comprehensive Plan:
  - a. The proposal demonstrates that a full range of urban land uses in the area is still possible. (Developing Urban, Policy a)
  - b. The proposed expansion of the existing private school will supplement an already established service use in this location. (Developing Urban, Policy i)
  - c. The entirety of the requests respects the existing neighbors and open space areas adjacent to and in close proximity to the subject site. The proposed development is in an area that has been master planned and where urban facilities and services can be easily obtained. The proposals complement the surrounding built and natural environments with planning and design that will result in a desirable outcome. (Developing Urban, policies d, e, g, l and m)
  - d. The applicant does not address this policy in the justification letter, but it is applicable to this educational facility. The subject, private school has an environmental education focus that is benefited by its location along the Rio Grande Bosque. (Education Goal, Policy d)
4. West Side Strategic Plan:
  - a. The subject, private school campus continues its tradition of protecting the adjacent Rio Grande Bosque with the subject requests for sensitive expansion of the on-site facilities. (Goal 6, Objective 3)
  - b. The private school use, in conjunction with the nearby built and natural environment, enhances the sense of community for the area as a destination for education, recreation and everyday living. (Objective 4)
  - c. The layout and design of the campus fulfills its intention to conserve and protect the Rio Grande Bosque with lower scale buildings and accessibility via multiple modes of transportation (walking, biking, transit and automobile). (Objective 6)
  - d. This private school use provides an alternative educational opportunity for students from both the west side and throughout the city. Its college preparatory program provides a quality education for its students. (Objective 7)
  - e. The campus is adjacent to both recreational commuter trails and is easily accessible by pedestrians and bicyclists. There are no parking areas between the buildings on campus. (Policy 1.5)

- f. The existing school is an integral part of the multi-use Montañó/Coors Community Activity Center with excellent access and circulation for pedestrians, bicyclists, transit users and automobile drivers. The layout and design of the campus, the surrounding streets and adjacent trails help to protect the Bosque while promoting walking and personal interaction. (Policies 1.12, 1.13, 1.14, 3.16, 3.18)
5. Coors Corridor Plan:
- a. The existing campus and the subject requests are designed to respect the Bosque and provide opportunities for interaction with the natural environment. (Issue 2, Policies 1 & 2)
  - b. The existing campus and the proposed building are compatible with the surrounding built and natural environment. The proposed development is not located within the 100-foot buffer strip. (Issue 3, Policies 5 and 8)
  - c. Planning staff agrees with the applicant's response to these policies. The existing campus and the proposed building are aesthetically compatible with the natural surroundings and sensitive to important views. (Issue 4, A, Policies 1, 2 & 3)
  - d. The existing campus and the proposed building incorporate natural amenities and appropriate landscaping. The layout of the campus, its pedestrian and vehicular access and its parking create a pleasing and functional relationship to nearby transportation corridors. The design of the campus buildings and site lighting enhance the overall visual environment and respect the night sky. (Issue 4, B, Policies 1, 2, 4, 5, 7, 9 & 10)
  - e. The design and layout of the existing campus and the proposed building minimize impacts to views of significant features to the east of the site. (Issue 4, C, Policy 1)
6. There is no known neighborhood or other opposition to the request.

**CONDITIONS:**

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB 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 plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
- 3. Concurrent DRB sign-off of 08EPC-40051, -40055 and -40056.

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4. The new parking lot on Tracts 7 shall provide low walls, berms and/or evergreen landscaping to screen vehicle grills and headlights from the adjacent Mirandela Road. Future development of Tract 9 shall be required to provide screening of the permanent parking lot along Mirandela Road.
5. Landscaping
  - a. All plantings shall be identified.
6. Specific colors for doors, window frames and metal panel elements shall be called out on the building elevation sheet.
7. City Engineer Conditions:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Drive aisle widths in new parking lot (Tract 7) are dependent on angle of parking spaces (see DPM). Provide information on site plan.
  - d. A concurrent platting action will be required at DRB.
  - e. Site plan shall comply and be designed per DPM Standards.
8. City Forester Conditions:
  - a. Water harvesting shall be incorporated with the new building(s) to assist with wetland planters and adjacent landscape areas.
  - b. The following questions shall be addressed on the landscape plan: Will irrigation system be set up by plant zone? Will trees be watered differently than small plants? How much water will trees receive?
9. Vehicular and pedestrian regulatory and safety signage shall be implemented along Learning Road, Mirandela road, and within the site including parking designation/identification and vehicular directional signage to all surface lots.
10. Monument signs shall be retrofit or rebuilt to provide minimum 50% contrast between graphics and background. Signs shall be down lit or internally illuminated but uplighting is not permitted.
11. Pervious Paving shall be acceptable for Tract 7.









June 2024

**CITY OF ALBUQUERQUE, NEW MEXICO  
SUPPLEMENTAL APPLICATION FORM FOR WIRELESS PROJECTS  
AND DISTRIBUTED ANTENNA SYSTEM (“DAS”) PROJECTS**

The City of Albuquerque, New Mexico (the “City”) recognizes that the provision of wireless and DAS services is a highly technical enterprise subject to various federal, state, and local regulations. This supplemental application form is designed to elicit necessary and required technical information in support of a proposed Wireless Telecommunication Facility (WTF) project in the City.

Completion of this supplemental application form is mandatory for a wireless project. This form assists the City to comply with its duties under Zoning Code §14-16-3-17 ROA 1994, the Wireless Telecommunications Regulations; Sections 253, 332, and 704 of the Communications Act of 1934 as amended; and other local, state, and federal laws, regulations, and court rulings. The City requires that the applicant provide this information to assist it in creating a written administrative record containing substantial evidence sufficient to permit the City’s informed consideration of your request, and to determine the rights and obligations of the City and the applicant/owner of the proposed project.

No application for a new wireless site, or for a modification of an existing wireless site, subject to review by the Current Planning Section, shall be considered for determination of completeness until all required responses to this supplemental application form and required attachments are completed and tendered to the City.

If you believe that a specific item does not apply to your application, mark the item on this form with the words “Not Applicable” and attach a detailed written explanation as to the basis for your belief (e.g., “Question 94.7 does not apply to this application because the proposed Project has no microwave transmission element.”)

⇒ An unsupported statement such as “Question 94.7 does not apply” is insufficient, and the determination of completeness of your application will be delayed while you provide a meaningful and detailed explanation.

Every page of this form including this page and the last page must be tendered to the City. Each page must be initialed where indicated. The last page must also be completed, signed, and dated.

Please direct any questions about this form, and/or the information to be provided, to the City of Albuquerque Planning Department, Current Planning Section, Senior Planner, at (505) 924-3860.

**1.00: Project Location and Applicant Information**

- 1.01: Project Physical Address: 4000 LEARNING RD. NW ALBUQUERQUE, NM
- 1.02: Applicant’s Site Number: NM 01-116 RIVER WALKER / ARCO MIRADA
- 1.03: Assessor’s Parcel Number: #101206221702430212



1.04: Name of Wireless Provider: VERIZON WIRELESS

1.05: Name of Applicant: LES GUTIERREZ FOR SUN STATE TOWERS

1.06: Is the Applicant an Agent for the Provider?:  Yes  No

1.07: Applicant's Address: 1426 N. MARVIN STREET

1.08: Applicant's Address: SUITE 101

1.09: Applicant's Address: GILBERT, ARIZONA 85233

1.10: Applicant's Address: \_\_\_\_\_

1.11: Applicant's Phone number: (480) 664-9588

1.12: Applicant's Mobile number: (505) 710-2079

1.13: Applicant's Fax number: N/A

1.14: Applicant's E-mail address: LES.GUTIERREZ35@GMAIL.COM

**2.00: Project Owner Information and CPCN Information**

2.01: Disclose the Name and Address of all Project Owners in a written statement.

Initial here LG to indicate that "Attachment 2.01" is attached hereto.

2.02: Attach a letter of authorization appointing the Applicant as representative of the Project Owners in connection with this application. Designate the letter of authorization as "Attachment 2.02."

Initial here LG to indicate that Attachment 2.02 is attached hereto.

2.03: Is any telecommunications service to be offered from this project subject to a New Mexico Public Regulatory Commission (NMPRC) 'Certificate of Public Convenience and Necessity' (CPCN)?  Yes  No

2.04: If the answer to 2.03 is Yes, provide either a web site link to the complete CPCN decision at the New Mexico Public Regulatory Commission (NMPRC) web site, or a true and complete copy of the CPCN decision and mark it as "Attachment 2.03."

Initial here \_\_\_\_\_ to indicate that the required NMPRC web site address or Attachment 2.03 is attached hereto.

**3.00: FCC License / FAA Compliance / RF Safety Disclosure Information**

3.01: For each person/legal entity that will be using the wireless site, provide the information in Sections 3 and 4. Copy these sections for each applicant if necessary.

Distributed Antenna System (DAS) providers and all other who are not licensed by the FCC for the radio services proposed for this project and identified in 3.09: For Section 3 disclose the information requested here for each FCC-licensee that will utilize the project as proposed.

3.02: Disclose all of the FCC licenses call signs or Construction Permit identifications to permit the City to verify your FCC authority: FRN 10023 545333. If additional space is necessary attach and mark the sheet as "Attachment 3.02." If none of the proposed radio facilities require an FCC license so indicate on the line, above.

Initial here LG to indicate that Attachment 3.02 is attached hereto.

- 3.03: Name of FCC Licensee: SUN STATE TOWERS
- 3.04: Licensee's Address: 1426 N. MARVIN ST. #101
- 3.05: Licensee's Address: GILBERT, AZ 85233
- 3.06: Licensee's Phone number: (480) 664-9588
- 3.07: Licensee's Fax number: N/A
- 3.08: Licensee's Contact Email address: LES GUTIERREZ 35 @ GMAIL.COM
- 3.09: Use of facility:  Amateur Radio  
(Check all that apply)  Broadcast Radio  
 Broadcast TV  
 Cellular telephone  
Notice: Applicants not operating  Distributed Antenna System (DAS)  
under their own FCC license(s)  Enhanced Specialized Mobile Radio  
must mark "Other" and disclose  Microwave  
all information required here for  PCS telephone  
all entities that use the project.  Paging  
 Specialized Mobile Radio  
 WiMax/WiFi  
 Other(s) (specify): \_\_\_\_\_
- 3.10: Project latitude and longitude: N 35.08.46.92 W -106.41.05.90
- 3.11: Specify DATUM used above:  WGS84  NAD23  NAD83  
 Other DATUM (specify): \_\_\_\_\_

- 3.12: Project maximum height (ft AGL): 65 FEET
- 3.13: Bottom of lowest transmitting antenna (ft AGL): 57 FEET
- 3.14: RF Emissions ("Rad") center of the lowest transmitting antenna (ft AGL): 61 FEET

- 3.15: For each licensee (i.e., "ABC Wireless" or "XYZ Wireless"), **and** for each radio service (i.e., "PCS" or "Cellular"), complete and attach a separate two page "Appendix A" form from "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance" available by download directly from the FCC at <http://www.fcc.gov/oet/rfsafety/>. Ensure that all proposed emissions from this project are accounted for on the Appendix A forms you submit.

Distributed Antenna System (DAS) providers and all other who are not licensed by the FCC for the radio services proposed for this project and identified in 3.09: Unless the DAS provider is the FCC licensee for the proposed project, the DAS provider must provide an Appendix A form completed by each wireless carrier or wireless service provider to be transmitted through the Project at each wireless site. Appendix A forms completed by a DAS provider are unacceptable if they are not the FCC licensee for the particular wireless service(s) to be transmitted through the project.

*For consistency, all Appendix A forms submitted must use effective radiated power (ERP) units of measure. Do not use effective isotropic radiated power (EIRP). To verify your understanding of this requirement, you must append the letters "ERP" following each wattage listing in each Appendix A form you submit.*

Designate all completed two page forms as "Attachment 3.15." Depending on the information provided in Attachment 3.15, additional RF safety disclosure information may be required by the City to permit a positive determination of compliance with FCC OET Bulletin 65 requirements. In addition to the LSGAC form(s) which you must submit, you may also submit any additional RF safety compliance information or report(s). Designate any additional RF safety compliance information as "Attachment 3.15-A."

Initial here LG to indicate that all required Attachment 3.15 and 3.15-A forms are attached hereto.

- 3.16: Considering your response in Attachment 3.15, above, and any other identifiable RF emitters that FCC OET Bulletin 65 requires be evaluated in connection with this Project, are all portions of this Project cumulatively "categorically excluded" under FCC OET 65 requirements?  Yes  No
- 3.17: Does this Project require the Applicant to file an FAA Form 7460 or other documentation

under Federal Aviation Regulation Part 77.13 et seq, or under the FCC rules?

Yes     No

3.18: If the answer to 3.17 is NO proceed to 4.00.

3.19: Attach complete copies of all required FAA/FCC forms including all attachments and exhibits thereto, including without limitation FAA Form 7460. Designate this attachment "Attachment 3.19."

Initial here LG to indicate that Attachment 3.19 is attached hereto.

**4.00: Project Purpose**

4.01: Indicate the dominant purpose of the Project (check only one, and then proceed where directed):

Add network capacity without adding significant new RF coverage area: Proceed to 4.20; or

Provide significant new radio frequency coverage in an area not already served by radio frequency coverage: Proceed to 4.10; or

Increase the existing RF signal level in an area with existing radio frequency coverage: Proceed to 4.20; or

Other: Proceed to 4.19.

4.10 Is this project intended to close a "significant gap" in coverage?  Yes     No

4.11 If the answer to 4.10 is NO, proceed to 4.20. If the answer is YES, proceed to 4.12.

4.12 Attach a written statement fully and expansively describing the following:

- A. A description of the geographic boundary of the claimed significant gap area, and
- B. Attach a map showing the geographic boundary of the claimed significant gap using the same standards as in 6.02; and
- C. Identify the size of the area, in units of square miles or a fraction thereof, of the claimed significant gap; and
- D. Explain exactly the definition of the term "significant gap" as it applies to this project;
- E. Specify whether the definition of "significant gap" provided in (d) above is the same definition used in by this applicant and owner in all of its prior projects submitted to the City of Albuquerque, and if now, explain all differences.

Designate this attachment "Attachment 4.12." Initial here \_\_\_\_\_ to indicate that Attachment 4.12 is attached hereto. Proceed to 4.13



map color or gradient in the map legend. If no minimum signal level is defined by the FCC rules you must indicate that in the legend of each RF coverage map. You may show other RF signal level(s) on the map so long as they are adequately identified by objective RF level and map color or gradient in the map legend.

C. Where the City reasonably determines that one or more submitted maps are inadequate, it will request supplemental maps with greater or different details be submitted.

6.03: Existing RF coverage within the City on the same network, if any (if none, so state). This map should not depict any RF coverage to be provided by the Project. Designate this attachment "Attachment 6.03."

Initial here LG to indicate that Attachment 6.03 is attached hereto.

6.04: RF coverage to be provided by the Project. This map should not depict any RF coverage provided by any other existing or proposed wireless sites. Designate this attachment "Attachment 6.04."

Initial here LG to indicate that Attachment 6.04 is attached hereto.

6.05: RF coverage to be provided by the Project and by other wireless sites on the same network should the Project site be activated. Designate this attachment "Attachment 6.05."

Initial here LG to indicate that Attachment 6.05 is attached hereto.

**7.00: Project Photographs and Photo Simulations**

7.01: Where an Applicant proposes to construct or modify a wireless site, and the wireless site is visible from other residential properties, the Applicant shall submit photo simulations consistent with the following standards:

- A. Minimum size of each base photo and each photo simulation must be 10 inches by 8 inches (landscape orientation). Each base photo and matching photo simulation must be the same size. Single sheets of 11 x 8 ½ inches showing base photos and photo simulations on the same page are unacceptable.
- B. All elements of the Project as proposed by the Applicant which can be seen from any point at ground level, or from any level within or on buildings within 500 feet of the Project must be shown in one or more close-in photo simulations (i.e., panel antennas, omni-directional antennas, GPS antennas, antenna camouflage devices, cable trays; equipment cabinets; working lights; etc.).
- C. The overall Project as proposed by the Applicant must be shown in three or more area photo simulations. Base photographs must, at a minimum, be taken from widely scattered positions of 120 degrees. A map detail showing each location where a photo-

4.13 Is the proposed project the least intrusive means to close the not claimed significant gap claimed in 4.10?  Yes  No

4.14 If the answer to 4.13 is NO, proceed to 4.20. If the answer is YES, proceed to 4.15.

4.15 Attach a written statement fully and expansively describing why this project is the least intrusive means to close the significant gap claimed in 4.10. Designate this attachment, "Attachment 4.15."

Initial here \_\_\_\_\_ to indicate that Attachment 4.15 is attached hereto. Proceed to 4.20

4.19 Attach a written statement fully and expansively describing the "Other" dominant purpose of this Project. Designate this attachment "Attachment 4.19."

Initial here \_\_\_\_\_ to indicate that Attachment 4.19 is attached hereto.

4.20 If any portion of the project is to utilize radio spectrum that does not require an FCC license, identify in detail the portions of the project that used unlicensed spectrum.

Designate this attachment "Attachment 4.20."

Initial here \_\_\_\_\_ to indicate that Attachment 4.20 is attached hereto.

4.25 Is this project designed to use any form of radio interconnection with other existing or planned sites?  Yes  No

4.26: If the answer to 4.25 is NO, proceed to 5.00. If the answer is YES, proceed to 4.27.

4.27: Attach a detailed written statement fully and expansively describing the radio interconnection proposed, and identify all other existing or planned sites that will be interconnected with this project. Designate this attachment, "Attachment 4.27."

Initial here \_\_\_\_\_ to indicate that Attachment 4.27 is attached hereto.

#### 5.00: Build-Out Requirements

5.01: Do any of radio services identified in 3.09 above require the licensee to provide specific radio frequency/population build-out coverage pursuant to the underlying FCC license?  Yes  No

5.02: If the answer to 5.01 is NO proceed to 6.00.

5.03: Have all of the FCC build-out requirements as required by all licenses covering all radio services proposed at this Project been met?  Yes  No

5.04: If the answer to 5.03 is YES, proceed to 6.00.

5.05: Disclose by licensee call sign identified in Section 3.02 all remaining build-out requirements which have yet to be met, and the known or estimated date when the remaining build-out requirements will be met. Designate this attachment "Attachment 5.05."

Initial here \_\_\_\_\_ to indicate that Attachment 5.05 is attached hereto.

5.10 Will this proposed site be interconnected via radio frequency transmissions to any other site or sites now constructed, proposed, or anticipated? For the purpose of this question, interconnection includes one or more radio frequency links for the purpose of providing for 'back-haul' from this site to a switching center or centralized node location.  
\_\_\_ Yes \_\_\_ No

5.11: If the answer to 5.10 is NO proceed to 6.00. If the answer is YES, proceed to 5.15.

5.15 Identify by physical address (or if none, by geographic description) all other sites, regardless of whether now constructed, proposed, or anticipated, that are to be interconnected with this project site. Disclose in technical detail the proposed method of interconnection.

#### 6.00: Radio Frequency Coverage Maps

6.01: Where a licensee intends to provide radio frequency coverage from the project to an identified geographic coverage, the coverage maps and information requested in Section 6 are required attachments.

Distributed Antenna System (DAS) providers and all others who are not licensed by the FCC for the radio services proposed for this project and identified in 3.09: You must provide radio frequency coverage maps prepared by the FCC licensee(s) that will control the RF emissions from this project. Radio frequency coverage maps required here that are completed by a DAS provider are unacceptable if they are not the FCC licensee for the particular wireless service transmitted through the project.

If no geographic coverage area is identified, initial here \_\_\_\_\_ and proceed to 7.00.

6.02 For the coverage maps required here, the following mandatory requirements apply. Failure to adhere to these requirements may delay your application's determination of completeness.

A. The size of each submitted map must be no smaller than 11" by 8.5." Each map must be of the same physical size and map area scale. Each map must use the same base map (i.e., same streets and legends shown on all).

B. If the FCC rules for any proposed radio service defines a minimum radio frequency signal level that level must be shown on the map in a color easily distinguishable from the base paper or transparency layer, and adequately identified by RF level and

graph was taken, the proposed site, and the direction to the site from each photo location must be included. Base photographs taken from locations that have some physical feature obscuring the Project site, and the photo simulations associated with those same base photographs, are not acceptable.

Attach all base photographs and photo simulations to this application marked as Attachment 7.01.

The purpose of the photo simulations is to allow the City to visualize the Project as completed, therefore the number of site photos, and photo simulations, and the actual or simulated camera location of these photos and photo simulations are subject to City determination. The Applicant should submit photos and photo simulations consistent with these instructions, and be prepared to provide additional photos and photo simulations should they be requested by the City.

Initial here LG to indicate that all of the photo simulations provided for Attachment 7.01 are reliable photographic representations of the Project proposed and to be built by the Applicant, and that the Applicant is aware that the City will rely on the photo simulations provided in Attachment 7.01 when it considers approval of this Project.

**8.00: Alternative Candidate Sites**

8.01: For applicants in the broadcast, cellular, PCS, broadcast, ESMR/SMR categories, as well as DAS providers and others as requested by the City, the information requested in Section 8 is required. All others proceed to 9.00.

8.02: Has the Applicant or Owner or anyone working on behalf of the Applicant or Owner secured or attempted to secure any leases or lease-options or similar formal or informal agreements in connection with this Project for any sites other than the candidate site identified at 1.01/1.02?  Yes  No

8.03: If the answer to 8.02 is NO, proceed to 8.05. If the answer is YES, proceed to 8.04.

8.04: Provide the physical address of each such other location, and provide an expansive technical explanation as to why each such other site was disfavored over the Project Site. Designate this attachment "Attachment 8.04."

Initial here LG to indicate that Attachment 8.04 is attached hereto.

8.05: Considering this proposed site, is it the one and only one location within or outside of the City of Albuquerque that can possibly meet the objectives of the Project?  Yes  No

*not*

8.06: If the answer to 8.05 is NO, proceed to 9.00. If the answer is YES, proceed to 8.07.

8.07: Provide a technically expansive and detailed explanation supported as required by comprehensive radio frequency data fully describing why the proposed site is the one is it the



one and only one location within or without the City that can possibly meet the radio frequency objectives of the Project. Explain, in exact and expansive technical detail, all of the objectives of this Project.

Designate this attachment "Attachment 8.07."

Initial here LG to indicate that Attachment 8.07 is attached hereto.

**9.00: Identification of Key Persons**

9.01: Identify by name, title, company affiliation, work address, telephone number and extension, and email address the key person or persons most knowledgeable regarding this Project so that the City may contact them with questions regarding the Project:

9.10 (1) Person responsible for the final site selection for the Project:

9.11 Name: MICHELLE LAMOUREUX  
9.12 Title: REGIONAL SITE DEVELOPMENT MANAGER  
9.13 Company Affiliation: PINNACLE CONSULTING, INC  
9.14 Work Address: 1426 N. MARVIN ST STE 101 GILBERT, AZ 85233  
9.15 Telephone / Ext.: (480) 604-9500 EXT 230  
9.16 Email Address: MICHELLE.LAMOUREUX@PINNACLECO.NET

9.20 (2) Person responsible for the radio frequency engineering of the Project:

9.21 Name: DARAHLEE EVANS  
9.22 Title: RF ENGINEER  
9.23 Company Affiliation: VERIZON WIRELESS  
9.24 Work Address: 6955 WEST MORELOS PL. CHANDLER AZ 85226  
9.25 Telephone / Ext.: (602) 619-7400  
9.26 Email Address: DARAHLEE.EVANS@VERIZONWIRELESS.COM

9.30 (3) Person responsible for rejection of other candidate sites evaluated, if any:

9.31 Name: \_\_\_\_\_  
9.32 Title: \_\_\_\_\_  
9.33 Company Affiliation: \_\_\_\_\_  
9.34 Work Address: \_\_\_\_\_  
9.35 Telephone / Ext.: \_\_\_\_\_  
9.36 Email Address: \_\_\_\_\_

9.40 If more than one key person is now or was involved in any of the functions identified in this section at or before the time of the submission of this form, attach a separate sheet

providing the same information for each additional person, and identifying which function or functions are/were performed by each additional person.

Designate this attachment "Attachment 9.40."

Initial here LGT to indicate that the information above is complete and there is no Attachment 9.40, or initial here \_\_\_\_\_ to indicate that Attachment 9.40 is attached hereto.

**10.00: Additional Information Provided by Applicant**

10.01 You are invited and encouraged to provide any additional written information that you wish the City to consider in connection with your proposed project. Designate this attachment "Attachment 10."

Initial here \_\_\_\_\_ to indicate that Attachment 10 is attached hereto.

**11.00: Certification of Accuracy and Reliability**

11.01: The undersigned certifies on behalf of itself, the Applicant, and the Owner that the information provided in this form and its contents are true and complete to the best of the undersigned's ability and knowledge, and that information should be relied upon by the City as being accurate and complete in evaluating this project.

Les K Gutierrez  
Signature

SITE ACQUISITION SPECIALIST  
Title

LES GUTIERREZ  
Print Name

LES.GUTIERREZ.35@LUMAIL.COM  
Email Address

SOUTH WEST TELECOM PARTNERS, INC  
Print Company Name

505.710.2679  
Telephone Number

3/12/2024 REVISED 6/11/24 LFG  
Date Signed

<Last Page: Please remember to initial below>



Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

June 12, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

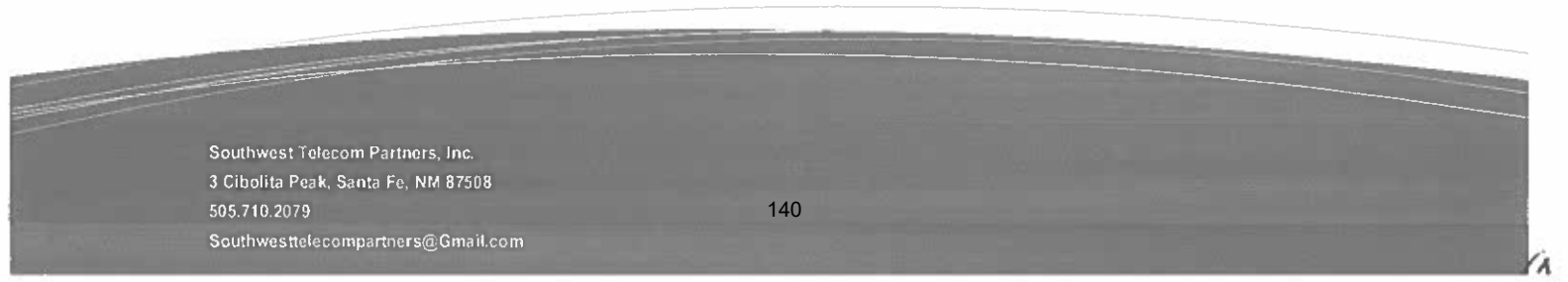
RE: New Proposed WTF (Stealth Mono Elm) to be located at the Bosque School (4000 Learning Road NW) Sun State Tower to allow a new Verizon Telecom Facility NM01-116 Riverwalker/ABQ Mirada. Supplemental Technical form for Wireless Projects "Disclose the name and address for all Project Owners in a Written Statement" . 2.01 Project Owners

1. Sun State Towers will be the primary project owner as the owner of the telecom facility.  
Contact: Michelle Johnson , Pinnacle Consulting 1426 Marvin Street, #101. Gilbert, AZ 85233. 480-664-9588
  
2. The Bosque School will be the additional project owner as deeded property owner.  
Contact: Mr. Bruce Stell. 4000 Bosque School Rd. NW Albuquerque, NM 87120  
505.898.6388

Sincerely,

*Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless



April 15, 2024

To: Catalina Lehner, Senior Planner  
City of Albuquerque Community Development  
Bosque School 4000 Learning Road NW, Albuquerque NM 87120

RE: Owner authorization to represent and submit documents for a new telecom facility to be constructed at 4000 Learning Road NW, Albuquerque NM Parcel ID: 10120622170243

I do hereby authorize Mr. Les Gutierrez, as agent for Sun State Towers/Verizon Wireless to submit any and all documents to facilitate and secure zoning and building permit approval on our behalf.

Sincerely,

Mark J. Fidel / Mark J. Fidel, Chair, Board of Trustees  
Property Owner/Bosque School

15 April 2024  
Date



**APPENDIX A**

***Optional Checklist for Determination  
Of Whether a Facility is Categorically Excluded***

**Optional Checklist for Local Government  
To Determine Whether a Facility is Categorically Excluded**

Purpose: The FCC has determined that many wireless facilities are unlikely to cause human exposures in excess of RF exposure guidelines. Operators of those facilities are exempt from routinely having to determine their compliance. These facilities are termed "categorically excluded." Section 1.1307(b)(1) of the Commission's rules defines those categorically excluded facilities. This checklist will assist state and local government agencies in identifying those wireless facilities that are categorically excluded, and thus are highly unlikely to cause exposure in excess of the FCC's guidelines. Provision of the information identified on this checklist may also assist FCC staff in evaluating any inquiry regarding a facility's compliance with the RF exposure guidelines.

**BACKGROUND INFORMATION**

- 1. Facility Operator's Legal Name: SUN STATE TOWERS, LLC
- 2. Facility Operator's Mailing Address: 1426 N MARVIN ST. SUITE 101 WILDENUT AZ 85233
- 3. Facility Operator's Contact Name/Title: LES GUTENKIZ, SITE ACQUISITION SPECIALIST
- 4. Facility Operator's Office Telephone: (480) 664-9588
- 5. Facility Operator's Fax: (480) 664-9850
- 6. Facility Name: NM01-116. RIVER WALKER / ABU MIRADA
- 7. Facility Address: 4000 LEARNING RD. N.W
- 8. Facility City/Community: ALBUQUERQUE, NM
- 9. Facility State and Zip Code: NEW MEXICO. 87108
- 10. Latitude: 35.146659 N.
- 11. Longitude: -106.685525 W

continue  
→

Optional Local Government Checklist (page 2)

EVALUATION OF CATEGORICAL EXCLUSION

- 12. Licensed Radio Service (see attached Table 1): PERSONAL COMMUNICATION SERVICES
- 13. Structure Type (free-standing or building/roof-mounted): FREE STANDING
- 14. Antenna Type [omnidirectional or directional (includes sectored)]: DIRECTIONAL
- 15. Height above ground of the lowest point of the antenna (in meters): 17.37 M. 56.99
- 16.  Check if all of the following are true:
  - (a) This facility will be operated in the Multipoint Distribution Service, Paging and Radiotelephone Service, Cellular Radiotelephone Service, Narrowband or Broadband Personal Communications Service, Private Land Mobile Radio Services Paging Operations, Private Land Mobile Radio Service Specialized Mobile Radio, Local Multipoint Distribution Service, or service regulated under Part 74, Subpart I (see question 12).
  - (b) This facility will not be mounted on a building (see question 13).
  - (c) The lowest point of the antenna will be at least 10 meters above the ground (see question 15).

57 feet.  
 38 feet - lowest col spot.  
 (OK)

532.8

If box 16 is checked, this facility is categorically excluded and is unlikely to cause exposure in excess of the FCC's guidelines. The remainder of the checklist need not be completed. If box 16 is not checked, continue to question 17.

- 17. Enter the power threshold for categorical exclusion for this service from the attached Table 1 in watts ERP or EIRP\* (note: EIRP = (1.64) X ERP): \_\_\_\_\_
- 18. Enter the total number of channels if this will be an omnidirectional antenna, or the maximum number of channels in any sector if this will be a sectored antenna: \_\_\_\_\_
- 19. Enter the ERP or EIRP per channel (using the same units as in question 17): \_\_\_\_\_
- 20. Multiply answer 18 by answer 19: \_\_\_\_\_
- 21. Is the answer to question 20 less than or equal to the value from question 17 (yes or no)? \_\_\_\_\_

If the answer to question 21 is YES, this facility is categorically excluded. It is unlikely to cause exposure in excess of the FCC's guidelines.

If the answer to question 21 is NO, this facility is not categorically excluded. Further investigation may be appropriate to verify whether the facility may cause exposure in excess of the FCC's guidelines.

\*"ERP" means "effective radiated power" and "EIRP" means "effective isotropic radiated power"

3.02

## Registration Detail

**FRN:** 0023595333

**Registration Date:** 05/01/2014 12:41:00 PM

**Last Updated:** 06/20/2016 11:35:03 AM

**Entity Name:** Sun State Towers

**Entity Type:** Private Sector , Limited Liability Corporation

**Contact Organization:** Sun State Towers

**Contact Position:** Regulatory Manager

**Contact Name:** Kay Hennessy

**Contact Address:** 1426 N. Marvin Street  
Suite 101  
Gilbert, AZ 85233  
United States

**Contact Email:** [kay.hennessy@pinnacleco.net](mailto:kay.hennessy@pinnacleco.net)

**ContactPhone:** (480) 664-9588 215

**ContactFax:** (480) 664-9850





Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

June 13, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

**RE: New Proposed WTF (Stealth Mono Elm) to be located at the Bosque School (4000 Learning Road NW) Sun State Tower to allow a new Verizon Telecom Facility NM01-116 Riverwalker/ABQ Mirada. Supplemental Technical Form Response to C. 4.20**

Dear Mrs. Lehner:

Sun State Towers/Verizon Wireless will not be using any unlicensed spectrum. All frequencies will be authorized by the FCC, we can provide these if required.

Sincerely,

*Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless

605



Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

June 13, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

RE: New Proposed WTF (Stealth Mono Elm) to be located at the Bosque School (4000 Learning Road NW) Sun State Tower to allow a new Verizon Telecom Facility NM01-116 Riverwalker/ABQ Mirada. Supplemental Technical Form Response to (D) C. 6.05

Dear Mrs. Lehner:

Sun State Towers has provided RF Analysis showing Verizon's current and proposed coverage on page 22 of the RF Analysis, as well as other carriers.

Sincerely,

*Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless

Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

June 13, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

RE: New Proposed WTF (Stealth Mono Elm) to be located at the Bosque School (4000 Learning Road NW) Sun State Tower to allow a new Verizon Telecom Facility NM01-116 Riverwalker/ABQ Mirada. Supplemental Technical Form Response to (E) Item 8.04

**“Provide the physical address of each such other location and provide expansive technical explanation as to why each other site was disfavored over the Project Site”, Attachment 8.04**

Dear Mrs. Lehner:

Within the ½ mile search ring of the Project Site, only two potential sites were considered.

1. 5600 Coors. Shopping Center owned by Daskalos Development and Investments. Proposals were sent to Ms. Linda Daskalos to construct a 65' mono-elm behind the center. **No interest.**
2. Existing 45' stealth pole owned by SBA Towers. 6000 Montano Plaza D. Albuquerque, NM 87120 approximately .37 miles away from the Project Site. RF did not want to proceed due to **poor coverage to the East and South**. Please see RF Analysis Page 29 & 32.

Verizon Original SARF for RF Design

**SARF Details**

	SARF	ATOLL
<b>ATOLL Market :</b>	ALBUQUERQ	
<b>SR Name :</b>	ABQ_MIRADA	
<b>Granite Local...</b>	SOUTHWEST	
<b>Address :</b>	5600 COORS	
<b>City :</b>	ALBUQUERQ	
<b>State :</b>	NEW MEXICO	
<b>County :</b>	Bernalillo	
<b>Zipcode :</b>	87120	
<b>Latitude :</b>	35.145968082	
<b>Longitude :</b>	-106.68838262	
<b>Radius :</b>	1	
<b>Centerline(ft.) :</b>	70	
<b>Sectors :</b>	3	
<b>Antenna Type :</b>	--Select Antenn	
<b>Antenna Total :</b>	0	
<b>Total RRU-R...</b>	6	





Pin to Left Verizon Design Ring Center. The pin to right Bosque School Project site 988' from Ring Center.

Sincerely,

*Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless

Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

June 11, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

RE: New Proposed WTF (Stealth Mono Elm) to be located at the Bosque School (4000 Learning Road NW) Sun State Tower to allow a new Verizon Telecom Facility NM01-116 Riverwalker/ABQ Mirada. Supplemental Technical Form Response to (G) Item 8.07

**“Provide a technically expansive technical explanation supported as required by comprehensive RF data fully describing why the proposed site is the one is it the one and only location within or without the City area that can meet the RF objectives of the Project in exact detail and expansive technical detail, all of the objectives of the Project” Attachment 8.05**

Dear Mrs. Lehner:

Please refer to the RF Coverage Maps/Analysis provided by Biwabkos Consulting, LLC. The Bosque School site is the only location that can meet the RF objectives of this project. As mentioned previously within the ½ mile of the SARF Ring there are no co-locatable towers, existing rooftops, or utility poles within the ring that would provide a 61' rad center to achieve the capacity coverage that Verizon needs to serve mobile customers, the Bosque School, or adjacent homes. The intersection of Coors and Montano is one of the most heavily congested areas in the Albuquerque area as one of the major river crossings to get to the West side.



Based on the Bosque Schools expansion plans, the proposed site was placed as close as possible to the rear (West) side of the parcel for two reasons.

1. The School will be constructing additional buildings on the lot to accommodate its growth in the next couple of years. The buildings when constructed would help buffer the 65' mono-elm.
2. The mono-elm design blends in with the tall expansive cottonwoods on the parcel.

Sincerely,

*Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless



ZONE 1045-F11-F12

87E



GENERAL NOTES

1. Tracts 6B and A (referenced on the Site Plan as Tracts 1-9) are part of a Site Plan for Subdivision approved by the Environmental Planning Commission on November 15, 2004 (Project 0070268 047570-0002). The Site Plan requires the previous Site Plan for Subdivision as it relates to Tracts 6B and A.
2. A portion of Learning Road (located to the east of Tract 6B) is a public right-of-way. An additional portion of Learning Road (located to the west of Tract 6B) is a private right-of-way. The portion of Learning Road to the west of Tract 6B is a 54-foot wide access road with a 40-foot easement. The portion of Learning Road to the east of Tract 6B is a 54-foot wide access road with a 40-foot easement. The portion of Learning Road to the north of Tract 6B is a 54-foot wide access road with a 40-foot easement. The portion of Learning Road to the south of Tract 6B is a 54-foot wide access road with a 40-foot easement.
3. The area adjacent to Learning Road and the northern boundary of Tract 6B, Lot 4A, shall require a minimum of 10 feet of easement for the purpose of providing access to the public right-of-way.
4. Due to the existing Montana Public Archipelago (MIPA) and the two smaller sites, MIPA approvals for the Development Plans for Building Permit on Tracts 6B and A shall require a minimum of 10 feet of easement from the MIPA Preservation Office.
5. The area adjacent to Learning Road and the northern boundary of Tract 6B, Lot 4A, shall require a minimum of 10 feet of easement from the MIPA Preservation Office.
6. No lot line adjustments with other lots shall be allowed in North Andalusia.
7. When the MIPA's grade separation is constructed, access off to the right of the easement to Learning Road from the MIPA shall be provided.
8. The portion of Learning Road to the west of Tract 6B and the portion of Learning Road to the south of Tract 6B shall be constructed with a 5-foot wide easement for development of Tract 7.

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE

The site consists of approximately 648 acres. Tracts 6B and A are located on the eastern portion of the site. Tracts 1-5 are located on the western portion of the site. Tracts 6A, 7, 8, and 9 are located on the southern portion of the site.

PROPOSED USE

The site is zoned BU-1 for C-2 (253 ac), O-1 (137 ac), and PFD (200 ac). The individual parcels are designated according to land use.

VEHICULAR ACCESS AND VEHICULAR CIRCULATION

VEHICULAR ACCESS: Learning Road provides the major arterial access to the site. Learning Road is a 54-foot wide access road with a 40-foot easement. The portion of Learning Road to the west of Tract 6B is a 54-foot wide access road with a 40-foot easement. The portion of Learning Road to the east of Tract 6B is a 54-foot wide access road with a 40-foot easement. The portion of Learning Road to the north of Tract 6B is a 54-foot wide access road with a 40-foot easement. The portion of Learning Road to the south of Tract 6B is a 54-foot wide access road with a 40-foot easement.

INTERNAL CIRCULATION RECOMMENDATIONS

Internal circulation is provided by a network of roads and paths. The roads are designed to provide access to the individual parcels and to the public right-of-way. The paths are designed to provide access to the public right-of-way and to the individual parcels.

TRAIL ACCESS

Trail access is provided by a network of trails. The trails are designed to provide access to the individual parcels and to the public right-of-way. The trails are designed to provide access to the public right-of-way and to the individual parcels.

INTERNAL CIRCULATION RECOMMENDATIONS

Internal circulation is provided by a network of roads and paths. The roads are designed to provide access to the individual parcels and to the public right-of-way. The paths are designed to provide access to the public right-of-way and to the individual parcels.

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INTERNAL CIRCULATION RECOMMENDATIONS

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INTERNAL CIRCULATION RECOMMENDATIONS

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INTERNAL CIRCULATION RECOMMENDATIONS

Internal circulation is provided by a network of roads and paths. The roads are designed to provide access to the individual parcels and to the public right-of-way. The paths are designed to provide access to the public right-of-way and to the individual parcels.

INTERNAL CIRCULATION RECOMMENDATIONS

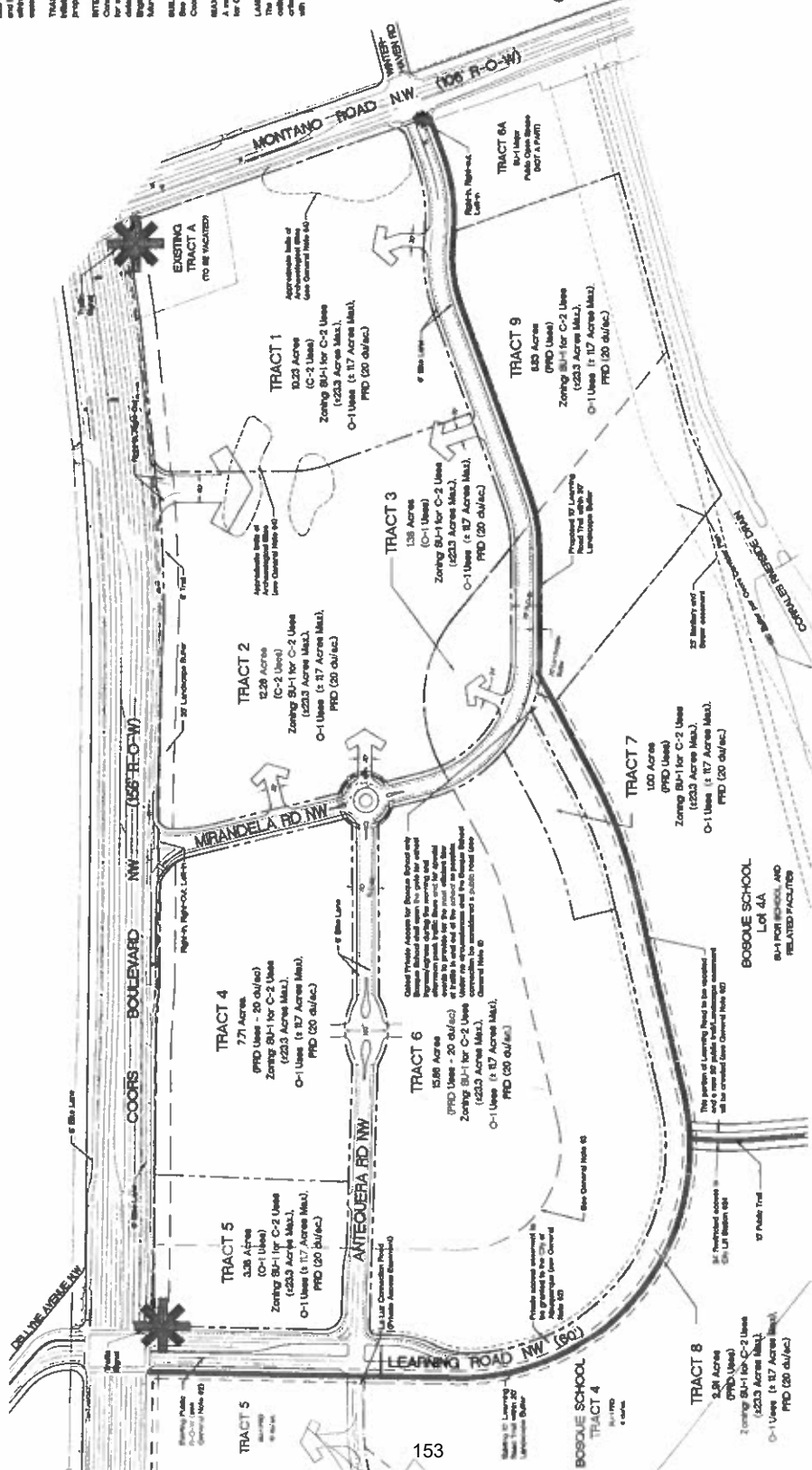
Internal circulation is provided by a network of roads and paths. The roads are designed to provide access to the individual parcels and to the public right-of-way. The paths are designed to provide access to the public right-of-way and to the individual parcels.

INTERNAL CIRCULATION RECOMMENDATIONS

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INTERNAL CIRCULATION RECOMMENDATIONS

Internal circulation is provided by a network of roads and paths. The roads are designed to provide access to the individual parcels and to the public right-of-way. The paths are designed to provide access to the public right-of-way and to the individual parcels.



# North Andalusia at Ca Cruz

Site Plan for Subdivision  
Tract 6B and A  
Prepared for: Silver Leaf Ventures, LLC.

CONCEPTS PLANNING, INC.  
300 Park Avenue, Suite 200  
San Francisco, CA 94102  
Tel: 415-774-2449  
Fax: 415-774-2450  
www.conceptsp.com

PERIODIC SUBMITTALS  
PROJECT # 003859

PROJECT # 003859









# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
URBAND DESIGN & DEVELOPMENT DIVISION  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102  
Tel: (505) 924-3860

May 3, 2024

Les Gutierrez, Senior Site Acquisition Manager  
Southwest Telecom Partners, Inc.  
For Sun State Towers and Verizon Wireless  
3 Cibolita Peak  
Santa Fe, NM 87508

e-mail: [lesgutierrez35@gmail.com](mailto:lesgutierrez35@gmail.com)

## SECOND NOTICE OF FACIAL INCOMPLETENESS

RE: ABQ Mirada/Bosque School- 4000 Learning Rd. NW, a new free-standing Wireless Telecommunications Facility (WTF) near the Bosque School, approximately 3.2 acres, zoned PD (Planned Development).

Dear Les,

I first reviewed the materials submitted for the above-referenced WTF and found that they were facially incomplete, as explained in the March 25, 2004 Notice of Facial Incompleteness. Various required items from the checklist (Form W1) and the Supplemental Technical Application were missing.

Thank you for providing materials (dated April 19, 2024) in response to the First Notice of Facial Incompleteness (First FI Notice). I cross-checked the materials with the notice. Some items are still missing and/or a response was not provided, as explained below (the numbers used below correspond to the numbers used in First FI Notice).

### 2. IDO Note:

In May 2018, the City adopted the Integrated Development Ordinance (IDO). The Wireless Regulations were incorporated into the IDO as Industrial Use-Specific Standards and are found in 14-16-4-3(E)(12), starting on p. 200 of the .pdf document.

The IDO is found here: <https://www.cabq.gov/planning/codes-policies-regulations>

Please become familiar with these regulations; I realize that you haven't submitted in a while. I am available to assist and answer questions, although the burden of conducting due diligence is on the applicant. ***Please acknowledge and let me know if you have any questions regarding the IDO's requirements for wireless facilities.***

### 3. Notification:

Please become familiar with the requirements in IDO 14-16-6-4(K)- Public Notice (starting on p. 410). They differ from requirements in the former Zoning Code. For instance, under the



# CITY OF ALBUQUERQUE



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Tel: (505) 924-3860

IDO, first class mail is sufficient for notifying property owners. Electronic mail suffices for notifying neighborhood association representatives.

- A. *Please acknowledge, review, and let me know if you have any questions. Note that certified mail to property owners and neighborhood representatives was OK, but unnecessary. Please refer to IDO subsection 14-16-6-4(K)- Public Notice. (K)(2) for electronic mail notice and (K)(3) for mailed notice. The IDO is here: <https://www.cabq.gov/planning/codes-policies-regulations>*

*An overview of public notice requirements in the IDO is online here:*

*<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>*

- B. *I could not confirm that neighborhood representatives were notified via email as required.*

*Please use the prescribed form for administrative decisions, found online at:*

*<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>*

- C. *Upon further review, notification is found to be incomplete. Please notify the people who weren't notified (see below). I found the January 2024 ONC list (from Delaina Carmona), and it looks like the same list was provided four times.*

- i. Six contact names are on the ONC list. However, I did not find proof of notification (neither the required email nor certified mail return receipts) for three people - Tim Bowen, Dan Jensen, and Linda Vrooman.*
- ii. The certified letters were sent two months earlier- in November 2023- and do not match the names on the January 2024 ONC list. Three people- Marian Pendleton, Pat Gallagher, and Jonathan Abdalla- were not listed as contacts on the ONC list. This is why it's imperative to use the most recent ONC list for notification purposes.*
- iii. If there was a facilitated meeting, please provide the facilitator's notes and any related information for the record.*

4. Application Checklist (Form W-1)- The following, required items were not provided or do not meet minimal requirements:

A. The letter of authorization from the property owner of record is dated January 16, 2024- over 60 days old. Please obtain a new one. **OK**

B. Zone Atlas page is missing (address page not needed). **OK**



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- C. Land Use map is missing. ***Please provide a land use map. Land use and zoning are NOT the same thing.***
- D. Copy of governing site development plan and Notice of Decision (see Item 4, below). ***OK for Notice of Decision, but I couldn't find the controlling site development plan.***
5. Site History:
- A. The City's GIS map viewer is publicly available for research and contains layers for address, zoning, overlay zones, applicable regulations, etc. <https://www.cabq.gov/gis/advanced-map-viewer> ***Please note- this helpful tool is available to the public for use and due diligence.***
- B. The subject site is zoned PD. PD zoning often resulted as conversions from the former SU-1 for \_\_\_\_ zoning; SU-1 zones were tied to site development plans reviewed by the Environmental Planning Commission (EPC).
- Please provide a copy of the governing site development plan (see Form W-1 and the first FI notice).***
6. Site Plan:
- A. The site plan is not stamped; stamped drawings are required. ***OK***
- B. The proposed WTF is free-standing by definition. Pursuant to IDO 14-16-4-3(E)(12)(f), landscaping and screening are required. ***OK (for completeness).***
7. Supplemental Technical Form for Wireless Projects:
- A. When the Sup Tech form states that an attachment is required, it means to provide the documentation and attach it to the form. In several instances, you initialed that the attachment is attached, but I couldn't find it in the materials submitted.
- B. Attachments missing: ***2.01 and 2.02.***
- C. Response to 4.13- least intrusive means. ***Should not be provided because response to 4.10 is No, so proceed to 4.20 (please follow directions precisely).***
- D. RF coverage maps missing- ***map 6.05 is missing.***
- E. Item 8.04- ***response missing.***
- F. Please revisit the response to Item 8.05- one and only location.

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G. Since you answered “yes” to 8.05 (which you can change), a technically expansive and detailed explanation supported by comprehensive RF data is required in 8.07 (to substantiate the response to 8.05), but was not provided.

Please provide items requested in order to complete the application. You may contact me at (505) 764-1074 if you have any questions. Thank you.

Sincerely,

*Catalina Lehner*

Catalina Lehner-AICP

Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

Response to the First  
Letter of Facial Incom-  
pleteness

April 19, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

RE: New Proposed WTF (Stealth Mono Elm) to be located at the Bosque School (4000 Learning Road NW) Sun State Tower to allow a new Verizon Telecom Facility NM01-116 Riverwalker/ABQ Mirada .Responses to Mrs. Lehner Letter 3.25.24 Notice of Facial Incompleteness

Dear Mrs. Lehner:

Thank you for your letter on March 25<sup>th</sup>, identifying clarification or additional docs needed to accept the WTF application. Please see my responses below and I have attached the needed docs to the submittal package.

Item #4 Application Checklist (W-1).

1. Attached is an updated LOA from the property owner.
2. Zone Atlas Page attached.
3. Color Land Use Map attached.
4. A copy of the EPC approvals/Notice of Decision received from Ms. Unique Romero are attached from the large files provided by the City. I did review the large document over 300 pages and did not see any reference to cell towers.
5. Site Plan. Attached are updated site plan drawings that are stamped and show the landscape plan labeled as L1.



6. Supplemental Technical Form. A) 2.01 and 2.02 left blank. B) 4.13 Please see attachment letter ...least intrusive means. D) RF Coverage Maps. Please see 32 page RF Design Analysis for items 6.01-6.04. E. 8.04 please see response. F. 8.04 Please see RF study. F. 8.05 one and only location. Please see RF study pages 22,23,24,25 Verizon Site at Bosque is equidistant from adjacent VZW existing sites for fill coverage gaps. See RF Study pages 29, 31 & 32. ( Existing T Mobile Site ) Alternate Site Analysis.

Upon your review of the submitted documents Mrs. Lehner, please advise if you need further clarification or additional documents for this WTF request.

Sincerely,

Les Gutierrez / Les Lehner

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless



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Tel: (505) 924-3860



March 25, 2024

Les Gutierrez, Senior Site Acquisition Manager  
Southwest Telecom Partners, Inc.  
For Sun State Towers and Verizon Wireless  
3 Cibolita Peak  
Santa Fe, NM 87508

e-mail: [southwesttelecompartners@gmail.com](mailto:southwesttelecompartners@gmail.com)

## NOTICE OF FACIAL INCOMPLETENESS

RE: ABQ Mirada/Bosque School- 4000 Learning Rd. NW, a new free-standing Wireless Telecommunications Facility (WTF) near the Bosque School, approximately 3.2 acres, zoned PD (Planned Development).

Dear Les,

I have reviewed the materials submitted for the above-referenced WTF and find that they are facially incomplete and do not constitute an application at this time. Various required items from the checklist (Form W1) and the Supplemental Technical Application were not provided, but are needed in order to complete the application.

### 1. Process:

Once the materials are deemed complete and constitute an application, they will go through intake and be assigned a project number and a case number. An invoice will be generated and sent to you. Payment can be made at the Treasury window at Plaza del Sol or electronically.

The Federal timelines do not begin until after the application is deemed complete. After that, Staff will do a thorough review and get back to you.

### 2. IDO Note:

In May 2018, the City adopted the Integrated Development Ordinance (IDO). The Wireless Regulations were incorporated into the IDO as Industrial Use-Specific Standards and are found in 14-16-4-3(E)(12), starting on p. 200 of the .pdf document.

The IDO is found here: <https://www.cabq.gov/planning/codes-policies-regulations>

Please become familiar with these regulations; I realize that you haven't submitted in a while. I am available to assist and answer questions, although the burden of conducting due diligence is on the applicant.

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### 3. Notification Note:

The notification appears to be complete. Please become familiar with the requirements in IDO 14-16-6-4(K)- Public Notice (starting on p. 410), since they have changed from the old Zoning Code. For instance, first class mail is sufficient for notifying property owners. Electronic mail suffices for notifying neighborhood association representatives.

### 4. Application Checklist (Form W-1)- The following, required items were not provided or do not meet minimal requirements:

- A. The letter of authorization from the property owner of record is dated January 16, 2024-over 60 days old. Please obtain a new one.
- B. Zone Atlas page is missing (address page not needed).
- C. Land Use map is missing.
- D. Copy of governing site development plan and Notice of Decision (see Item 4, below).

### 5. Site History:

- A. The City's GIS map viewer is publicly available for research and contains layers for address, zoning, overlay zones, applicable regulations, etc. <https://www.cabq.gov/gis/advanced-map-viewer>
- B. The subject site is zoned PD. PD zoning often resulted as conversions from the former SU-1 for \_\_\_\_\_ zoning; SU-1 zones were tied to site development plans reviewed by the Environmental Planning Commission (EPC).

A copy of the governing site development plan is needed (see Form W-1), as is the Notification of Decision. These need to be checked in case there is a prohibition on wireless facilities (perhaps contained in design standards or on the site development plan). If so, these controlling site development plans could be amended, but that is a separate process.

### 6. Site Plan:

- A. The site plan is not stamped; stamped drawings are required.
- B. The proposed WTF is free-standing by definition. Pursuant to IDO 14-16-4-3(E)(12)(f), landscaping and screening are required.

A landscaping plan showing an approximately 6-foot landscaped buffer around the proposed WTF is required. A plant palette and irrigation need to be included. Note: the project letters states that landscaping will be provided *if required*. Please check the regulations prior to submitting. Item #2 of this memo provides the location of the IDO.

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## 7. Supplemental Technical Form for Wireless Projects:

- A. When the Sup Tech form states that an attachment is required, it means to provide the documentation and attach it to the form. In several instances, you initialed that the attachment is attached, but I couldn't find it in the materials submitted.
- B. Attachments missing: Item 2.01 and 2.02.
- C. Response to 4.13- least intrusive means, is required.
- D. RF coverage maps missing- Items 6.01, and the maps in 6.02, 6.03, and 6.04
- E. Item 8.04- response is missing.
- F. Please revisit the response to Item 8.05- one and only location.
- G. Since you answered "yes" to 8.05 (which you can change), a technically expansive and detailed explanation supported by comprehensive RF data is required in 8.07, but was not provided.

Please provide items requested in order to complete the application. You may contact me at (505) 764-1074 if you have any questions. Thank you.

Sincerely,

*Catalina Lehner*

Catalina Lehner-AICP

April 15, 2024

To: Catalina Lehner, Senior Planner

City of Albuquerque Community Development

Bosque School 4000 Learning Road NW, Albuquerque NM 87120

RE: Owner authorization to represent and submit documents for a new telecom facility to be constructed at 4000 Learning Road NW, Albuquerque NM Parcel ID: 10120622170243

I do hereby authorize Mr. Les Gutierrez, as agent for Sun State Towers/Verizon Wireless to submit any and all documents to facilitate and secure zoning and building permit approval on our behalf.

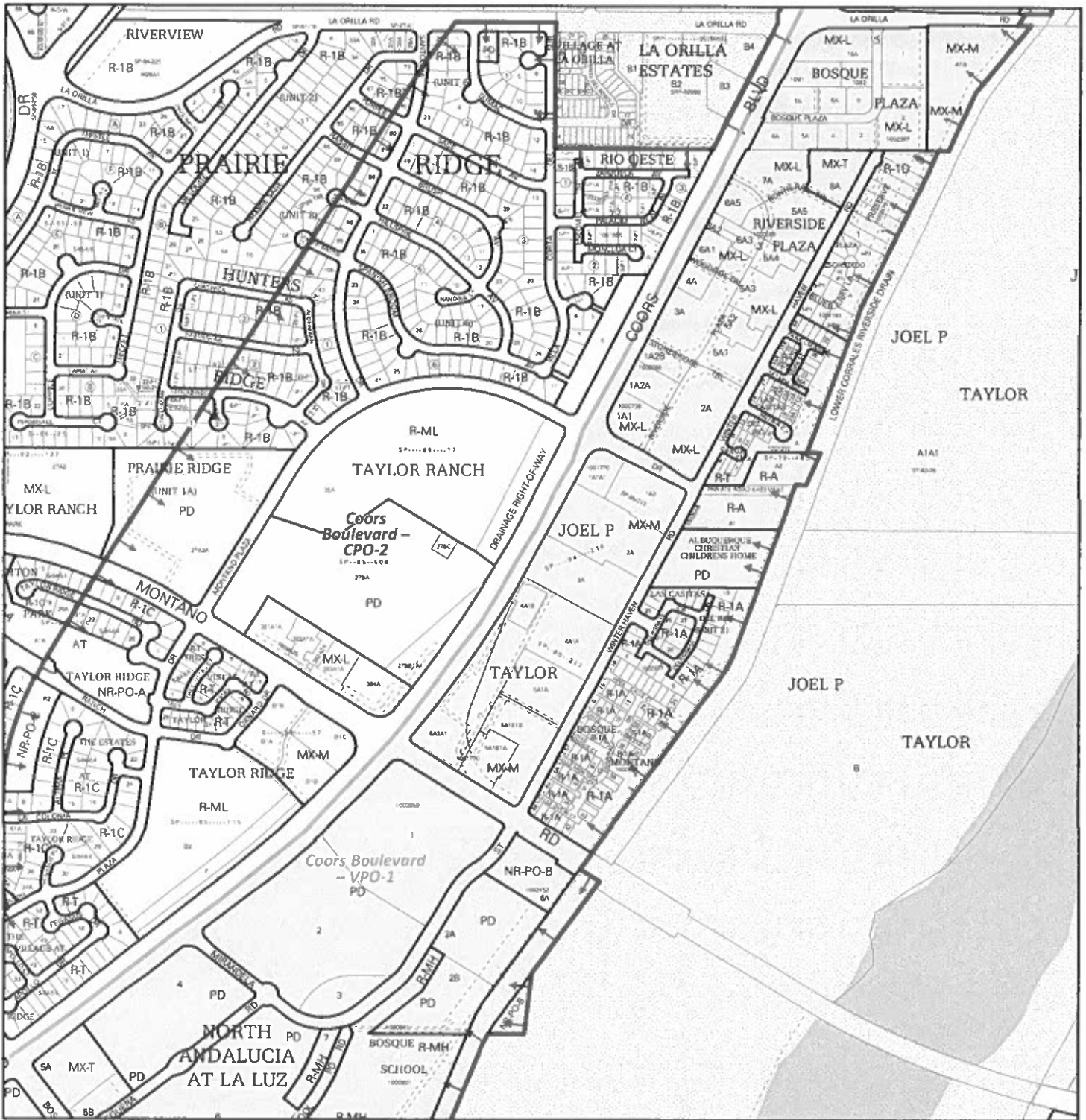
Sincerely,

Mark J. Fidel / Mark J. Fidel, Chair, Board of Trustees  
Property Owner/Bosque School

15 April 2024

Date



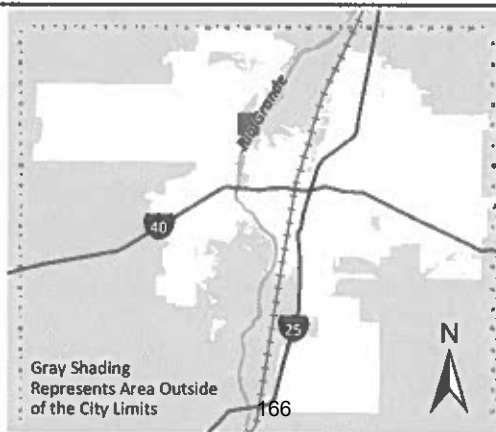


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

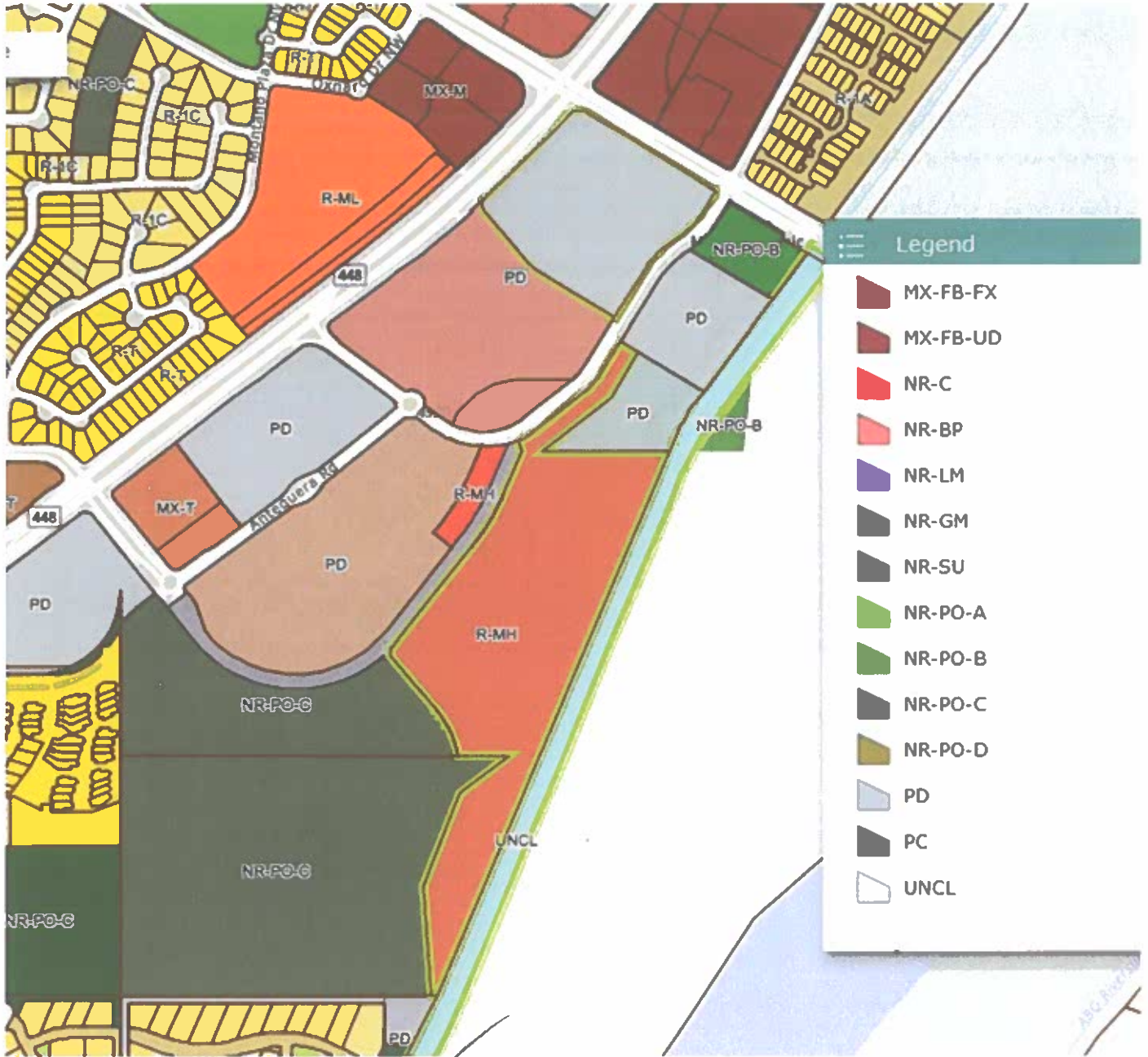


Zone Atlas Page:

## E-12-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



LAND USE MAP IDO

*Zoning*



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

AUGUST 22, 2007

1. **Project# 1003859**  
07DRB-70161 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-9, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1 for C-2, O-1 & PRD, located on COORS BLVD NW BETWEEN MONTANO RD NW AND LEARNING RD NW containing approximately 50.77 acre(s). (E-12 & F-12)

At the August 22, 2007, Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

If you wish to appeal this decision, you must do so by September 6, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

  
Sheran Matson, AICP, DRB Chair

Cc: Bohannan Huston Inc, 7500 Jefferson St NE, 87109  
Silver Leaf Ventures LLC, 5351 Menaul Blvd NE, 87110  
Rae Perls, 15 Tennis Ct NW, 87120  
Andrew Wooden, 8 Arco NW, 87120  
Pat Gallagher, 24 Link NW, 87120  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

419-24



City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

*F13714 -  
Archaeol  
- No fast food*

Date: May 20, 2005

**OFFICIAL NOTIFICATION OF DECISION**

FILE: Project # 1003859  
04EPC-01845 EPC Site Development Plan-  
Subdivision

Silverleaf Ventures, LLC  
5351 Menaul Blvd NE  
Albuquerque, NM 87110

**LEGAL DESCRIPTION:** for all or a portion of Tract(s) A & 6B, Lands of Ray Graham III, Ovenwest Corp., zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD. NW, between MONTANO ROAD NW and LEARNING ROAD NW, containing approximately 70 acre(s). (E-12) Juanita Garcia, Staff Planner

On May 19, 2005 the Environmental Planning Commission voted to approve Project 1003859/#04EPC-01845, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site development plan for subdivision for Tracts 6B & A, Lands of Ray Graham III, Ovenwest Corp., and COA. The site is located on Coors Blvd, south of Montano, zoned SU-1 C-2 Use (23.3 Acres Max), O-1 Uses (11.7 acres max) and PRD (20 DU/Acre) and contains approximately 70 acres.
2. The site was originally part of a larger site development plan (Project 1000965) known as Andalucia, but the applicant has requested to be separated from that larger site development plan to create a new site development plan (Project 1003859). A new name has been provided for the subject site, which will be identified as "North Andalucia at La Luz."
3. The applicant is proposing to re-plot the two separate tracts into nine new tracts and no zone map amendments are proposed with this request. The applicant is proposing design guidelines within the site development plan for subdivision that will help guide for consistency and a quality that is complementary of the subject site area.
4. The applicant's submittal demonstrates that future Tracts 6B-1 and 6B-2 will contain C-2 uses; Tracts 6B-3 and 6B-5 will contain O-1 uses and Tracts 6B-4, 6B-6, 6B-7, 6B-8 and 6B-9 will



**OFFICIAL NOTICE OF DECISION  
MAY 20, 2005  
PROJECT 1003859  
PAGE 2 OF 10**

contain PRD uses. Based on the information that has been provided on the submittal, it appears that the applicant will have 22.51 acres of C-2 uses, 5.05 acres of O-1 uses and 34.98 acres of PRD uses.

5. This case was heard by EPC at the January 20, 2005 all day EPC hearing and was approved with findings and conditions but was appealed by the La Luz Landowners Association and was heard by the Land Use Hearing Officer (LUHO) who recommended that this application be remanded back to EPC to allow for a more "a more thorough record and make findings regarding the proposed streets and traffic flows and patterns." The recommendation was approved by City Council; therefore, this case has been remanded back to the EPC.
6. Since the January 20, 2005 EPC hearing, comments made by the Department of Municipal Development (DMD) have been separated from the consolidated comments provided by the Traffic Engineer. While the DMD recommended a deferral, the negotiations regarding traffic mitigation measures are more appropriately performed prior to Development Review Board (DRB) sign-off of the Site Development Plan for Subdivision.
7. The subject site is located in the area designated Established Urban and Developing Urban by the *Comprehensive Plan*. The submittal meets the goals of these areas by creating a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work area and life styles, while creating a visually pleasing built environment. The submittal furthers the policies of the *Comprehensive Plan* as follows:
  - a. The location, intensity and design of this development respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern (Policy 5d, *Comprehensive Plan*). The proposed plan will not have deleterious impacts on surrounding uses, established neighborhoods, or community amenities.
  - b. This request proposes to locate employment and service uses to complement residential areas and to site the development in a way that minimizes adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 51, *Comprehensive Plan*).
  - c. This request constitutes new growth that will be accommodated through development in an area where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be ensured. (Policy 5e, *Comprehensive Plan*). This request represents new commercial development and is located in an existing commercially zoned areas (Policy 5j, *Comprehensive Plan*).
  - d. The subject site is adjacent to arterial streets and is planned to minimize harmful effects of traffic, livability and safety of established residential neighborhoods (Policy 5k, *Comprehensive Plan*).

**OFFICIAL NOTICE OF DECISION  
MAY 20, 2005  
PROJECT #1003859  
PAGE 3 OF 10**

- e. The site plan represents a quality and innovative design which is appropriate to the plan area (Policy 5l, *Comprehensive Plan*).
  - f. This request represents redevelopment and rehabilitation of an older neighborhood in the Established Area (Policy 5o, *Comprehensive Plan*).
8. This request is within a Community Activity Center as designated by the Centers and Corridors section of the *Albuquerque/Bernalillo County Comprehensive Plan*. The submittal furthers the Policies of the Community Activity Center designation as follows:
- a. The request helps to shape an urban form in a sustainable development pattern that helps to promote transit and pedestrian access both to and within the center, and maximizes cost-effectiveness of City services (*Comprehensive Plan*, Policy II. B. 7. a).
  - b. This request will assist in the development of a Community Activity Center as defined by the *Comprehensive Plan* by providing the primary focus for the entire community sub-area with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, employment, and the most intense land uses within the community sub-area.
  - c. This request will also assist in the development of a Community Activity Center as defined by the *Comprehensive Plan* by allowing the location of land uses typical of a low-rise office, educational facilities, medium density residential, senior housing and other similar uses.
  - d. This request meets the policies of the *Comprehensive Plan* by providing moderate floor area ratios and urban land uses and pedestrian connections between buildings and sidewalks, buildings separating off-street parking from streets and public plaza and open space (*Comprehensive Plan*, Activity Center Goal, Policy A, Community Activity Centers).
  - e. The subject site contains high-density residential property. The *Comprehensive Plan* is furthered in that the most intense activity centers uses are proposed to be located away from any nearby low-density residential development and is buffered from those residential uses by a transition area of less intensive development (Policy II. B. 7. f.).
9. Transportation:
- a. A Traffic Impact Study (TIS) was completed by the applicant in October of 2004 and has been reviewed by the Planning Department (Transportation Development) and the Department of Municipal Development (DMD). The study was conducted in accordance with the scoping letter and procedures cited in the City's Development Process Manual.
  - b. In addition, in March of 2005, a Supplemental Traffic Analysis was provided by the applicant to support the access approved at the intersection of Street B and Montano Road.
  - c. Coors Boulevard is a limited access, principal arterial with proposed bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeways System.

**OFFICIAL NOTICE OF DECISION**

**MAY 20, 2005**

**PROJECT #1003859**

**PAGE 4 OF 10**

- d. The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.
  - e. The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 northbound travel lanes consistent with the Coors Corridor Plan (set figure 6).
  - f. Consistent with the Coors Corridor Plan intersection access policy (see policy 5), access approximately midway between Montano Road and Dellyne Avenue at Street "B" is right-in, right-out only.
  - g. Exceptions to the access policy to allow for the proposed left-in access from southbound Coors Boulevard to Street "B" will require the approval of the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments. The City Of Albuquerque has indicated that it will support this request to the Council of Governments based upon the TIS and demonstration that the addition of this left-in access will have beneficial impacts to the Coors/Dellyne/Learning Road intersection.
  - h. Montano Road is a limited access, minor arterial with a proposed grade separation at Winterhaven Road as designated on the Long Range Roadway System and on the Coors Corridor Plan. However, no grade separated intersection has been planned, designed or programmed as of this date.
  - i. In the future, if a grade separation is constructed, north-south traffic at Winterhaven will be able to pass under Montano, but no connection will be allowed between Montano and Winterhaven Road. However, in the interim, the City Engineer and the Director of the Department of Municipal Development have allowed for a right-in, right-out and left in at the intersection of Street B and Montano Road.
  - j. Learning Road will serve as both a public and private road. The areas designated as public or private are identified on the site development plan and the subdivision plat. The portion of Learning Road east of the existing City right-of-way is designated to remain a private road, which will provide access to Bosque School and the City Lift Station Access Road only.
  - k. In order to minimize adverse impacts to the Learning Road/La Luz Connector Road intersection and the Coors/Learning Road intersection, Bosque School has agreed to open access from the school to Street B during the morning and afternoon peaks and during special events.
10. The subject site will be subject to and will need to comply with the Impact Fees Ordinance and the Impact Fees Regulations that are currently in process of being finalized.
11. The proposed request meets the Transportation and Transit provision of the *Albuquerque/Bernalillo County Comprehensive Plan* with a goal to "provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/ paratransit as alternatives to automobile travel, while

OFFICIAL NOTICE OF DECISION  
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providing sufficient roadway capacity to meet mobility and access needs." The submittal furthers the Policies of the Transportation and Transit provision as follows:

- a. The subject site has been reviewed for street design, transit service and development form consistent with Transportation Corridors and Activity Center polices established in the *Comprehensive Plan*.
  - b. The site is adjacent to Coors Blvd and Montano Road, both designated as Enhanced Transit Corridors as identified in the *Comprehensive Plan's* Activity Centers and Transportation Corridors Map.
  - c. The subject site will contain some access control along Coors Blvd and Montano Road.
  - d. Enhanced Transit Corridors are to operate at a Level of Service (LOS) of "D" or better. The City may allow for lower LOS at an intersection by substituting transit improvements which facilitate transit vehicles bypassing congestion at the intersection for auto improvements; or may be allowed to substitute transit improvements, employee travel demand strategies, and mixed use developments which lower overall trip generation in place of auto based improvements in order to mitigate traffic impacts of a development. The Design Guidelines for the subject site includes a Transportation Demand Management (TDM) plan that will encourage alternative modes of transportation in place of auto based improvements in order to mitigate traffic impacts of this development.
  - e. All intersections near the subject site have transit emergency vehicle signal preemption, the capability of a selected lane for transit and will contain right turn lanes along Coors Blvd.
  - f. The subject site will contain pedestrian circulation that will maximize pedestrian connections to transit stops and between developments.
  - g. The subject site will contain public sidewalks adjacent to the site between 6-8 feet in width.
  - h. Dedicated Bicycle lanes are dedicated along Coors Blvd and Montano Road.
  - i. The submittal includes a network of internal bike lanes that will provide connections from the site to adjacent facilities on Coors and Montano.
12. The subject site is within the Taylor Ranch Community as identified in the *West Side Strategic Plan* and is within the community's Community Activity Center. The proposed development will include retail, office and multi-family residential uses that are appropriate for the Taylor Ranch Community Center (Policy 3.16, WSSP) and will respect the existing neighborhood values as required in Policy 5d, Established Urban, *Comprehensive Plan*. In addition, the site is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services. (Policy 3.12, WSSP)
13. A remaining intact portion of the "Montano Pueblo" lies within the northern boundary of this site. Two smaller archeological sites are also identified with the site. The affected sites will need to comply with all the goals and policies under *Issue 2, Policy 6, Archeological Sites*, of the *Coors Corridor Plan*, which states, "development within an identified archeological site shall obtain



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clearance and guidance from the State Historic Preservation Office before actual development begins.”

14. The applicant has obtained clearance from the State Historic Preservation Office with the preferred method of mitigation to contain the burial sites in place and fill the sites with sterile soil to create a sloped surface. The approved mitigation plan also included a commitment to redesign the parking area and leave a portion of the Montano Pueblo site undeveloped, provide for a “protective covenant”, and provide materials for public interpretation such as information signs. At this point, the applicant is not proposing any development in the area that contains the “Montano Pueblo” therefore; this issue can be finalized at a later date.
15. If transportation mitigation is required along Montano Road, adjacent to the subject site, and it is determined there may be encroachment in the archeological site, then further review and approval from the State Historic Preservation Officer may be required.
16. The subject site contains an area of habitat for the Tawny Bellied Rat. An agreement was reached between the applicant, the City Of Albuquerque Open Space Division and the abutting Bosque School to relocate the Tawny Bellied Rat to suitable sites.
17. During the review and approval of this application in January of 2005 a preliminary Air Quality Impact Analysis(AQIA) was not required. However, policy has changed within the Planning Department that now requires a preliminary AQIA. The applicant has submitted a preliminary AQIA and has been reviewed and approved by the Environmental Health Department in accordance with Section 14-16-3-14 of the Comprehensive City Zoning Code.
18. The submitted site plan meets the applicable general policies, site planning and architecture policies, view preservation policies, and signage policies contained in the *Coors Corridor Plan*.
19. The site plan contains the information required by the *Comprehensive City Zoning Code*. It presents the site, the proposed uses, pedestrian and vehicular ingress and egress, internal circulation requirements and the maximum building heights allowed, and the nonresidential uses’ maximum floor area ratio.
20. There have been two facilitated meetings between the applicant and the affected neighborhood associations and one non-facilitated meeting to discuss the issues related to the subject request and in accordance with the Land Use Hearing Officer’s (LUHO) recommendation. As an agreement during these meetings, the applicant will not allow for any drive-through restaurants or gas stations on the subject site.
21. The applicant intends to assess the “grove of cottonwood trees” on the subject site by an arborist to determine the health of the trees.
22. Based on the review of the traffic studies and related testimony the EPC recognizes that significant long-range traffic solutions in the Coors and Montano area require a major redesign and reconstruction of the Coors/Montano intersection. Consequently, the EPC urges that the City

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**Council place the redesign/reconstruction of the Coors/Montano intersection on the TCIP or CIP as quickly as possible.**

**CONDITIONS:**

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB 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 plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.**
- 2. The Site Development Plan for Subdivision shall be amended to include a note that states: Fast Food Restaurants with drive-up windows and gas stations shall not be permitted.**
- 3. If transportation mitigation requires an encroachment of the existing archeological site adjacent to Montano Road, further review and approval will be required from the State Historic Preservation Officer.**
- 4. In order to minimize adverse impacts to the Learning Road/La Luz Connector Road intersection and the Coors/Learning Road intersection, Bosque School has agreed to open access from the school to Street B during the morning and afternoon peaks and during special events. A gate and appropriate signage shall be provided along Learning Road by the developer of the commercial tract in conjunction with Phase One.**
- 5. The applicant must comply with the following conditions of approval as specified by the City Engineer, the Department of Municipal Development, The Public Works Department and the NM Department of Transportation:**
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.**
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).**
  - c. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff. Transportation mitigation measures may be accomplished through a combination of Transportation Impact Fees, the Impact Fees Regulations and the TIS recommendations.**

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- d. Street B shall intersect with Coors Blvd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.
- e. Dedicated right turn deceleration lanes will be required at site drives per DPM and/or TIS requirements. Left turn lanes required at site drives where permitted and as approved.
- f. Existing Learning Rd. will need to intersect with New Street /Winterhaven Rd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.
- g. Roundabouts will need to meet design requirements of Publications FHWA-RD-00-067 and AASHTO.
- h. Medians within 100' calming area (Street A) will need to be designed to accommodate left turning vehicles. Will also need to meet AASHTO and DPM criteria (site distance). Provide detail for this area.
- i. Provide detail and location of bump outs.
- j. Provide cross sections for Streets A, B and New Street/Winterhaven Rd.
- k. 10' radius curb returns may not be allowed in high volume traffic areas or in truck circulation areas (includes emergency vehicles and solid waste).
- l. Site plan shall comply and be designed per DPM Standards.
- m. Platting must be a concurrent DRB action.
- n. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes as designated on the Long Range Bikeways System.
- o. Construction of the northbound bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on the Long Range Bikeways System.
- p. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the *Coors Corridor Plan* (see figure 6).
- q. Approval of the proposed left-in access from southbound Coors Boulevard to Street "B" by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.
- r. Access at Montano and Winterhaven will be restricted to right turn in/right turn out and left in as approved by the Director of Municipal Development. Must be accompanied by a written agreement between the applicant and the City Of Albuquerque.
- s. A notation shall be added on the submittal that reads, "When the future grade separation is constructed access will no longer be allowed to Montano Road from Winterhaven consistent with the Long Range Roadway System."
- t. Access coordination is required with NMDOT.

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6. The existing median on Learning Road just east of Coors Boulevard is well landscaped with native plants. The proposed development will require modification to the intersection of Learning Road and the La Luz access road including the median. The applicant has agreed to rebuild the median and re-vegetate it to the pre-modification level of landscaping.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 3, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

**Appeal to the City Council:** Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

**YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).**

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
for Richard Dineen  
Planning Director



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**RD//ac**

**cc: Consensus Planning, Inc., 924 Park Ave SW 87102  
Rae Perla, La Luz Landowners Assoc., 15 Tennis Ct NW 87120  
Bruce Masson, La Luz Landowners Assoc., 13 Arco NW 87120  
Don MacComack, Taylor Ranch NA, 5300 Hattiesburg NW 87120  
Ceil VanBerkel, Taylor Ranch NA, 5716 Morgan Ln NW 87120  
Lynn Peris, 18 Berm NW 87120  
Lois S. Sloan, 21 Tennis Ct NW 87120  
Gail Brownfield, 9 Arco NW 87120  
Jo Allen, 1 Tumbleweed NW 87120  
Andrew Wooden, 8 Arco NW 87120  
Dana Asbury, 1509 Stanford Dr NE 87106  
Frank W. Jde, 5 Tennis Ct NW 87120  
Joanne G. Kimney, 6 Link NW 87120  
Bennett King, 10 Arco NW 87120  
Robert Peters, 10 Tumbleweed NW 87120**

414-27

2.01, 2.02, 4.05, 4.15

6.05, 8.04 - not attached or labeled  
6.05 - missing?  
8.07 missing

**CITY OF ALBUQUERQUE, NEW MEXICO  
SUPPLEMENTAL APPLICATION FORM FOR WIRELESS PROJECTS  
AND DISTRIBUTED ANTENNA SYSTEM ("DAS") PROJECTS**

The City of Albuquerque, New Mexico (the "City") recognizes that the provision of wireless and DAS services is a highly technical enterprise subject to various federal, state, and local regulations. This supplemental application form is designed to elicit necessary and required technical information in support of a proposed Wireless Telecommunication Facility (WTF) project in the City.

Completion of this supplemental application form is mandatory for a wireless project. This form assists the City to comply with its duties under Zoning Code §14-16-3-17 ROA 1994, the Wireless Telecommunications Regulations; Sections 253, 332, and 704 of the Communications Act of 1934 as amended; and other local, state, and federal laws, regulations, and court rulings. The City requires that the applicant provide this information to assist it in creating a written administrative record containing substantial evidence sufficient to permit the City's informed consideration of your request, and to determine the rights and obligations of the City and the applicant/owner of the proposed project.

No application for a new wireless site, or for a modification of an existing wireless site, subject to review by the Current Planning Section, shall be considered for determination of completeness until all required responses to this supplemental application form and required attachments are completed and tendered to the City.

If you believe that a specific item does not apply to your application, mark the item on this form with the words "Not Applicable" and attach a detailed written explanation as to the basis for your belief (e.g., "Question 94.7 does not apply to this application because the proposed Project has no microwave transmission element.")

⇒ An unsupported statement such as "Question 94.7 does not apply" is insufficient, and the determination of completeness of your application will be delayed while you provide a meaningful and detailed explanation.

Every page of this form including this page and the last page must be tendered to the City. Each page must be initialed where indicated. The last page must also be completed, signed, and dated.

Please direct any questions about this form, and/or the information to be provided, to the City of Albuquerque Planning Department, Current Planning Section, Senior Planner, at (505) 924-3860.

**1.00: Project Location and Applicant Information**

- 1.01: Project Physical Address: 4000 LEARNING RD. N.W. ALBUQUERQUE, NM.
- 1.02: Applicant's Site Number: NM01-116 RIVER WALKER / ALBUQUERQUE MIRADA
- 1.03: Assessor's Parcel Number: #1012062217024 30212

- 1.04: Name of Wireless Provider: VERIZON WIRELESS
- 1.05: Name of Applicant: LES GUTIERREZ FOR SUN STATE TOWERS
- 1.06: Is the Applicant an Agent for the Provider?:  Yes  No
- 1.07: Applicant's Address: 1426 N. MARVIN STREET
- 1.08: Applicant's Address: SUITE 101
- 1.09: Applicant's Address: GILBERT, ARIZONA 85233
- 1.10: Applicant's Address: \_\_\_\_\_
- 1.11: Applicant's Phone number: (480) 664-9588
- 1.12: Applicant's Mobile number: (505) 710-2079
- 1.13: Applicant's Fax number: N/A
- 1.14: Applicant's E-mail address: LES.GUTIERREZ35@GMAIL.COM

**2.00: Project Owner Information and CPCN Information**

2.01: Disclose the Name and Address of all Project Owners in a written statement.

Initial here \_\_\_\_\_ to indicate that "Attachment 2.01" is attached hereto.

2.02: Attach a letter of authorization appointing the Applicant as representative of the Project Owners in connection with this application. Designate the letter of authorization as "Attachment 2.02."

Initial here \_\_\_\_\_ to indicate that Attachment 2.02 is attached hereto.

2.03: Is any telecommunications service to be offered from this project subject to a New Mexico Public Regulatory Commission (NMPRC) 'Certificate of Public Convenience and Necessity' (CPCN)?  Yes  No

2.04: If the answer to 2.03 is Yes, provide either a web site link to the complete CPCN decision at the New Mexico Public Regulatory Commission (NMPRC) web site, or a true and complete copy of the CPCN decision and mark it as "Attachment 2.03."

Initial here \_\_\_\_\_ to indicate that the required NMPRC web site address or Attachment 2.03 is attached hereto.

**3.00: FCC License / FAA Compliance / RF Safety Disclosure Information**

3.01: For each person/legal entity that will be using the wireless site, provide the information in Sections 3 and 4. Copy these sections for each applicant if necessary.

Distributed Antenna System (DAS) providers and all other who are not licensed by the FCC for the radio services proposed for this project and identified in 3.09: For Section 3 disclose the information requested here for each FCC-licensee that will utilize the project as proposed.

3.02: Disclose all of the FCC licenses call signs or Construction Permit identifications to permit the City to verify your FCC authority: FRN 0023 545 333. If additional space is necessary attach and mark the sheet as "Attachment 3.02." If none of the proposed radio facilities require an FCC license so indicate on the line, above.

Initial here LK to indicate that Attachment 3.02 is attached hereto.

3.03: Name of FCC Licensee: SUN STATE TOWERS

3.04: Licensee's Address: 1426 N. MARVIN ST. # 101

3.05: Licensee's Address: GILBERT, AZ 85233

3.06: Licensee's Phone number: (480) 664-9588

3.07: Licensee's Fax number: N/A

3.08: Licensee's Contact Email address: LES.GUTIERREZ.35@GMAIL.COM

3.09: Use of facility:  Amateur Radio  
(Check all that apply)  Broadcast Radio  
 Broadcast TV  
 Cellular telephone  
 Distributed Antenna System (DAS)  
 Enhanced Specialized Mobile Radio  
 Microwave  
 PCS telephone  
 Paging  
 Specialized Mobile Radio  
 WiMax/WiFi  
 Other(s) (specify): \_\_\_\_\_

Notice: Applicants not operating under their own FCC license(s) must mark "Other" and disclose all information required here for all entities that use the project.

3.10: Project latitude and longitude: N 35.08.46.92 W -106.41.05.90

3.11: Specify DATUM used above:  WGS84  NAD23  NAD83  
 Other DATUM (specify): \_\_\_\_\_





- 3.12: Project maximum height (ft AGL): 65 FEET
- 3.13: Bottom of lowest transmitting antenna (ft AGL): 38 feet 57 FEET *two future cell spots*
- 3.14: RF Emissions ("Rad") center of the lowest transmitting antenna (ft AGL): 61 FEET *LSGAC p.2 lowest prob antenna- 10 M 32.8 feet so OK*

3.15: For each licensee (i.e., "ABC Wireless" or "XYZ Wireless"), **and** for each radio service (i.e., "PCS" or "Cellular"), complete and attach a separate two page "Appendix A" form from "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance" available by download directly from the FCC at <http://www.fcc.gov/oet/rfsafety/>. Ensure that all proposed emissions from this project are accounted for on the Appendix A forms you submit.

Distributed Antenna System (DAS) providers and all other who are not licensed by the FCC for the radio services proposed for this project and identified in 3.09: Unless the DAS provider is the FCC licensee for the proposed project, the DAS provider must provide an Appendix A form completed by each wireless carrier or wireless service provider to be transmitted through the Project at each wireless site. Appendix A forms completed by a DAS provider are unacceptable if they are not the FCC licensee for the particular wireless service(s) to be transmitted through the project.

*For consistency, all Appendix A forms submitted must use effective radiated power (ERP) units of measure. Do not use effective isotropic radiated power (EIRP). To verify your understanding of this requirement, you must append the letters "ERP" following each wattage listing in each Appendix A form you submit.*

Designate all completed two page forms as "Attachment 3.15." Depending on the information provided in Attachment 3.15, additional RF safety disclosure information may be required by the City to permit a positive determination of compliance with FCC OET Bulletin 65 requirements. In addition to the LSGAC form(s) which you must submit, you may also submit any additional RF safety compliance information or report(s). Designate any additional RF safety compliance information as "Attachment 3.15-A."

Initial here LG to indicate that all required Attachment 3.15 and 3.15-A forms are attached hereto.

3.16 Considering your response in Attachment 3.15, above, and any other identifiable RF emitters that FCC OET Bulletin 65 requires be evaluated in connection with this Project, are all portions of this Project cumulatively "categorically excluded" under FCC OET 65 requirements?  Yes  No

3.17: Does this Project require the Applicant to file an FAA Form 7460 or other documentation

under Federal Aviation Regulation Part 77.13 et seq, or under the FCC rules?

Yes     No

3.18: If the answer to 3.17 is NO proceed to 4.00.

3.19: Attach complete copies of all required FAA/FCC forms including all attachments and exhibits thereto, including without limitation FAA Form 7460. Designate this attachment "Attachment 3.19."

Initial here LG to indicate that Attachment 3.19 is attached hereto.

#### 4.00: Project Purpose

4.01: Indicate the dominant purpose of the Project (check only one, and then proceed where directed):

Add network capacity without adding significant new RF coverage area: Proceed to 4.20; or

Provide significant new radio frequency coverage in an area not already served by radio frequency coverage: Proceed to 4.10; or

Increase the existing RF signal level in an area with existing radio frequency coverage: Proceed to 4.20; or

Other: Proceed to 4.19.

4.10 Is this project intended to close a "significant gap" in coverage?  Yes     No

4.11 If the answer to 4.10 is NO, proceed to 4.20. If the answer is YES, proceed to 4.12.

4.12 Attach a written statement fully and expansively describing the following:

- A. A description of the geographic boundary of the claimed significant gap area, and
- B. Attach a map showing the geographic boundary of the claimed significant gap using the same standards as in 6.02; and
- C. Identify the size of the area, in units of square miles or a fraction thereof, of the claimed significant gap; and
- D. Explain exactly the definition of the term "significant gap" as it applies to this project;
- E. Specify whether the definition of "significant gap" provided in (d) above is the same definition used in by this applicant and owner in all of its prior projects submitted to the City of Albuquerque, and if now, explain all differences.

Designate this attachment "Attachment 4.12." Initial here \_\_\_\_\_ to indicate that Attachment 4.12 is attached hereto. Proceed to 4.13

see 4.10-NA

not claimed

4.13 Is the proposed project the least intrusive means to close the significant gap claimed in 4.10?  Yes  No

4.14 If the answer to 4.13 is NO, proceed to 4.20. If the answer is YES, proceed to 4.15.

4.15 Attach a written statement fully and expansively describing why this project is the least intrusive means to close the significant gap claimed in 4.10. Designate this attachment, "Attachment 4.15."

Initial here \_\_\_\_\_ to indicate that Attachment 4.15 is attached hereto. Proceed to 4.20

4.19 Attach a written statement fully and expansively describing the "Other" dominant purpose of this Project. Designate this attachment "Attachment 4.19."

Initial here \_\_\_\_\_ to indicate that Attachment 4.19 is attached hereto.

skip to here

4.20 If any portion of the project is to utilize radio spectrum that does not require an FCC license, identify in detail the portions of the project that used unlicensed spectrum.

Designate this attachment "Attachment 4.20."

Initial here \_\_\_\_\_ to indicate that Attachment 4.20 is attached hereto.

4.25 Is this project designed to use any form of radio interconnection with other existing or planned sites?  Yes  No

4.26: If the answer to 4.25 is NO, proceed to 5.00. If the answer is YES, proceed to 4.27.

4.27: Attach a detailed written statement fully and expansively describing the radio interconnection proposed, and identify all other existing or planned sites that will be interconnected with this project. Designate this attachment, "Attachment 4.27."

Initial here \_\_\_\_\_ to indicate that Attachment 4.27 is attached hereto.

**5.00: Build-Out Requirements**

5.01: Do any of radio services identified in 3.09 above require the licensee to provide specific radio frequency/population build-out coverage pursuant to the underlying FCC license?  Yes  No

5.02: If the answer to 5.01 is NO proceed to 6.00.

5.03: Have all of the FCC build-out requirements as required by all licenses covering all radio services proposed at this Project been met?  Yes  No

5.04: If the answer to 5.03 is YES, proceed to 6.00.

5.05: Disclose by licensee call sign identified in Section 3.02 all remaining build-out requirements which have yet to be met, and the known or estimated date when the remaining build-out requirements will be met. Designate this attachment "Attachment 5.05."

Initial here \_\_\_\_\_ to indicate that Attachment 5.05 is attached hereto.

5.10 Will this proposed site be interconnected via radio frequency transmissions to any other site or sites now constructed, proposed, or anticipated? For the purpose of this question, interconnection includes one or more radio frequency links for the purpose of providing for 'back-haul' from this site to a switching center or centralized node location.  
\_\_\_ Yes \_\_\_ No

5.11: If the answer to 5.10 is NO proceed to 6.00. If the answer is YES, proceed to 5.15.

5.15 Identify by physical address (or if none, by geographic description) all other sites, regardless of whether now constructed, proposed, or anticipated, that are to be interconnected with this project site. Disclose in technical detail the proposed method of interconnection.

#### 6.00: Radio Frequency Coverage Maps

6.01: Where a licensee intends to provide radio frequency coverage from the project to an identified geographic coverage, the coverage maps and information requested in Section 6 are required attachments.

Distributed Antenna System (DAS) providers and all others who are not licensed by the FCC for the radio services proposed for this project and identified in 3.09: You must provide radio frequency coverage maps prepared by the FCC licensee(s) that will control the RF emissions from this project. Radio frequency coverage maps required here that are completed by a DAS provider are unacceptable if they are not the FCC licensee for the particular wireless service transmitted through the project.

If no geographic coverage area is identified, initial here \_\_\_\_\_ and proceed to 7.00.

6.02 For the coverage maps required here, the following mandatory requirements apply. Failure to adhere to these requirements may delay your application's determination of completeness.

A. The size of each submitted map must be no smaller than 11" by 8.5." Each map must be of the same physical size and map area scale. Each map must use the same base map (i.e., same streets and legends shown on all).

B. If the FCC rules for any proposed radio service defines a minimum radio frequency signal level that level must be shown on the map in a color easily distinguishable from the base paper or transparency layer, and adequately identified by RF level and



map color or gradient in the map legend. If no minimum signal level is defined by the FCC rules you must indicate that in the legend of each RF coverage map. You may show other RF signal level(s) on the map so long as they are adequately identified by objective RF level and map color or gradient in the map legend.

C. Where the City reasonably determines that one or more submitted maps are inadequate, it will request supplemental maps with greater or different details be submitted.

6.03: Existing RF coverage within the City on the same network, if any (if none, so state). This map should not depict any RF coverage to be provided by the Project. Designate this attachment "Attachment 6.03."

Initial here LG to indicate that Attachment 6.03 is attached hereto.

6.04: RF coverage to be provided by the Project. This map should not depict any RF coverage provided by any other existing or proposed wireless sites. Designate this attachment "Attachment 6.04."

Initial here LG to indicate that Attachment 6.04 is attached hereto.

MISSING 6.05: RF coverage to be provided by the Project and by other wireless sites on the same network should the Project site be activated. Designate this attachment "Attachment 6.05."

Initial here LG to indicate that Attachment 6.05 is attached hereto.

#### 7.00: Project Photographs and Photo Simulations

7.01: Where an Applicant proposes to construct or modify a wireless site, and the wireless site is visible from other residential properties, the Applicant shall submit photo simulations consistent with the following standards:

- A. Minimum size of each base photo and each photo simulation must be 10 inches by 8 inches (landscape orientation). Each base photo and matching photo simulation must be the same size. Single sheets of 11 x 8 ½ inches showing base photos and photo simulations on the same page are unacceptable.
- B. All elements of the Project as proposed by the Applicant which can be seen from any point at ground level, or from any level within or on buildings within 500 feet of the Project must be shown in one or more close-in photo simulations (i.e., panel antennas, omni-directional antennas, GPS antennas, antenna camouflage devices, cable trays; equipment cabinets; working lights; etc.).
- C. The overall Project as proposed by the Applicant must be shown in three or more area photo simulations. Base photographs must, at a minimum, be taken from widely scattered positions of 120 degrees. A map detail showing each location where a photo-

graph was taken, the proposed site, and the direction to the site from each photo location must be included. Base photographs taken from locations that have some physical feature obscuring the Project site, and the photo simulations associated with those same base photographs, are not acceptable.

Attach all base photographs and photo simulations to this application marked as Attachment 7.01.

The purpose of the photo simulations is to allow the City to visualize the Project as completed, therefore the number of site photos, and photo simulations, and the actual or simulated camera location of these photos and photo simulations are subject to City determination. The Applicant should submit photos and photo simulations consistent with these instructions, and be prepared to provide additional photos and photo simulations should they be requested by the City.

Initial here LG to indicate that all of the photo simulations provided for Attachment 7.01 are reliable photographic representations of the Project proposed and to be built by the Applicant, and that the Applicant is aware that the City will rely on the photo simulations provided in Attachment 7.01 when it considers approval of this Project.

**8.00: Alternative Candidate Sites**

8.01: For applicants in the broadcast, cellular, PCS, broadcast, ESMR/SMR categories, as well as DAS providers and others as requested by the City, the information requested in Section 8 is required. All others proceed to 9.00.

8.02: Has the Applicant or Owner or anyone working on behalf of the Applicant or Owner secured or attempted to secure any leases or lease-options or similar formal or informal agreements in connection with this Project for any sites other than the candidate site identified at 1.01/1.02?  Yes  No

8.03: If the answer to 8.02 is NO, proceed to 8.05. If the answer is YES, proceed to 8.04.

8.04: Provide the physical address of each such other location, and provide an expansive technical explanation as to why each such other site was disfavored over the Project Site. Designate this attachment "Attachment 8.04."

Initial here LG to indicate that Attachment 8.04 is attached hereto.

8.05: Considering this proposed site, is it the one and only one location within or outside of the City of Albuquerque that can possibly meet the objectives of the Project?  
 Yes  No

8.06: If the answer to 8.05 is NO, proceed to 9.00. If the answer is YES, proceed to 8.07.

8.07: Provide a technically expansive and detailed explanation supported as required by comprehensive radio frequency data fully describing why the proposed site is the one is it the

one and only one location within or without the City that can possibly meet the radio frequency objectives of the Project. Explain, in exact and expansive technical detail, all of the objectives of this Project.

Designate this attachment "Attachment 8.07."

Initial here LG to indicate that Attachment 8.07 is attached hereto.

**9.00: Identification of Key Persons**

9.01: Identify by name, title, company affiliation, work address, telephone number and extension, and email address the key person or persons most knowledgeable regarding this Project so that the City may contact them with questions regarding the Project:

9.10 (1) Person responsible for the final site selection for the Project:

9.11 Name: MICHELE LAMOUREUX  
9.12 Title: REGIONAL SITE DEVELOPMENT MANAGER  
9.13 Company Affiliation: PINNACLE CONSULTING, INC  
9.14 Work Address: 1426 N. MARVIN ST. STE 101 GILBERT, AZ 85233  
9.15 Telephone / Ext.: (480) 604-9500 EXT 230  
9.16 Email Address: MICHELE.LAMOUREUX@PINNACLECO.NET

9.20 (2) Person responsible for the radio frequency engineering of the Project:

9.21 Name: DARAHLEE EVANS  
9.22 Title: RF ENGINEER  
9.23 Company Affiliation: VERIZON WIRELESS  
9.24 Work Address: 6955 WEST MORELOS PL. CHANDLER AZ 85226  
9.25 Telephone / Ext.: (602) 619-7400  
9.26 Email Address: DARAHLEE.EVANS@VERIZONWIRELESS.COM

9.30 (3) Person responsible for rejection of other candidate sites evaluated, if any:

9.31 Name: \_\_\_\_\_  
9.32 Title: \_\_\_\_\_  
9.33 Company Affiliation: \_\_\_\_\_  
9.34 Work Address: \_\_\_\_\_  
9.35 Telephone / Ext.: \_\_\_\_\_  
9.36 Email Address: \_\_\_\_\_

9.40 If more than one key person is now or was involved in any of the functions identified in this section at or before the time of the submission of this form, attach a separate sheet

providing the same information for each additional person, and identifying which function or functions are/were performed by each additional person.

Designate this attachment "Attachment 9.40."

Initial here LG to indicate that the information above is complete and there is no Attachment 9.40, or initial here \_\_\_\_\_ to indicate that Attachment 9.40 is attached hereto.

**10.00: Additional Information Provided by Applicant**

10.01 You are invited and encouraged to provide any additional written information that you wish the City to consider in connection with your proposed project. Designate this attachment "Attachment 10."

Initial here \_\_\_\_\_ to indicate that Attachment 10 is attached hereto.

**11.00: Certification of Accuracy and Reliability**

11.01: The undersigned certifies on behalf of itself, the Applicant, and the Owner that the information provided in this form and its contents are true and complete to the best of the undersigned's ability and knowledge, and that information should be relied upon by the City as being accurate and complete in evaluating this project.

Les F Gutierrez  
Signature

SITE ACQUISITION SPECIALIST  
Title

LES GUTIERREZ  
Print Name

LES.GUTIERREZ.35@WMAL.COM  
Email Address

SOUTH WEST TELECOM PARTNERS, INC  
Print Company Name

505.710.2079  
Telephone Number

3/12/2024  
Date Signed

<Last Page: Please remember to initial below>





Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

April 19, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

RE: New Proposed WTF (Stealth Mono Elm) to be located at the Bosque School (4000 Learning Road NW) Sun State Tower to allow a new Verizon Telecom Facility NM01-116 Riverwalker/ABQ Mirada .Responses to Mrs. Lehner Letter 3.25.24 REF 4.3 Least Intrusive Means.

*winter?*

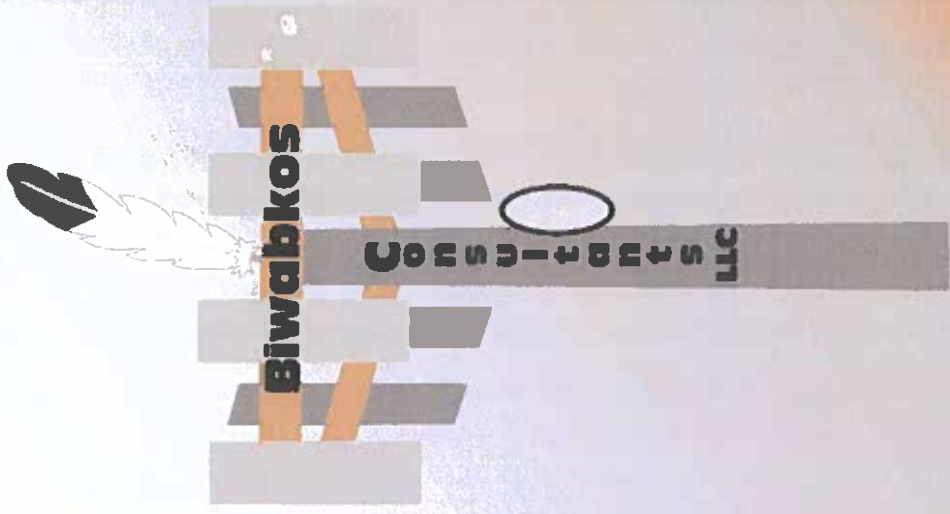
The City of Albuquerque WTF code states that the new facility is required to be concealed by design and context. The proposed mono-elm design will be nestled in the existing large cottonwood trees on the Bosque School Property and surrounding area as seen from the attached photo simulations provided. The final color can be matched as close as possible to the cottonwood leaves. This design would blend in with the character of the Bosque School trees and will provide the greatest amount of screening available. Vehicular traffic on Coors traveling North and South, and on Montano traveling East and West will not normally see the new WTF unless turning their view 90 degrees from road view.

Sincerely,

Les Gutierrez / 

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless

# WIRELESS NETWORK CONSULTING



NM01-116 Riverwalker / Verizon ABQ\_MIRADA  
Capacity Cell Split

## RF DESIGN ANALYSIS

# Coverage vs Capacity

† **Capacity is providing bandwidth or processing capacity to service the customers in the area.**

- Areas where large numbers of users are in a specific geographic areas
- Areas where users are demanding higher data rates for services
- Areas with a large amount of indoor users

† **Coverage is Providing Service where service does not exist, calls drop, or “no service” .**

- Areas where sites are farther apart
- Areas where terrain or buildings block signals
- Areas where indoor service is low or nonexistent

# Objective of new site

## † Capacity

- Provide additional bandwidth for customers in the area surrounding the proposed site
- Provide better throughput for indoor users in the area
- Neighbor sites surrounding proposed are overloaded and bandwidth per user is low

## † Coverage

- Provide reliable in-vehicle service along Hwy 45 and Montano Rd NW and all feeder roads
- Provide indoor service for surrounding suburban areas, commercial areas and schools

## † Why is this site important?

- 96% of Americans own a Cellular Phone
- 57% of American Homes rely exclusively on cellular phones
- 84% or more of 9-1-1 emergency calls are made from wireless devices



# Proposed Site

- † 65' Mono Elm Tower
- † With 5' appurtenances
  - 4000 Learning Road NW Albuquerque, NM 87120
    - Latitude: 35.146088 N (NAD83)
    - Longitude: -106.684972 W (NAD83)
    - Ground Elevation: 4976' (NAVD88)
  - Anchor tenant is Verizon
  - Antenna Centerline at 61' AGL

# Why here?

- † There is a significant capacity need in the area (bandwidth per user), subscribers are utilizing more data in this area and network is becoming overloaded
- † Offload existing Verizon sites that provide service around the proposed
- † Provide In-Vehicle coverage along the highways and Indoor coverage to the homes and businesses around the proposed
- † Significant amount of growth in New Mexico causing more usage on the Wireless Networks
- † Many of the users' mobiles are reporting low quality connections for multiple carriers



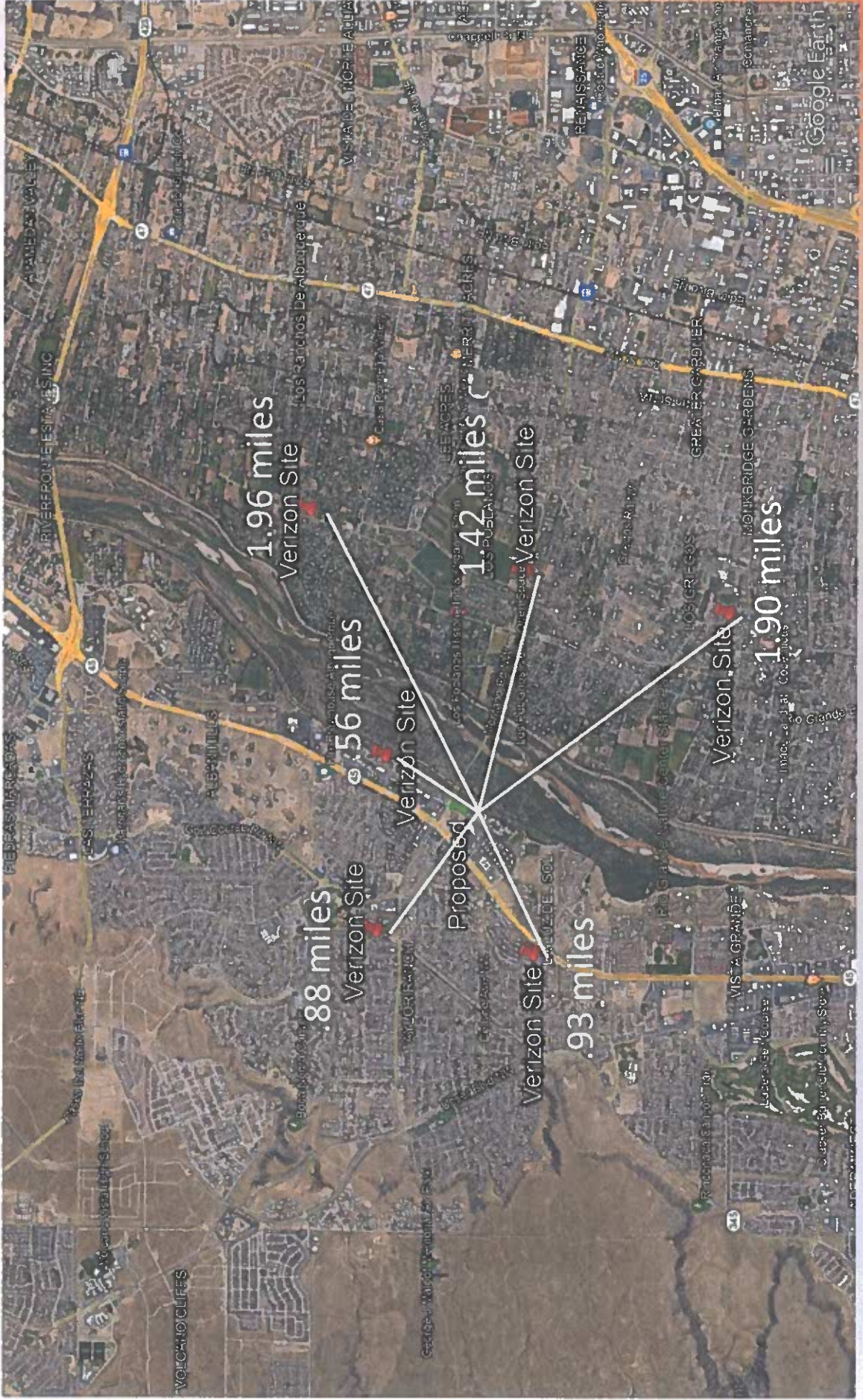
# Zoom – proposed site





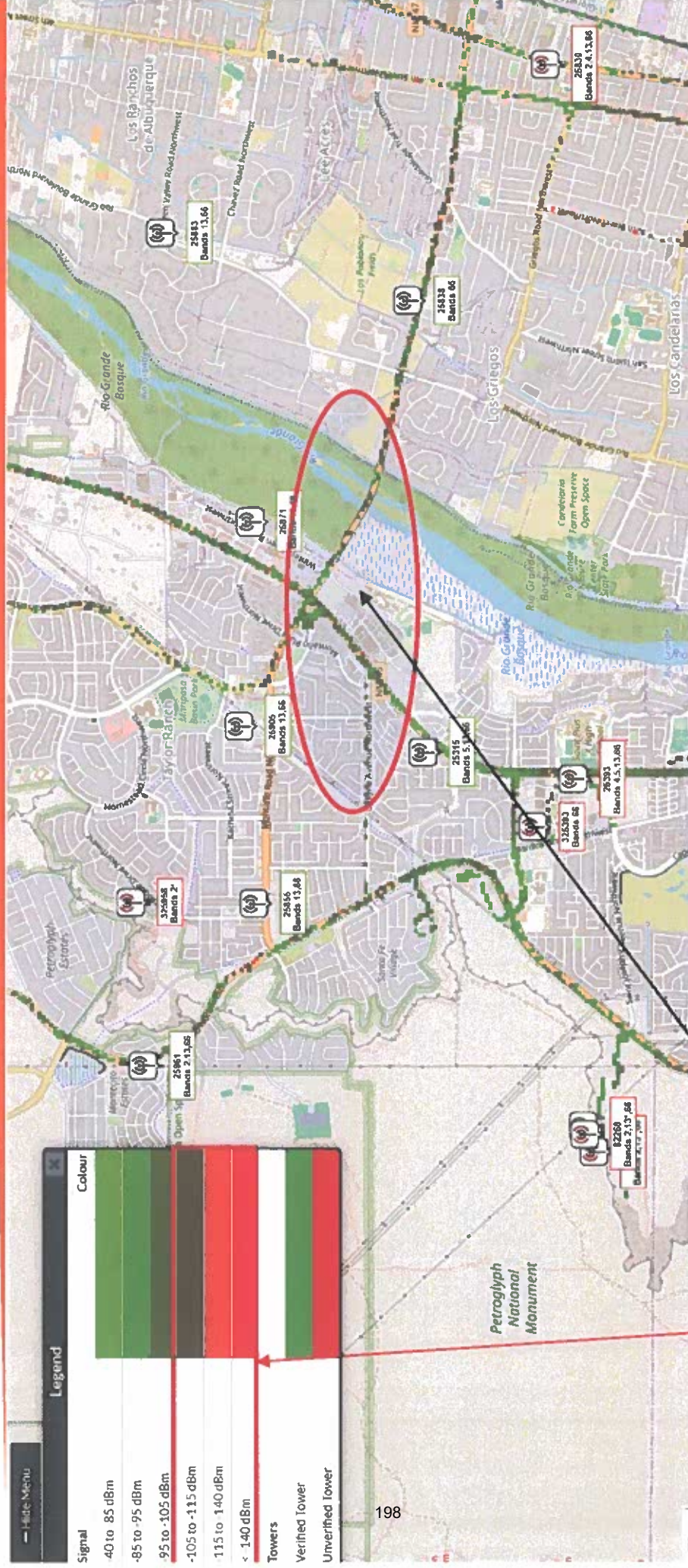
# Verizon Sites

## Average distance to neighbors 1.27 miles





# Verizon CellMapper



**Poor Service Quality**      **Proposed Site**

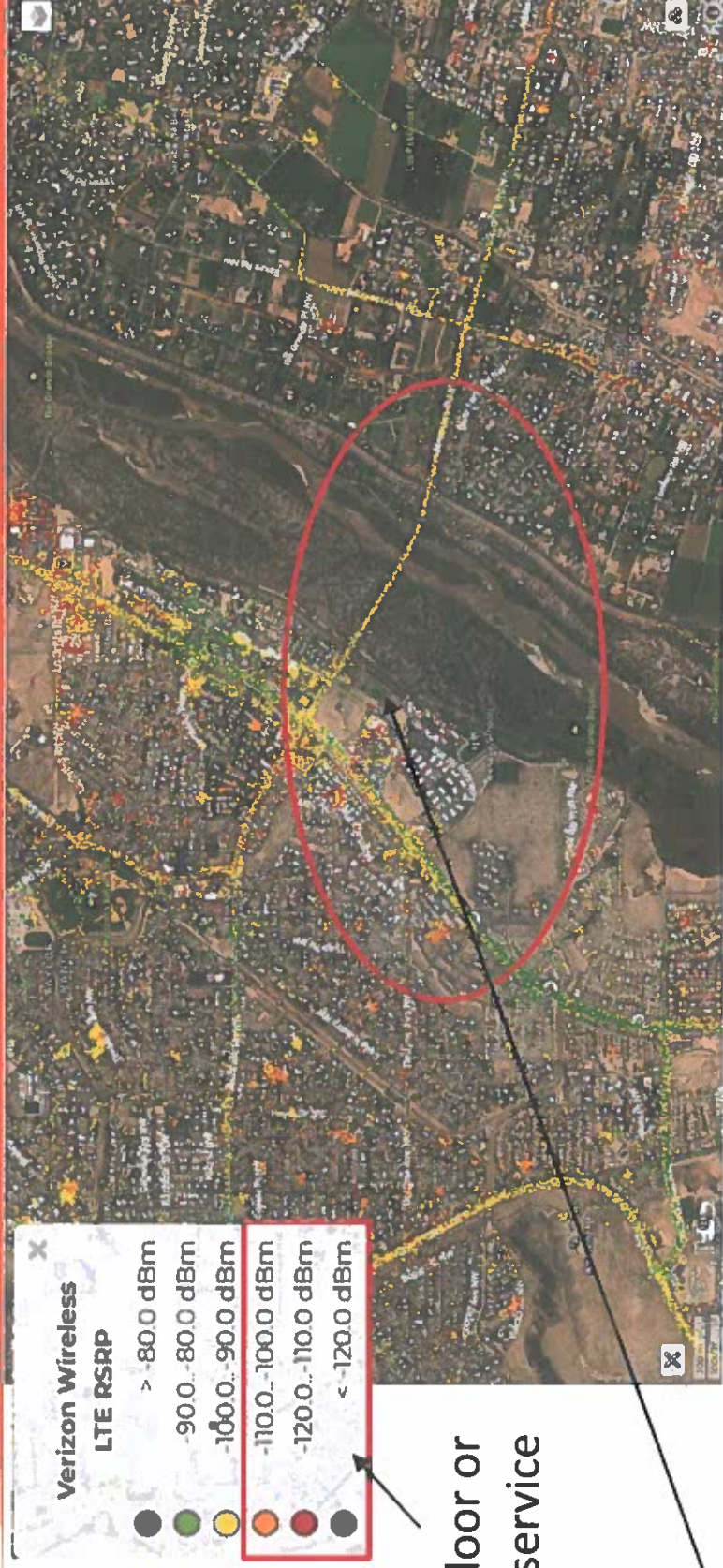
The area in the red circle is what the proposed site impacts. The signal levels in the area show indoor service all the way to less than outdoor quality service.

This map is showing that portions of the area have less than in-vehicle service



# Ookla Verizon 4G RSRP data

LEGEND	
	Indoor $\geq -85$ dbm
	In-Vehicle $\geq -95$ dbm
	On-Street $\geq -106$ dbm



Outdoor or less service

The red circle show the areas where the carrier is providing some indoor, in-vehicle and outdoor depending on the location in the area.

These are reports created by mobiles crowdsorce data, while this shows less than desirable indoor coverage this is a capacity site need

This area is lacking in indoor and some in-vehicle service where the proposed Incated 2024



# Ookla Verizon 5G SS-RSRP data

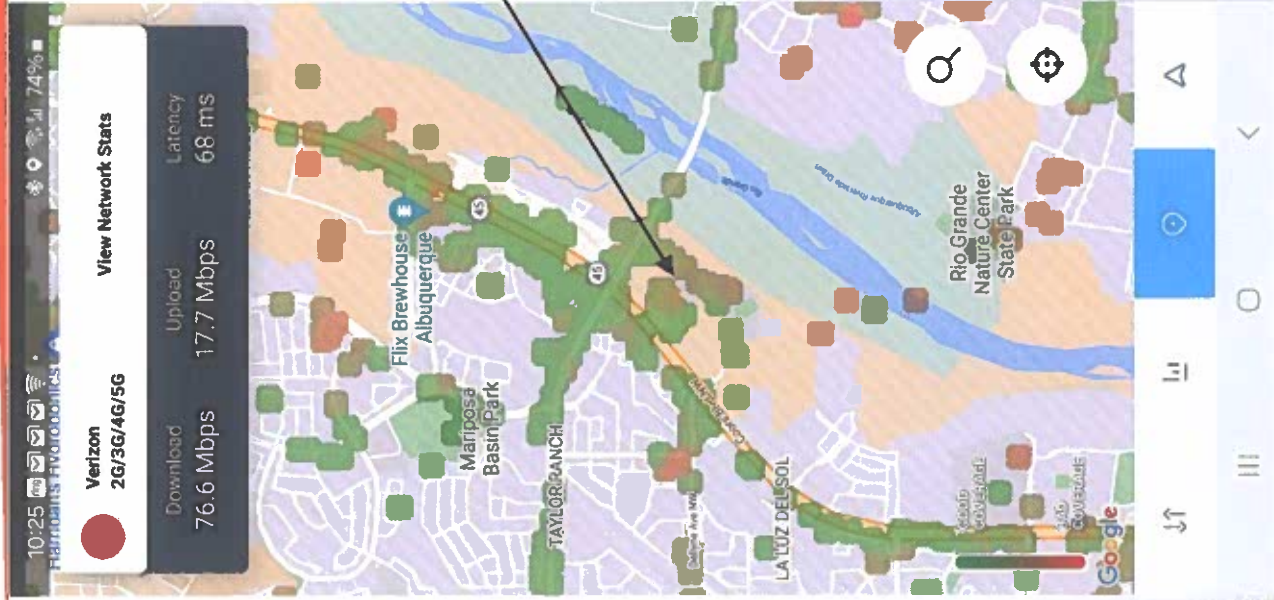


The red polygon shows the areas where the carrier is providing some in-vehicle and outdoor service depending on the location in the area.

These are reports created by mobiles crowdsourced data, while this shows less than desirable indoor coverage and this is a capacity site need

**This area is lacking in indoor and some in-vehicle service where the proposed** <sup>2024</sup> <sub>10</sub>  
located

# Open Signal Verizon Quality Map



This map shows mobiles reporting quality of their connections to the network. This is crowdsourced data from Verizon users made available by the OpenSignal App:

<https://www.opensignal.com/apps#section-os-app>

Green data points show good coverage and red data points show bad coverage and lack of data points show no coverage

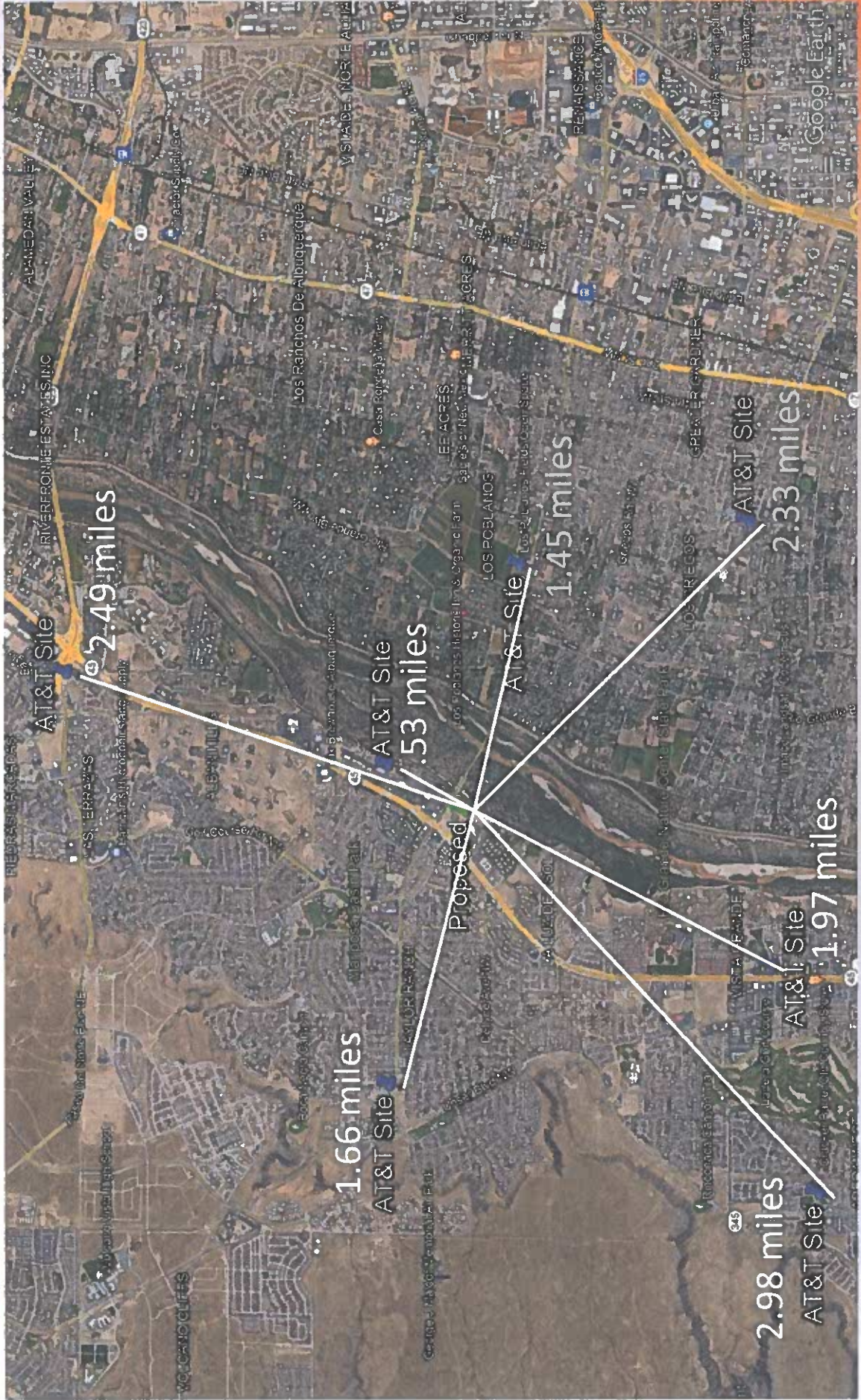
Notice that the data points surrounding the proposed are showing mobiles reporting bad coverage although towards the North there are some good coverage points





# AT&T Sites

## Average distance to neighbors 1.91 miles



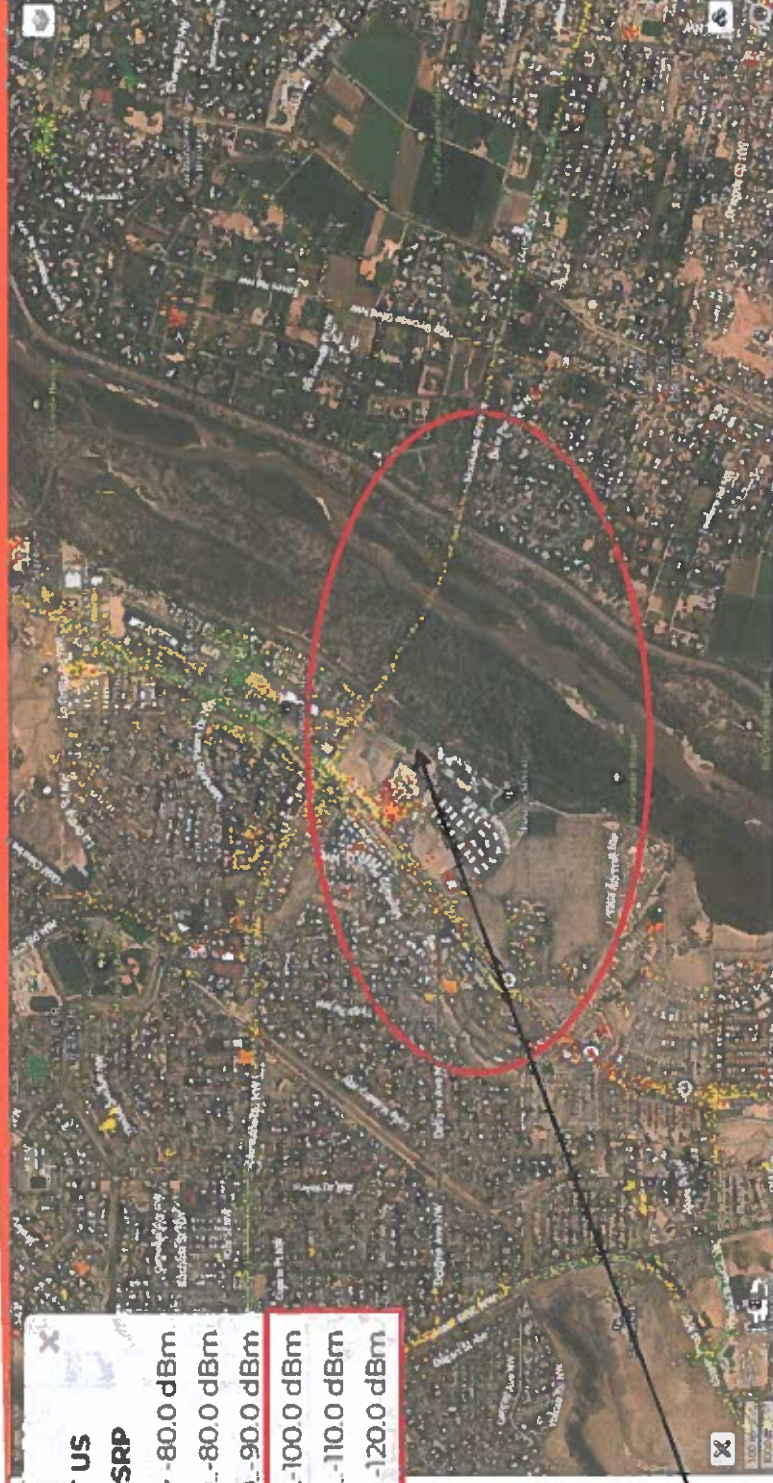






# Ookla AT&T 4G RSRP data

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



Outdoor or less service

The red circle show the areas where the carrier is providing in-vehicle and outdoor depending on the location in the area. AT&T shows less coverage in the area than Verizon.

These are reports created by mobiles crowdsourced data, while this shows less than desirable indoor coverage this is a capacity site need

This area is lacking in indoor and some in-vehicle service where the proposed located



# Ookla AT&T 5G SS-RSRP data

LEGEND	
	Indoor $\geq -85$ dbm
	In-Vehicle $\geq -95$ dbm
	On-Street $\geq -106$ dbm



Outdoor or less service

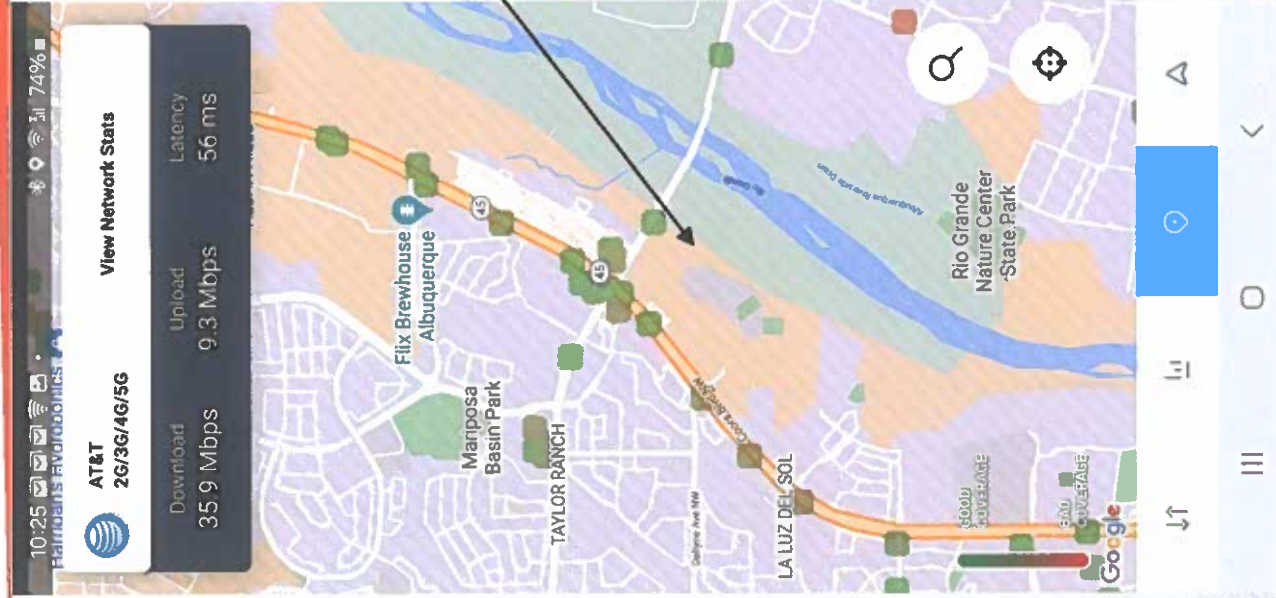
The red polygon shows the areas where the carrier is providing some in-vehicle and outdoor service depending on the location in the area.

These are reports created by mobiles crowdsourced data, while this shows less than desirable indoor coverage and this is a capacity site need

**This area is lacking in indoor and some in-vehicle service where the proposed 2024 located**



# Open Signal AT&T Quality Map



This map shows mobile reporting quality of their connections to the network. This is crowdsourced data from AT&T users made available by the OpenSignal App:

<https://www.opensignal.com/apps#section-os-app>

Green data points show good coverage and red data points show bad coverage and lack of data points show no coverage

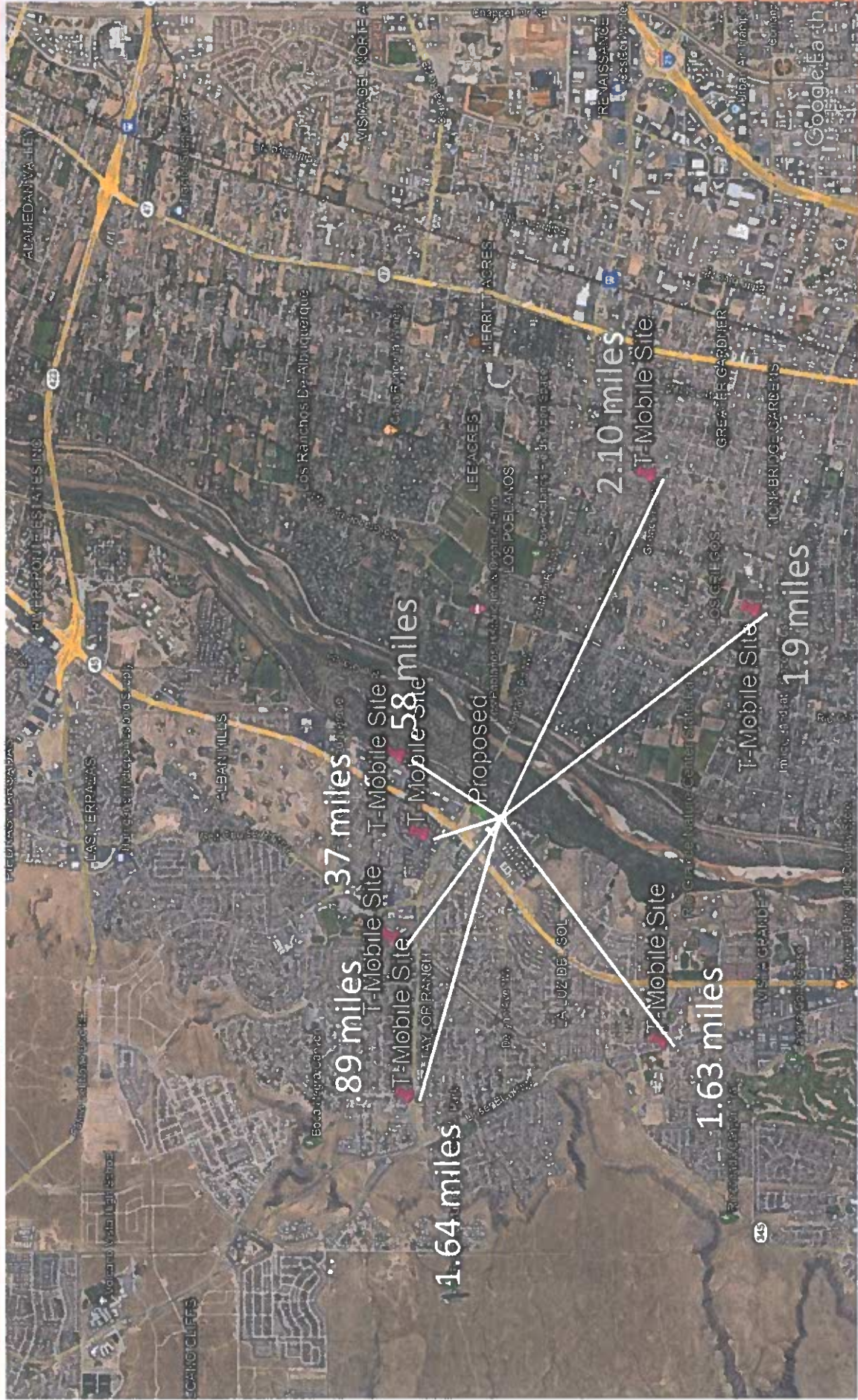
Not very many data points in the area which is indicative of poor service. Data points showing in the area of the proposed and South show borderline bad coverage





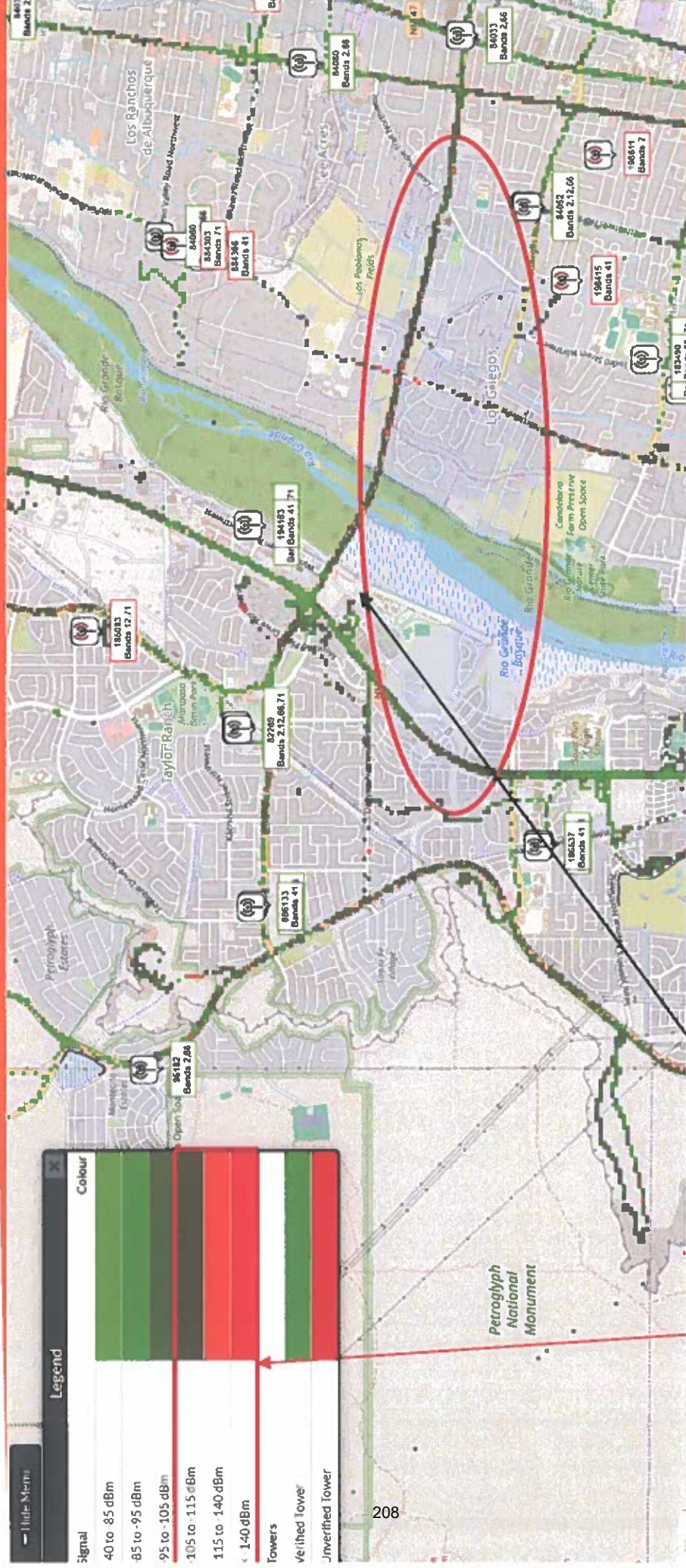
# T-Mobile Sites

## Average distance to neighbors 1.30 miles





# T-Mobile CellMapper



Poor Service Quality Proposed Site

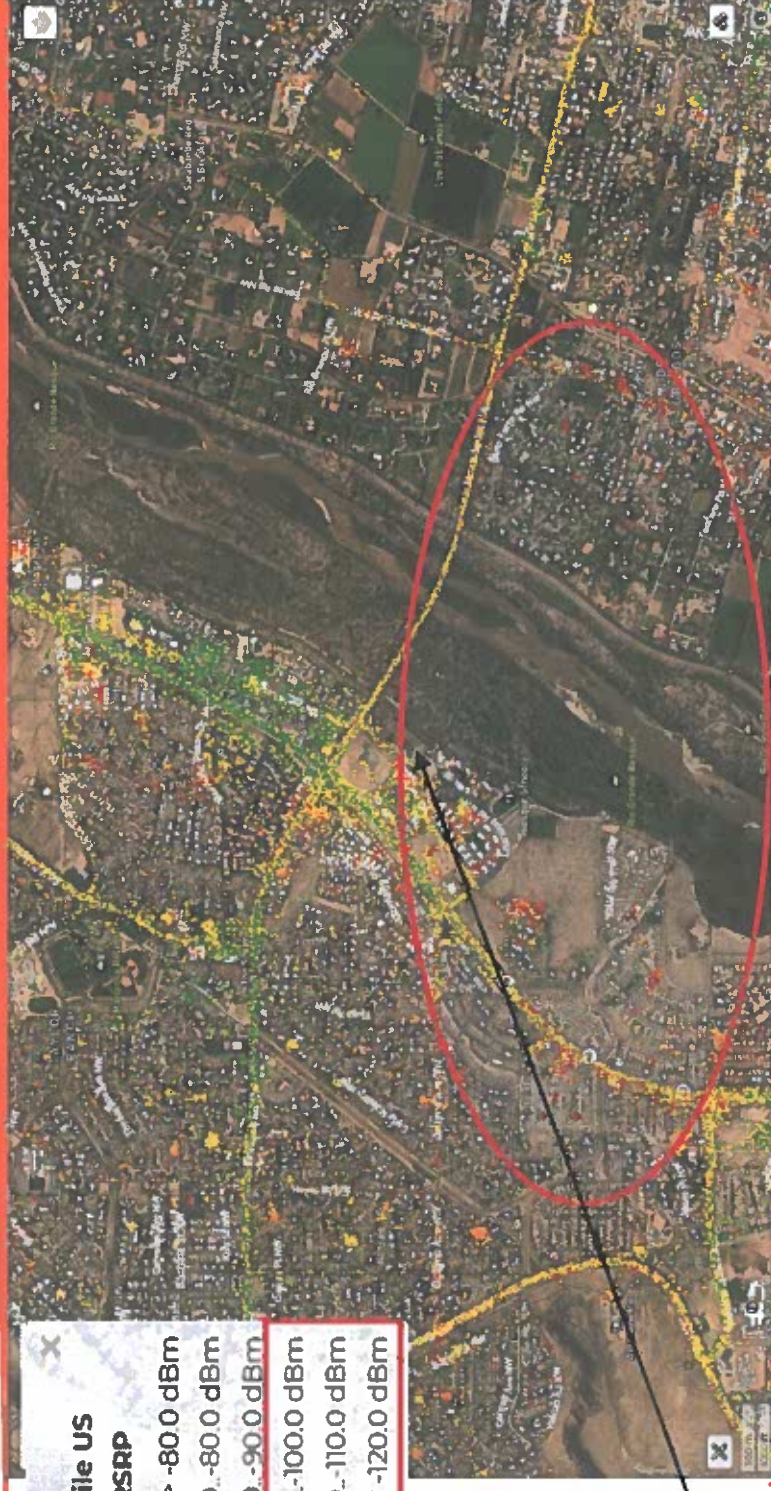
The area in the red circle is what the proposed site impacts. The signal levels in the area show indoor service all the way to less than outdoor quality service.

This map is showing that portions of the area have less than in-vehicle service



# Ookla T-Mobile 4G RSRP data

LEGEND	
	Indoor $\geq -85$ dbm
	In-Vehicle $\geq -95$ dbm
	On-Street $\geq -106$ dbn



Outdoor or less service

The red circle show the areas where the carrier is providing in-vehicle and outdoor depending on the location in the area. T-Mobile shows slightly better coverage North but as the mobiles move East and South T-Mobile does not provide as good a level of service.

These are reports created by mobiles crowdsourced data, while this shows less than desirable indoor coverage this is a capacity site need

**This area is lacking in indoor and some in-vehicle service where the proposed is located** 2024 (19)



# Ookla

## T-Mobile 5G SS-RSRP data

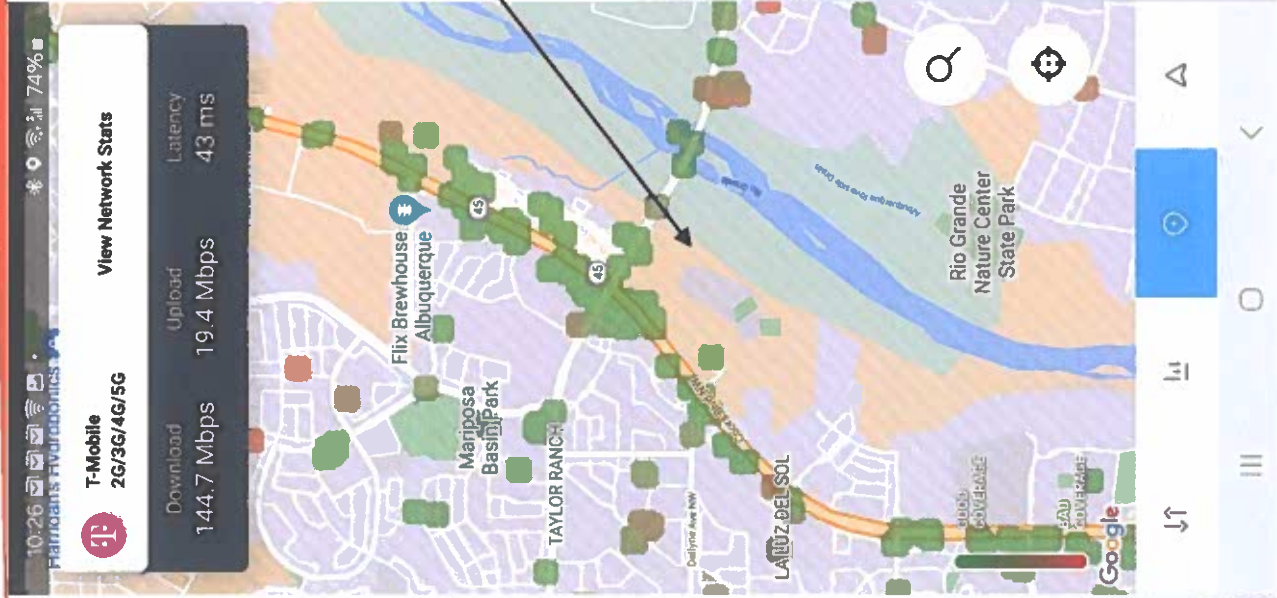
LEGEND	
Indoor	$\geq -85$ dbm
In-Vehicle	$\geq -95$ dbm
On-Street	$\geq -106$ dbm



The red polygon shows the areas where the carrier is providing some in-vehicle and outdoor service depending on the location in the area.

These are reports created by mobiles crowdsourced data, while this shows less than desirable indoor coverage and this is a capacity site need. T-Mobile is providing lower quality service in the area South and East of the proposed.

# Open Signal T-Mobile Quality Map



This map show mobiles reporting quality of their connections to the network. This is crowdsourced data from T-Mobile users made available by the OpenSignal App: <https://www.opensignal.com/apps#section-os-app>

Green data points show good coverage and red data points show bad coverage and lack of data points show no coverage

Data points are showing poor coverage East of the proposed. Indoor coverage being provided at intersection of Hwy 45 and Montano Rd NW

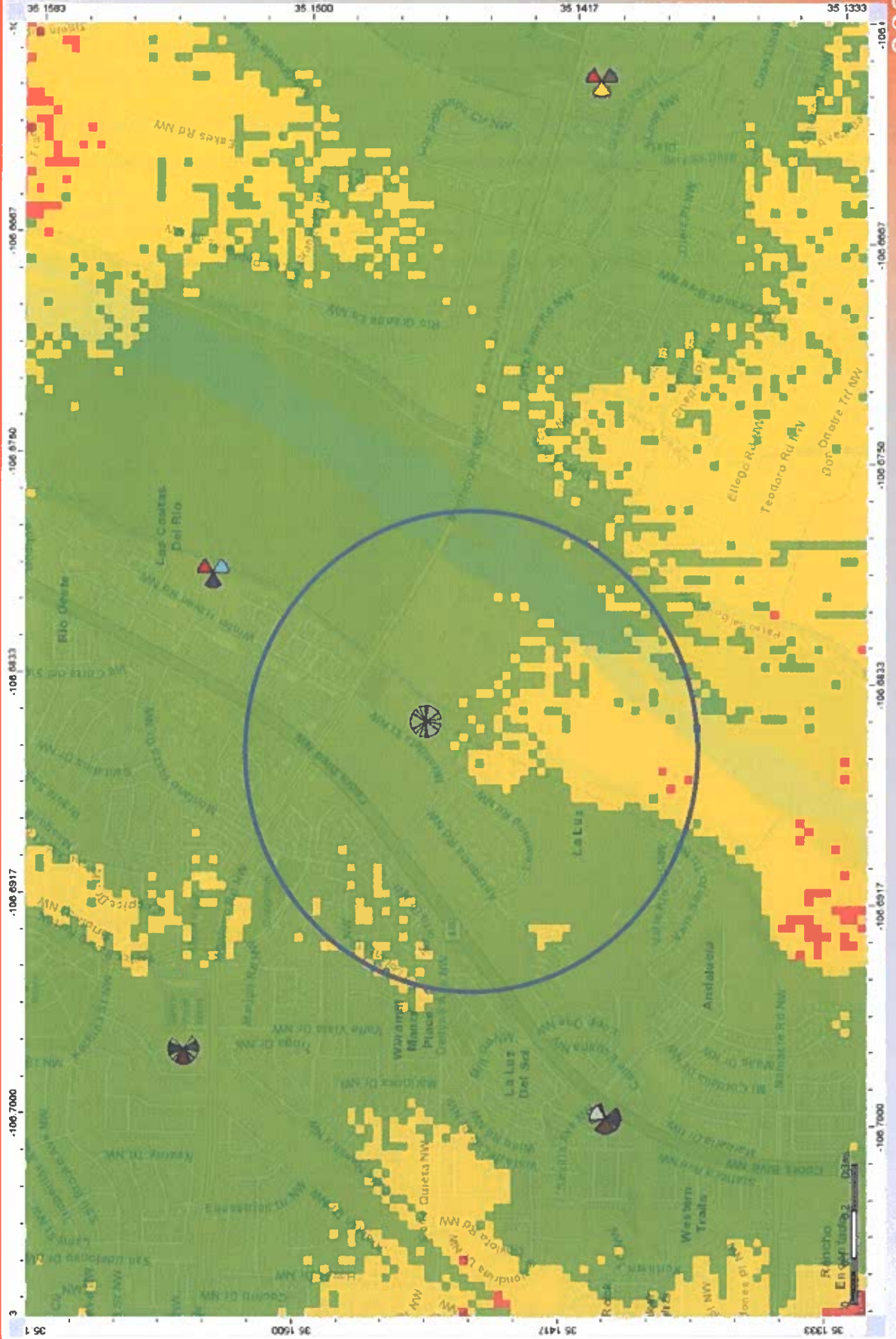




# Verizon RSRP Current Coverage

6.05

LEGEND	
	Indoor $\geq$ -85 dbm
	In-Vehicle $\geq$ -95 dbm
	On-Street $\geq$ -106 dbm



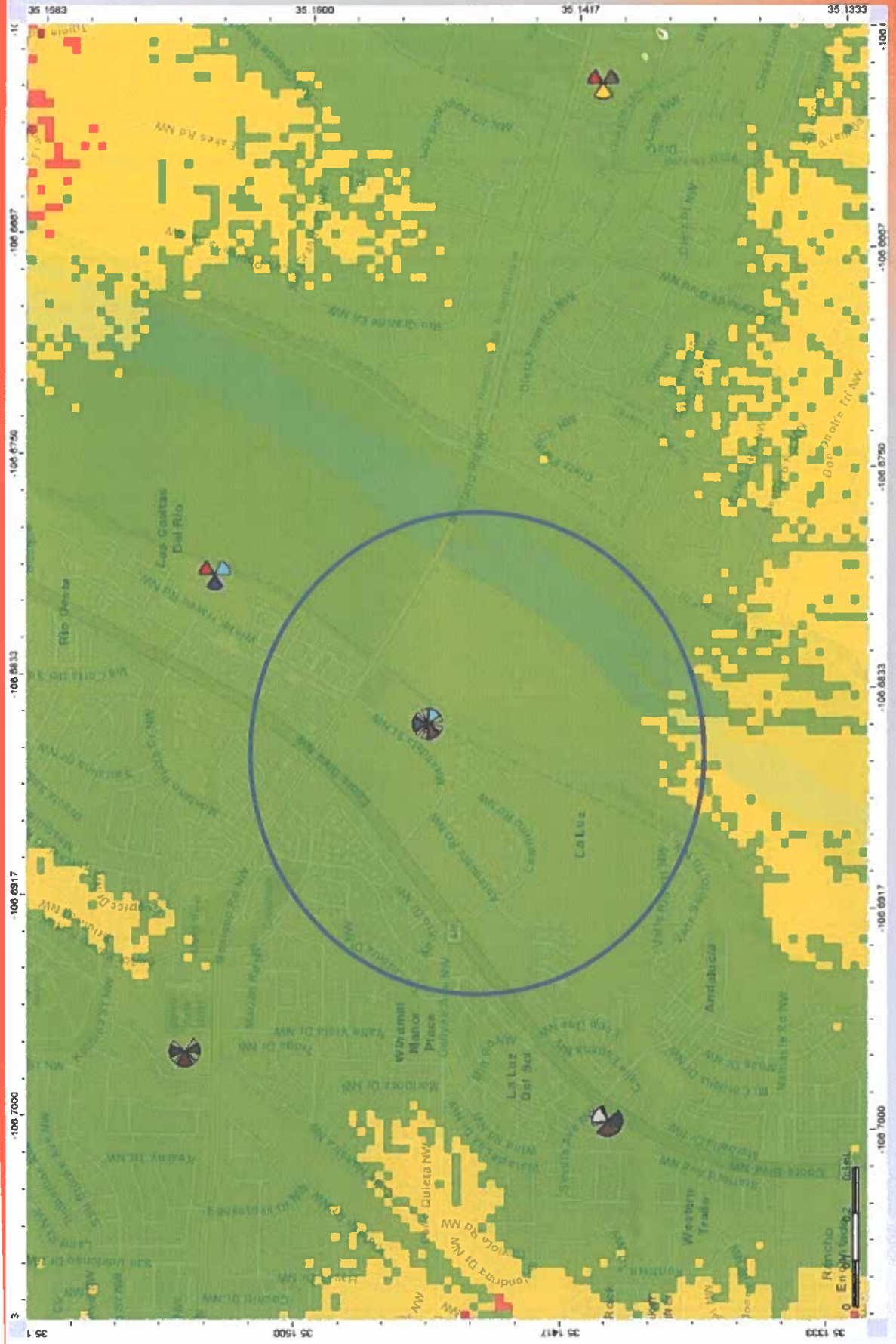
2024 22

# Verizon RSRP

# Proposed Coverage

6.04

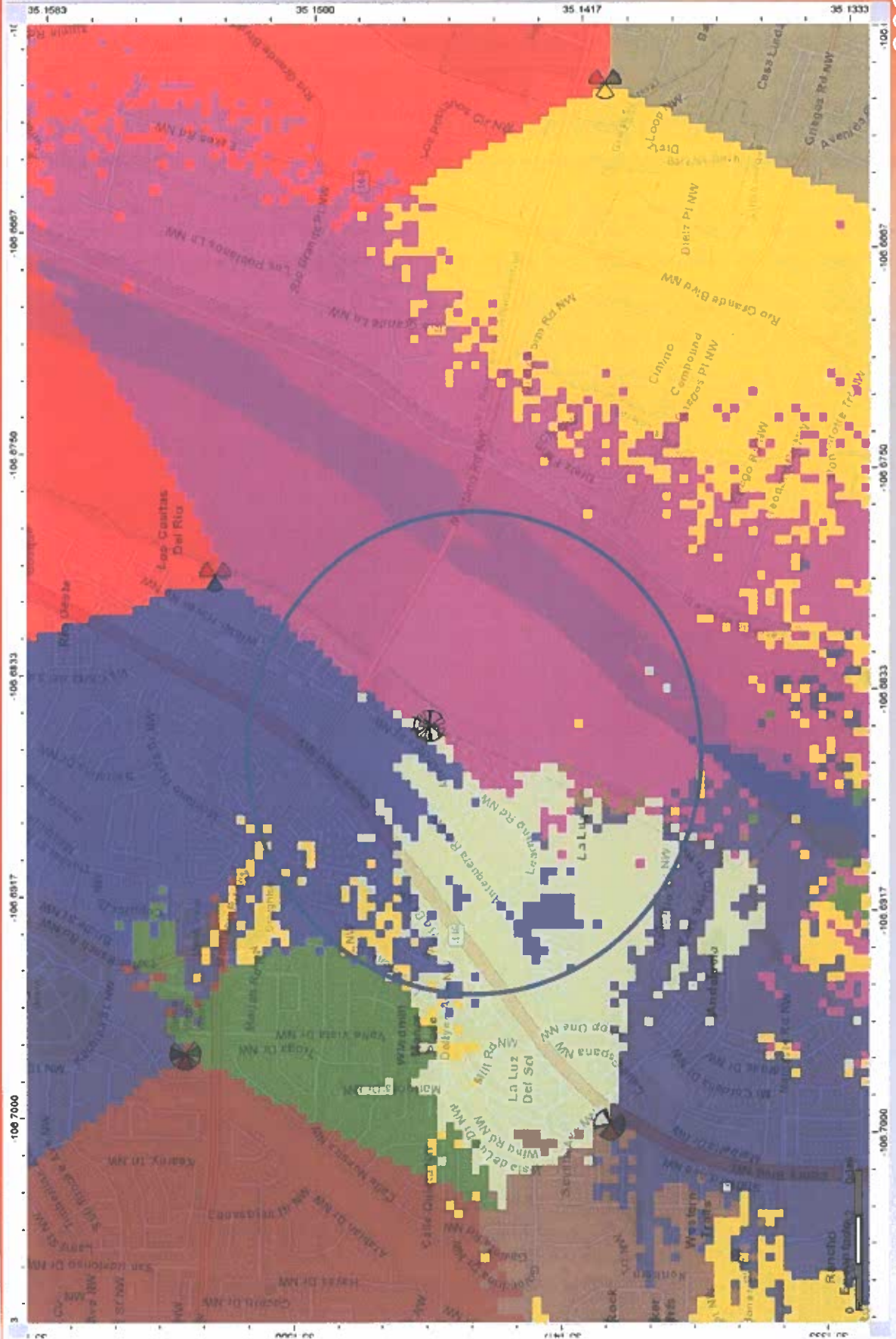
LEGEND	
Indoor $\geq -85$ dbm	Green
In-Vehicle $\geq -95$ dbm	Yellow
On-Street $\geq -106$ dbm	Red



6.04  
2024 (23)



# Verizon Best Server Current Coverage



# Verizon Best Server Proposed Coverage





# Ionizing vs Non-Ionizing

There are two (2) types of Energy/Radio Waves

*Refer to  
L26AC*

- **Ionizing**
  - These are waves that can effect human DNA
  - Examples are:
    - Gamma rays
    - X-Rays
  - This is one of the reasons the nurse steps out of the room and you wear a lead overcoat when you get X-Rays at the dentist.
  
- **Non- Ionizing**
  - These are waves do not effect human DNA
  - Examples are:
    - Car Radios
    - Television
    - Wi-Fi Access points and routers
    - Bluetooth headsets
    - Cellphones and Smartphones
    - Lightbulbs
    - Wireless Baby Monitors
    - TV remotes
  
  - Absorption of waves is proximity based, the closer you are to the antenna the more non-ionizing energy is absorbed. You will absorb 50% of the FCC's General Public limit with your smartphone next to your ear versus less than 10% of the FCC's General Public limit from the antennas when you are standing 20' away from the proposed tower.
  
  - The further you walk away from the tower it decreases even more.

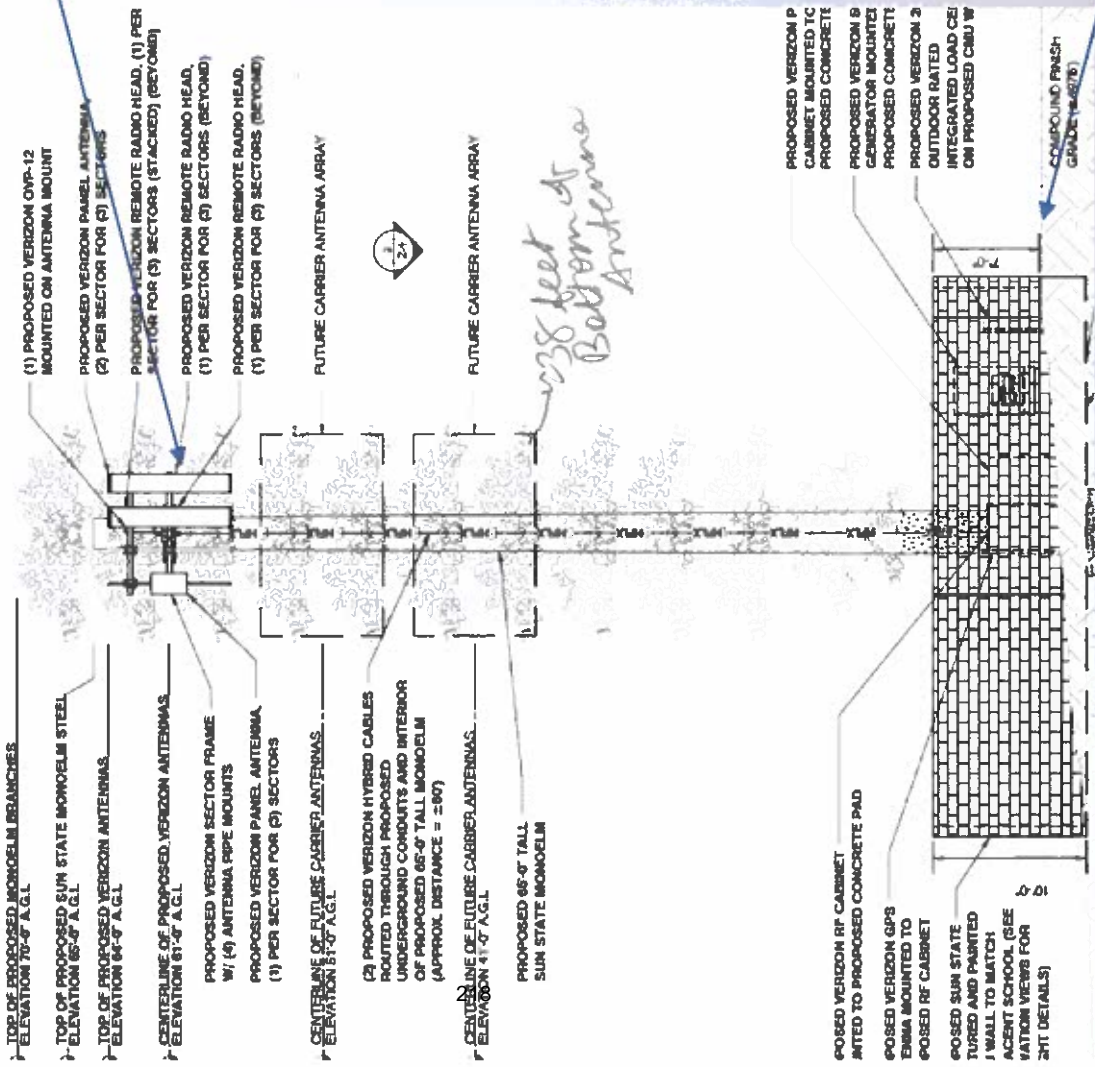
# General Public & Occupational limits

- † The FCC isolated two (2) groups relative to access around wireless antennas
- † The first group is called Occupational
  - This refers to areas where workers would be allowed (general public cannot access) but the workers would not have knowledge about antennas (An example would be an Air Conditioner Repair Technician). Barriers or signage may be needed to alert the worker when close to the antennas.
  - Examples are:
    - Rooftop access behind a locked door
    - Compound access behind a locked gate
  - The FCC determined the safe value and then lowered by a factor of 10 and that is the value the wireless carriers use in the studies
  - The exposure levels are averaged over 6 minutes
- † The second group is called General Public
  - Uncontrolled access (General Public)
    - This group is for areas with general public access, the public would not have a knowledge of an antenna being close to them
    - Examples are:
      - Sidewalks
      - Parks
      - Public accessed buildings
  - The FCC determined the safe value and then lowered by a factor of 50 and that is the value the wireless carriers use in the studies
  - The exposure levels are averaged over 30 minutes
- † Compare the value for a tower which is 10mW to the power of a smartphone which is 200mW of power.



# Power Levels below a tower

Main beam of the antenna



- Power levels on the ground around the tower are much less than what is at the antennas

- Power on the ground adjacent to the tower is 1/1000 of the power compared to what is at the antenna

1/1000 of the power on the ground around the site

# Alternate Site Analysis

- † T-Mobile is located on a small canister site that is .37 miles to the NW on a bearing of 340 degrees from the proposed.
- † Even with T-Mobile located on that tower at 45' the level of coverage to the East and South does not provide indoor service in the area.
- † The canister site does not have ground space available to add Verizon equipment and the pole is unable to accommodate a 2<sup>nd</sup> carrier due to tower loading
- † The pages following show the service level for the proposed site vs the alternate SBA tower

# Focus Zone



Above is a screenshot out of the modeling tool showing the calculation area for the following slides used in the comparison



# RSRP Coverage Proposed vs Alternate

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm

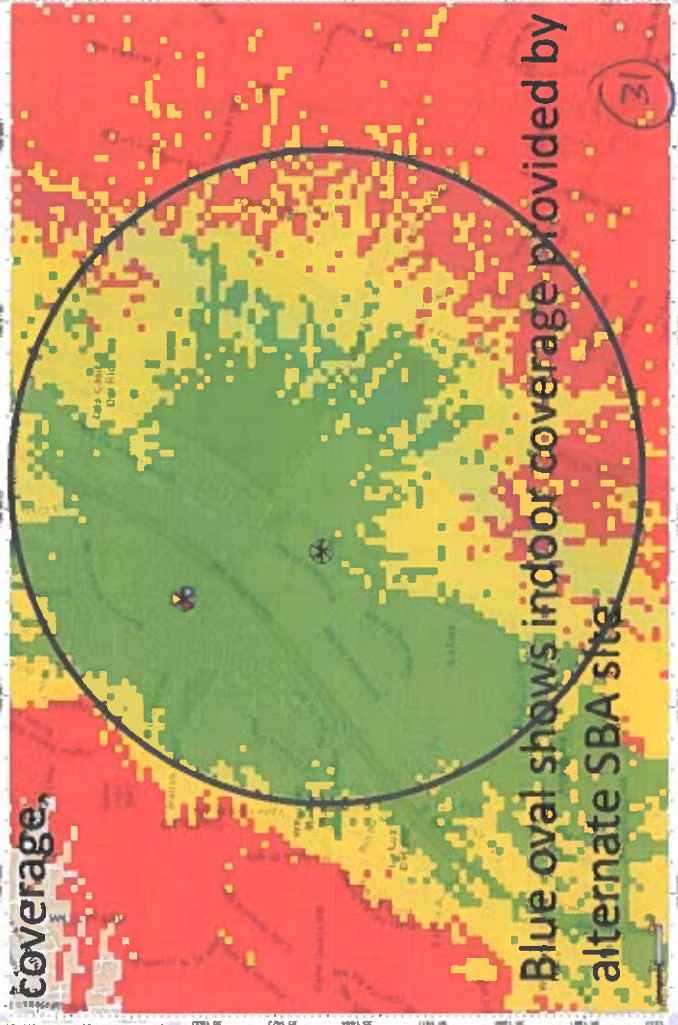


Zone	Prediction	Legend	Zone Surface (km <sup>2</sup> )	Surface (km <sup>2</sup> )	% of Covered Area	% Focus Zone
Focus Zone	LTE_NW-Mobility_RSRRP-dBm (0)	RSRP Level (DL) (dBm) >= -85	2.431163	2.4219	100	99.6
		RSRP Level (DL) (dBm) >= -95		2.3607	97.5	97.1
		RSRP Level (DL) (dBm) >= -106		2.4219	100	99.6

Alternate site does not provide the same level of service as proposed

Zone	Prediction	Legend	Zone Surface (km <sup>2</sup> )	Surface (km <sup>2</sup> )	% of Covered Area	% Focus Z
Focus Zone	LTE_NW-Mobility_RSRRP-dBm (0)	RSRP Level (DL) (dBm) >= -85	2.431163	2.4219	100	99.6
		RSRP Level (DL) (dBm) >= -95		1.8153	75	74.7
		RSRP Level (DL) (dBm) >= -106		2.3913	96.7	96.4

Lower left table shows Proposed with data showing 2.36 square kilometers are covered with indoor service vs upper right table showing Alternate site data showing 1.81 square kilometers covered with indoor service. Approximately a 24% reduction in coverage.



31



# Conclusion

- † Alternate canister site is limited in ground space and there is no room for the Verizon equipment
- † Proposed provides better indoor service and capacity offload for site to the North that is overloaded
- † All carriers show service lacking in the area surrounding the proposed with most of T-Mobile issues from the proposed site location moving South and East
- † Recommend approval of the proposed tower at the height requested
- † Other carriers have the same level of service in the area and the tower will most likely be collocated with other tenants who will need the height

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
URBAND DESIGN & DEVELOPMENT DIVISION

600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102  
Tel: (505) 924-3860

March 25, 2024

Les Gutierrez, Senior Site Acquisition Manager  
Southwest Telecom Partners, Inc.  
For Sun State Towers and Verizon Wireless  
3 Cibolita Peak  
Santa Fe, NM 87508

e-mail: [southwesttelecompartners@gmail.com](mailto:southwesttelecompartners@gmail.com)

## NOTICE OF FACIAL INCOMPLETENESS

RE: ABQ Mirada/Bosque School- 4000 Learning Rd. NW, a new free-standing Wireless Telecommunications Facility (WTF) near the Bosque School, approximately 3.2 acres, zoned PD (Planned Development).

Dear Les,

I have reviewed the materials submitted for the above-referenced WTF and find that they are facially incomplete and do not constitute an application at this time. Various required items from the checklist (Form W1) and the Supplemental Technical Application were not provided, but are needed in order to complete the application.

### 1. Process:

Once the materials are deemed complete and constitute an application, they will go through intake and be assigned a project number and a case number. An invoice will be generated and sent to you. Payment can be made at the Treasury window at Plaza del Sol or electronically.

The Federal timelines do not begin until after the application is deemed complete. After that, Staff will do a thorough review and get back to you.

### 2. IDO Note:

In May 2018, the City adopted the Integrated Development Ordinance (IDO). The Wireless Regulations were incorporated into the IDO as Industrial Use-Specific Standards and are found in 14-16-4-3(E)(12), starting on p. 200 of the .pdf document.

The IDO is found here: <https://www.cabq.gov/planning/codes-policies-regulations>

Please become familiar with these regulations; I realize that you haven't submitted in a while. I am available to assist and answer questions, although the burden of conducting due diligence is on the applicant.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
URBAND DESIGN & DEVELOPMENT DIVISION  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102  
Tel: (505) 924-3860

### 3. Notification Note:

The notification appears to be complete. Please become familiar with the requirements in IDO 14-16-6-4(K)- Public Notice (starting on p. 410), since they have changed from the old Zoning Code. For instance, first class mail is sufficient for notifying property owners. Electronic mail suffices for notifying neighborhood association representatives.

### 4. Application Checklist (Form W-1)- The following, required items were not provided or do not meet minimal requirements:

- A. The letter of authorization from the property owner of record is dated January 16, 2024- over 60 days old. Please obtain a new one.
- B. Zone Atlas page is missing (address page not needed).
- C. Land Use map is missing.
- D. Copy of governing site development plan and Notice of Decision (see Item 4, below).

### 5. Site History:

- A. The City's GIS map viewer is publicly available for research and contains layers for address, zoning, overlay zones, applicable regulations, etc.  
<https://www.cabq.gov/gis/advanced-map-viewer>
- B. The subject site is zoned PD. PD zoning often resulted as conversions from the former SU-1 for \_\_\_ zoning; SU-1 zones were tied to site development plans reviewed by the Environmental Planning Commission (EPC).

A copy of the governing site development plan is needed (see Form W-1), as is the Notification of Decision. These need to be checked in case there is a prohibition on wireless facilities (perhaps contained in design standards or on the site development plan). If so, these controlling site development plans could be amended, but that is a separate process.

### 6. Site Plan:

- A. The site plan is not stamped; stamped drawings are required.
- B. The proposed WTF is free-standing by definition. Pursuant to IDO 14-16-4-3(E)(12)(f), landscaping and screening are required.

A landscaping plan showing an approximately 6-foot landscaped buffer around the proposed WTF is required. A plant palette and irrigation need to be included. Note: the project letters states that landscaping will be provided *if required*. Please check the regulations prior to submitting. Item #2 of this memo provides the location of the IDO.



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
URBAND DESIGN & DEVELOPMENT DIVISION  
600 2<sup>nd</sup> Street NW, 3<sup>rd</sup> Floor  
Albuquerque, NM 87102  
Tel: (505) 924-3860

## 7. Supplemental Technical Form for Wireless Projects:

- A. When the Sup Tech form states that an attachment is required, it means to provide the documentation and attach it to the form. In several instances, you initialed that the attachment is attached, but I couldn't find it in the materials submitted.
- B. Attachments missing: Item 2.01 and 2.02.
- C. Response to 4.13- least intrusive means, is required.
- D. RF coverage maps missing- Items 6.01, and the maps in 6.02, 6.03, and 6.04
- E. Item 8.04- response is missing.
- F. Please revisit the response to Item 8.05- one and only location.
- G. Since you answered "yes" to 8.05 (which you can change), a technically expansive and detailed explanation supported by comprehensive RF data is required in 8.07, but was not provided.

Please provide items requested in order to complete the application. You may contact me at (505) 764-1074 if you have any questions. Thank you.

Sincerely,

*Catalina Lehner*

Catalina Lehner-AICP



3/13 - factually incomplete materials  
RFI issued 3/25.

Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

March 13, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

RE: New Proposed WTF (Stealth Mono Elm) to be located at the Bosque School (4000 Learning Road NW) Sun State Tower to allow a new Verizon Telecom Facility NM01-116 Riverwalker/ABQ Mirada.

Dear Mrs. Lehner:

Please allow this letter to serve as a request for review and approval for a new Developmental Review request consisting of a new stealth mono-elm WTF at the Bosque School. The proposed site will on the NE corner of the parcel nestled next to existing cottonwood trees. The compound will be constructed of a CMU wall to conceal the electronic equipment and if required, additional landscaping will be provided.

It is required  
Please see EDD.

Upon review of the documents required by form W-1 Wireless Telecommunications Facilities required, please advise of any additional support and or clarification needed for our request.

RFI issued

I look forward to working with you again.

Sincerely,

Les Gutierrez / *Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless



*gavin* LAND USE MAP IDO



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Alternative Landscape Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input checked="" type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: <b>SUN STATE TOWERS</b>	Phone: <b>(480) 664-9588</b>
Address: <b>1426 N. MARVIN ST. SUITE 101</b>	Email: <b>LES.GUTIERREZ3566@GMAIL.COM</b>
City: <b>GILBERT</b> State: <b>AZ</b>	Zip: <b>85233</b>
Professional/Agent (if any): <b>LES GUTIERREZ (SOUTHWEST TELECOM PARTNERS, INC)</b>	Phone: <b>505.710.2079</b>
Address: <b>3 Cibola PEAK</b>	Email: <b>LES.GUTIERREZ3566@GMAIL.COM</b>
City: <b>SANTA FE</b> State: <b>NM</b>	Zip: <b>87508</b>
Proprietary Interest in Site: <b>AGENT FOR SUN STATE TOWERS</b>	List all owners: <b>MR. CHAD WARD, CEO + OWNER</b>

### BRIEF DESCRIPTION OF REQUEST

**SUN STATE TOWERS IS APPLYING FOR A 65' WTF CAMOFLAGED AS AN ELM TREE TO BLEND IN WITH THE EXISTING COTTONWOOD TREES ON THE PROPERTY. A CMU WALL TO ENCLOSE EIGHT + PAINTED TO MATCH BOSQUE STREET BLD.**

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <b>TR-2B PLAT OF TRS 1-A+2A</b>	Block:	Unit:
Subdivision/Addition: <b>BOSQUE SECTOR 3.126 ACRES</b>	MRGCD Map No.:	UPC Code: <b>#101206221702430012</b>
Zone Atlas Page(s): <b>E-12</b>	Existing Zoning: <b>PD</b>	Proposed Zoning: <b>PD</b>
# of Existing Lots: <b>1</b>	# of Proposed Lots: <b>1</b>	Total Area of Site (acres): <b>3.126</b>

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: **4000 LEARNING RD NW** Between: **LEARNING RD** and: **MIRANDELLA ST. NW.**

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <b>Les Gutierrez</b>	Date: <b>3-12-2024</b>
Printed Name: <b>LES GUTIERREZ</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

**Form W1: WIRELESS TELECOMMUNICATIONS FACILITIES**


A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

**WIRELESS TELECOMMUNICATIONS FACILITY**

- Letter describing the request and discussion of its how it relates to and complies with the WTF regulations in IDO §14-16-4-3(E)(10) and procedures in IDO §14-16-6-5(K)
- Current (within 30 days) letter of authorization from the property owner if application is submitted by an agent
- Copy of Official Notice of Decision, if the subject site previously went through a Site Plan approval process
- Copy of approved Site Plan being amended by adding the proposed WTF, if applicable
- Proposed Site Plan set – 1 copy - 11" x 17" (No electrical sheets needed)
  - Title sheet with standard notes regarding Abandonment, Health Issues, FCC and Lighting §14-16-4-3(10)(d-g)
  - Photo sheet showing photos of the site and where the proposed WTF and equipment would be
  - Overall site plan with land use and zoning shown (scaled)
  - Detailed site plan with land use, zoning, setbacks from property lines, Comprehensive Plan Designation, adjacent roadways, proposed means of access shown (scaled)
  - Elevations for all four sides of the project and antenna detail (scaled)
  - Landscape plan if the project is a freestanding facility (scaled)
  - Survey sheet(s)
- Photo simulations, before and after the proposed WTF (3 views minimum) with a map showing where photos were taken from
- City Zone Atlas map page, with the entire site clearly outlined and labeled
- Map showing the zoning of the subject site and that of adjacent properties
- Map showing the land use (i.e. residential, commercial, etc.) of the subject site and that of adjacent properties
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to IDO §14-16-4-3(E)(10)(l)4.(a through d) and any supporting materials such as engineering maps.
- Describe the facility's capacity,
  - Include a notarized statement from the applicant which declares the number and type(s) of antenna(s) that it can accommodate, or an explanation why the facility cannot be designed to accommodate other users.
  - Include an affidavit explaining what the engineering requirements are and the factual basis for those requirements
- Letter of intent stating the applicant will agree to shared use of proposed WTF if reasonable conditions are met
- For free-standing WTFs: a map of existing WTFs within a ½ mile radius of the site
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination inquiry response, notifying letter and site plan sheet(s) sent to neighborhood organization representatives, and proof of first class mailing
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter and site plan sheet(s) sent to property owners, and proof of first class mailing
- Supplemental Application Form for Wireless Projects – filled out completely, with the required attachments provided and labeled.
- For collocation on a public utility pole: the PNM approved site plan set for the proposed WTF (1 copy).
- For sites in View Protection Overlay (VPO) Zones, Historic Protection Overlay (HPO) Zones, located near View Corridors or Major Public Open Space, or in another mapped area with specific regulation for Wireless Telecommunications Facilities: explanation of how the facility meets those regulations

For Wireless Telecommunications Facility Waiver Requests, use Form P1: Site Plan – EPC

**NOTE:** For WTFs proposed to be located on City of Albuquerque property, a lease agreement with the City is required. Please contact Catalina Lehner at (505) 924-3935 for more information.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>LES F BUTIERREZ</u></p>	<p>Date: <u>3-12-2024</u></p>
<p>Printed Name: <u>LES BUTIERREZ</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



January 16, 2024

To: Catalina Lehner, Senior Planner

City of Albuquerque Community Development

Bosque School 4000 Learning Road NW, Albuquerque, NM 87120

RE: Owner Authorization to represent and submit documents for a new telecom facility to be constructed at 4000 Learning Road NW Albuquerque NM . Parcel ID: 10120622170243

I do hereby authorize Mr. Les Gutierrez, as agent for Sun State Towers/Verizon Wireless to submit any and all documentation to facilitate and secure zoning and building permit approval on my behalf.

MARK J. Fidel  
Mark Fidel, Board Chair.

Property Owner /Bosque School

29 January 2023

Date

**Pinnacle Consulting, Inc**  
1426 North Marvin Street #101  
Gilbert, AZ 85233  
480 664-9588



www.bokfinancial.com  
91-549/1221



2/26/2024

PAY TO THE  
ORDER OF

City of Albuquerque

\$ \*\*3,000.00

Three thousand and 00/100

DOLLARS

Planning Department  
City of Albuquerque  
600 2nd St NW  
Albuquerque NM 87012  
United States

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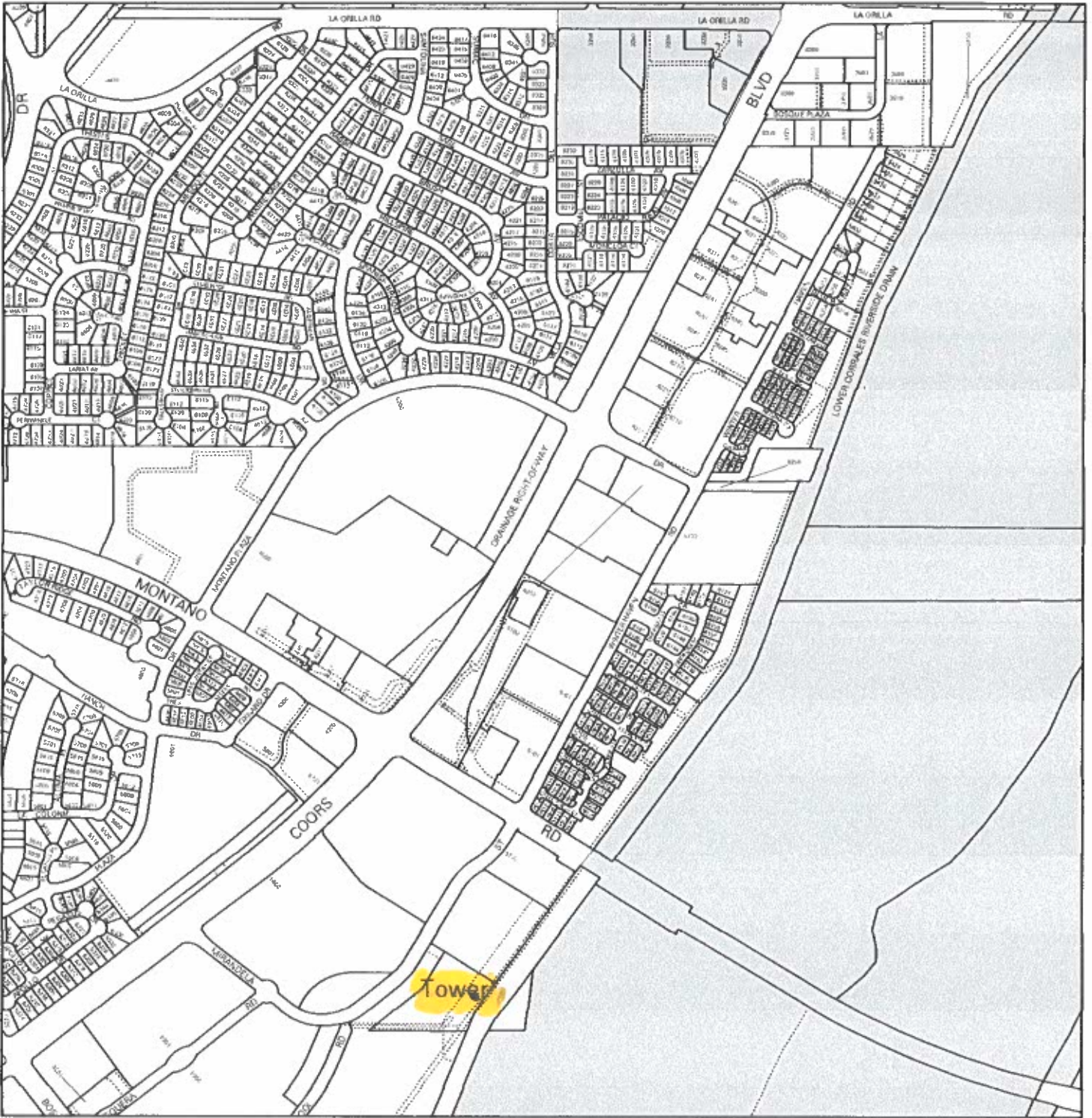
AUTHORIZED SIGNATURE

MEMO

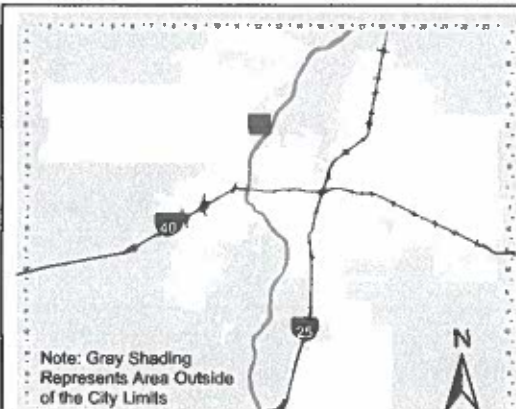
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Security Features: Details on back





For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)



Address Map Page:

**E-12-Z**

Map Amended through:  
3/17/2017



These addresses are for informational  
purposes only and are not intended  
for address verification







Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

March 13, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

**RE: Notarized Statement Capacity of new 65' Mono Elm 4000 Learning Road NW.  
NM01-116 River Walker/ VZW ABQ Mirada**

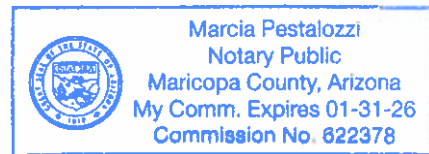
The applicant, Sun State Towers, proposes to construct a new 65' mono-elm stealth WTF. Verizon will co-locate and its rad center will be at 61'. The structure will be designed for at least one additional carrier at the 50' level.

Sincerely,

*Les Gutierrez / Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless

State of Arizona County of Maricopa  
Subscribed and sworn before me on 3/12/2024  
(Date)  
*M. Pestalozzi*  
(Notary Signature)



Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

March 13, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

**RE: Letter of Intent for shared use of new 65' Mono Elm 4000 Learning Road NW.  
NM01-116 River Walker/ VZW ABQ Mirada**

The applicant, Sun State Towers, agrees to allow additional carriers, beyond Verizon Wireless, to utilize the 65' mono-elm structure for location, subject to reasonable terms and conditions and a passing structural analysis report.

Sincerely,

*Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless



Existing Towers within 1/2 mile of proposed tower center.



TH  
LST2  
TLGN  
N225  
NTYN  
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent to LA LUZ LIMONCANTAS ASSEC  
Street and Apt. No., or PO Box No.  
6 THIMBLE WOOD NW  
City, State, ZIP+4®  
ALBUQUERQUE, NM 87120

Postmark: MESA, AZ 85208 NOV 09 2023

PS Form 3800, January 2023 PSN 750-0100-0147 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent to Citico ALBUQUERQUE  
Street and Apt. No., or PO Box No.  
P.O. Box 1293  
City, State, ZIP+4®  
ALBUQUERQUE, NM 87103

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent to TAYLOR BRANCH NA  
Street and Apt. No., or PO Box No.  
MARIAN LINDSEY TUN  
City, State, ZIP+4®  
5005 S GUEST PLAZA NW NM 87120

Postmark: MESA, AZ 85208 NOV 09 2023

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent to TAYLOR BRANCH NA NA RECEPTION OF NA  
Street and Apt. No., or PO Box No.  
KENE FERVATH  
City, State, ZIP+4®  
4515 PALOMINO DR NW NM 87120

Postmark: MESA, AZ 85208 NOV 09 2023

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*NA Rep letter*

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent to INSIDE COALITION CONTRASAC ELIZABETH HANAY  
Street and Apt. No., or PO Box No.  
6605 CHAPARRAL Circle NW  
City, State, ZIP+4®  
ALBUQUERQUE, NM 87114

Postmark: MESA, AZ 85208 NOV 09 2023

PS Form 3800, January 2023 PSN 750-0100-0147 See Reverse for Instructions

*NA Rep letter*

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Extra Services & Fees (check box, add fee to postage)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent to LA LUZ LIMONCANTAS ASSEC  
Street and Apt. No., or PO Box No.  
24 LINK NW  
City, State, ZIP+4®  
ALBUQUERQUE, NM 87120

Postmark: MESA, AZ 85208 NOV 09 2023

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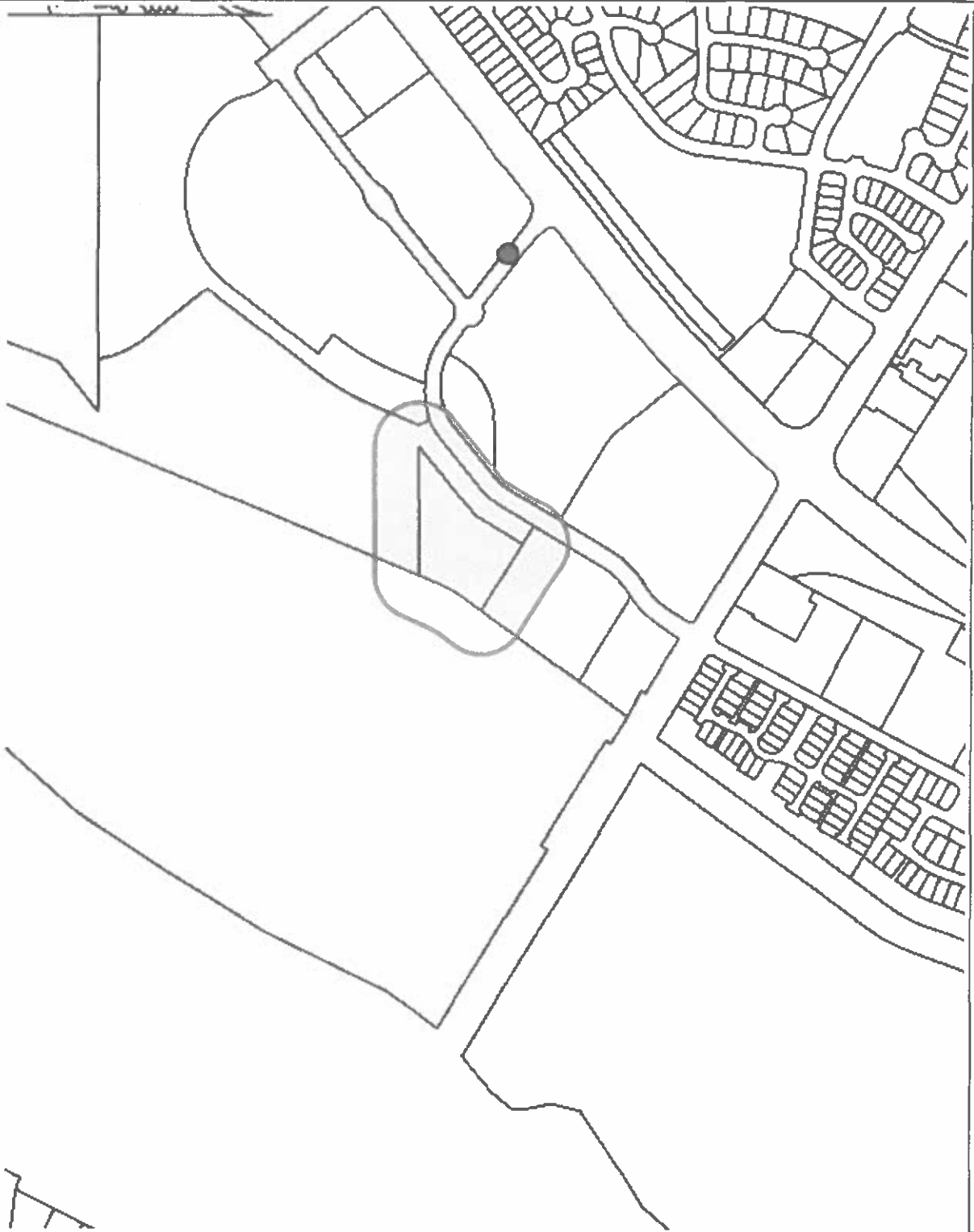
95  
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0120  
6956

What is this? Doesn't match  
only list addresses and not required.





# Mirandela St NW



- Legend**
- Bernallillo County Parcels

**Notes**

Buffer: 175 Ft.  
ROW: Mirandela St NW: 75 Ft.

1,165 0 583 1,165 Feet

WGS 1984\_Web\_Mercator\_Auxiliary\_Sphere  
3/5/2024 @ City of Albuquerque

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



### My Map



600ft

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BOSQUE SCHOOL  
4000 LEARNING RD NW  
ALBUQUERQUE NM 87120

BOSQUE SCHOOL  
4000 LEARNING RD NW  
ALBUQUERQUE NM 87120

BOSQUE SCHOOL  
4000 LEARNING RD NW  
ALBUQUERQUE NM 87120

BOSQUE SCHOOL  
4000 LEARNING RD NW  
ALBUQUERQUE NM 87120

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

SILVER LEAF VENTURES LLC  
5319 MENAUL BLVD NE  
ALBUQUERQUE NM 87110

SILVER LEAF VENTURES LLC  
5319 MENAUL BLVD NE  
ALBUQUERQUE NM 87110

SILVER LEAF VENTURES LLC  
5319 MENAUL BLVD NE  
ALBUQUERQUE NM 87110

7021 2720 0002 0713 7175

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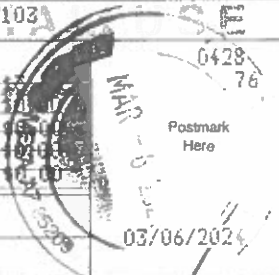
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Albuquerque, NM 87103

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 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage \$0.68

Total Postage and Fees \$8.73

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 City, State, ZIP+4®: ALBUQUERQUE, NM 87103

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

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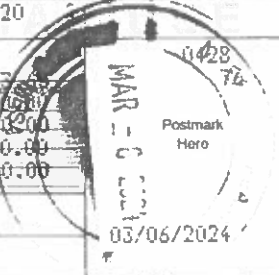
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 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage \$0.68

Total Postage and Fees \$8.73

Sent To: VERONICA STELL THE BOSQUE SCHOOL  
 Street and Apt. No., or PO Box No.: 4000 LEARNING ROAD  
 City, State, ZIP+4®: ALBUQUERQUE, NM 87120

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

7021 2720 0002 0713 7298

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Albuquerque, NM 87110

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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage \$0.68

Total Postage and Fees \$8.73

Sent To: SILVEN LEMF VENTURES  
 Street and Apt. No., or PO Box No.: 5319 MENAUL BLVD NE  
 City, State, ZIP+4®: ALBUQUERQUE NM 87110

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



Southwest Telecom Partners, Inc.  
Telecom & Real Estate Consulting

March 13, 2024

Catalina Lehner-AICP  
Principal Planner and Wireless Designee  
Planning Department City of Albuquerque  
600 2<sup>nd</sup> St NW 3<sup>rd</sup> Floor  
Albuquerque, NM 87102

**RE: Form W-1 For Free Standing WTF's Evidence demonstrating that co-location possibilities were considered and supporting docs. 4000 Learning Road NW. NM01-116 River Walker/ VZW ABQ Mirada "For free standing WTFs: provide evidence demonstrating that co-location possibilities were considered consisting of a written response to IDO 14-16-4-3 (E) (10) & (4) a-d and any supporting materials such as engineering maps.**

It appears that on Form W-1, 14-16-4-3 (E) (10) E refers to solar energy generation, if misinterpreted please advise. With regard to Section 14-16-4-3-(12) 4a-4d of the IDO code please see responses below:

*colo spaces - at lower heights, so 65' not required!*  
(4) a: There is no existing tower, structure, or public utility structure in a ½ mile radius that meets the minimum engineering requirements to support VZW's equipment at 65'

(4) b: There are existing structures outside the ½ mile radius to the North of the proposed Sun State structure; however, Verizon is already co-located there. This will be evidenced in the RF Study to be provided.

(4) c: There are other limiting factors that render existing towers structures within a one half mile radius, since they do not exist.

March 13, 2024

Page 2

(4) d: There are no existing sites within a ½ mile radius, but any feasible alternative structures in that ½ mile vicinity have been contacted and not have expressed interest in working with Sun State Towers.

*insufficient*

Sincerely,

*Les Gutierrez*

Les Gutierrez, Site Acquisition Specialist, for Sun State Towers and Verizon Wireless



Jan 2023  
Les Gutierrez <lesgutierrez35@gmail.com>

5600 Mirandela St NW /Learning Ave Public Notice Inquiry Sheet - Cell Tower 1/4 mile radius

7 messages

Carmona, Dalaina L. <dcarmona@cabq.gov>  
To: "LesGutierrez35@Gmail.com" <LesGutierrez35@gmail.com>

repeated + add info. (?)  
Tue

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coord working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every ensure that the contact information you have for associations and coalitions is up to date.

not notified

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile P
La Luz Landowners Association	Tim	Bowen	timbowen9@aol.com	9 Arco NW	Albuquerque	NM	87120	
La Luz Landowners Association	Dan	Jensen	dgj.lila.board@gmail.com	7 Arco NW	Albuquerque	NM	87120	
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852
Taylor Ranch NA	Linda	Vrooman	lindavrooman61@gmail.com	5135 San Jorge NW	Albuquerque	NM	87120	9705561
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852
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<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
dlcarmona@cabq.gov or ONC@cabq.gov  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Monday, January 2, 2023 11:34 AM  
**To:** Office of Neighborhood Coordination <LesGutierrez35@Gmail.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Cell Tower

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Les F Gutierrez

Telephone Number

5057102079

Email Address

LesGutierrez35@Gmail.com

Company Name

Southwest Telecom Partners

Company Address

3 Cibolita Peak

City

Santa Fe

State

NM

ZIP

87508

Legal description of the subject site for this project.

# 101206224206230211



Physical address of subject site:

5600 Mirandela St NW /Learning Ave

Subject site cross streets:

Coors and Montano

Other subject site identifiers:

This site is located on the following zone atlas page:

E-12

Captcha

x

 [APage\\_E-12-Z 5600 Mirandela St NW Bosque School.pdf](#)  
387K

Les Gutierrez <lesgutierrez35@gmail.com>  
To: clehner@cabq.gov

Wed

Good afternoon Catalina, it has been a while. Hope you had a great holiday season.

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Based on Dalaina's email I was planning on sending out a hard copy letter and site plan to the adjacent neighborhood associations. Can you offer any other advice? I think in the past this was required before I submit the application and docs for review by your department?

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Thank you, Catalina.

Les

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Subject: 5600 Mirandela St NW /Learning Ave Public Notice Inquiry Sheet - Cell Tower 1/4 mile radius  
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La Luz Landowners Association	Dan	Jensen	djj.lila.board@gmail.com	7 Arco NW	Albuquerque	NM	87120	
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Thank you.



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 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334  
 dlcarmona@cabq.gov or ONC@cabq.gov  
 Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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 Sent: Monday, January 2, 2023 11:34 AM  
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 Cc: Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
 Subject: Public Notice Inquiry Sheet Submission

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Cell Tower

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Contact Name

Les F Gutierrez

Telephone Number

5057102079

Email Address

LesGutierrez35@Gmail.com

Company Name

Southwest Telecom Partners

Company Address

3 Cibolita Peak

City

Santa Fe

State

NM

ZIP

87508

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# 101206224206230211

Physical address of subject site:

5600 Mirandela St NW /Learning Ave

Subject site cross streets:

Coors and Montano

Other subject site identifiers:

This site is located on the following zone atlas page:

E-12

Captcha

x

2 attachments

NM01-116 River Walker\_ABQ Mirada\_Rev 0\_100 ZD\_9-28-22.pdf  
5635K

NM01-116 River Walker\_ABQ Mirada Photosims\_9-13-22.pdf  
8202K

Lehner, Catalina L. <CLehner@cabq.gov>  
To: Les Gutierrez <lesgutierrez35@gmail.com>

Wed,

Hello, Les,

Yes, it's been a while for sure! Thank you, you too. Some good news is that the requirements for WTFs have not changed in a long time.

So I believe you're familiar with the requirements for separation from other freestanding WTFs, distances from certain view corridors, contextual concealment, and landscaping.

The difference is that (as of 2018) the requirements are contained in the Integrated Development Ordinance, which you can link to on our Wireless page (in the same place on the main website): <https://www.cabq.gov/planning/code-enforcement-zoning/wireless-telecommunication-facilities>

Though I'm available to address questions regarding the regulations and process, I do not do a "pre-review" of a proposal or a site plan. Though I can assist you, it is the applicant's responsibility to ensure requirements against the first-cut site plan and ensure they are met prior to submittal.

Thank you.



CATALINA LEHNER, AICP

principal planner

wireless administrator

she | her | hers

o 505.924.3935

e clehner@cabq.gov

cabq.gov/planning

From: Les Gutierrez <lesgutierrez35@gmail.com>  
Sent: Wednesday, January 4, 2023 3:48 PM  
To: Lehner, Catalina L. <CLehner@cabq.gov>  
Subject: Fwd: 5600 Mirandela St NW /Learning Ave Public Notice Inquiry Sheet - Cell Tower 1/4 mile radius

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Les

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Date: Tue, Jan 3, 2023 at 8:37 AM  
Subject: 5600 Mirandela St NW /Learning Ave Public Notice Inquiry Sheet - Cell Tower 1/4 mile radius  
To: LesGutierrez35@gmail.com <LesGutierrez35@gmail.com>

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Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

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



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To: Office of Neighborhood Coordination <LesGutierrez35@Gmail.com>  
Cc: Office of Neighborhood Coordination <onc@cabq.gov>  
Subject: Public Notice Inquiry Sheet Submission

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Cell Tower

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Les F Gutierrez

Telephone Number

5057102079

Email Address

LesGutierrez35@Gmail.com

Company Name

Southwest Telecom Partners

Company Address

3 Cibolita Peak

City

Santa Fe

State

NM

ZIP

87508

Legal description of the subject site for this project:

# 101206224206230211

Physical address of subject site:

5600 Mirandela St NW /Learning Ave

Subject site cross streets:

Coors and Montano

Other subject site identifiers:

This site is located on the following zone atlas page:

E-12

Captcha

x

Les Gutierrez <lesgutierrez35@gmail.com>  
To: "Lehner, Catalina L." <CLehner@cabq.gov>

F

Thank you Catalina for the information and background. I have emailed all the NA associations sent to me by Dalaina along with the needed forms and drawings.

In about a week I will submit the application in for review.

Looking forward to working with you.

Lea

Les Gutierrez 505.710.2079

On Wed, Jan 11, 2023, 5:48 PM Lehner, Catalina L. <CLehner@cabq.gov> wrote:

Hello, Les.

Yes, it's been a while for sure! Thank you, you too. Some good news is that the requirements for WTFs have not changed in a long time.

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Thank you.

 Description: logo\_One\_ABQ\_Planning\_smaller

CATALINA LEHNER, AICP

principal planner

wireless administrator

she | her | hers

o 505.924.3935

e [clehner@cabq.gov](mailto:clehner@cabq.gov)

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

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Sent: Wednesday, January 4, 2023 3:48 PM

To: Lehner, Catalina L. <[CLehner@cabq.gov](mailto:CLehner@cabq.gov)>

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Date: Tue, Jan 3, 2023 at 8:37 AM

Subject: 5600 Mirandela St NW /Learning Ave Public Notice Inquiry Sheet - Cell Tower 1/4 mile radius

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Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

dlicarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods

 Instagram\_small  Facebook\_small  Youtube\_smaller

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Sent: Monday, January 2, 2023 11:34 AM  
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Company Name

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Coors and Montano

Other subject site identifiers:

This site is located on the following zone atlas page:

E-12

Captcha

x

6 attachments



*NAs - email notification Req*

Les Gutierrez <lesgutierrez35@gmail.com>  
 To: "Carmona, Dalaina L." <dcarmona@cabq.gov>

We

Good morning Dalaina, it has been a while. Last January you helped me by providing the NH Associations so I could contact them regarding a proposed cell tower at 5600 Mirandela I did send out the notices to all NH associations. However, Verizon had a delay in getting this project underway and it was on hold. The project is active again and I wanted to check need to re-send out notices to the same NH Associations.

Thank you for your help and guidance.

Les

On Tue, Jan 3, 2023 at 8:37 AM Carmona, Dalaina L. <dcarmona@cabq.gov> wrote:

**PLEASE NOTE:**

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC even ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobik
La Luz Landowners Association	Tim	Bowen	timbowen9@aol.com	9 Arco NW	Albuquerque	NM	87120	
La Luz Landowners Association	Dan	Jensen	dgj.lila.board@gmail.com	7 Arco NW	Albuquerque	NM	87120	
Taylor Ranch NA	<i>letter</i> Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	50598
Taylor Ranch NA	Linda	Vrooman	lindavrooman61@gmail.com	5135 San Jorge NW	Albuquerque	NM	87120	97055
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	50598
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	50540

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions regarding construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-#1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your p
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-dt-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNOfficial\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNOfficial_public_notice_form-2019.pdf).
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
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If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link belo different types of projects and what notification is required for each:

<http://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.

 cid:image004.png@01D5CF9D.76D4A480

*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

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

 Instagram\_small  Facebook\_small  Youtube\_smaller  cid:image011.png@01D8143D.919C9BB0

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**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Monday, January 2, 2023 11:34 AM  
**To:** Office of Neighborhood Coordination <[LesGutierrez35@Gmail.com](mailto:LesGutierrez35@Gmail.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:

Cell Tower

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Les F Gutierrez

Telephone Number

5057102079

Email Address

LesGutierrez35@Gmail.com

Company Name

Southwest Telecom Partners

Company Address

3 Cibolita Peak

City

Santa Fe

State

NM

ZIP

87508

Legal description of the subject site for this project.

# 101206224206230211

Physical address of subject site:

5600 Mirandela St NW /Learning Ave

Subject site cross streets:

Coors and Montano

Other subject site identifiers:

This site is located on the following zone atlas page:

E-12

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Carmona, Dalaina L. <dcarmona@cabq.gov>  
To: Les Gutierrez <lesgutierrez35@gmail.com>

Hi Les,

You'll have to submit another request, so we can make sure no changes have been made to the previous list.



Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
dlcarmona@cabq.gov or ONC@cabq.gov  
Website: www.cabq.gov/neighborhoods



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*old*

From: Les Gutierrez <lesgutierrez35@gmail.com>  
Sent: Wednesday, September 27, 2023 8:51 AM  
To: Carmona, Dalaina L. <dlcarmona@cabq.gov>  
Subject: Re: 5600 Mirandela St NW /Learning Ave Public Notice Inquiry Sheet - Cell Tower 1/4 mile radius

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good morning Dalaina, it has been a while. Last January you helped me by providing the NH Associations so I could contact them regarding a propo 5600 Mirandela St. NW.

I did send out the notices to all NH associations. However, Verizon had a delay in getting this project underway and it was on hold. The project is wanted to check with you to see if I need to re-send out notices to the same NH Associations.

Thank you for your help and guidance.

Les

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**PLEASE NOTE:**

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobil
La Luz Landowners Association	Tim	Bowen	timbowen9@aol.com	9 Arco NW	Albuquerque	NM	87120	
La Luz Landowners Association	Dan	Jensen	dj.jlla.board@gmail.com	7 Arco NW	Albuquerque	NM	87120	
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059E
Taylor Ranch NA	Linda	Vrooman	lindavrooman61@gmail.com	5135 San Jorge NW	Albuquerque	NM	87120	9705E
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059E
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054C

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questi postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-#1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your p
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-d> notice.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicOfficial\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicOfficial_public_notice_form-2019.pdf).
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If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link belk different types of projects and what notification is required for each:

<https://do.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

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

Thank you,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department





1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

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**From:** Les Gutierrez <lesgutierrez35@gmail.com>  
**Sent:** Wednesday, September 27, 2023 8:51 AM  
**To:** Carmona, Dalaina L. <dcarmona@cabq.gov>  
**Subject:** Re: 5600 Mirandela St NW /Learning Ave Public Notice Inquiry Sheet - Cell Tower 1/4 mile radius

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Thank you for your help and guidance.

Les

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**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Monday, January 2, 2023 11:34 AM  
**To:** Office of Neighborhood Coordination <LesGutierrez35@Gmail.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Cell Tower

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Les F Gutierrez

Telephone Number

5057102079

Email Address

LesGutierrez35@Gmail.com

Company Name

Southwest Telecom Partners

Company Address

3 Cibolita Peak

City

Santa Fe

State

NM

ZIP

87508

Legal description of the subject site for this project:

# 101206224206230211

Physical address of subject site:

5600 Mirandela St NW /Learning Ave

Subject site cross streets:

Coors and Montano

Other subject site identifiers

This site is located on the following zone atlas page:

E-12

Captcha

x

Les Gutierrez <lesgutierrez35@gmail.com>  
To: "Carmona, Dalaina L." <dcarmona@cabq.gov>

1

Good morning Dalaina, I resubmitted a request today for this same site, we would appreciate your help in processing it so we can start the notification.

Thank you,

Les

On Mon, Oct 2, 2023 at 8:05 AM Carmona, Dalaina L. <dcarmona@cabq.gov> wrote:

Hi Les,

You'll have to submit another request, so we can make sure no changes have been made to the previous list.



La Luz Landowners Association	Tim	Bowen	timbowen9@aol.com	9 Arco NW	Albuquerque	NM	87120	
La Luz Landowners Association	Dan	Jensen	dj.j.lila.board@gmail.com	7 Arco NW	Albuquerque	NM	87120	
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	505
Taylor Ranch NA	Linda	Vrooman	lindavrooman61@gmail.com	5135 San Jorge NW	Albuquerque	NM	87120	970
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	505
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	505

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different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1-%20Procedures%20Summary%20Table>

Thank you.



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

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

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From: webmaster@cabq.gov <webmaster@cabq.gov>  
Sent: Monday, January 2, 2023 11:34 AM  
To: Office of Neighborhood Coordination <LesGutierrez35@Gmail.com>  
Cc: Office of Neighborhood Coordination <onc@cabq.gov>  
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Cell Tower

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Les F Gutierrez

Telephone Number

5057102079

Email Address

LesGutierrez35@Gmail.com

Company Name

Southwest Telecom Partners

Company Address

3 Cibola Peak

City

Santa Fe

State

NM

ZIP

87508

Legal description of the subject site for this project:

# 101206224206230211

Physical address of subject site:

5600 Mirandela St NW /Learning Ave

Subject site cross streets:

Coors and Montano

Other subject site identifiers:

This site is located on the following zone atlas page:

E-12

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## NOTICE OF APPEAL

October 23, 2024

### TO WHOM IT MAY CONCERN:

The Planning Department received an appeal on October 3, 2024. You will receive a Notice of Hearing as to when the appeal will be heard by the **Land Use Hearing Officer**. If you have any questions regarding the appeal, please contact Nichole Maher, Planning Sr. Administrative Assistant, (505) 924-3845 or [nmaher@cabq.gov](mailto:nmaher@cabq.gov).

*Please refer to the enclosed excerpt from the Land Use Hearing Officer Rules of Procedure and Qualifications for any questions you may have about this procedure.*

Any questions you might have regarding Land Use Hearing Officer policy or procedures that are not answered in the enclosed rules can be answered by Michelle Montoya, Clerk to the City Council, (505) 768-3100 or [mmmontoya@cabq.gov](mailto:mmmontoya@cabq.gov).

**CITY COUNCIL APPEAL NUMBER: AC-24-27**

**PLANNING DEPARTMENT CASE FILE NUMBER:**

**PR-2024-010636, SI-2024-00993 (Site Plan – EPC), VA-2024-00295 (Appeal)**

**APPLICANT: Sun State Towers IV, LLC**  
**1426 N. Marvin St., Suite 101**  
**Gilbert, AZ 85233**

**AGENT: Les Gutierrez**  
**3 Cibolita Peak**  
**Santa Fe, NM, 87508**

CC: Mark J. Fidel, Board Chair, Bosque School, 4000 Learning Road NW, ABQ, NM 87120  
Jessica Enriquez, [jenriquez@cabq.gov](mailto:jenriquez@cabq.gov)  
Michelle Montoya [mmmontoya@cabq.gov](mailto:mmmontoya@cabq.gov)  
Andrew Coon, [acon@cabq.gov](mailto:acon@cabq.gov)  
Mikaela Renz-Whitmore, [mrenz-whitmore@cabq.gov](mailto:mrenz-whitmore@cabq.gov)  
James Aranda, [jmaranda@cabq.gov](mailto:jmaranda@cabq.gov)  
Alan Varela, [avarela@cabq.gov](mailto:avarela@cabq.gov)  
WTF File