

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 28, 2023

Dana Alwindawy, P.E
Industrial Ally
1422 Elbridge Payne Rd.
Chesterfield, Missouri 63017

**Re: American Gypsum
4600 Paseo Del Norte NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 11-08-22 (D17-D076)
Certification dated 12-08-23**

Dear Mr. Alwindawy,

Based upon the information provided in your submittal received 12-12-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- Please build the parking area and the ADA pathway per the approved site plan.
- Per the approved site plan, 2 Motorcycle parking spaces and Bike Racks must be provided.
- The existing pavement is in very poor condition for a majority of ADA parking spaces and the 6' wide ADA pathway.
- Please provide Traffic Certification per the city standard. See attached Traffic Certification template.

NM 87103

www.cabq.gov

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

Industrial Ally
1422 Elbridge Payne Road, Suite 120
Chesterfield, Missouri, 63017 USA
www.industrial-ally.com
636-692-5595

December 8, 2023

American Gypsum
4600 Paseo Del Norte
Albuquerque, NM 87113
Phone: (505) 346-2138

Attention: Carey Slater

Reference: Vertical Roller Mill System Project – Site Construction

Mr. Slater,

As requested, this letter is in reference to the American Gypsum Vertical Roller Mill Installation project, BP-2022-07667. Industrial Ally, agent for American Gypsum Company and engineer of record, was involved through the duration of the project's construction and has not made any modification to the approved site plan. We certify that to the best of our knowledge the project was built according to the approved Site Plan.

If you have any questions or need clarification, please contact either Kaela Louie at 973-600-2548 or kaela.louie@industrial-ally.com, or Dana Alwindawy at 636-692-5595 x22 or dana@industrial-ally.com.

Sincerely

Industrial Ally, Inc.

Dana Alwindawy
Dana Alwindawy, P.E.
Sr. Structural Engineer



SITE DATA

LEGAL DESCRIPTION
 LOT 1A LAND OF AMERICAN GYPSUM COMPANY
 1,949,631 SF / 44.5739 ACRES PER JULY 2014 BOUNDARY SURVEY
 1,950,084 SF / 45.3338 ACRES PER ADO 015
 APPROX 28 ACRES REMAIN UNDEVELOPED
 EXISTING STRUCTURES ON SITE OCCUPY 210,426 SF
 TOTAL STRUCTURE AREA PROPOSED 233,696 SF
 350,504 SF OF EXISTING ASPHALT PAVING

ZONING
 ZONED "P" PER 1987 ANNEXATION AGREEMENT

USE
 MANUFACTURING, DISTRIBUTION, AND WAREHOUSING OF GYPSUM PRODUCTS

PROPOSED STRUCTURES
 15,140 SF GYPSUM RECEIVING, HANDLING, AND MILL OPERATIONS

PARKING CRITERIA

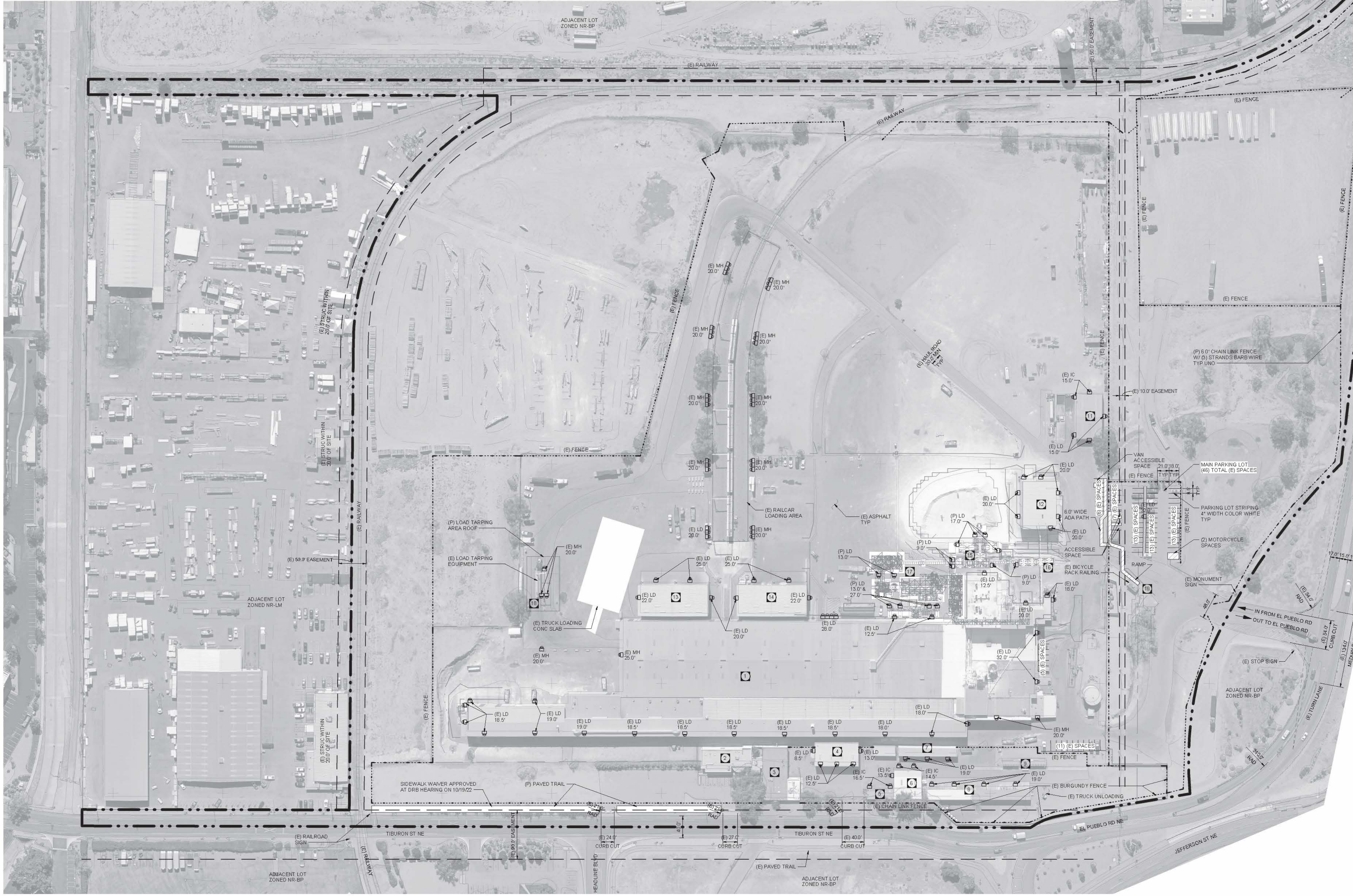
GROSS FLOOR AREA = 233,696 SF
 HEAVY MANUFACTURING REQUIREMENT = 1 SPACE / 5,000 SF
 TOTAL REQUIRED = 47 SPACES
 TOTAL PROVIDED = 68 SPACES

INCLUDES (1) ACCESSIBLE SPACES
 INCLUDES (1) VAN ACCESSIBLE SPACE

MOTORCYCLE PARKING REQUIRED AND PROVIDED = 2 SPACES
 BICYCLE RACK RAILING @ GUARDSHACK FOR 20-30 SPACES

STRUCTURES

- (E) MAIN BUILDING DRYWALL, MANUFACTURING, OFFICES, & WAREHOUSE 175,736 SF
- (E) OFFICE BUILDING 3,433 SF
- (E) OFFICE BUILDING 4,343 SF
- (E) WAREHOUSE 3,200 SF
- (E) OPEN STORAGE SHED 675 SF
- (E) OPEN STORAGE SHED 2,162 SF
- (E) OPEN STORAGE SHED 1,456 SF
- (E) OPEN STORAGE SHED 3,423 SF
- (E) OPEN STORAGE SHED 404 SF
- (E) GUARD SHACK 220 SF
- (E) MAINTENANCE SHOP 3,880 SF
- (E) MANUFACTURING BUILDING 5,073 SF
- (E) OPEN STORAGE SHED 7,000 SF
- (E) OPEN STORAGE SHED 7,000 SF
- (P) GYPSUM RECEIVING EQUIPMENT & STRUC 2,880 SF
- (P) GYPSUM HANDLING EQUIPMENT & STRUC 600 SF
- (P) MILL OPERATIONS EQUIPMENT & STRUC 11,480 SF
- (P) LOAD TAPPING AREA ROOF 6,000 SF



VICINITY MAP
 NTS

PROJECT NUMBER: PR-2022-006939
Application Number: SI-2022-01744, VA-2022-00271

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Ernest Arriaga Traffic Engineering, Transportation Division	Jan 11, 2023
<i>[Signature]</i>	Date
ABCWUA Cheryl Serrano Parks and Recreation Department	Jan 11, 2023
<i>[Signature]</i>	Date
City Engineer/Hydrology Jeff Patten (Jan 10, 2023-1859-MST)	Jan 10, 2023
<i>[Signature]</i>	Date
Code Enforcement Paul Olson (Jan 12, 2023-0833-MST)	Jan 12, 2023
<i>[Signature]</i>	Date
*Environmental Health Department (conditional)	Date
NOT REQUIRED Solid Waste Management	Date
<i>[Signature]</i>	Jan 13, 2023
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary
 2/16/2018

SITE DEVELOPMENT PLAN
 1" = 100'-0"

LEGEND

- (E) EXISTING
- (P) PROPOSED
- PROPERTY LINE
- EASEMENT
- FENCE
- LED LIGHTING HEIGHT ABOVE GRADE
- INCANDESCENT LIGHTING HEIGHT ABOVE GRADE
- METAL HALIDE LIGHTING HEIGHT ABOVE GRADE

FOR PERMIT ONLY
 NOT FOR CONSTRUCTION

AMERICAN GYPSUM IS REGULATED BY THE AIR QUALITY DIVISION AND THEY REVIEW AND APPROVE AIR QUALITY RELATED ISSUES UNDER THEIR REGULATORY PROCESS.

NOTE: THIS SEAL APPLIES ONLY TO THIS DOCUMENT. I DO NOT ASSUME ANY RESPONSIBILITY FOR ANY OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT OR ANY OTHER PROJECT.

DANA ALWINDAWY
 NEW MEXICO
 28595
 PROFESSIONAL ENGINEER

DATE: 1/16/23
 NAME: DANA ALWINDAWY
 DISCIPLINE: STRUCTURAL
 LICENSE NO: 28595

REV	DATE	DESCRIPTION
4	11/08/22	REVISED PER CITY COMMENTS
3	10/24/22	REVISED PER CITY COMMENTS
2	10/18/22	REVISED PER CITY COMMENTS
1	10/14/22	REVISED PER CITY COMMENTS
0	09/12/22	ISSUED FOR PERMIT



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

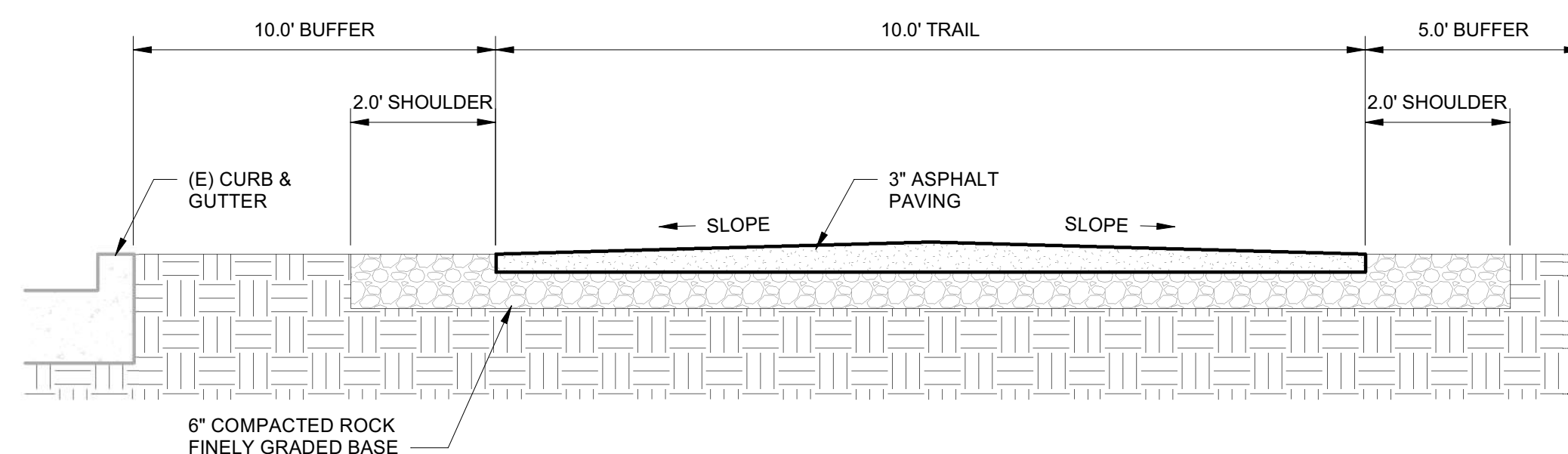
1422 Elbridge Payne Rd, Suite 120
 Chesterfield, MO 63017

INDUSTRIAL ALLY PROJECT NUMBER: 1576

VERTICAL GRINDING / CALCINING MILL
OVERALL PLANT
CIVIL
SITE DEVELOPMENT PLAN

IA DRAWING NUMBER	1576-CC-121
CLIENT DRAWING NUMBER	
REV. 4	DWG. SCALE: 1" = 100'-0"

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TYPICAL PAVED TRAIL DETAIL
1/2" = 1'-0"

RECREATIONAL TRAIL
1" = 100'-0"

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DANA ALWINDAWY
NEW MEXICO
28595
PROFESSIONAL ENGINEER
Dana Alwindawy

DATE: 10/24/22
NAME: DANA ALWINDAWY
DISCIPLINE: STRUCTURAL
LICENSE NO: 28595

REV	DATE	DESCRIPTION	BY	CHK	APP
2	10/24/22	REVISED PER CITY COMMENTS	JJB	KL	KL
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
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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. **2** DWG. SCALE: As indicated