



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input checked="" type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3) N/A	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: <b>Curia New Mexico, LLC (f/k/a Oso Pharmaceutical) c/o Adam Lysiak</b>		Phone: <b>(908) 752-9244</b>
Address: <b>26 Corporate Circle</b>		Email: <b>Adam.Lysiak@curiaglobal.com</b>
City: <b>Albany</b>	State: <b>NY</b>	Zip: <b>12203</b>
Professional/Agent (if any): <b>Burns &amp; McDonnell c/o Joe Lavender</b>		Phone: <b>(913) 289-3619</b>
Address: <b>3501 E. Speedway Blvd Suite 245</b>		Email: <b>jlavender@burnsmcd.com</b>
City: <b>Tucson</b>	State: <b>AZ</b>	Zip: <b>85716</b>
Proprietary Interest in Site:	List <u>all</u> owners:	

### BRIEF DESCRIPTION OF REQUEST

Interior renovations include clean room space into mechanical/utility space and removing/replacing mechanical assets. Exterior improvements include additions of an Air Handling Unit (AHU), screening, and egress stairs.

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <b>Parcel 1 Lot 2 ; Parcel 3 Lot 1</b>	Block: <b>N/A</b>	Unit: <b>101706222706630216</b>
Subdivision/Addition: <b>Balloon Field Industrial Park</b>	MRGCD Map No.: <b>N/A</b>	UPC Code: <b>101706224206030215</b>
Zone Atlas Page(s): <b>E-17</b>	Existing Zoning: <b>NR-BP</b>	Proposed Zoning: <b>N/A</b>
# of Existing Lots: <b>2</b>	# of Proposed Lots: <b>N/A</b>	Total Area of Site (acres): <b>2.5 Acres</b>

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: <b>4272 Balloon Park Rd</b>	Between: <b>Balloon Park Rd</b>	and: <b>Jefferson St</b>
--	---------------------------------	--------------------------

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: <b>July 19, 2022</b>
Printed Name: <b>Joseph A. Lavender</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

## FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP.

### **INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and label

### **ARCHEOLOGICAL CERTIFICATE**

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

N/A

### **MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

### **MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Unavailable

N/A

- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

### **ACCELERATED EXPIRATION SITE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

### **ALTERNATIVE SIGNAGE PLAN**

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

### **ALTERNATIVE LANDSCAPE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan



July 18, 2022

City of Albuquerque  
Planning Department  
Plaza del Soil Building  
600 Second NW  
Albuquerque, NM 87102

Re: Letter of Authorization  
4272 Balloon Park Rd NE  
Minor Site Plan Amendment

To Whom It May Concern,

I hereby authorize Burns & McDonnell to act on our behalf to represent Curia Global to the City of Albuquerque for the 4272 Balloon Park Rd NE Minor Site Plan Amendment. As Curia New Mexico LLC's (f/k/a Oso Pharmaceutical) Agent, Burns & McDonnell will submit documents to and communicate with the Planning Department until the project's completion.

If in any case, the Planning Department Staff should have questions in this matter, please contact me at [Adam.Lysiak@curiaglobal.com](mailto:Adam.Lysiak@curiaglobal.com).

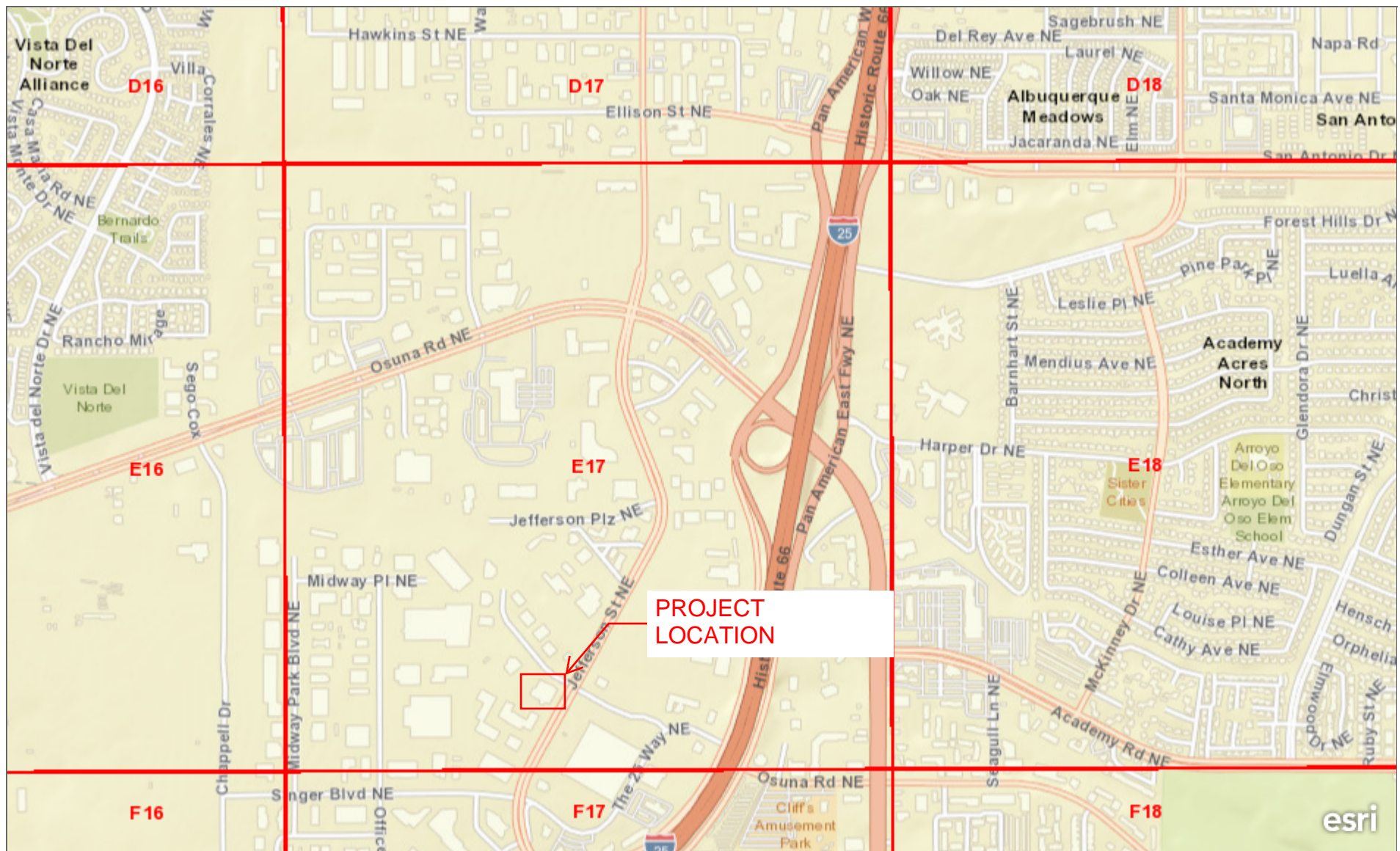
Sincerely,

*Adam Lysiak*

Adam Lysiak, P.E.  
Senior Director of Project Engineering  
[Adam.Lysiak@curiaglobal.com](mailto:Adam.Lysiak@curiaglobal.com)  
(908) 752-9244

cc: Amber Yount, Burns & McDonnell  
Steven Karl, Curia Global  
Daniel Lavin, Curia Global

# Zone Atlas



City Zone Atlas Pages

0.2mi

City of Albuquerque, Bernalillo County, NM, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS





August 5, 2022

City of Albuquerque  
Planning Department  
Plaza del Soil Building  
600 Second NW  
Albuquerque, NM 87102

Re: 4272 Balloon Park Rd  
Minor Site Plan Amendment Approval  
*Revised as per email titled "4272 Balloon Park Rd Minor Site Plan Amendment Submittal"*

To Whom It May Concern,

On behalf of Curia New Mexico LLC (f/k/a Oso Pharmaceutical), Burns & McDonnell is pleased to submit this Minor Site Plan Amendment package for review by Planning Department Staff.

The purpose of the Curia 4272 Renovation Project (Project) is to renovate portions of the interior first and second floors and minor exterior additions. Interior renovations include clean room space into mechanical/utility space and removing/replacing mechanical assets. Exterior improvements include additions of an Air Handling Unit (AHU), screening, and egress stairs.

- *Original plans (including AAs) shall not change with exception of an Air Handler Unit (AHU), egress stairs, fencing, and screening located southwest of existing facility.*
- *The proposed details of the changing exterior to the buildings and to the site are shown on enclosed sheet numbers CS-100 and C-U-4272-1-101.*
- *Room additions shall not be included in this project. The only additional exterior structure shall be egress stairs at the southwest corner of existing facility. Please refer to sheet number C-U-4272-1-101*
- *Façade changes are not applicable to this project.*
- *Proposed screening and fence shall match existing material and height. Located at the southwest corner of existing facility. Please refer to sheet number C-U-4272-1-101*

The Project shall comply with the City of Albuquerque's IDO Section 14-16-6-4(Z)(1)(a) Minor Amendment of Pre-IDO Approvals.

1. The existing site development plan (project number 1010509) was approved July 2nd, 2015. Approximately 2.5 years prior to the adoption of IDO in November 2017. Project number 1010509 does not state development standards; therefore, the Project shall comply with current IDO standards. (Section 14-16-6-4(Z)(1)(a)(1))

2. The requested change, Project, is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments. Refer to table below. (Section 14-16-6-4(Z)(1)(a)(2))

3. The requested change includes an AHU, egress stairs, and screening. These items shall not require major public infrastructure or significant changes to access or circulation patterns on the site. (Section 14-16-6-4(Z)(1)(a)(3)).
4. Deviations, Variances, or Waivers shall not be requested for the Project. (Section 14-16-6-4(Z)(1)(a)(4)).

Table 6-4-4: Allowable Minor Amendments		
Standard	Maximum Threshold (Cumulative of Earlier Approved Deviations and/or Amendments)	
	General	Project Compliance
Building gross floor area	10%	N/A
Front setback, minimum	15%	N/A
Side setback, minimum	15%	N/A
Rear setback, minimum	10%	N/A
Building height, maximum	Increase: 10% Decrease: any amount	N/A
Wall and fence height	6 in.	N/A
Any other numerical standard	10%	N/A
Any other addition or revision that would otherwise be decided as a Permit – Sign, Permit – Wall or Fence – Minor, or Site Plan – Administrative	Any amount that meets requirements specified in the approved Permit or Site Plan or, if the Permit or Site Plan is silent, the IDO	Screening shall comply with IDO Section 14-6-5-7

Burns & McDonnell looks forward to working with the Planning Department Staff throughout the approval process. Please contact me with any questions or concerns.

Sincerely,



Joseph A. Lavender, P.E.  
[jlavender@burnsmcd.com](mailto:jlavender@burnsmcd.com)  
 (913) 289-3619

Enclosure Attachment  
 (1) Form P3



- (1) DRB-EPC Application
- (1) Letter of Authorization
- (1) Archaeological Compliance Documentation Form
- (1) Pre-Application Meeting Notes
- (1) 4272 Balloon Park Rd Project No. 1010509
- (1) 4272 Balloon Park Rd Minor Amendment
- (1) Email titled "*4272 Balloon Park Rd Minor Site Plan Amendment Submittal*" 08/05/2022

cc: Amber Yount, Burns & McDonnell  
Adam Lysiak, Curia Global

**PRE-APPLICATION MEETING NOTES**

PA#: \_\_\_\_\_ Notes Provided (date): \_\_\_\_\_

Site Address and/or Location: \_\_\_\_\_

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

**Request** \_\_\_\_\_  
\_\_\_\_\_

**Basic Site Information**

Current Use(s): \_\_\_\_\_ Size (acreage): \_\_\_\_\_

Zoning: \_\_\_\_\_ Overlay Zone(s): \_\_\_\_\_

**Comprehensive Plan Designations**

Development Area: \_\_\_\_\_ Corridor(s): \_\_\_\_\_

Center: \_\_\_\_\_ Near Major Public Open Space (MPOS)?: \_\_\_\_\_

**Integrated Development Ordinance (IDO)**

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): \_\_\_\_\_

Use Specific Standards: \_\_\_\_\_

Applicable Definition(s): \_\_\_\_\_

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

**Notice**

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**Process**

Decision Type(s) (see IDO Table 6-1-1): \_\_\_\_\_

Specific Procedure(s)\*: \_\_\_\_\_

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: \_\_\_\_\_ Is this a PRT requirement? \_\_\_\_\_

**Handouts Provided**

- Zoning Map Amendment     Site Plan Amendments     Site Plan- EPC     Site Plan- DRB
- Site Plan- Admin     Variance-ZHE     Conditional Use     Subdivision
- Site History/Research     Transportation     Hydrology     Fire

If you have additional questions, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov) or at (505) 924-3860. Please include the PA# with your inquiry.



**PRT 22-120**

Administrative Amendment of Pre-IDO Approval can take two to four weeks.

Please contact Building Safety for permit timelines.



**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
Alan Varela, Interim Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

---

**DATE:**

**SUBJECT:**

**Case Number(s):**

**Agent:**

**Applicant:**

**Legal Description:**

**Zoning:**

**Acreage:**

**Zone Atlas Page(s):**

**CERTIFICATE OF NO EFFECT:**      Yes      No

**CERTIFICATE OF APPROVAL:**      Yes      No

**SUPPORTING DOCUMENTATION:**

**SITE VISIT:**

**RECOMMENDATIONS:**

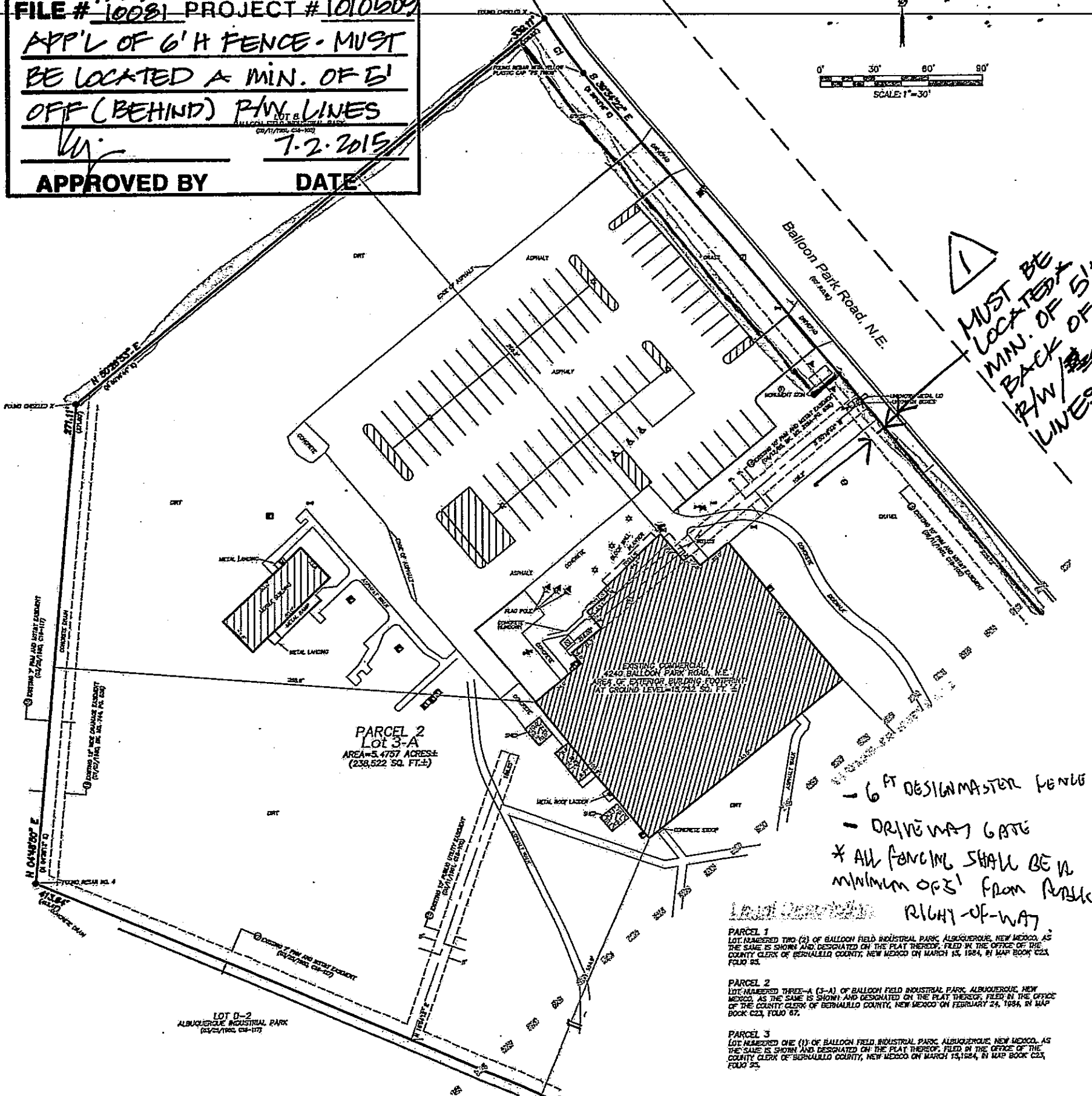
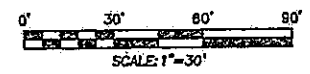
**SUBMITTED BY:**

**SUBMITTED TO:**

\_\_\_\_\_  
July 14, 2022



**ADMINISTRATIVE AMENDMENT**  
 FILE # <sup>15 AA</sup> 10081 PROJECT # 1010509  
 APP'L OF 6' H FENCE - MUST  
 BE LOCATED A MIN. OF 5'  
 OFF (BEHIND) P/W LINES  
 APPROVED BY [Signature] DATE 7-2-2015



MUST BE  
 LOCATED  
 MINN. OF 5'  
 BACK OF  
 P/W  
 LINES

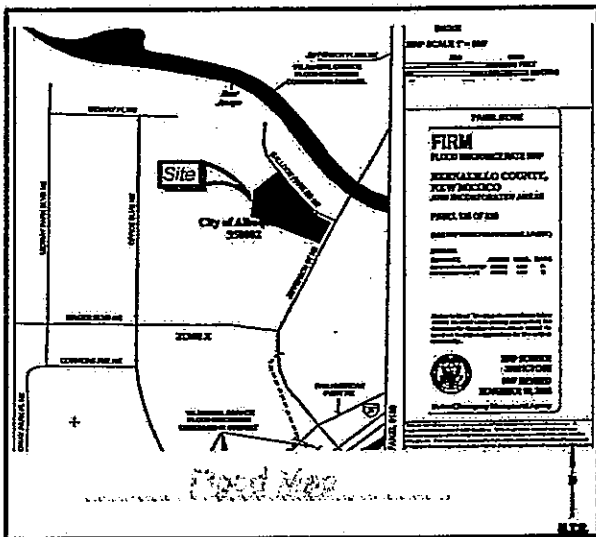
6 FT DESIGNMASTER FENCE  
 DRIVEWAY GATE  
 \* ALL FENCING SHALL BE A  
 MINIMUM OF 5' FROM PUBLIC  
 RIGHT-OF-WAY

**Zoning Data**  
 ZONING DESIGNATION = I-1F  
 NUMBER OF STRIPED PARKING SPACES FOR LOT 3-A = 35  
 NUMBER OF HANDICAPPED PARKING SPACES FOR LOT 3-A = 0  
 NUMBER OF STRIPED PARKING SPACES FOR LOT 1 = 0  
 NUMBER OF STRIPED PARKING SPACES FOR LOT 2 = 46  
 NUMBER OF HANDICAPPED PARKING SPACES FOR LOT 2 = 0  
 TOTAL NUMBER OF PARKING SPACES = 81

**Notes**  
 1. FIELD SURVEY PERFORMED ON MAY 14-15, 2008  
 2. ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983  
 3. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.  
 4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF ABOVE GROUND APPURTENANCES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER BY SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.  
 5. THIS PROPERTY LIES WITHIN THE ELENA CALLEGOS GRANT, PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

**Access Map**  
 INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY BALLOON PARK ROAD, N.E., THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.

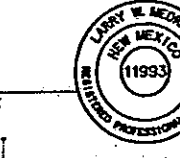
**Encroachments of the Surrounding Property**  
 (A) ENCROACHMENT OF BUILDING INTO 10' UTILITY EASEMENT  
 (B) ENCROACHMENT MONUMENT SIGN INTO 10' UTILITY EASEMENT  
 (C) ENCROACHMENT LIGHT POLE INTO 10' PUBLIC UTILITY EASEMENT



- Notes Pertaining to Encroachments**
- 02802005-MB: PARCEL 1 (LOT 2) & PARCEL 2 (LOT 3-A)
  - (1) RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 80, PAGE 353, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - (2) RESERVATIONS CONTAINED IN DEEDS RECORDED IN BOOK 054A, PAGE 379, AS DOCUMENT NO. 78-12801, BOOK 054A, PAGE 531, AS DOCUMENT NO. 78-12802, BOOK 054A, PAGE 532, AS DOCUMENT NO. 78-12803, BOOK 054A, PAGE 533, AS DOCUMENT NO. 78-12804, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - (3) ALL OIL, GAS AND MINERALS, IN AND UNDER OR WHICH MAY BE PRODUCED, AND RIGHTS PERTAINING THEREOF.
  - (4) RESTRICTIONS RECORDED IN BOOK MSC. 877, PAGE 441, AS DOCUMENT NO. 81-58479, BOOK MSC. 844, PAGE 287, AS DOCUMENT NO. 84-14630, BOOK MSC. 3744, PAGE 854, AS DOCUMENT NO. 84-67022, BOOK MSC. 4554, PAGE 848, AS DOCUMENT NO. 87-22481, AND BOOK MSC. 054A, PAGE 527, AS DOCUMENT NO. 85-25871, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT GRANTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.
  - (5) EASEMENT AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK 023, FOLIO 95, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - (6) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED IN BOOK 278A, PAGE 649, AS DOCUMENT NO. 83-34405, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - (7) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED IN BOOK MSC. 822, PAGE 492, AS DOCUMENT NO. 81-731, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - (8) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED IN BOOK 215A, PAGE 653, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - (9) EASEMENT FOR DRAINAGE GRANTED BY DOCUMENT RECORDED IN BOOK MSC. 744, PAGE 555, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - (10) DECLARATION AS CONTAINED IN DOCUMENT RECORDED IN BOOK MSC. 891, PAGE 745, AS DOCUMENT NO. 81-60242, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - (11) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.

**Legend**

MEASURED BEARINGS AND DISTANCES	RECORD BEARINGS AND DISTANCES
MEASURED BEARINGS AND DISTANCES	RECORD BEARINGS AND DISTANCES
FIELD AND USED MONUMENT AS DESIGNATED	FIELD AND USED MONUMENT AS DESIGNATED
CHISEL NO. 4 BEARING IRON NAIL	CHISEL NO. 4 BEARING IRON NAIL
PLATE 1/4" THICK 2" DIA. DISC	PLATE 1/4" THICK 2" DIA. DISC
ELECTRIC BOX	ELECTRIC BOX
BRASSER CENTRAL VALVE	BRASSER CENTRAL VALVE
FLOOD LIGHT	FLOOD LIGHT
NOTICE	NOTICE
LIGHT POLE	LIGHT POLE
TV	TV
UNION METAL LID	UNION METAL LID
IRON NAIL	IRON NAIL
IRON WIRE	IRON WIRE
IRON WIRE	IRON WIRE
RESINCE PENCIL	RESINCE PENCIL
IRON STAKE	IRON STAKE
CHISEL	CHISEL
TRANSFER	TRANSFER
STAMP FOOT	STAMP FOOT
WELL STAKE	WELL STAKE
IRON	IRON
CLIMB AND BUTTE	CLIMB AND BUTTE
MEASURE CURVE	MEASURE CURVE



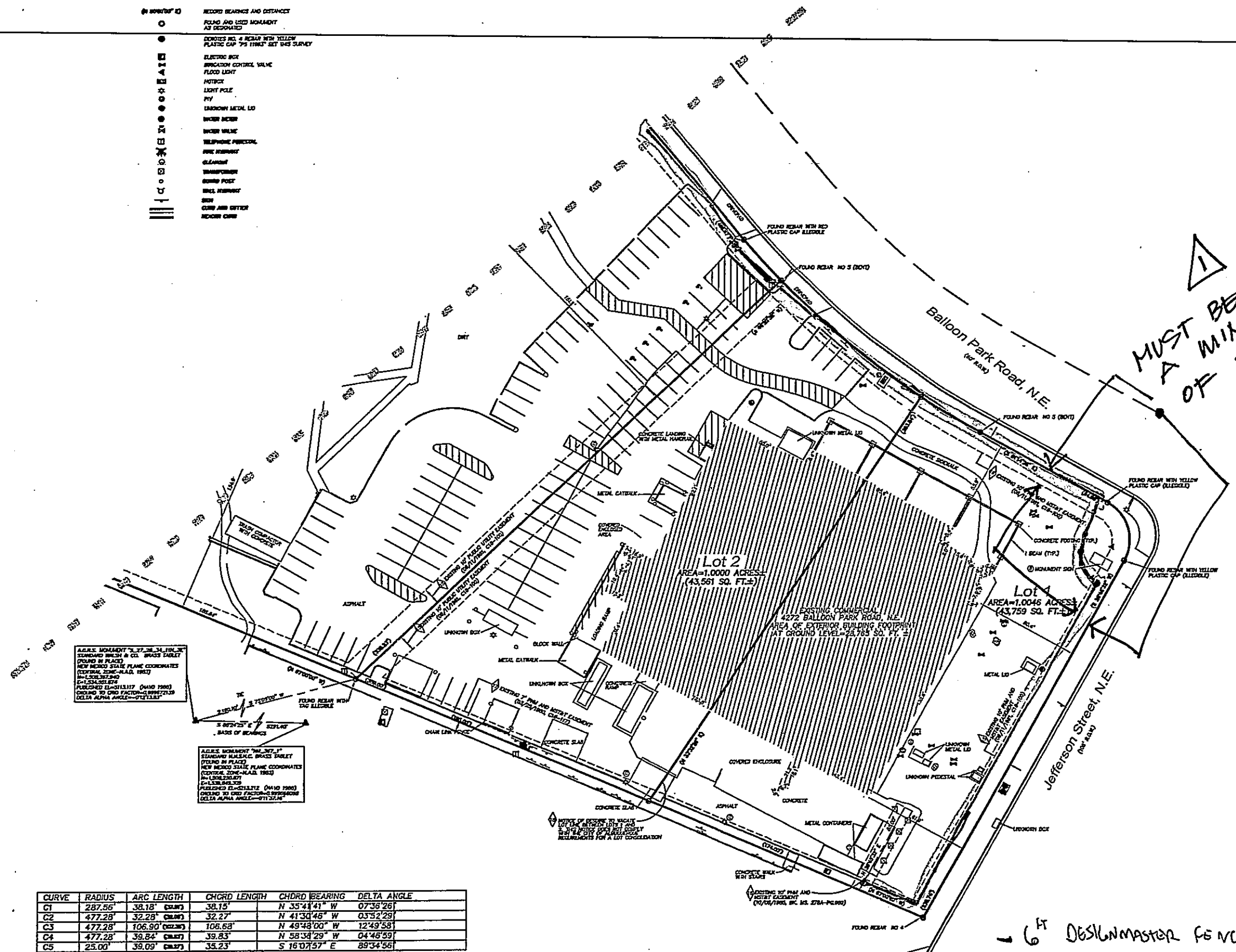
LARRY M. MEDRANO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, LICENSE NUMBER 11993, DO HEREBY CERTIFY TO GOVERNMENTAL AGENCIES, MANUFACTURING, LLC, ALWAYS CAPITAL PARTNERS, AND FOO GRANDE TITLE COMPANY, INC. AS FOLLOWS:  
 THAT THE ALTA/ACSM LAND TITLE SURVEY ON WHICH THIS CERTIFICATE APPEARS (THE SURVEY) IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON MARCH 14, 2008 AND THAT SUCH FIELD SURVEY AND THIS SURVEY WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ADOPTED BY ALTA AND ACSM IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(1), 8, 9, 10, AND 11(c) OF TABLE A THEREOF. THE UNDERSIGNED FURTHER CERTIFIES THAT IN ANY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FOR PURPOSES OF IDENTIFYING EASEMENTS, RESERVATIONS AND PRIVATE RESTRICTIONS OF RECORD, I HAVE REVIEWED AND RELIED ON FOO GRANDE TITLE COMPANY, INC. COMMITMENT NUMBER STANDARDS 02020003-MB DATED APRIL 23, 2008 (AS TO PARCELS 1 & 2) AND 02020006-MB DATED APRIL 14, 2008 (AS TO PARCEL 3-A) I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.

LARRY M. MEDRANO  
 N.M.P.S. No. 11993  
 DATE \_\_\_\_\_  
**PRECISION SURVEYS, INC.**  
 8500-A Jefferson Street, NE  
 Albuquerque, NM 87103  
 855.442.8011 CELL PHONE  
 505.256.5700 PHONE  
 505.256.7900 FAX

**Flood Map**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130000001E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 10, 2001 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- MEASURED BEARING AND DISTANCES
- RECORD BEARING AND DISTANCE
- FOUND AND USED MONUMENT AS DESIGNATED
- DOTS NO. 4 BEAR WITH YELLOW PLASTIC CAP 7/8" DIA. SET WAS SURVEY
- ELECTRIC BOX
  - IRIGATION CONTROL VALVE
  - FLOOD LIGHT
  - METER
  - LIGHT POLE
  - PIV
  - UNKNOWN METAL LD
  - UNKNOWN BOX
  - UNKNOWN VALVE
  - TELEPHONE PUNCTURE
  - PIV MONUMENT
  - GLASS
  - TRANSFORMER
  - GROUND POLE
  - PIV MONUMENT
  - BOX
  - CONCRETE CATCH
  - RECORD CURB



MUST BE LOCATED A MIN. OF 51' BACK OF R/W / R LINE.

ALUMINUM MONUMENT "3.27.28.34" IN 1/2" STANDARD BRASS & COPPER BRASS TABLE (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES (CONTROL ZONE - NAD 83)  
 N=130251.00  
 E=125450.00  
 PUBLISHED ELEVATION (MAY 1988)  
 OBLIQUE TO GRID FACTOR=0.999972129  
 DELTA ALPHA ANGLE=87.1111°

ALUMINUM MONUMENT "3.27.28.34" IN 1/2" STANDARD BRASS & COPPER BRASS TABLE (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES (CONTROL ZONE - NAD 83)  
 N=130251.00  
 E=125450.00  
 PUBLISHED ELEVATION (MAY 1988)  
 OBLIQUE TO GRID FACTOR=0.999972129  
 DELTA ALPHA ANGLE=87.1111°

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	287.56'	38.18' (C14.87)	38.15'	N 35°41'41" W	07°36'26"
C2	477.28'	32.28' (C14.87)	32.27'	N 41°30'46" W	03°52'29"
C3	477.28'	106.90' (C14.87)	106.68'	N 49°48'00" W	12°49'58"
C4	477.28'	39.84' (C14.87)	39.83'	N 58°38'29" W	04°46'59"
C5	25.00'	38.09' (C14.87)	35.23'	S 16°07'57" E	89°34'56"

6' DESIGNMASTER FENCE  
 DRIVEWAY GATE  
 ALL FENCING SHALL BE A MINIMUM OF 5' FROM PUBLIC RIGHT OF WAY



PROJECT DESCRIPTION:

THE PURPOSE OF THE CURIA 4272 RENOVATION PROJECT (PROJECT) IS TO RENOVATE PORTIONS OF THE INTERIOR FIRST AND SECOND FLOORS AND MINOR EXTERIOR ADDITIONS. INTERIOR RENOVATIONS INCLUDE CLEAN ROOM SPACE INTO MECHANICAL/UTILITY SPACE AND REMOVING/REPLACING MECHANICAL ASSETS. EXTERIOR IMPROVEMENTS INCLUDE ADDITIONS OF AN AIR HANDLING UNIT (AHU), SCREENING, AND EGRESS STAIRS.

PROJECT COMPLIANCE:

- THE PROJECT SHALL COMPLY WITH THE CITY OF ALBUQUERQUE'S IDO SECTION 14-16-6-4(Z)(1)(A) MINOR AMENDMENT OF PRE-IDO APPROVALS.
1. THE EXISTING SITE DEVELOPMENT PLAN (PROJECT NUMBER 1010509) WAS APPROVED JULY 2ND, 2015. APPROXIMATELY 2.5 YEARS PRIOR TO THE ADOPTION OF IDO IN NOVEMBER 2017. PROJECT NUMBER 1010509 DOES NOT STATE DEVELOPMENT STANDARDS; THEREFORE THE PROJECT SHALL COMPLY WITH CURRENT IDO STANDARDS. (SECTION 14-16-6-4(Z)(1)(A)(1)).
2. THE REQUESTED CHANGE PROJECT IS WITHIN THE THRESHOLDS FOR MINOR AMENDMENTS ESTABLISHED IN TABLE 6-4-4, CUMULATIVE OF PRIOR DEVIATIONS OR MINOR AMENDMENTS. REFER TO TABLE BELOW. (SECTION 14-16-6-4(Z)(1)(A)(2)).
3. THE REQUESTED CHANGE INCLUDES AN AHU, EGRESS STAIRS, AND SCREENING. THESE ITEMS SHALL NOT REQUIRE MAJOR PUBLIC INFRASTRUCTURE OR SIGNIFICANT CHANGES TO ACCESS OR CIRCULATION PATTERNS ON THE SITE. (SECTION 14-16-6-4(Z)(1)(A)(3)).
4. DEVIATIONS, VARIANCES, OR WAIVERS SHALL NOT BE REQUESTED FOR THE PROJECT. (SECTION 14-16-6-4(Z)(1)(A)(4)).

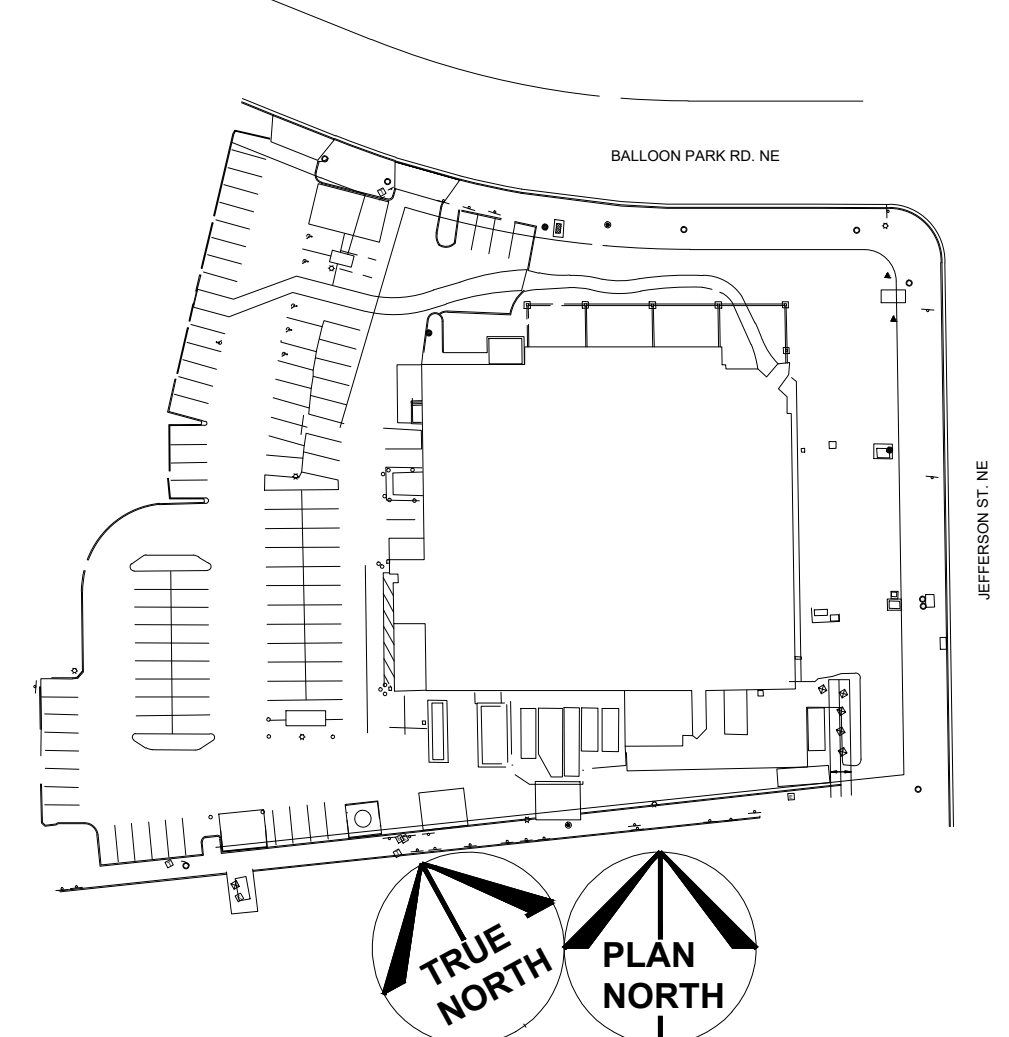
CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1 through C5.

GENERAL NOTES:

- 1. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 26, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF ABOVE GROUND APPURTENANCES AND EXISTING DRAWINGS. THERE IS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

PROJECT NOTES:

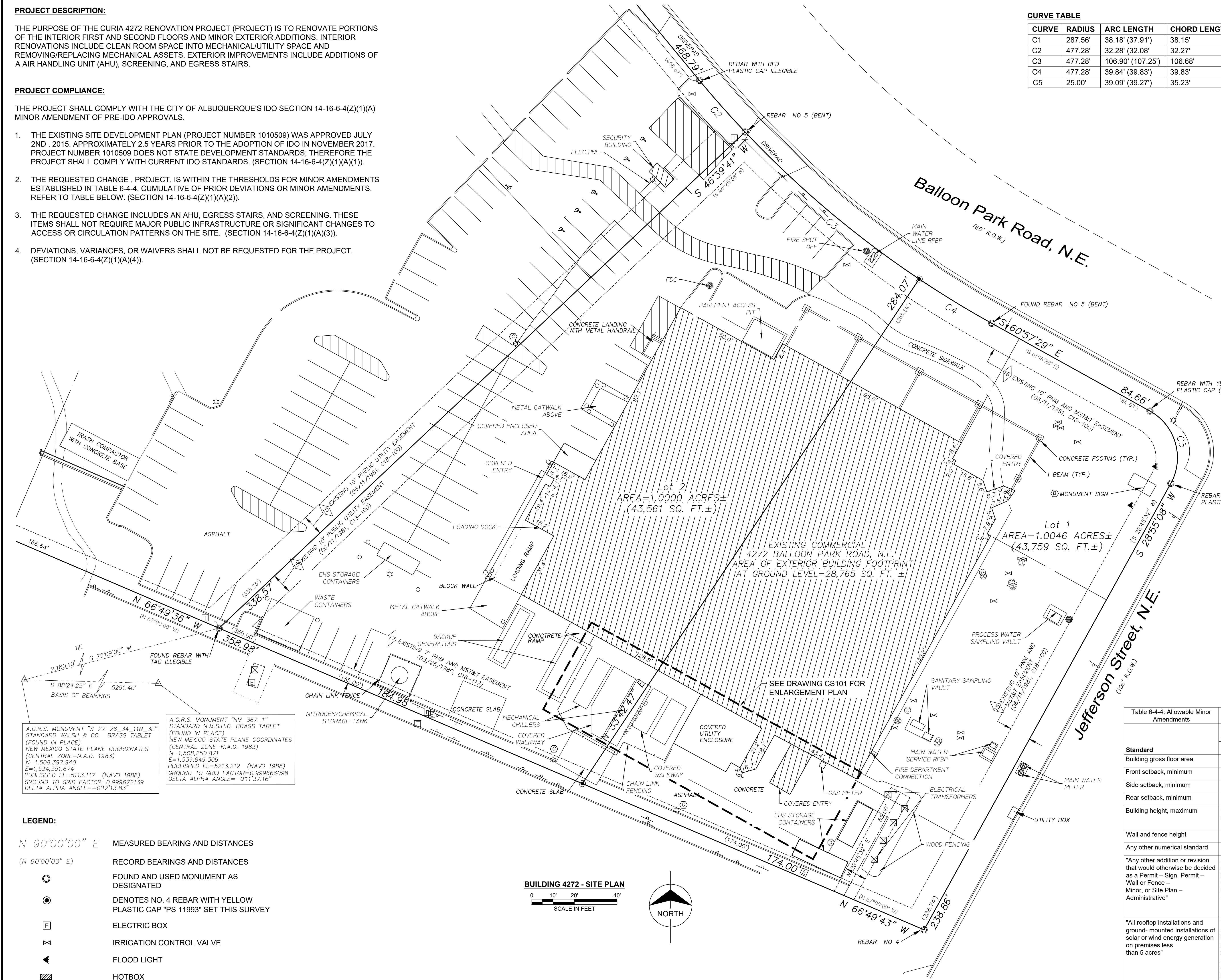
KEY PLAN:



ARCHITECTS/ENGINEERS:

BURNS MEDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION



A.G.R.S. MONUMENT 'S\_27\_26\_34\_11N\_3E' STANDARD WALSH & CO. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,508,397.940 E=1,534,581.674 PUBLISHED EL=5113.117 (NAVD 1988) GROUND TO GRID FACTOR=0.999672139 DELTA ALPHA ANGLE=-012'13.63"

- LEGEND:
N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES
FOUND AND USED MONUMENT AS DESIGNATED
DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
ELECTRIC BOX
IRRIGATION CONTROL VALVE
FLOOD LIGHT
HOTBOX
LIGHT POLE
PIV
UNKNOWN METAL LID
WATER METER
WATER VALVE
TELEPHONE PEDESTAL
FIRE HYDRANT
CLEANOUT
TRANSFORMER
GUARD POST
WALL HYDRANT
SIGN
CURB AND GUTTER
HEADER CURB

LEGAL DESCRIPTION:
PARCEL 1
LOT NUMBERED TWO (2) OF BALLOON FIELD INDUSTRIAL PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 15, 1984, IN MAP BOOK C23, FOLIO 95.
PARCEL 3
LOT NUMBERED ONE (1) OF BALLOON FIELD INDUSTRIAL PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 15, 1984, IN MAP BOOK C23, FOLIO 95.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0138 E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 19, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Table 6-4-4: Allowable Minor Amendments. Columns: Standard, General, Project Compliance. Rows include Building gross floor area, Front setback, etc.

3/23/2022 1:24:41 PM

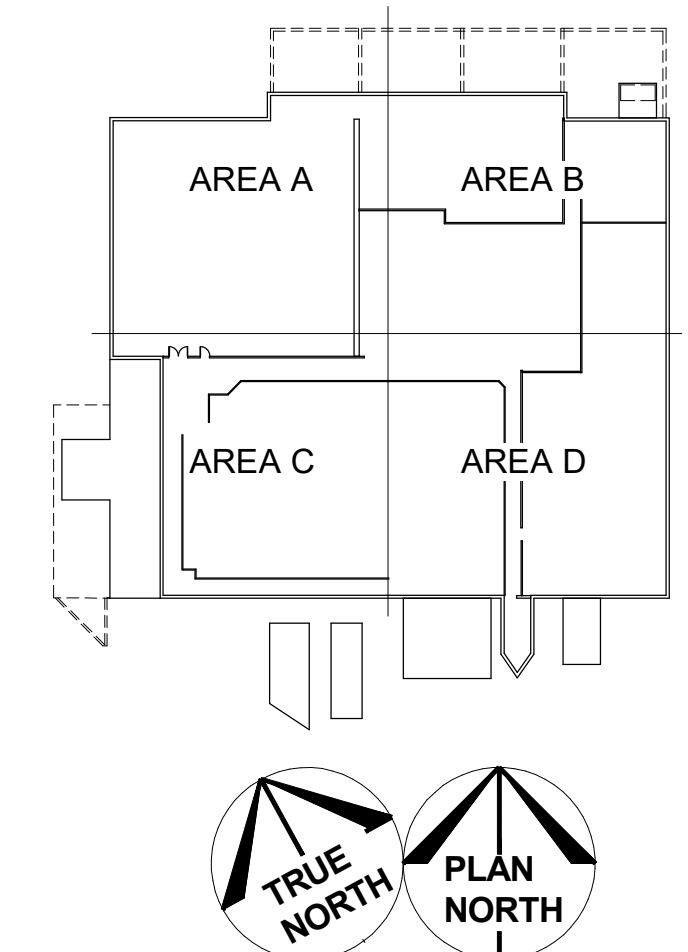


GENERAL NOTES:

KEYED NOTES: (#)

- 1. LOCATION OF NEW ON-GRADE, PAD MOUNTED AHU.
- 2. CHAINLINK FENCE BETWEEN NEW AHU AND EXISTING BUILDING.
- 3. CHAINLINK FENCE BETWEEN NEW AHU AND EXISTING CHAINLINK FENCE.
- 4. 8-FT TALL EQUIPMENT SCREEN ON SOUTH AND EAST FACE OF NEW AHU. SCREEN FINISH SHALL BE BROWN STANDING SEAM METAL TO MATCH THE EXISTING FINISH OF THE EXISTING BUILDING.
- 5. LOCATION OF NEW EXTERIOR STAIR FROM 2ND FLOOR TO GRADE.

KEY PLAN:



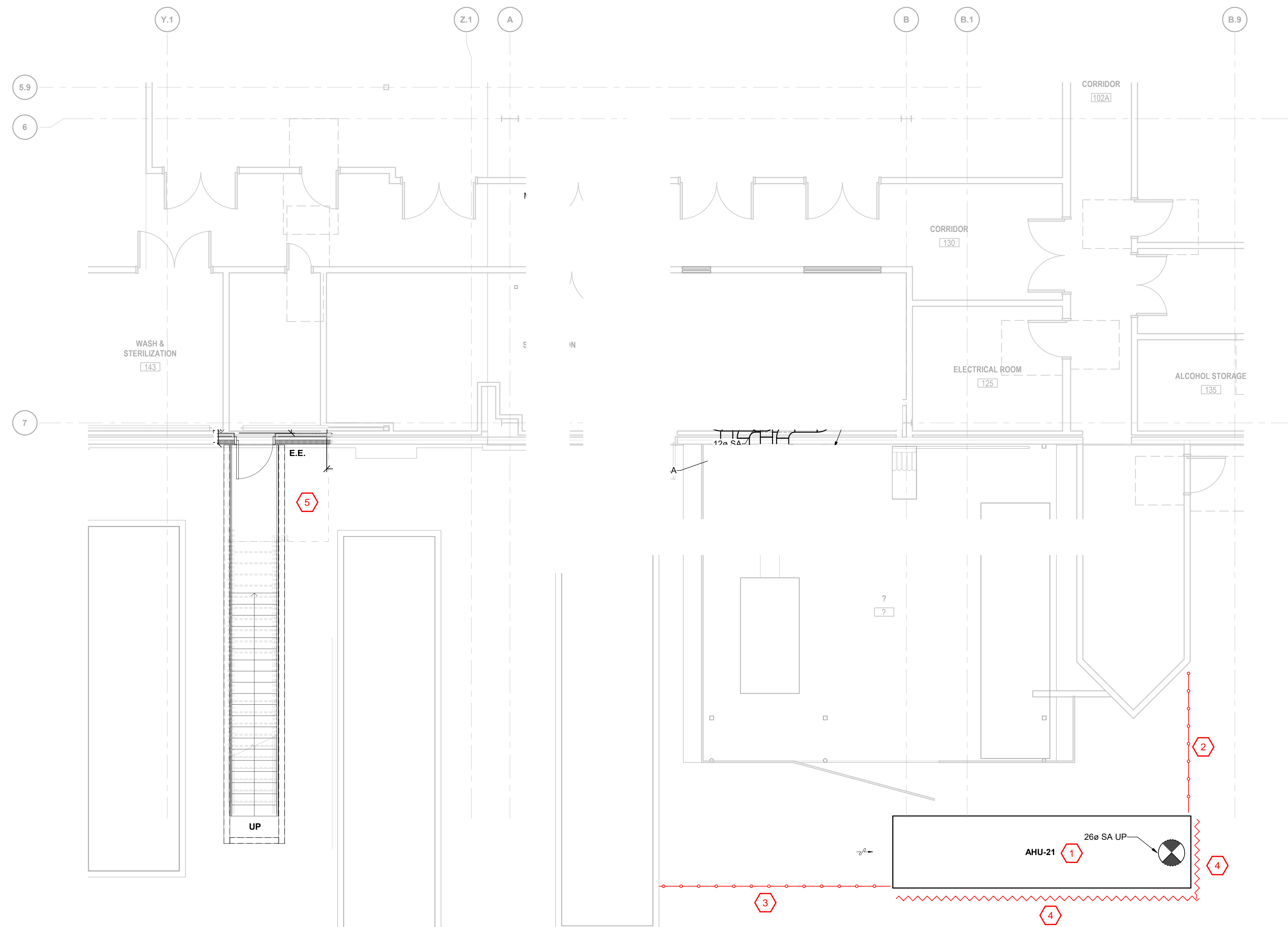
ARCHITECTS/ENGINEERS:

**BURNS  
MEDONNELL**  
9400 WARD PARKWAY  
KANSAS CITY, MO 64114

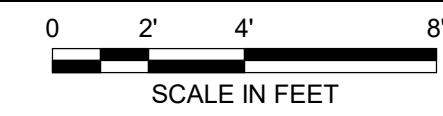
PRELIMINARY - NOT  
FOR CONSTRUCTION

DESIGNED / DRAWN: Designer	LOCATION:	 4272 BALLOON PARK RD. NE ALBUQUERQUE, NEW MEXICO, 87109
ENGINEER REVIEW: Checker	EQUIPMENT FILE NO:	
DATE: 04/28/22	SCALE: 1/4" = 1'-0"	PLOT: 1:1
DRAWING NUMBER: C-U-4272-1-101		SIZE: E1
		HVAC 4272 <b>BUILDING 4272 SITE PLAN LEVEL 1 AREA 1</b>

CURIA BIOPHARMACEUTICALS MANUFACTURING, LLC ISSUES THE PROPRIETARY STATEMENT: ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED ARE THE PROPERTY OF CURIA PHARMACEUTICALS MANUFACTURING AND WERE CREATED AND DEVELOPED FOR USE, ON AND IN CONNECTION WITH THE SPECIFIED PROJECT OR PROCESS. THESE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL NOT BE USED OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF CURIA PHARMACEUTICALS MANUFACTURING.



SITE PLAN - 1ST FLOOR - AREA 1



5/27/2022 8:37:03 AM