



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 1, 2013

**Project# 1003993**

13DRB-70476 MAJOR - 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT  
EXTENSION (2YR SIA)

SUJAY THACKUR agent for GLOBAL STORAGE COORS, LLC requests the referenced/ above action(s) for Tract A-37-1A, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT** zoned SU-1/ O-1 & STORAGE, located on the west side of COORS BLVD NW between ST JOSEPH'S DR NW and SEQUOIA RD NW containing approximately 4.26 acres. (G-11)[*Deferred from 4/10/13, 4/17/13, 4/24/13*]

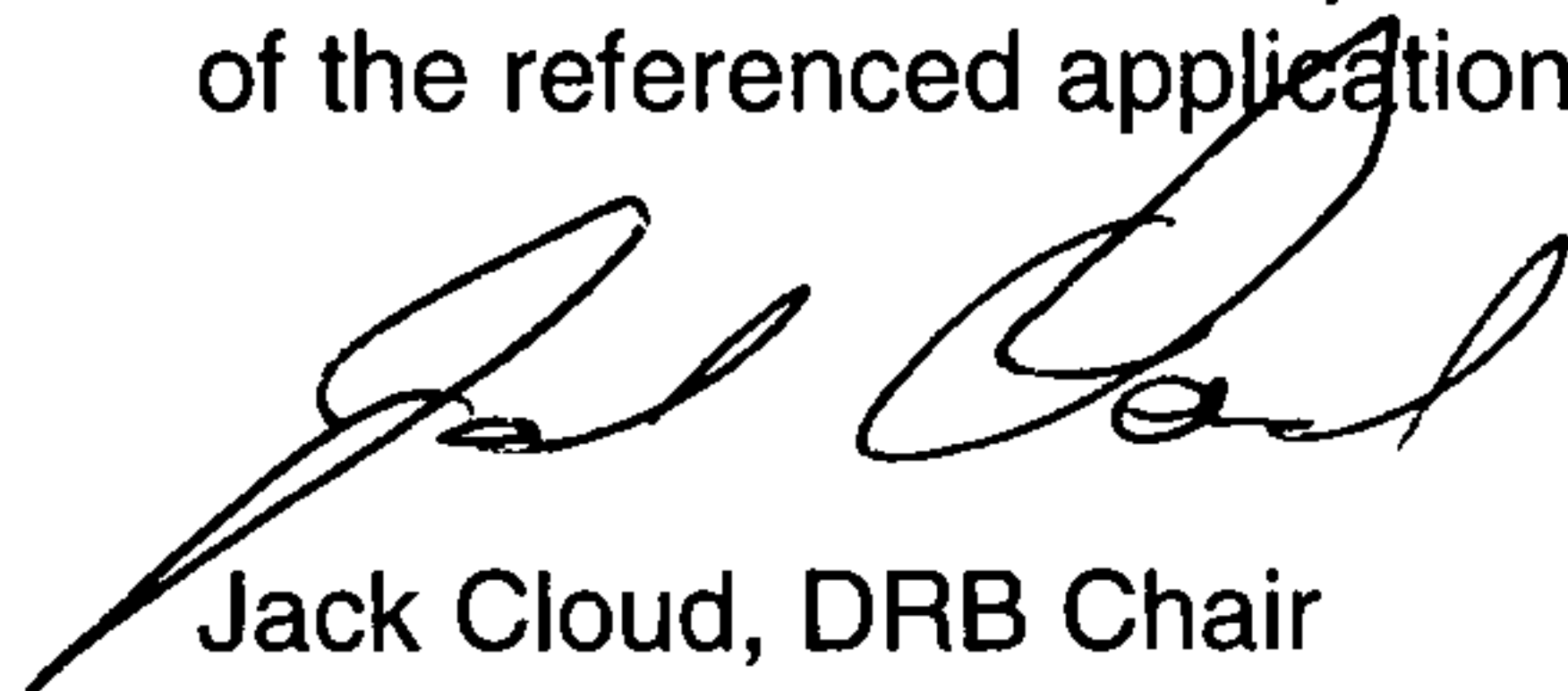
At the May 1, 2013 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 16, 2013, 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.

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).



Jack Cloud, DRB Chair

Cc: SUJAY THACKUR  
Marilyn Maldonado  
file



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 PLANNING DEPARTMENT  
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**Project# 1003993**

13DRB-70476 MAJOR - 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

SUJAY THACKUR agent for GLOBAL STORAGE COORS, LLC requests the referenced/ above action(s) for Tract A-37-1A, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT** zoned SU-1/ O-1 & STORAGE, located on the west side of COORS BLVD NW between ST JOSEPH'S DR NW and SEQUOIA RD NW containing approximately 4.26 acres. (G-11)

<b>AMAFCA</b> No comments.
<b>COG</b> No comments provided
<b>TRANSIT</b> No comments provided
<b>ZONING ENFORCEMENT</b> No comments provided
<b>NEIGHBORHOOD COORDINATION</b> Affected NA/HOA: Ladera Heights NA (R), Vista Grande NA (R), Villa De Paz HOA
<b>APS</b> This will cause no adverse impacts to the APS district.
<b>POLICE DEPARTMENT</b> This project is in the Northwest Area Command. - No Crime Prevention or CPTED comments concerning the proposed Major Subdivision Improvements Agreement Extension request at this time.
<b>FIRE DEPARTMENT</b> No Comments
<b>PNM ELECTRIC &amp; NMGCO</b> No comments provided
<b>COMCAST</b> No comments provided
<b>CENTURYLINK</b> No comments provided
<b>ENVIRONMENTAL HEALTH</b> No comments provided
<b>M.R.G.C.D</b> No comments provided
<b>OPEN SPACE DIVISION</b> No comments provided
<b>CITY ENGINEER</b>

<b>TRANSPORTATION DEVELOPMENT</b>
<b>PARKS AND RECREATION</b> No comments.
<b>ABCWUA</b>
<b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**



## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development  
SHABIH RIZVI, Transit & Parking Department  
STEVE MONTIEL, Council of Governments  
LYNN MAZUR, AMAFCA  
STEVE SINK, APD Crime Prevention  
JAY LEE EVANS, Open Space Division  
RAY SANCHEZ, Fire Department  
DAVID KILPATRICK, Zoning Enforcement Inspector  
STEPHANI WINKLEPLECK, Neighborhood Coordination  
DANIEL ARAGON, Public Service Company of New Mexico  
PATRICK SANCHEZ, New Mexico Gas Company  
APRIL WINTERS, Albuquerque Public Schools  
MICHELE RAMIREZ, CenturyLink  
MIKE MORTUS, Comcast Cable  
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)  
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 10003993

**Wednesday, April 10, 2013**

Comments must be received by:

**Wednesday, April 3, 2013**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

**If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Sujay THAKUR PHONE: 975-2433  
 ADDRESS: 7701 BRIDGE Blvd SW A FAX: 352-5294  
 CITY: ABQ STATE NM ZIP 87121 E-MAIL: sujaythakur@hotmail.com  
 APPLICANT: Global Storage Coors, LLC PHONE: 975-2433  
 ADDRESS: - same - FAX: - same -  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: - same  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: EXTENSION 2 yr for subdivision improvement

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

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

Lot or Tract No. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: SU-1 for O-land indoor & outdoor storage Proposed zoning: NA MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-11 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003993  
790981

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 4.26 Acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: WEST SIDE OF COORS Blvd NW  
 Between: SEQUOIA and ST JOSEPH

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: NA

SIGNATURE [Signature] DATE 2/15/13  
 (Print Name) Sujay Thakur Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>13 DRB- 70476</u>	<u>ESIA</u>	_____	\$ <u>50.00</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>145.00</u>

Hearing date April 10, 2013

[Signature]  
 Staff signature & Date 3-12-13

Project # 1003993

Revised: 4/2012

**FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- \_\_\_ 5 Acres or more: Certificate of No Effect or Approval
- \_\_\_ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- \_\_\_ Proposed Infrastructure List
- \_\_\_ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- \_\_\_ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Property owner's and City Surveyor's signature on the proposed plat
- \_\_\_ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- \_\_\_ Sign Posting Agreement
- \_\_\_ **Signed** Pre-Annexation Agreement if Annexation required.
- \_\_\_ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- \_\_\_ Fee (see schedule)
- \_\_\_ List any original and/or related file numbers on the cover application

**Preliminary plat approval expires after one year.**

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

**PLEASE NOTE:** There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- \_\_\_ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- \_\_\_ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
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- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- \_\_\_ Sign Posting Agreement
- \_\_\_ List any original and/or related file numbers are listed on the cover application

**Amended preliminary plat approval expires after one year.**

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**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
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- \_\_\_ Plat or plan reduced to 8.5" x 11"
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Sujay K Thakur  
Applicant name (print)

[Signature] 2/26/13  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
13 - DRB - 70476  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 3-12-13  
Planner signature / date

Project # 1003998



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from March 26, 2013 to April 10, 2013

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]  
(Applicant or Agent)

2/26/13  
(Date)

I issued 2 signs for this application, 3-12-13  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1003993



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 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: - same

Proprietary interest in site: OWNER List all owners \_\_\_\_\_

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 Between: SEQUOIA and ST JOSEPH

Check if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: NA

SIGNATURE [Signature] DATE 2/15/13  
 (Print Name) Sujay Thakur Applicant  Agent

**FOR OFFICIAL USE ONLY**

- INTERNAL ROUTING
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_____	<u>ADV</u>	_____	\$ <u>75.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>145.00</u>

Hearing date April 10, 2013

[Signature]  
 Staff signature & Date 3-12-13

Project # 1003993

Revised: 4/2012



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Applicant name (print)  
[Signature] 2/26/13  
Applicant signature / date



Form revised October 2007

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  - Fees collected
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  - Related #s listed
- Application case numbers  
13 - DRB - 70476

[Signature] 3-12-13  
Planner signature / date  
Project # 1003993





February 23, 2013

City of Albuquerque Planning Department

Development Review Board

202 South 2<sup>nd</sup> St,

Albuquerque NM, 87105

Project No: 790981

Dear Members of Development Review Board:

This letter is to request an extension for SIA B Modified Agreement to build a 4<sup>th</sup> lane on Coors Blvd NW along the 210' frontage along 3501 Coors Blvd NW. I am acting as an agent on behalf of Global Storage Coors, LLC. The request is for a two year extension. If you have any questions, please do not hesitate to contact me at 505-975-2433.



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SujayThakur

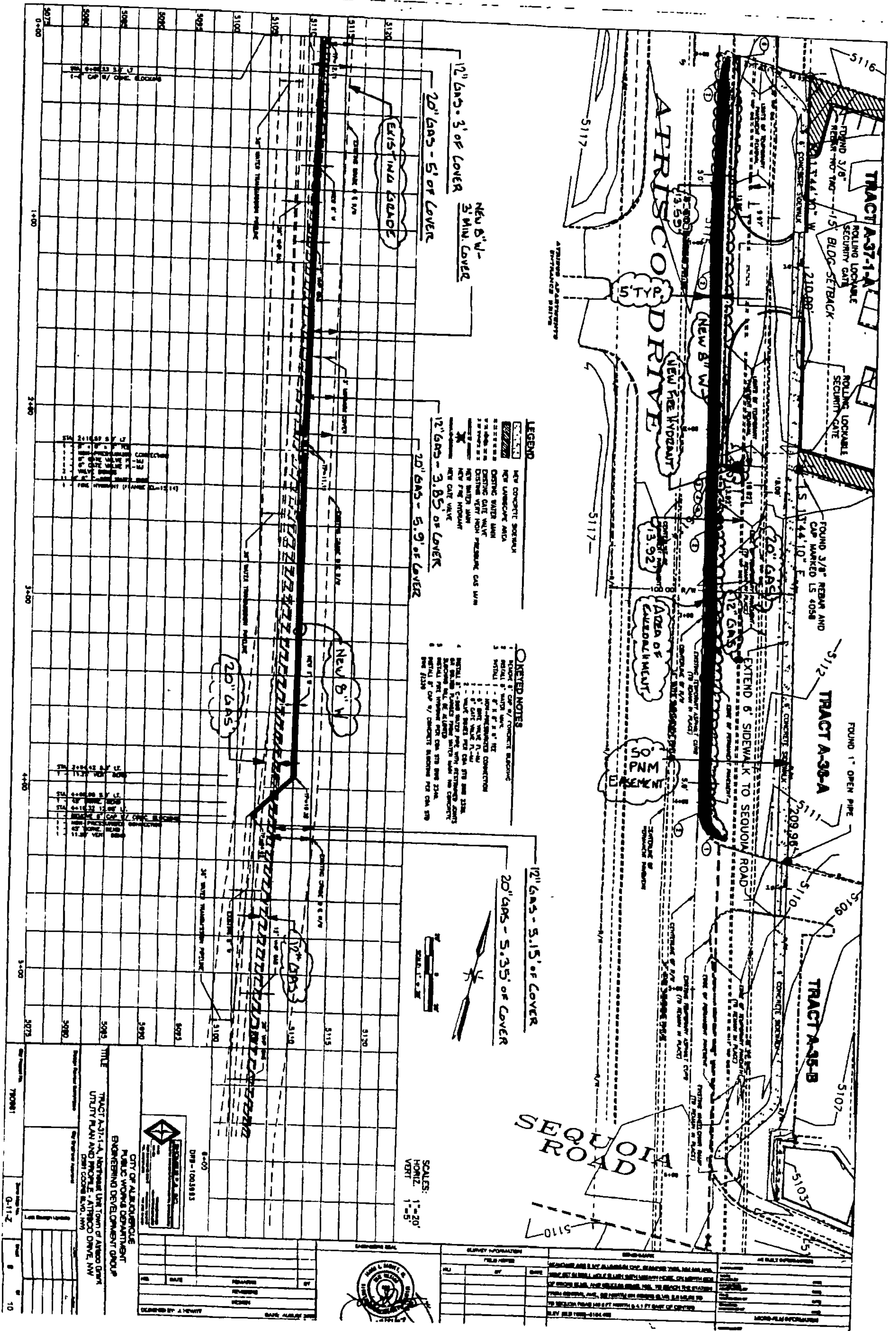
Managing Member

GS Coors, LLC



Within Atrisco Drive north of Sequoia Road NW  
 Situate in Projected Section 2, T. 10 N., R. 2 E., N.M.P.M.

11/28/2008 P.S.  
 2007



- LEGEND**
- NEW CONCRETE SIDEWALK
  - NEW LANDSCAPE AREA
  - EXISTING WATER MAIN
  - EXISTING WATER MAIN
  - NEW 6" W' WATER MAIN
  - NEW 12" GAS
  - NEW 20" GAS
  - NEW CURB WALK

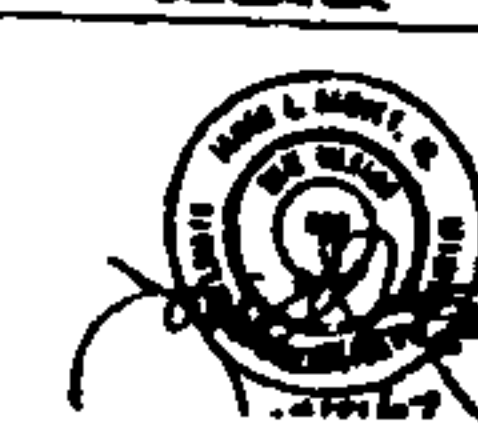
- NOTED NOTES**
1. VERIFY ALL CONCRETE WORKING
  2. VERIFY ALL WATER MAINS
  3. VERIFY ALL GAS LINES
  4. VERIFY ALL SIDEWALKS
  5. VERIFY ALL LANDSCAPE WORK
  6. VERIFY ALL CURB WORK
  7. VERIFY ALL UTILITY LOCATIONS
  8. VERIFY ALL EXISTING CONDITIONS
  9. VERIFY ALL PROPOSED CONDITIONS
  10. VERIFY ALL DIMENSIONS
  11. VERIFY ALL ELEVATIONS
  12. VERIFY ALL COVER DEPTHS
  13. VERIFY ALL MATERIALS
  14. VERIFY ALL FINISHES
  15. VERIFY ALL SLOPES
  16. VERIFY ALL OFFSETS
  17. VERIFY ALL SPACINGS
  18. VERIFY ALL JOINTS
  19. VERIFY ALL CONNECTIONS
  20. VERIFY ALL TOLERANCES

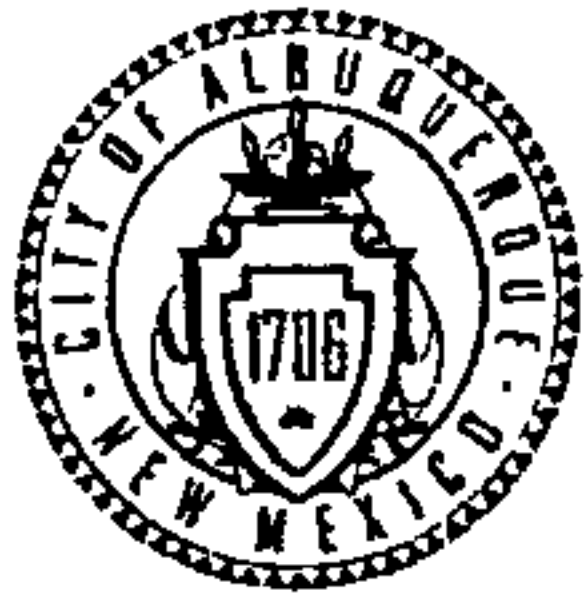
**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

**TITLE**  
 TRACT A-37-1-A, NORTHWEST QUARTER SECTION 2, T. 10 N., R. 2 E., N.M.P.M.  
 UTILITY PLAN AND PROFILE - ATRISCO DRIVE, NW  
 (SHEET COVERING ELEV. 5100)

DATE: 11/28/2008  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SURVEY INFORMATION		REVISIONS	
NO.	DATE	NO.	DESCRIPTION





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 13, 2011

**Project# 1003993**

11DRB-70052 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)

SUJAY THAKUR agent(s) for GLOBAL STORAGE COORS, LLC request(s) the referenced/ above action(s) for all or a portion of Tract A-37-1A, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT** zoned SU-1/O-1 & STORAGE, located on the west side of COORS BLVD NW between ST JOSEPH'S DR NW and SEQUOIA RD NW containing approximately 4.26 acre(s). (G-11)

At the April 13, 2011 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 28, 2011, 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.

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).

  
Jack Cloud, DRB Chair

Cc: Sujay Thakur – 7701 Bridge Blvd SW – Albuquerque, NM 87121  
Cc: Global Storage Coors, LLC – 3501 Coors NW – Albuquerque, NM 87120  
Marilyn Maldonado  
File





**IRREVOCABLE STANDBY LETTER OF CREDIT NO. S31109N**

**PLACE AND DATE OF ISSUE:**  
HOUSTON, TEXAS FEBRUARY 25, 2011

**DATE AND PLACE OF EXPIRY:**  
MARCH 1, 2013 HOUSTON, TEXAS

**APPLICANT:**  
GLOBAL STORAGE COORS, LLC  
3501 COORS BLVD NW  
ALBUQUERQUE, NM 87120

**BENEFICIARY:**  
CITY OF ALBUQUERQUE  
600 2ND ST. NW, STE 400  
ALBUQUERQUE, NM 87102

**AMOUNT: USD69,737.85**  
**(SIXTY-NINE THOUSAND SEVEN HUNDRED THIRTY-SEVEN**  
**AND 85/100 UNITED STATES DOLLARS)**

**RE: TRACT A-37-1-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT SUBDIVISION, PROJECT NO. 790981**

**GENTLEMEN:**

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT IN FAVOR OF THE CITY OF ALBUQUERQUE ("CITY") FOR THE ACCOUNT OF GLOBAL STORAGE COORS, LLC IN THE AGGREGATE AMOUNT OF SIXTY NINE THOUSAND SEVEN HUNDRED THIRTY SEVEN AND 85/100 U.S. DOLLARS (\$69,737.85) AVAILABLE BY BENEFICIARY'S SIGHT DRAFT(S) DRAWN ON COMPASS BANK WHEN ACCOMPANIED BY THE FOLLOWING:

ORIGINAL OF BENEFICIARY'S STATEMENT ON CITY LETTERHEAD, SIGNED BY AN AUTHORIZED REPRESENTATIVE, STATING THAT GLOBAL STORAGE COORS, LLC (THE "SUBDIVIDER") HAS FAILED TO COMPLY WITH THE TERMS OF THE AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF ALBUQUERQUE, AS RECORDED IN THE RECORDS OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND THAT THE AMOUNT DEMANDED REPRESENTS THE ESTIMATED COST OF COMPLETING THE IMPROVEMENTS SPECIFIED IN THE AGREEMENT.

THE INTENT OF THIS IRREVOCABLE STANDBY LETTER OF CREDIT IS TO AMEND AND REPLACE THE LOAN RESERVE ESTABLISHED BY OUR LETTER DATED MARCH 8, 2010 ("EXHIBIT A").

THIS LETTER OF CREDIT EXPIRES ON MARCH 1, 2013. THE LETTER OF CREDIT MAY BE CANCELLED PRIOR TO SUCH DATE UPON OUR RECEIPT OF THE ORIGINAL OF THIS LETTER OF CREDIT AND A LETTER, ON CITY LETTERHEAD, EXECUTED BY THE CITY ENGINEER AUTHORIZING ITS CANCELLATION. PRIOR TO EXPIRATION OR CANCELLATION, THIS LETTER OF CREDIT MAY NOT BE REDUCED TO LESS THAN \$5,579.03 OR 10% OF THE ORIGINAL ESTIMATED COST OF THE PROJECT.

PARTIAL DRAWINGS ARE PERMITTED. MULTIPLE DRAWINGS ARE PROHIBITED.

DRAFT(S) MUST BE MARKED: "DRAWN UNDER COMPASS BANK LETTER OF CREDIT NO. S31109N".

WE HEREBY ENGAGE WITH YOU THAT ALL DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH ALL THE TERMS AND CONDITIONS OF THIS CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED, BY TRACEABLE COURIER OR IN PERSON, FOR PAYMENT BETWEEN THE HOURS OF 8:00 A.M. AND 4:00 P.M. MONDAY THROUGH FRIDAY ON A DAY WHEN THE INTERNATIONAL TRADE SERVICES IS OPEN FOR BUSINESS AT 24 GREENWAY PLAZA, INTERNATIONAL TRADE SERVICES, SUITE 1601, HOUSTON, TEXAS 77046 ON OR BEFORE THE EXPIRATION DATE OF THIS LETTER OF CREDIT.

THIS CREDIT IS SUBJECT TO INTERNATIONAL STANDBY PRACTICES, ISP98, AS PUBLISHED BY THE INSTITUTE OF INTERNATIONAL BANKING LAW & PRACTICE, BEARING INTERNATIONAL CHAMBER OF COMMERCE (ICC) PUBLICATION NO. 590.

**COMPASS BANK**



Authorized Signature

MS



EXHIBIT A



Rick O. White  
Senior Vice President

Commercial Real Estate  
505 Marquette NW  
Albuquerque, NM 87102  
Phone 505-888-9010  
Fax 505-242-4179

rick.white@compassbank.com

March 8, 2010

David S. Campbell  
Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293

RE: Loan Reserve for Global Storage Coors, LLC  
City of Albuquerque Project No.: 790981  
Project Name: Global Storage, Pavg & UtilSrvConns-CmmDV, Phase

*Campbell*  
Dear Mr. Perlman:

This is to advise the City of Albuquerque ("City") that at the request of Global Storage Coors, LLC, Compass Bank ("*Financial Institution*") in Albuquerque, New Mexico, holds a loan reserve in the sum of SIXTY NINE THOUSAND SEVEN HUNDRED THIRTY SEVEN DOLLARS AND 85/100's (\$69,737.85) ("*Loan Reserve*") for the exclusive purpose of providing the financial guarantee which the City requires, Global Storage, Coors, LLC ("*Subdivider*") to provide for the installation of the improvements which must be constructed at *Tract A-37-1-A, Northeast Unit, Town of Atrisco Grant Subdivision*, Project No. 790981 ("*Project*"). The amount of the Loan reserve is 125% of the City's estimated cost of the project as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and *Subdivider*, which was recorded on \_\_\_\_\_ in the records of the Clerk of Bernalillo County, New Mexico in Book \_\_\_\_\_ Pages \_\_\_\_\_ to \_\_\_\_\_ ("*Agreement*")

- 1) **Reduction of Reserve:** If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the *Subdivider's* construction of a portion of the required infrastructure, then Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the *Financial Institution* to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the *Project* until the *Project* is accepted by the City. When the *Financial Institution* receives the Authorization to Release, which has been signed by the City, the *Financial Institution* may reduce the *loan reserve* to the Reduced Loan Reserve Balance.

- 2) **Liability of Financial Institution:** Although the *City* may approve the *Financial Institution's* release of a part of the *loan reserves*, the approval will not constitute the *City's* final acceptance of part or all of the *Project*. However, no matter what agreement exists between the *Subdivider* and the *City*, the total liability of the *Financial Institution* to the *City* with respect to the *loan reserves* established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan reserve Balance authorized in writing by the *City*, and the *Financial Institution's* liability to the *City* under this Loan Reserve Letter shall cease upon termination of the *loan reserve* as provided in Section 4 herein.
- 3) **Draw on Reserve:** If by January 1, 2011 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the *City*, then, upon presentation between January 1, 2011 and March 1, 2011 inclusive, the *City* may demand payment from the *Financial Institution* up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the *City*. The *City* may demand payment by delivering to the *Financial Institution* a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee which shall state that the *Subdivider* has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("*Estimated Cost of Completion*"). Upon receipt of the Demand for Payment, the *Financial Institution* shall promptly draw from the loan reserves by cashier's check to the *City of Albuquerque* the amount of 125% of the *estimated cost of completion*, not to exceed the lesser of the amount stated in this Loan Reserve or the latest Reduced Loan Reserve Balance authorized in writing by the *City*. The *Financial Institution* shall deliver the cashier's check to the *City* within 3 days of receipt of the Demand for Payment.
- 4) **Termination of Reserve:** This loan reserve is for the benefit of the *City* and shall be irrevocable until the occurrence of one of the following;
- Sixty (60) days after the *City* accepts the completed improvements specified in the Agreement; or
  - City* delivery of the Demand for Payment and the *Financial Institution's* payment to the *City* by cashier's check as required in Section 3 herein; or
  - Expiration of the date March 1, 2011 or
  - Written termination of this Loan Reserve Letter signed by its Chief Administrative Officer of the *City*

Compass Bank, Albuquerque New Mexico

By: \_\_\_\_\_

Rick White, Sr. Vice President

**INFRASTRUCTURE LIST**

**ORIGINAL**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**GLOBAL STORAGE OFFICE COMPLEX**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Tract A-37-1-A, Northeast Unit, Town of Atvrisco Grant

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6 ft	Setback Sidewalk	Atvrisco Dr., NW	Sequial Rd., NW	Tract A-37-1-A North PL	1	1	1
			Standard Curb & Gutter	Atvrisco Dr., NW	South PL	Tract A-37-1-A North PL	1	1	1
		8 in	Water Main w/End Cap	Atvrisco Dr., NW	South PL	Tract A-36-A Tract A-37-1-A North PL	1	1	1
		1.5 ft	Arterial/Collector Flexible Pavement	Atvrisco Dr., NW	South PL	Tract A-37-1-A North PL	1	1	1
			Private Entrance	Atvrisco Dr., NW		Tract A-37-1-A	1	1	1
			1-4 1/2' Burg Fire Hydrant (No GV)	Atvrisco Dr., NW	SW Corner	Tract A-37-1-A	1	1	1
		8 in	Water Main w/End Cap 8" GV	Coors Blvd., NW	South PL	Tract A-36-A Tract A-37-1-A North PL	1	1	1
		4 in	Sanitary Sewer Service Connection	Coors Blvd., NW		Tract A-37-1-A	1	1	1
		1 1/2 in	Water Service Connection incl. heavy weight box, cover & lid	Coors Blvd., NW		Tract A-37-1-A	1	1	1



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		35 ft	Replace Sidewalk Bedrock Grate w/ vented lid	Cours Blvd, Nhd	Tract A-37-1-A	SE Corner	1	1	1
		35 ft	Temporary Entrance/Arterial Flexible Pavement + Temporary PA curb	Cours Blvd, Nhd	Tract A-37-1-A	SE Corner	1	1	1
		150 ft	Temporary Reconstruction Top Flexible Arterial Pavement + Temporary PA Curb	Cours Blvd, Nhd	SE Corner	North A	1	1	1
			1-4 1/2" Burg Fire Hydrant w/ 6" GV	Cours Blvd, Nhd	Tract A-37-1-A		1	1	1
		6 in	Private Fire line w/ 2-6" GV	Cours Blvd, Nhd	Tract A-37-1-A	SE Corner	1	1	1
			Double 'D' Storm Inlet w/ 24" Connector Pipe	Cours Blvd, Nhd	Tract A-37-1-A	SE Corner	1	1	1
		6 ft	Setback = Sidewalk	Cours Blvd, Nhd	Tract A-37-1-A	North A	1	1	1
			Standard Curb	Cours Blvd, Nhd	Tract A-37-1-A	North A	1	1	1
		24 ft	Southbound Inlet Lane Arterial Flexible Pavement	Cours Blvd, Nhd	Tract A-37-1-A	North A	1	1	1
		6 ft	On-Street Bicycle Lane Arterial Flexible Pavement	Cours Blvd, Nhd	Tract A-37-1-A	North A	1	1	1
		35 ft	Permanent Private Entrance Arterial Flexible Pavement	Cours Blvd, Nhd	Tract A-37-1-A	SE Corner	1	1	1
			Wheel Chair Access Ramps @ Private Entrance	Cours Blvd, Nhd	Tract A-37-1-A	SE Corner	1	1	1
			Double 'A' Storm Inlet w/ 24" Connector Pipe	Cours Blvd, Nhd	Tract A-37-1-A	SE Corner	1	1	1
			DEFERRED CONST. MOD E				1	1	1

GLOBAL SERVICES OFFICE COMPLETE Tract A-37-1-A, NE Unit, Town of Aurora (Grants)

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

- 1 Signage per DRC
- 2
- 3

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

James L. Hewitt, Jr.  
NAME (print)

[Signature] 6/06/07  
DRB CHAIR - date

Christina Sandomal 6/6/07  
PARKS & GENERAL SERVICES - date

RHOMBUS P.A., Inc.  
FIRM

[Signature] 6-6-07  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
AMAFCA - date

[Signature] 05/31/07  
SIGNATURE - date

[Signature] 6/6/07  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

Bradley S. Bingham 6/6/07  
CITY ENGINEER - date

\_\_\_\_\_  
- date

EXTENSION: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**FIGURE 18**

**2<sup>nd</sup> EXTENSION AGREEMENT**  
**Procedure "B" - MODIFIED NON WORK ORDER**

PROJECT NO. 79081

This Agreement made this 27<sup>th</sup> day of April, 2011, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Global Storage Coors LLC ("Subdivider"), whose address is 3501 COORS BLVD NW STE A and whose telephone number is 975-2433 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 18<sup>th</sup> day of December<sup>2007</sup>, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 12/20/07, at Book Misc. 2007-170562, pages 1 through 4, ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 11 day of December<sup>2009</sup>; and

WHEREAS, the Earlier Agreement was amended by a 1<sup>st</sup> Extension Agreement dated 3/12/2010 recorded 3/16/10, in Book Misc. 010021783, pages 1 through 4, records of Bernalillo County, New Mexico, extending the construction deadline to 1/1/2011; and

~~WHEREAS, the Earlier Agreement was amended by a \_\_\_\_\_ Extension Agreement dated NA recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_, and~~

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

Doc# 2011040745

04/29/2011 09:25 AM Page: 1 of 4  
AGRE R. \$15 00 M. Toulouse Oliver, Bernalillo County





1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

MARCH LOC

A. For all improvements, the 1<sup>st</sup> day of January, 2013.

B. On portions of the improvements as follows:

IMPROVEMENTS

COMPLETION DATE

- NA -  
\_\_\_\_\_  
\_\_\_\_\_

- NA -  
\_\_\_\_\_  
\_\_\_\_\_

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

(531109N)

~~LOAN RESERVE~~ Letter of CREDIT

Type of Financial Guaranty: Letter of CREDIT - COMPASS BANK

Amount: \$ 69,737<sup>85</sup>

Name of Financial Institution or Surety providing Guaranty: BBVA COMPASS BANK

Date City first able to call Guaranty: January 1, 2013

[Construction Completion Deadline]: January 1, 2013

If Guarantee other than a Bond, last day City able to call on Guaranty is: 3/1, 2013

Additional information: \_\_\_\_\_

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Global Storage Coors, LLC

CITY OF ALBUQUERQUE:

By [signature]: [Signature]

By: [Signature]

Name [print]: Sujay Thakur

Richard Dourte, City Engineer

Title: Managing Member

Dated: 4-27-11

Dated: 2/1/11

[Signature] 4/25/11

[Signature] 4-25-11

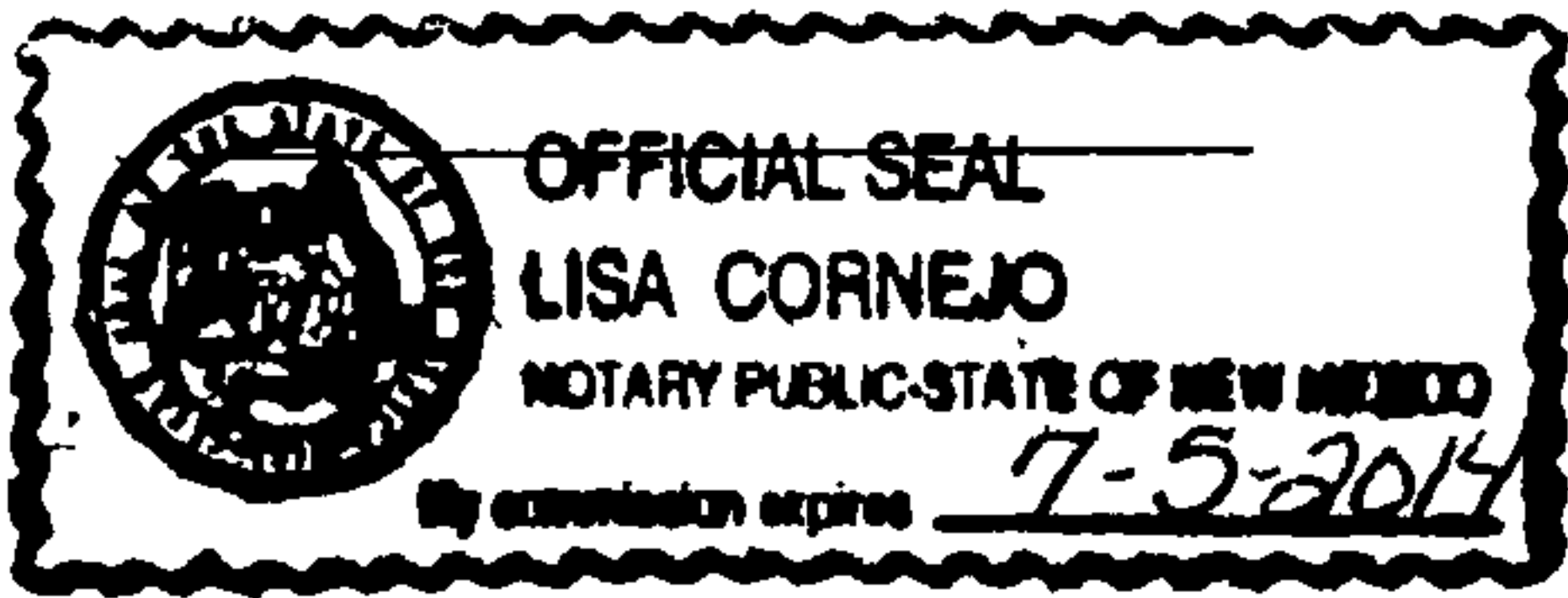
SUBDIVIDER'S NOTARY

STATE OF New Mexico )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on this 1 day of March,  
2011 by [name of person:] Sujay Shaker, [title or capacity,  
for instance, "President" or "Owner"] Managing Member  
of [Subdivider:] Global Storage Coors, LLC.

Lisa Cornejo  
Notary Public

My Commission Expires:



CITY'S NOTARY

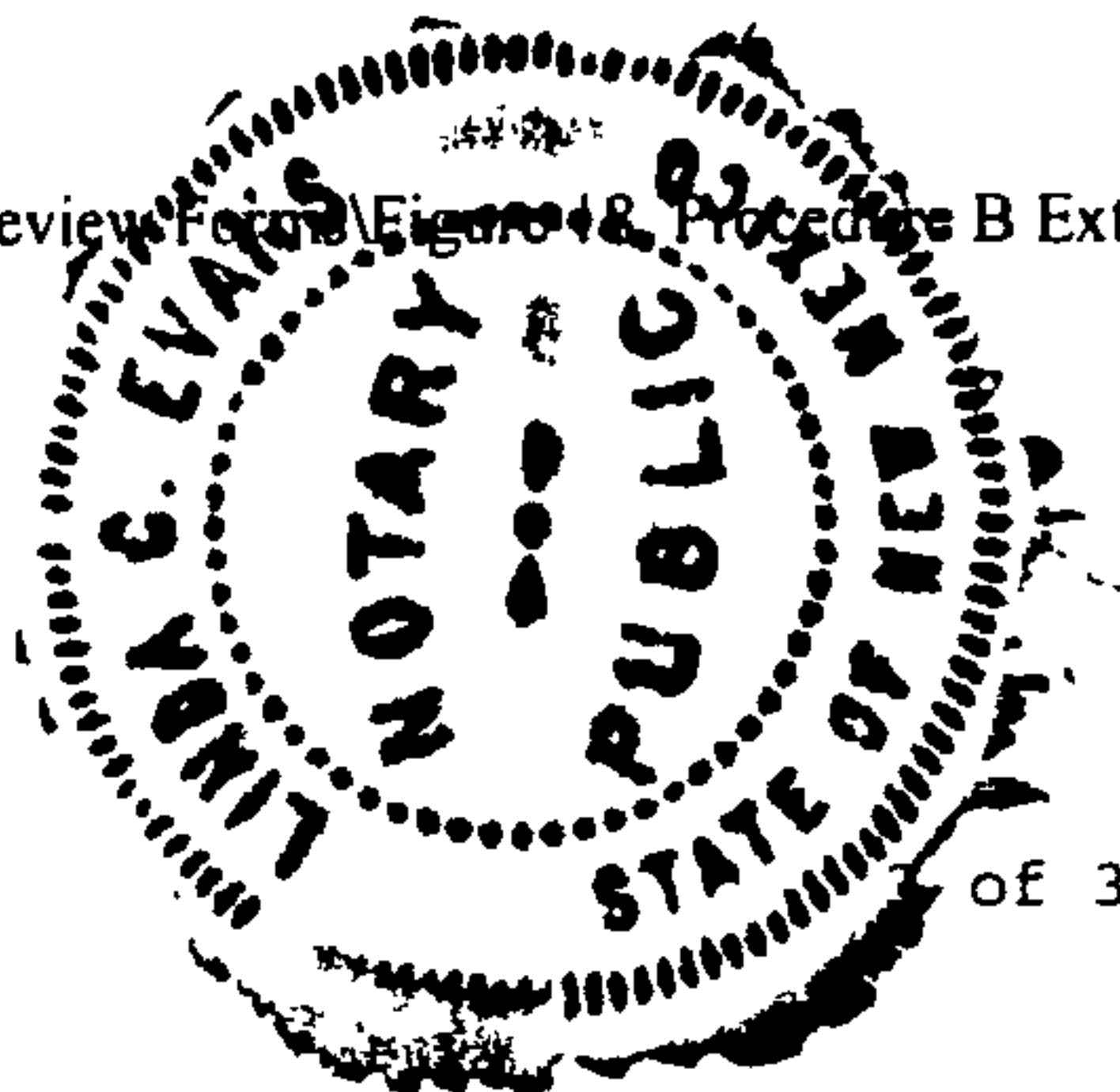
STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 27<sup>th</sup> day of April,  
2011 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation,  
on behalf of said corporation.

Linda C. Evans  
Notary Public

My Commission Expires:

10-07-12



February 26, 2013

**RE: Extension Agreement – Procedure Modified Non-Work Order for 4<sup>th</sup> Lane on Coors along frontage of 3501 Coors Blv NW, Albuquerque 87120.**

Neighborhood Associations: Ladera Heights NA, Vista Grande NA & Villa De Paz HOA, Inc.

Dear Neighbors:

Please be advised that Global Storage Coors, LLC has applied for a 2 year extension for the infrastructure improvements needed by the City of Albuquerque when Coors Blvd is widened to accommodate a 4<sup>th</sup> lane in each direction. We are asking for this extension as the City has not made plans as of yet to widen the infrastructure. If you have any questions, please do not hesitate to contact me at 505-975-2433.

Thank you,



---

Sujay Thakur

Managing Member

Global Storage Coors, LLC





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 26, 2013

Sujay Thakur  
Global Storage Coors, LLC  
7701 Bridge SW/87121  
Phone: 505-975-2433/Fax: 505-352-5294

Dear Sujay:

Thank you for your inquiry of **February 26, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT A-37-1A, TOWN OF ATRISCO GRANT, NORTHEAST UNIT ZONED SU-1 FOR O-1 AND INDOOR/OUTDOOR STORAGE LOCATED ON WESTSIDE OF COORS BOULEVARD NW BETWEEN SEQUOIA NW AND ST. JOSEPH NW** zone map **G-11**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

**SEE "ATTACHMENT A" FOR THE NAMES OF THE NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS DRB SUBMITTAL – please attach this letter and Attachment A to your application packet – siw.**

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

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

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

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

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **02/26/13** Time Entered: **10:50 a.m.** ONC Rep. Initials: **siw**

# **“ATTACHMENT A”**

Sujay Thakur  
Global Storage Coors, LLC  
7701 Bridge SW/87121  
Phone: 505-975-2433/Fax: 505-352-5294  
Zone Map: G-11

## **LADERA HEIGHTS N.A. “R”**

**\*Allan Ludi**

6216 Saint Josephs NW/87120 839-9153 (h)

Pat Moses

6314 Dona Linda Pl. NW/87120 836-3265 (h)

## **VISTA GRANDE N.A. “R”**

**\*Berent Groth**

3546 Sequoia Pl. NW/87120 266-6700 (h)

Richard Schaefer

3579 Sequoia Pl. NW/87120 836-3673 (h)

## **VILLA DE PAZ H.O.A., INC.**

**\*John Scholz**

115 Calle Sol Se Mete NW/87120 489-3402 (h)

Judith Kanester

54 Calle Monte Aplanado NW/87120 688-0901 (h)

**\* President of Neighborhood and/or Homeowner Association**





March 27, 2013