

001 APPLICATION



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input checked="" type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
This waiver is being submitted to request the requirement of the 6' sidewalk be waived. Instead of the 6' foot requirement, it is proposed to construct a 10' foot trail.		

APPLICATION INFORMATION		
Applicant/Owner: American Gypsum Company, LLC		Phone: 231-631-7635
Address: 5960 Berkshire Lane, Suite 800		Email: carey.slater@americangypsum.com
City: Dallas	State: TX	Zip: 75225
Professional/Agent (if any): Industrial Ally, Inc.		Phone: 636-692-5595 x29
Address: 1422 Elbridge Payne Rd. Suite 120		Email: kaela.louie@industrial-ally.com
City: Chesterfield	State: MO	Zip: 63017
Proprietary Interest in Site: Owner's Engineer		List all owners: American Gypsum Company, LLC
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 10-170-6325338020199		Block: Unit:
Subdivision/Addition:		MRGCD Map No.: UPC Code: 101706325338020199
Zone Atlas Page(s): D-17-Z	Existing Zoning: NR-GM	Proposed Zoning NR-GM
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 54.12
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 4600 Paseo Del Norte	Between: Tiburon Street	and: El Pueblo
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

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.

Signature:	Date: 9/8/2022
Printed Name: Kaela Louie	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM V2: Waiver– DRB

Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.

WAIVER – IDO

- NA Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- 01 A Single PDF file of the complete application including all documents being submitted must be emailed to 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 V2 at the front followed by the remaining documents *in the order provided on this form*
- 02 Zone Atlas map with the entire site clearly outlined and labeled
- 03 Letter of authorization from the property owner if application is submitted by an agent
- 04 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable. .
- 05 Scale drawing showing the location of the proposed variance or waiver, as applicable
- 06 Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K)
- 06 Office of Neighborhood Coordination neighborhood meeting inquiry response
- 06 Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- 06 Completed neighborhood meeting request form(s)
- NA If a meeting was requested/held, copy of sign-in sheet and meeting notes
- 07 Required notices with content per IDO Section 14-16-6-4(K)
- 07 Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)


- ___ Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to 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 V2 at the front followed by the remaining documents *in the order provided on this form*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ___ Drawing showing the easement or right-of-way to be vacated
- ___ Required notices with content per IDO Section 14-16-6-4(K)
- ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ___ Proof of Neighborhood Meeting
- ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing* **this step is not required if waiver is to be heard with minor subdivision plat**
- ___ Sign Posting Agreement - **this step is not required if waiver is to be heard with minor subdivision plat**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

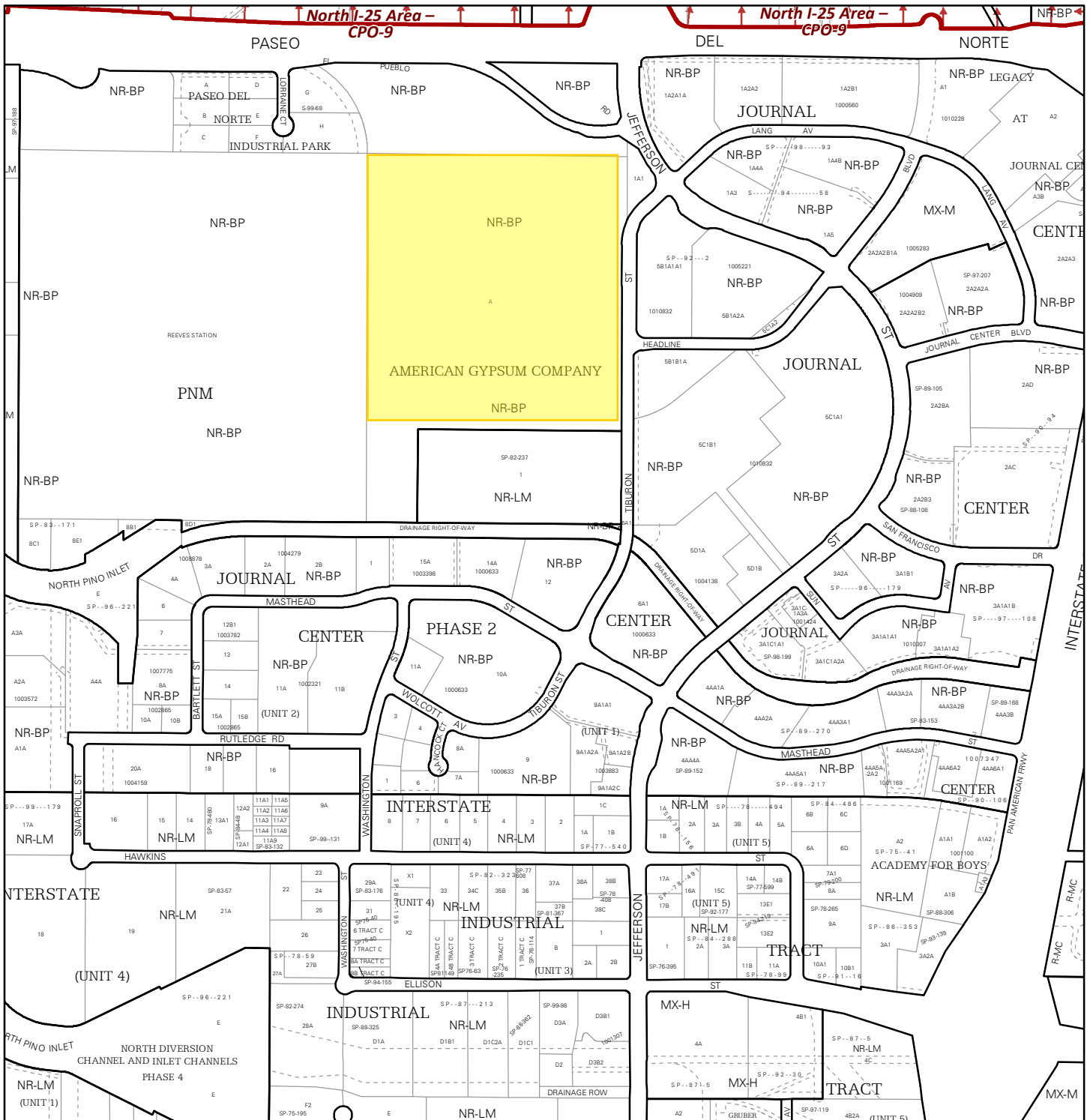
- ___ Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form V2 at the front followed by the remaining documents *in the order provided on this form*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- ___ Proof of Neighborhood Meeting

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- ___ Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to 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 V2 at the front followed by the remaining documents *in the order provided on this form*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Letter describing, explaining, and justifying the deferral or extension
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension


<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, if required, or otherwise processed until it is complete.</i>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

002 ZONE ATLAS MAP

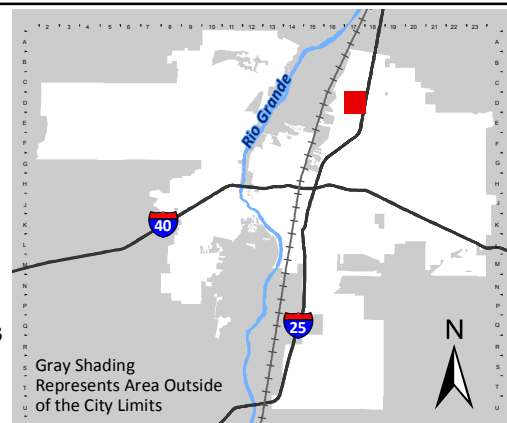


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









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:
D-17-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



Tim Keller, Mayor



April 26, 2019

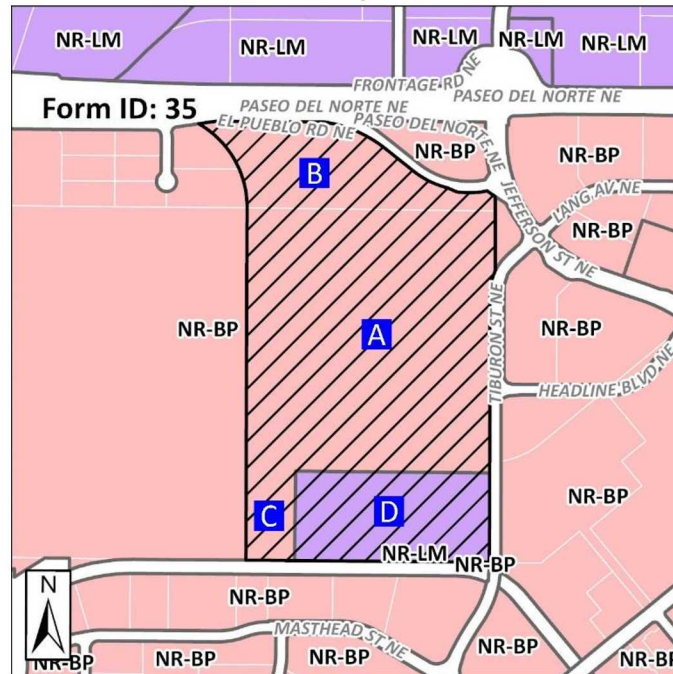
Dear property owner,

The Planning Department has received the Request and Agreement Form for a voluntary zoning conversion for the property indicated in the table below. This process was authorized by City Council through [Resolution 18-29](#) directing the Planning Department to create a process for property owners to opt in to a one-year, voluntary zone conversion process at no cost to the property owner.

The table below provides an overview of the requested conversion and Planning staff recommendations. See map on the next page to confirm the area recommended for conversion (the subject property).

Zoning Conversion Request	
Form ID (for your reference)	35A
Applicant Name	Steven Wentzel
Subject Property Address	4600 Paseo del Norte NE
Zip Code	87109
Owner Name*	AMERICAN GYPSUM INC
Owner Address*	3811 TURTLE CREEK BLVD SUITE 1200 DALLAS TX 75219-4424
Legal Description*	TR OF LAND IN E1/2 NW1/4 & W1/2 NE1/4 SEC 23 T11N R3E (EXCLPORT OUT TO R/W) CONT 43.3900;
UPC Code*	101706325338020199
Current Zoning**	NR-BP
Requested Zoning	NR-GM
* From 2018 Bernalillo County Assessor records ** From the City of Albuquerque Official Zoning Map	
Staff Recommendation	
Recommended Zone District	NR-GM
Criteria 1 – Nonconforming Use	Yes
Criteria 2 – Voluntary Downzone	No
Criteria 3 – Floating Zone Line	No
Criteria 4 – Prior Special Use Zoning	No
Criteria 5 – Size Thresholds	No
Notes	The existing use on the property is heavy manufacturing and became nonconforming with the adoption of the IDO. Heavy manufacturing is first allowed as a permissive primary use in the NR-GM zone district, so NR-GM is an appropriate zone conversion.

Map



The subject property is indicated with hatching.

The recommended zoning conversion described above will be included in the follow-up zoning conversion process. It will be submitted as a group with other properties that also qualify for this process. The application is anticipated to be submitted in May 2019, for an EPC Hearing in July 2019. You are not required to attend the hearing, but you are welcome to send in written comments and/or attend the hearing to observe or give verbal comments. EPC Hearings start at 8:30 am and are held in the Basement Hearing Room in the Plaza del Sol building, 600 2nd St. NW. More information about the agenda will be sent out in our email newsletter, or you can find it on the City webpage: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

If you included an email address in your request, it has been added to our email list. You will receive periodic project update email newsletters at that address. Those updates will also be posted on the ABC-Z project webpage. If you would like to add or change your email address in our records, please contact us using any of the methods described below.

If you would like to talk to Planning Staff about the recommended conversion, if you have any concerns about the information in this letter or the map, or if you would like to opt out of this process, please email abctoz@cabq.gov, visit the project website www.abc-zone.com, or phone the Planning Department at (505) 924-3860 and ask to speak to someone on the ABC-Z Planning Team.

Sincerely,

Long Range Planning Staff, City of Albuquerque

Email: abctoz@cabq.gov

Phone: 505-924-3860

Web: www.abc-zone.com

CC:

Steve Wentzel c/o AMERICAN GYPSUM INC, 3811 TURTLE CREEK BLVD SUITE 1200 DALLAS TX 75219-4424

Steve Wentzel, steve.wentzel@americangypsum.com

Asset Management, jaim@assetmanagementnm.com

003 LETTER OF AUTHORIZATION



TO: City of Albuquerque
FROM: Carey Slater, American Gypsum – Albuquerque Plant Manager
SUBJECT: Sidewalk Waiver Letter of Authorization for Industrial Ally
DATE: July 6th, 2022

I, Carey Slater, hereby authorize representatives from Industrial Ally to submit a sidewalk waiver on behalf of American Gypsum's Albuquerque Plant.

Please contact me if you have any questions.

A handwritten signature in blue ink, appearing to read 'Carey W Slater', followed by the date '7/6/2022' written in the same ink.

Carey W Slater
Plant Manager – Albuquerque Plant
Carey.Slater@americangypsum.com
(505) 346-2142

004 JUSTIFICATION LETTER

Jolene Wolfley
Development Review Board Chair
Plaza Del Sol
600 2nd St. NW
Albuquerque, NM 87102

Dear Ms. Wolfley,

Industrial Ally, agent for American Gypsum Company (“the Developer”), is seeking approval for a Major Site Plan Amendment reviewed by the Development Review Board, including a waiver to the required Sidewalk per IDO Section 14-16-6-6(P)(3), as well as an Alternative Landscaping Plan to meet the requirements within IDO 5-6. Granting this request will allow for the installation and commission of new equipment for a vertical roller mill. The new equipment will increase the efficiency and reliability of raw material receiving, grinding, calcining and emissions control.

The subject site is located at 4600 Paseo Del Norte, Albuquerque, New Mexico. This site is zoned NR-GM and is located at the southwest corner of El Pueblo and Tiburon. Currently, the grinding and calcining activities are executed in a mill building and consists of three (3) mills and four (4) kettles that produce the calcined gypsum or stucco. American Gypsum is in pursuant of a new vertical roller mill (VRM) installation to replace all the existing mills and kettles. The new mill will be located on a currently paved area of the existing facility property and the existing mills and kettles will remain operational while the new mill and associated equipment is installed and commissioned. Along with the new VRM system, the project will include the following new systems:

- Gypsum truck unloading system
- Gypsum rock crushing system
- Gypsum rock storage and feeding
- Product screening
- Conditioning screw tower
- Stucco cooling system
- Stucco transport to the existing stucco storage bins
- Startup storage bin
- Land plaster transport to existing bins

In addition to increasing the efficiency and reliability of raw material receiving, grinding, calcining and emissions control, this project will update the property’s landscaping and

will provide a visually appealing view from the street and for pedestrians. It will also allow for the addition of a 10' Trail, which will be safer for both cyclists and pedestrians.

Sidewalk Waiver Description

The Property for the above project is approximately 54.12 acres in size, zoned NR-GM and is located at the southwest corner of El Pueblo and Tiburon, very near Paseo del Norte and Jefferson Blvd. The Property is legally described as: TR of Land in E1/2 NW1/4 & W1/2 NE1/4 SEC 23 T11N R3E (Excl port out to R/W) CONT 43.3900. The Property is located outside of designated Comprehensive Plan centers, and El Pueblo and Tiburon are both major collectors. DPM Table 7.2.29 therefore sets a six-foot sidewalk for the Project. The applicant is requesting a Waiver for this sidewalk requirement, excepting that section of the sidewalk shown on the attached Site Plan. This request is justified for the reasons set forth below.

1. There is an existing pedestrian and bike path that largely surrounds the Property, located on El Pueblo and Tiburon, as shown in the attached Exhibit A. This existing path is safe for pedestrians and bikes, avoiding the manufacturing traffic for the Project.
2. The Project is a manufacturing site. It contains no attractions or services for pedestrians, nor does the surrounding area. Pedestrian traffic is not desirable in or around the Property given the manufacturing traffic and activities. Immediately north of the site, Paseo del Norte is a limited access right of way inappropriate for pedestrian or bike traffic. Keeping all pedestrian and bike traffic directed to the existing path is safest and most appropriate, given the surrounding right of way and land use constraints.
3. There are obstructions and slopes around the northeast corner of the property which would prevent sidewalk construction in the area and disrupt connectivity around the site.
4. Waiving the sidewalks would allow that space to be used for landscaping instead. Such greenspace would better benefit the public travelling on Tiburon, El Pueblo, Paseo del Norte, and the existing pedestrian path compare to an additional sidewalk with little utility.
5. The Applicant is proposing to construct a section of trail along Tiburon from Headline to the south end of the property by the railroad. This portion of the trail will provide some utility to pedestrians.

This request meets the criteria for a DRB waiver, IDO Section 6-6(P)(3):

(a) Any of the following applies:

1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man- made obstructions, or utility lines.

2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.

3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.

4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

This request is justified by (a)(1), (a)(3), and (a)(4). As described above, slope issues and obstructions reasonably prevent connectivity of a sidewalk around the Property's northeast corner. The character of this area is industrial and inconsistent with pedestrian and bike traffic. Further, granting the request would allow better landscape development at the edges of the Property. Finally, waiving the side on the Applicant's side of Tiburon and El Pueblo encourages the effective use of the existing trail, which is well-designed and maintained for safe recreational and commuter use.

(b) The Waiver will not be materially contrary to the public safety, health, or welfare.

As stated above, constructing the sidewalk as envisioned in the IDO would potentially divert pedestrian traffic from the connected, existing trail, into an industrial area where pedestrian traffic is undesirable. It will ensure that pedestrians do not have to contend with crossing the business and truck traffic that occurs in and out of the subject site. Therefore, the waiver is consistent with public safety, health, and welfare.

(c) The Waiver does not cause significant material adverse impacts on surrounding properties.

The waiver would not adversely affect the surrounding properties (with similar industrial uses) or the nearby pedestrian trail. On the contrary, it would promote appropriate use of the trail and pedestrian traffic flow through safe areas.

(d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The waiver will not have any impacts on current or future public infrastructure planning or improvements.

(e) The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

The waiver does not conflict with any of the above, particularly as the Property is not within areas that encourage a robust pedestrian network, and the request actually

furthering many Comprehensive Plan goals. Goal 6.1 (Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses); Goal 6.3 (Plan, develop, operate, and maintain a transportation system that provides safe access and mobility for all roadway users); Goal 6.7 (Implement and maintain an effective and efficient transportation system in a coordinated and cost-

effective manner); Goal 6.8 (Provide transportation investments that are responsive to context and natural setting); Policy 6.7.1(b) (Prioritize transportation projects that show high return on investment from lower construction and maintenance costs and higher property values and gross receipts taxes)

(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

This criterion is not applicable to the request.

(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.

This request is consistent with the NR-GM zoning for the Property and similar uses in the surrounding areas, which do not provide pedestrian-oriented services or destinations.

(h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DRB as part of this approval.

This criterion is not applicable to the request.

(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

The Applicant is proposing to build the portion of the trail that may provide some connectivity and utility to pedestrian users to Headline Blvd. This limits the waiver to address only the most problematic portions of a new sidewalk.

(j) If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

The absence of a sidewalk will not create any gaps in the existing sidewalk system and the waiver will contribute to the public welfare through better safety. This is a high-intensity land use area, with low pedestrian traffic, which is appropriately channeled to the existing pedestrian path to the north and east. This path is designed to safely transport pedestrians and bikes between industrial uses and the limited access

Paseo del Norte safely and without creating conflicts with the adjacent intense uses and automotive traffic.

For the forgoing reasons, the requested sidewalk waiver is supported by the IDO criteria and we respectfully request that the waiver be granted.

The project team provided all adjacent Neighborhood Associations an opportunity to meet and discuss the proposed amendment prior to this submittal. A neighborhood meeting was held on May 6, 2022 with the representatives of American Gypsum. None of the neighborhoods were in attendance and no issues with proposed development were brought up. Based upon the rationale presented in this letter, we respectfully request approval of the proposed site plan to facilitate the development of the American Gypsum Equipment Installation. If you have any questions or need clarification of anything contained herein, please contact me at 973-600-2548 or kaela.louie@industrial-ally.com.

Sincerely

Industrial Ally, Inc.

Kaela Louie

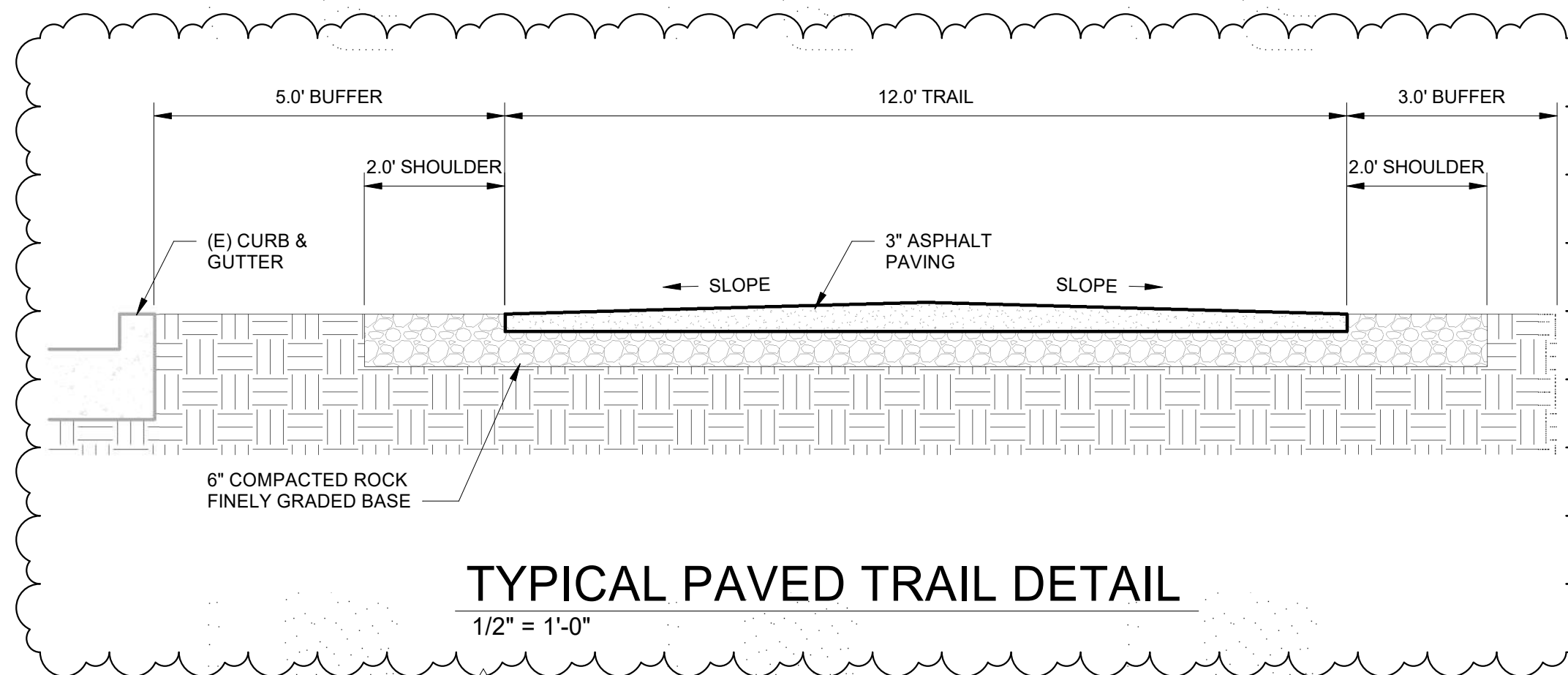
Kaela Louie

Engineering Project Manager

9/8/2022

005 SCALE DRAWING

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION BELONGING TO INDUSTRIAL ALLY, ITS AFFILIATED COMPANIES, AND THEIR CLIENTS. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF INDUSTRIAL ALLY, IS STRICTLY PROHIBITED. INDUSTRIAL ALLY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF PROFITS, BUSINESS, OR REPUTATION, OR FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, WHETHER IN CONTRACT, TORT, OR OTHERWISE, ARISING FROM THE USE OF THIS DOCUMENT. INDUSTRIAL ALLY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF PROFITS, BUSINESS, OR REPUTATION, OR FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, WHETHER IN CONTRACT, TORT, OR OTHERWISE, ARISING FROM THE USE OF THIS DOCUMENT.



N
RECREATIONAL TRAIL
1" = 100'-0"

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

NOTE: THIS SEAL APPLIES ONLY TO THIS DOCUMENT. I DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THIS PROJECT OR ANY OTHER PROJECT.

DANA ALWINDAWY
NEW MEXICO
28595
PROFESSIONAL ENGINEER
Dana Alwindawy

DATE: 09/12/22
NAME: DANA ALWINDAWY
DISCIPLINE: STRUCTURAL
LICENSE NO: 28595

REV	DATE	DESCRIPTION	BY	CHK	APP
1	09/12/22	ISSUED FOR PERMIT	JJB	KL	KL
0	06/17/22	ISSUED FOR PERMIT	JJB	MCW	DA



AMERICAN GYPSUM
4600 Paseo Del Norte Blvd NE,
Albuquerque, NM 87113

DESIGNED: MCW DATE: 06/15/22
DRAWN: APV DATE: 06/15/22
CHECKED: MCW DATE: 06/15/22
SMACC APPR: WEH DATE: 08/04/21

Industrial Ally
Engineering and Construction Services

1422 Ebridge Payne Rd, Suite 120
Chesterfield, MO 63017

INDUSTRIAL ALLY PROJECT NUMBER: 1576

**VERTICAL GRINDING / CALCINING MILL
OVERALL PLANT
RECREATIONAL TRAIL**
CIVIL

IA DRAWING NUMBER
1576-CC-110
CLIENT DRAWING NUMBER

REV.	DWG. SCALE:
1	As indicated

006 NEIGHBORHOOD MEETING

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, September 30, 2021 9:58 AM
To: Carey Slater <Carey.Slater@americangypsum.com>
Subject: [EXT] 4600 Paseo del Norte Public Notice Inquiry

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 other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dreganabq@gmail.com	4109 Chama Street NE		Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffie	mgriffie@noreste.org	PO Box 90986		Albuquerque	NM	87199	5052800082	
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE		Albuquerque	NM	87113		5058973052
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com	909 Tijeras Avenue NW	#214	Albuquerque	NM	87102		5052702462

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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 project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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 association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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 below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, September 29, 2021 4:33 PM

To: Office of Neighborhood Coordination <Carey.Slater@americangypsum.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Fence Permit

Contact Name

Carey Slater

Telephone Number

(505) 346-2142

Email Address

Carey.Slater@americangypsum.com

Company Name

American Gypsum Company

Company Address

4600 Paseo del Norte

City

Albuquerque

State

NM

ZIP

87113

Legal description of the subject site for this project:

Zone Atlas Page D17

Physical address of subject site:

4600 Paseo del Norte

Subject site cross streets:

Paseo del Norte & Jefferson

Other subject site identifiers:

This site is located on the following zone atlas page:

NOTICE: This electronic mail message is intended exclusively for the recipient(s) to whom it is addressed. This message, together with any attachment(s), may contain confidential, privileged and/or proprietary information. Any unauthorized review, use, printing, retention, copying, disclosure, dissemination or distribution is strictly prohibited. If you have received this message in error, please immediately advise the sender by reply e-mail and delete all copies of this message. American Gypsum Company LLC disclaims all responsibility and liability for the accuracy and content of this attachment and for any damages or losses arising from any inaccuracies, errors, viruses (e.g., worms, trojan horses, etc.), or other items of a destructive nature, which may be contained in this email and its attachments and shall not be liable for direct, indirect, consequential or special damages in connection with this e-mail message or its attachments.

FW: [EXT] Neighborhood Meeting Request - Site Plan Amendment



Carey Slater <Carey.Slater@americangypsum.com>
To: Rodenbeck, Jay B.
Cc: Kaela Louie

Reply Reply All Forward

Fri 6/17/2022 10:34 AM

Existing Trail & Add Sections.pdf .pdf File
 NeighborhoodMeetingRequest-06.16.2022.pdf .pdf File

Sent: Friday, June 17, 2022 8:34 AM

To: peggynorton@yahoo.com; newmexmba@aol.com; Dan Regan <dreganabq@gmail.com>; mgriffie@noreste.org; anvanews@aol.com

Cc: Carey Slater <Carey.Slater@americangypsum.com>; Nick Alexander <nick@industrial-ally.com>

Subject: [EXT] Neighborhood Meeting Request - Site Plan Amendment

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Good Morning,

I am reaching out to inform you of a sidewalk waiver that may have a potential impact on your neighborhood associations. This waiver is being submitted regarding the six-foot sidewalk requirement. The waiver applies to the proposed project that will allow for additional modernized equipment to be installed at the American Gypsum Plant located at 4600 Paseo Del Norte, Albuquerque, NM.

This waiver recognizes the existing trail across the street which keeps pedestrians and cyclists safe. The waiver also proposes to construct a 10' asphalt trail along Tiburon to provide some utility to pedestrians on the industrial side. This addition will allow connectivity to the existing trail, while also ensuring the safety of pedestrians.

We ask that you please review the attached documents pertaining to this waiver at your earliest convenience. Per IDO Sec. 14-26-6-4(K), if you would like to schedule a meeting to discuss this waiver, please let me know, and we will work to set a meeting up. If your association does not feel a meeting is necessary, please also respond to let me know that a meeting is not requested.

If there is any additional information I can provide, or any questions I can answer please feel free to respond to this email or call me at the number below.

Thank you,



Kaela Louie
Project Manager
[1422 Elbridge Payne Road, Suite 120](mailto:Kaela.Louie@industrial-ally.com)
[Chesterfield, MO 63017](mailto:Kaela.Louie@industrial-ally.com)
636-692-5595 x 29 (Office)
973-600-2548 (Cell)
636-778-9718 (Fax)

*** EXPERTISE WHEN YOU NEED IT MOST ***

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 6.16.2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: peggynorton@yahoo.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: kaela.louie@industrial-ally.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Meeting Date/Time/Location will be determined if there is a request submitted

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4600 Paseo Del Norte
Location Description _____
2. Property Owner* American Gypsum Company, LLC
3. Agent/Applicant* [if applicable] Kaela Louie, Industrial Ally
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Sidewalk waiver per IDO and sidewalk requirement.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Contact Owner's Engineer Representative, Kaela Louie, kaela.louie@industrial-ally.com or (636)-692-5595 x29
-

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} D-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 Deviation(s) Variance(s) Waiver(s)
Explanation:
IDO Standard requires the construction of a sidewalk. Submitting waiver to waive this requirement and
to focus on landscaping and the construction of 10' trail that will provide connectivity to the south of
of Headline.
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 43.39 acres
 - b. IDO Zone District Atlas Page D-17-Z, Zone NR-GM
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Industrial Manufacturing
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: newmexmba@aol.com [Other Neighborhood Associations, if any]

dlreganabq@gmail.com

mgriffee@noreste.org

anvanews@aol.com

⁶ Available here: <https://tinurl.com/idozoningmap>

007 REQUIRED NOTICES

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, September 30, 2021 9:58 AM
To: Carey Slater <Carey.Slater@americangypsum.com>
Subject: [EXT] 4600 Paseo del Norte Public Notice Inquiry

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 other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dreganabq@gmail.com	4109 Chama Street NE		Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986		Albuquerque	NM	87199	5052800082	
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE		Albuquerque	NM	87113		5058973052
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com	909 Tijeras Avenue NW	#214	Albuquerque	NM	87102		5052702462

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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 project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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 association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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 below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, September 29, 2021 4:33 PM

To: Office of Neighborhood Coordination <Carey.Slater@americangypsum.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Fence Permit

Contact Name

Carey Slater

Telephone Number

(505) 346-2142

Email Address

Carey.Slater@americangypsum.com

Company Name

American Gypsum Company

Company Address

4600 Paseo del Norte

City

Albuquerque

State

NM

ZIP

87113

Legal description of the subject site for this project:

Zone Atlas Page D17

Physical address of subject site:

4600 Paseo del Norte

Subject site cross streets:

Paseo del Norte & Jefferson

Other subject site identifiers:

This site is located on the following zone atlas page:

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FW: [EXT] Neighborhood Meeting Request - Site Plan Amendment



Carey Slater <Carey.Slater@americangypsum.com>
To: Rodenbeck, Jay B.
Cc: Kaela Louie

Reply Reply All Forward

Fri 6/17/2022 10:34 AM



Sent: Friday, June 17, 2022 8:34 AM

To: peggynorton@yahoo.com; newmexmba@aol.com; Dan Regan <dreganabq@gmail.com>; mgriffie@noreste.org; anvanews@aol.com

Cc: Carey Slater <Carey.Slater@americangypsum.com>; Nick Alexander <nick@industrial-ally.com>

Subject: [EXT] Neighborhood Meeting Request - Site Plan Amendment

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Good Morning,

I am reaching out to inform you of a sidewalk waiver that may have a potential impact on your neighborhood associations. This waiver is being submitted regarding the six-foot sidewalk requirement. The waiver applies to the proposed project that will allow for additional modernized equipment to be installed at the American Gypsum Plant located at 4600 Paseo Del Norte, Albuquerque, NM.

This waiver recognizes the existing trail across the street which keeps pedestrians and cyclists safe. The waiver also proposes to construct a 10' asphalt trail along Tiburon to provide some utility to pedestrians on the industrial side. This addition will allow connectivity to the existing trail, while also ensuring the safety of pedestrians.

We ask that you please review the attached documents pertaining to this waiver at your earliest convenience. Per IDO Sec. 14-26-6-4(K), if you would like to schedule a meeting to discuss this waiver, please let me know, and we will work to set a meeting up. If your association does not feel a meeting is necessary, please also respond to let me know that a meeting is not requested.

If there is any additional information I can provide, or any questions I can answer please feel free to respond to this email or call me at the number below.

Thank you,



Kaela Louie
Project Manager
[1422 Elbridge Payne Road, Suite 120](mailto:Kaela.Louie@industrial-ally.com)
[Chesterfield, MO 63017](mailto:Kaela.Louie@industrial-ally.com)
636-692-5595 x 29 (Office)
973-600-2548 (Cell)
636-778-9718 (Fax)

*** EXPERTISE WHEN YOU NEED IT MOST ***

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 6.16.2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: peggynorton@yahoo.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: kaela.louie@industrial-ally.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Meeting Date/Time/Location will be determined if there is a request submitted

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 4600 Paseo Del Norte
Location Description _____
2. Property Owner* American Gypsum Company, LLC
3. Agent/Applicant* [if applicable] Kaela Louie, Industrial Ally
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Sidewalk waiver per IDO and sidewalk requirement.

5. This type of application will be decided by^{*}: City Staff
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Contact Owner's Engineer Representative, Kaela Louie, kaela.louie@industrial-ally.com or (636)-692-5595 x29
-

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} D-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)Explanation:
IDO Standard requires the construction of a sidewalk. Submitting waiver to waive this requirement and
to focus on landscaping and the construction of 10' trail that will provide connectivity to the south of
of Headline.
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 43.39 acres
 - b. IDO Zone District Atlas Page D-17-Z, Zone NR-GM
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Industrial Manufacturing
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: newmexmba@aol.com [Other Neighborhood Associations, if any]

dlreganabq@gmail.com

mgriffee@noreste.org

anvanews@aol.com

⁶ Available here: <https://tinurl.com/idozoningmap>

Path/Trail

Existing Recreational Path/Trail

Legend

- 📍 4600 Paseo Del Norte NE
- 📍 Cabela's
- 📍 Courtyard by Marriott
- 📍 Feature 1



El Pueblo

Tiburon

Headline

Propose Adding Section of Trail

Propose Adding Section of Trail

4600 Paseo Del Norte NE

