Environmental Planning Commission

Agenda Number: 04
Project #: PR-2024-010187
Plan #: VA-2025-00167 / SP-2025-00092
Hearing Date: December 18, 2025

Staff Report

Agent	Dekker
Applicant	Coreslab Structures
Request	Variance – EPC, Major Amendment to Site Plan – EPC
Legal Description	All or a portion of Tract B Plat and Tract C Plat of Tracts A, B, & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86
Location	2800 2nd St SW between Avenida Cesar Chavez and Woodward Rd SW
Size	Approximately 23 acres
Existing Zoning	NR-GM (Non-Residential – General Manufacturing)

Staff Recommendation

APPROVAL of Project # PR-2024-010187, Plan # VA-2025-00167 based on the Findings 1-13 and SP-2025-00092 based on the Findings 1-20 and subject to the Conditions of Approval 1-5 within this report.

Staff Planner
Catherine Heyne

Summary of Analysis

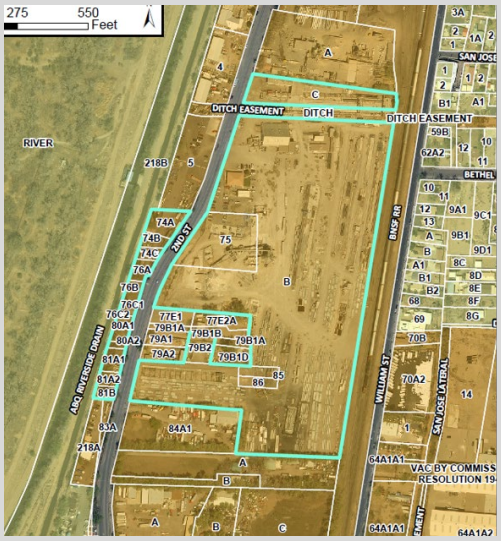
This is a two-part request: 1) a Variance to remove color requirements for proposed mechanical equipment adjacent to Major Public Open Space [IDO 14-16-5-2(J)(1)(e)], and 2) a Major Amendment to a Site Plan – EPC to incorporate the Variance language into the controlling Site Plan for the subject site.

The subject site is located in an Area of Change and within 1) 330 ft of Major Public Open Space, 2) a Railroad and Spur Small Area, 3) a Valley Drainage Area, and 4) the Albuquerque International Sunport Airport Protection Overlay Zone.

The Barelas and San Jose Neighborhood Associations and property owners within 100 feet were notified as required. At this time, staff is unaware of support or opposition.

The request is consistent with applicable goals and policies, and has been adequately justified pursuant to the Review and Decision Criteria for a Variance [IDO 14-16-6-6(N)] and Site Plan-EPC [IDO 14-16-6-6(I)].

Map



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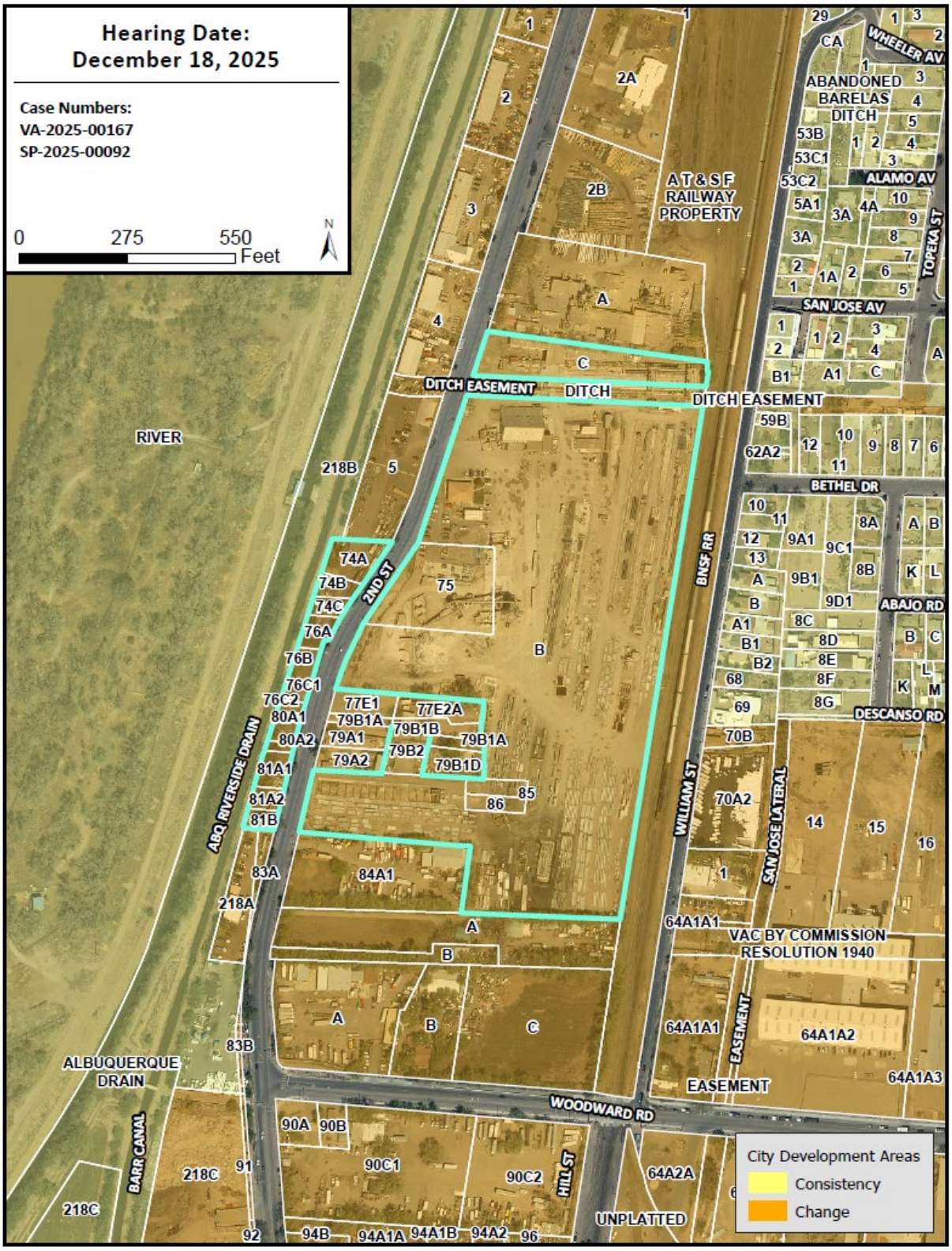
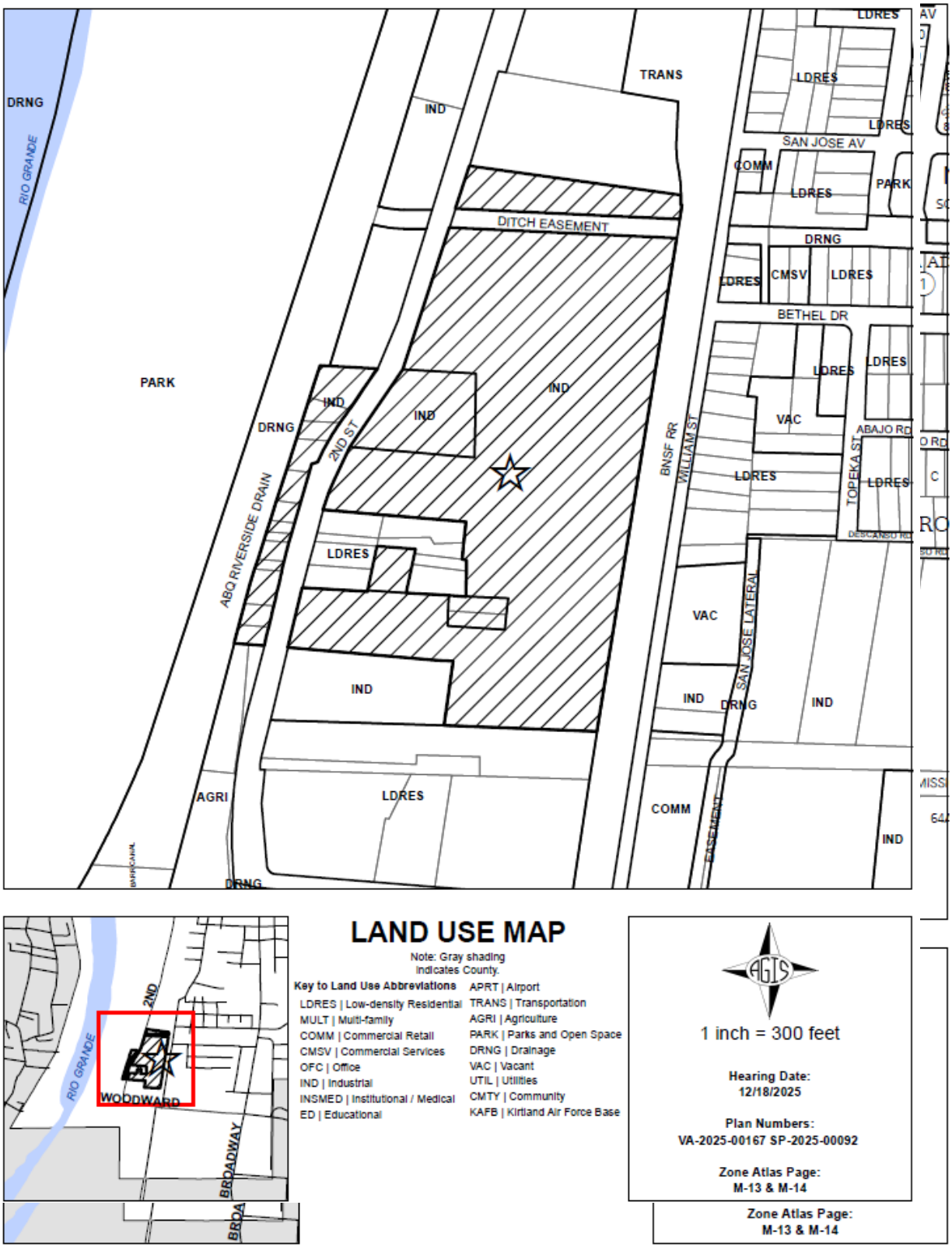
I. Maps

Aerial Map

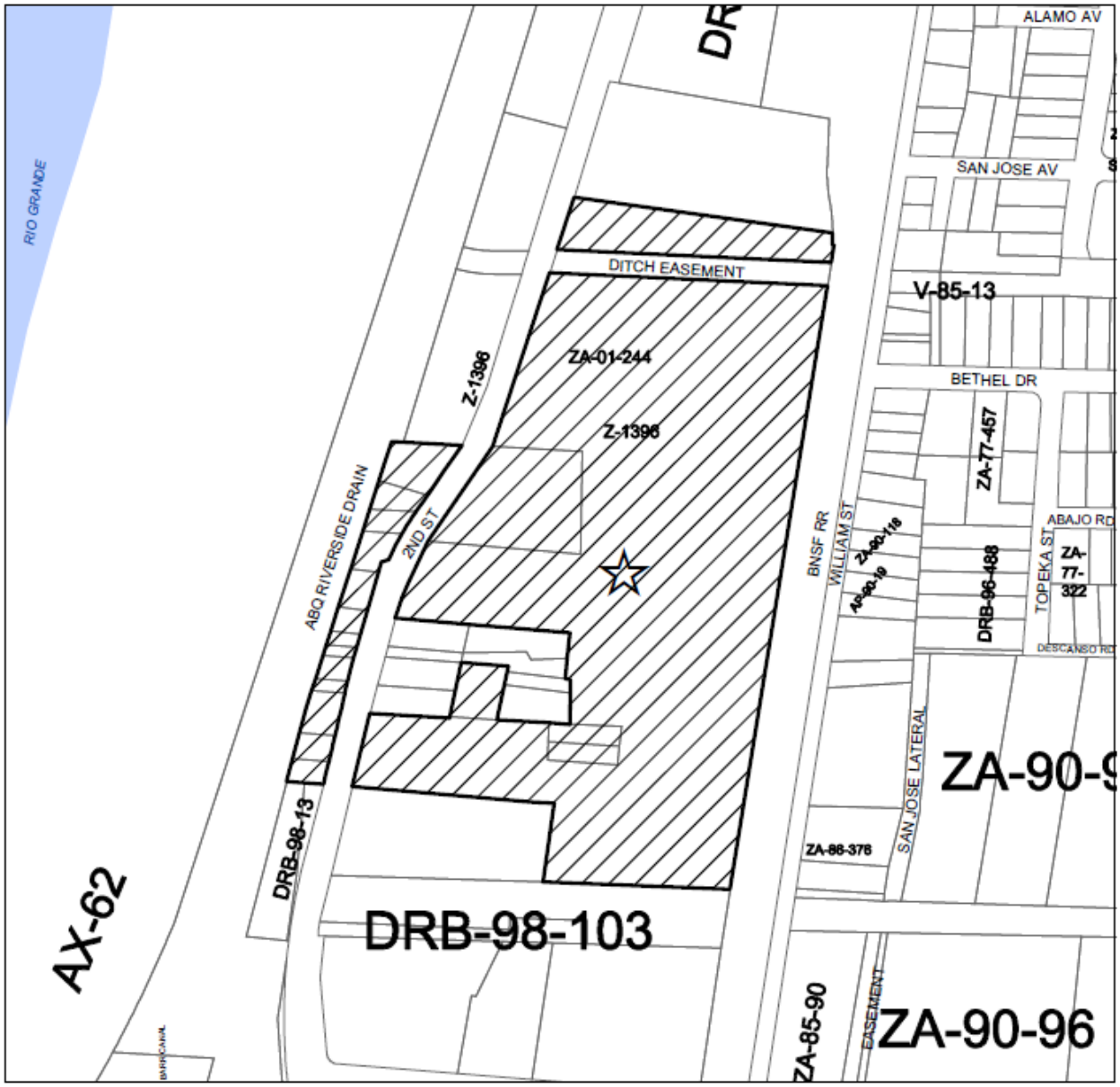


IDO Zoning Map



Zone Atlas Page:
M-13 & M-14

History Map



HISTORY MAP

Note: Gray shading indicates County.

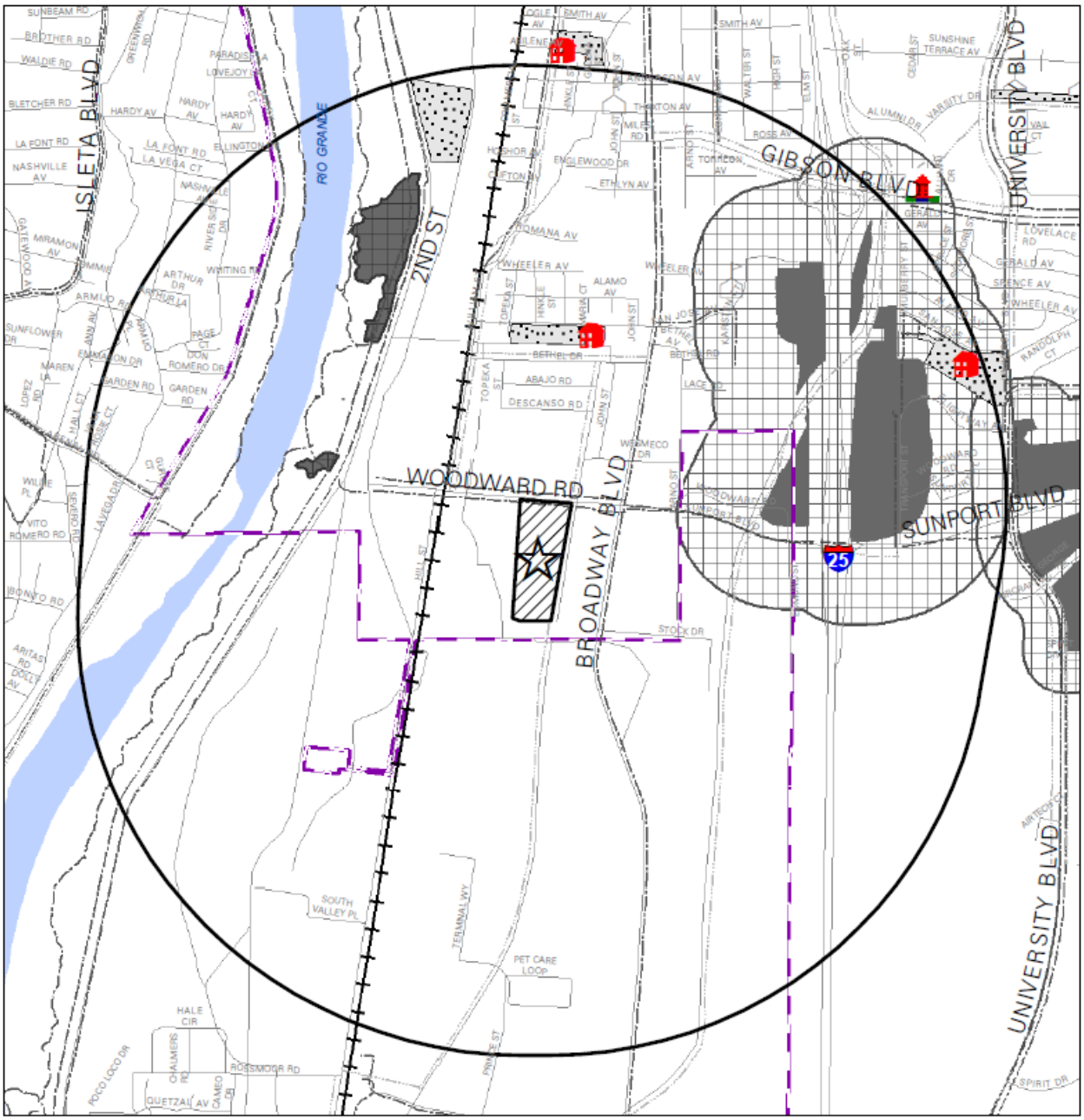
1 inch = 300 feet

Hearing Date:
12/18/2025

Plan Numbers:
VA-2025-00167 SP-2025-00092

Zone Atlas Page:
M-13 & M-14

Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer

- Community Center
- Fire
- Public School
- Proposed Bike Facilities
- Existing Bike Facilities
- Albuquerque City Limits
- Landfill designated by EHD
- Landfill Buffer designated by EHD
- Developed City Park

0 0.5 1 Miles

Plan Number: SP-2025-00091

II. Introduction

	Zoning	*Comprehensive Plan Area*	*Land Use*
Site	**NR-GM**	**Area of Change**	**Industrial – Unspecified Manufacturing**
North	NR-GM	Area of Change	Industrial – Light Manufacturing
South	NR-GM	Area of Change	Residential – Low-density single-family; Industrial – Warehousing
East	R-1C NR-LM	Area of Consistency Area of Change	Residential – Low-density single-family; Vacant Industrial – Light Manufacturing
West	NR-GM UNCL NR-PO-C	Area of Change	Industrial – Light Manufacturing; Industrial – Warehousing; Residential – Low-density single-family Drainage (Non-City) Parks and Open Space

Request

This is a two-part request for an approximately 23-acre site located at 2800 2nd Street SW, between Avenida Cesar Chavez and Woodward Rd. SW (the "subject site"). The first request is for a Variance to remove the color requirement of IDO §14-16-5-2(J)(1)(e)2 for sites within 330 feet of Major Public Open Space, which limits exterior surface color to colors blending "with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens". The request is to leave the proposed equipment as as a natural material of unpainted oxidized galvanized steel.

If the proposed Variance is approved, the second request will be heard for a Major Amendment to a Site Plan – EPC to incorporate the Variance language into the controlling Site Plan for the subject site.

In 2024, the EPC approved a Site Plan (PR-2024-010187, SI-2024-00467) for the subject site to document existing site conditions and upgrade essential mechanical equipment. As part of this decision, EPC approved for the proposed equipment to be painted a 'pale roundel blue' (RGB 152, 182, 210) in lieu of the recommended IDO colors: yellow ochres, browns, dull reds, and grey greens (see NOD Finding 11.B.and Condition 6). However, due to manufacturing restrictions, this Condition cannot be met.

EPC Role

The EPC is hearing this two-part request (VA-2025-00167 / SP-2025-00092) pursuant to IDO §14-16-6-6(N) Variance – EPC because the applicant is requesting an exception to the

IDO standard §14-16-5-2 (J)(1)(e)2. that restricts color for development on 5 acres or greater adjacent to MPOS associated with a Site Plan – EPC.

The EPC is hearing the second part as required by IDO §14-16-6-4(X)(3)(a) Major Amendments. The request exceeds the thresholds for a minor amendment because the amendment would change a specific Finding and Condition attached by a decision-making body to a prior plan for the subject property. As such, the request to update the Site Plan qualifies as a Major Amendment, and may only be approved by the original decision-making body. This case is a quasi-judicial matter.

History/Background

Area History

The arrival of the Atchison, Topeka, and Santa Fe Railway (ATSF) railroad in 1880 separated local communities physically with the north-south running track. By the 1940s, agriculture had mostly been replaced with development. With the rise of auto-oriented transportation, the community shifted to commercial and industrial uses. Industrial and heavy commercial uses moved into the area, especially west of the Burlington Northern Santa Fe (BNSF) railroad tract along 2nd St SW, next to single-family neighborhoods that still remain.

Site History

By 1959, the northern two-thirds of the subject site was occupied by industrial use, and the southern approximate third of the subject site was still agricultural.

The subject site was annexed by the City in 1964 (Z-1396). In 1984, approximately 3.25 acres was added to the packaged cement products company (Map 44 Tract 75). At that time, a concrete product manufacturer was the predominant manufacturing activity on the site, with an industrial gas distributor abutting the northern-most property line of the subject site.

The subject site is on the plat that was recorded on June 7, 1989 (SP-89156). Prior to the effective date of the Integrated Development Ordinance (IDO) in 2018, zoning at the subject site was M-2 Heavy Manufacturing Zone, which provided “suitable sites for nearly all industrial uses.”

The EPC approved a site plan with conditions in June 2024 (NOD PR-2024-010187, SI-2024-00467). This site plan documented existing conditions (as-built) as well as mechanical equipment upgrades. The EPC heard this case because the development was within a half mile of the Railroad and Small Spur Small Area, which required a Cumulative Impact Analysis pursuant to IDO §14-16-5-2(E) (Cumulative Impacts) and §14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

The existing facility produces concrete building products. This heavy manufacturing use is considered nonconforming, because it was allowed when the use began, even though the IDO no longer allows heavy manufacturing within 330 feet of Major Public Open Space [IDO §14-16-4-3(E)(5)(e)]. The use is allowed to remain subject to limits on expansion [IDO §14-16-6-8(C)].

In 2025, the replacement mixer equipment was built, inspected, and permitted under BP-2023-39354. During inspection, color was found to be out of compliance, prompting this request.

Context

Manufacturing activity occurs east of 2nd Street, with properties to the west of 2nd Street used for product storage and parking. Entry into the facility is from 2nd Street SW only. There is an existing nonconforming residential use on approximately 2.2 acres zoned NR-GM near the southern portion of the site adjacent to 2nd Street and encircled by the subject site.

BNSF railroad tracks define the subject site's eastern boundary, so there is no vehicle access from that side due to the railroad right-of-way (ROW). The MPOS of the Rio Grande Valley State Park (NR-PO-C) and Unclassified floodplain Drains (UNCL) define the western boundary of the subject site, restricting access to the subject site from the west.

The subject area largely consists of industrial uses with pockets of residential areas scattered throughout the general area. Bordering properties to the north and south and zoned NR-GM have manufacturing and heavy commercial uses.

East of the railroad tracks and the adjacent William St SE are single-family residential homes (R-1C and R-1B) interspersed with vacant lots. To the south of these residences and southeast of the subject site is a mix of commercial uses on properties zoned NR-LM (Non-residential – Light Manufacturing).

Roadway System

The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates 2nd Street as an existing Urban Minor Arterial roadway south of Avenida Cesar Chavez and north of Woodward Rd. SW. Minor Arterial roads connect to Principal Arterials but prioritize slower-moving traffic.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates 2nd Street as a Secondary Freight Corridor without truck restrictions.

The LRRS designates Woodward Rd. SW, the east-west road just south of the subject site, as an existing Urban Major Collector roadway. Major Collector roadways connect arterials and neighborhoods to support short car trips while prioritizing bicyclists and pedestrians.

The LRRS designates Avenida Cesar Chavez, the east-west road north of the subject site, as an existing Community Principal Arterial and Primary Freight Corridor. A Community Principal Arterial provides mobility across large subareas with higher levels of access to the abutting land uses than regional principal arterials and are generally long, continuous routes.

Bikeways / Trails

The Long-Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed bikeways.

The LRBS shows a proposed Bike Lane for 2nd Street. This bikeway would eventually connect with the existing paved, north-south path along the Rio Grande (Paseo del Bosque Bike Trail/ Multiple Use Bosque South Trail) with access at Woodward Rd. SW or Bridge Blvd/ Avenida Cesar Chavez SW. Designated exclusively for bicycle travel, bicycle lanes are separated from vehicle travel lanes with striping and include pavement stencils and signage. Bicycle lanes are most appropriate on arterial and collector streets in urban and rural areas where higher traffic volumes and speeds warrant greater separation than on local roads. Currently, the dirt shoulders to both sides of 2nd Street SW in the area of the subject site effectively limit pedestrian and bicycle access.

Transit

The subject site is not served by public transit.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, among others, and are lands where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Additionally, Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

The subject site is part of the Central ABQ Community Planning Area (CPA), an area between I-25, the Rio Grande, I-40 and the city's southern boundary with Bernalillo County.

Center & Corridor Designations

The subject site is not within any corridor or center.

Applicable Goals & Policies

IDO §14-16-6-6(I)(3)(a) requires that any application for a Site Plan - EPC be consistent with the ABC Comp Plan, as amended. Applicable Goals and policies were selected by the applicant to support the proposed requests are included and reviewed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 4: COMMUNITY IDENTITY

GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The purpose of the Major Amendment request is to add text to the controlling site plan to provide clear guidance for future planning actions that would restrict the color allowance exception to designated specialized equipment at the subject site. Limiting the color exception to specific equipment could help protect and preserve the distinct the character of the MPOS while allowing the pre-IDO industrial development to continue at the subject site. Nevertheless, the proposed exception contradicts the purpose of the IDO regulation put in place to enhance, protect, and preserve the region's river and bosque as part of the adjacent MPOS. **The request is generally consistent with Goal 4.1 – Character.**

POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

The proposed Variance establishes an exception to the color requirement of IDO §14-16-5-2(J)(1)(e)2 for specialized mechanical equipment (galvanized steel mixers and platforms) that is centrally located within the subject site. Adding this variance language to the controlling site plan through a Major Amendment ensures that future development is consistent with the existing equipment to maintain quality development through time. Limiting the color exclusion to a single piece of equipment should also help maintain the distinct character of the adjacent bosque and river comprising the MPOS to the west. **The request is generally consistent with Policy 4.1.1 – Distinct Communities.**

POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

This request is made to safeguard and enhance the adjacent Major Public Open Space (MPOS) from the surrounding built environment by implementing and recording an exception to the color regulation IDO §14-16-5-2(J)(1)(e)2 to the recently updated and essential galvanized steel equipment. The update to the controlling site plan with the Variance is to provide clear guidance for future planning actions. Adding this variance to allow for a natural oxidized matte gray finish to the controlling site plan would help protect MPOS by restricting the variance to a specialized piece of equipment, while also protecting the business interests and area's distinctive industrial character at the subject site. **The request is generally consistent with Policy 4.1.3 – Placemaking.**

*CHAPTER 5: LAND USE

*GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The incorporation of the proposed Variance into the controlling site plan would further clarify regulatory development standards, enabling the subject site to remain largely unchanged. Consequently, this request would preserve exiting development patterns that maximize the utility of existing infrastructure and public facilities, and maintain a more efficient use of land to support the public good. **The request is consistent with Goal 5.3 – Efficient Development Patterns.**

*GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request to amend the controlling Site Plan to allow a naturally oxidized matte gray finish as a permissive color for the essential, galvanized steel machinery is in an Area of Change where growth is expected and desired. The new development permitted by the proposed Variance as the first part of this request, would not alter the character or intensity of land use of the surrounding area but maintain the prevailing character and use intensity of the surrounding area. **The request is generally consistent with Goal 5.6- City Development Areas.**

CHAPTER 7: URBAN DESIGN

GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context-sensitive design of development and streetscapes.

The recorded Variance is to allow for an exception to a design regulation put in place to protect the sense of place and character of the adjacent MPOS consisting of river and bosque. The Variance and subsequent Major Amendment to the Site Plan supports the industrial history and context of the subject site and immediate

streetscape, but not necessarily that of the landscape of neighboring river and bosque. **The request is partially consistent with Policy 7.3.4 Infill.**

POLICY 7.3.4 INFILL: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

Although this request does not promote infill development, it does upgrade equipment in nearly the same place of the subject site. Maintaining the location of the essential equipment preserves the existing built environment/development that blends with the exiting industrial structures and aesthetic on the subject site and the streetscape of the block in which it is located. However, heavy manufacturing uses within 330 feet of Major Public Open Space [IDO §14-16-4-3(E)(5)(e)] is no longer allowed within 330 ft of MPOS or within 1,000 feet of a lot containing a residential use. Nevertheless, industrial use is allowed to remain subject to limits on expansion of nonconforming uses [IDO §14-16-6-8(C)]. **Policy 7.3.4 Infill is not applicable to this request.**

GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

Although the proposed request to add the approved Variance for an exception to IDO §14-16-5-2(J)(1)(e)2 color to the controlling site plan does not add infrastructure, it would allow the established infrastructure design and development densities and patterns to remain consistent. Although the color option diverges from IDO recommendations, the matte gray finish of the oxidized galvanized steel can be regarded as a neutral color that is unlikely to contrast significantly with the natural environment.

Additionally, the proposed equipment to be exempt from the color requirement IDO §14-16-5-2(J)(1)(e)2 is centrally positioned on the property, as far from the property boundaries as possible, and by maintaining a comparable layout, scale, citing, and use, lending to minimal change in the visual and physical impacts to the greatest extent practicable. Resources can be conserved by generally maintaining the current footprint and levels of impact, and eliminate any need to relocate facilities which would have a huge impact on life cycle costs and potentially shift impacts to natural resources through relocation. Documentation of the Variance creates consistency and record accuracy that helps preserve context-appropriate industrial use and prevents misinterpretations of development standards. **The request is generally consistent with Goal 7.6- Context Sensitive Infrastructure.**

POLICY 7.6.3 UTILITY INFRASTRUCTURE: Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features.

The proposed exception to color of required mechanical equipment at the subject site per the Major Amendment to Site Plan would not be considered surface and overhead infrastructure. Any visible infrastructure (surface and overhead) is already existing at this site and was established pre-IDO (see IDO §14-16-1-10(A), and is not being impacted by this request. **Policy 7.6.3- Utility Infrastructure is not applicable to the request.**

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The Major Amendment documents an exception to IDO §14-16-5-2(J)(1)(e)2 for color requirements for sites within 330-feet of MPOS at a cement production facility that has been in operation since at least the late 1990s. The update will facilitate upgrades to essential equipment, supporting the ongoing operation of existing businesses and providing opportunities for talent to remain and thrive. **The request is generally consistent with Goal 8.1- Placemaking.**

CHAPTER 13: RESILIENCE & SUSTAINABILTY

GOAL 13.5 COMMUNITY HEALTH: Protect and maintain safe and healthy environments where people can thrive.

The purpose of the IDO §14-16-5-2(J)(1)(e)2 color requirement for properties adjacent to MPOS is to ensure safe and healthy environments where people can thrive. However, the manufacturer's strong advisement against painting the galvanized zinc surface of the newly added galvanized steel equipment could cause greater harm if the painted surface does not adhere and leads to color deterioration, increased maintenance requirements, a compromise the protective coating, and the possibility of introducing more air, water, and soil contaminants. **The request is generally consistent with Goal 13.5- Community Health.**

POLICY 13.5.1 LAND USE IMPACTS: Prevent environmental hazards related to land uses.

Documenting the proposed variance to the IDO §14-16-5-2(J)(1)(e)2 color requirement, can help prevent environmental hazards related to painting a galvanized zinc surface which could result in a compromise the protective coating and contradicts the manufacturer's advice. A painted, galvanized steel surface could increase the environmental hazards related to land uses by potentially introducing avoidable air, water, and soil contaminants. **The request is generally consistent with Policy 13.5.1- Land Use Impacts.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is in a Non-Residential – General Manufacturing (NR-GM) Zone District (IDO §14-16-2-5(D)) which was assigned upon the adoption of the Integrated Development Ordinance (IDO) in 2018. The prior zoning and land use designation was M-2, Heavy Manufacturing, a district that was to provide suitable sites for nearly all industrial uses.

The purpose of the NR-GM zone district is to accommodate a wide variety of industrial, manufacturing, and heavy commercial uses, particularly those with noise, glare, or heavy traffic impacts, in areas separated from Residential and Mixed-use areas and less intense, lighter impact businesses. NR-GM Zone District Allowable uses are shown in IDO Table 4-2-1.

The subject site was developed pre-IDO. Current uses and standards shall be allowed pursuant to IDO §14-16-1-10(A) Pre-IDO Approvals and IDO §14-16-4-1(E) Previously Allowed Uses. Where the Site Plan is silent on allowable uses, design standards, and other development directions, IDO regulations apply.

In this case, the applicant is requesting an amendment that requires a Variance from Development Standards in IDO §14-16-5; therefore, a separate Variance request is being submitted pursuant to IDO §14-16-6-6(N) (Variance – EPC) that is associated with a Site Plan – EPC [IDO §14-16-6-4(X)(1)(a)].

Overlay Zones

The subject site falls within the Air Space Protection Sub-area (IDO §14-16-3-3(B)(1)) of the Albuquerque International Sunport Airport Protection Overlay Zone (IDO §14-16-3-3). The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) and protect the public from noise, vibration, and hazard impacts of airport operations. In the case of a conflict between the provisions of a Zone District and the provisions of an Overlay zone, the provisions of the Overlay zone shall prevail.

The Air Space Protection Sub-area underlies a Horizontal Surface established at a height of 150 feet above the highest point of the usable landing area at each airport, resulting in a Horizontal Surface at 5,504.9 feet in elevation for the Albuquerque International Sunport and at 6,028.0 feet in elevation for the Double Eagle II Airport. Where an Overlay zone is silent, IDO requirements apply. The proposed new, approximately 43 ft tall equipment is being located at an elevation of about 4,941 ft, which is well below the 5,504.9 ft Horizontal Surface of the International Albuquerque International Sunport.

The subject site is within a Railroad and Spur Small Area. In this case, the designation triggered a Cumulative Impact Analysis for development because it met the criteria in IDO §14-16-5-2(E)(1). Namely, the subject site is within 2,640 feet (1/2 mile) of the BNSF railroad, within 1,320 feet (1/4 mile) of a Residential zone district, and proposes Light or Heavy Manufacturing Uses. A Cumulative Impact Analysis is part of the City's framework to manage development near industrial and historical rail areas and address potential impacts such as noise, vibration, and traffic.

The subject site is within the Valley Drainage Area (see IDO §14-16-5-2(F)) which outlines areas where storm water drains. The designation helps the city plan for storm water runoff, helping ensure that development does not negatively impact the area's water flow and management.

The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO).

Major Public Open Space (MPOS) designation

The subject site is located within 330 ft of MPOS and supports a Heavy Manufacturing use. Current IDO use standards prohibit Heavy Manufacturing land use of cement product fabrication within: 1) 330 feet of Major Public Open Space, 2) within 660 feet of a lot containing a religious institution or elementary, middle, or high school, and 3) 1,000 feet of a lot containing a residential use [IDO §14-16-4-3(E)(5)(e)].

The western portion of the subject site is adjacent to Major Public Open Space (MPOS) with the portion east of 2nd Street located within 330 feet of MPOS. Also, the site is located within 1000 feet of a lot containing residential use. However, since the site use existed prior to the effective date of the IDO, the nonconforming use may continue pursuant to IDO §14-16-4-1(E)(2). Nevertheless, per IDO §14-16 5-2(J)(2)(b)3. and 9., development of Lots 5 Acres or Greater may not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space, and must be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(I), respectively.

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Areas of Change: An area designated as an Area of Change in the Albuquerque/ Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors

other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Cumulative Impacts: The environmental and community health impacts that result from the incremental effects of industrial and certain commercial developments when considered in conjunction with other past and present development.

Heavy Manufacturing: The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment or that ordinarily have significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any activity that meets the definition of special manufacturing.

Infrastructure: Streets, sidewalks, public or private utility facilities, sanitary sewer and water system facilities, drainage and flood control facilities, street lighting, and other improvements used by the public or used in common by owners of lots within a subdivision. Includes both private (owned by a non-governmental entity) and public (owned by a governmental entity) improvements.

Major Public Open Space (MPOS): City-owned or managed property that is zoned NR-PO-B or City-managed property that is zoned NR-PO-C, including the Rio Grande State Park (i.e., the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The Rank 2 Major Public Open Space Facility Plan guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary that is mapped as Open Space in the ABC Comp Plan still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Maximum Extent Practicable: No feasible or prudent alternative exists, as determined by the relevant decision-making body, after the applicant has taken all possible steps to comply with the standards or regulations and to minimize potential harmful or adverse impacts. Constraints to compliance that are self-imposed, such as through a particular platting proposal when other options are feasible, shall not be considered sufficient justification. Economic considerations may be taken into account but shall not be the overriding factor.

Variance: Exceptions to dimensional standards or variations from the strict, literal application of standards in this IDO or the DPM. Variances from IDO standards are reviewed and decided by the ZHE or EPC, while Variances from technical standards in

the DPM or related to projects in public rights-of-way are decided by the DHO. The allowable use of premises may never be changed via a Variance.

IV. Variance – EPC

Request

The proposed Variance is to remove the color requirements of IDO §14-16-5-2(J)(1)(e)2 for sites within 330 feet of Major Public Open Space. This IDO section states that colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens. The request is to leave the proposed mechanical equipment and platforms as a natural, unpainted, oxidized galvanized steel or "matte gray".

June 20, 2024, the EPC approved a Site Plan that included new mechanical equipment--concrete mixers with an added platforms--and control room attached to a proposed new, concrete foundation (permit BP-2024-34974). This proposed galvanized steel platform (around 46 ft by 39.5 ft, and 43 ft tall) with a steel and insulated paneled control room (about 7.2 ft by 20.7 ft and 8.1 ft tall) were to be painted a pale roundel blue (RGB: 152, 182, 210) with a Light Reflectance Value (RLV) of 44 to comply to MPOS viewing color requirements [see IDO §14-16-5-2(J)(1)(e)].

Analysis

Per IDO §14-16-6-6(F)(2)(d), the EPC may approve a Variance to IDO standards if it meets all of the Review and Decision criteria, IDO §14-16-6-6(N)(3)(a)(1-5).

1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

   Applicant: The batch plant has operated continuously at this location for decades, long before the adoption of the IDO. The newly installed mechanical equipment which does not meet the color standards per IDO Section 5-2(J)(1)(e)(2) is not a self-imposed hardship as the equipment, essential for operations, was essential to replace antiquated equipment that no longer can meet the operational demands. The mechanical equipment is carefully manufactured for durability and functionally and the material and color are not a selective, but essential to operations. The galvanized steel is not suitable for paint and the paint or coating would rapidly deteriorate

causing continual maintenance, repainting, and the risk of compromising the integrity of the mechanical equipment.

The subject property presents unique circumstances that clearly distinguish it from other properties within the Non-Residential General Manufacturing (NR-GM) zone district and surrounding vicinity. The batch plant equipment represents a highly specialized industrial system designed and manufactured for the precise production of precast and prestressed concrete components. The choice of material is not aesthetic, but an engineering necessity, as the equipment must withstand constant exposure to moisture, cement dust, and extreme operational loads while maintaining performance and safety standards. Galvanized steel cannot be painted or otherwise coated without compromising its protective zinc layer, which would reduce corrosion resistance and potentially create long-term maintenance and safety issues. The configuration and placement of the equipment on the site were dictated by operational efficiency and workflow requirements, which include precise alignment of conveyors, material handling zones, and mixing areas. These technical and operational necessities make compliance with color requirements an undue hardship. Modification to the exterior surfaces could undermine both the functional performance of the equipment and the safety of onsite personnel. The inherent constraints of the batch plant's design and materials, combined with the site-specific placement, further illustrate the special circumstances and practical difficulties that justify relief through the requested variance. It is an unjustified limitation to paint the mechanical equipment and an economic hardship on the property due to the maintenance and equipment integrity issues created from paint or coating.

Furthermore, the IDO establishes a 330-foot threshold from Major Public Open Space within which color standards must be met. The mechanical equipment parcel boundary is approximately 386 feet from MPOS. While Coreslab also owns a narrow strip of parcels on the west side of 2nd street, that land is largely used for parking only. This interior placement, combined with the lot's irregular shape, creates a spatial arrangement distinct from neighboring properties.

The property is located within an Area of Change rather than an Area of Consistency. This reflects City policy that allows flexibility for developments within an Area of Change. When considered alongside the property's irregular shape, interior placement of structures, long-standing industrial use, and the technical constraints of galvanized steel, it is evident that the site faces circumstances not shared by other NR-GM parcels.

Taken together, these factors including the historic operation of the facility, the size and configuration of the lot, the buffering and interior sitting relative to Major Public Open Space, the specialized nature of the equipment, and the policy context of an Area of Change demonstrate a compelling case for extraordinary hardship. Strict

enforcement of the color requirements would create significant operational burdens, potentially requiring unsafe or technically unsound modifications, generating unnecessary costs.

***Staff**: In 2024, essential mechanical equipment had reached the end of its functional lifespan and necessitated replacement to maintain ongoing operation which was approved by the EPC (PR-2024-010187, SI-2024-00467). The request is to leave specialized manufacturing equipment as a prefabricated gray or a naturally weathered color of unpainted, oxidized galvanized steel. The now-weathered galvanized steel ("matte gray"), meets LRV standards, but does not meet the IDO recommendations per IDO §14-16-5-2(J)1)(e)2 (colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens). The attached control room is a gray color with darker gray trim that coordinates with the weathered galvanized steel. There are several circumstances relevant and unique to the proposed project that are not self-imposed.*

First, it is an established fact that a concrete product manufacturing operation, particularly one that has been operating at the subject site since at least 1984, cannot be readily relocated. Additionally, the upgraded equipment is essential to the continued operation of the business and needs to be incorporated into the subject site. Furthermore, the specific mixing equipment is manufactured to certified specifications that restrict the range of available colors, such as galvanized steel. The applicant originally agreed to paint the upgraded equipment a 'pale roundel blue' (RGB 152, 182, 210) which was approved by the EPC in lieu of the recommended IDO color palette. The manufacturer has also strongly advised against painting the galvanized zinc surface as such treatment may compromise paint adhesion, lead to color deterioration, increase maintenance requirements, compromise the protective coating, and raise contamination concerns.

This criterion of extraordinary hardship is met as moving the business, removing the equipment, or painting the equipment would create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property and practical difficulties resulting from strict compliance with the minimum standards.

2. The Variance will not be materially contrary to the public safety, health, or welfare.

Applicant: The variance request does not introduce any conditions that could adversely affect public safety, health, or welfare. The galvanized steel batch plant was designed and fabricated in compliance with international ISO 1461 standards, ensuring long-term structural integrity, resistance to corrosion, and safe performance in an industrial setting. The sole aspect subject to variance (mechanical equipment color) poses no health or safety risk to employees, nearby residents, or the general

public. The current unpainted galvanized finish reduces risks associated with flaking or peeling paint, airborne particulates, and chemical runoff that would occur if improper coatings were applied. Moreover, the natural weathering of galvanized steel quickly reduces reflectivity to levels compliant with the IDO, thereby aligning with the ordinance's purpose of minimizing visual impacts near the MPOS. This outcome is environmentally preferable, avoids unnecessary maintenance interventions, and ensures continued protection of public resources. Granting the variance therefore preserves both the health and safety of the surrounding community while simultaneously maintaining the functional and environmental integrity of the batch plant itself.

***Staff**: The request for a Variance to the IDO §14-16-5-2(J)(1)(e)2 color requirement is negligibly materially contrary to public safety, health or welfare. The request facilitates the upgrade of essential mechanical equipment (mixers and platforms) from similar equipment that reached the end of its operational lifespan, but allows the new galvanized steel equipment to remain unpainted and left to oxidize naturally to a matte gray and the associated control room to be a gray with darker gray trim.*

The subject site has been utilized as a concrete batch plant with a heavy manufacturing use since at least the 1980's, a time which notably predates current IDO regulation. By replacing the obsolete concrete mixer with new, steel structures and a comparable layout, scale, location, and use, there should be minimal change in visual appearance and views from the MPOS to the subject site. However, because the subject site is within 330 ft of Major Public Open Space (MPOS), current regulation indicates that chosen colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens. Neither the gray with darker gray trimmed control room nor the steel control room meets this IDO standard, but both coordinate and are a comparable color to the machinery they replace. Additionally, the added equipment remains centrally positioned on the property, as far from the property boundaries as possible, which minimizes the visual and physical impacts to the greatest extent practicable. Overall, the character and intensity of land use should remain consistent from historical use even with the color exception per the requested Variance.

3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

   Applicant: The galvanized finish of the batch plant has already transitioned to a muted, matte grey appearance consistent with surrounding industrial development and is within an acceptable IDO LRV range. Documented studies by the American Galvanizers Association confirm that reflectivity declines from over 70 percent to under 30 percent within a two-year period and continues to patina for a lower LRV as year progress – well within the IDO's acceptable LRV range. This natural and

predictable process ensures that no adverse visual impacts occur for adjacent properties, nor is the MPOS negatively affected. In terms of infrastructure, the galvanized steel coating functions as a protective barrier, extending the lifespan of the structure and reducing maintenance-related disruptions or environmental impacts from corrosion. Because the finish is self-sustaining and requires no ongoing treatment, the variance avoids the introduction of hazardous paints, solvents, or disposal burdens that could otherwise affect stormwater systems or soil quality, especially near a prominent river and river dependent ecosystem. As such, the variance imposes no material adverse impacts on neighboring properties, infrastructure, or the surrounding environment, but rather ensures long-term stability and compatibility.

***Staff**: The variance request for an exemption from IDO-required color standards [§14-16-5-2(J)(1)(e)2] should not result in significant material adverse impacts on surrounding properties or nearby infrastructure. Any impacts associated with a color exception should be minimized by applying the exception solely to essential zinc-coated galvanized steel machinery and associated control room. The new concrete mixer should be the same materials as the unit it replaces.*

There should be no or negligible negative impacts on vicinity infrastructure improvements. The site layout, structural scale, machinery location, and intended use should be comparable to the previous installation, with minimal changes to visual appearance and views from the MPOS to the subject site.

Due to the site's proximity within 330 feet of Major Public Open Space (MPOS), current regulations specify that selected colors shall blend with the surrounding natural environment and typically include shades such as yellow ochres, browns, dull reds, and grey greens. Neither the gray with darker gray trimmed control room nor the galvanized steel mixers and platforms align with the recommended color palette, but all coordinate with each other and are a comparable color to the machinery they replace.

4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

Applicant: The intent of IDO Section 5-2(J)(1)(e)(2) is for colors to blend with the surrounding natural environment next to MPOS by requiring colors that generally include yellow ochres, browns, dull reds, and grey greens that fall within an acceptable LRV range of 20 to 50 percent. The galvanized steel batch plant, through its natural weathering process, achieves and maintains values that fall within this prescribed LRV which is an integral aspect of the IDO requirement. The finish though matte grey, presents as a muted, non-reflective grey that is consistent with the ordinance's stated purpose to "enhance and protect Major Public Open Space".

Importantly, granting this variance does not establish a precedent for deviation from IDO standards in other contexts, because the special material and manufacturer constraints associated with galvanized steel make this circumstance unique.

The eastern edge of the parcel falls within the outermost Airport Protection Overlay Zone - Sunport Air Space Protection Sub-area, but most of the parcel lies outside the zone, and all surface activity has no impact on or conflict with its regulations. The variance therefore does not weaken or contradict the regulatory framework of the IDO, the Non-Residential General Manufacturing (NR-GM) zone district, or any applicable Overlay Zone. On the contrary, it upholds the IDO's intent by allowing for compliance through natural processes without forcing technically infeasible or environmentally harmful solutions.

***Staff**: The Variance requests to remove the color requirements of IDO §14-16-5-2(J)(1)(e)2 only for the new and critical specialized, galvanized steel cement production equipment (mechanical mixers and platforms) and gray with darker gray trimmed control room that should not be painted or otherwise colored per manufacturer specifications.*

As the request pertains solely to the color of specifically identified pieces of steel equipment that cannot be otherwise painted, but are essential for the successful operation of the business, the Variance would not materially undermine the intent and purpose of the IDO, applicable zone district, or Overlay Zone. Otherwise, all IDO regulations for properties within 330 feet of Major Public Open Space [e.g., IDO §14-16-4-1(E), §14-16-5-2], NR-GM, and heavy manufacturing use [e.g., IDO §14-16-4-3(E)(5)] shall be followed including any regulation pursuant to pre-IDO Approvals (e.g., IDO §14-16-1-10, §14-16-6-8).

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.)

Applicant: The relief requested is narrowly tailored to the specific condition of galvanized steel surfaces on the batch plant structure. No broader exemption is sought, nor is relief requested from any other provision of the IDO. Without this variance, the applicant would be forced to pursue impractical or harmful alternatives, such as painting galvanized surfaces, which the manufacturer advises against, and which are technically unsound and environmentally unsustainable. This would create unnecessary economic hardship, and operational inefficiencies. By contrast, the variance allows the property to be used in a manner consistent with its zoning and in harmony with its surroundings while ensuring compliance with the ordinance's underlying goals. Accordingly, the variance represents the least deviation necessary to avoid extraordinary hardship, while preserving both the functional integrity of the batch plant and the broader intent of the regulatory framework.

***Staff**: The Variance request to remove the color requirements of IDO §14-16-5-2(J)(1)(e)2 for only the new and specialized, galvanized steel cement production equipment (mechanical mixers and platform) and gray with darker gray trimmed control room that should not be painted, re-colored or otherwise resurfaced per manufacturer specifications, is the minimum necessary to avoid extraordinary hardship or practical difficulties. Without the Variance, the surface of the equipment essential for business operation may be compromised, the elimination of the equipment would essentially halt all business activities, and moving the production would be impractical if not seriously damaging for the business.*

V. Major Amendment to Site Plan

Request

This request is for a Major Amendment, Site Plan-EPC to update the controlling Site Plan to reflect the proposed Variance language from Part 1 of this request. The amendment allows the controlling Site Plan to be consistent with current IDO development standards pursuant to IDO §14-16-6-4(X). Namely, this request is the completion to a Variance request (VA-2025-00167) seeking an exception to IDO requirements for color within the IDO section regarding Site Design and Sensitive Lands (IDO §14-16-5-2) for lots within 330 Feet of Major Public Open Space [IDO §14-16-5-2(J)(1)(e)2].

The Site Design and Sensitive Lands section is "intended to minimize the impacts of development on natural and cultural resources, to protect public health and safety from potential hazards on sensitive lands, to create more distinctive neighborhoods by connecting them to surrounding natural features and amenities, and to improve building performance and occupant wellness. Site design standards are intended to enhance the visual appearance of non-residential development, make visual connections to topographic features, promote street and neighborhood character, and strengthen the pedestrian environment."

Analysis

Per IDO §14-16-6-6(I)(3), Review and Decision Criteria, an application for a Major Amendment shall be approved if it meets all of the following criteria:

(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed Major Amendment to the controlling Site Plan, the request is consistent with applicable Comp Plan goals and policies as shown in the previous sections. Goals and/or policies added by Staff are denoted with an asterisk (*).

*Applicable citations: Goal 4.1 Character, Policy 4.1.1 Distinct Communities, Policy 4.1.3 Placemaking; *Goal 5.3 Efficient Development Pattern, *Goal 5.6 City*

Development Areas; Goal 7.3 Sense of Place, Goal 7.6 Context sensitive Infrastructure; Goal 8.1 Placemaking; Goal 13.5 Community Health, Policy 13.5.1 Land Use Impacts.

Non-applicable citations: Policy 4.1.2 Identity and Design, Policy 4.1.4 Neighborhoods; Policy 7.3.2 Community Character; Policy 7.3.4 Infill, Policy 7.3.5 Development Quality, Policy 7.6.3 Utility Infrastructure; Policy 8.1.3 Economic Base.

(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The subject site has never been zoned NR-SU or PD, but was M-1 (Industrial/ Wholesale/ Manufacturing) prior to being zoned NR-GM. There are no related development agreements and/or regulations in place for the project site. This criterion does not apply.

(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The subject site lies adjacent to Major Public Open Space (MPOS) of the Rio Grande Valley State Park. Under current IDO regulations, this location requires compliance to IDO §14-16-5-2(J)(1(e)2 Color. The proposed naturally weathering galvanized steel does not conform to the IDO recommended color palette of yellow ochres, browns, dull reds, and grey greens, however due to equipment required specifications, it should not be painted per manufacturer instruction. With the addition of applicable language referencing the proposed Variance to color [IDO §14-16-5-2(J)(1)(e)2]*, the Site Plan updates would comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The existing development and heavy manufacturing use on the subject site were established prior to the adoption of the 2018 IDO, therefore, current, as-built development will be held to Pre-IDO Approvals pursuant to IDO §14-16-1-10 Transitions from Previous Regulations, §14-16-4-1(E) Previously Allowed Uses, and §14-16-6-8 Nonconformities.

Any future proposed development will be required to comply with all applicable provisions and Design Standards for the NR-GM zone district pursuant to IDO §14-16-2-5(D) as well with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site.

(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve

the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The City's existing infrastructure and public improvements should have adequate capacity to continue to serve the existing development and the proposed mechanical equipment upgrades. The impact of new mechanical equipment, platforms, and control room is proposed to be similar to existing development that utilizes the infrastructure already serving the property. No changes are being proposed to the existing use, access points, circulation, parking, or traffic patterns, noise, or hazardous material use.

(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable. The request pertains solely to the update to the color requirement for specific, essential equipment that should not be otherwise re-surfaced to meet the Color criteria of IDO §14-16-5-2(J)(1)(e)2 per the manufacturer. Without the Variance, the surface of the equipment essential for business operation may be compromised, and the amendment adds this restriction to the proposed Site Plan.

The proposed new mixer equipment, platforms, and control room will be located in almost the same location as the equipment being replaced and near the center of the property to the east of 2nd St. SW. By replacing the obsolete concrete mixer with new structures with a comparable layout, scale, location, and use, there should be minimal change in visual appearance in views from the MPOS and surrounding area. Additionally, the central siting of the equipment on the property, as far from the property boundaries as possible, minimize the visual and physical impacts to the greatest extent practicable.

(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

This criterion does not apply as the subject site is not within a Master Development Plan.

(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or

other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Although the subject property is located within the Railroad and Spur Small Area pursuant to the referenced IDO Sections, a cumulative impact analysis is not necessary to update the controlling Site Plan to include the Variance language.

The proposed project does not change the location, design, hours of operation, amount of traffic, parking congestion, or scope of activity at the subject site. The proposed new equipment should emit less noise and vibration compared to the existing, older unit.

(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

No outdoor or site lighting performance analysis is requested, as this request is to amend the text of the controlling Site Plan to allow a Variance to the color requirement for IDO §14-16-5-2(J)(1)(e)2. This criterion does not apply.

Review of Proposed Major Amendment

The request is for a Major Amendment, Site Plan – EPC to update the controlling Site Plan approved in 2024 (PR-2024-010187, SI-2024-00467) with Variance language from the first part of this request. The Variance request is to establish an exception to color requirements pertaining to IDO §14-16-5-2(J)(1)(e)2 as the subject site is within 330 ft of Major Public Open Space (MPOS)—the Rio Grande Valley State Park.

The site plan outlines a heavy manufacturing land use as well as mechanical equipment, newly upgraded in 2024. The heavy manufacturing use is permissive under the NR-GM zone district. Current uses and standards are allowed pursuant to IDO §14-16-1-10(A) Pre-IDO Approvals and IDO §14-16-4-1(E) Previously Allowed Uses.

The Major Amendment, Site Plan request is to create clarity and consistency to help ensure that any future amendments to the site are pursuant to any standards on the site plan and applicable IDO development standards for the NR-GM zone district. Upon approval of this second part of the request, the subject site would then be controlled by the Site Plan as approved by the EPC, submitted here.

The new equipment included a new, galvanized steel mechanical concrete mixer, platforms and a control room already gray coated with a darker gray trim. The galvanized steel mechanical equipment has weathered to a “matte gray” which complies with the required IDO §14-16-5-2(J)(1)(e)1 light reflective value (LRV) rating of 20 to 50 percent, which should be added to the site plan. Also, the RGB color intensity description and LRV rating of the gray of the control room should be added to the site plan.

The revised controlling Site Plan provided by the applicant includes updates to pages 1, 2, and 11 of 15. Page 16 is a duplicate of page 2 and shall be removed for a final page count of 15. Page one includes an overview description of the proposed project and updates. The Variance and Major Amendment date was added to page 2, but requires additional information describing the request. A general note was added to page 11. However, this description shall be further specified to indicate that the requested Variance to IDO color criterion [IDO §14-16-5-2(J)(1)(e)2 is specifically for the galvanized steel mechanical equipment and platforms and the associated pre-fabricated gray control room with darker gray trim. Although the text was revised based on staff input, staff has developed Conditions of Approval to establish more specific compliance requirements as needed and to enhance clarity moving forward.

Pursuant to IDO §14-16-6-4(O), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan – EPC Review and Decision Criteria of IDO §14-16-6-6(I).

Future development and amendments for the site would be required to follow all applicable provisions and Design Standards for the NR-GM zone district pursuant to IDO §14-16-2-5(D) as well with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site.

VI. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other public agencies reviewed this application. In a response for comment, the City of Albuquerque Open Space Division (OSD) does not object to the request at this time, provided that no additional visual impacts to MPOS are created.

PNM notes that there are PNM facilities and/or easements along William Street, the site's northern edge, along 2nd Street, and throughout the northeast and southwest areas of the site, and that it is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements. PNM also noted that structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM. The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review. See Agency Comments section at the end of the staff report beginning on page 45 for entire recommendation.

No additional significant comment or outstanding issue that affects the request was mentioned in any other review received, although City's Transportation Development

Services and Parks and Recreation, Urban Forestry Division mentioned processes for future proposed development. See Agency Comments section.

Neighborhood/Public

Notification requirements are found in IDO Procedures Table 6-1-1 and are further explained in IDO §14-16-6-4 (K) Public Notice.

Barelas Neighborhood Association (NA) and South San Jose NA are located within 660-feet of the subject site and were notified as required. All property owners within 100 feet of the subject sites were also notified as required (see Attachment E).

No facilitated meeting has been requested, and staff is not aware of any support or opposition to this proposal as of this writing.

Indian Nations, Tribes, or Pueblos

The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos [IDO §14-16-6-4(B)].

VII. Conclusion

This is a two-part request for an approximately 23-acre site located at 2800 2nd Street SW (the "subject site"), between Avenida Cesar Chavez and Woodward Rd. SW and zoned NR-GM (Non-Residential – General Manufacturing Zone District).

The first request is for a Variance to remove the color requirement of IDO §14-16-5-2(J)(1)(e)2 for new, galvanized steel mechanical equipment including mixers, platforms, and a control room. Since the subject site is within 330 feet of Major Public Open Space, exterior color is limited to those blending "with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens." As part of a 2024 EPC approval of the Site Plan (PR-2024-010187, SI-2024-00467), the applicant agreed to paint the equipment a 'pale roundel blue' (RGB 152, 182, 210) in lieu of the recommended IDO colors yellow ochres, browns, dull reds, and grey greens (see NOD Finding 11.B.and Condition 6). The current request is to leave the new galvanized steel equipment in its natural unpainted and oxidized state of "matte gray", and the control room as the manufacturers gray with darker gray trim.

If the proposed Variance is approved, the second request for a Major Amendment to a Site Plan – EPC to incorporate the Variance language into the controlling Site Plan for the subject site will be heard.

The subject site is located in an Area of Change and within 1) 330 ft of Major Public Open Space, 2) a Railroad and Spur Small Area, 3) a Valley Drainage Area, and 4) the Albuquerque International Sunport Airport Protection Overlay Zone.

The Barelas and San Jose Neighborhood Association representatives and all property owners within 100 feet of the subject site were notified as required. As of this writing, Staff has not been contacted nor received any comments regarding this request, and staff is unaware of any support or opposition.

Staff finds that the request is generally consistent with applicable Goals and Policies regarding Community Identity, Land Use, Economic Development, and Resilience & Sustainability. The request has been adequately justified pursuant to the Review and Decision Criteria for a Variance [IDO 14-16-6-6(N)] and Site Plan-EPC [IDO 14-16-6-6(I)] subject to Conditions of Approval 1-5.

Not finding significant conflicts with the IDO or other regulations, **Staff recommends approval** of this request **subject to the Conditions of Approva**l needed to improve the clarity in language of the proposed controlling Site Plan to ensure regulations are met in the future.

Findings, Variance

Project # PR-2024-010187, Plan #: VA-2025-00167

1. This is part one of a two-part request for an approximately 23-acre site located at 2800 2nd Street SW (the "subject site") between Avenida Cesar Chavez and Woodward Rd. SW.
2. The subject site includes all or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86 and is zoned NR-GM (Non-Residential – General Manufacturing).
3. The subject site is located in an Area of Change as designated by the Comprehensive Plan and within 1) 330 ft of Major Public Open Space, 2) a Railroad and Spur Small Area, 3) a Valley Drainage Area, and 4) the Albuquerque International Sunport Airport Protection Overlay Zone. The subject site is not adjacent to any corridor or center.
4. The subject site is located in the Central ABQ Community Planning Area (CPA), an area between I-25, the Rio Grande, I-40 and the city's southern boundary with Bernalillo County.
5. This request is for a Variance-EPC to remove the color requirement of IDO §14-16-5-2(J)(1)(e)2 for sites within 330 feet of Major Public Open Space, which limits exterior surface color to colors blending "with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens". The request is to leave the proposed galvanized steel mechanical equipment and associated steel platforms as an unpainted "matte gray" color resulting from the natural weathering of a zinc coated galvanized steel surface in the case of the concrete mixers and platform. The control room is to remain the manufacturer's gray with darker gray trim.
6. The Variance-EPC request is followed a second request, which is for a Major Amendment to the controlling Site Plan - EPC. The Major Amendment will incorporate the Variance language into the controlling Site Plan for the subject site.
7. History
   A. The subject site is on the plat that was recorded on June 7, 1989 (SP-89156). Prior to the effective date of the Integrated Development Ordinance (IDO) in 2018, zoning at the subject site was M-2 Heavy Manufacturing Zone, which provided "suitable sites for nearly all industrial uses."
   B. The existing facility produces concrete building products. This heavy manufacturing use is considered nonconforming, because it was allowed when the use began, even though the IDO no longer allows heavy manufacturing within 330 feet of Major Public Open Space [IDO §14-16-4-3(E)(5)(e)]. The use is allowed to remain subject to limits on expansion [IDO §14-16-6-8(C)].

C. In 2024, the EPC approved a Site Plan (PR-2024-010187, SI-2024-00467) for the subject site to document existing site conditions and upgrade essential mechanical equipment. As part of this decision, EPC approved the proposed equipment to be painted a 'pale roundel blue' (RGB 152, 182, 210) in lieu of the recommended IDO colors yellow ochres, browns, dull reds, and grey greens (see NOD Finding 11.B.and Condition 6). However, due to manufacturing restrictions, this Condition cannot be met.

D. In 2025, the replacement mixer equipment was built, inspected, and permitted under BP-2024-34974. During inspection, color was found to be out of compliance, prompting this request.

8. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

9. Pursuant to IDO §14-16-6-6(F)(2)(d), the EPC may approve a Variance to IDO standards if it meets all of the Review and Decision criteria in IDO §14-16-6-6(N)(3)(a). The request meets the Variance-EPC Review & Decision Criteria as follows:

6-6(N)(3)(a)1. *In 2024, essential mechanical equipment had reached the end of its functional lifespan and necessitated replacement to maintain ongoing operation which was approved by the EPC (PR-2024-010187, SI-2024-00467). The request is to leave specialized manufacturing equipment as a prefabricated gray or a naturally weathered color of unpainted, oxidized galvanized steel. The now-weathered galvanized steel ("matte gray"), meets LRV standards, but does not meet the IDO recommendations per IDO §14-16-5-2(J)1)(e)2 (colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens). The attached control room is a gray color with darker gray trim that coordinates with the weathered galvanized steel. There are several circumstances relevant and unique to the proposed project that are not self-imposed.*

First, it is an established fact that a concrete product manufacturing operation, particularly one that has been operating at the subject site since at least 1984, cannot be readily relocated. Additionally, the upgraded equipment is essential to the continued operation of the business and needs to be incorporated into the subject site. Furthermore, the specific mixing equipment is manufactured to certified specifications that restrict the range of available colors, such as galvanized steel. The applicant originally agreed to paint the upgraded equipment a 'pale roundel blue' (RGB 152, 182, 210) which was approved by the EPC in lieu of the recommended IDO color palette. The manufacturer has also strongly advised against painting the galvanized zinc surface as such treatment may compromise paint adhesion, lead to color

deterioration, increase maintenance requirements, compromise the protective coating, and raise contamination concerns.

This criterion of extraordinary hardship is met as moving the business, removing the equipment, or painting the equipment would create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property and practical difficulties resulting from strict compliance with the minimum standards.

6-6(N)(3)(a)2. The Variance will not be materially contrary to the public safety, health, or welfare.

The request for a Variance to the IDO §14-16-5-2(J)(1)(e)2 color requirement is negligibly materially contrary to public safety, health or welfare. The request facilitates the upgrade of essential mechanical equipment (mixers and platforms) from similar equipment that reached the end of its operational lifespan, but allows the new galvanized steel equipment to remain unpainted and left to oxidize naturally to a matte gray and the associated control room to be a gray with darker gray trim.

The subject site has been utilized as a concrete batch plant with a heavy manufacturing use since at least the 1980's, a time which notably predates current IDO regulation. By replacing the obsolete concrete mixer with new, steel structures and a comparable layout, scale, location, and use, there should be minimal change in visual appearance and views from the MPOS to the subject site. However, because the subject site is within 330 ft of Major Public Open Space (MPOS), current regulation indicates that chosen colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens. Neither the gray with darker gray trimmed control room nor the steel control room meets this IDO standard, but both coordinate and are a comparable color to the machinery they replace. Additionally, the added equipment remains centrally positioned on the property, as far from the property boundaries as possible, which minimizes the visual and physical impacts to the greatest extent practicable. Overall, the character and intensity of land use should remain consistent from historical use even with the color exception per the requested Variance.

6-6(N)(3)(a)3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The variance request for an exemption from IDO-required color standards [§14-16-5-2(J)(1)(e)2] should not result in significant material adverse impacts on surrounding properties or nearby infrastructure. Any impacts associated with a color exception should be minimized by applying the exception solely to essential zinc-coated galvanized steel machinery and associated control room. The new concrete mixer should be the same materials as the unit it replaces.

There should be no or negligible negative impacts on vicinity infrastructure improvements. The site layout, structural scale, machinery location, and intended use should be comparable to the previous installation, with minimal changes to visual appearance and views from the MPOS to the subject site.

Due to the site's proximity within 330 feet of Major Public Open Space (MPOS), current regulations specify that selected colors shall blend with the surrounding natural environment and typically include shades such as yellow ochres, browns, dull reds, and grey greens. Neither the gray with darker gray trimmed control room nor the galvanized steel mixers and platforms align with the recommended color palette, but all coordinate with each other and are a comparable color to the machinery they replace.

6-6(N)(3)(a)4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

The Variance requests to remove the color requirements of IDO §14-16-5-2(J)(1)(e)2 only for the new and critical specialized, galvanized steel cement production equipment (mechanical mixers and platforms) and gray with darker gray trimmed control room that should not be painted or otherwise colored per manufacturer specifications.

As the request pertains solely to the color of specifically identified pieces of steel equipment that cannot be otherwise painted, but are essential for the successful operation of the business, the Variance would not materially undermine the intent and purpose of the IDO, applicable zone district, or Overlay Zone. Otherwise, all IDO regulations for properties within 330 feet of Major Public Open Space [e.g., IDO §14-16-4-1(E), §14-16-5-2], NR-GM, and heavy manufacturing use [e.g., IDO §14-16-4-3(E)(5)] shall be followed including any regulation pursuant to pre-IDO Approvals (e.g., IDO §14-16-1-10, §14-16-6-8).

6-6(N)(3)(a)5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The Variance request to remove the color requirements of IDO §14-16-5-2(J)(1)(e)2 for only the new and specialized, galvanized steel cement production equipment (mechanical mixers and platform) and gray with darker gray trimmed control room that should not be painted, re-colored or otherwise resurfaced per manufacturer specifications, is the minimum necessary to avoid extraordinary hardship or practical difficulties. Without the Variance, the surface of the equipment essential for business operation may be compromised, the elimination of the equipment would essentially halt all business activities, and moving the production would be impractical if not seriously damaging for the business.

10. Barelas Neighborhood Association (NA) and South San Jose NA are located within 660-feet of the subject site and were notified as required. All property owners within 100 feet of the subject sites were also notified as required.
11. The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos [IDO §14-16-6-4(B)].
12. No facilitated meeting has been requested, and staff is not aware of any support or opposition to this proposal as of this writing.
13. City departments and other public agencies reviewed this application. In a response for comment, the City of Albuquerque Open Space Division (OSD) does not object to the request at this time, provided that no additional visual impacts to MPOS are created.

Recommendation

APPROVAL of Project # PR-2024-010187, Plan #: VA-2025-00167 a request for a Variance to remove development color requirements for "matte gray" galvanized steel mechanical equipment and platforms on the subject site (all or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86) located within 330 ft of Major Public Open Space [IDO 14-16-5-2(J)(1)(e)2] based on the preceding Findings.

Findings, Site Plan

Project # PR-2024-010187, Plan #: SP-2025-00092

1. This is the second part of a two-part request for an approximately 23-acre site located at 2800 2nd Street SW (the "subject site") between Avenida Cesar Chavez and Woodward Rd. SW.
2. The subject site includes all or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86 and is zoned NR-GM (Non-Residential – General Manufacturing).
3. The subject site is located in an Area of Change as designated by the Comprehensive Plan and within 1) 330 ft of Major Public Open Space, 2) a Railroad and Spur Small Area, 3) a Valley Drainage Area, and 4) the Albuquerque International Sunport Airport Protection Overlay Zone. The subject site is not adjacent to any corridor or center.
4. The subject site is located in the Central ABQ Community Planning Area (CPA), an area between I-25, the Rio Grande, I-40 and the city's southern boundary with Bernalillo County.

5. Variance, VA-2025-00167, was approved in the first part of the request, thus the controlling site plan will incorporate the Variance language into the controlling Site Plan for the subject site.

   A. The first part of this request included a Variance to remove the color requirement of IDO §14-16-5-2(J)(1)(e)2 for sites within 330 feet of Major Public Open Space, which limits exterior surface color to colors blending "with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens". The variance allows the proposed galvanized steel mechanical equipment and associated platforms remain as an unpainted "matte gray" color resulting from the natural weathering of a zinc coated galvanized steel surface. The variance also allows the control room to remain the manufacturer's prefabricated gray color with darker gray trim.

   B. The Site Plan-EPC Major Amendment creates clarity and consistency to help ensure that any future amendment to the subject site is pursuant to applicable IDO development standards for the NR-GM zone district and any standards recorded on the controlling Site Plan. Upon approval of this second part of the request, the subject site would then be controlled by the Site Plan as approved by the EPC.

6. History

   A. The existing facility produces concrete building products. This heavy manufacturing use is considered nonconforming, because it was allowed when the use began, even though the IDO no longer allows heavy manufacturing within 330 feet of Major Public Open Space [IDO §14-16-4-3(E)(5)(e)]. The use is allowed to remain subject to limits on expansion [IDO §14-16-6-8(C)].

   B. In 2024, the EPC approved a Site Plan (PR-2024-010187, SI-2024-00467) for the subject site to document existing site conditions and upgrade essential mechanical equipment. As part of this decision, EPC approved for the proposed equipment to be painted a 'pale roundel blue' (RGB 152, 182, 210) in lieu of the recommended IDO colors yellow ochres, browns, dull reds, and grey greens (see NOD Finding 11.B.and Condition 6).

   C. In 2025, the replacement mixer equipment was built, inspected, and permitted under BP-2024-34974. During the inspection, the color of the new equipment was found to be out of compliance, prompting this request.

7. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

8. The subject site was developed pre-IDO, and pre-IDO development pursuant to IDO §14-16-1-10 and IDO §14-16-4-1(E) is accepted until a future update to the Site Plan or Site

Plan features occurs, at which time current IDO development standards shall be followed. Current land uses, buildings, lots, signs, and site features may become nonconforming due to the adoption of the IDO (see IDO §14-16-6-8 Nonconformities). An as-built Site Plan for the existing development establishes the prevailing use, design standards, and other development regulations at the subject site.

9. IDO §14-16-6-6(I)(3)(c) states, "The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property."

   The attached revised site plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans. Text on pages 2 and 11 of the controlling Site Plan shall be updated per Condition of Approval points 5 and 6 to clarify the current request.

10. The request is generally consistent with the following policies from Comprehensive Chapter 4: Community Identity:

    A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

       The purpose of the Major Amendment request is to add text to the controlling site plan to provide clear guidance for future planning actions that would restrict the color allowance exception to designated specialized equipment at the subject site. Limiting the color exception to specific equipment could help protect and preserve the distinct the character of the MPOS while allowing the pre-IDO industrial development to continue at the subject site. Nevertheless, the proposed exception contradicts the purpose of the IDO regulation put in place to enhance, protect, and preserve the region's river and bosque as part of the adjacent MPOS.

    B. POLICY 4.1.1 DISTINCT COMMUNITIES: Encourage quality development that is consistent with the distinct character of communities.

       The proposed Variance establishes an exception to the color requirement of IDO §14-16-5-2(J)(1)(e)2 for specialized mechanical equipment (galvanized steel mixers and platforms) that is centrally located within the subject site. Adding this variance language to the controlling site plan through a Major Amendment ensures that future development is consistent with the existing equipment to maintain quality development through time. Limiting the color exclusion to a single piece of equipment should also help maintain the distinct character of the adjacent bosque and river comprising the MPOS to the west.

    C. POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

This request is made to safeguard and enhance the adjacent Major Public Open Space (MPOS) from the surrounding built environment by implementing and recording an exception to the color regulation IDO §14-16-5-2(J)(1)(e)2 to the recently updated and essential galvanized steel equipment. The update to the controlling site plan with the Variance is to provide clear guidance for future planning actions. Adding this variance to allow for a natural oxidized matte gray finish to the controlling site plan would help protect MPOS by restricting the variance to a specialized piece of equipment, while also protecting the business interests and area's distinctive industrial character at the subject site.

11. The request is consistent or generally consistent with the following Comprehensive Plan goals from Chapter 5- Land Use:

    A. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

    The incorporation of the proposed Variance into the controlling site plan would further clarify regulatory development standards, enabling the subject site to remain largely unchanged. Consequently, this request would preserve exiting development patterns that maximize the utility of existing infrastructure and public facilities, and maintain a more efficient use of land to support the public good.

    B. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

    Although the subject site is already developed with a heavy manufacturing use (concrete batch plant), the request to allow an upgrade to essential, galvanized steel equipment at the subject site without requiring a color change to that specified machinery supports growth in an Area of Change where it is expected and desired. The new development permitted by the proposed Variance as Part 1 of this request, would not alter the character or intensity of land use of the surrounding area but maintain the prevailing character and use intensity of the surrounding area.

12. The request is partially consistent with GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context-sensitive design of development and streetscapes from Chapter 7- Urban Design:

    The recorded Variance is to allow for an exception to a design regulation put in place to protect the sense of place and character of the adjacent MPOS consisting of river and bosque. The Variance and subsequent Major Amendment to the Site Plan supports the industrial history and context of the subject site and immediate streetscape, but not necessarily that of the landscape of neighboring river and bosque.

13. The request is generally consistent with GOAL 7.6 CONTEXT-SENSITIVE INFRASTRUCTURE: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources from Chapter 7- Urban Design:

    Although the proposed request to add the approved Variance for an exception to IDO §14-16-5-2(J)(1)(e)2 color to the controlling site plan does not add infrastructure, it would allow the established infrastructure design and development densities and patterns to remain consistent. Although the color option diverges from IDO recommendations, the matte gray finish of the oxidized galvanized steel can be regarded as a neutral color that is unlikely to contrast significantly with the natural environment.

    Additionally, the proposed equipment to be exempt from the color requirement IDO §14-16-5-2(J)(1)(e)2 is centrally positioned on the property, as far from the property boundaries as possible, and by maintaining a comparable layout, scale, citing, and use, lending to minimal change in the visual and physical impacts to the greatest extent practicable. Resources can be conserved by generally maintaining the current footprint and levels of impact, and eliminate any need to relocate facilities which would have a huge impact on life cycle costs and potentially shift impacts to natural resources through relocation. Documentation of the Variance creates consistency and record accuracy that helps preserve context-appropriate industrial use and prevents misinterpretations of development standards.

14. The request is generally consistent with GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive from Comprehensive Plan Chapter 8- Economic Development:

    The Major Amendment documents an exception to IDO §14-16-5-2(J)(1)(e)2 for color requirements for sites within 330-feet of MPOS at a cement production facility that has been in operation since at least the late 1990s. The update will facilitate upgrades to essential equipment, supporting the ongoing operation of existing businesses and providing opportunities for talent to remain and thrive.

15. The request is generally consistent with the following Comprehensive Plan goal and policy from Chapter 13- Resilience & Sustainability:

    A. Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

       The purpose of the IDO §14-16-5-2(J)(1)(e)2 color requirement for properties adjacent to MPOS is to ensure safe and healthy environments where people can thrive. However, the manufacturer's strong advisement against painting the galvanized zinc surface of the newly added galvanized steel equipment could cause greater harm if the painted surface does not adhere and leads to color deterioration,

increased maintenance requirements, a compromise the protective coating, and the possibility of introducing more air, water, and soil contaminants.

B. POLICY 13.5.1 LAND USE IMPACTS: Prevent environmental hazards related to land uses.

Documenting the proposed variance to the IDO §14-16-5-2(J)(1)(e)2 color requirement, can help prevent environmental hazards related to painting a galvanized zinc surface which could result in a compromise the protective coating and contradicts the manufacturer's advice. A painted, galvanized steel surface could increase the environmental hazards related to land uses by potentially introducing avoidable air, water, and soil contaminants.

16. Per IDO §14-16-6-6(I)(3) Review and Decision Criteria, an application for a Major Amendment shall be approved if it meets all of the following criteria:

A. 6-6(I)(3)(a): The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed Major Amendment to the controlling Site Plan, the request is consistent with applicable Comp Plan goals and policies as shown in the previous sections. Goals and/or policies added by Staff are denoted with an asterisk (*).

Applicable citations: Goal 4.1 Character, Policy 4.1.1 Distinct Communities, Policy 4.1.3 Placemaking; *Goal 5.3 Efficient Development Pattern, *Goal 5.6 City Development Areas; Goal 7.3 Sense of Place, Goal 7.6 Context sensitive Infrastructure; Goal 8.1 Placemaking; Goal 13.5 Community Health, Policy 13.5.1 Land Use Impacts.

Non-applicable citations: Policy 4.1.2 Identity and Design, Policy 4.1.4 Neighborhoods; Policy 7.3.2 Community Character; Policy 7.3.4 Infill, Policy 7.3.5 Development Quality, Policy 7.6.3 Utility Infrastructure; Policy 8.1.3 Economic Base.

B. 6-6(I)(3)(b): The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The subject site has never been zoned NR-SU or PD, but was M-1 (Industrial/ Wholesale/ Manufacturing) prior to being zoned NR-GM. There are no related development agreements and/or regulations in place for the project site. This criterion does not apply.

C. 6-6(I)(3)(c): The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The subject site lies adjacent to Major Public Open Space (MPOS) of the Rio Grande Valley State Park. Under current IDO regulations, this location requires compliance to

IDO §14-16-5-2(J)(1(e)2 Color. The proposed naturally weathering galvanize steel does not conform to the IDO recommended color palette of yellow ochres, browns, dull reds, and grey greens, however due to equipment required specifications, it should not be painted per manufacturer instruction. With the addition of applicable language referencing the proposed Variance to color [IDO §14-16-5-2(J)(1)(e)2], the Site Plan updates would comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The existing development and heavy manufacturing use on the subject site were established prior to the adoption of the 2018 IDO, therefore, current, as-built development will be held to Pre-IDO Approvals pursuant to IDO §14-16-1-10 Transitions from Previous Regulations, §14-16-4-1(E) Previously Allowed Uses, and §14-16-6-8 Nonconformities.

Any future proposed development will be required to comply with all applicable provisions and Design Standards for the NR-GM zone district pursuant to IDO §14-16-2-5(D) as well with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site.

D. 6-6(I)(3)(d): The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The City’s existing infrastructure and public improvements should have adequate capacity to continue to serve the existing development and the proposed mechanical equipment upgrades. The impact of new mechanical equipment, platforms, and control room is proposed to be similar to existing development that utilizes the infrastructure already serving the property. No changes are being proposed to the existing use, access points, circulation, parking, or traffic patterns, noise, or hazardous material use.

E. 6-6(I)(3)(e): The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable. The request pertains solely to the update to the color requirement for specific, essential equipment that should not be otherwise re-surfaced to meet the Color criteria of IDO §14-16-5-2(J)(1)(e)2 per the manufacturer. Without the Variance, the surface of the equipment essential for business operation may be compromised, and the amendment adds this restriction to the proposed Site Plan.

The proposed new mixer equipment, platforms, and control room will be located in almost the same location as the equipment being replaced and near the center of the property to the east of 2nd St. SW. By replacing the obsolete concrete mixer with new structures with a comparable layout, scale, location, and use, there should be minimal change in visual appearance in views from the MPOS and surrounding area. Additionally, the central siting of the equipment on the property, as far from the property boundaries as possible, minimize the visual and physical impacts to the greatest extent practicable.

F. 6-6(I)(3)(f): If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

This criterion does not apply as the subject site is not within a Master Development Plan.

G. 6-6(I)(3)(g): If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Although the subject property is located within the Railroad and Spur Small Area pursuant to the referenced IDO Sections, a cumulative impact analysis is not necessary to update the controlling Site Plan to include the Variance language.

The proposed project does not change the location, design, hours of operation, amount of traffic, parking congestion, or scope of activity at the subject site. The proposed new equipment should emit less noise and vibration compared to the existing, older unit.

H. 6-6(I)(3)(h): If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

No outdoor or site lighting performance analysis is requested, as this request is to amend the text of the controlling Site Plan to allow a Variance to the color requirement for IDO §14-16-5-2(J)(1)(e)2. This criterion does not apply.

17. City departments and other public agencies reviewed this application. In a response for comment, the City of Albuquerque Open Space Division (OSD) does not object to the request at this time, provided that no additional visual impacts to MPOS are created.
18. Barelas Neighborhood Association (NA) and South San Jose NA are located within 660-feet of the subject site and were notified as required. All property owners within 100 feet of the subject sites were also notified as required.
19. The applicant was not required to offer a Pre-submittal Tribal Meeting to Indian Nations, Tribes, and Pueblos [IDO §14-16-6-4(B)].
20. No facilitated meeting has been requested, and staff is not aware of any support or opposition to this proposal as of this writing.

Recommended Conditions of Approval

Plan #: SP-2025-00092, Major Amendment to a Site Plan – EPC

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
2. Pursuant to IDO section 14-16-6-4(O)(4), any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. Site Plan clean up:
   A. A clearer description of the proposed revision shall be added, “Revised to reflect color variance to IDO 5-2(J)(E)(2) according to VA-2025-00167 and Major Amendment SP-2025-00092”.
   B. A more detailed description shall be added to the new text on page 2 of 15 to clarify that the Variance is in relation to the color requirement for subject sites within 330 feet of MPOS. The text shall also indicate that the associated Major Amendment is to update the Variance language on the controlling Site Plan.
   C. General Notes on page 11 of 15 shall be updated to reflect the Variance language from part one of this request to state:
      1. “The steel cement production equipment consisting of galvanized steel cement mixers and associated platforms may remain an unpainted “matte gray” color resulting from the natural weathering of a zinc coated galvanized steel surface per approved Variance (VA-2025-00092) to demonstrate compliance to the color requirements of IDO §14-16-5-2(J)(1)(e)2”.

2. "The pre-fabricated control room may remain the manufacturer's gray with darker gray trim per approved Variance (VA-2025-00092) to demonstrate compliance to the color requirements of IDO §14-16-5-2(J)(1)(e)2".
3. The galvanized steel mechanical equipment light reflective value (LRV) rating shall be added to page 11 of the controlling site plan.
4. The RGB color intensity description and the LRV rating of the gray used for the control room shall be added to page 11 of the site plan.

D. Revised Site Plan page 16 shall be removed as it is a duplicate of Revised Site Plan page 2 of 15.

4. Otherwise, all IDO regulations for properties within 330 feet of Major Public Open Space [e.g., IDO §14-16-4-1(E), §14-16-5-2], NR-GM, and heavy manufacturing use [e.g., IDO §14-16-4-3(E)(5)] shall be followed including any regulation pursuant to pre-IDO Approvals (e.g., IDO §14-16-1-10, §14-16-6-8). The Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.
5. After approval by the Environmental Planning Commission (EPC), the applicant does not need to submit the site plan to the Development Facilitation Team (DFT) for final sign-off.

Recommendation

APPROVAL of Project # PR-2024-010187, Plan #: SP-2025-00092 a request for a Major Amendment to a Site Plan – EPC to incorporate Variance language from VA-2025-00167 into the controlling Site Plan for all or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86—the subject site, based on the preceding Findings and Conditions of Approval.

Catherine Heyne

Catherine Heyne, Planner

Notice of Decision cc list:

Rebecca Shank, rebeccas@dekkerdesign.org
Jessica Lawlis, jessical@dekkerdesign.org
Daryl Wilcox, dwilcox@coreslab.com
Sean Potter, bna@seanpotter.com
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Theresa Duncan, theresadniles@gmail.com
Legal, dking@cabq.gov
Legal, acoon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Hydrology

Hydrology has no objection to the proposed Variance and Site Plan Major Amendment.

Transportation Development Services

Variance: No objection.

Site Plan:

- An approved Traffic Circulation Layout will be required prior to any individual site plan or building permit.
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Environmental Health (CHPD)

Variance/ Site Plan: No comment.

Fire Department

Variance/ Site Plan: No inspection required.

Parks and Recreation – Open Space (OSD)

Variance: The City of Albuquerque Open Space Division (OSD) acknowledges the applicant's request for a variance from IDO Section 14-16-5-2(J)(1)(e)(2) to allow the existing matte grey finish of the mechanical equipment. While OSD understands the operational and maintenance concerns associated with painting galvanized steel, the intent of the IDO color standards for properties within 330 feet of Major Public Open Space is to ensure development blends with the surrounding natural environment. Given that this equipment is located approximately 386 feet from the MPOS boundary and has naturally weathered to a muted, non-reflective finish, OSD does not object to the request at this time, provided no additional visual impacts to MPOS are created.

Parks and Recreation – Urban Forestry

Variance: Forestry has no comments at this time.

Site Plan: Per IDO 5-6(B)(1)(b) Construction of a new parking lot containing 20 or more spaces, or expansion of an existing parking lot by 20 spaces or more.

- Street trees will be required 25' O.C. along the west side of 2nd Street.

- Street trees will be required at 25' O.C. spacing along the east side of 2nd Street.

Solid Waste Department

Variance/ Site Plan: No comment.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

Variance/ Site Plan: No comment.

Albuquerque Public Schools (APS)

Variance/ Site Plan: No comment.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

Variance: AMAFCA has no adverse comments to the subject EPC Variance (VA-2025-00167).

Site Plan: AMAFCA has no adverse comments to the subject Site Plan SP-2025-00092 EPC Major Amendment.

Bernalillo County Planning

Variance/ Site Plan: No impacts to County jurisdiction. No adverse comments.

Bernalillo County Transportation

Variance/ Site Plan: No adverse comments.

Public Service Company of New Mexico (PNM)

Variance/ Site Plan:

There are PNM facilities and/or easements along William Street, the site's northern edge, along 2nd Street, and throughout the northeast and southwest areas of the site.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

A) PHOTOGRAPHS

Figure 1: Street view of Office building and galvanized steel mechanical equipment, looking E from 2nd St SW.

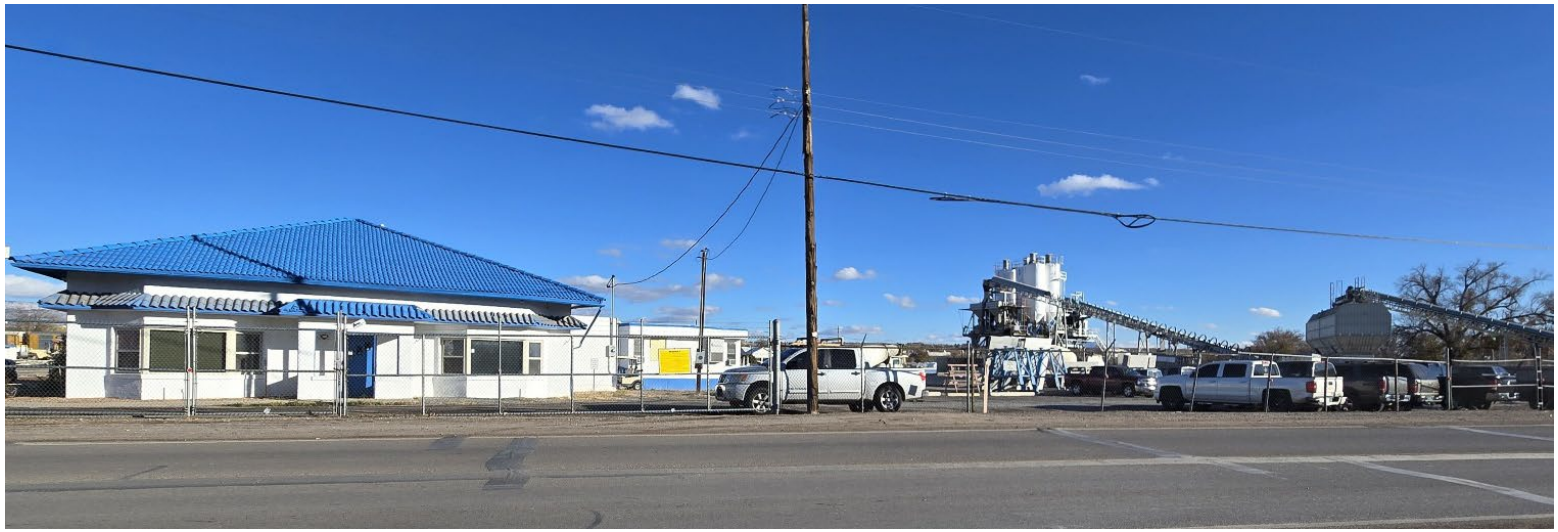


Figure 2: Panoramic view of subject site and galvanized steel mechanical equipment, looking NNW.

Figure 3: Galvanized steel mechanical equipment, looking E.

Figure 4: Looking W: added galvanized steel mechanical equipment to photo-left of silos and decommissioned to the right.

Figure 5: Overview of subject site, looking W from east of the rail line (William St SW); MPOS in background.

B) HISTORY

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

JUNE 20, 2024

Coreslab Structures Inc
2800 2nd St SW
Albuquerque, NM 87102

Project # PR-2024-010187
SI-2024-00467 –Site Plan EPC

Coreslab Structures Inc., requests a Site Plan-EPC for All or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86, located at 2800 2nd St SW, between Avenida Cesar Chavez and Woodward Rd SW, approximately 23.0 acres (M-14-Z)

Staff Planner: Catherine Heyne

On June 20, 2024, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2024-010187, SI-2024-00467, Site Plan – EPC, based on the following Findings and Conditions.

FINDINGS – SI-2024-00467 Site Plan – EPC

1. The request is for a Site Plan – EPC for a an approximately 23-acre site legally described as all or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86, located at 2800 2nd Street SW, between Avenida Cesar Chavez and Woodward Road SW (the "subject site").
2. The subject site does not have an existing, approved Site Plan; therefore, a Site Plan is required to be reviewed and decided by the EPC pursuant to IDO §14-16-5-2(E) Cumulative Impacts and IDO §14-16-5-2(J)(2) Lots Adjacent to Major Public Open Space (MPOS) because the subject site lies within the Railroad and Spur Small Area and is over 5 acres adjacent to MPOS.
3. The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within a half mile of the Railroad and Small Spur Small Area, which requires a Cumulative Impact Analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements). A Cumulative Impacts Analysis was included with this request and analyzed within the Staff Report.

   The impact of new mechanical equipment, platforms, and control room is proposed to be similar to existing development that utilizes the infrastructure already serving the property. No changes are being proposed to the existing use, access points, circulation, parking, or traffic patterns, noise, or hazardous material use. The proposed project does not change the location, design, hours of operation, amount

of traffic, parking congestion, or scope of activity at the subject site. There are no changes in estimated annual volume of water to be used for operations. No walls, fences, or signs are proposed additions. Additional information is needed to document existing lighting at the subject site.

4. The purpose of the Site Plan – EPC is to document an existing heavy manufacturing development as an as-built Site Plan because the applicant would like to upgrade essential mechanical equipment—concrete mixers with platforms and an operator's room—for a site that does not have an approved Site Plan. The existing equipment will be decommissioned onsite with the new equipment located adjacent to and just south of the existing equipment to be decommissioned.
5. A new concrete foundation will be built, inspected, and permitted under BP-2023-39354, which will be subject to all DPM standards and requirements and will be reviewed by DFT staff at the final signoff stage.
6. The subject site was developed pre-IDO, and pre-IDO development pursuant to IDO §14-16-1-10 and IDO §14-16-4-1(E) is accepted until a future update to the Site Plan or Site Plan features occurs, at which time current IDO development standards shall be followed. Current land uses, buildings, lots, signs, and site features may become nonconforming due to the adoption of the IDO (see IDO §14-16-6-8 Nonconformities). An as-built Site Plan for the existing development establishes the prevailing use, design standards, and other development regulations at the subject site.
7. The subject site is zoned NR-GM (Non-Residential – General Manufacturing Zone District); heavy manufacturing is Permissive within this Zone District.

   The subject site is within 330 ft of and adjacent to Major Public Open Space and is within 150 feet of a lot containing a residential use. Although heavy manufacturing land use is permissive under the NR-GM zone district, pursuant to IDO §14-16-4-3(E)(5)(e), current IDO use standards prohibit NR-GM land use within 330 feet of Major Public Open Space and within 1,000 feet of a lot containing a residential use other than an accessory dwelling unit used for a caretaker in a nonresidential development. Yet, heavy manufacturing use can continue operation as a nonconforming use pursuant to IDO §14-16-4-1(E).
8. The subject site is characterized as an Area of Change as designated by the 2017 Comprehensive Plan and falls within the boundaries of the Central Albuquerque Community Planning Area (CPA).
9. The subject site falls within the Air Space Protection Sub-area of the Albuquerque International Sunport Airport Protection Overlay Zone (IDO §14-16-3-3). The proposed Site Plan is required to comply with the APO and associated Federal Aviation Administration (FAA) sub-zones. All signs and structures shall not be taller than the 5,504.9 ft horizontal surface of the Albuquerque International Sunport per IDO §14-16-3-3(D)(1). The subject site lies at about a 4940 ft elevation.
10. The subject site lies within the Rio Grande floodplain with a southern portion of the subject site falling within a special flood hazard area. There is an Unclassified 50 ft wide Ditch Easement that crosses the northern third of the subject site; however, this irrigation facility or acequias is not active.
11. Major Public Open Space:

    A. The proposed new equipment generally follows the Major Public Open Space (MPOS) Edges standards pursuant to IDO §14-16-5-2(J)(1 and 2) that apply to development within 330 feet in any direction of and adjacent to MPOS in order to enhance and protect Major Public Open Space that include: Building Height Bonuses; Access and Connectivity; Landscaping, Buffering, and Screening; Signs; Development; Density; Crime Prevention through Environmental Design

(CPTED); Vehicle Access, Circulation, and Parking; Walls, Fences, and Retaining Walls; Construction Mitigation; and Site Plan Review.

B. Since the subject site is within 330 ft of Major Public Open Space (MPOS), chosen colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens. The applicant selected "pale roundel blue" (RGB 152, 182, 210) which does not precisely observe the suggested palette. However, the selected "pale roundel blue" on the 43-foot-tall equipment centered on the property as far away from the property edges as possible should harmonize with the open sky backdrop, especially when viewed from the MPOS.

12. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

13. The request is generally consistent with the Comprehensive Plan POLICY 4.1.2 IDENTITY AND DESIGN from Chapter 4- Community Identity: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

    The proposed as-built Site Plan and amendment to allow new mechanical mixers would help protect the identity and cohesiveness of the neighborhood because it would not change the existing development that has been in place since at least the 1950's. It would ensure that the location and scale of development as well as character of building design would remain generally the same. By replacing the current concrete mixer with a comparable layout and scale with identical use, there would be overall site consistency. Additionally, the proposed changes would not alter the character of the manufacturing site which is located within an established neighborhood area that supports similar uses.

14. The request is generally consistent with the following Comprehensive Plan Goals and Policy from Chapter 5- Land Use:

    A. GOAL 5.3- EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

       The proposed request promotes internal development patterns that maximize the utility of existing infrastructure and public facilities by installing the proposed new mechanical equipment immediately adjacent to the equipment it would be replacing. The subject site layout remains essentially the same, thereby preserving current efficiencies in land use to support the public good by minimizing impact.

    B. POLICY 5.3.7- LOCALLY UNWANTED LAND USES: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

       The existing heavy manufacturing use has been on-going at the subject site since at least the late 1950s with a workforce of as many as 80 employees. Heavy manufacturing is generally considered a high impact land use that can be objectionable to immediate neighbors and the public at-large. However, the proposed, as-built Site Plan with an addition of new mixers and supporting equipment should not expand a potentially unwanted land use, instead, the new mixers, platform, and control room will be positioned adjacent to the existing equipment on the subject site to abate impact. The proposed location of the new mechanical equipment also preserves a distance as great

as possible from the residential district zone to the east of the rail line and William Street SE and the Major Public Open Space to the west. Newer equipment should also reduce ambient noise and vibration.

C. GOAL 5.6- CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Although the subject site is already developed with a heavy manufacturing use (concrete batch plant), the request to upgrade equipment at the subject site focusses growth in an Area of Change where it is expected and desired. The new development, as part of this proposed request, would not change the character and intensity of land use of the surrounding area.

15. The request is generally consistent with the following Comprehensive Plan GOAL 7.6- CONTEXT SENSITIVE INFRASTRUCTURE from Chapter 7- Urban Design: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed request to upgrade the existing cement mixer is planned to match infrastructure design to existing as-built Site Plan densities and development patterns. Natural resources can be conserved by maintaining the current footprint and levels of impact. Upgrades should augment worker safety by increased job efficiencies (e.g., better accessibility, less climbing) with new equipment reducing sound and vibration from current equipment levels. Overall traffic intensity, quantity, and overall movement should not be affected. No changes from grading and drainage are expected, and air quality should not be impacted and will continued to be controlled through the existing Air Quality Construction Permit #0359-M4.

16. The request is consistent with the following Comprehensive Plan POLICY 7.6.2: TRANSPORTATION INFRASTRUCTURE from Chapter 7- Urban Design: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

With this request, there are no proposed changes to property access or to infrastructure capacity, design, or maintenance. Currently, property access is from 2nd Street SW, which is on the opposite side from the Residential Zoning District, which is located to the east of both Williams Street SE and the BSNF railway right-of-way. As all vehicle access, circulation, and building placement will not change to or within the site with this request, there should be no additional effects of traffic on adjacent, single-family neighborhoods.

17. The request is generally consistent with the following Comprehensive Plan Goal and Policies from Chapter 8- Economic Development:

A. GOAL 8.1- PLACEMAKING: Create places where business and talent will stay and thrive.

The request is to document an existing facility that has been in operation since at least the late 1990s in the proximity to MPOS and with access to the BNSF Railroad and Spur. The applicant wishes to install and upgrade mechanical equipment that can help ensure a thriving present and future business where talent could stay and thrive.

B. POLICY 8.1.2- RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request to document the as-built Site Plan encourages economic development efforts that improve quality of life for new and existing residents with the replacement of existing equipment on the subject site, while at the same time ensuring work and business operations are uninterrupted. Up-to-date mixers and associated work areas could foster a more robust and resilient business establishment that could better contribute to a diverse, industrial economy for the area as business services contribute to local development as well as potentially growing export.

C. SUB-POLICY 8.1.3d- ECONOMIC BASE: Focus economic development strategies, programs, and activities to support existing and emerging economic base industry clusters that are important to the region.

The installation of new mechanical equipment through this request for approval of an as-built Site Plan would continue to support local economic development activities by providing upgrades to an established company in the City that creates products for local development as well as for export out of state. Additionally, the request provides up to 80 local jobs that in turn supports local spending.

18. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

A. The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed Site Plan, the request is generally consistent with applicable Comprehensive Plan Goals and policies.

B. The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The subject site is zoned NR-GM and no related development agreements and/or regulations are in place for the project site.

C. The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Staff has reviewed the proposed as-built Site Plan for documentation purposes because the applicant is proposing to replace existing mechanical equipment with new equipment. The existing development and heavy manufacturing use on the subject site were established prior to the adoption of the 2018 IDO, therefore, current, as-built development will be held to Pre-IDO Approvals pursuant to IDO §14-16-1-10 and IDO §14-16-4-1(E). Current land uses, buildings, lots, signs, and site features may become nonconforming due to the adoption of the IDO and will be pursuant to IDO §14-16-6-8 Nonconformities.

The proposed new equipment has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans. The subject site lies adjacent to Major Public Open Space (MPOS) of the Rio Grande Valley State Park. Under current IDO regulations, this location requires compliance to IDO §14-16-5-2 Site Design and Sensitive Lands, which prompts a Cumulative Impact Analysis review. MPOS adjacency also necessitates an analysis of MPOS Edges requirements (see IDO §14-16-5-2(J)). This has been completed as part of the staff report.

Any future proposed development will be required to comply with all applicable provisions and Design Standards for the NR-GM zone district pursuant to IDO 14-16-2-5(D) as well with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site.

D. The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The City's existing infrastructure and public improvements should have adequate capacity to continue to serve the existing development and the proposed mechanical equipment upgrades. The impact of new mechanical equipment, platforms, and control room is proposed to be similar to existing development that utilizes the infrastructure already serving the property. No changes are being proposed to the existing use, access points, circulation, parking, or traffic patterns, noise, or hazardous material use.

E. The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The current manufacturing plant is a development pre-existing to the 2018 IDO and does not have a controlling Site Plan. Current uses shall be allowed pursuant to IDO §14-16-4-1(E) Previously Allowed Uses. The requested as-built Site Plan for the subject site establishes a baseline for allowable uses, design standards, and other development regulations for current and any future development.

The mechanical equipment to be replaced will be located to the south of and adjacent to the existing similar equipment near the center of the property to the east of 2nd Street SW. The proposed new mixer equipment, platforms, and control room will be located in almost the same location as the equipment being replaced. Subject site operation is required to meet specified Albuquerque-Bernalillo County Air Quality conditions to mitigate potential adverse impacts of its operations per the attached Air Quality Construction Permit #0359-M4. The applicant is currently working with the Air Quality Permitting Division to update this permit.

F. If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not within a Master Development Plan.

G. If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is located within the Railroad and Spur Small Area pursuant to the referenced IDO Sections. The Applicant has provided a Cumulative Impacts Analysis memorandum as part of this application. The proposed project does not change the location, design, hours of operation, amount of traffic, parking congestion, or scope of activity at the subject site. The proposed new equipment should emit less noise and vibration compared to the existing, older unit.

A Traffic Impact Study was not required by the City Traffic Engineer (see attachment). There is one 300 gallon above ground fuel storage tank located just east of the subject site center. This aboveground tank is permitted under Air Quality Construction Permit #0359-M4.

19. There are no archaeological sites on the subject site. A Certificate of No Effect was issued on February 6, 2024 by the Acting City Archaeologist.
20. Subject site operation is required to meet specified Albuquerque-Bernalillo County Air Quality conditions to mitigate potential adverse impacts of its operations per the attached Air Quality Construction Permit #0359-M4.
21. A Traffic Scoping Form was submitted to the City of Albuquerque. The City Traffic Engineer determined that a Traffic Impact Study was not required. Upgrades to the current mechanical equipment at the subject site does not require any modification to the subject site access, circulation, or parking for the facility.
22. AMAFCA had no adverse comments to the Site Plan – EPC, but noted that the site is encumbered by FEMA floodplain and the site plan identifies an existing product storage area in the FEMA flood hazard zone. General subject site stormwater management is subject to pre-IDO standards and requirements pursuant to IDO §14-16-1-10(A) Pre-IDO Approvals. There is no proposed grading in the Special Flood Hazard Area.
23. Grading at the subject site is being proposed for an approximate 18 ft 9 in ft x 32 ft area (600 sq ft). Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review and approval if one of these conditions is met: 500 cy of grading, 1,000 sq ft of proposed building, or 10,000 sq ft of proposed paving.
24. The affected, registered Barelas neighborhood organization was notified as required. The unregistered and affected San Jose NA was notified, although not required. Property owners within 100 feet of the subject site were notified by as required.
25. A facilitated meeting was requested by the Barelas NA and held March 14, 2024 via Zoom. During the facilitated meeting, participants had comments and questions that were addressed during the meeting. Any outstanding concerns were responded to through agreed-upon Action Items.
26. As of this writing, Staff has not been contacted nor received any comments regarding this request. There is no known opposition.

CONDITIONS OF APPROVAL – SI-2024-00467 Site Plan – EPC

1. Upon approval by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions of Approval have been satisfied and that other applicable City requirements have been met.
2. The applicant shall coordinate with the staff planner prior to submitting to the DFT to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
3. As-built Site Plan Set with proposed equipment upgrades:

   A. Site Plan:

1. The Keyed Note 22 symbol shall be moved to the location of the designated map feature (Sheets 2, 5) and included in the Legend (Sheets 2, 4, and 5).
2. The sidewalk symbol shall be added to the legend.
3. An arrow shall to point to designated Keyed Note feature from symbol when identifying symbol is not directly on feature.
4. Keyed Note 7 Building details (i.e., measurements) shall be moved and included as part of the Sidewalk detail insert (Sheet 4).
5. The use of property to the west of 2nd Street SW and to the immediate south of the leased parking lot area shall be identified.
6. The "feet" symbol (" ` ") shown on Sheet 5 shall be updated to the preferred " ' "; the 11`TYP (Sheet 5, Parking and Internal Circulation) does not match measurements shown on Sheet 4. Simplifying parking measurements as, e.g., 10' wide x 18' long, is preferred.
7. Per DPM 7-4(I)(5)(vi) Sight Distance Note: The following note shall be required on the site plan: "Landscaping, signage, walls, fences, trees, and shrubbery between 3 feet and 8 feet tall (as measured from the gutter pan) are not allowed within the clear sight triangle."

a. Detail Sheets: the applicant shall submit a lighting detail that indicates height and fixture type per Site Plan Checklist (Sheet #1 – SITE PLAN, B.1.H.).

B. Grading and Drainage:

1. The applicant shall add contour line elevations to the Grading and Drainage Plan (Sheet 7) for the area west of 2nd Street and per the Site Plan Checklist (Sheet #3 – GRADING AND DRAINAGE PLAN, B.2.)
2. Sheet 7 sump drain shall be added to the legend or be labeled.

C. Elevations cleanup:

1. Proposed Addition Detail shall include dimensions for mechanical equipment height and width and shall be clarified on the East Elevation (Sheet 11).
2. As-built Building Elevation building outlines shall be clarified (e.g., Sheet 13).

4. Condition from PNM: There are PNM facilities and/or easements along the north side of the site, the 2nd Street frontage, and the railroad frontage. Any existing and/or new PNM easements and facilities shall be reflected on the Site Plan and any future Plat.
5. Condition from City Hydrology: Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review and approval if one of these conditions is met: 500 cy of grading, 1,000 sq ft of proposed building, or 10,000 sq ft of proposed paving.
6. The proposed equipment as part of the submitted as-built Site Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **July 5, 2024.** The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

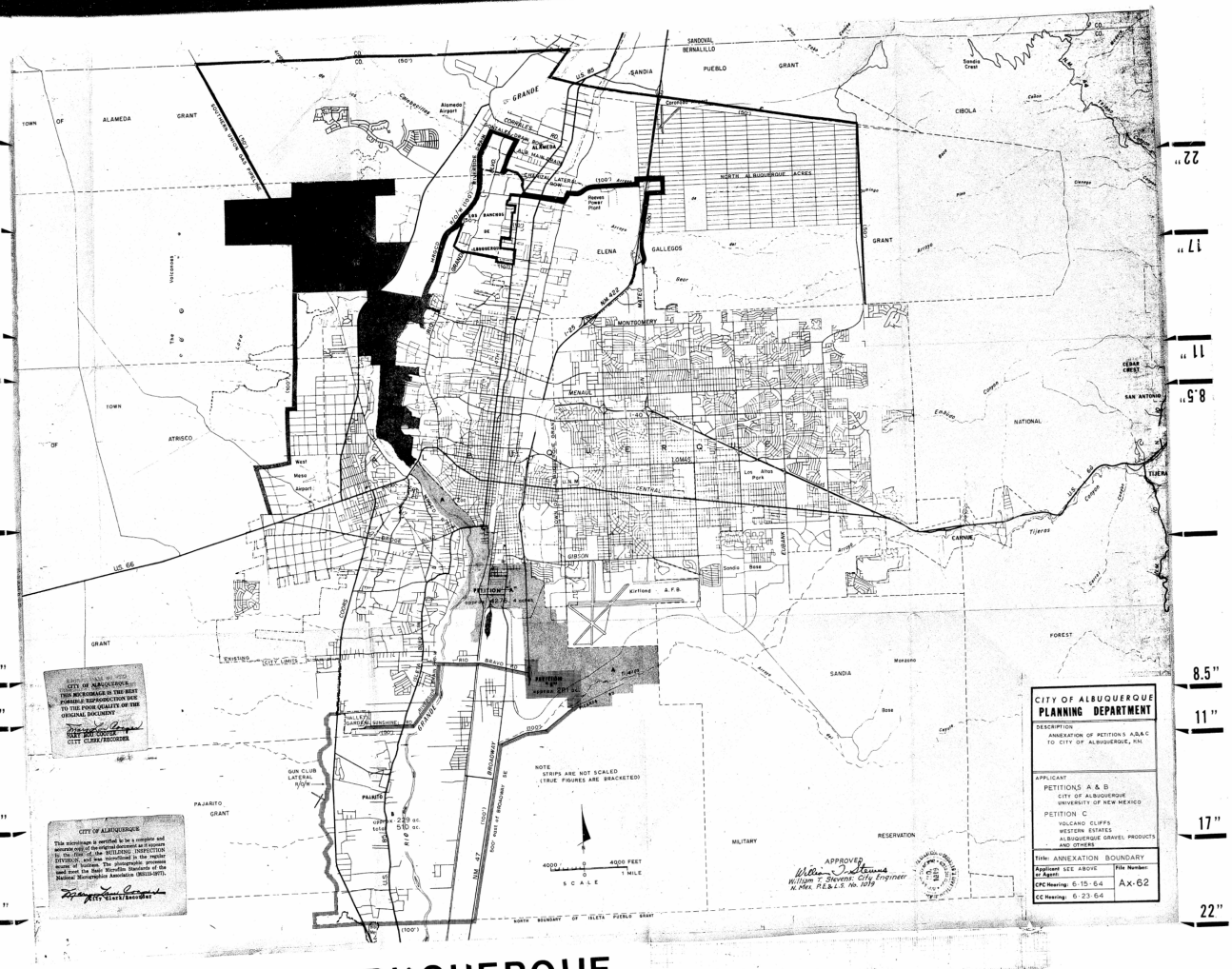
Sincerely,

Megan Jones

for Alan M. Varela,
Planning Director

AV/CH/MJ

CC:
Barelas Neighborhood Association, gcolts@msn.com
Barelas Neighborhood Association, bna@seanpotter.com
San Jose Neighborhood Association, sjnase@gmail.com
San Jose Neighborhood Association, bacadeanna@gmail.com
Coreslab Structures, rsaxe@coreslab.com
Legal, Nasanchez@cabq.gov
EPC File


CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DESCRIPTION
ANNEXATION OF PETITIONS A&C TO CITY OF ALBUQUERQUE, NM.
APPLICANT
PETITIONS A & B
CITY OF ALBUQUERQUE
UNIVERSITY OF NEW MEXICO
PETITION C
VOLCANO CLIFFS
WESTERN ESTATES
ALBUQUERQUE GRAVEL PRODUCTS
AND OTHERS
Title: ANNEXATION BOUNDARY
Applicant or Agent: SEE ABOVE
File Number: Ax-62
CPC Hearing: 6-15-64
CC Hearing: 6-23-64
APPROVED
William T. Stevens, City Engineer
N. Mex. P.E. & L.S. No. 1079
NOTE
STRIPS ARE NOT SCALED
(TRUE FIGURES ARE BRACKETED)
4000 0 4000 FEET
SCALE 1 MILE
PETITION "A"
229 ac.
PETITION "B"
510 ac.
PETITION "C"
4.2 ac.
ALBUQUERQUE
GRANT
ATRISCO
GRANT
ALAMEDA
GRANT
PUEBLO
GRANT
SANDIA
GRANT
ELENA
GALLEGOS
GRANT
MONTGOMERY
NORTH ALBUQUERQUE ACRES
CIBOLA
NATIONAL
FOREST
SANDIA
Monzano
MILITARY
RESERVATION
PAJARITO
GRANT
TOWN OF ATRISCO
TOWN OF ALAMEDA
SANDOVAL
BERNALILLO
Kirtland A.F.B.
Los Anos Park
West Mesa Airport
Alameda Airport
Coronado Airport
Sandia Base
Sandia Crest
CEDAR CREST
SAN ANTONITO
TIJERAS
CARNUE
EXISTING CITY LIMITS
NORTH BOUNDARY OF ISLETA PUEBLO GRANT
US 66
US 85
US 85 BYPASS
US 85 ALTERNATE
I-40
I-25
NM 47
NM 45
NM 448
BRIDGE BLVD.
BROADWAY
GUN CLUB LATERAL
CORRALES MAIN CANAL
CORRALES LATERAL
ATRISCO MAIN CANAL
ATRISCO LATERAL
SOUTH VALLEY LATERAL
SOUTHERN UNION GAS PIPELINE
Rainbow Park
Rainbow Park
Rainbow Park

C) APPLICATION INFORMATION

CORESLAB® STRUCTURES (ALBUQUERQUE) INC.

October 23, 2025

City of Albuquerque Planning Department
600 Second St NW
Albuquerque, NM 87102

Re: Letter of Authorization
Coreslab Structures (Albuquerque) Inc.
Site Plan Amendment and Related Approvals
2800 Second Street SW, Albuquerque NM 87102

To whom it may concern,

I hereby authorize Dekker, Ltd. to act as our designated agent in all matters related to development approvals for the property located at 2800 Second Street SW.

This authorization includes, but is not limited to, the preparation, submission, and representation of applications and associated documentation before City of Albuquerque approval bodies in connection with the Encuentro project. These bodies include, but are not limited to, the Environmental Planning Commission (EPC), the Development Facilitation Team (DFT), and the Development Hearing Officer (DHO).

Dekker, Ltd. is authorized to coordinate with City staff, attend hearings and meetings, and submit any forms, materials, or revisions required as part of the approval process.

If you have any questions regarding this authorization, please contact me directly.

Sincerely,

Daryl Wilcox
Vice President General Manager

December 1, 2025

Environmental Planning Commission
City of Albuquerque
600 2nd St NW, Albuquerque, NM 87102

RE: Coreslab Batch Plant – Variance & Major Amendment – EPC

Dear Environmental Planning Commission Members,

Dekker, acting as agent for Coreslab Structures, respectfully submits this letter to request approval of a Variance and Site Plan Major Amendment for the facility located at 2800 2nd Street SW, Albuquerque, NM 87102. The following UPC and legal descriptions pertains to the entirety of the greater Coreslab campus, with the highlighted being the effected parcel(s) the variance is specifically affecting.

UPC	Legal Description
101405508731920237	TRACT B PLAT OF TRS A, B & C LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP CONT 17.4663 AC M/L
101405506925720221	MAP 44 TR 86
101405506226220222	MAP 44 TRACT 85
101405504527120224	MAP 44 TR 79B2
101405505531220239	MAP 44 TR 75
101405508837820217	TRACT C PLAT OF TRS A, B & C LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP CONT 52,067 SQ FT M/L
101405503131920131	MAP 44 TR 74 A
101405502731220130	MAP 44 TR 74 B
101405502630720129	MAP 44 TR 74 C
101405502330120128	TR 76A MAP 44
101405502029320127	MAP 44 TR 76B
101405501828620126	MAP 44 TR 76 C1
101405501728020125	TRS 76C2 X 80A1 MAP 44
101405501527620123	MAP 44 TRACT 80A2
101405501427420122	MAP 44 TR 80 B
101405501226720121	TR 81A1 MAP 44
101405501025930120	MAP 44 TR 81 A 2
101405500825430119	MAP 44 TR 81B

The variance seeks relief from the requirements of the Integrated Development Ordinance (IDO) Section 5-2(J)(1)(e) which applies to lots within 330 feet of Major Public Open Space. Specifically, Section 5-2(J)(1)(e)(2) “Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens”. The Applicant requests to maintain the matte grey of the mechanical equipment installed earlier this year, subject to this IDO requirement. The Site Plan Major Amendment is necessary to reflect this variance on the governing Site Plan.

The subject site is zoned Non-residential General Manufacturing (NR-GM) and is located along 2nd street, near a major rail corridor within an established industrial district, surrounded by similar industrial uses. The subject use is consistent with its zoning, the surrounding context, and remains visually compatible with nearby properties.

Coreslab is a long-standing manufacturer of precast and prestressed concrete products. The subject site operates as the company's batch plant and has supported production since the 1990s. No new buildings or site expansion are proposed. New mechanical equipment was installed earlier this year for continued operations and improvements. The request relates only to the finish of this existing galvanized steel mechanical equipment. The original site plan anticipated that the mechanical equipment would be painted in accordance to IDO compliance. Galvanized steel naturally weathers to a matte grey finish that falls within the City's LRV range eliminating the need for paint to meet LRV range. However, a variance is necessary with respect to painting the mechanical equipment in colors of yellow ochres, browns, dull reds, and grey greens. The previous EPC hearing for Coreslab approved "pale roundel blue" (RGB 152, 182, 210) for the color of the mechanical equipment. However, the equipment manufacturer, Simem America, advises against painting galvanized steel because paint does not properly adhere to the zinc surface and can fail. The equipment has been outdoors for over two years and has naturally weathered into the acceptable LRV range without coating. The variance formally recognizes this condition and reflects the manufacturer's guidance. The associated Site Plan - Major Amendment would remove the note requiring the equipment to be painted per IDO Section 14-16-5-2(J)(1)(e)(2).

This Site Plan Major Amendment is procedurally tied to and dependent upon the variance request, which seeks relief from the IDO Section 14-16-5-2(J)(1)(e)(2) color requirements properties located within 330 feet of Major Public Open Space. It introduces no new development elements, changes to building placement, or requests for additional relief from other City regulations. It functions as an administrative update to ensure the approved site plan accurately reflects the applicable regulatory framework if the variance is granted.

Section 14-16-5-2(J)(1)(e)(2) of the IDO requires developments within 330 of Major Public Open Space to limit the colors to those that blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens. While color requirements apply to properties within 330 feet of Major Public Open Space, the mechanical equipment is located a much greater distance away. A portion of Coreslab is located on the west side of 2nd street thus triggering this IDO compliance.

Coreslab is a collective for 18 parcels across approximately 23 acres. Of which, 12 parcels are located on a narrow strip of land on the west side of 2nd Street for less acres. Across this western strip of parcels it is approximately 145 feet wide and then adjacent to an approximately 122-foot wide strip of land that is unzoned, after which is MPOS. The parcels the mechanical equipment is located on is approximately 386 feet from the MPOS boundary. The image below depicts these zones, distances, and location of the mechanical equipment.

Figure 1. Mechanical equipment in correlation to 2nd St and MPOS.

In Fall 2024, the facility received approval for a major amendment to its governing Site Plan (PR-2024-010187) in order to upgrade mechanical equipment. Following installation in 2025, the mechanical equipment was flagged as noncompliant because it was not coated or painted within the IDO standards of Section 14-16-5-2(J)(1)(e)(2), per Condition of Approval #6 of PR-2024-010187. However, given that the mechanical equipment has weathered significantly over the past two years and now falls with the 20 to 50 percent LRV range and painting galvanized steel is not a factory recommended practice, a variance is necessary to maintain the matte grey appearance of the mechanical equipment.

While painting is a common method of addressing color within 330 feet of MPOS, it was ultimately identified as not a sustainable option for the mechanical equipment. The equipment manufacturer, Simem America, explicitly advises against painting galvanized steel under any circumstances because paint does not properly adhere to the zinc surface. Attempts to paint over the galvanization inevitably lead to flaking, peeling, and premature failure, creating long-term maintenance challenges and undermining the protective properties of the coating. Coreslab fully intended to paint the mechanical equipment a pale roundel blue, approved under prior EPC hearing, to complement Coreslab's company color of blue at the outset of the 2024 Site Plan Major Amendment. Subsequently, Coreslab was made aware by the manufacturer that painting compromises the mechanical equipment. Once this information was provided, it became clear that painting would not be an appropriate solution.

The batch plant is a large industrial structure constructed of galvanized steel. This finish is not an aesthetic choice, but rather a protective measure that ensures long-term durability and resistance to corrosion. The material is produced through a hot-dip galvanization process that applies a zinc coating in accordance with ISO 1461 standards. This coating provides a strong barrier against the elements. Reflectivity decreases as the steel naturally weathers. According to the American Galvanizers Association (AGA), newly galvanized steel may exhibit an LRV exceeding 70 percent, which creates a bright, reflective appearance. As

the coating is exposed to outdoor conditions, it develops a matte grey patina composed of zinc oxides and carbonates, which significantly reduces reflectivity. The AGA provides an example, shown in Figure 1, of the natural weathering process over a five-year span.

Figure 2. Transmission towers in Coteau-du-lac, Canada. The left side was photographed in December 2019. The right side was taken in March 2024.

Documented observations show reflectivity declining to about 55 percent within 72 hours of outdoor exposure, to approximately 28 percent after two years, and to approximately 23 percent after four years. These values fall within the range required by IDO Section 5-2(J)(1)(e)(1), which limits LRV to 20 to 50 percent.

The Coreslab batch plant was delivered the mechanical equipment in August 2023. It has remained outdoors throughout the prior EPC and Development Facilitation Team approval processes, which lasted approximately 11 months. Building permits were issued in November 2024, and the erection of the equipment began in March 2025. As of the date of this letter, the mechanical equipment has undergone over two years of natural weathering. The structure no longer presents the highly reflective appearance of newly galvanized steel and now reflects the muted, matte grey finish associated with a naturally weathered surface.

For these reasons, Coreslab respectfully requests a variance from IDO Section 14-16-5-2(J)(1)(e)(2) to maintain the matte grey color of the mechanical equipment and the subsequent Site Plan Major Amendment necessary to reflect the matte grey color of the mechanical equipment is permissive.

The following section of this submittal will address the Review and Decision Criteria of IDO Section 6-6(N)(3) in detail for a Variance – EPC.

6-6(N)(3) Review and Decision Criteria [for Variance – EPC]

6-6(N)(3)(a) General: An application for a Variance – EPC shall be approved if it meets all of the following criteria.

1. ***There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.***

Applicant Response: The batch plant has operated continuously at this location for decades, long before the adoption of the IDO. The newly installed mechanical equipment which does not meet the color standards per IDO Section 5-2(J)(1)(e)(2) is not a self-imposed hardship as the equipment, essential for operations, was installed to replace antiquated equipment that no longer can meet the operational demands. The mechanical equipment is carefully manufactured for durability and functionally and the material and color are not a selective, but essential to operations. The galvanized steel is not suitable for paint and the paint or coating would rapidly deteriorate causing continual maintenance, repainting, and the risk of compromising the integrity of the mechanical equipment.

The subject property presents unique circumstances that clearly distinguish it from other properties within the Non-Residential General Manufacturing (NR-GM) zone district and surrounding vicinity. The batch plant equipment represents a highly specialized industrial system designed and manufactured for the precise production of precast and prestressed concrete components. The choice of material is not aesthetic, but an engineering necessity, as the equipment must withstand constant exposure to moisture, cement dust, and extreme operational loads while maintaining performance and safety standards. Galvanized steel cannot be painted or otherwise coated without compromising its protective zinc layer, which would reduce corrosion resistance and potentially create long-term maintenance and safety issues. The configuration and placement of the equipment on the site were dictated by operational efficiency and workflow requirements, which include precise alignment of conveyors, material handling zones, and mixing areas. These technical and operational necessities make compliance with color requirements an undue hardship. Modification to the exterior surfaces could undermine both the functional performance of the equipment and the safety of onsite personnel. The inherent constraints of the batch plant's design and materials, combined with the site-specific placement, further illustrate the special circumstances and practical difficulties that justify relief through the requested variance. It is an unjustified limitation to paint the mechanical equipment and an economic hardship on the property due to the maintenance and equipment integrity issues created from paint or coating.

Furthermore, the IDO establishes a 330-foot threshold from Major Public Open Space within which color standards must be met. The mechanical equipment parcel boundary is

approximately 386 feet from MPOS. While Coreslab also owns a narrow strip of parcels on the west side of 2nd street, that land is largely used for parking only. This interior placement, combined with the lot's irregular shape, creates a spatial arrangement distinct from neighboring properties.

The property is located within an Area of Change rather than an Area of Consistency. This reflects City policy that allows flexibility for developments within an Area of Change. When considered alongside the property's irregular shape, interior placement of structures, long-standing industrial use, and the technical constraints of galvanized steel, it is evident that the site faces circumstances not shared by other NR-GM parcels.

Taken together, these factors including the historic operation of the facility, the size and configuration of the lot, the buffering and interior sitting relative to Major Public Open Space, the specialized nature of the equipment, and the policy context of an Area of Change demonstrate a compelling case for extraordinary hardship. Strict enforcement of the color requirements would create significant operational burdens, potentially requiring unsafe or technically unsound modifications, generating unnecessary costs.

2. ***The Variance will not be materially contrary to the public safety, health, or welfare.***

Applicant Response: The variance request does not introduce any conditions that could adversely affect public safety, health, or welfare. The galvanized steel batch plant was designed and fabricated in compliance with international ISO 1461 standards, ensuring long-term structural integrity, resistance to corrosion, and safe performance in an industrial setting. The sole aspect subject to variance (mechanical equipment color) poses no health or safety risk to employees, nearby residents, or the general public. The current unpainted galvanized finish reduces risks associated with flaking or peeling paint, airborne particulates, and chemical runoff that would occur if improper coatings were applied. Moreover, the natural weathering of galvanized steel quickly reduces reflectivity to levels compliant with the IDO, thereby aligning with the ordinance's purpose of minimizing visual impacts near the MPOS. This outcome is environmentally preferable, avoids unnecessary maintenance interventions, and ensures continued protection of public resources. Granting the variance therefore preserves both the health and safety of the surrounding community while simultaneously maintaining the functional and environmental integrity of the batch plant itself.

3. ***The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.***

Applicant Response: The galvanized finish of the batch plant has already transitioned to a muted, matte grey appearance consistent with surrounding industrial development and is within an acceptable IDO LRV range. Documented studies by the American Galvanizers Association confirm that reflectivity declines from over 70 percent to under 30 percent within a two-year period and continues to patina for a lower LRV as year progress – well within the IDO's acceptable LRV range. This natural and predictable process ensures that no adverse visual impacts occur for adjacent properties, nor is the MPOS negatively affected. In terms of infrastructure, the galvanized steel coating functions as a protective barrier, extending the lifespan of the structure and reducing maintenance-related disruptions or environmental impacts from corrosion. Because the finish is self-sustaining and requires no ongoing treatment, the variance avoids the introduction of hazardous paints, solvents, or disposal

burdens that could otherwise affect stormwater systems or soil quality, especially near a prominent river and river dependent ecosystem. As such, the variance imposes no material adverse impacts on neighboring properties, infrastructure, or the surrounding environment, but rather ensures long-term stability and compatibility.

4. ***The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.***

Applicant Response: The intent of IDO Section 5-2(J)(1)(e)(2) is for colors to blend with the surrounding natural environment next to MPOS by requiring colors that generally include yellow ochres, browns, dull reds, and grey greens that fall within an acceptable LRV range of 20 to 50 percent. The galvanized steel batch plant, through its natural weathering process, achieves and maintains values that fall within this prescribed LRV which is an integral aspect of the IDO requirement. The finish though matte grey, presents as a muted, non-reflective grey that is consistent with the ordinance's stated purpose to "enhance and protect Major Public Open Space". Importantly, granting this variance does not establish a precedent for deviation from IDO standards in other contexts, because the special material and manufacturer constraints associated with galvanized steel make this circumstance unique. The eastern edge of the parcel falls within the outermost Airport Protection Overlay Zone - Sunport Air Space Protection Sub-area, but most of the parcel lies outside the zone, and all surface activity has no impact on or conflict with its regulations. The variance therefore does not weaken or contradict the regulatory framework of the IDO, the Non-Residential General Manufacturing (NR-GM) zone district, or any applicable Overlay Zone. On the contrary, it upholds the IDO's intent by allowing for compliance through natural processes without forcing technically infeasible or environmentally harmful solutions.

5. ***The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.***

Applicant Response: The relief requested is narrowly tailored to the specific condition of galvanized steel surfaces on the batch plant structure. No broader exemption is sought, nor is relief requested from any other provision of the IDO. Without this variance, the applicant would be forced to pursue impractical or harmful alternatives, such as painting galvanized surfaces, which the manufacturer advises against, and which are technically unsound and environmentally unsustainable. This would create unnecessary economic hardship, and operational inefficiencies. By contrast, the variance allows the property to be used in a manner consistent with its zoning and in harmony with its surroundings while ensuring compliance with the ordinance's underlying goals. Accordingly, the variance represents the least deviation necessary to avoid extraordinary hardship, while preserving both the functional integrity of the batch plant and the broader intent of the regulatory framework.

The following section of this submittal will address the Review and Decision Criteria of IDO Section 6-6(I)(3) in detail for a Site Plan Major Amendment.

6-6(I)(3) Review and Decision Criteria [for Site Plan – EPC]

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria.

6-6(I)(3)(a) *The Site Plan is consistent with the ABC Comp Plan, as amended.*

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Applicant Response: The Site Plan Major Amendment enhances, protects, and preserves distinct communities because it does not alter the physical development, placement, or intensity of the existing facility in any way. By functioning solely as an administrative update to align the site plan with already granted approvals, the amendment safeguards the integrity of the community by preventing conflicts between official records and approvals. This action ensures that the governing site plan remains an accurate representation of the facility, which is fundamental to protecting the surrounding community's interests. Preserving consistency in regulatory documents prevents misinterpretation, unauthorized changes, or the appearance of noncompliance that could undermine community trust. Thus, the amendment is directly aligned with the goal of preserving community character through accuracy, transparency, and regulatory consistency.

POLICY 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Applicant Response: This request is consistent with Policy 4.1.1 because it is a quality, administrative correction that preserves the existing, established industrial character without introducing any new physical development or change in use. The policy calls for development that is "consistent with the distinct character of communities," and the amendment satisfies that requirement because it does not alter building footprints, massing, height, setbacks, circulation, access, parking, lighting, signage, landscaping, utilities, or intensity. Instead, it ensures the approved site plan remains an accurate and authoritative expression of the governing approvals for this specific industrial setting. In legal effect, the amendment is a housekeeping action that protects community character because it removes the possibility of conflict between the operative approvals and the site plan documents relied upon by staff, inspectors, and the public.

POLICY 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant Response: This request is consistent with Policy 4.1.2 because it maintains, rather than changes, the approved scale, location, mix of uses, and character already present on the site. The policy's requirement is protection of identity and cohesiveness; the amendment advances that requirement because it keeps all physical and operational attributes intact and focuses solely on aligning the site plan text/graphics with the governing approvals. By

preventing inconsistencies in official records, the amendment supports predictable implementation and enforcement, which in turn preserves neighborhood cohesiveness and prevents unintended design or use shifts that could arise from contradictory documents.

POLICY 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

Applicant Response: This request is consistent with Policy 4.1.3 because it neither removes nor modifies any physical feature that contributes to the area's existing industrial sense of place. The policy asks that special places be protected and enhanced; the amendment fulfills that mandate because it ensures the approved site plan remains current and internally consistent, thereby safeguarding the stability of the built environment. Keeping the record accurate is itself protective because it prevents misinterpretations that could trigger unnecessary alterations to the established, context-appropriate industrial use.

POLICY 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Applicant Response: This request is consistent with Policy 4.1.4 because it has no externalities on neighborhoods or traditional communities. The policy's protection goal is met because the amendment is purely administrative, produces no change to site conditions or operations, and thereby avoids any increase in impacts such as traffic, noise, light, or character. By refining only the accuracy of the governing Site Plan, the action reinforces long-term stability without affecting nearby neighborhoods.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Applicant Response: The Site Plan Major Amendment reinforces sense of place because it preserves the approved design and operational context of the existing facility without introducing new or discordant features. Because the amendment is purely administrative in scope, it upholds the facility's established relationship with its surroundings, ensuring continuity in design and land use character. The action provides clarity and certainty to the official record, thereby reinforcing the sense of order and predictability that is essential to place-making. By eliminating discrepancies between the site plan and the governing approvals, the amendment safeguards the community's confidence that the built environment accurately reflects adopted plans, which is itself a component of a coherent sense of place.

POLICY 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Applicant Response: This request is consistent with Policy 7.3.2 because it preserves the existing, context-appropriate industrial character by refraining from any design changes. The policy emphasizes recognition of distinct identities; the amendment supports that aim because it keeps the regulatory record aligned without prompting alterations to design strategies, thereby retaining the established industrial identity that is safe, functional, and appropriate for its setting.

POLICY 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

Applicant Response: This request is consistent with Policy 7.3.4 because it concerns an existing facility in a developed part of Albuquerque where the surrounding built context along 2nd Street is also industrial. No changes to building materials, architecture, or streetscape are proposed for this request. The policy seeks enhancement or compatible blending; the amendment upholds compatibility because it maintains the status quo and assures that the governing plan documents clearly and accurately represent the existing, compatible condition.

POLICY 7.3.5 Development Quality: Encourage innovative and high quality design in all development.

Applicant Response: This request is consistent with Policy 7.3.5 because clear and accurate approvals are foundational to sustaining high-quality development over time. The policy seeks quality; the amendment promotes quality because it removes ambiguity that could otherwise lead to piecemeal or inconsistent interpretations, protecting the integrity of the already-approved design without necessitating changes.

Goal 7.6 Context-Sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

Applicant Response: This amendment supports Goal 7.6 because it leaves all infrastructure, densities, and development patterns exactly as they are, ensuring that lifecycle costs and resource consumption remain unchanged and efficiently managed. By aligning the official site plan with adopted approvals, the amendment ensures that infrastructure planning remains accurate and predictable. Because the request introduces no new development elements, no additional strain is placed on infrastructure systems, and no inefficiencies or unnecessary costs are created. The amendment therefore conserves public and private resources by preventing misalignments that could otherwise result in avoidable administrative or infrastructure burdens.

POLICY 7.6.3 Utility Infrastructure: Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features.

Applicant Response: This request is consistent with Policy 7.6.3 because it introduces no changes to visible infrastructure and therefore respects existing neighborhood and community character by maintaining current conditions. The policy focuses on respectful design of infrastructure; the amendment advances that aim because it keeps official records accurate without triggering any new or modified infrastructure elements.

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

Applicant Response: The amendment advances placemaking by sustaining a regulatory environment that allows the existing business to thrive without uncertainty or inconsistency in its approvals. Because the amendment does not alter the physical site, it instead strengthens the regulatory clarity under which the business operates, thereby fostering

stability for continued employment, investment, and productivity. Businesses are more likely to stay and thrive when their approvals are legally sound and fully consistent, which this amendment ensures. By preventing contradictions in the official record, the amendment contributes to a supportive environment where business talent can remain confident in the long-term reliability of City processes.

POLICY 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

Applicant Response: This request is consistent with Policy 8.1.3 because it maintains clarity and predictability for a private industrial operation that is part of the City's economic base. The policy aims to strengthen the private sector; the amendment supports that aim because it ensures the site plan is fully aligned with the controlling approvals used by regulators and the business, minimizing delays, duplicative reviews, or conflicting directives.

Goal 13.5 Community Health Protect and maintain safe and healthy environments where people can thrive.

Applicant Response: This amendment protects community health because it maintains regulatory consistency without changing the physical conditions of the site. By ensuring that the official site plan accurately reflects governing approvals, the amendment upholds transparency and predictability in how the facility operates. Accurate documentation is itself a safeguard for public health, as it allows regulators and the public to rely on official records when assessing compliance with health and safety standards. Because the amendment is an administrative measure that prevents future confusion, it contributes to a safe, well-regulated environment where the surrounding community can thrive.

POLICY 13.5.1 Land Use Impacts: Prevent environmental hazards related to land uses.

Applicant Response: This request is consistent with Policy 13.5.1 because accurate, aligned approvals improve clarity around permitted conditions, which in turn prevents inadvertent practices that could pose environmental risks. The policy's purpose is prevention of hazards; the amendment fosters prevention because it ensures that the site plan (as the document used by staff and operators to verify conditions) matches the controlling approvals, reducing the chance of conflicting interpretations that might otherwise lead to unapproved or unintended impacts.

6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

Applicant Response: The subject property is zoned Non-Residential – General Manufacturing (NR-GM) and is therefore not subject to any previously approved NR-SU or PD zoning designations, nor to any terms and conditions that may accompany such designations. Because the zoning classification of the property does not involve NR-SU or PD approvals, there are no applicable development agreements, special regulations, or conditions of approval that would govern this site under this criterion. Accordingly, this standard is not applicable. The requested Site Plan Major Amendment is fully consistent with the zoning framework currently in place, and no conflicts exist with any prior NR-SU or PD approvals, since none apply to this property.

6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: The Site Plan complies with all applicable provisions of the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and all other adopted City regulations, as well as any terms and conditions of prior approvals affecting the property. The governing Site Plan for the subject site is active, legally valid, and has supported the development and operation of a functioning industrial facility consistent with its NR-GM zoning. The only identified point of technical inconsistency was the color requirements within 330 feet of MPOS, which necessitated a variance. Once that variance is granted, the governing regulatory framework for the site will be fully aligned with the IDO, the DPM, and all other applicable regulations.

The purpose of this Site Plan Major Amendment is therefore not to introduce new deviations or to alter the substantive development elements of the site, but rather to update the record so that the approved Site Plan formally incorporates the variance approval and removes any references that would otherwise create an inconsistency. In this way, the amendment is an administrative mechanism to ensure that the Site Plan continues to function as a complete and accurate governing document. Because this request is limited to harmonizing the Site Plan with the City's official approvals and does not create or perpetuate any noncompliance, it fully satisfies this criterion.

6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

Applicant Response: The City's existing infrastructure and public improvements, including the surrounding street network, drainage systems, and other applicable facilities, have sufficient capacity to serve the subject site. The facility is already fully developed and operational, and it actively relies on this existing infrastructure without issue. Importantly, the requested Site Plan Major Amendment does not propose any new construction, intensification of use, or physical modifications that would increase demand on infrastructure or public improvements. Because the proposed amendment is limited to updating the governing Site Plan to reflect prior approvals and does not alter the scale, intensity, or operation of the site, the infrastructure demands remain unchanged.

The continued adequacy of capacity is demonstrated by the fact that the facility has been operating without creating deficiencies or adverse impacts to surrounding infrastructure systems. No additional burdens are introduced by this request, and therefore no mitigation measures are necessary. The criterion is fully satisfied because the amendment neither creates nor exacerbates any infrastructure demands and the existing systems remain adequate to serve the site.

6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Applicant Response: The proposed amendment neither creates, introduces, nor intensifies adverse impacts on the project site or surrounding area. The requested Site Plan Major Amendment is purely administrative in nature, serving only to bring the governing Site Plan into conformity with prior approvals, including the requested variance. If granted, the associated variance request has already been demonstrated and justified as having no significant adverse impacts on the surrounding area. No physical changes, construction activity, or operational modifications are proposed as part of this request.

Because the amendment does not alter the intensity of use, traffic generation, infrastructure demands, or environmental conditions on or around the site, there are no potential adverse impacts for the City or Applicant to mitigate. In fact, approval of this request reduces the potential for confusion or conflict by ensuring that the governing Site Plan accurately reflects all entitlements and approvals that apply to the property. By clarifying the regulatory record, the amendment improves transparency and predictability for both the City and the public.

The application fully satisfies this criterion because it neither generates new adverse impacts nor leaves any existing impacts unmitigated. Instead, it represents a procedural step that ensures consistency and alignment between the Site Plan and the City's official approvals.

6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response: The subject property is not located within the boundaries of an approved Master Development Plan. As a result, there are no additional standards or requirements from such a plan that apply to the site beyond those already established by its NR-GM zoning and the Integrated Development Ordinance (IDO). Because no Master Development Plan governs this property, this criterion is not applicable to the present request, and the Site Plan Major Amendment is fully consistent with the applicable regulatory framework.

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response: This request is an administrative Site Plan Major Amendment, limited to aligning the governing Site Plan with the concurrently requested Variance – EPC to allow the matte grey color of the mechanical equipment. No new physical development, construction activity, or intensification of use is proposed. As such, the project does not create additional burdens or impacts that would warrant new mitigation measures.

Because the subject property is within the Railroad and Spur Small Area, a Cumulative Impacts Analysis (CIA) was prepared in 2019 when the Site Plan was last reviewed and approved by the Environmental Planning Commission (EPC). The analysis at that time confirmed there would be no new adverse impacts on water quality, traffic, parking, noise, vibration, light spillover, or other potential nuisances. Since this amendment introduces no on-the-ground changes, all infrastructure, circulation, and operational patterns remain exactly as previously approved. As such, there is no basis for considering additional cumulative impacts beyond those already evaluated in 2019. This amendment is administrative in nature, serving only to ensure consistency between the site plan and the variance, and thereby maintaining the legal and regulatory clarity of the City's approvals.

For these reasons, the Site Plan Major Amendment fully satisfies Subsection 6-6(I)(3)(g) by demonstrating that no new or additional mitigation is required at this time.

6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

Applicant Response: A site lighting performance analysis has not been requested for this application, and the proposed Site Plan Major Amendment does not include any changes to the existing lighting on the property. The amendment is administrative in nature and is limited to ensuring consistency between the approved site plan and the variance. Because there are no physical changes proposed to lighting fixtures, orientation, or placement, there is no potential for new or additional light-related impacts that would warrant a new analysis.

It is also important to note that the governing site plan for this facility was previously reviewed and approved. At that time, compliance with applicable lighting requirements under Section 14-16-5-2(E) was considered and accepted. Since the current request does not alter any on-the-ground conditions, the lighting performance of the site remains consistent with those prior approvals and continues to comply with the Integrated Development Ordinance.

As a result, this criterion is satisfied because no changes are being proposed that could create adverse lighting impacts. There is therefore no need for mitigation, as the existing site lighting remains adequate and consistent with all applicable standards.

Conclusion:

Based upon the rationale presented in this letter, we respectfully request approval of this Variance and Sit Plam Major Amendment – EPC request to relieve this site from requirements of the Integrated Development Ordinance (IDO), Section 5-2(J)(1)(e)(2), which establish color requirements within 330 feet of Major Public Open Space. If you have any questions or need clarification of anything contained herein, please contact Jessica Lawlis at jessical@dekkerdesign.org.

Sincerely,

Jessica Lawlis, AICP, Urban Planner
Dekker, agent for Coreslab Structures – Albuquerque

Outlook

Re: Request for Guidance on Variance to IDO Section 5-2(J)(1)(e) – NOV File #IDO-2025-05308

From Jones, Megan D. <mdjones@cabq.gov>
Date Fri 7/18/2025 3:35 PM
To Rose Saxe <rsaxe@coreslab.com>
Cc Daryl Wilcox <dwilcox@coreslab.com>; Heyne, Catherine M. <cheyne@cabq.gov>; Armenta, Christopher A. <caarmenta@cabq.gov>; Gallegos, William J. <wjgallegos@cabq.gov>; Palmer, Jeffrey <jppalmer@cabq.gov>; Steele, William J. <wsteele@cabq.gov>

Caution! This message was sent from outside your organization. Allow sender | Block sender | Report

Hi Rose,

Thank you so much for the detailed information regarding what has occurred since EPC approval of the Site Plan. I have been in communication with Jeff Palmer regarding this.

In order for the requirement to have the structure painted and to follow LRV requirements in the IDO for proximity to the Bosque, you will need to apply for a Site Plan-EPC Major Amendment and a Variance-EPC.

This will be a two-part request to:

1. Amend the EPC Approved Site Plan to remove the notes referencing compliance with the IDO standard in 5-2(J)(1)(e) and any notes specifying the color and LRV that won't be met.
2. Ask for a Variance-EPC from IDO section 5-2(J)(1)(e). The variance will have to be approved simultaneously with the Major Amendment. Otherwise, the amendment won't be possible.

To apply for a Site Plan Major Amendment please refer to Criteria for a Site Plan-EPC in IDO section 6-6(I) and to apply for a variance, please refer to criteria in IDO section 6-6(N). Please note that the justification for a variance is a high test. It is our suggestion that you seek assistance form a local planning agent to help with the justification, if needed.

Please find the applicable checklist for the application here: SitePlan-EPC-Requirements

Last, when you are ready to apply, the City has a new application process and you will need to submit your application through ABQ-Plan. Please let me know if you are not familiar. You can find a link here: ABQ-PLAN — City of Albuquerque

Information about the EPC including the hearing schedule can be found here: Environmental Planning Commission — City of Albuquerque

Outlook

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Please note that the next application is on August 7th for the September 21st EPC hearing. I encourage you to get all application materials in a week before the deadline so we can ensure it is complete.

Thanks

Megan Jones, MCRP | MPA
Principal Planner
Current Planning/EPC | UD&D
o 505.924.3352
e mdjones@cabq.gov
cabq.gov/planning

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a user guide, video tutorials in English and Spanish, and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

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From: Rose Saxe <rsaxe@coreslab.com>
Sent: Monday, July 14, 2025 10:50 AM
To: Jones, Megan D. <mdjones@cabq.gov>
Cc: Daryl Wilcox <dwilcox@coreslab.com>; Heyne, Catherine M. <cheyne@cabq.gov>; Armenta, Christopher A. <caarmenta@cabq.gov>; Gallegos, William J. <wjgallegos@cabq.gov>; Palmer, Jeffrey <jppalmer@cabq.gov>
Subject: Request for Guidance on Variance to IDO Section 5-2(J)(1)(e) – NOV File #IDO-2025-05308

Hello Megan,
Coreslab respectfully requests guidance from the Planning Department on how to proceed regarding the attached NOV, File #IDO-2025-05308. We are seeking a variance to IDO Section 5-2(J)(1)(e) based on the specific conditions related to our batch plant's galvanized steel finish.
Per EPC Condition of Approval #6 for PR-2024-010187 / SI-2024-00467 and DFT NOD PR-2024-010187, Application #SI-2024-01256, Finding #4:
Our equipment manufacturer, Simem America, strongly advises against painting galvanized steel under any circumstances (see attached letter). Paint does not adhere properly to the zinc coating, which results in premature flaking and ongoing maintenance concerns. Painting was only considered originally to meet the Light Reflectance Value (LRV) requirements, and at that time, Coreslab was not aware of the manufacturer's guidance against painting.
Coreslab has since determined that the galvanized coating on the batch plant, applied through hot-dip galvanization in accordance with ISO 1461, achieves compliance with the LRV requirements through natural weathering.

LRV values for hot-dip galvanized steel vary depending on the steel composition, galvanizing process, and weathering. While newly galvanized steel can have an LRV of over 70%, this value typically declines over time (1). As the zinc coating weathers, it forms a matte gray patina composed of zinc oxides and carbonates, reducing its reflectivity to around 23% or less after several years.

(1) According to The American Galvanizers Association:

The primary method of achieving a dull galvanized finish is to allow the material to age for more than six months. Recent observations reveal while newly-galvanized steel—with a bright, shiny coating—has a reflectivity of over 70%, the zinc patina will decrease reflectivity as the HDG coating weathers. For example, after 72 hours of outdoor exposure, the reflectivity on one pole dropped to 55%. After two years of outdoor exposure, another poles reflectivity dropped to 28%. A third pole, exposed for four years, dropped to 23% reflectivity. The formation of the zinc patina and the probable accumulation of dust and dirt will significantly reduce the reflectivity on these poles over a relatively short time period.

https://galvanizeit.org/knowledgebase/article/methods-to-dull-hot-dip-galvanized-steel#:~:text=Natural%20Weathering,a%20relatively%20short%20time%20period

Our batch plant was delivered in August 2023 and has remained fully exposed to the elements at our facility throughout the EPC and DFT approval processes, which lasted approximately 11 months. Building permits were issued in November 2024, and erection began in March 2025. As a result, the galvanized coating has significantly weathered and lost its initial reflectivity.

Given the plant's current appearance and its compliance with LRV requirements through natural aging, painting is no longer warranted and would conflict with the manufacturer's recommendations.

At this time, Coreslab is unsure whether this request should be processed as a Minor Amendment under IDO Section 14-16-6-4(X)(2), a Major Amendment under 14-16-6-4(X)(3), or whether a variance or waiver to the referenced condition would be more appropriate.

We would greatly appreciate your guidance on the appropriate next steps.

Please feel free to contact me at your earliest convenience.

Thank you,

Rose Saxe, MBA, PMP

Senior Project Manager

CORESLAB® STRUCTURES (ALBUQUERQUE) INC.

2800 Second Street S.W.

P.O. Box 1609. Albuquerque, NM 87103

O: 505-247-3725 Ext. 225 | C: 505-554-5620| F: 505-243-4875

rsaxe@coreslab.com | coreslab.com

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Thank you,

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PRE-APPLICATION REVIEW NOTES

PA#: _24-008_____ Notes Provided (date): _2-2-24

Site Address and/or Location: _2800 2nd St

Pre-application notes are for informational purposes only and are non-binding and do not constitute any type of approval and are not certificates of zoning. 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.. Amendment to existing the site development to add new mixers, foundation and renovations to the batch plant office. .

Basic Site Information

Current Use(s): Industrial Manufacturing

Size (acreage): ~17.5

Zoning: NR-GM

Overlay Zone(s): APO 3-3 (Airport Protection)

Comprehensive Plan Designations

Corridor(s): NA

Development Area: Change

Near Major Public Open Space (MPOS)?: **No**

Center: NA

Integrated Development Ordinance (IDO)

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

Proposed Use(s): Existing Heavy Manufacturing

Use Specific Standards: 4-3(e)(5)

Applicable Definition(s):

Heavy Manufacturing: The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment or that ordinarily have significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any activity that meets the definition of special manufacturing. See also Clean Room, Special Manufacturing, and Cannabis Definitions for Cannabis-derived Products Manufacturing and Cannabis Cultivation.

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): Site Plan-EPC

Specific Procedure(s)*: 6-6(I)(3)

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

Decision Making Body: EPC Is this a PRT requirement? No

Handouts Provided

☐ Zoning Map Amendment	☐ Site Plan Amendments	☒ Site Plan- EPC	☐ Site Plan- DHO
☐ Site Plan- Administrative	☐ Variance-ZHE	☐ Conditional Use	☐ Subdivision
☐ Site History/Research	☐ Transportation	☐ Hydrology	☐ Fire

If you have additional questions after reviewing these notes, or would like to schedule a follow up call or meeting, please contact Staff at planningprt@cabq.gov. Please include the PA# with your inquiry.

Additional Notes:

- The subject site contains 1 Tract containing approximately 17.5 acres known as Tract B, Plat of Tracts A, B & C, lands of Atchison Topeka & Santa Fe Railway Co & lands of Hydro Conduit Corp. Please verify this matches your records.
- The site is within the Railroad and Spur Area and the proposed development meets the requirements for Cumulative impact Analysis pursuant to IDO §14-16-5-2(E).
    - Although the Manufacturing Plant is an existing development, the amendment to the plant requires a cumulative impact analysis pursuant to our development ordinance. The site plan is required to be reviewed by the EPC (Environmental Planning Commission) to meet all IDO requirements.
    - The cumulative impacts analysis section §14-16-5-8 talks about development and redevelopment, so its required in this case.
        - The question is not whether you can have the use, but whether you need to mitigate any impacts on the portions of the site you are renovating/changing which we don't know until a cumulative impact analysis is complete.
- Since the existing facility is within 1000 feet of residential, then it's nonconforming and is allowed to continue, but would be limited by the 25% expansion cap in IDO §14-16-6-6(C)(3)(d).
- Since there is no site plan on record, then one is needed to expand any of the existing buildings or change site features (parking, landscaping, etc.).
    - A Site Plan shall be requested to be reviewed by the EPC. All existing development on site, should be reflected on as Site plan as an "As Built" development and the proposed changes to the existing site plan shall be included as amendments/additions/changes. Similar to how it is shown on the exhibit you provided with this request.
- Our review of the new Site Plan would include a review of everything existing against the IDO to determine nonconformities, limited to the thresholds in IDO §14-16-6-8. For the most part, you only have to come into compliance on portions of the site that you are touching with building expansion/renovation or changes to site features.
    - The site is within the Airport protection overlay zone 3-3, therefore development is pursuant to the standards in IDO section 14-16-3-3(C) and 3-3(D) Development Standards. Please review these standards, which are required.

Applicant Questions:

1. The Archeological Form just needs to be signed off and submitted with the application.

2. The traffic scoping form should be submitted by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information. This can be found on the second page of the form.

3. A neighborhood meeting is required to be offered to all affected Neighborhood associations that the office of neighborhood coordination says are in the boundary of the site. If a NA accepts the offer of a meeting a facilitated meeting is required to be held. IF one is not accepted, you do not have to hold one. Please see: Pre-submittal Neighborhood Meeting Requirement in the IDO — City of Albuquerque (cabq.gov)

March 26, 2024

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

Re: PR-2024-009925 SI-2024-00175 & BP-2023-39354

Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

Included herein are the communications with the applicable Neighborhood Association and final report provided by the meeting facilitator.

Coreslab meet with members of the Barelas and San Jose Neighborhood Association on March 14, 2024, at 5:00 pm via zoom.
Should you require any additional information, please do not hesitate to contact me at the 505-554-5620.

Sincerely,

Rose Saxe, MBA, PMP
Senior Project Manager
Coreslab Structures (Albuquerque) Inc.
2800 Second Street SW
Albuquerque, NM 87102
Cell 505-554-5620

City of Albuquerque

Planning Department

Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Coreslab Batch Plant Foundation Building Permit #: BP-2023-39354 Hydrology File #: _____

Zone Atlas Page: M-14 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT B PLAT OF TRS A, B & C LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP CONT

City Address: 2800 2ND STREET SW 87102

Applicant: Coreslab Structures Inc Contact: Rose Saxe

Address: 2800 2nd St SW

Phone#: 505-554-5620 Fax#: _____ E-mail: rsaxe@coreslab.com

Development Information

Build out/Implementation Year: ASAP Current/Proposed Zoning: NR-GM

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: (X) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:

CORESLAB IS A PRESTRESS CONCRETE PRODUCTS MANUFACTURER

Days and Hours of Operation (if known): MONDAY - FRIDAY 4AM TO 4PM

Facility

Building Size (sq. ft.): A 32'-0" by 18'-9" FOUNDATION FOR UPGRADED BATCH PLANT MIXERS

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* 75

Expected Number of Delivery Trucks/Buses per Day (if known):* 10

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name 2ND STREET SW

Adjacent Roadway(s) Posted Speed: Street Name WOODWARD RD. Posted Speed 35

Street Name _____ Posted Speed _____

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: MINOR ARTERIAL
(arterial, collecdtor, local, main street)

Comprehensive Plan Center Designation: SITE IS NOT IN COMPREHENSIVE PLAN CENTER DESINGATION
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): NMDOT

Adjacent Roadway(s) Traffic Volume: 4800 (WOODWARD RD.) Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): ABQ RIDE Nearest Transit Stop(s): ROUTE 16 STREET WILLIAM/WHEELER

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: Name: Bosque South Trail
(bike lanes, trails) Type: Paved Multiple Use Trail - A paved trail closed to automotive traffic. Maintained By: Open Space (County)

Current/Proposed Sidewalk Infrastructure: Name: 2nd St. SE
Type: (Proposed) Bike Lane

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer

Comprehensive Plan Corridor/Designation:https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use (map after Page 5-5)

Road Corridor Classification: https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/285/Traffic-Counts and https://public.mrcog-nm.gov/taqa/

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No [✓] Borderline [ ]

Thresholds Met? Yes [ ] No [✓]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

P.E.

TRAFFIC ENGINEER

1/26/2024

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
4. Location of nearby multi-use trails, if applicable *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

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

Tim Keller, Mayor
Sarita Nair, CAO

DATE: February 6, 2024

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	PR-2024-009925
Agent:	Rose Saxe, Coreslab Structures, Inc.
Applicant:	Coreslab Structures, Inc.
Legal Description:	TR B PLAT OF TRS A, B & C LANDS OF AT&SF & HYDRO CONDUIT CORP
Zoning:	NR-GM
Acreage:	17.4663
Zone Atlas Page(s):	M-14-Z

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, City of Albuquerque Historic Aerials, NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

Historic maps and aerials suggest the property was developed between 1938 and 1949.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

2-6-2024

Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services

D) STAFF INFORMATION

Project Memo

DATE: November 18, 2025

TO: Rebecca Shank, Dekker
Jessica Lawlis, Dekker

FROM: Catherine Heyne, Planner, cheyne@cabq.gov, (505) 924-3310
City of Albuquerque Planning Department

RE: Plan # VA-2025-00167 / SP-2025-00092 (2800 2nd St SW)

I've completed a pre-review of the proposed Variance - EPC and Site Plan - EPC, Major Amendment. I will be available throughout this process to answer questions about procedures and requirements. Without first meeting, I hope that you can provide updates to the most pressing concerns identified in the memo outline in the following sections to provide:

⇒ A revised Justification letter posted to ABQ-Plan by

Noon, Monday, November 24, 2025

Note: We will discuss resubmitted items as well as any materials that remain to be revised the in-person Project Meeting Monday, November 24 at 3:30p to address any outstanding concerns. A second memo may be issued to address the items discussed, with a new deadline established for updating material.

1) Introduction

A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

B. This is what I have for the legal description for the subject properties:

1. All or a portion of Tract B Plat and Tract C Plat of Tracts A, B & C, Lands of Atchison Topeka & Santa Fe Railway Co & Lands of Hydro Conduit Corp, and Map 44 Tracts 74A, 74B, 74C, 75, 76A, 76B, 76C1, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, and 86.
2. The estimated subject site area that Planning staff will use for this project is 23 acres, which includes property to both sides of 2nd Street.
3. Zoning at the subject site is NR-GM (Non-residential – General Manufacturing).
4. Dekker is acting as agent for Coreslab Structures.

C. It my understanding that you submitted a 2-part request for a Variance - EPC and Site Plan - EPC, Major Amendment:

1. **Variance-EPC**.

   a. Please note that the two requests will be heard as separate requests by the EPC. The Variance will be heard first. If the Variance is not approved, the Amendment will not be considered.

   b. The Justification Letter indicates that the Variance seeks relief from the requirements of the Integrated Development Ordinance (IDO) §14-16-5-2(J)(1)(e) regarding Light Reflective Value (LRV) thus triggering a Site Plan Major Amendment. The Site Plan Major Amendment is necessary to reflect this variance on the governing Site Plan.

   However, IDO §14-16-5-2(J)(1)(e) covers "Color". This includes exterior surface color as well as an LRV rating. Namely, Subsection 5-2(J)(1)(e)2. indicates that, "Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens." This point needs to be addressed and discussed throughout the Justification Letter. The EPC approved "pale roundel blue" (RGB 152, 182, 210) as the color of the proposed mechanical equipment, which is what should be amended on the proposed Major Amendment to the Site Plan.

   As written, at this time, *I do not have sufficient information to make a recommendation*.

   c. Specific procedures are found in IDO §14-16-6-6(N).

2. **Site Plan - EPC, Major Amendment**

   a. The Major Amendment shall include the major amendments (i.e., specifics of the Variance) on all applicable sheets of the controlling site plan.

   b. Specific procedures are found in IDO §14-16-6-6(I).

D. Is there anything else you'd like to tell us about the request?

2) Process

A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

   http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

B. Timelines and EPC calendar: the EPC public hearing is **December 18, 2025**. Final staff reports will be available one week prior on **December 11, 2025** at:

   https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

C. Agency comments should be posted in ABQ-Plan and available to the applicant by the end of day **December 3, 2025**. Any comments received by Staff after this date will be updated in the ABQ-Plan after receipt and I will notify you by email.

3) Public Notification & Neighborhood Issues

Public notification requirements for a Variance - EPC and Site Plan - EPC are found in IDO Table 6-1-1, and Public Notice is explained in IDO §14-16-6-4(J).

Project Memo 2

DATE: November 24, 2025

TO: Rebecca Shank, Dekker
Jessica Lawlis, Dekker

FROM: Catherine Heyne, Planner, cheyne@cabq.gov, (505) 924-3310
City of Albuquerque Planning Department

RE: Plan # VA-2025-00167 / SP-2025-00092 (2800 2nd St SW)

This is an update to the review of the proposed Variance - EPC and Site Plan - EPC, Major Amendment. I will be available throughout this process to answer questions about procedures and requirements. Please provide updates to the concerns identified in the first memo ("Project Memo") and the few points here in Project Memo 2 with a revised:

⇒ Justification letter, Sign Posting Agreement, and proposed Site Plan posted to ABQ-Plan by:

9 a, Monday, December1, 2025

NOTE: Please let me know if you have any difficulties uploading these materials.

1) Introduction

A. Although I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

B. Again, this request is a 2-part request. Part 1 is for a Variance - EPC [per IDO §14-16-6-6(N)] and Part 2 is for Major Amendment Site Plan – EPC [IDO §14-16-6-6(I)]. The two requests will be heard as separate requests by the EPC. The Variance will be heard first. If the Variance is not approved, the Amendment will not be considered.

1. **Variance-EPC**.

   The Justification Letter should address all points in IDO §14-16-5-2(J)(1)(e) COLOR. This includes exterior surface color as well as an LRV rating. Originally, the EPC approved "pale roundel blue" (RGB 152, 182, 210) as the color for the proposed mechanical equipment, which is what is what we understand to be the focus of this request.

2. **Site Plan - EPC, Major Amendment**

   The Major Amendment shall include the language for the requested Variance on all applicable sheets of the controlling site plan.

2) Process

A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

B. Timelines and EPC calendar: the EPC public hearing is **December 18, 2025**. Final staff reports will be available one week prior on **December 11, 2025** at:

https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

C. Agency comments should be posted in ABQ-Plan and available to the applicant by the end of day **December 3, 2025**. Any comments received by Staff after this date will be updated in the ABQ-Plan after receipt and I will notify you by email.

3) Public Notification & Neighborhood Issues

Public notification requirements for a Variance - EPC and Site Plan - EPC are found in IDO Table 6-1-1, and Public Notice is explained in IDO §14-16-6-4(J).

A. Please update the Sign Posting Agreement. The Sign Posting Agreement included is a previous version. The current agreement can be found under UDD here: https://www.cabq.gov/planning/download-forms-applications . Please resubmit this updated form with the project data.

B. Please let us know if any neighborhood representatives or members of the public has contacted you.

4) Project Letter

The project letter seems to be complete, but please refer to Project Memo 1 for additional information about recommended revisions to the justification letter and proposed Site Plan amendments. Overall, it is important that you address IDO §14-16-5-2(J)(1)(e) Color in all parts of the request as this section states that "Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens." The EPC approved "pale roundel blue (RGB 152, 182, 210)" as the color for the proposed mechanical equipment.

A. Variance- EPC: Review and Decision Criteria - 6-6(N)(3)(a):

1. An application for a Variance - EPC shall be approved if it meets all five of the listed criteria.
2. The variance request should address surface **color** in addition to LRV. Please update analysis and responses for **Criteria 1-5**. See IDO §14-16-5-2(J)(1)(e) Color. More specifically, Subsection 5-2(J)(1)(e)2. indicates that, "Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens."

B. Site Plan – EPC, Major Amendment: Review and Decision Criteria - 6-6(I)(3)(a - h)

Again, please review Project Memo 1 for recommendations to strengthen goal and policy responses.

C. Proposed Site Plan

Comment missing from Memo 1: The incorrect project numbers were included in the updated text on Page 1 of 15.

A. Tribal notification is not required for either Variance or Site Plan proposals.

B. Public notification appears complete.

C. Signs must be posted on or before 9:00 am on **Wednesday December 3, 2025** and should be left up until Friday, **January 3, 2026** (15 days before and 15 days after the EPC hearing date), dates that should correspond to the Sign Posting Agreement.

- We encourage applicants to take a photo at the time the signs are posted to demonstrate that this step has been fulfilled. Please submit a file with these photos by the end of the day **Wednesday, December 3, 2025**.
- For further information regarding sign posting locations, please see: https://documents.cabq.gov/planning/online-forms/PublicNotice/Posted_Sign_Requirement-Instructions.pdf

D. Have any neighborhood representatives or members of the public contacted you?

4) Project Letter

The project letter seems to be complete. I have included recommended revisions and guidance in the sections below.

A. General Recommendations

The justification letter requires revisions for clarity to strengthen the request. As per IDO §14-16-6-4(E)(3 & 4), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence and bears the burden of demonstrating compliance with the required standards through analysis, illustrations, or other necessary exhibits.

1. Please add consecutive page numbers to the Justification Letter.
2. In the introduction of the justification, please explain why the EPC is hearing both parts to this request (i.e., Variance and Major Amendment).
3. A discussion regarding the exception to IDO §14-16-5-2(J)(1)(e) Color needs to be addressed in all parts of the request. Namely, IDO §14-16-5-2(J)(1)(e) includes specific requirements to exterior surface color as well as an LRV rating: "Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens." The EPC approved "pale roundel blue (RGB 152, 182, 210)" as the color for the proposed mechanical equipment. "Galvanized steel" is not included in the proposed color pallet in the IDO.

B. Variance- EPC: Review and Decision Criteria - 6-6(N)(3)(a):

1. An application for a Variance - EPC shall be approved if it meets all five of the listed criteria.
2. The variance request should address surface **color** in addition to LRV. Please update analysis and responses for **Criteria 1-5**. See IDO §14-16-5-2(J)(1)(e) Color. More specifically, Subsection 5-2(J)(1)(e)2. indicates that, "Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens."
3. Please be more specific in the Variance request regarding what will be included in the exception to the IDO requirement. I understand that this would only be for the galvanized

steel mechanical equipment and not any other equipment or buildings, i.e., the control room, platforms, and mixer components.

4. **Criterion 1**: Additional recommendations
   a. The response language is quite strong.
   b. To be deemed "lawful," a project must not only adhere to all applicable rules the IDO, Comp Plan, and any other City regulation but must also meet the criteria for approval, such as avoiding significant adverse impacts on adjacent properties or the community.
      i. Please review, e.g., IDO §14-16-1-4(A), §14-16-1-7(A)(1), §14-16-1-10(A), §14-16-6-4(X), §14-16-6-4(Y). Namely, all development after the effective date of this IDO is subject to IDO standards. The 2024 addition of mechanical equipment triggered the establishment of a Site Plan and updates that adhere to current IDO regulation.
      ii. Since equipment location is emphasized, please include a figure showing it in relation to MPOS buffer and boundaries.
      iii. "Industrial Corridor" is not a defined corridor type in either the IDO or Comp Plan. Please rephrase.
5. **Criterion 5**: Additional recommendations.
   - The response language is quite strong, and at one point seems to suggest that adherence to IDO regulation would create a "regulatory conflict", which would not be the case. Please update phrasing.

C. Site Plan – EPC, Major Amendment: Review and Decision Criteria - 6-6(I)(3)(a - h)

1. Goals & policies
   a. The wording in many of the responses is quite strong, and does not always seem to appropriately support the proposes goal or policy.
      i. Please review and strengthen *all* goal and policy responses to ensure that they speak to the Variance and Major Amendment. Also, all parts of the goal or policy should be addressed to clearly demonstrate how the request is "consistent" with each by being as detailed as possible. Many of the included responses only address one part of the goal or policy.
      ii. It is critical to "hit the nail on the head" both conceptually and in terms of form by:
         - Answering the justification questions directly by re-phrasing the requirement itself in the response. It is also important not to simply restate the Goal, Policy, or Sub-policy, but make supporting statements as to how allowing additional uses would be consistent with the presented Goals/Policies.
         - Using conclusory statements such as "because _____"
         - Choosing only the pertinent option when needed to respond to a requirement and describe how it ties it back to your request and reasoning.
   b. "Industrial Corridor" is not a defined corridor type in either the IDO or Comp Plan. Please rephrase.

c. Please review the use of “lawful”.

d. In total, 28 goals and policies have been provided.

- This number can be reduced. Minimally, Goals 5.3, 5.7 and Policies 5.3.2, 5.3.7, 5.6.2, 8.2.1 are not applicable.

2. 6-6(I)(3)(a): Please add a text response as to how this criterion is met.
3. 6-6(I)(3)**(b, d** and **h):** Please update. Please address the question directly/ tighten the response for clarity.
4. 6-6(I)(3)**(c** and **g):** Please update. Response should reference the color variance.

D. Proposed Site Plan

1. Amendments should be encircled by a cloud and identified with a (for first Amendment).
2. Page 1 of 15: The redline text is confusing. The revision is part of Major Amendment which reflects the Variance. Please update.
3. Pages 2 of 15: below the May 16, 2024 request note, please add current action for December 18, 2025 to include the Variance and Major Amendment to the Site Plan.
    - Page 2 is included twice in the submitted document. Please remove second copy.
4. Page 11 of 15: The detail of the Variance shall be added text under the General Notes, i.e.:
    - Amended to remove IDO §14-16-5-2(J)(1)(e)…
5. General Notes: Where applicable, please add that this update is in compliance with IDO §14-16-5-2(J) Major Public Open Space Edges per the Variance…

E) PUBLIC NOTICE

Rebecca Shank

From: Rebecca Shank
Sent: Wednesday, November 5, 2025 2:49 PM
To: Flores, Suzanna A.
Subject: RE: 2nd St SW and Woodward Rd SW _Public Notice Inquiry Sheet Submission

Thank you for confirmation, Suzanna.

Both bna@seanpotter.com and bna@seanpotter.co email addresses I received an undeliverable notification but my email notice did go through to Amy DeCesare for Barelas NA.

Rebecca Shank
Urban Planning Associate | Dekker

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Wednesday, November 5, 2025 2:43 PM
To: Rebecca Shank <RebeccaS@dekkerdesign.org>
Subject: RE: 2nd St SW and Woodward Rd SW _Public Notice Inquiry Sheet Submission

Yes, that is correct.

Suzie

From: Rebecca Shank <RebeccaS@dekkerdesign.org>
Sent: Wednesday, November 5, 2025 9:50 AM
To: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Subject: RE: 2nd St SW and Woodward Rd SW _Public Notice Inquiry Sheet Submission

Hello Suzie,

Should Sean Potter's email be bna@seanpotter.com?

Thank you,

Rebecca Shank
Urban Planning Associate | Dekker

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, October 28, 2025 4:26 PM
To: Rebecca Shank <RebeccaS@dekkerdesign.org>
Subject: 2nd St SW and Woodward Rd SW _Public Notice Inquiry Sheet Submission

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Add
Barelas NA		Sean	Potter	bna@seanpotter.co	705
Barelas NA		Amy	DeCesare	amydecesare1224+bna@gmail.com	512
South San Jose NA	southsanjoseassociation@gmail.com	Esther	Kottke	rekhilo505@gmail.com	211
South San Jose NA	southsanjoseassociation@gmail.com	Theresa	Duncan	theresadniles@gmail.com	207

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, 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.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist you need for notifying neighborhood associations can be found here: https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- 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 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?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, October 28, 2025 12:46 PM
To: Office of Neighborhood Coordination <rebeccas@dekkerdesign.org>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information
Contact Name
Rebecca Shank
Telephone Number
5057619700
Email Address
rebeccas@dekkerdesign.org
Company Name
Dekker Perich Sabatini
Company Address
7601 Jefferson St NE
City
Albuquerque
State
NM
ZIP
87109
Subject Site Information
Legal description of the subject site for this project:
TRACT B PLAT OF TRS A, B & C LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP CONT 17.4663 AC M/L
Physical address of subject site:

Subject site cross streets:
2nd St SW and Woodward Rd SW
Other subject site identifiers:
Coreslab
This site is located on the following zone atlas page:
M-14-Z
Link for map
Captcha

Rebecca Shank

From: Rebecca Shank
Sent: Wednesday, November 5, 2025 9:45 AM
To: bna@seanpotter.co; amydecesare1224+bna@gmail.com
Cc: Jessica Lawlis
Subject: Barelas NA EPC application notification for Coreslab at 2800 2nd St SW
Attachments: Coreslab Pre-Application Notice -NA 11.05.25.pdf

Hello Barelas Neighborhood Association Representatives,

Please see attached for information on an upcoming EPC Site Plan Major Amendment and Variance application submittal for Coreslab located at 2800 2nd Street SW.

If you have any questions, please do not hesitate to reach out.

Thank you,

Dekker
Architecture in Progress
Rebecca Shank
Urban Planning Associate

505.761.9700 / **DekkerDesign.org**

Learn how we're making every project more sustainable and resilient.

Rebecca Shank

From: Rebecca Shank
Sent: Wednesday, November 5, 2025 9:46 AM
To: 'southsanjoseassociation@gmail.com'; 'rekhilo505@gmail.com'; 'theresadniles@gmail.com'
Cc: Jessica Lawlis
Subject: South San Jose NA EPC application notification for Coreslab at 2800 2nd St SW
Attachments: Coreslab Pre-Application Notice -NA 11.05.25.pdf

Hello South San Jose Neighborhood Association Representatives,

Please see attached for information on an upcoming EPC Site Plan Major Amendment and Variance application submittal for Coreslab located at 2800 2nd Street SW.

If you have any questions, please do not hesitate to reach out.

Thank you,

Dekker
Architecture in Progress
Rebecca Shank
Urban Planning Associate

505.761.9700 / **DekkerDesign.org**

Learn how we're making every project more sustainable and resilient.

Dekker
Architecture in Progress

November 5, 2025

Re: Neighborhood Association Notice
Coreslab Site Plan Amendment and Variance Application
2800 2nd Street SW, Albuquerque NM 87102

Dear Neighborhood Association Representatives:

The purpose of this letter is to inform your association that Coreslab Structures – Albuquerque is submitting a request for approval of EPC - Site Plan Major Amendment and a EPC Variance from IDO §14-16-5-2(J)(1)(e) (Light Reflective Value, "LRV") for the facility located at 2800 2nd Street SW, Albuquerque, NM 87102.

Coreslab is a long-standing manufacturer of precast and prestressed concrete products, serving the construction industry with a variety of solutions. The subject site operates as their batch plant, which has supported production since the 1990s.

No new buildings or site expansion are proposed. The request relates only to the finish of the existing galvanized steel mechanical equipment, portions of which are located within 330 feet of Major Public Open Space where the IDO limits surface reflectivity. The original site plan anticipated that these structures would be painted a light blue to meet IDO compliance. However, newly galvanized steel naturally weathers to a matte gray finish that falls within the City's LRV range, eliminating the need for paint.

The equipment manufacturer, Simem America, explicitly advises against painting galvanized steel under any circumstances because paint does not properly adhere to the zinc surface. Attempts to paint over the galvanization inevitably lead to flaking, peeling, and premature failure, creating long-term maintenance challenges and undermining the protective properties of the coating. The equipment has been outdoors for over two years and has naturally weathered into an acceptable LRV range without any coating. The variance formally recognizes this condition and avoids an impractical, manufacturer-discouraged solution. The associated major site plan amendment would simply remove the note requiring the equipment to be painted.

This associated Site Plan Major Amendment is procedurally tied to and dependent upon the variance request, which seeks relief from the IDO LRV requirements for structures located within 330 feet of Major Public Open Space. It introduces no new development elements, changes to building placement, or requests for additional relief from any other City regulations. Instead, it functions as an administrative update to ensure the approved site plan accurately reflects the applicable regulatory framework if the variance is granted.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be December 18, 2025 beginning at 8:40 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission.

Sincerely,

Jessica Lawlis

Jessica Lawlis, AICP
Studio Manager, Urban Planning
Dekker, Agent for Coreslab Structures – Albuquerque

Attachments: *Site Plan Amendment, Zone Atlas Map, Public Notice Form(s)*

PROJECT NUMBER: PR-2024-010187

APPLICATION NUMBER: SI-2024-01256

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JUNE 20, 2024 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (x) 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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo	Oct 16, 2024
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	Oct 21, 2024
ABCWUA	DATE
Whitney Phelan	Oct 15, 2024
PARKS AND RECREATION DEPARTMENT	DATE
Tiequia Cha	Oct 15, 2024
HYDROLOGY	DATE
Jeff Palmer (Oct 15, 2024 16:59 MDT)	Oct 15, 2024
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
J Waffley	Oct 21, 2024
PLANNING DEPARTMENT	DATE

REVISED TO REFLECT MAJOR AMENDMENT DATED 11/20/2025 TO REMOVE THE STANDARD IN 5-2(J)(1)(E)(1)&(2) AND A VARIANCE FROM THAT STANDARD
NEW PROJECT NUMBER SP-2025-00071

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

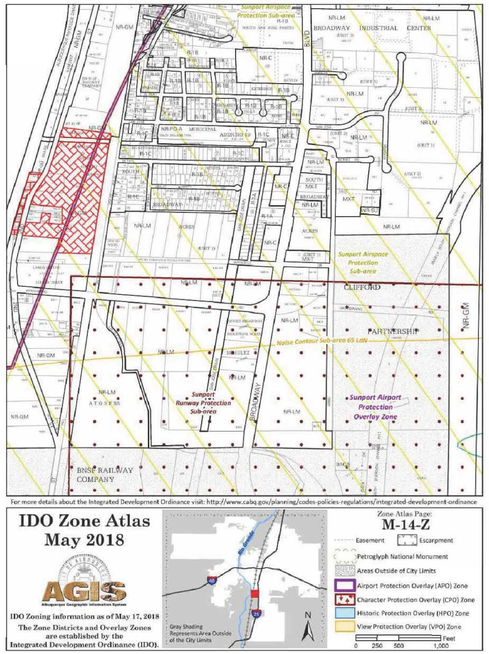
CORESLAB STRUCTURES (ALBUQUERQUE) INC.
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

LEGAL DESCRIPTION
ALL OR A PORTION OF TRACTS B AND C, PLAT OF TRACTS A, B & C, LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP, AND MAP 44 TRACTS 74A, 74B, 74C, 75, 76C1, 76A, 76B, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, AND 86, LOCATED AT 2800 2ND ST SW, BETWEEN AVENIDA CESAR CHAVEZ AND WOODWARD RD SW, APPROXIMATELY 23.0 ACRES

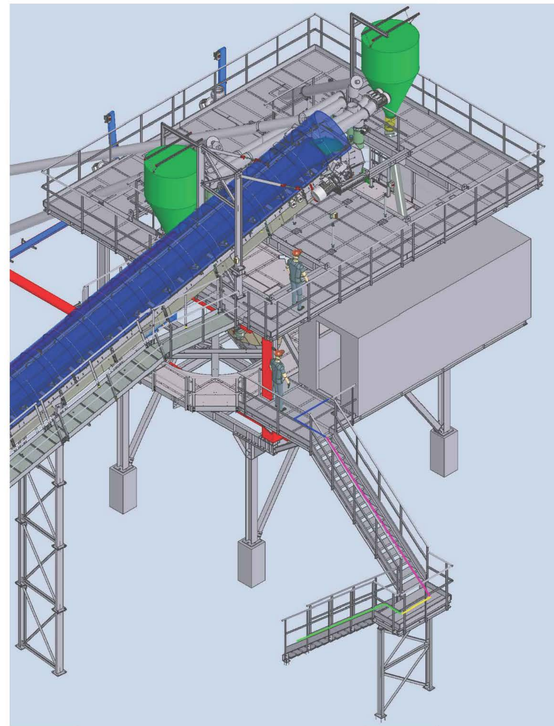
JULY 23, 2024

Project# PR-2024-010187
Application#
SI-2024-01256 EPC SITE PLAN FINAL SIGN-OFF

SHEET NUMBER			TITLE
1	OF	15	TITLE & VICINITY MAP
2	OF	15	SITE PLAN
3	OF	15	AS-BUILT SITE PLAN DETAIL
4	OF	15	AS-BUILT SITE PLAN DETAIL
5	OF	15	AS-BUILT DETAILS
6	OF	15	PROPOSED ADDITION DETAIL
7	OF	15	AS-BUILT GRADE & DRAIN
8	OF	15	PROPOSED ADDITION GRADE & DRAIN DETAIL
9	OF	15	AS-BUILT UTILITY
10	OF	15	PROPOSED ADDITION AS-BUILT UTILITY SITE DETAIL
11	OF	15	PROPOSED ADDITION DETAIL ELEVATIONS
12	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 1 OF 3
13	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 2 OF 3
14	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 3 OF 3
15	OF	15	AS-BUILT LIGHTING DETAILS



VICINITY MAP



PROPOSED ADDITION DETAIL
NOT TO SCALE - SHOWN FOR CLARITY

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
TITLE & VICINITY MAP

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM
JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:54:54 -06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024
Scale: Horiz: Vert:
Project No: ----------
Sheet: 1 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

AS-BUILT BUILDINGS & BATCH PLANT

RAILROAD TRACKS

AS-BUILT PRECAST FORMS

ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24

DEVELOPMENT DATA:

NET AREA: 23.0 ACRES

ZONING: NR-GM, NON-RESIDENTIAL - GENERAL MANUFACTURING

LAND USE: INDUSTRIAL - LIGHT AND HEAVY MANUFACTURING

SET BACKS:	FRONT	REAR	SIDES
REQUIRED:	5' MIN	0'	0'
PROVIDED:	18' MIN	23' MIN	4' MIN

BUILDING HEIGHT:
MAXIMUM ALLOWED: 65'
MAXIMUM PROVIDED: 57'
MINIMUM PROVIDED: 8'

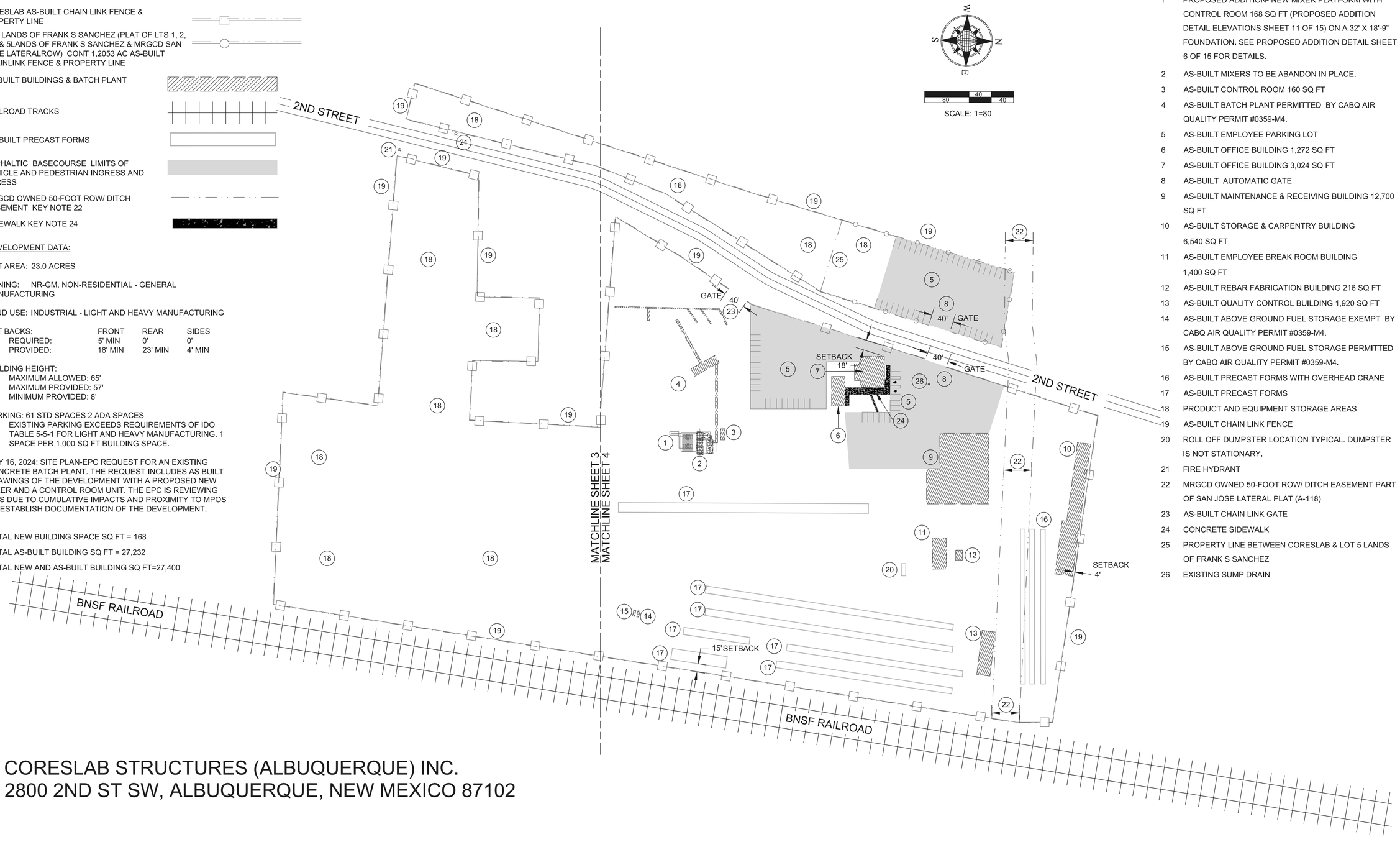
PARKING: 61 STD SPACES 2 ADA SPACES
EXISTING PARKING EXCEEDS REQUIREMENTS OF IDO TABLE 5-5-1 FOR LIGHT AND HEAVY MANUFACTURING. 1 SPACE PER 1,000 SQ FT BUILDING SPACE.

MAY 16, 2024: SITE PLAN-EPC REQUEST FOR AN EXISTING CONCRETE BATCH PLANT. THE REQUEST INCLUDES AS BUILT DRAWINGS OF THE DEVELOPMENT WITH A PROPOSED NEW MIXER AND A CONTROL ROOM UNIT. THE EPC IS REVIEWING THIS DUE TO CUMULATIVE IMPACTS AND PROXIMITY TO MPOS TO ESTABLISH DOCUMENTATION OF THE DEVELOPMENT.

TOTAL NEW BUILDING SPACE SQ FT = 168

TOTAL AS-BUILT BUILDING SQ FT = 27,232

TOTAL NEW AND AS-BUILT BUILDING SQ FT=27,400



KEYED NOTES

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17 AS-BUILT PRECAST FORMS

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22 MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)

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24 CONCRETE SIDEWALK

25 PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ

26 EXISTING SUMP DRAIN

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

LEGAL DESCRIPTION

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Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC. OVERALL SITE PLAN

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:05:29 MST

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
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Project No: ----------

Sheet: 2 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

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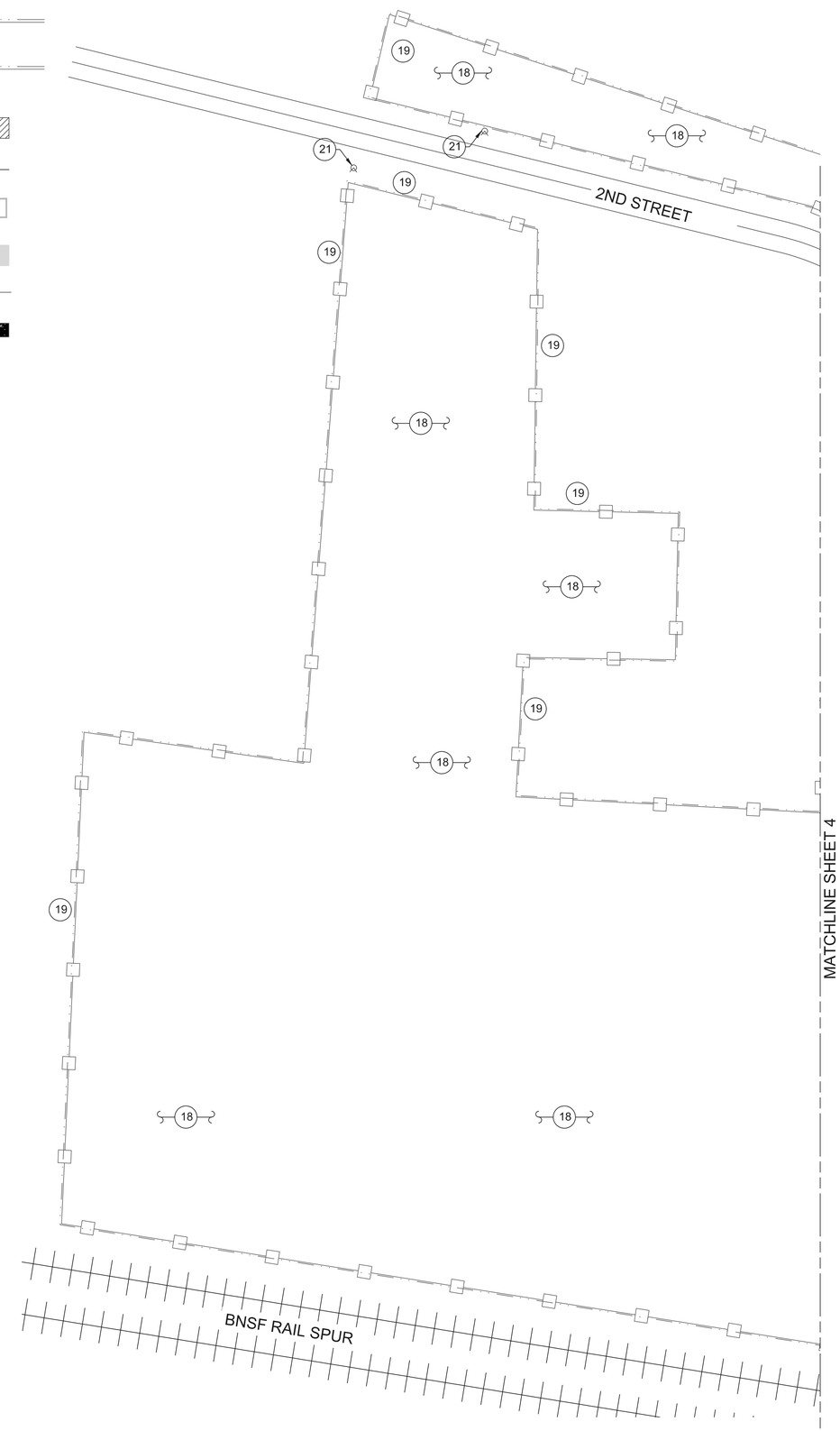
SIDEWALK KEY NOTE 24



50 25 25

SCALE: 1=50

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5. SIGHT TRIANGLES PER DPM (6/8/2020) 7-4(i)(5)(V) VISIBILITY FOR SITE ENTRANCES AND DRIVEWAYS. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

MARK W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:05:48-06'00'
7/24/2024

Designed	Drawn	Checked
N/A	APS	KWE

Date: July 2024

Scale: Horiz:
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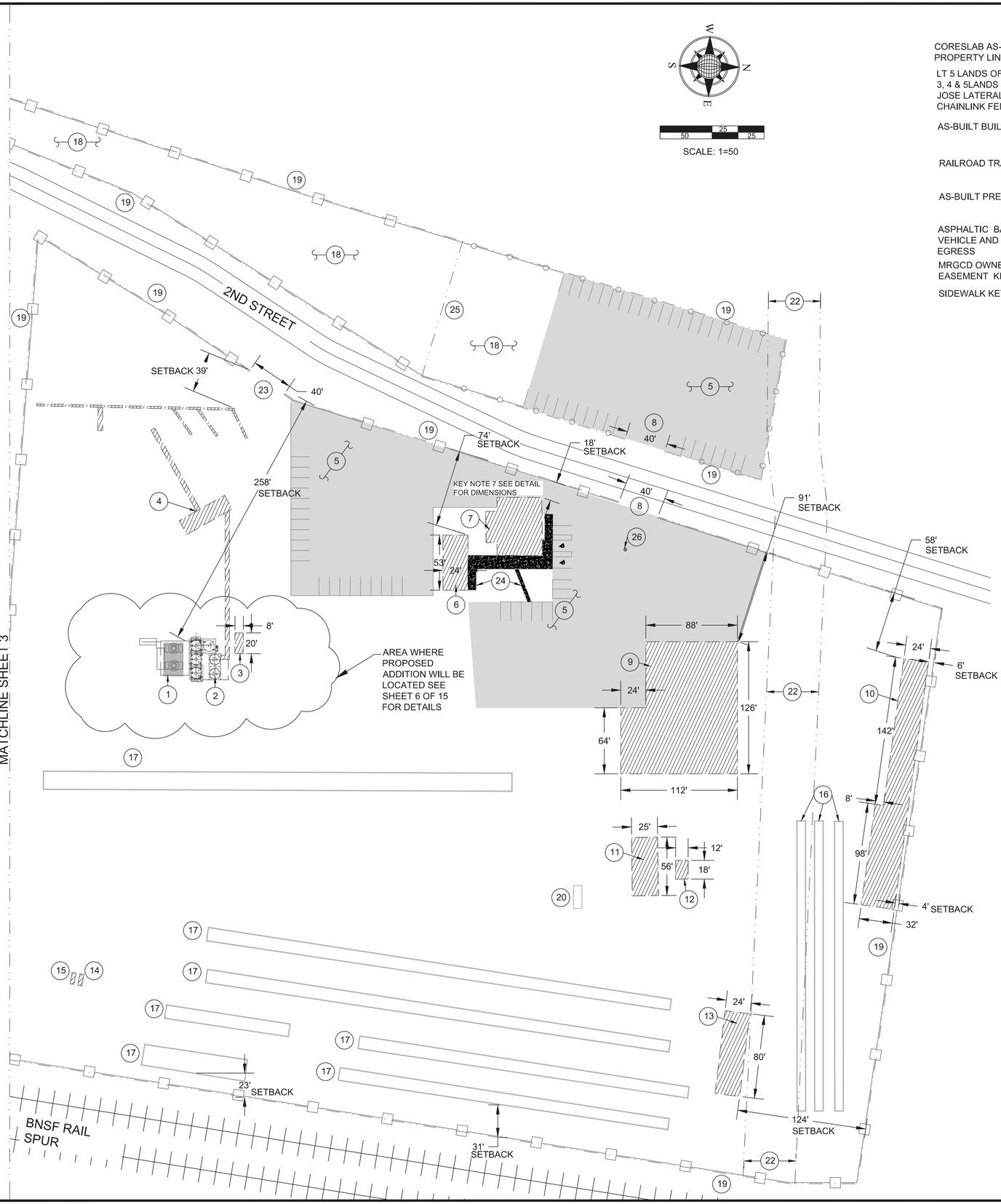
3 OF 15



LEGEND

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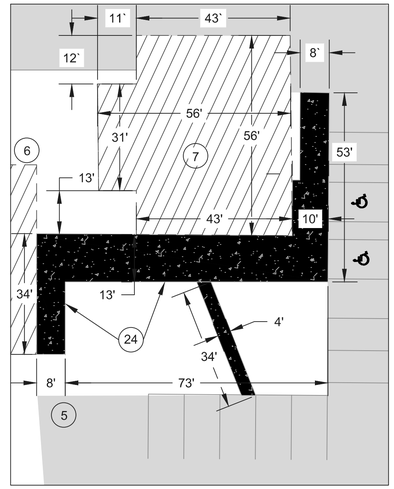

CONCRETE SIDEWALK DIMENSION DETAIL KEY NOTE 24
& AS-BUILT OFFICE DIMENSIONS KEY NOTE 7

SCALE: 1=20

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Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:55:13 -06'00'

7/24/2024

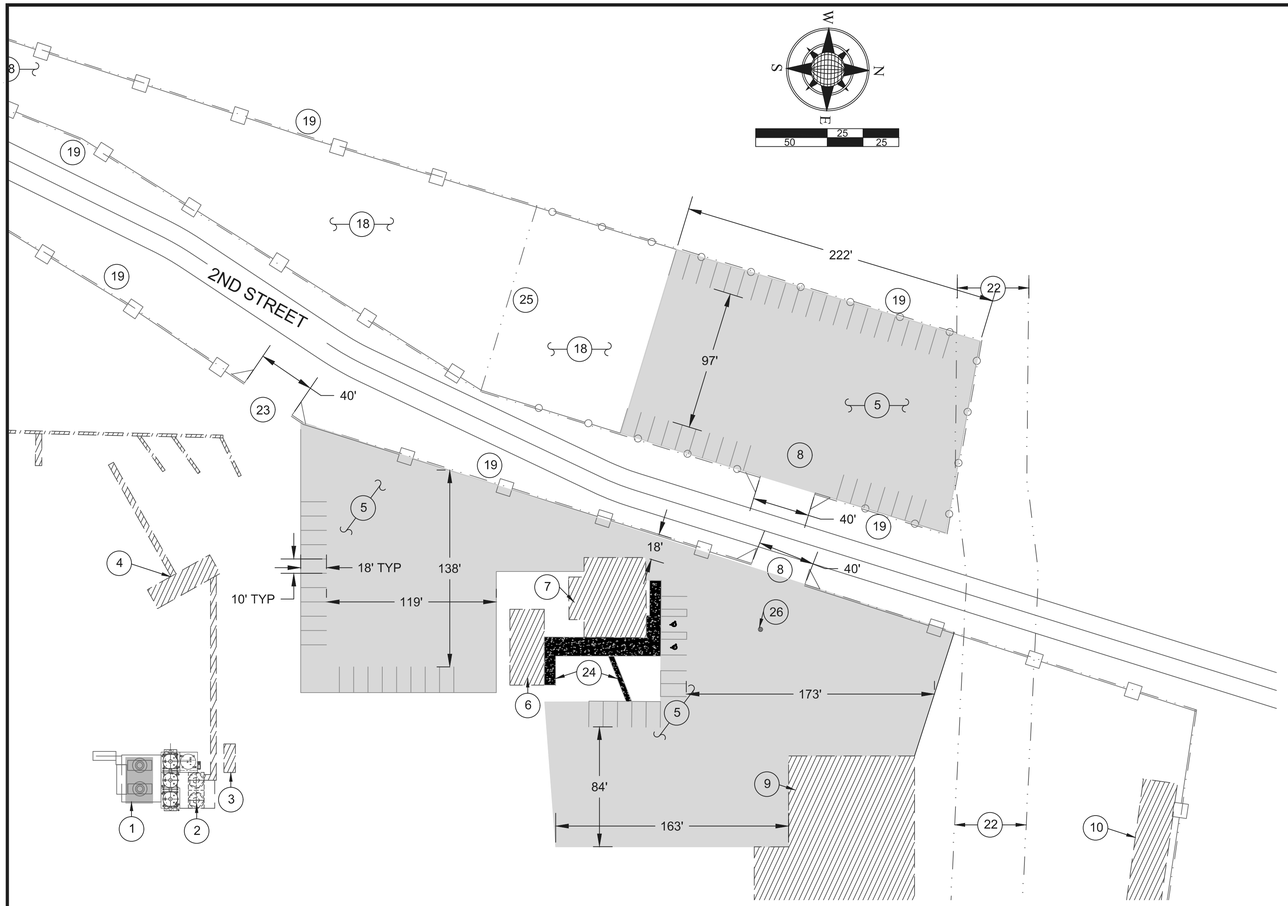
Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: -- -- -- -- --

Sheet: 4 OF 15



PARKING AND INTERNAL CIRCULATION DETAIL

SCALE: 1=50

KEYED NOTES

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LEGEND

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MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24

SIGHT TRIANGLE 11' 11'

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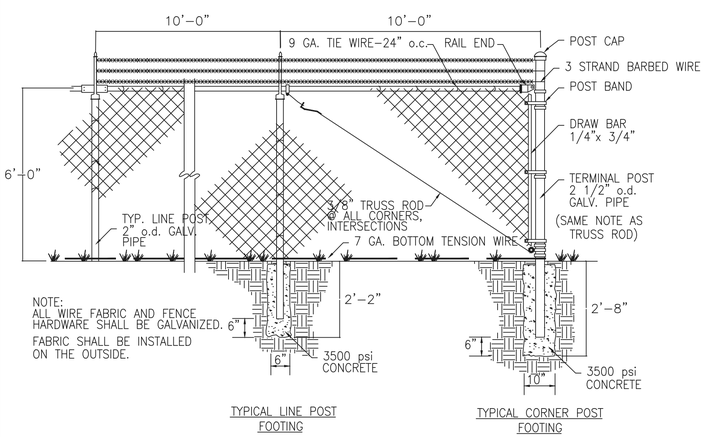
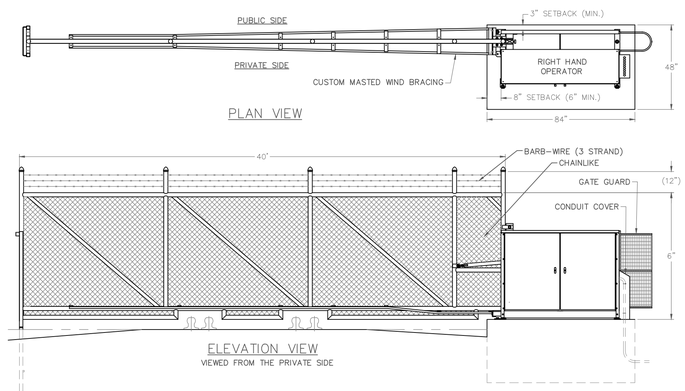
AS-BUILT BIKE RACK

NTS



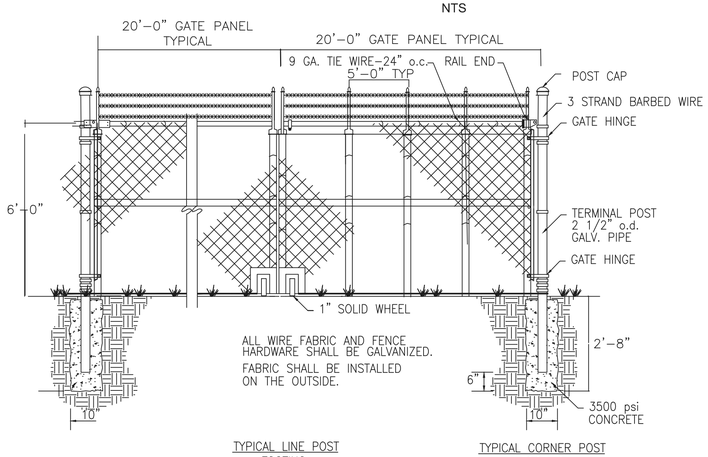
FENCE DETAIL KEY NOTE 19

NTS



AS-BUILT AUTOMATIC GATE DETAIL KEY NOTE 8

NTS



AS-BUILT CHAIN LINK GATE DETAIL KEY NOTE 23

NTS

Rev #	Date	Description	By	Chk'd

CORESLAB® STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT DETAILS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:06:26-06'00'

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Vert:

Project No:

Sheet: 5 OF 15

10 5 5

SCALE: 1=10

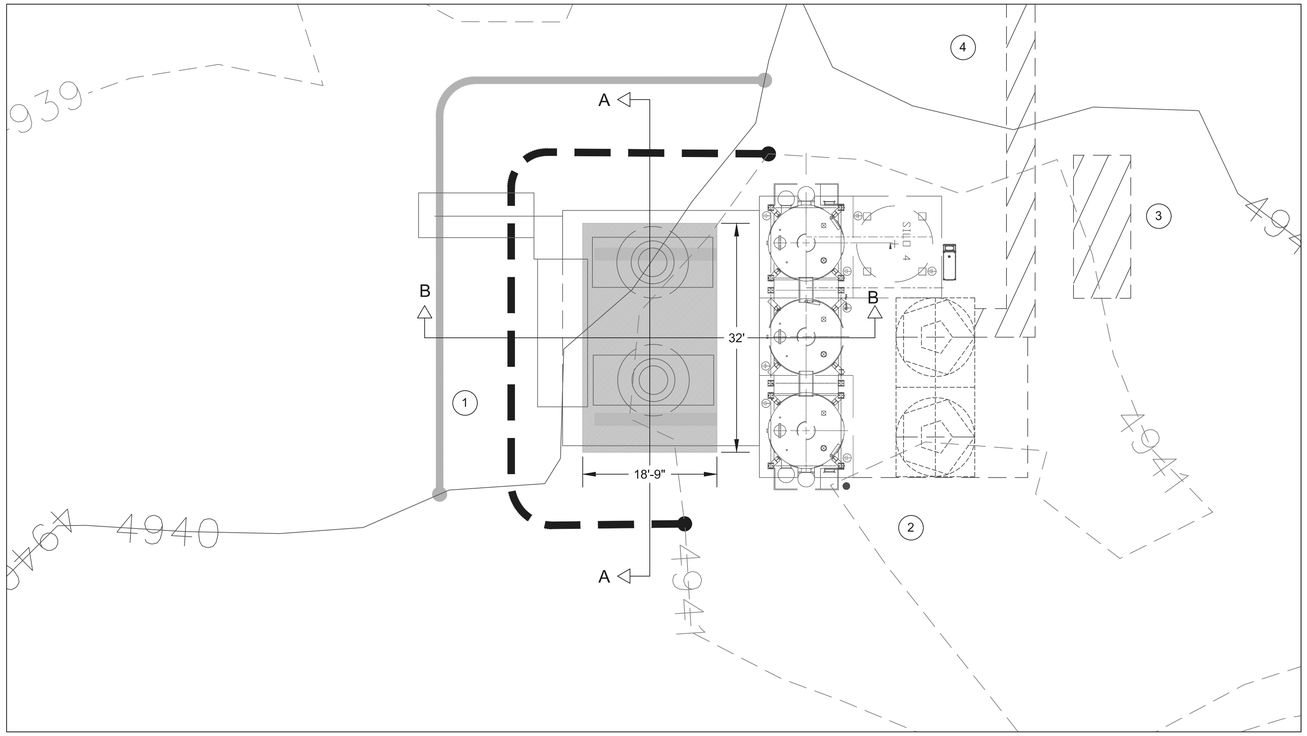
KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

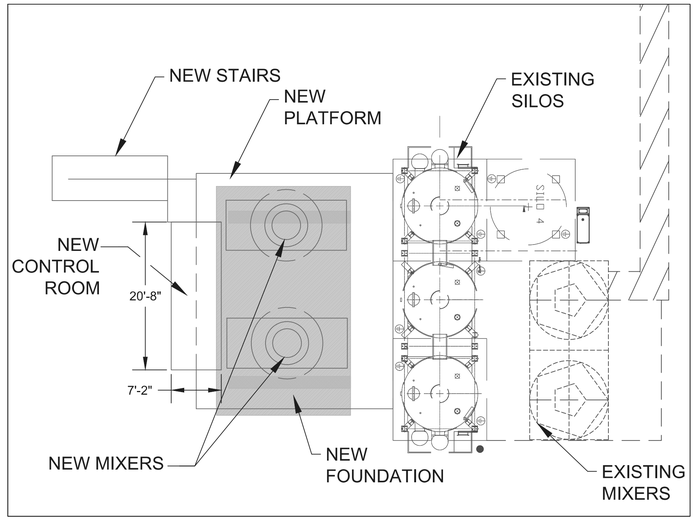
3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.



PROPOSED ADDITION DETAIL

SCALE: 1=10



PROPOSED ADDITION
NEW MIXERS, CONTROL ROOM & FOUNDATION

SCALE: 1=10

LEGEND

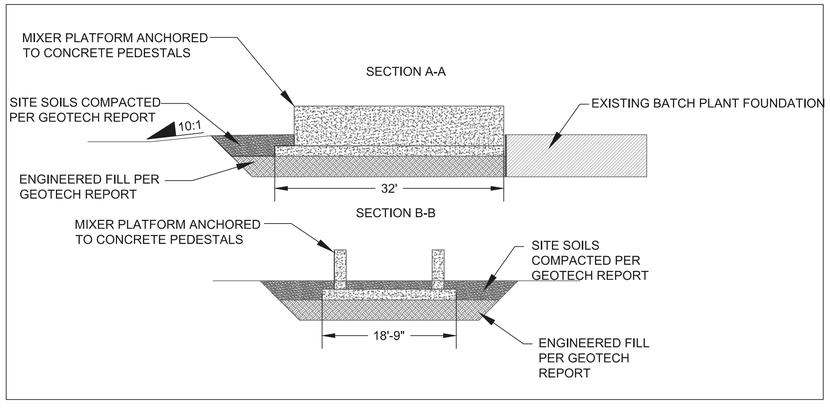
AS-BUILT BUILDINGS & BATCH PLANT

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

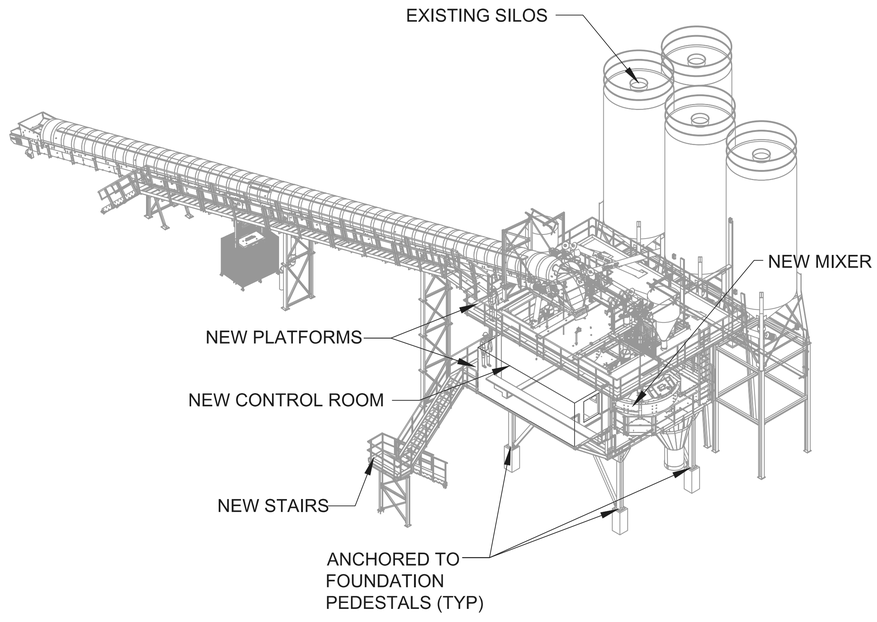
PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR



FOUNDATION SECTION DETAIL

SCALE: 1=10



PROPOSED ADDITION

NOT TO SCALE - ISOMETRIC VIEW SHOWN FOR CLARITY

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
PROPOSED ADDITION DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher Date: 2024.07.24 13:26:46 -06'00' 7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz: Vert:

Project No: _____

Sheet: 6 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

AS-BUILT BUILDINGS & BATCH PLANT

RAILROAD TRACKS

AS-BUILT PRECAST FORMS

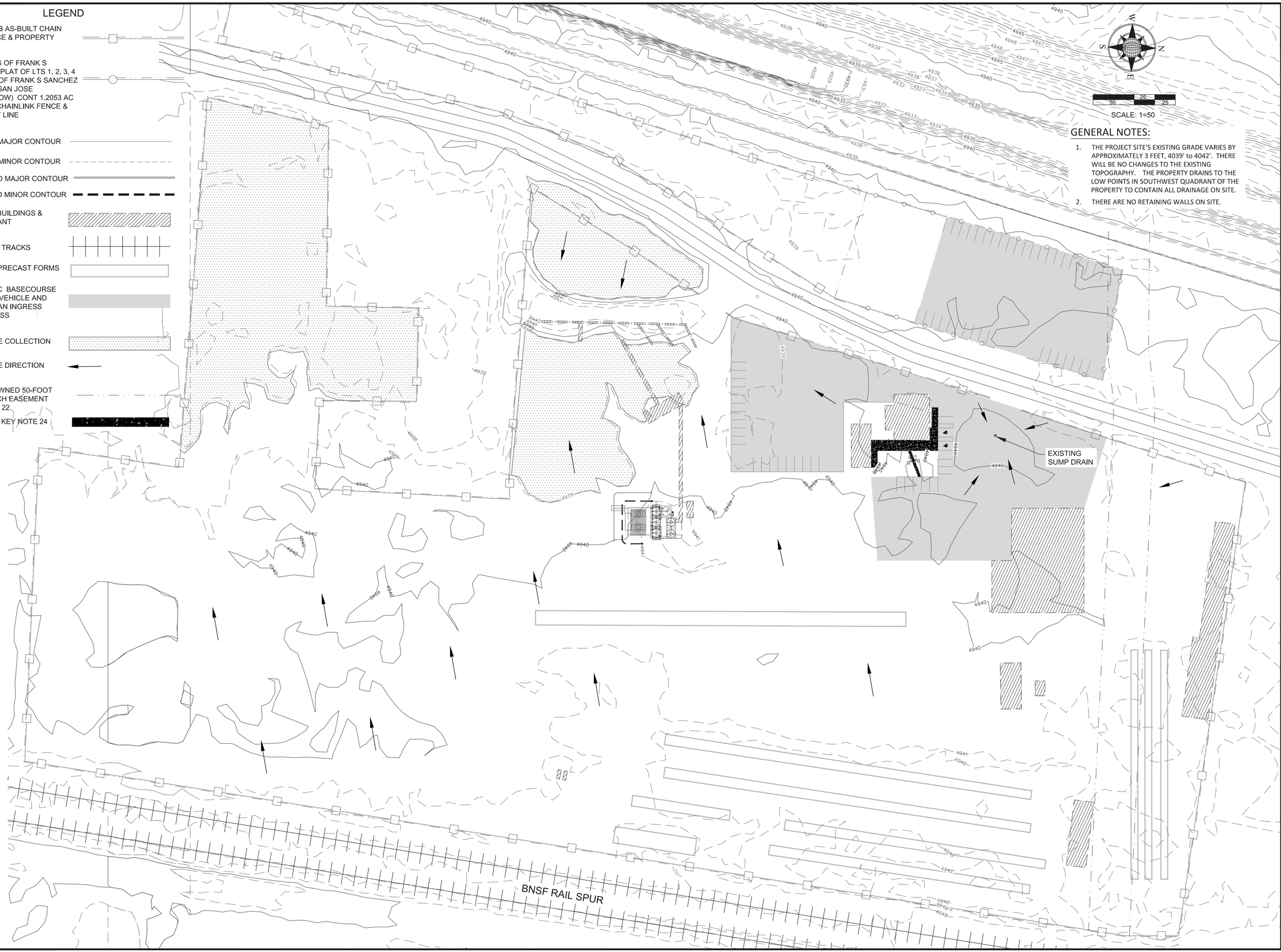
ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

DRAINAGE COLLECTION AREAS

DRAINAGE DIRECTION ARROW

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24



SCALE: 1=50

GENERAL NOTES:

1. THE PROJECT SITE'S EXISTING GRADE VARIES BY APPROXIMATELY 3 FEET, 4039' to 4042'. THERE WILL BE NO CHANGES TO THE EXISTING TOPOGRAPHY. THE PROPERTY DRAINS TO THE LOW POINTS IN SOUTHWEST QUADRANT OF THE PROPERTY TO CONTAIN ALL DRAINAGE ON SITE.
2. THERE ARE NO RETAINING WALLS ON SITE.

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
EXISTING GRADE & DRAIN

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:57:08-06'00'

7/24/2024

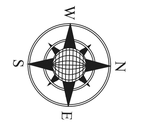
Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
7 OF 15



SCALE:

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (SEE MIXER ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

LEGEND

AS-BUILT BUILDINGS & BATCH PLANT

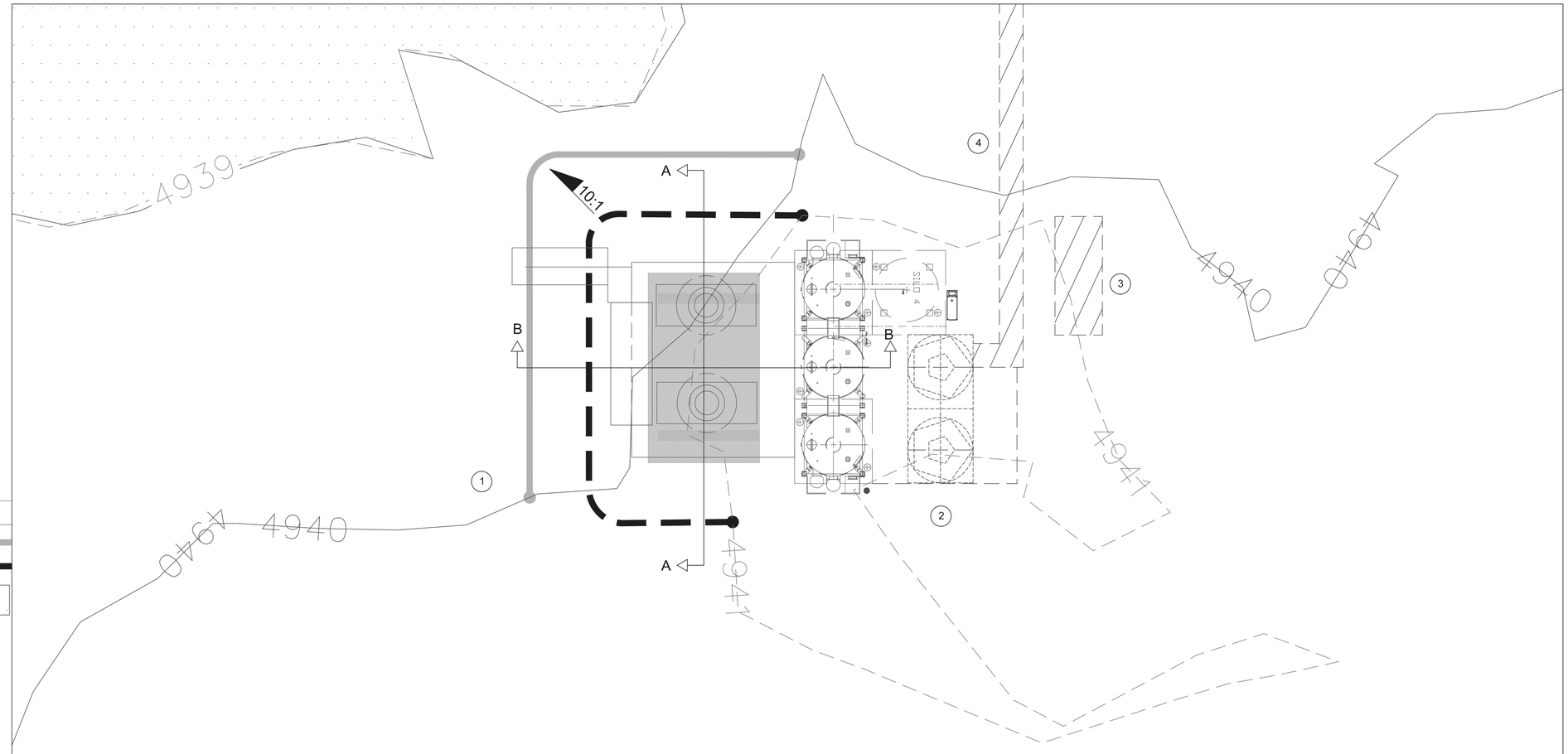
EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

DRAINAGE COLLECTION AREAS

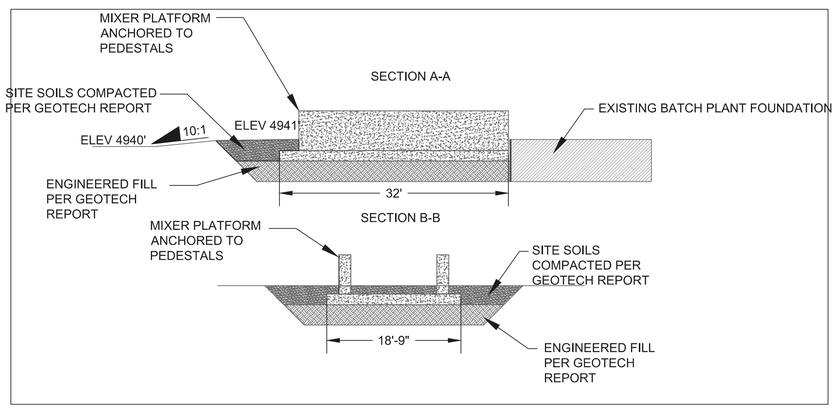


PROPOSED ADDITION GRADE AND DRAIN DETAIL

SCALE: 1=10

GENERAL NOTES:

1. THE PROJECT SITE'S EXISTING GRADE VARIES BY APPROXIMATELY 3 FEET, 4039' to 4042'. THERE WILL BE NO CHANGES TO THE EXISTING TOPOGRAPHY. THE PROPERTY DRAINS TO THE LOW POINTS IN SOUTHWEST QUADRANT OF THE PROPERTY TO CONTAIN ALL DRAINAGE ON SITE.
2. THERE ARE NO RETAINING WALLS ON SITE.



FOUNDATION SECTION DETAIL

SCALE: 1=10

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

PROPOSED ADDITION GRADE & DRAIN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:01:23-04'00'

7/24/2024

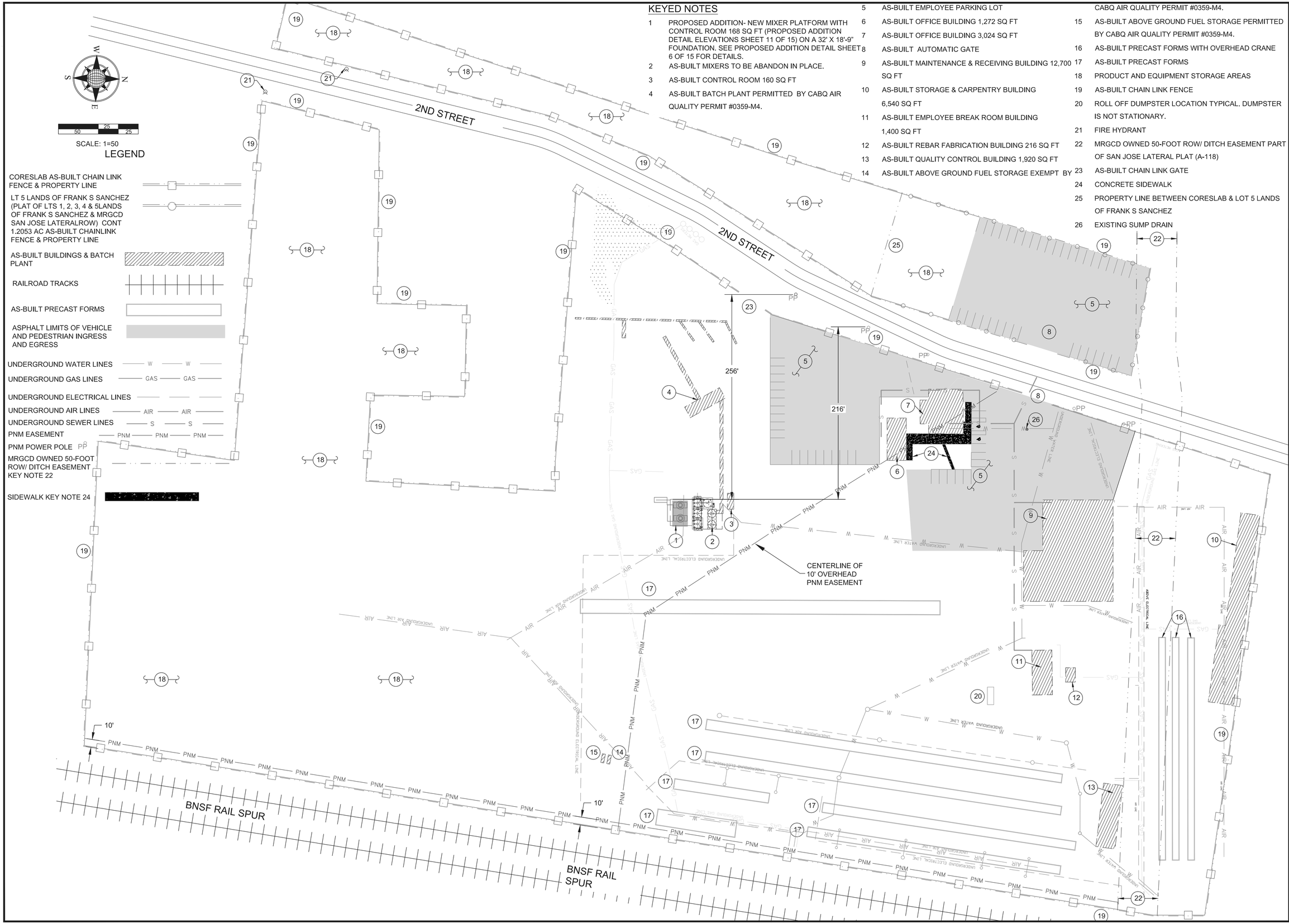
Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: ----------

Sheet: 8 OF 15



KEYED NOTES

1. PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.
2. AS-BUILT MIXERS TO BE ABANDON IN PLACE.
3. AS-BUILT CONTROL ROOM 160 SQ FT
4. AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
5. AS-BUILT EMPLOYEE PARKING LOT
6. AS-BUILT OFFICE BUILDING 1,272 SQ FT
7. AS-BUILT OFFICE BUILDING 3,024 SQ FT
8. AS-BUILT AUTOMATIC GATE
9. AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT
10. AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT
11. AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT
12. AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT
13. AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT
14. AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.
15. AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
16. AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE
17. AS-BUILT PRECAST FORMS
18. PRODUCT AND EQUIPMENT STORAGE AREAS
19. AS-BUILT CHAIN LINK FENCE
20. ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.
21. FIRE HYDRANT
22. MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)
23. AS-BUILT CHAIN LINK GATE
24. CONCRETE SIDEWALK
25. PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ
26. EXISTING SUMP DRAIN

Rev.#	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT UTILITY

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:21:39-06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024
Scale: Horiz:
Vert:
Project No:

Sheet: 9 OF 15

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (SEE MIXER ELEVATIONS SHEET 11 OF 14) ON A 32' X 18'-9" FOUNDATION. SEE SHEET 6 OF 14 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

GENERAL NOTES:

1. PROPOSED ADDITION ELECTRIC WILL CONNECT TO EXISTING BATCH PLANT CONNECTION.
2. CONNECTION DETAILS TO BE DESIGNED BY AN ELECTRICAL ENGINEER.
3. CONNECTION WILL BE PERMITTED AND INSPECTED UNDER BP-2023-39354.

LEGEND

AS-BUILT BUILDINGS & BATCH PLANT

UNDERGROUND WATER LINES — W — W

UNDERGROUND GAS LINES — GAS — GAS

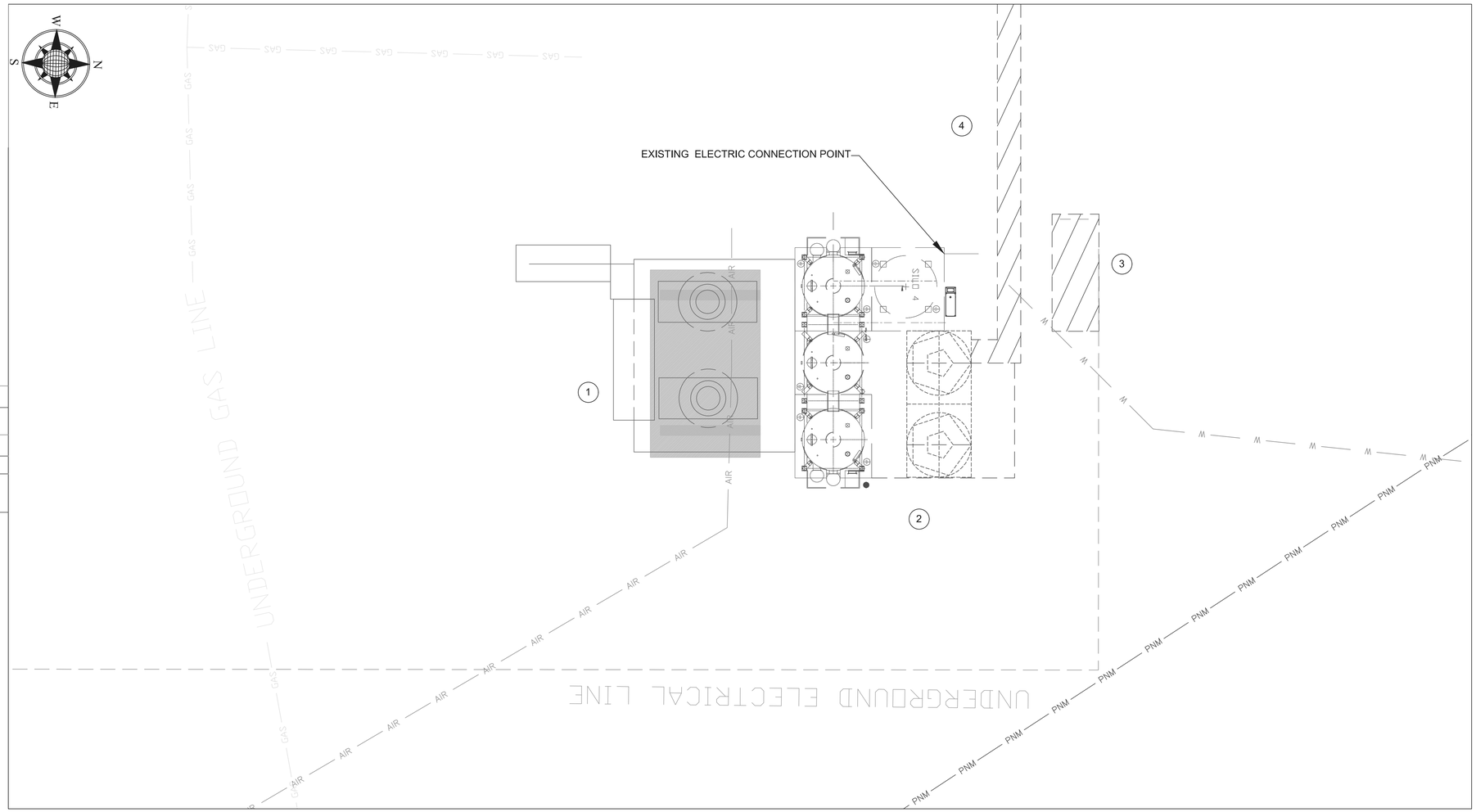
UNDERGROUND ELECTRICAL LINES

UNDERGROUND AIR LINES — AIR — AIR

UNDERGROUND SEWER LINES — S — S

POWER POLE PP

PNM EASEMENT — PNM — PNM — PNM



PROPOSED ADDITION AS-BUILT UTILITY DETAIL

SCALE: 1=10

10 5 5

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
PROPOSED ADDITION AS-BUILT UTILITY SITE DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:27:54-06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

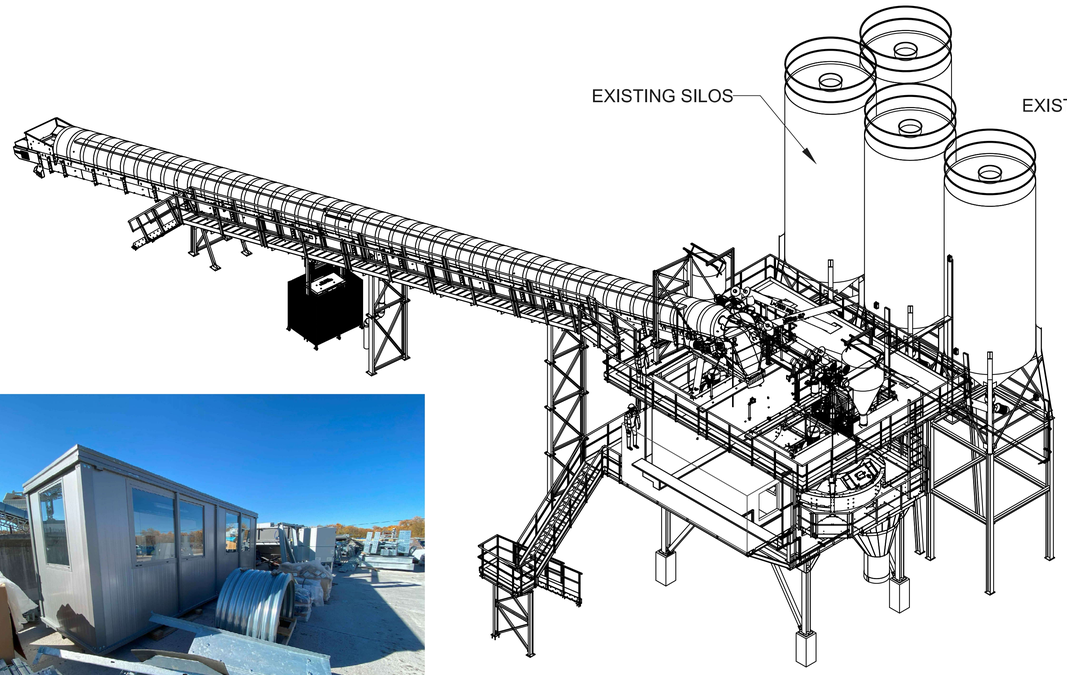
Project No:

Sheet: 10 OF 15

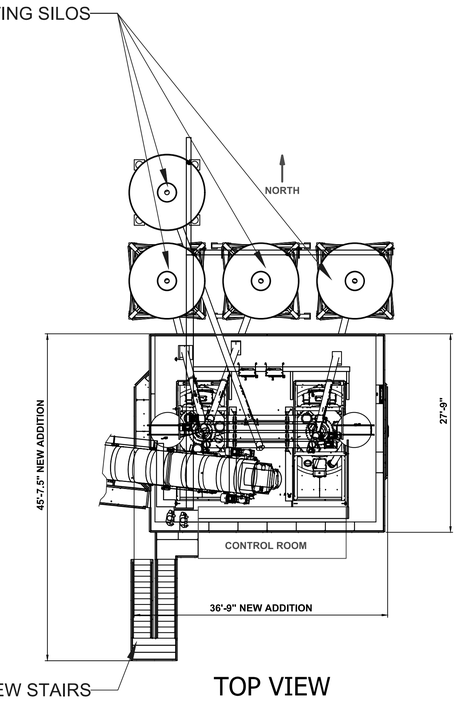
GENERAL NOTES:

1. ~~PROPOSED NEW ADDITION IS GALVANIZED STEEL. NEW EQUIPMENT SHALL BE COATED OR PAINTED IN SUCH A WAY AS TO DEMONSTRATE COMPLIANCE TO COLORS REFERENCED IN IDO §14-16-5-2(J)(1)(E)(2), AND THE LIGHT REFLECTIVE VALUE (LRV) TO DEMONSTRATE COMPLIANCE TO IDO §14-16-5-2(J)(1)(E)(1).~~
2. CONTROL ROOM IS STEEL AND INSULATED PANELING. CONTROL ROOM IS 7'-2" X 20'-8" X 8'-1.75". SEE WEST EAST AND SECTION A-A VIEWS.

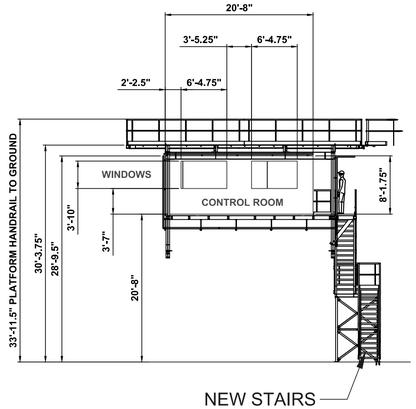
ACTUAL CONTROL ROOM AND MIXER COMPONENTS NOT TO SCALE



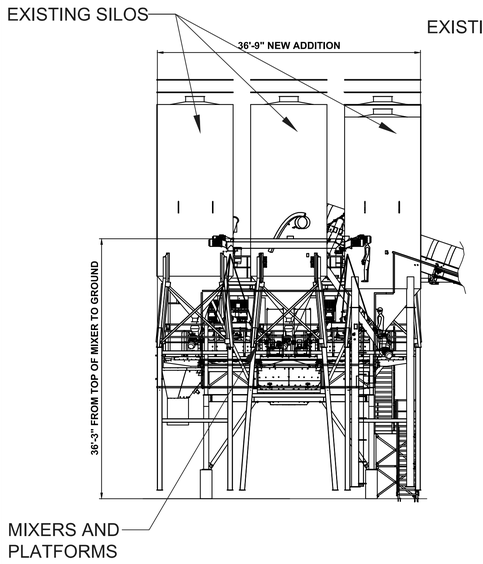
ISOMETRIC VIEW



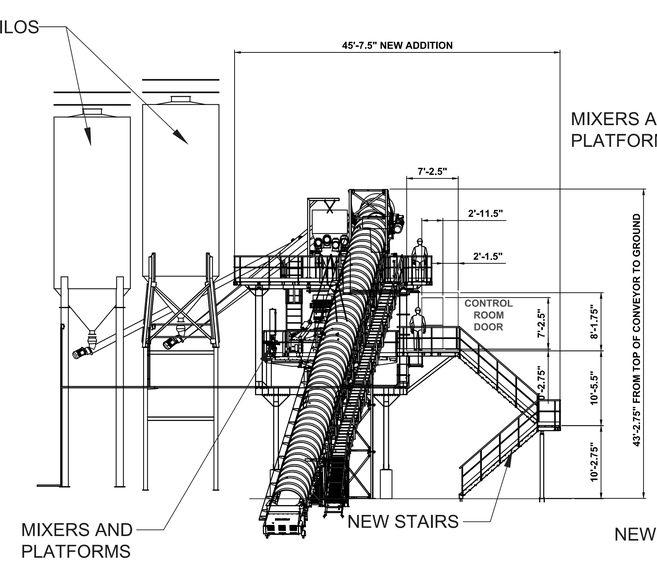
TOP VIEW



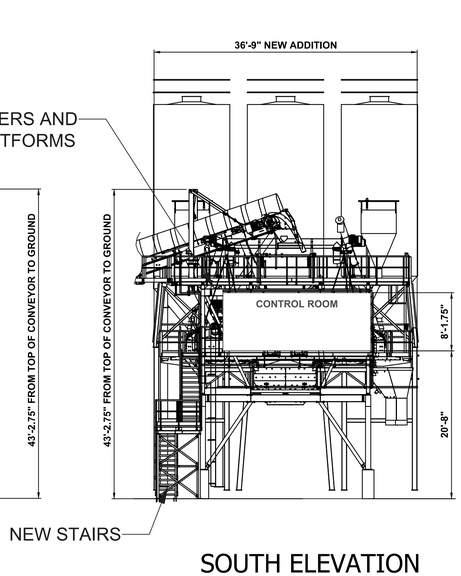
SECTION A-A
THROUGH EAST ELEVATION



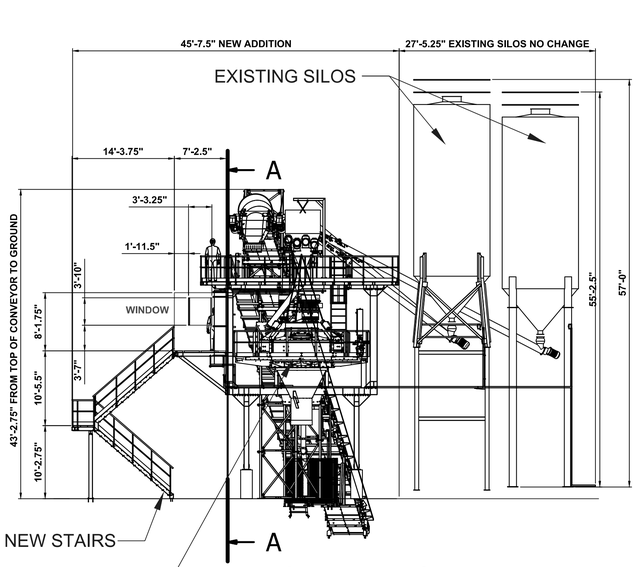
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM SITE PLAN KEYNOTE 1

SCALE: 1=10

10 5 5

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

PROPOSED ADDITION DETAIL ELEVATIONS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:28:14 -06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
11 OF 15

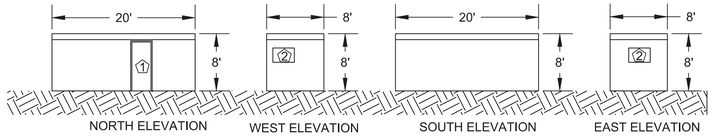
KEY NOTES:

1	DOOR
2	WINDOW
3	ROLL-UP DOOR

10 5 5

SCALE: 1=10

AS-BUILT CONTROL ROOM EXHIBIT PHOTO LOOKING SOUTH EAST

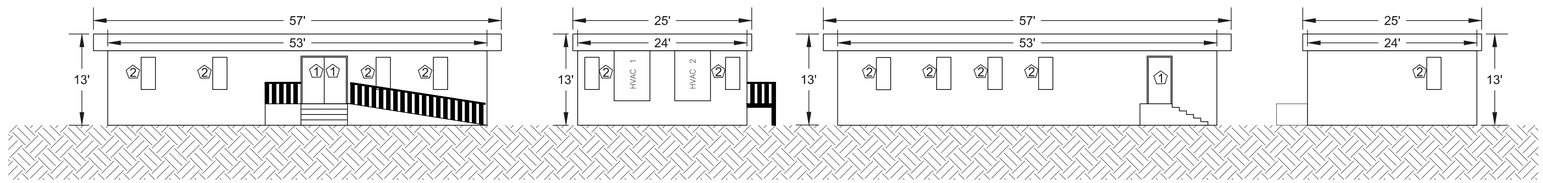


PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH WOOD WALLS AND A SHEET METAL ROOF. WHITE WITH BLUE TRIM.

AS-BUILT CONTROL ROOM ELEVATIONS SITE PLAN KEYNOTE 3

SCALE:
1=10

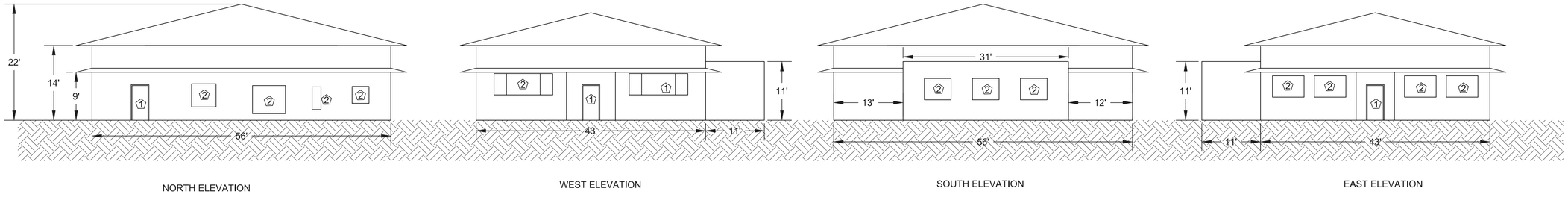
AS-BUILT OFFICE BUILDING EXHIBIT PHOTO LOOKING EAST



PHYSICAL DESCRIPTION:
MODULAR BUILDING WITH STUCCO SIDING AND A SHEET METAL ROOF. BEIGE IN COLOR.

AS-BUILT OFFICE ELEVATIONS SITE PLAN KEYNOTE 6

SCALE:
1=10



AS-BUILT OFFICE BUILDING EXHIBIT PHOTO LOOKING SOUTH WEST

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH STUCCO EXTERIOR WITH A TERRA COTTA CLAY TILE ROOF. BEIGE IN COLOR.

AS-BUILT OFFICE BUILDING ELEVATIONS SITE PLAN KEYNOTE 7

SCALE:
1=10

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
AS-BUILT SITE PLAN BUILDING ELEVATIONS
1 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:28:29 -06'00'

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: ---------

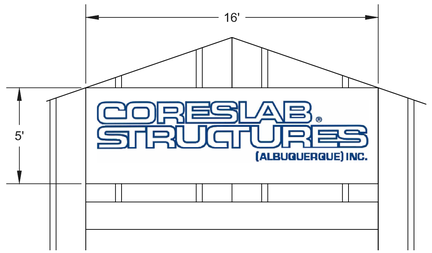
Sheet:
12 OF 15

KEY NOTES:

1 DOOR
2 WINDOW
3 ROLL-UP DOOR
4 SIGN

20 10 10

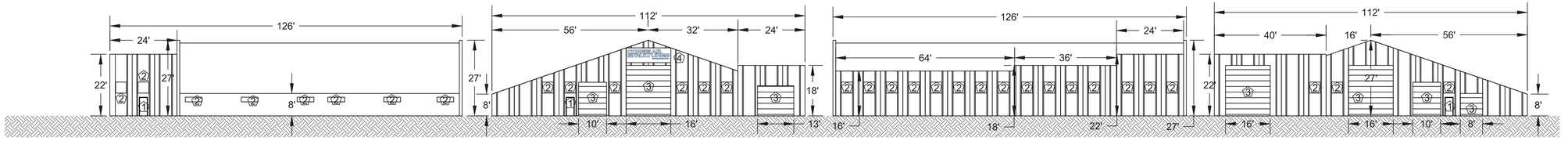
SCALE:
1=20



AS-BUILT SIGN DETAIL

NOT TO SCALE

GENERAL NOTE:
SIGN LETTERS ARE FILLED "CORESLAB BLUE" RGB (4, 116,188). SIGN IS PAINTED ON WOOD.



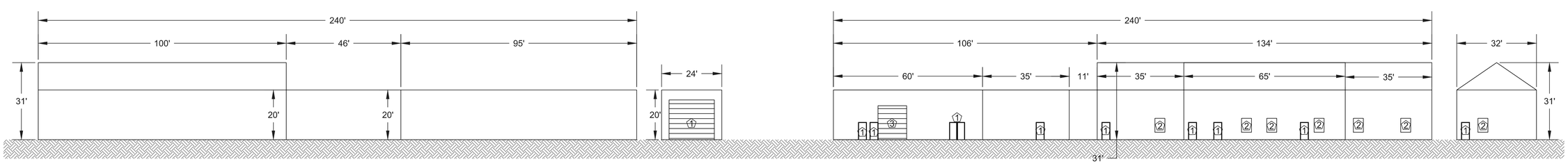
NORTH ELEVATION | WEST ELEVATION | SOUTH ELEVATION | EAST ELEVATION

AS-BUILT MAINTENANCE & RECEIVING BUILDING EXHIBIT PHOTO LOOKING NORTH EAST

AS-BUILT MAINTENANCE & RECEIVING BUILDING SITE PLAN KEY NOTE 9

SCALE: 1=20

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A PITCHED SHEET METAL ROOF.



NORTH ELEVATION | WEST ELEVATION | SOUTH ELEVATION | EAST ELEVATION

AS-BUILT STORAGE & CARPENTRY BUILDING EXHIBIT PHOTO LOOKING NORTH EAST

AS-BUILT STORAGE & CARPENTRY BUILDING SITE PLAN KEY NOTE 10

SCALE: 1=20

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH HALF THE BUILDING BEING PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF AND THE OTHER HALF BEING SHEET METAL WALLS AND A PITCHED SHEET METAL ROOF.

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN BUILDING ELEVATIONS
2 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:05:41 -06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

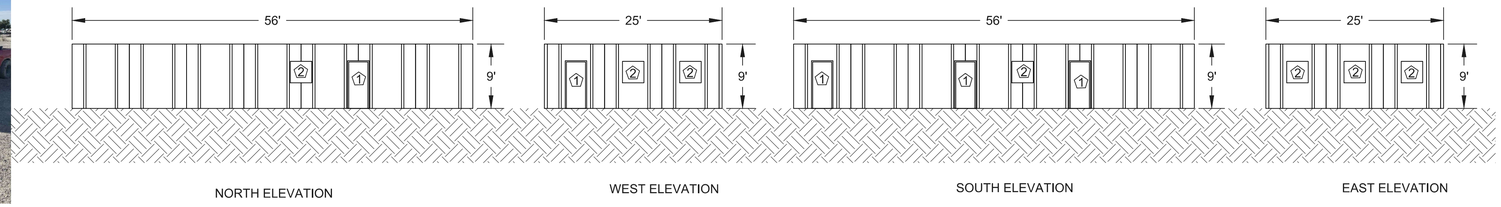
Date: July 2024
Scale: Horiz:
Vert:
Project No:
Sheet:
13 OF 15

KEY NOTES:

1	DOOR
2	WINDOW
3	ROLL-UP DOOR
4	SIGN

SCALE: 1=10

AS-BUILT EMPLOYEE BREAK ROOM BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST

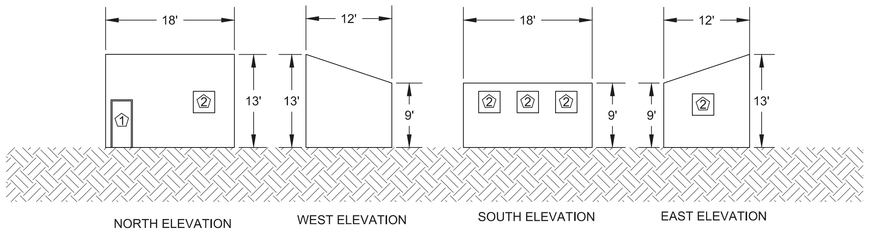


AS-BUILT EMPLOYEE BREAK ROOM BUILDING ELEVATIONS SITE PLAN KEYNOTE 11

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF.

AS-BUILT REBAR FABRICATION BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST

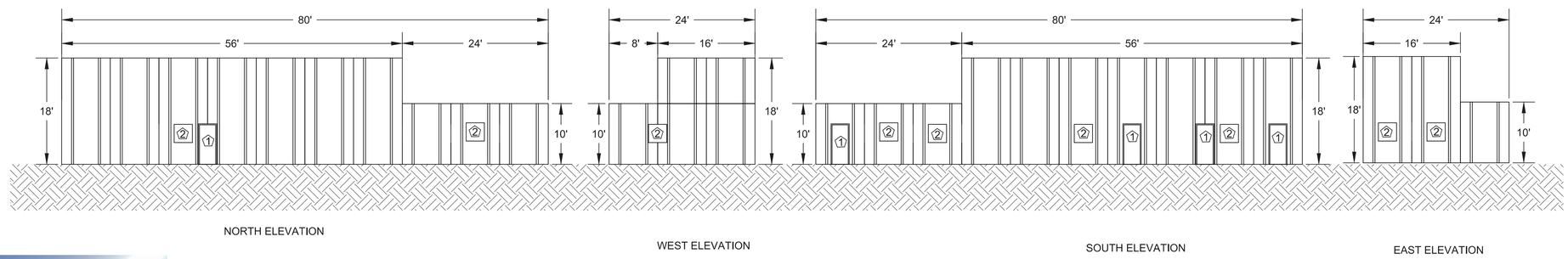


AS-BUILT REBAR FABRICATION BUILDING ELEVATIONS SITE PLAN KEYNOTE 12

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH SHEET METAL AND WOOD SIDING WALLS AND A SHEET METAL ROOF.

AS-BUILT AS-BUILT QUALITY CONTROL BUILDING EXHIBIT PHOTO LOOKING NORTH EAST



AS-BUILT AS-BUILT QUALITY CONTROL BUILDING SITE PLAN ELEVATIONS KEYNOTE 13

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF.

Chk'd | By | Description | Date | Rev #

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

AS-BUILT SITE PLAN BUILDING ELEVATIONS
3 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:09:54-06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

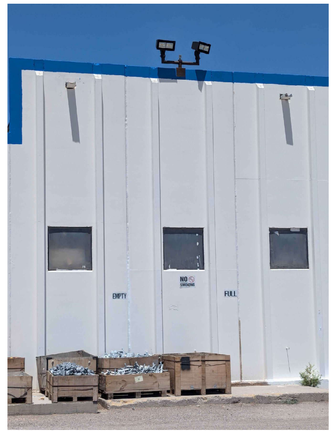
Date: July 2024

Scale: Horiz:
Vert:

Project No: ----------

Sheet:
14 OF 15

WEST ELEVATION:
1 LED FLOOD LIGHT (14000 LUMENS MAX)
HEIGHT: 29'



SOUTH ELEVATION:
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 25'

AS-BUILT MAINTENANCE & RECEIVING BUILDING SITE PLAN KEY NOTE 9

WEST ELEVATION:
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 13'

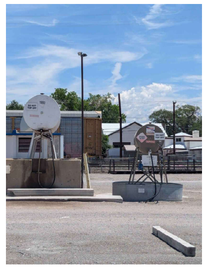
AS-BUILT PARKING COVER NEXT TO AS-BUILT REBAR BUILDING KEY NOTE 12

WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN FORM YARD

SOUTH ELEVATION:
4 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 20'

AS-BUILT AS-BUILT QUALITY CONTROL BUILDING SITE PLAN ELEVATIONS KEYNOTE 13

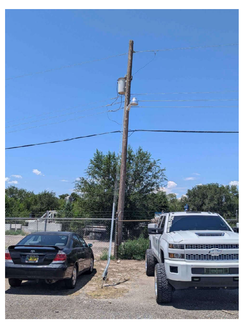


WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN FORM YARD BETWEEN ABOVE GROUND FUEL STORAGE KEY NOTE 14 & 15

WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN EMPLOYEE PARKING LOT - LT 5 LANDS OF FRANK S SANCHEZ



EAST FACING
1 LED STREET LIGHT
HEIGHT: 20'

AS-BUILT LIGHT IN EMPLOYEE PARKING LOT NEXT TO AS-BUILT OFFICE BUILDING KEY NOTE 6

Rev #	Date	Description	By	Chk'd

CORESLAB® STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT LIGHTING DETAILS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 12:08:19 -06'00'
7/24/2024

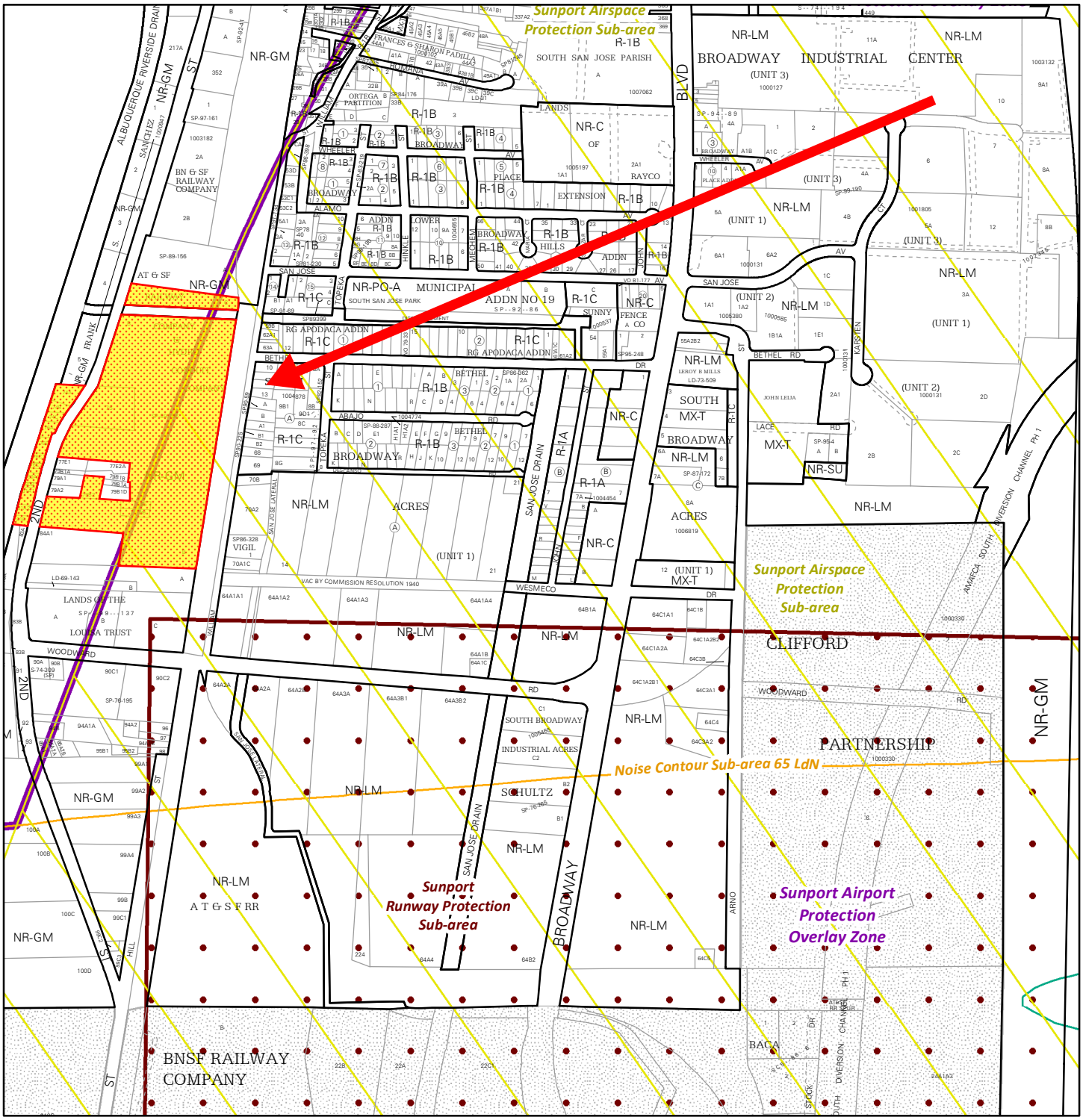
Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
15 OF 15



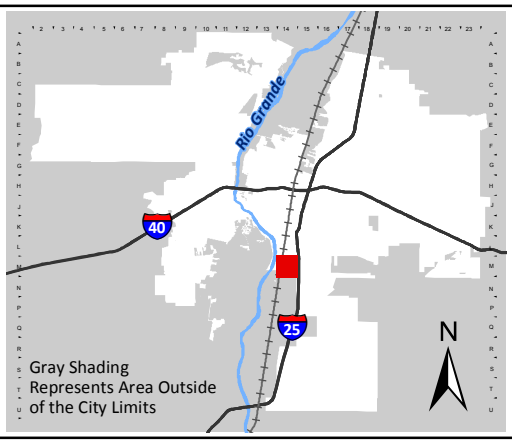
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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:

M-14-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

Feet: 0 250 500 1,000

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

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	
Decision-making Body:	
Pre-Application meeting required:	○ Yes ◉ No
Neighborhood meeting required:	○ Yes ⊗ No
Mailed Notice required:	⊗ Yes ○ No
Electronic Mail required:	⊗ Yes ○ No
Is this a Site Plan Application:	⊗ Yes ○ No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application:	2800 2nd St SW
Name of property owner:	Coreslab
Name of applicant:	Dekker - Jessica Lawlis
Date, time, and place of public meeting or hearing, if applicable:	December 18, 2025 at 8:40 AM via Zoom
Address, phone number, or website for additional information:	
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
[X] Zone Atlas page indicating subject property.	
[X] Drawings, elevations, or other illustrations of this request.	
[ ] Summary of pre-submittal neighborhood meeting, if applicable.	
[X] Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: **PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).** **PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**	

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.

Jessica Lawlis

_____ (Applicant signature) 11.5.25 (Date)

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

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

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
☐ 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.

ONE ALBUQUERQUE planning

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/5/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(K) Public Notice.** This notice is being provided to *(mark as relevant)*:

- [x] Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- [x] Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 2800 2nd St SW

   Location Description TRACT B PLAT OF TRS A, B & C LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP CONT 17.4663 AC M/L
2. Property Owner* Coreslab
3. Agent/Applicant* *[if applicable]* Dekker / Jessica Lawlis
4. Application Type(s)[2]* per IDO Table 6-1-1

   - [x] Site Plan – EPC
   - [ ] Subdivision _____ (Minor or Major or Bulk Land)
   - [ ] Vacation _____ (Easement/Private Way or Public Right-of-way)
   - [x] Variance – EPC
   - [ ] Waiver _____(DHO or Wireless Telecommunication Facility)
   - [ ] Other: _____

   Summary of project/request[3]*:

   Requesting a Variance - EPC thus triggering a request for a Site Plan Major Amendment - EPC to reflect the variance, if approved.
5. This application will be decided at a public meeting or hearing by*:

   - ( ) Development Hearing Officer (DHO)
   - ( ) Landmarks Commission (LC)
   - (•) Environmental Planning Commission (EPC)

[1] If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.
[2] Applications for the Zoning Hearing Examiner require a public notice form available here: https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner. Otherwise, mark all that apply.
[3] Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: December 18th, 8:40 AM via Zoom

Location*[4]: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Jessica Lawlis, Dekker

Email: jessical@dekkerdesign.org

Phone: 505.761.9700

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Others: _____

☐ Online website or project page: _____

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*[5] M-14-Z

2. Project Illustrations, as relevant*[6]

☑ Architectural drawings

☑ Elevations of the proposed building(s)

☑ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☑ Variance(s) ☐ Waiver(s)

Explanation*:

Requesting a variance from the Light Reflective Value (LRV) for mechanical equipment made of galvanized steel which naturally weathers to meet the LRV range requirements of the IDO.

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

[6] While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ◯ Yes ◉ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

   _____

   _____

   _____

   _____

   [Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map[7]:

1. Area of Property *[typically in acres]* ~23 acres
2. IDO Zone District NR-GM
3. Overlay Zone(s) *[if applicable]* APO
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Industrial Manufacturing / precast and prestreested concrete product batch plant

NOTE: Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): https://ido.abc-zone.com
IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

87109

Subject Site Information

Legal description of the subject site for this project:

TRACT B PLAT OF TRS A, B & C LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP CONT 17.4663 AC M/L

Physical address of subject site:

Subject site cross streets:

2nd St SW and Woodward Rd SW

Other subject site identifiers:

Coreslab

This site is located on the following zone atlas page:

M-14-Z

Link for map

Captcha

2800 2nd St SW

Legend

- Bernalillo County Parcels

Notes

Buffer: 100 Feet
ROW: 2nd St SW, Rio Grande River; Railroad Spur, William St SE.

1,163 0 581 1,163 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
11/3/2025

© City of Albuquerque

1: 6,977

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit http://www.cabq.gov/abq-data/abq-data-disclaimer-1 for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ACOSTA GUADALUPE ARMANDO & CHRISTINA
1700 JOHN ST SE
ALBUQUERQUE NM 87102

BENCOMO PEDRO
6157 ALVIS CIR SW
ALBUQUERQUE NM 87105-6868

CALDERON EULALIO PORTILLO & VITAL-AGUERO MARIA
2804 2ND ST SW
ALBUQUERQUE NM 87102-5002

CISNEROS SERGIO SR & CISNEROS SERGIO JR
2916 WILLIAM ST SE
ALBUQUERQUE NM 87102

CORESLAB STRUCTURES (ALBUQUERQUE) INC
2800 2ND ST SW
ALBUQUERQUE NM 87102

CORESLAB STRUCTURES INC
2800 2ND ST SW
ALBUQUERQUE NM 87102

CORESLAB STURCTURES (ALBUQUERQUE) INC
2800 2ND ST SW
ALBUQUERQUE NM 87102

DIAZ VICENTE & GRISELDA & DIAZ OMAR G
2828 WILLIAM ST SE
ALBUQUERQUE NM 87102

EDWARDS CHARLES C
741 GARDEN RD SW
ALBUQUERQUE NM 87105-3924

ELLIOTT WAYNE & KATHRYN
3120 BLAKE RD SW
ALBUQUERQUE NM 87105

GOMEZ MIKE J
737 GARDEN RD SW
ALBUQUERQUE NM 87105-3924

GOMEZ PAUL & BRENDA
737 GARDEN RD SW
ALBUQUERQUE NM 87105-6401

GRIEGO PETRITA
2802 2ND ST SW
ALBUQUERQUE NM 87102

GUTHRIE JANEY
733 GARDEN RD SW
ALBUQUERQUE NM 87105-3924

KJ ENTERPRISE & DEVELOPMENT LLC
102 BETHEL AVE SE
ALBUQUERQUE NM 87102-5107

LA MESA PROPERTIES LLC C/O EDWARD T GARCIA
PO BOX 26207
ALBUQUERQUE NM 87125-6207

LEE ROBERT BRUCE & TRINA GARRINGER
3118 SPUR CT NW
ALBUQUERQUE NM 87104-1812

LIZ LAUREN LLC
PO BOX 3552
ALBUQUERQUE NM 87190-3552

LOPEZ LUIS MENDOZA & LUNA MIRIAM YANETH ARMENDARIZ
2900 WILLIAM ST SE
ALBUQUERQUE NM 87102-5130

LOPEZ-TORRES FERNANDO & OLGA MARTINEZ DEL LOPEZ
2824 WILLIAM ST SE
ALBUQUERQUE NM 87102-5129

M & S HOLDINGS LLC
10031 BOSQUE CIR NW
ALBUQUERQUE NM 87114-8825

M & S HOLDINGS TWO LLC
10031 BOSQUE CIR NW
ALBUQUERQUE NM 87114-8825

M&S HOLDINGS TWO LLC
10031 BOSQUE CIR NW
ALBUQUERQUE NM 87114-8825

MAESTAS MAXIMILLIANO V
2818 BROADWAY ST SE
ALBUQUERQUE NM 87102-5158

MALDONADO GABRIEL & FRANCES
2710 WILLIAMS ST SE
ALBUQUERQUE NM 87102

MARTINEZ ENRIQUE & FLORINA
2822 WILLIAM ST SE
ALBUQUERQUE NM 87102

MARTINEZ STANLEY & JANET
2720 WILLIAM ST SE
ALBUQUERQUE NM 87102

MONTES JUAN M
900 RIVERSIDE DR SW
ALBUQUERQUE NM 87105-3968

MORALES DIANA A & BENITEZ JESUS
7702 BATES RD SE
ALBUQUERQUE NM 87105-7446

PACHECO JOHNNY & DIANA L
240 1/2 ROMANA AVE SE
ALBUQUERQUE NM 87102

PAVIA GUADULUPE & TORREZ VALENTINO J
9116 SUNCREST AVE SW
ALBUQUERQUE NM 87121-8846

PEREGRINO BEATRIZ
900 PAGE CT SW
ALBUQUERQUE NM 87105-4169

QUIKRETE COMPANIES INC ATTN: KAREN KULP
5 CONCOURSE PKWY SUITE 1900
ATLANTA GA 30328-6111

ROMERO LUCILLE N
1035 DON ROMERO DR SW
ALBUQUERQUE NM 87105

SAAVEDRA DOROTHY
730 GARDEN RD SW
ALBUQUERQUE NM 87105-3990

SAAVEDRA HENRY KIKI
2838 2ND ST SW
ALBUQUERQUE NM 87102-5002

SANCHEZ FRANK SAM
1200 RINER CT SW
ALBUQUERQUE NM 87105

SOLIS ERNESTINA
2832 WILLIAM ST SE
ALBUQUERQUE NM 87102

SPARCOBS CONSTRUCTION LLC
726 GARDEN RD SW
ALBUQUERQUE NM 87105-3990

STEIN MARIA SAAVEDRA
2726 WILLIAM ST SE
ALBUQUERQUE NM 87102

TETTA MARY LUPE & TETTA AUDREY MARIE
2906 WILLIAM ST SE
ALBUQUERQUE NM 87102

TOMLINSON INGA B & JONATHAN W GUINEY
1035 EMMASON RD SW
ALBUQUERQUE NM 87105-0000

VALENZUELA CRISTINA & JAVIER
2912 WILLIAM ST SE
ALBUQUERQUE NM 87102-5130

VITAL-AGUERO MARIA A & CALDERON EULALIO PORTILLO
2804 2ND ST SW
ALBUQUERQUE NM 87102

Dekker
Architecture in Progress

October 30, 2025

Re: Property Owner Notice
Coreslab Site Plan Amendment and Variance Application
2800 2nd Street SW, Albuquerque NM 87102

Dear Property Owner:

The purpose of this letter is to inform your association that Coreslab Structures – Albuquerque is submitting a request for approval of EPC - Site Plan Major Amendment and a EPC Variance from IDO §14-16-5-2(J)(1)(e) (Light Reflective Value, "LRV") for the facility located at 2800 2nd Street SW, Albuquerque, NM 87102.

Coreslab is a long-standing manufacturer of precast and prestressed concrete products, serving the construction industry with a variety of solutions. The subject site operates as their batch plant, which has supported production since the 1990s.

No new buildings or site expansion are proposed. The request relates only to the finish of existing galvanized steel mechanical equipment, portions of which are located within 330 feet of Major Public Open Space where the IDO limits surface reflectivity. The original site plan anticipated that these structures would be painted a light blue to meet IDO compliance. However, newly galvanized steel naturally weathers to a matte gray finish that falls within the City's LRV range, eliminating the need for paint.

The equipment manufacturer, Simem America, explicitly advises against painting galvanized steel under any circumstances because paint does not properly adhere to the zinc surface. Attempts to paint over the galvanization inevitably lead to flaking, peeling, and premature failure, creating long-term maintenance challenges and undermining the protective properties of the coating. The equipment has been outdoors for over two years and has naturally weathered into the acceptable LRV range without any coating. The variance formally recognizes this condition and avoids an impractical, manufacturer-discouraged solution. The associated major site plan amendment would simply remove the note requiring the equipment to be painted.

This associated Site Plan Major Amendment is procedurally tied to and dependent upon the variance request, which seeks relief from the IDO LRV requirements for structures located within 330 feet of Major Public Open Space. It introduces no new development elements, changes to building placement, or requests for additional relief from any other City regulations. Instead, it functions as an administrative update to ensure the approved site plan accurately reflects the applicable regulatory framework if the variance is granted.

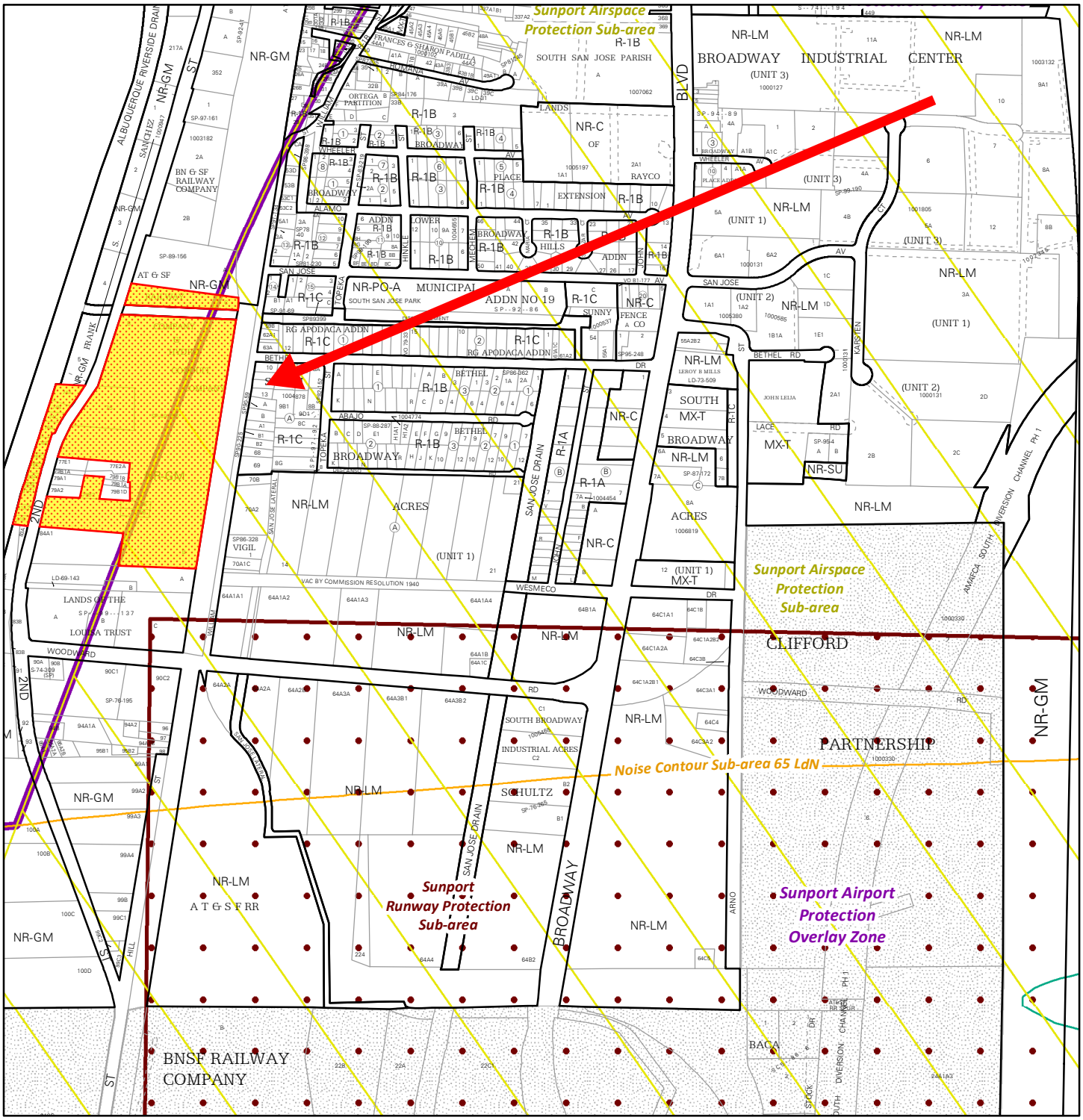
As required by IDO Table 6-1-1, the EPC Public Hearing date will be December 18, 2025 beginning at 8:40 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission.

Sincerely,

Jessica Lawlis

Jessica Lawlis, AICP
Studio Manager, Urban Planning
Dekker, Agent for Coreslab Structures – Albuquerque

Attachments: *Site Plan Amendment, Zone Atlas Map, Public Notice Form(s)*



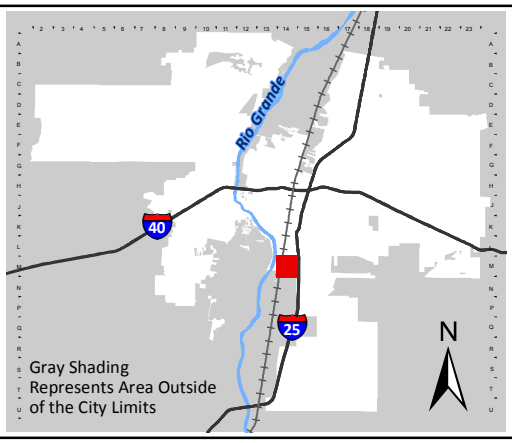
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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:

M-14-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

Feet: 0 250 500 1,000

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

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	
Decision-making Body:	
Pre-Application meeting required:	○ Yes ◉ No
Neighborhood meeting required:	○ Yes ⊗ No
Mailed Notice required:	⊗ Yes ○ No
Electronic Mail required:	⊗ Yes ○ No
Is this a Site Plan Application:	⊗ Yes ○ No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application:	2800 2nd St SW
Name of property owner:	Coreslab
Name of applicant:	Dekker - Jessica Lawlis
Date, time, and place of public meeting or hearing, if applicable:	December 18, 2025 at 8:40 AM via Zoom
Address, phone number, or website for additional information:	
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
[X] Zone Atlas page indicating subject property.	
[X] Drawings, elevations, or other illustrations of this request.	
[ ] Summary of pre-submittal neighborhood meeting, if applicable.	
[X] Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: **PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).** **PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**	

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.

Jessica Lawlis
_____ (Applicant signature) 10.30.25 _____ (Date)

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

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

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
☐ 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.

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 10/30/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(K) Public Notice.** This notice is being provided to *(mark as relevant)*:

- [x] Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- [x] Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 2800 2nd St SW

   Location Description TRACT B PLAT OF TRS A, B & C LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP CONT 17.4663 AC M/L
2. Property Owner* Coreslab
3. Agent/Applicant* *[if applicable]* Dekker / Jessica Lawlis
4. Application Type(s)[2]* per IDO Table 6-1-1

   - [x] Site Plan – EPC
   - [ ] Subdivision _____ (Minor or Major or Bulk Land)
   - [ ] Vacation _____ (Easement/Private Way or Public Right-of-way)
   - [x] Variance – EPC
   - [ ] Waiver _____(DHO or Wireless Telecommunication Facility)
   - [ ] Other: _____

   Summary of project/request[3]*:

   Requesting a Variance - EPC thus triggering a request for a Site Plan Major Amendment - EPC to reflect the variance, if approved.
5. This application will be decided at a public meeting or hearing by*:

   - ( ) Development Hearing Officer (DHO)
   - ( ) Landmarks Commission (LC)
   - (•) Environmental Planning Commission (EPC)

[1] If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.
[2] Applications for the Zoning Hearing Examiner require a public notice form available here: https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner. Otherwise, mark all that apply.
[3] Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: December 18th, 8:40 AM via Zoom

Location*[4]: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Jessica Lawlis, Dekker

Email: jessical@dekkerdesign.org

Phone: 505.761.9700

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Others: _____

☐ Online website or project page: _____

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*[5] M-14-Z

2. Project Illustrations, as relevant*[6]

☑ Architectural drawings

☑ Elevations of the proposed building(s)

☑ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☑ Variance(s) ☐ Waiver(s)

Explanation*:

Requesting a variance from the Light Reflective Value (LRV) for mechanical equipment made of galvanized steel which naturally weathers to meet the LRV range requirements of the IDO.

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

[6] While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ◯ Yes ◉ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

   _____

   _____

   _____

   _____

   [Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map[7]:

1. Area of Property *[typically in acres]* ~23 acres
2. IDO Zone District NR-GM
3. Overlay Zone(s) *[if applicable]* APO
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Industrial Manufacturing / precast and prestreested concrete product batch plant

NOTE: Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): https://ido.abc-zone.com
IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

PROJECT NUMBER: PR-2024-010187

APPLICATION NUMBER: SI-2024-01256

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JUNE 20, 2024 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (x) 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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo	Oct 16, 2024
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	Oct 21, 2024
ABCWUA	DATE
Whitney Phelan	Oct 15, 2024
PARKS AND RECREATION DEPARTMENT	DATE
Tiequia Cha	Oct 15, 2024
HYDROLOGY	DATE
Jeff Palmer (Oct 15, 2024 16:59 MDT)	Oct 15, 2024
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
J Waffley	Oct 21, 2024
PLANNING DEPARTMENT	DATE

REVISED TO REFLECT MAJOR AMENDMENT DATED 11/20/2025 TO REMOVE THE STANDARD IN 5-2(J)(1)(E)(1)&(2) AND A VARIANCE FROM THAT STANDARD
NEW PROJECT NUMBER SP-2025-00071

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

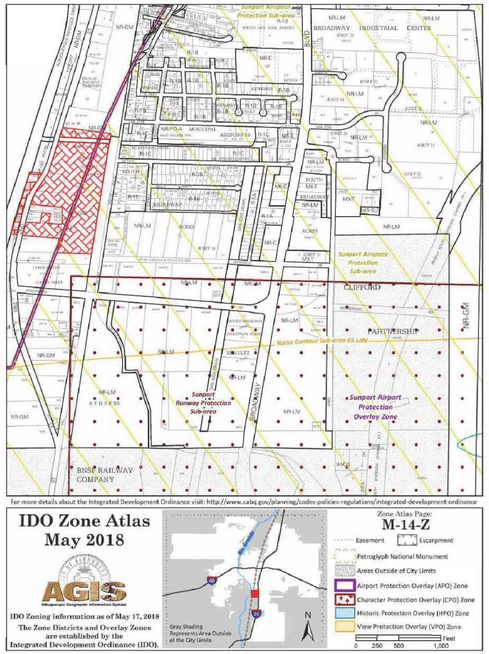
CORESLAB STRUCTURES (ALBUQUERQUE) INC.
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

LEGAL DESCRIPTION
ALL OR A PORTION OF TRACTS B AND C, PLAT OF TRACTS A, B & C, LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP, AND MAP 44 TRACTS 74A, 74B, 74C, 75, 76C1, 76A, 76B, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, AND 86, LOCATED AT 2800 2ND ST SW, BETWEEN AVENIDA CESAR CHAVEZ AND WOODWARD RD SW, APPROXIMATELY 23.0 ACRES

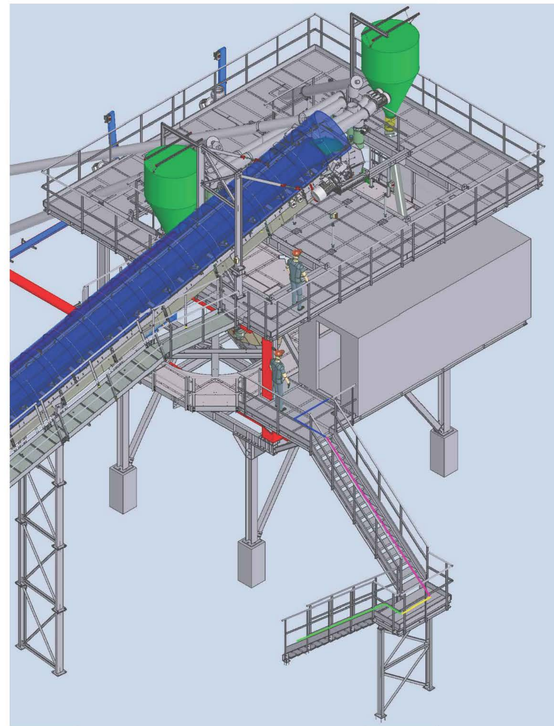
JULY 23, 2024

Project# PR-2024-010187
Application#
SI-2024-01256 EPC SITE PLAN FINAL SIGN-OFF

SHEET NUMBER			TITLE
1	OF	15	TITLE & VICINITY MAP
2	OF	15	SITE PLAN
3	OF	15	AS-BUILT SITE PLAN DETAIL
4	OF	15	AS-BUILT SITE PLAN DETAIL
5	OF	15	AS-BUILT DETAILS
6	OF	15	PROPOSED ADDITION DETAIL
7	OF	15	AS-BUILT GRADE & DRAIN
8	OF	15	PROPOSED ADDITION GRADE & DRAIN DETAIL
9	OF	15	AS-BUILT UTILITY
10	OF	15	PROPOSED ADDITION AS-BUILT UTILITY SITE DETAIL
11	OF	15	PROPOSED ADDITION DETAIL ELEVATIONS
12	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 1 OF 3
13	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 2 OF 3
14	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 3 OF 3
15	OF	15	AS-BUILT LIGHTING DETAILS



VICINITY MAP



PROPOSED ADDITION DETAIL
NOT TO SCALE - SHOWN FOR CLARITY

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
TITLE & VICINITY MAP

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM
JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:54:54 -06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024
Scale: Horiz: Vert:
Project No: ----------
Sheet: 1 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

AS-BUILT BUILDINGS & BATCH PLANT

RAILROAD TRACKS

AS-BUILT PRECAST FORMS

ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24

DEVELOPMENT DATA:

NET AREA: 23.0 ACRES

ZONING: NR-GM, NON-RESIDENTIAL - GENERAL MANUFACTURING

LAND USE: INDUSTRIAL - LIGHT AND HEAVY MANUFACTURING

SET BACKS:	FRONT	REAR	SIDES
REQUIRED:	5' MIN	0'	0'
PROVIDED:	18' MIN	23' MIN	4' MIN

BUILDING HEIGHT:
MAXIMUM ALLOWED: 65'
MAXIMUM PROVIDED: 57'
MINIMUM PROVIDED: 8'

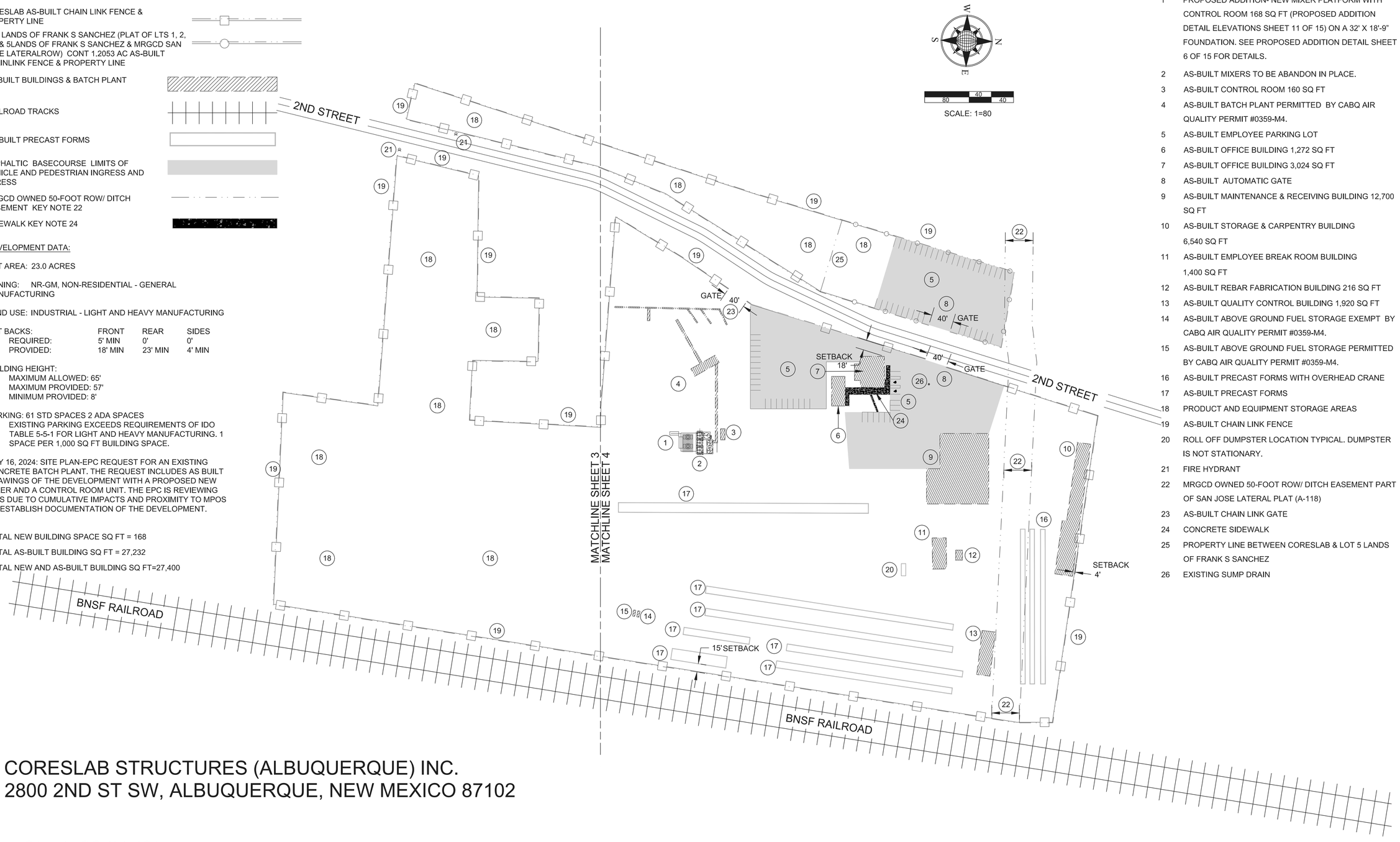
PARKING: 61 STD SPACES 2 ADA SPACES
EXISTING PARKING EXCEEDS REQUIREMENTS OF IDO TABLE 5-5-1 FOR LIGHT AND HEAVY MANUFACTURING. 1 SPACE PER 1,000 SQ FT BUILDING SPACE.

MAY 16, 2024: SITE PLAN-EPC REQUEST FOR AN EXISTING CONCRETE BATCH PLANT. THE REQUEST INCLUDES AS BUILT DRAWINGS OF THE DEVELOPMENT WITH A PROPOSED NEW MIXER AND A CONTROL ROOM UNIT. THE EPC IS REVIEWING THIS DUE TO CUMULATIVE IMPACTS AND PROXIMITY TO MPOS TO ESTABLISH DOCUMENTATION OF THE DEVELOPMENT.

TOTAL NEW BUILDING SPACE SQ FT = 168

TOTAL AS-BUILT BUILDING SQ FT = 27,232

TOTAL NEW AND AS-BUILT BUILDING SQ FT=27,400



KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

5 AS-BUILT EMPLOYEE PARKING LOT

6 AS-BUILT OFFICE BUILDING 1,272 SQ FT

7 AS-BUILT OFFICE BUILDING 3,024 SQ FT

8 AS-BUILT AUTOMATIC GATE

9 AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT

10 AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT

11 AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT

12 AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT

13 AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT

14 AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.

15 AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

16 AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE

17 AS-BUILT PRECAST FORMS

18 PRODUCT AND EQUIPMENT STORAGE AREAS

19 AS-BUILT CHAIN LINK FENCE

20 ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.

21 FIRE HYDRANT

22 MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)

23 AS-BUILT CHAIN LINK GATE

24 CONCRETE SIDEWALK

25 PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ

26 EXISTING SUMP DRAIN

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

LEGAL DESCRIPTION

ALL OR A PORTION OF TRACTS B AND C, PLAT OF TRACTS A, B & C, LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP, AND MAP 44 TRACTS 74A, 74B, 74C, 75, 76C1, 76A, 76B, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, AND 86, LOCATED AT 2800 2ND ST SW, BETWEEN AVENIDA CESAR CHAVEZ AND WOODWARD RD SW, APPROXIMATELY 23.0 ACRES

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC. OVERALL SITE PLAN

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:05:29 MST

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: ----------

Sheet: 2 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

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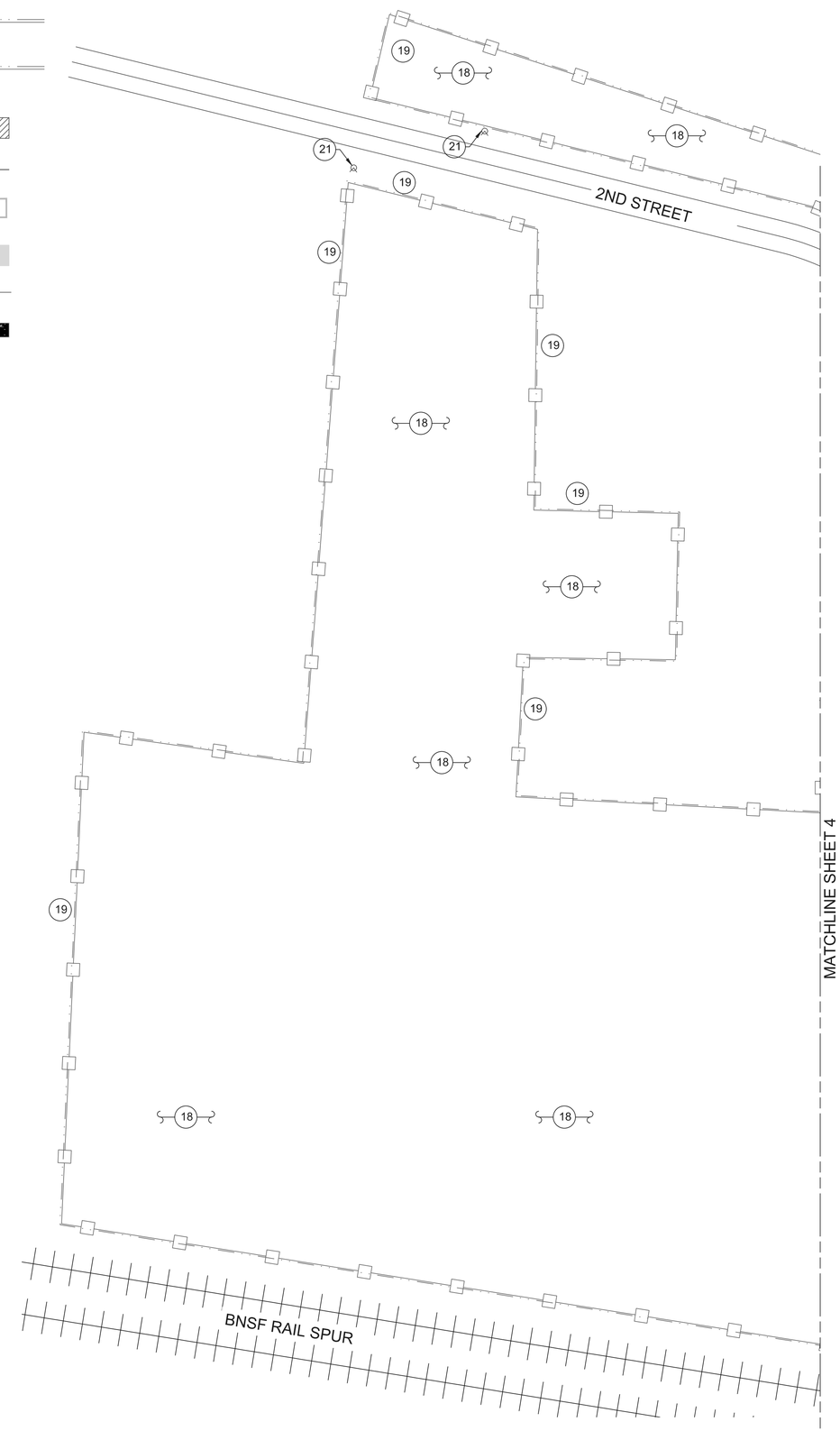

50 25 25

SCALE: 1=50

KEYED NOTES

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12 AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT

13 AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT

14 AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.

15 AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

16 AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE

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23 AS-BUILT CHAIN LINK GATE

24 CONCRETE SIDEWALK

25 PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ

26 EXISTING SUMP DRAIN

GENERAL NOTES

1. EXISTING BATCH PLANT AND MIXERS ARE COMPLIANT WITH AQD PERMIT #0359-M4 AND NMAC, CHAPTER 11, PART 41 (20.11.41 NMAC). CORESLAB IS IN THE PROCESS OF GETTING A TECHNICAL REVISION TO PERMIT #0359-M4 FOR NEW MIXERS.
2. PROPOSED ADDITION BUILDING PERMIT REFERENCE IS BP-2023-39354.
3. A BICYCLE RACK IS AVAILABLE ON THE EAST SIDE OF THE AS-BUILT OFFICE BUILDING AS INDICATED IN KEY NOTE 7. THIS HOMEMADE RACK IS CRAFTED FROM STURDY REBAR MATERIAL.
4. EXISTING SITE SPECIALIZES IN MANUFACTURING PRECAST CONCRETE PRODUCTS UTILIZING INDUSTRIAL EQUIPMENT, INCLUDING WATER TRUCKS, CONCRETE TRUCKS, FORKLIFTS, CRANES, AND TRACTOR TRAILERS. TO ENSURE SAFETY AND EFFICIENCY, UNAUTHORIZED PEDESTRIAN AND VEHICULAR CIRCULATION BEYOND DESIGNATED ASPHALT AREAS FOR INGRESS AND EGRESS IS STRICTLY PROHIBITED. CIRCULATION ROUTES FOR INDUSTRIAL EQUIPMENT ARE TAILORED ACCORDING TO PROJECT REQUIREMENTS AND PRODUCT STORAGE ARRANGEMENTS.
5. SIGHT TRIANGLES PER DPM (6/8/2020) 7-4(i)(5)(V) VISIBILITY FOR SITE ENTRANCES AND DRIVEWAYS. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

MARK W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:05:48-06'00'
7/24/2024

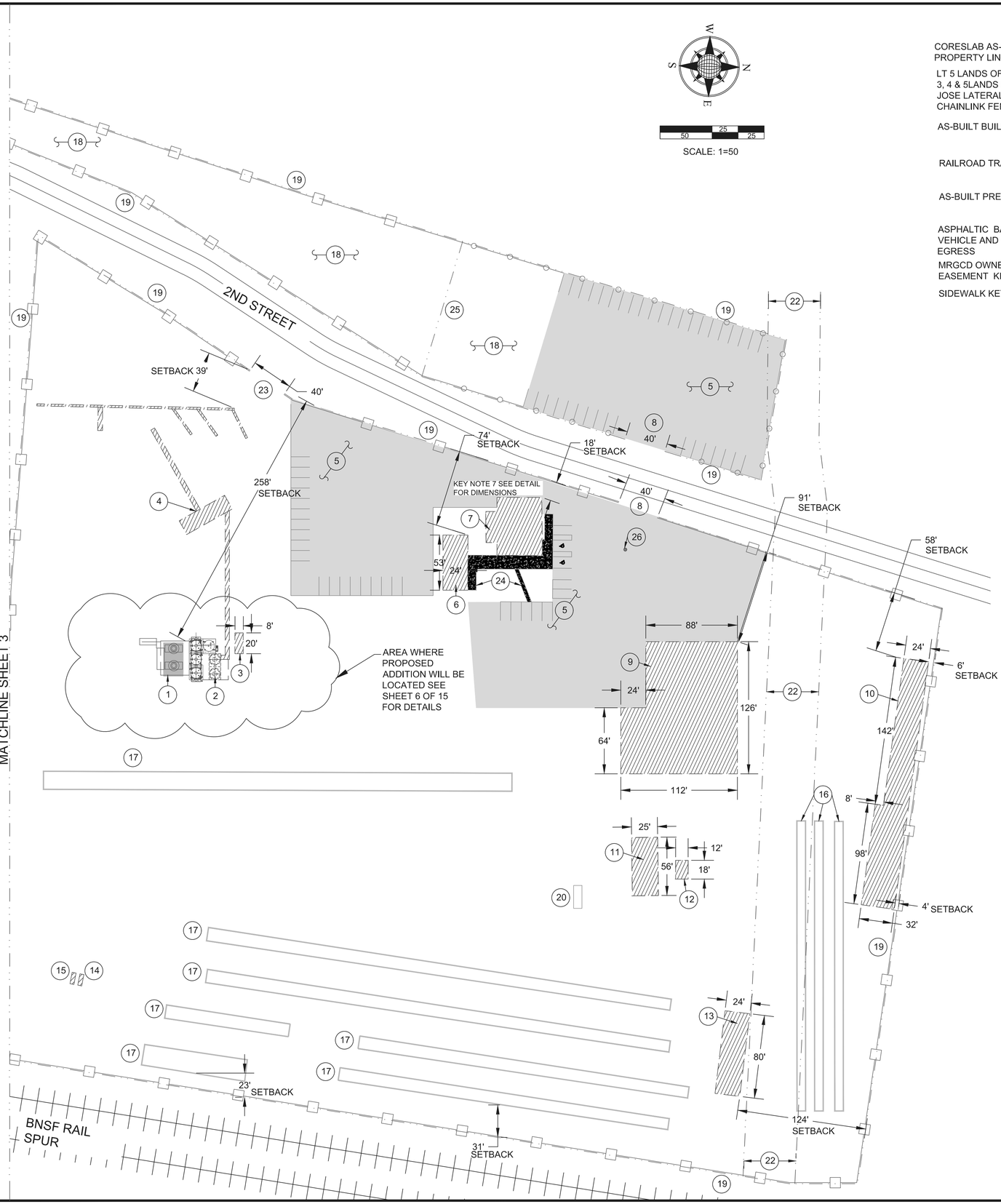
Designed	Drawn	Checked
N/A	APS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
3 OF 15



LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

AS-BUILT BUILDINGS & BATCH PLANT

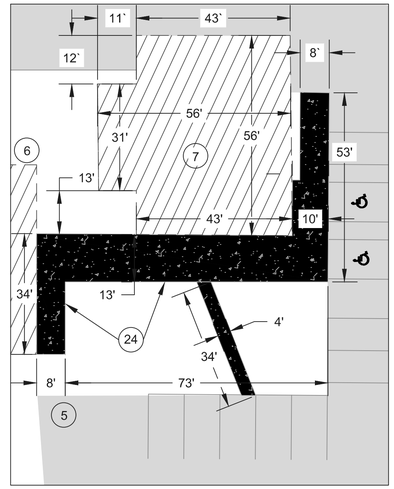
RAILROAD TRACKS

AS-BUILT PRECAST FORMS

ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24



CONCRETE SIDEWALK DIMENSION DETAIL KEY NOTE 24
& AS-BUILT OFFICE DIMENSIONS KEY NOTE 7

SCALE: 1=20

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

5 AS-BUILT EMPLOYEE PARKING LOT

6 AS-BUILT OFFICE BUILDING 1,272 SQ FT

7 AS-BUILT OFFICE BUILDING 3,024 SQ FT

8 AS-BUILT AUTOMATIC GATE

9 AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT

10 AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT

11 AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT

12 AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT

13 AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT

14 AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.

15 AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

16 AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE

17 AS-BUILT PRECAST FORMS

18 PRODUCT AND EQUIPMENT STORAGE AREAS

19 AS-BUILT CHAIN LINK FENCE

20 ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.

21 FIRE HYDRANT

22 MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)

23 AS-BUILT CHAIN LINK GATE

24 CONCRETE SIDEWALK

25 PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ

26 EXISTING SUMP DRAIN

GENERAL NOTES

1. EXISTING BATCH PLANT AND MIXERS ARE COMPLIANT WITH AQD PERMIT #0359-M4 AND NMAC, CHAPTER 11, PART 41 (20.11.41 NMAC). CORESLAB IS IN THE PROCESS OF GETTING A TECHNICAL REVISION TO PERMIT #0359-M4 FOR NEW MIXERS.
2. PROPOSED ADDITION BUILDING PERMIT REFERENCE IS BP-2023-39354.
3. A BICYCLE RACK IS AVAILABLE ON THE EAST SIDE OF THE AS-BUILT OFFICE BUILDING IN KEY NOTE 7. THIS HOMEMADE RACK IS CRAFTED FROM STURDY REBAR MATERIAL.
4. EXISTING SITE SPECIALIZES IN MANUFACTURING PRECAST CONCRETE PRODUCTS UTILIZING INDUSTRIAL EQUIPMENT, INCLUDING WATER TRUCKS, CONCRETE TRUCKS, FORKLIFTS, CRANES, AND TRACTOR TRAILERS. TO ENSURE SAFETY AND EFFICIENCY, UNAUTHORIZED PEDESTRIAN AND VEHICULAR CIRCULATION BEYOND DESIGNATED ASPHALT AREAS FOR INGRESS AND EGRESS IS STRICTLY PROHIBITED. CIRCULATION ROUTES FOR INDUSTRIAL EQUIPMENT ARE TAILORED ACCORDING TO PROJECT REQUIREMENTS AND PRODUCT STORAGE ARRANGEMENTS.
5. SIGHT TRIANGLES PER DPM (6/8/2020) 7-4(i)(5)(V) VISIBILITY FOR SITE ENTRANCES AND DRIVEWAYS. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:55:13 -06'00'

7/24/2024

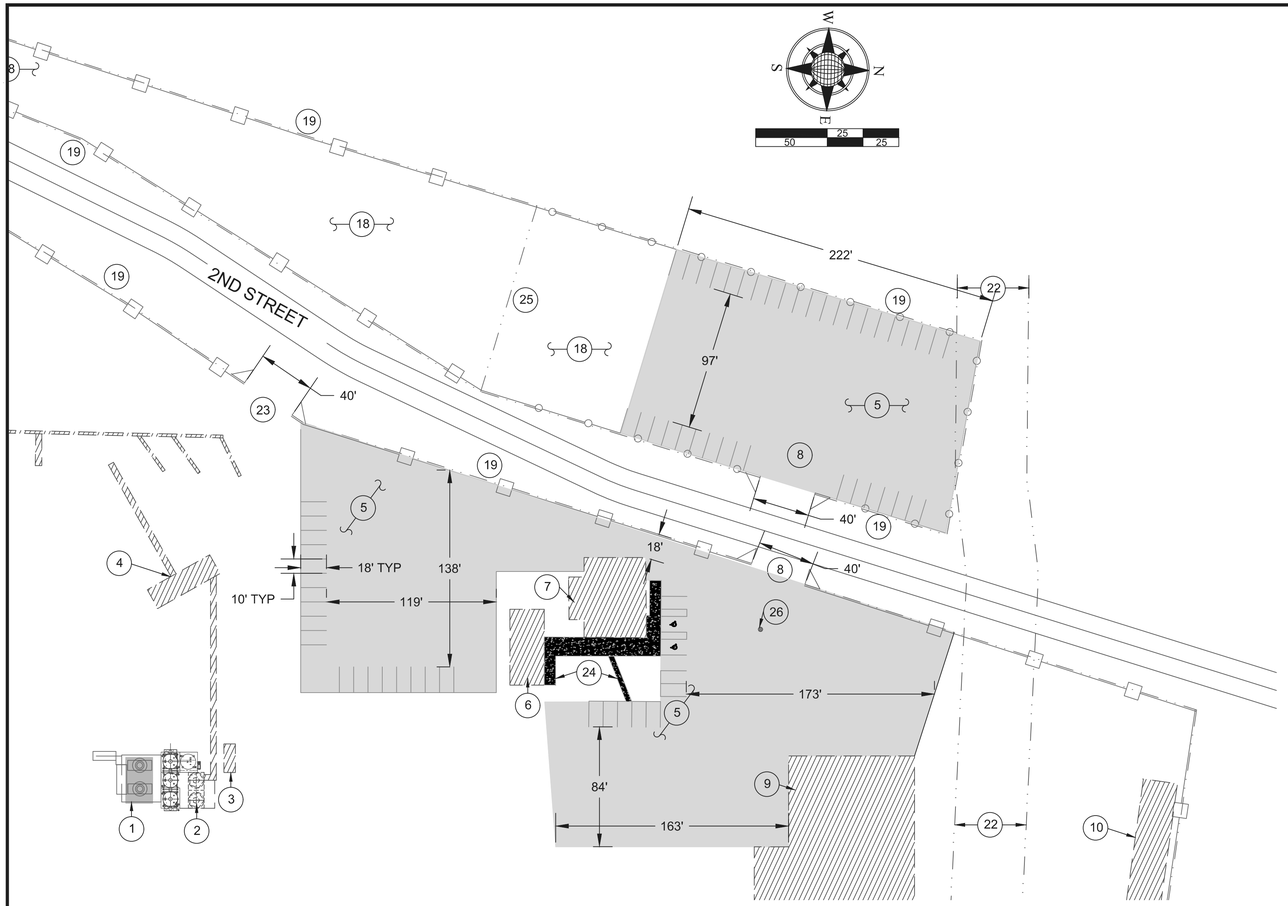
Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: -- -- -- -- --

Sheet: 4 OF 15



PARKING AND INTERNAL CIRCULATION DETAIL

SCALE: 1=50

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

5 AS-BUILT EMPLOYEE PARKING LOT

6 AS-BUILT OFFICE BUILDING 1,272 SQ FT

7 AS-BUILT OFFICE BUILDING 3,024 SQ FT

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15 AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

16 AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE

17 AS-BUILT PRECAST FORMS

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19 AS-BUILT CHAIN LINK FENCE

20 ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.

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23 AS-BUILT CHAIN LINK GATE

24 CONCRETE SIDEWALK

25 PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ

26 EXISTING SUMP DRAIN

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

AS-BUILT BUILDINGS & BATCH PLANT

RAILROAD TRACKS

AS-BUILT PRECAST FORMS

ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24

SIGHT TRIANGLE 11' 11'

GENERAL NOTES

1. EXISTING SITE SPECIALIZES IN MANUFACTURING PRECAST CONCRETE PRODUCTS UTILIZING INDUSTRIAL EQUIPMENT, INCLUDING WATER TRUCKS, CONCRETE TRUCKS, FORKLIFTS, CRANES, AND TRACTOR TRAILERS. TO ENSURE SAFETY AND EFFICIENCY, UNAUTHORIZED PEDESTRIAN AND VEHICULAR CIRCULATION BEYOND DESIGNATED ASPHALT AREAS FOR INGRESS AND EGRESS IS STRICTLY PROHIBITED. CIRCULATION ROUTES FOR INDUSTRIAL EQUIPMENT ARE TAILORED ACCORDING TO PROJECT REQUIREMENTS AND PRODUCT STORAGE ARRANGEMENTS.
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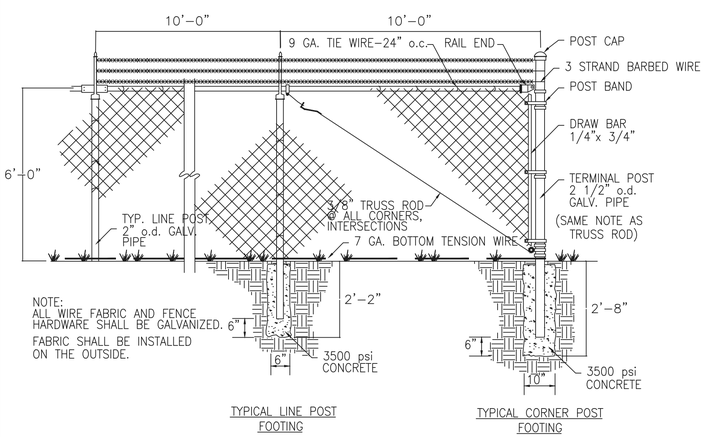
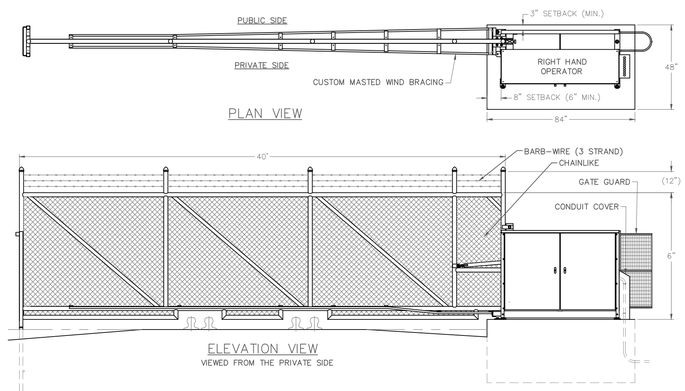
AS-BUILT BIKE RACK

NTS



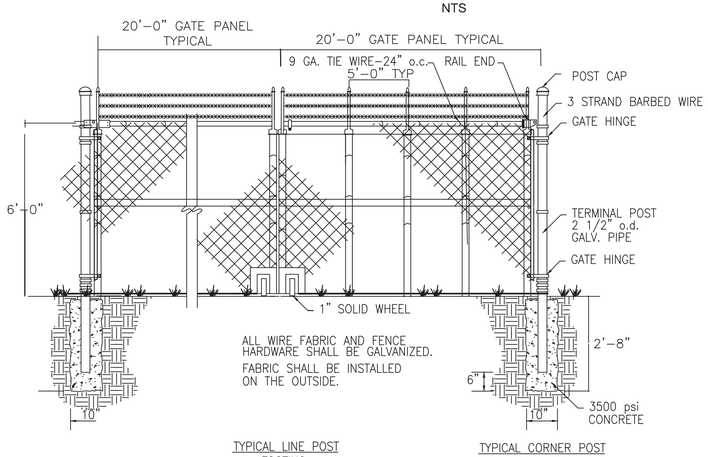
FENCE DETAIL KEY NOTE 19

NTS



AS-BUILT AUTOMATIC GATE DETAIL KEY NOTE 8

NTS



AS-BUILT CHAIN LINK GATE DETAIL KEY NOTE 23

NTS

Rev #	Date	Description	By	Chk'd

CORESLAB® STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT DETAILS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:06:26-06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet: 5 OF 15

10 5 5

SCALE: 1=10

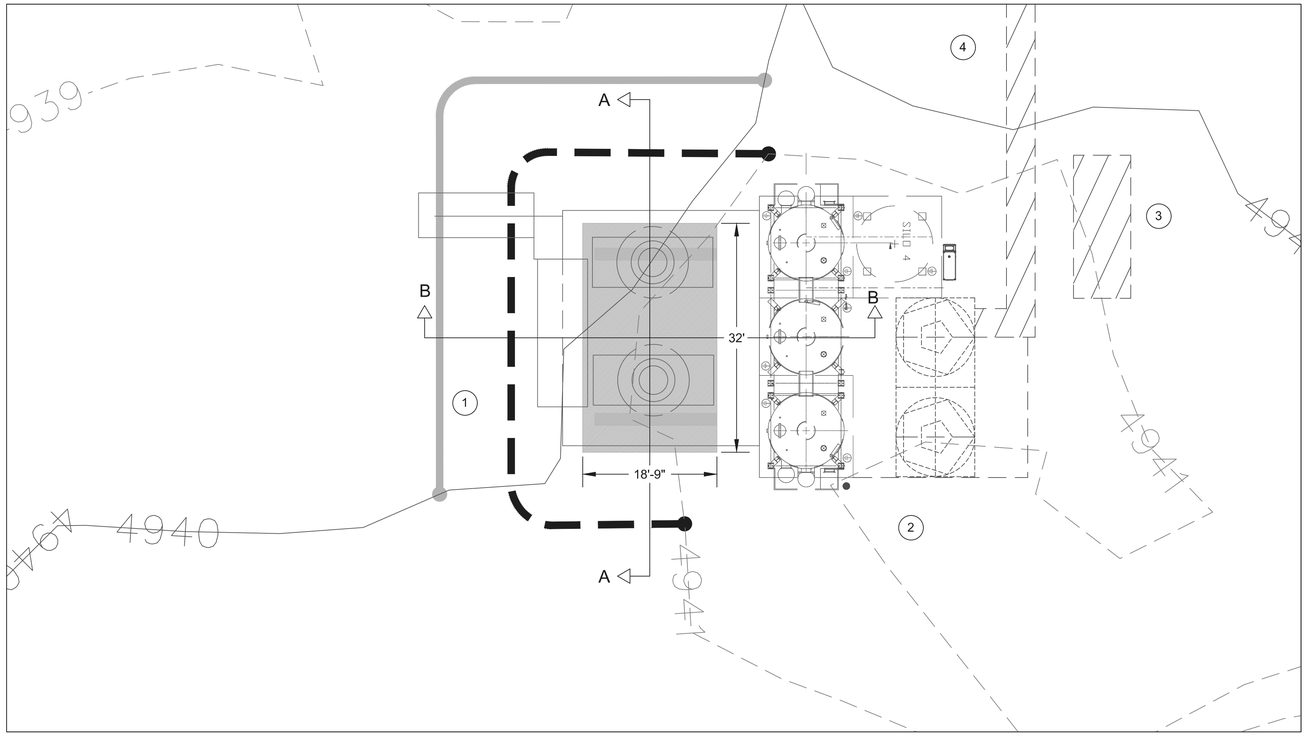
KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

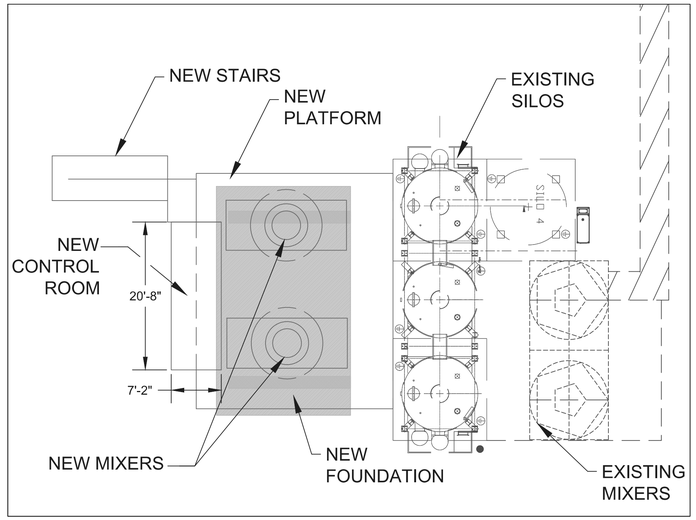
3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.



PROPOSED ADDITION DETAIL

SCALE: 1=10



PROPOSED ADDITION
NEW MIXERS, CONTROL ROOM & FOUNDATION

SCALE: 1=10

LEGEND

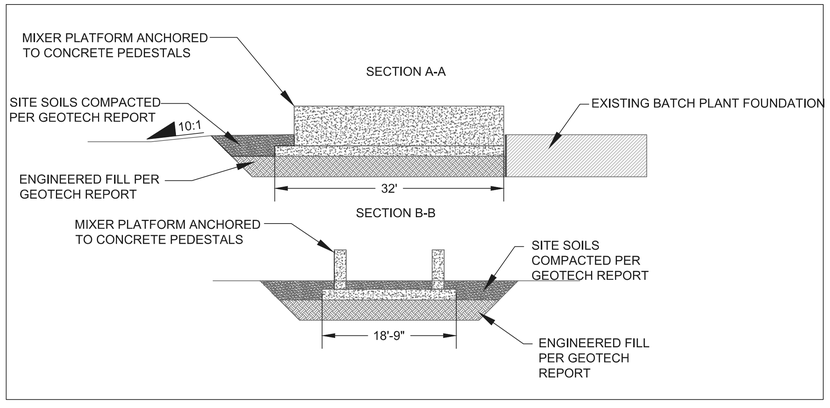
AS-BUILT BUILDINGS & BATCH PLANT

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

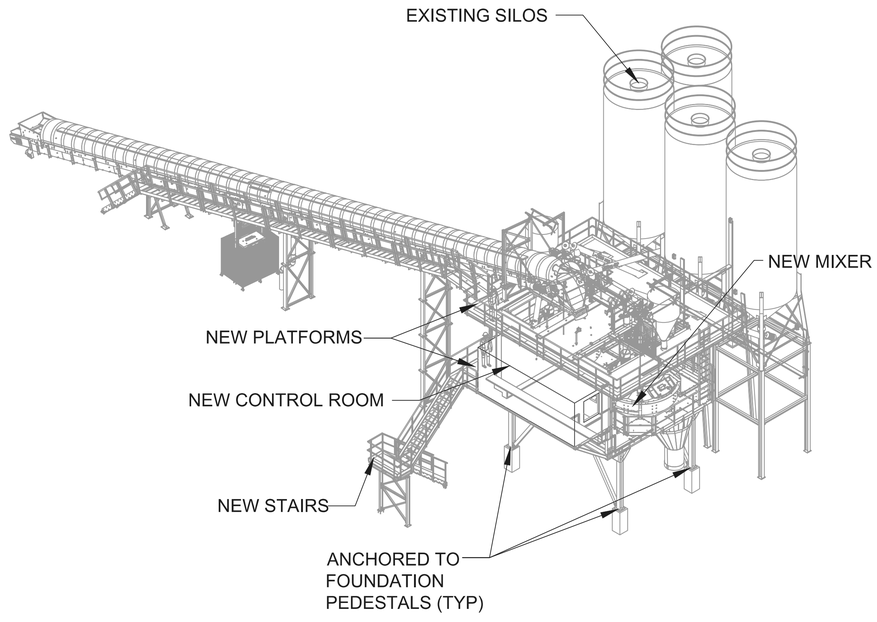
PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR



FOUNDATION SECTION DETAIL

SCALE: 1=10



PROPOSED ADDITION

NOT TO SCALE - ISOMETRIC VIEW SHOWN FOR CLARITY

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
PROPOSED ADDITION DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher Date: 2024.07.24 13:26:46 -06'00' 7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz: Vert:

Project No: _____

Sheet: 6 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

AS-BUILT BUILDINGS & BATCH PLANT

RAILROAD TRACKS

AS-BUILT PRECAST FORMS

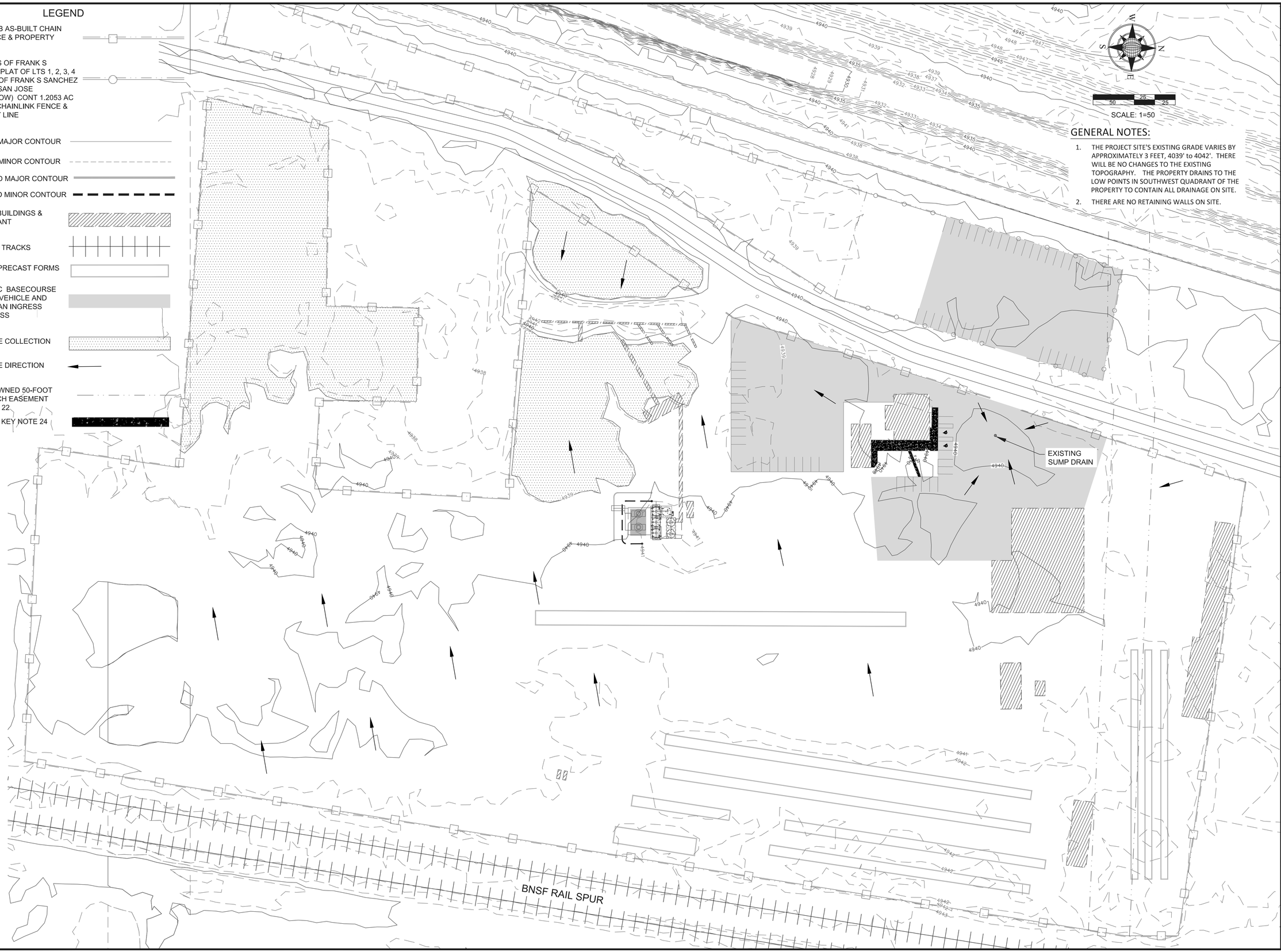
ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

DRAINAGE COLLECTION AREAS

DRAINAGE DIRECTION ARROW

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24



SCALE: 1=50

GENERAL NOTES:

1. THE PROJECT SITE'S EXISTING GRADE VARIES BY APPROXIMATELY 3 FEET, 4039' to 4042'. THERE WILL BE NO CHANGES TO THE EXISTING TOPOGRAPHY. THE PROPERTY DRAINS TO THE LOW POINTS IN SOUTHWEST QUADRANT OF THE PROPERTY TO CONTAIN ALL DRAINAGE ON SITE.
2. THERE ARE NO RETAINING WALLS ON SITE.

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
EXISTING GRADE & DRAIN

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:57:08-06'00'

7/24/2024

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N/A	ARS	KWE

Date: July 2024

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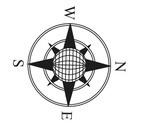
7 OF 15



SCALE:

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (SEE MIXER ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

LEGEND

AS-BUILT BUILDINGS & BATCH PLANT

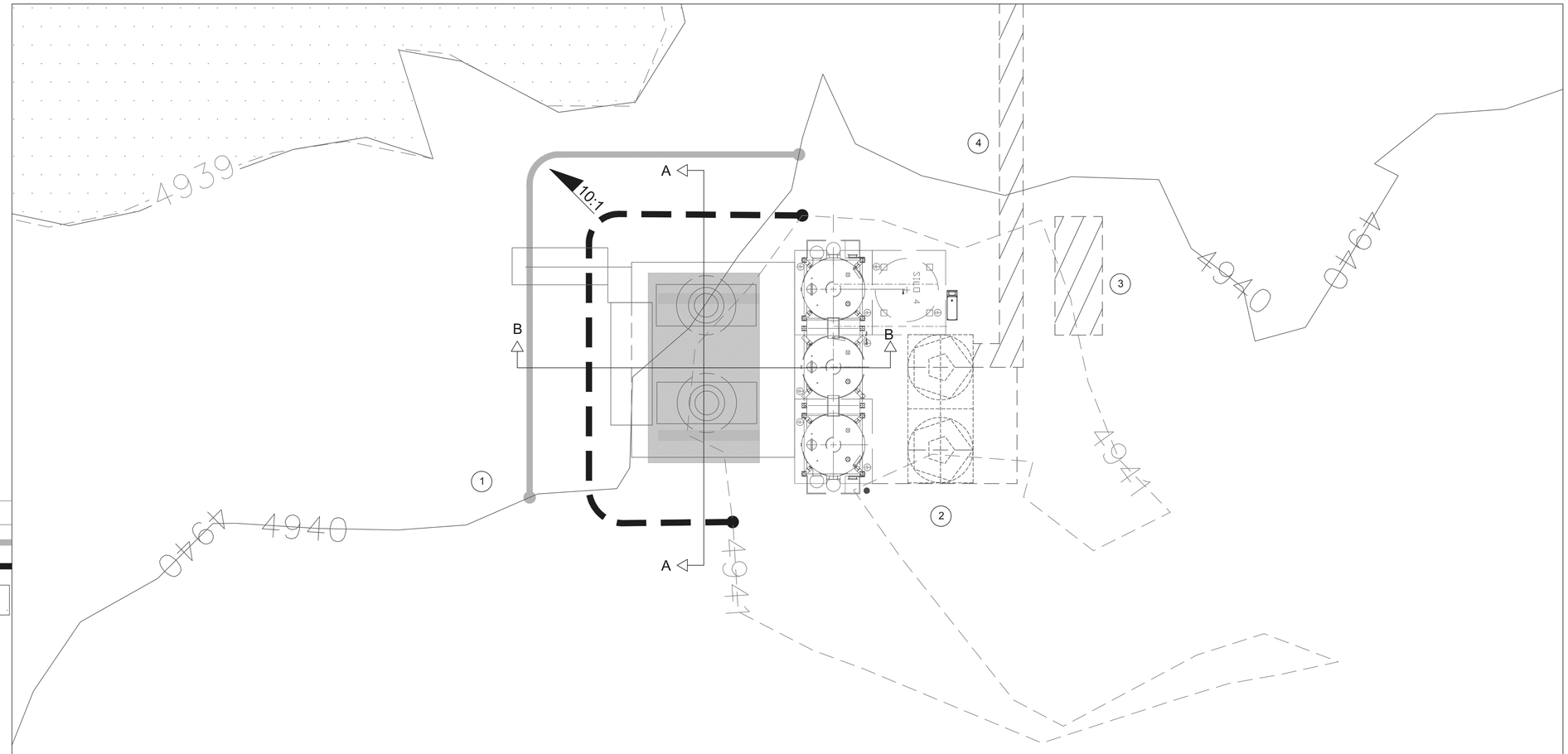
EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

DRAINAGE COLLECTION AREAS

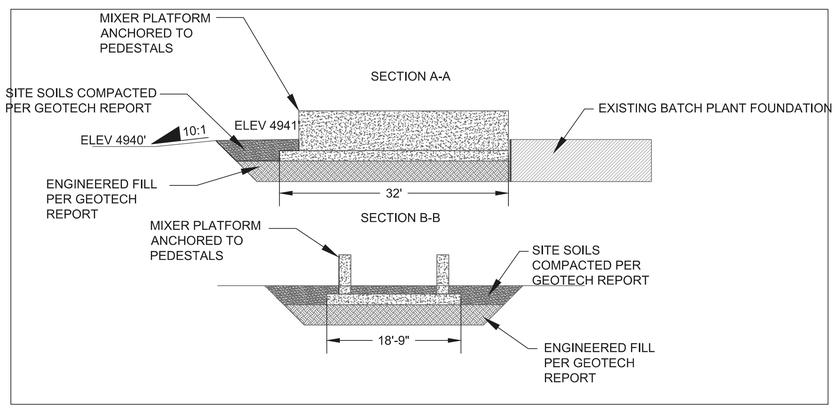


PROPOSED ADDITION GRADE AND DRAIN DETAIL

SCALE: 1=10

GENERAL NOTES:

1. THE PROJECT SITE'S EXISTING GRADE VARIES BY APPROXIMATELY 3 FEET, 4039' to 4042'. THERE WILL BE NO CHANGES TO THE EXISTING TOPOGRAPHY. THE PROPERTY DRAINS TO THE LOW POINTS IN SOUTHWEST QUADRANT OF THE PROPERTY TO CONTAIN ALL DRAINAGE ON SITE.
2. THERE ARE NO RETAINING WALLS ON SITE.



FOUNDATION SECTION DETAIL

SCALE: 1=10

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

PROPOSED ADDITION GRADE & DRAIN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:01:23-04'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
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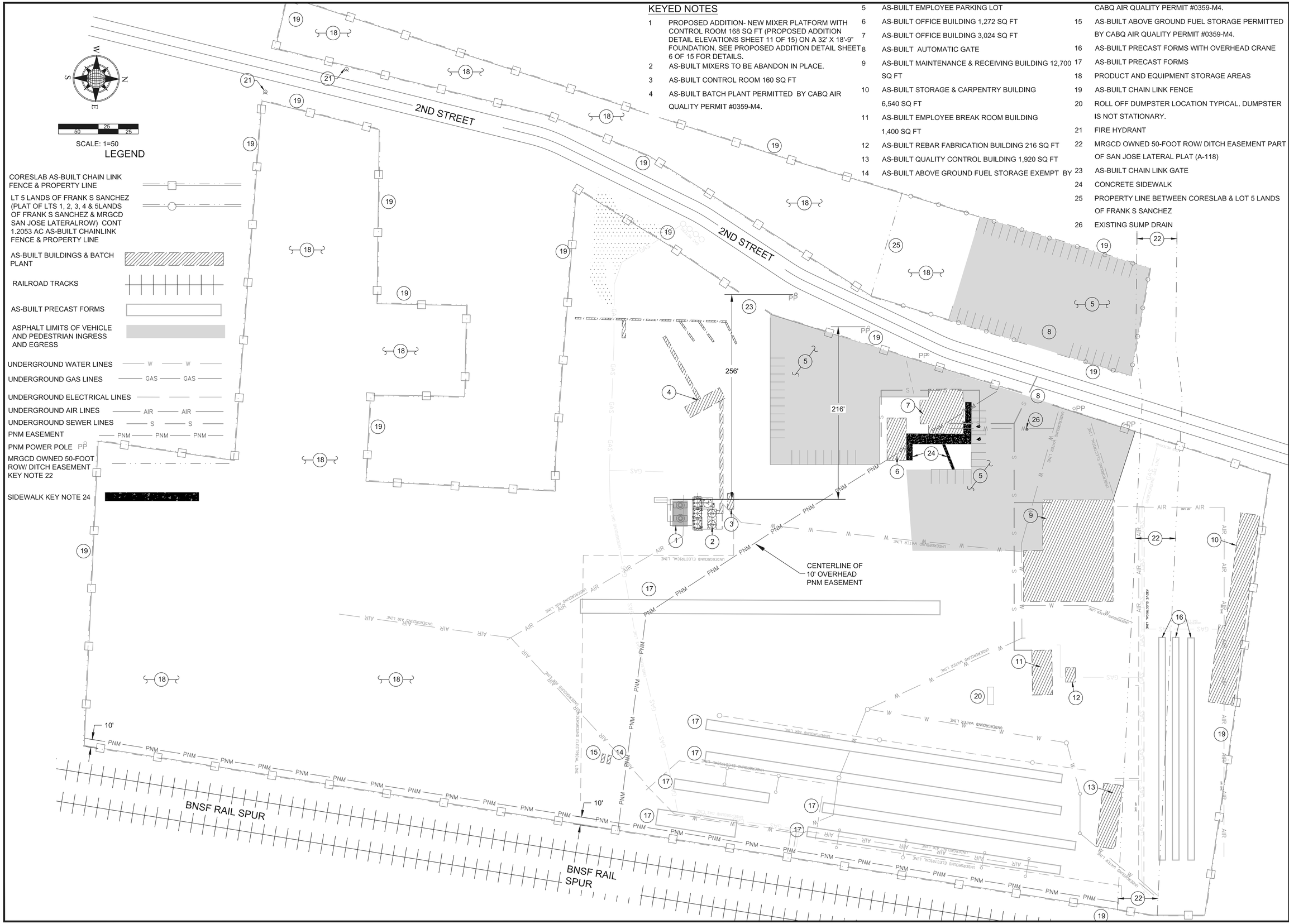
Project No: ----------

Sheet: 8 OF 15



KEYED NOTES

1. PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.
2. AS-BUILT MIXERS TO BE ABANDON IN PLACE.
3. AS-BUILT CONTROL ROOM 160 SQ FT
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5. AS-BUILT EMPLOYEE PARKING LOT
6. AS-BUILT OFFICE BUILDING 1,272 SQ FT
7. AS-BUILT OFFICE BUILDING 3,024 SQ FT
8. AS-BUILT AUTOMATIC GATE
9. AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT
10. AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT
11. AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT
12. AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT
13. AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT
14. AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.
15. AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
16. AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE
17. AS-BUILT PRECAST FORMS
18. PRODUCT AND EQUIPMENT STORAGE AREAS
19. AS-BUILT CHAIN LINK FENCE
20. ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.
21. FIRE HYDRANT
22. MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)
23. AS-BUILT CHAIN LINK GATE
24. CONCRETE SIDEWALK
25. PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ
26. EXISTING SUMP DRAIN

Rev.#	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT UTILITY

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:21:39-06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024
Scale: Horiz:
Vert:
Project No:

Sheet: 9 OF 15

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (SEE MIXER ELEVATIONS SHEET 11 OF 14) ON A 32' X 18'-9" FOUNDATION. SEE SHEET 6 OF 14 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

GENERAL NOTES:

1. PROPOSED ADDITION ELECTRIC WILL CONNECT TO EXISTING BATCH PLANT CONNECTION.
2. CONNECTION DETAILS TO BE DESIGNED BY AN ELECTRICAL ENGINEER.
3. CONNECTION WILL BE PERMITTED AND INSPECTED UNDER BP-2023-39354.

LEGEND

AS-BUILT BUILDINGS & BATCH PLANT

UNDERGROUND WATER LINES — W — W

UNDERGROUND GAS LINES — GAS — GAS

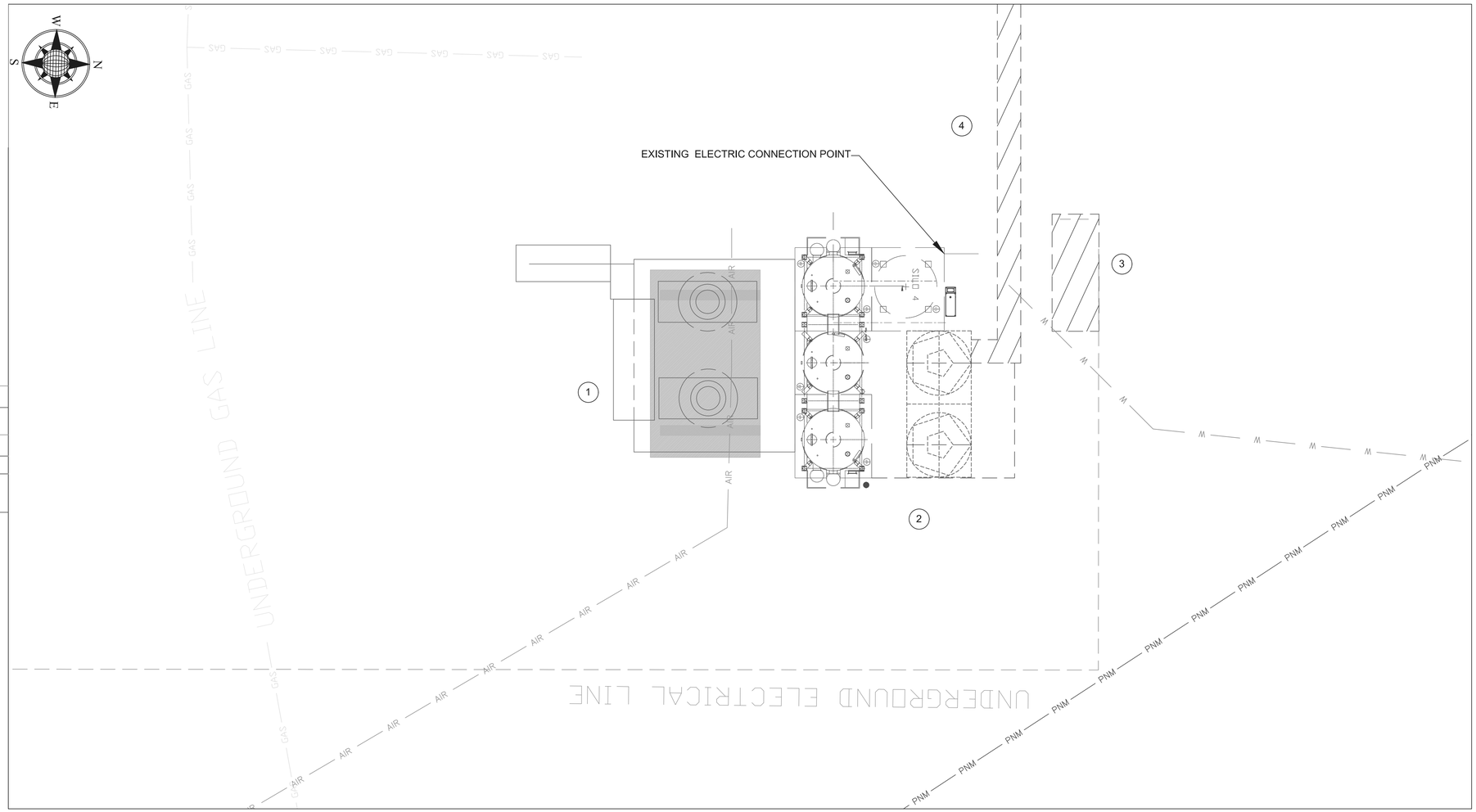
UNDERGROUND ELECTRICAL LINES

UNDERGROUND AIR LINES — AIR — AIR

UNDERGROUND SEWER LINES — S — S

POWER POLE PP

PNM EASEMENT — PNM — PNM — PNM



PROPOSED ADDITION AS-BUILT UTILITY DETAIL

SCALE: 1=10

10 5 5

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
PROPOSED ADDITION AS-BUILT UTILITY SITE DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:27:54-06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

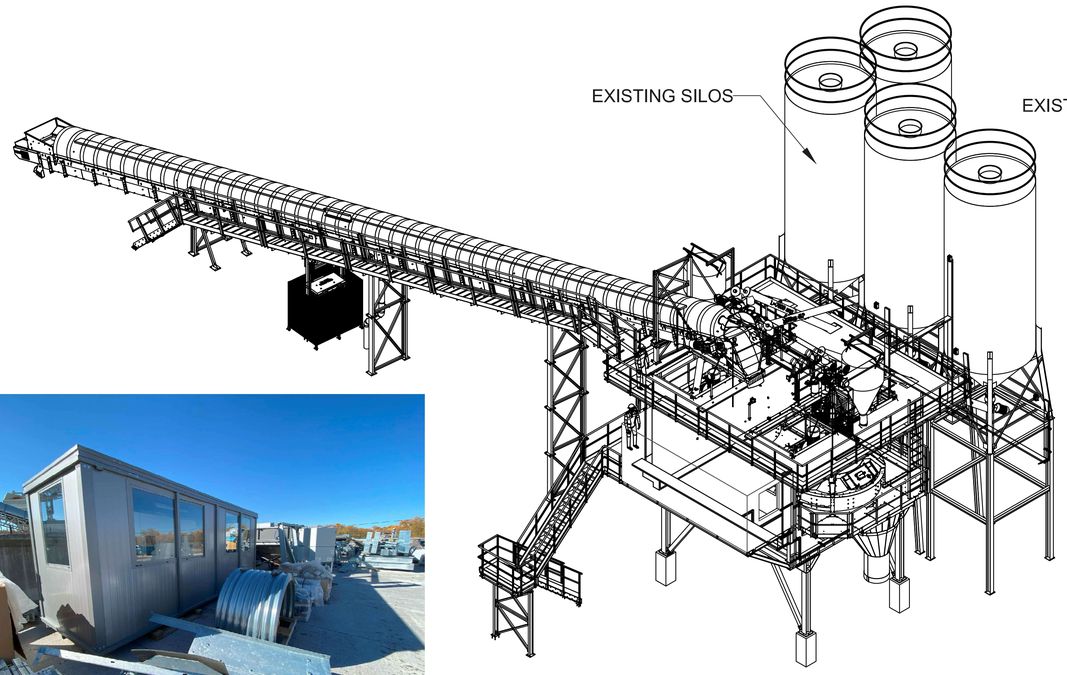
Project No:

Sheet: 10 OF 15

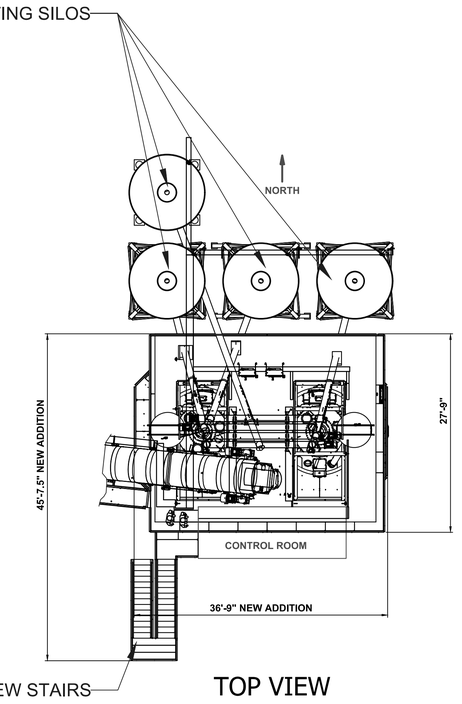
GENERAL NOTES:

1. ~~PROPOSED NEW ADDITION IS GALVANIZED STEEL. NEW EQUIPMENT SHALL BE COATED OR PAINTED IN SUCH A WAY AS TO DEMONSTRATE COMPLIANCE TO COLORS REFERENCED IN IDO §14-16-5-2(J)(1)(E)(2), AND THE LIGHT REFLECTIVE VALUE (LRV) TO DEMONSTRATE COMPLIANCE TO IDO §14-16-5-2(J)(1)(E)(1).~~
2. CONTROL ROOM IS STEEL AND INSULATED PANELING. CONTROL ROOM IS 7'-2" X 20'-8" X 8'-1.75". SEE WEST EAST AND SECTION A-A VIEWS.

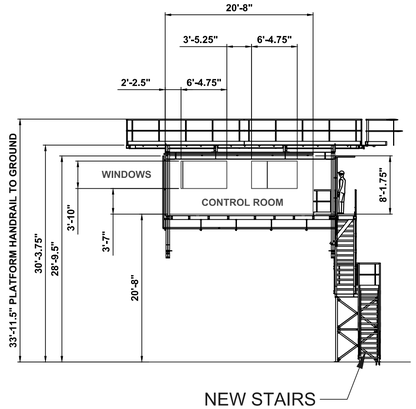
ACTUAL CONTROL ROOM AND MIXER COMPONENTS NOT TO SCALE



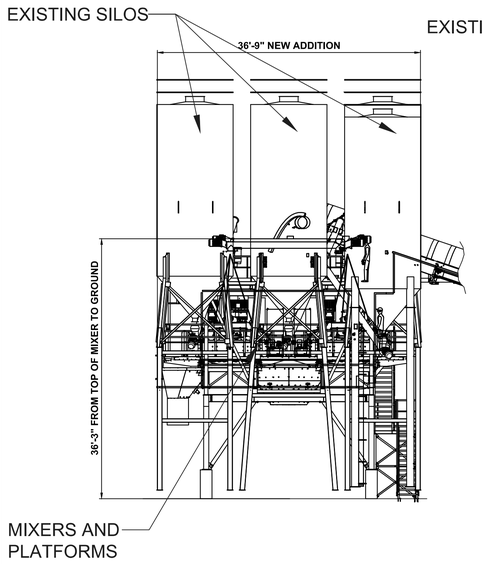
ISOMETRIC VIEW



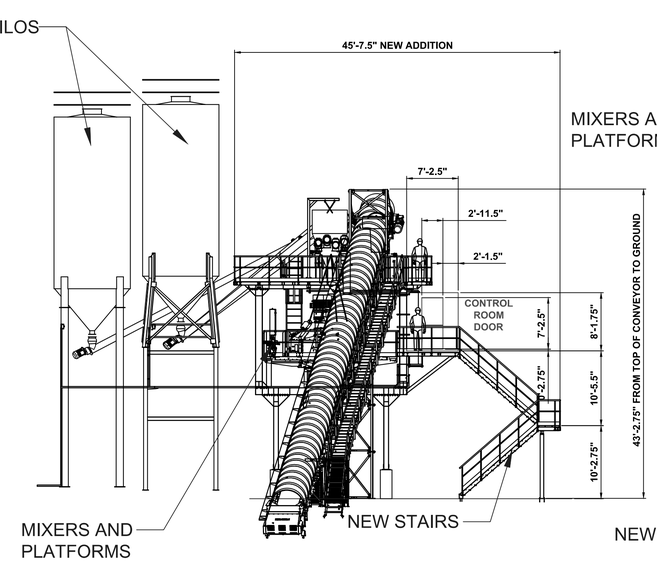
TOP VIEW



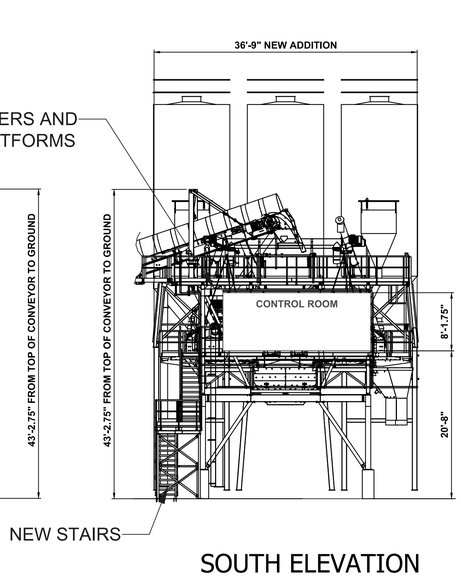
SECTION A-A
THROUGH EAST ELEVATION



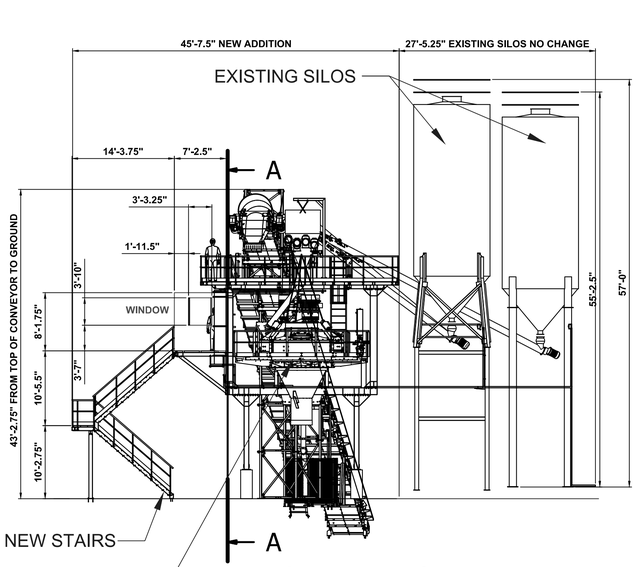
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM SITE PLAN KEYNOTE 1

SCALE: 1=10

10 5 5

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

PROPOSED ADDITION DETAIL ELEVATIONS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:28:14 -06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
11 OF 15

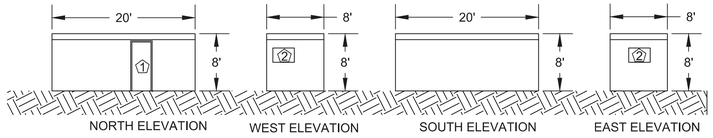
KEY NOTES:

1	DOOR
2	WINDOW
3	ROLL-UP DOOR

10 5 5

SCALE: 1=10

AS-BUILT CONTROL ROOM EXHIBIT PHOTO LOOKING SOUTH EAST

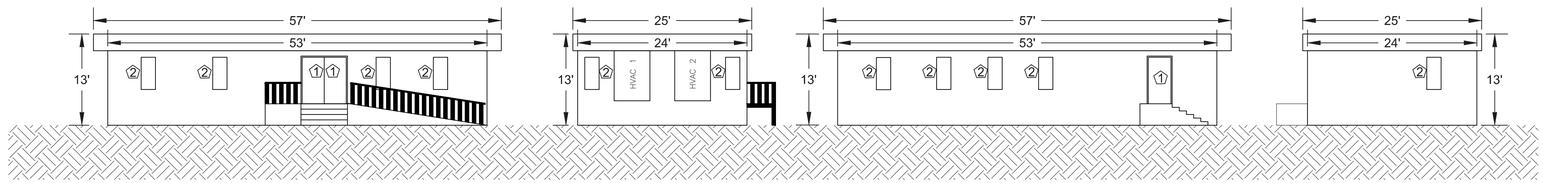


PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH WOOD WALLS AND A SHEET METAL ROOF. WHITE WITH BLUE TRIM.

AS-BUILT CONTROL ROOM ELEVATIONS SITE PLAN KEYNOTE 3

SCALE:
1=10

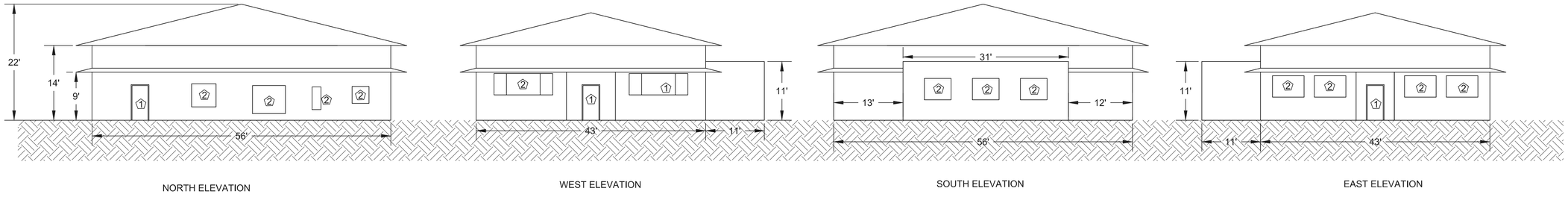
AS-BUILT OFFICE BUILDING EXHIBIT PHOTO LOOKING EAST



PHYSICAL DESCRIPTION:
MODULAR BUILDING WITH STUCCO SIDING AND A SHEET METAL ROOF. BEIGE IN COLOR.

AS-BUILT OFFICE ELEVATIONS SITE PLAN KEYNOTE 6

SCALE:
1=10



AS-BUILT OFFICE BUILDING EXHIBIT PHOTO LOOKING SOUTH WEST

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH STUCCO EXTERIOR WITH A TERRA COTTA CLAY TILE ROOF. BEIGE IN COLOR.

AS-BUILT OFFICE BUILDING ELEVATIONS SITE PLAN KEYNOTE 7

SCALE:
1=10

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
AS-BUILT SITE PLAN BUILDING ELEVATIONS
1 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:28:29 -06'00'

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: ---------

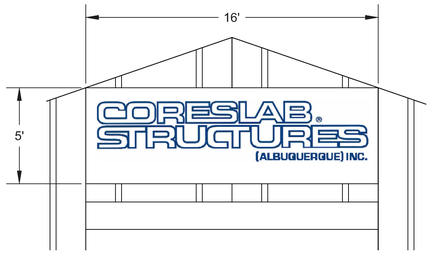
Sheet:
12 OF 15

KEY NOTES:

1 DOOR
2 WINDOW
3 ROLL-UP DOOR
4 SIGN

20 10 10

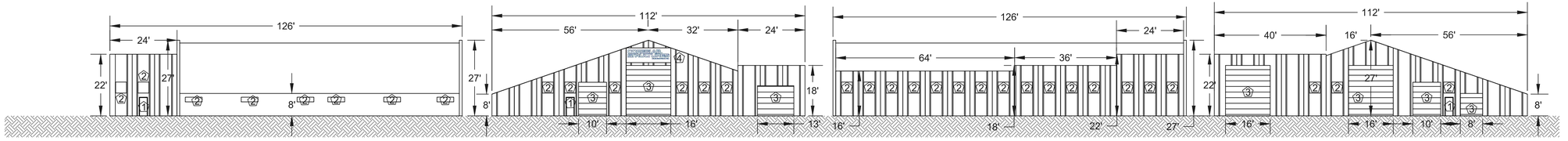
SCALE:
1=20



AS-BUILT SIGN DETAIL

NOT TO SCALE

GENERAL NOTE:
SIGN LETTERS ARE FILLED "CORESLAB BLUE" RGB (4, 116,188). SIGN IS PAINTED ON WOOD.



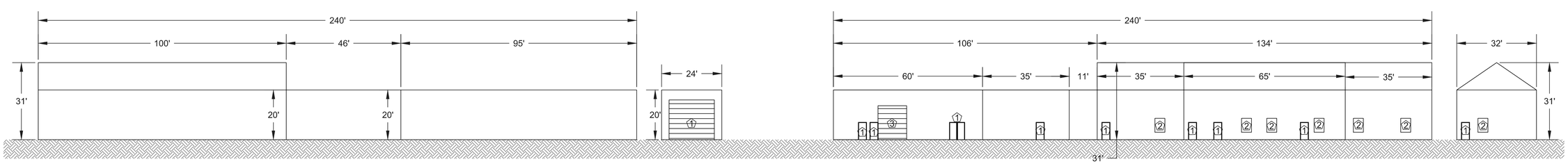
NORTH ELEVATION | WEST ELEVATION | SOUTH ELEVATION | EAST ELEVATION

AS-BUILT MAINTENANCE & RECEIVING BUILDING EXHIBIT PHOTO LOOKING NORTH EAST

AS-BUILT MAINTENANCE & RECEIVING BUILDING SITE PLAN KEY NOTE 9

SCALE: 1=20

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A PITCHED SHEET METAL ROOF.



NORTH ELEVATION | WEST ELEVATION | SOUTH ELEVATION | EAST ELEVATION

AS-BUILT STORAGE & CARPENTRY BUILDING EXHIBIT PHOTO LOOKING NORTH EAST

AS-BUILT STORAGE & CARPENTRY BUILDING SITE PLAN KEY NOTE 10

SCALE: 1=20

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH HALF THE BUILDING BEING PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF AND THE OTHER HALF BEING SHEET METAL WALLS AND A PITCHED SHEET METAL ROOF.

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN BUILDING ELEVATIONS
2 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:05:41 -06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

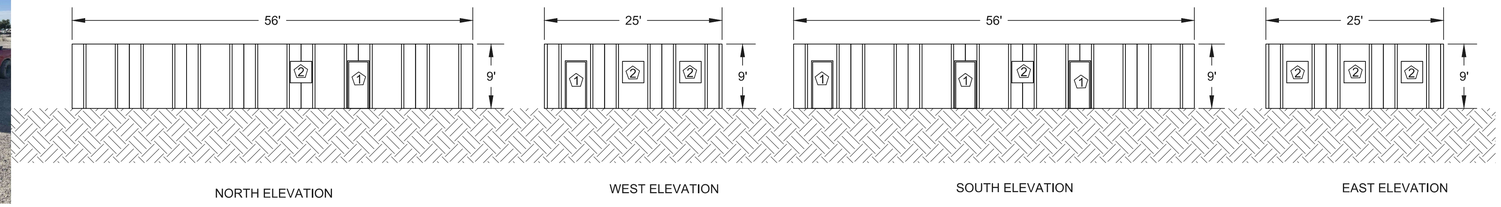
Date: July 2024
Scale: Horiz:
Vert:
Project No:
Sheet:
13 OF 15

KEY NOTES:

1	DOOR
2	WINDOW
3	ROLL-UP DOOR
4	SIGN

SCALE: 1=10

AS-BUILT EMPLOYEE BREAK ROOM BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST

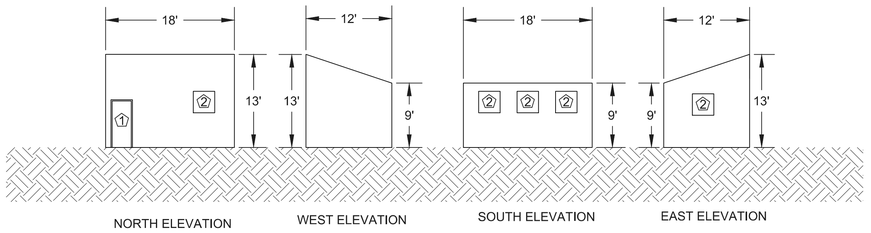


AS-BUILT EMPLOYEE BREAK ROOM BUILDING ELEVATIONS SITE PLAN KEYNOTE 11

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF.

AS-BUILT REBAR FABRICATION BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST

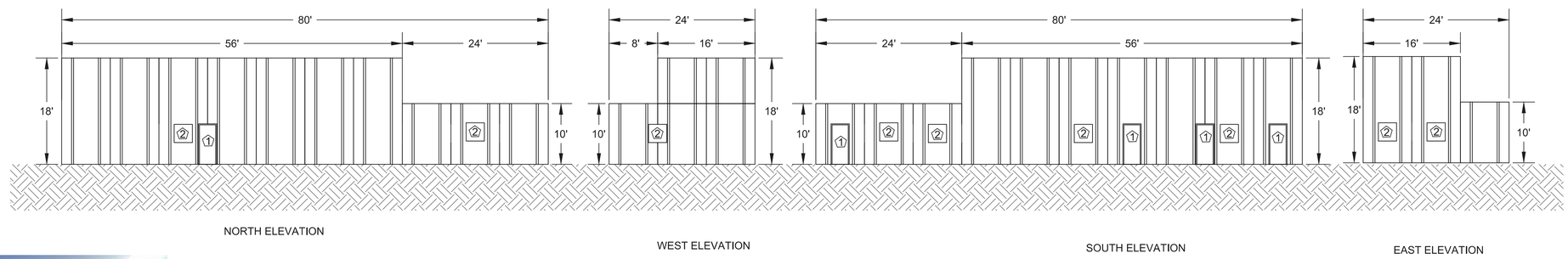


AS-BUILT REBAR FABRICATION BUILDING ELEVATIONS SITE PLAN KEYNOTE 12

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH SHEET METAL AND WOOD SIDING WALLS AND A SHEET METAL ROOF.

AS-BUILT AS-BUILT QUALITY CONTROL BUILDING EXHIBIT PHOTO LOOKING NORTH EAST



AS-BUILT AS-BUILT QUALITY CONTROL BUILDING SITE PLAN ELEVATIONS KEYNOTE 13

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF.

Chk'd | By | Description | Date | Rev #

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

AS-BUILT SITE PLAN BUILDING ELEVATIONS
3 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:09:54-06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

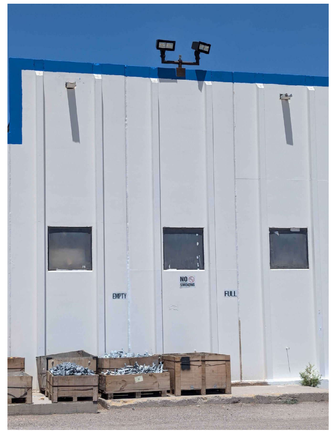
Date: July 2024

Scale: Horiz:
Vert:

Project No: ----------

Sheet:
14 OF 15

WEST ELEVATION:
1 LED FLOOD LIGHT (14000 LUMENS MAX)
HEIGHT: 29'



SOUTH ELEVATION:
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 25'

AS-BUILT MAINTENANCE & RECEIVING BUILDING SITE PLAN KEY NOTE 9

WEST ELEVATION:
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 13'

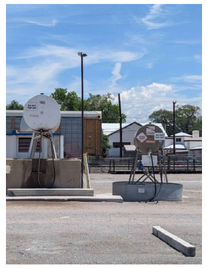
AS-BUILT PARKING COVER NEXT TO AS-BUILT REBAR BUILDING KEY NOTE 12

WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN FORM YARD

SOUTH ELEVATION:
4 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 20'

AS-BUILT AS-BUILT QUALITY CONTROL BUILDING SITE PLAN ELEVATIONS KEYNOTE 13

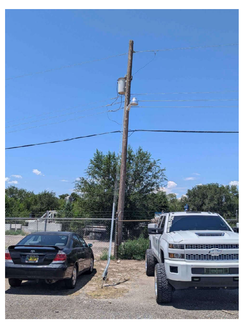


WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN FORM YARD BETWEEN ABOVE GROUND FUEL STORAGE KEY NOTE 14 & 15

WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN EMPLOYEE PARKING LOT - LT 5 LANDS OF FRANK S SANCHEZ



EAST FACING
1 LED STREET LIGHT
HEIGHT: 20'

AS-BUILT LIGHT IN EMPLOYEE PARKING LOT NEXT TO AS-BUILT OFFICE BUILDING KEY NOTE 6

Rev #	Date	Description	By	Chk'd

CORESLAB® STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT LIGHTING DETAILS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 12:08:19 -06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
15 OF 15

CERTIFIED MAIL
COMESLAS STRUCTURES INC
2808 2ND ST SW
ALBUQUERQUE NM 87102
CERTIFIED MAIL
LOPEZ TORRES FERNANDO & OLGA
MARTINEZ DEL LOPEZ
2824 WILLIAM ST SE
ALBUQUERQUE NM 87102-3129
CERTIFIED MAIL
DIAZ VICENTE & GRISELDA & DIAZ
OMAR G
2828 WILLIAM ST SE
ALBUQUERQUE NM 87102
CERTIFIED MAIL
EDWARDS CHARLES C
741 GARDEN RD SW
ALBUQUERQUE NM 87105-3924
CERTIFIED MAIL
LEE ROBERT BRUCE & TRINA
Garringer
1118 SPUR CT NW
ALBUQUERQUE NM 87104-1812
CERTIFIED MAIL
SANCHEZ FRANK SAM
1200 RINER CT SW
ALBUQUERQUE NM 87105
CERTIFIED MAIL
MORALES DIANA A & BENITEZ
JESUS
7702 BATES RD SE
ALBUQUERQUE NM 87105-7446
CERTIFIED MAIL
CALDERON EULALIO PORTILLO &
VITAL AGUERO MARIA
2804 2ND ST SW
ALBUQUERQUE NM 87102-5002
CERTIFIED MAIL
M & S HOLDINGS TWO LLC
10031 BOSQUE CIR NW
ALBUQUERQUE NM 87114-8825
CERTIFIED MAIL
M&S HOLDINGS TWO LLC
10031 BOSQUE CIR NW
ALBUQUERQUE NM 87114-8825
CERTIFIED MAIL
GOMEZ MIKE J
737 GARDEN RD SW
ALBUQUERQUE NM 87105-3924
CERTIFIED MAIL
M & S HOLDINGS LLC
10031 BOSQUE CIR NW
ALBUQUERQUE NM 87114-8825

CERTIFIED MAIL
BENCOMO PEDRO
6157 ALVIS CIR SW
ALBUQUERQUE NM 87105-6868
ACOSTA GUADALUPE & CHRISTINA
1700 JOHN ST SE
ALBUQUERQUE NM 87102
SPARCOBS CONSTRUCTION LLC
726 GARDEN RD SW
ALBUQUERQUE NM 87105-3930
GRIEGO PETRITA
2802 2ND ST SW
ALBUQUERQUE NM 87102
ELLIOTT WAYNE & KATHRYN
3120 BLAKE RD SW
ALBUQUERQUE NM 87105
CORESLAB STURCTURES
(ALBUQUERQUE) INC
2800 2ND ST SW
ALBUQUERQUE NM 87102
MAESTAS MAXIMILLIANO V
2818 BROADWAY ST SE
ALBUQUERQUE NM 87102-5158
MARTINEZ STANLEY & JANET
2720 WILLIAM ST SE
ALBUQUERQUE NM 87102
PACHECO JOHNNY & DIANA L
240 1/2 ROMANA AVE SE
ALBUQUERQUE NM 87102
MONTES JUAN M
900 RIVERSIDE DR SW
ALBUQUERQUE NM 87105-3968
TOMLINSON INGA B & JONATHAN W
ELLIOTT
3201 EMMASON RD SW
ALBUQUERQUE NM 87105-0000
CISNEROS SERGIO SR & CISNEROS
SERGIO JR
2916 WILLIAM ST SE
ALBUQUERQUE NM 87102
MALDONADO GABRIEL & FRANCES
2710 WILLIAM ST SE
ALBUQUERQUE NM 87102
LA MESA PROPERTIES LLC C/O
EDWARD T GARCIA
PO BOX 26307
ALBUQUERQUE NM 87125-6307

CERTIFIED MAIL
SOLIS ERNESTINA
2832 WILLIAM ST SE
ALBUQUERQUE NM 87102
CERTIFIED MAIL
CTCN MARIA SAAVEDRA
3726 WILLIAM ST SE
ALBUQUERQUE NM 87102
CERTIFIED MAIL
SJ ENTERPRISE & DEVELOPMENT LLC
832 BETHEL AVE SE
ALBUQUERQUE NM 87102-5107
CERTIFIED MAIL
SAAVEDRA HENRY KIKI
2838 2ND ST SW
ALBUQUERQUE NM 87102-5002
CERTIFIED MAIL
PEREGRINO BEATRIZ
600 PAGE CT SW
ALBUQUERQUE NM 87105-4349
CERTIFIED MAIL
LIZ LAUREN LLC
PO BOX 3553
ALBUQUERQUE NM 87190-3552
CERTIFIED MAIL
TETTA MARY LUPE & TETTA AUDREY MARIE
2906 WILLIAM ST SE
ALBUQUERQUE NM 87102
CERTIFIED MAIL
SAAVEDRA DOROTHY
730 GARDEN RD SW
ALBUQUERQUE NM 87105-3990
CERTIFIED MAIL
MARTINEZ ENRIQUE & FLORINA
2822 WILLIAM ST SE
ALBUQUERQUE NM 87102
CERTIFIED MAIL
VALENZUELA CRISTINA & JAVIER
2912 WILLIAM ST SE
ALBUQUERQUE NM 87102-5130
CERTIFIED MAIL
GOMEZ PAUL & BRENDA
737 GARDEN RD SW
ALBUQUERQUE NM 87105-6401
CERTIFIED MAIL
ROMERO LUCILLE R
1005 DON ROMERO DR SW
ALBUQUERQUE NM 87105

CERTIFIED MAIL
9589 0710 5270 0094 2478 36
CORESLAB STRUCTURES
(ALBUQUERQUE) INC
2800 2ND ST SW
ALBUQUERQUE NM 87102
VITAL-AGUERO MARIA A & CALDERON
EULALIO PORTILLO
2804 2ND ST SW
ALBUQUERQUE NM 87102
CERTIFIED MAIL
9589 0710 5270 0094 2478 83
LOPEZ LUIS MENDOZA & LUNA
MIRIAM YANETH ARMENDARIZ
2900 WILLIAM ST SE
ALBUQUERQUE NM 87102-5130
CERTIFIED MAIL
9589 0710 5270 0094 2481 32
QUIKRETE COMPANIES INC ATTN:
KAREN KULP
5 CONCOURSE PKWY SUITE 1900
ATLANTA GA 30328-6111
CERTIFIED MAIL
9589 0710 5270 0094 2478 69
GUTHRIE JANEY
733 GARDEN RD SW
ALAUQUERQUE NM 87105-3924

SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1**.

1. LOCATION

   A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
   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 help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: VA-2025-00167 / SP-2025-00092 - Coreslab Structures (2800 2nd St SW)

Applicant/Agent Signature Jessica Lawlis, Dekker **Date:** 12.1.25

REQUEST

REQUEST

F) CONTROLLING SITE PLAN

PROJECT NUMBER: PR-2024-010187

APPLICATION NUMBER: SI-2024-01256

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JUNE 20, 2024 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (x) 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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo — Oct 16, 2024

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE

Oct 21, 2024

ABCWUA — DATE

Whitney Phelan — Oct 15, 2024

PARKS AND RECREATION DEPARTMENT — DATE

Tiequia Cha — Oct 15, 2024

HYDROLOGY — DATE

Jeff Palmer — Oct 15, 2024

Jeff Palmer (Oct 15, 2024 16:59 MDT)

CODE ENFORCEMENT — DATE

*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) — DATE

SOLID WASTE MANAGEMENT — DATE

J Waffley — Oct 21, 2024

PLANNING DEPARTMENT — DATE

SHEET NUMBER			TITLE
1	OF	15	TITLE & VICINITY MAP
2	OF	15	SITE PLAN
3	OF	15	AS-BUILT SITE PLAN DETAIL
4	OF	15	AS-BUILT SITE PLAN DETAIL
5	OF	15	AS-BUILT DETAILS
6	OF	15	PROPOSED ADDITION DETAIL
7	OF	15	AS-BUILT GRADE & DRAIN
8	OF	15	PROPOSED ADDITION GRADE & DRAIN DETAIL
9	OF	15	AS-BUILT UTILITY
10	OF	15	PROPOSED ADDITION AS-BUILT UTILITY SITE DETAIL
11	OF	15	PROPOSED ADDITION DETAIL ELEVATIONS
12	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 1 OF 3
13	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 2 OF 3
14	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 3 OF 3
15	OF	15	AS-BUILT LIGHTING DETAILS

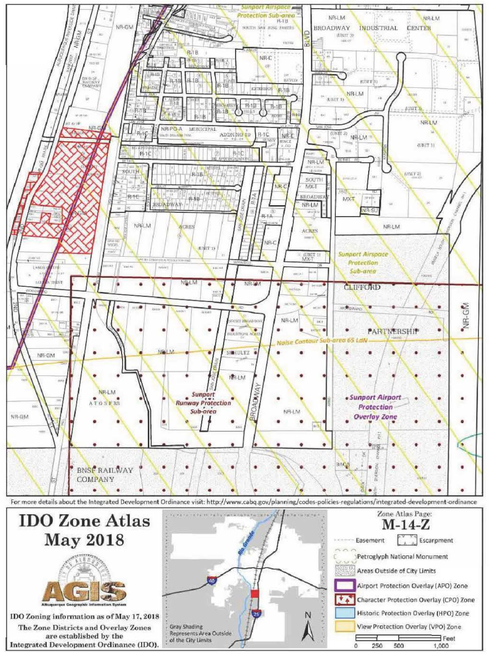
EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

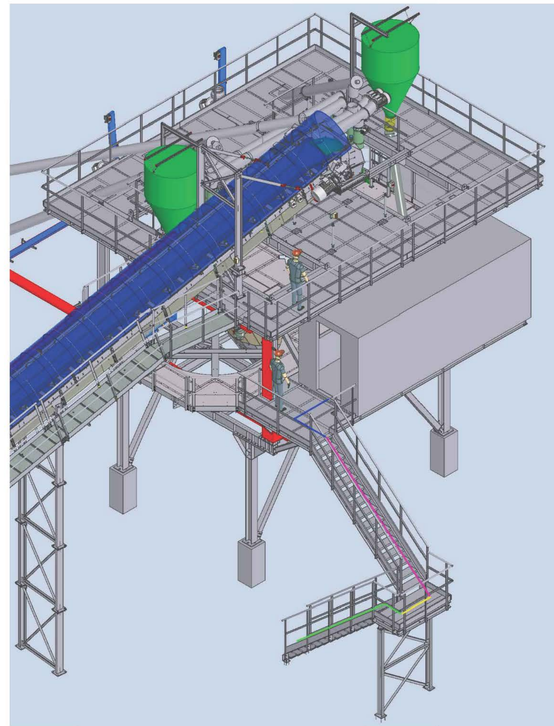
LEGAL DESCRIPTION
ALL OR A PORTION OF TRACTS B AND C, PLAT OF TRACTS A, B & C, LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP, AND MAP 44 TRACTS 74A, 74B, 74C, 75, 76C1, 76A, 76B, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, AND 86, LOCATED AT 2800 2ND ST SW, BETWEEN AVENIDA CESAR CHAVEZ AND WOODWARD RD SW, APPROXIMATELY 23.0 ACRES

JULY 23, 2024

Project# PR-2024-010187
Application#
SI-2024-01256 EPC SITE PLAN FINAL SIGN-OFF



VICINITY MAP



PROPOSED ADDITION DETAIL
NOT TO SCALE - SHOWN FOR CLARITY

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
TITLE & VICINITY MAP

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM
JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:54:54 -06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024
Scale: Horiz: Vert:
Project No: ----------
Sheet: 1 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

AS-BUILT BUILDINGS & BATCH PLANT

RAILROAD TRACKS

AS-BUILT PRECAST FORMS

ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24

DEVELOPMENT DATA:

NET AREA: 23.0 ACRES

ZONING: NR-GM, NON-RESIDENTIAL - GENERAL MANUFACTURING

LAND USE: INDUSTRIAL - LIGHT AND HEAVY MANUFACTURING

SET BACKS:	FRONT	REAR	SIDES
REQUIRED:	5' MIN	0'	0'
PROVIDED:	18' MIN	23' MIN	4' MIN

BUILDING HEIGHT:
MAXIMUM ALLOWED: 65'
MAXIMUM PROVIDED: 57'
MINIMUM PROVIDED: 8'

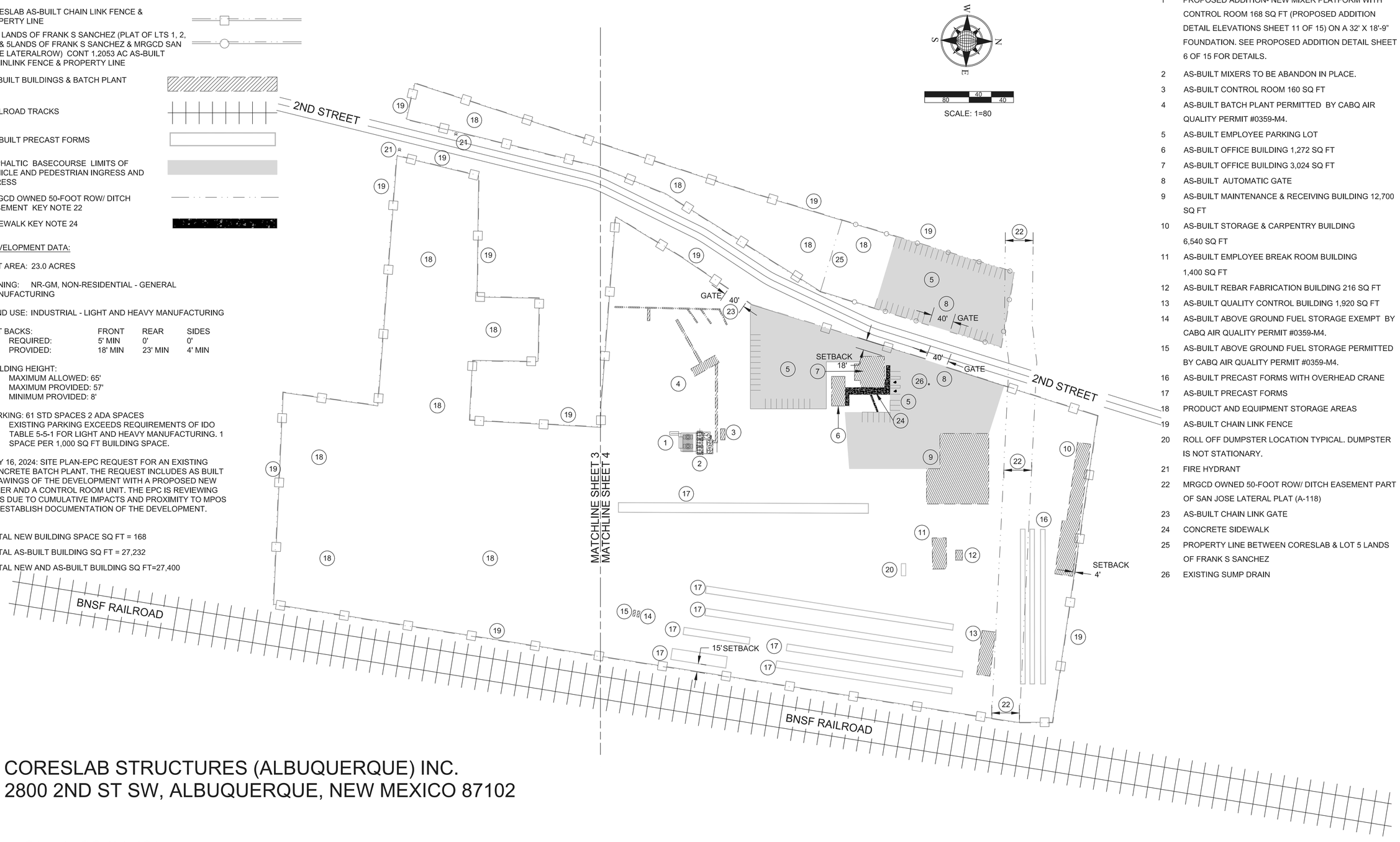
PARKING: 61 STD SPACES 2 ADA SPACES
EXISTING PARKING EXCEEDS REQUIREMENTS OF IDO TABLE 5-5-1 FOR LIGHT AND HEAVY MANUFACTURING. 1 SPACE PER 1,000 SQ FT BUILDING SPACE.

MAY 16, 2024: SITE PLAN-EPC REQUEST FOR AN EXISTING CONCRETE BATCH PLANT. THE REQUEST INCLUDES AS BUILT DRAWINGS OF THE DEVELOPMENT WITH A PROPOSED NEW MIXER AND A CONTROL ROOM UNIT. THE EPC IS REVIEWING THIS DUE TO CUMULATIVE IMPACTS AND PROXIMITY TO MPOS TO ESTABLISH DOCUMENTATION OF THE DEVELOPMENT.

TOTAL NEW BUILDING SPACE SQ FT = 168

TOTAL AS-BUILT BUILDING SQ FT = 27,232

TOTAL NEW AND AS-BUILT BUILDING SQ FT=27,400



KEYED NOTES

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24 CONCRETE SIDEWALK

25 PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ

26 EXISTING SUMP DRAIN

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

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Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC. OVERALL SITE PLAN

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:05:29 MST

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
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Project No: ----------

Sheet: 2 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

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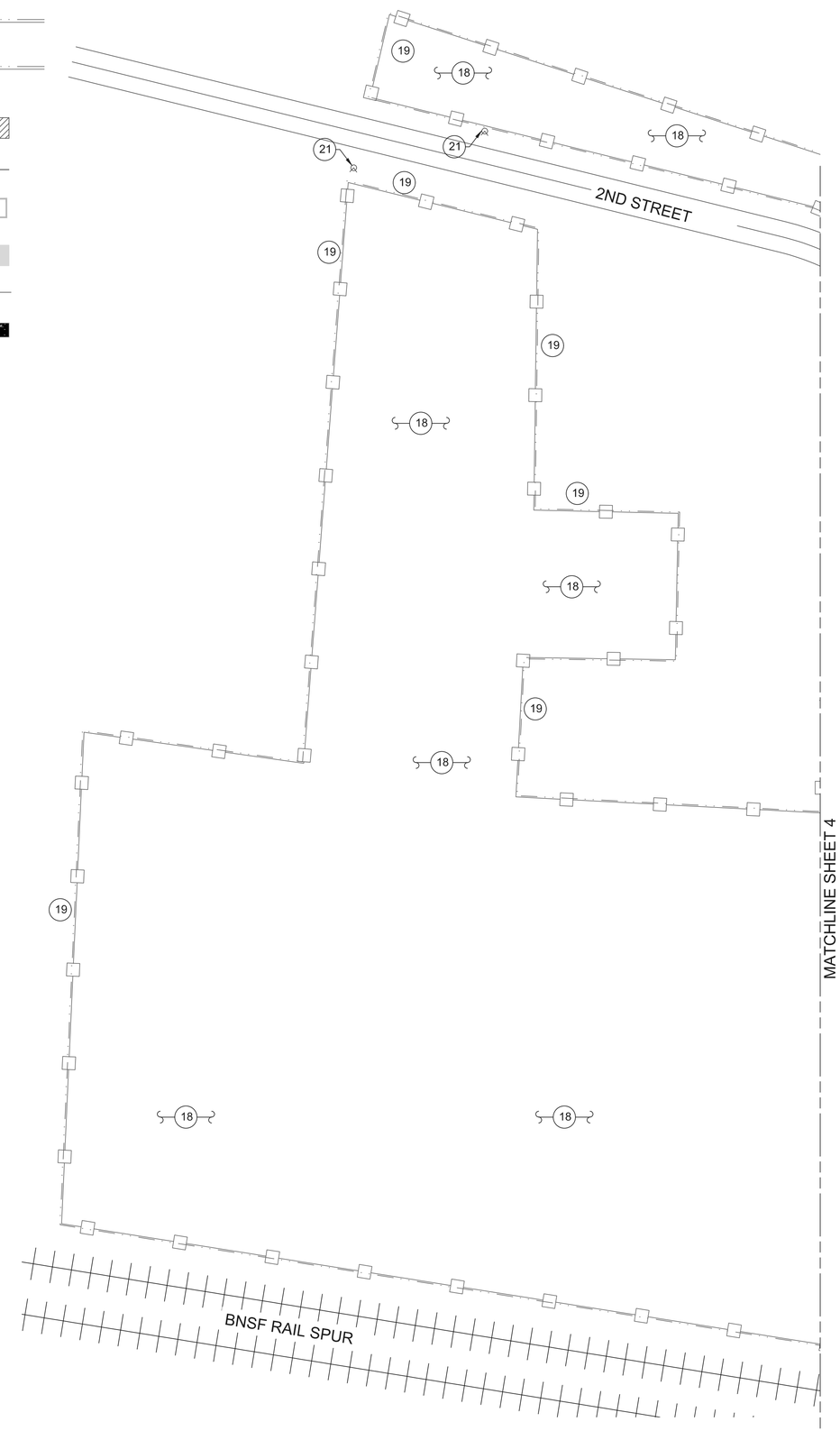

50 25 25

SCALE: 1=50

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Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

MARK W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:05:48-06'00'
7/24/2024

Designed	Drawn	Checked
N/A	APS	KWE

Date: July 2024

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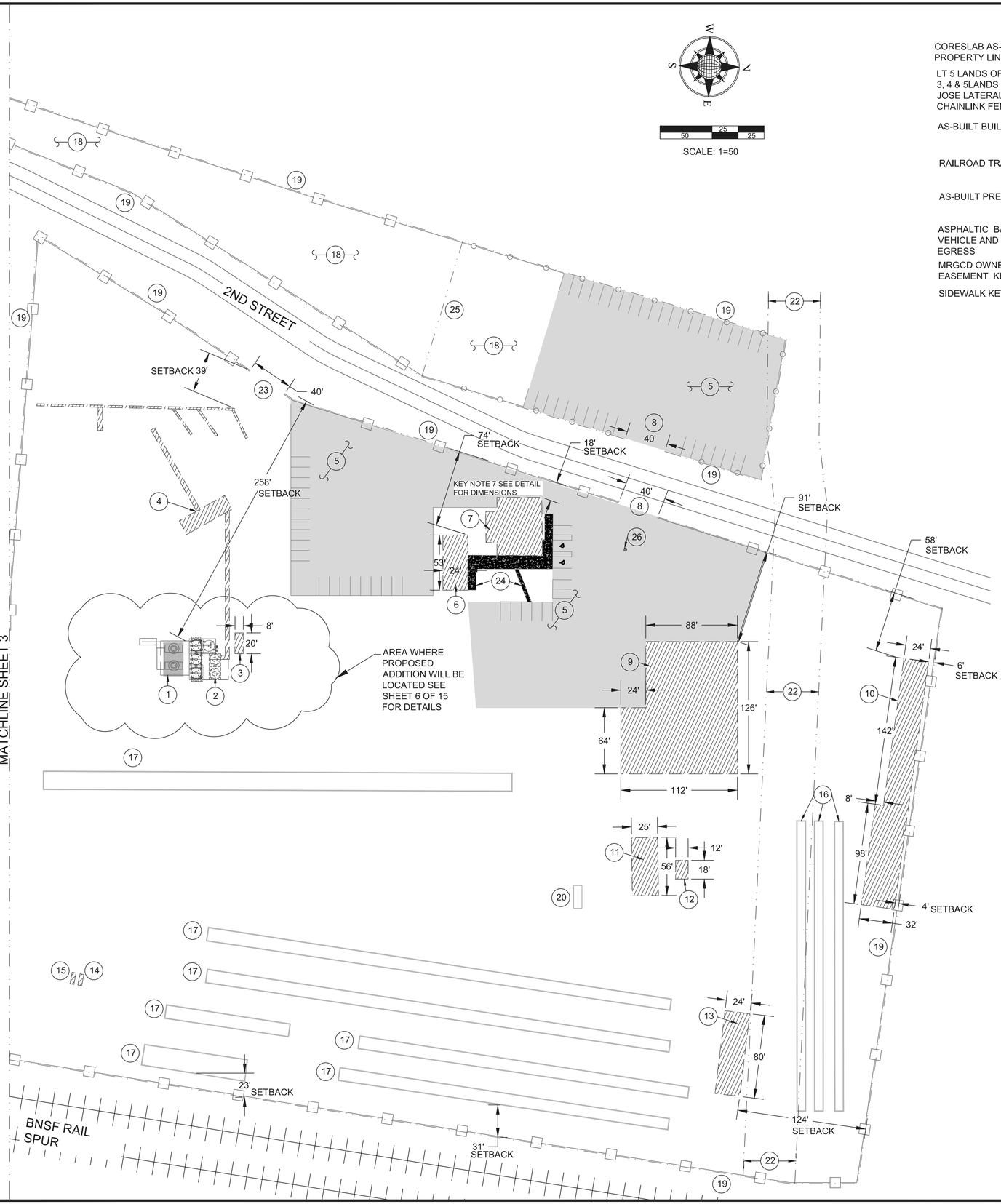
3 OF 15



LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

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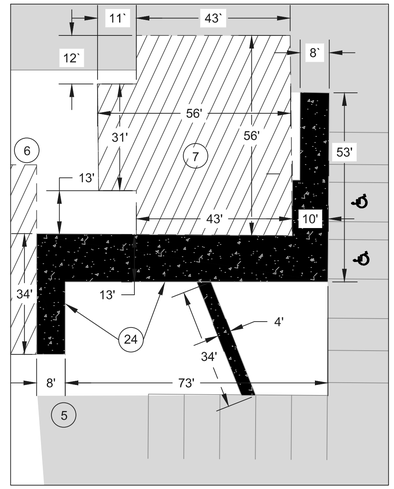

CONCRETE SIDEWALK DIMENSION DETAIL KEY NOTE 24
& AS-BUILT OFFICE DIMENSIONS KEY NOTE 7

SCALE: 1=20

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CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

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Date: 2024.07.24 13:55:13 -06'00'

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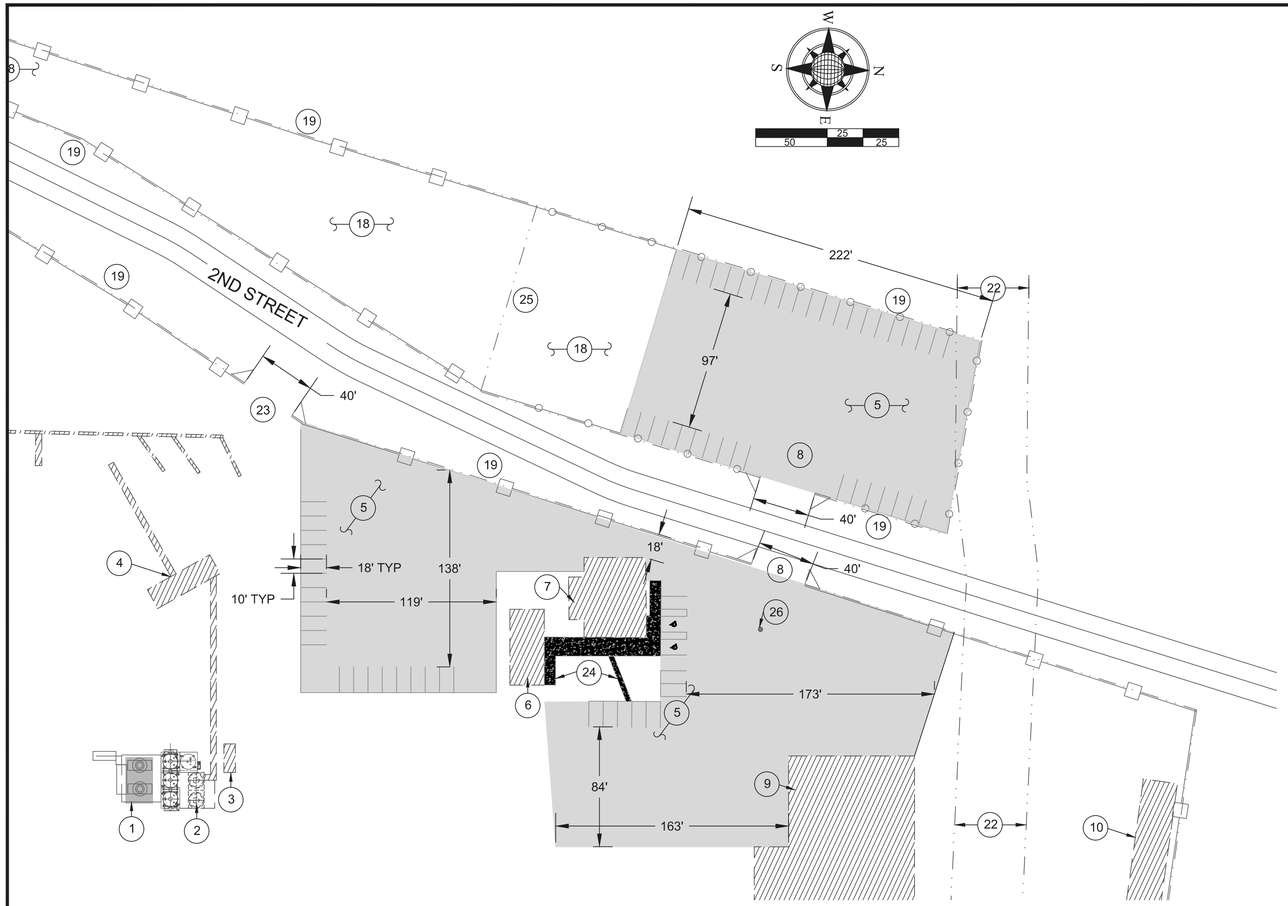
Sheet: 4 OF 15



PARKING AND INTERNAL CIRCULATION DETAIL

SCALE: 1=50

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LEGEND

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MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24

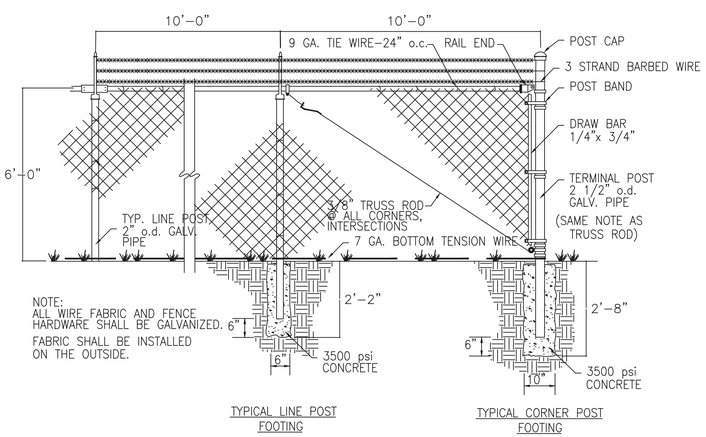
SIGHT TRIANGLE 11' 11'

GENERAL NOTES

1. EXISTING SITE SPECIALIZES IN MANUFACTURING PRECAST CONCRETE PRODUCTS UTILIZING INDUSTRIAL EQUIPMENT, INCLUDING WATER TRUCKS, CONCRETE TRUCKS, FORKLIFTS, CRANES, AND TRACTOR TRAILERS. TO ENSURE SAFETY AND EFFICIENCY, UNAUTHORIZED PEDESTRIAN AND VEHICULAR CIRCULATION BEYOND DESIGNATED ASPHALT AREAS FOR INGRESS AND EGRESS IS STRICTLY PROHIBITED. CIRCULATION ROUTES FOR INDUSTRIAL EQUIPMENT ARE TAILORED ACCORDING TO PROJECT REQUIREMENTS AND PRODUCT STORAGE ARRANGEMENTS.
2. SIGHT TRIANGLES PER DPM (6/8/2020) 7-4(i)(5)(V) VISIBILITY FOR SITE ENTRANCES AND DRIVEWAYS. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

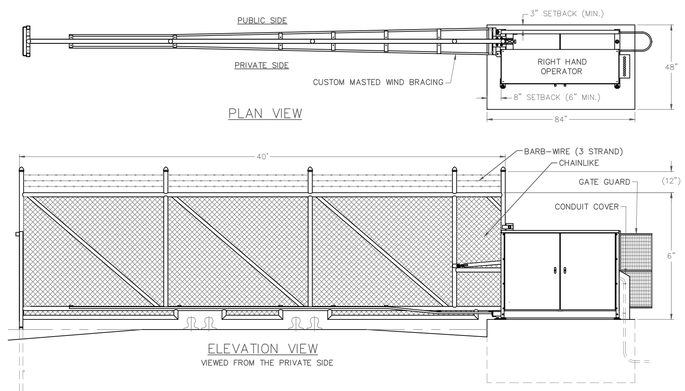
AS-BUILT BIKE RACK

NTS



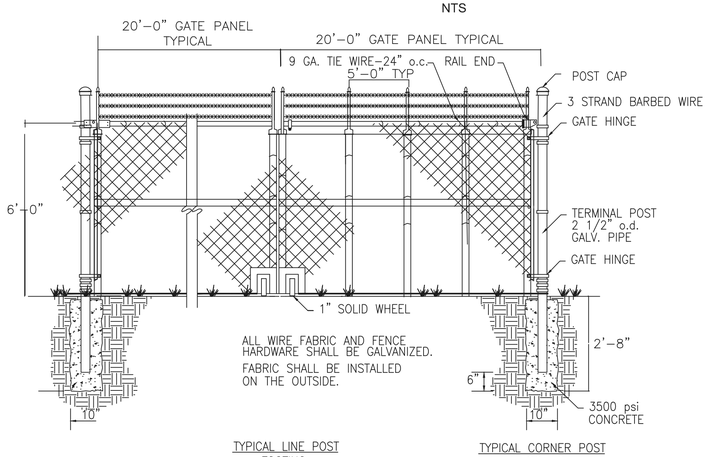
FENCE DETAIL KEY NOTE 19

NTS



AS-BUILT AUTOMATIC GATE DETAIL KEY NOTE 8

NTS



AS-BUILT CHAIN LINK GATE DETAIL KEY NOTE 23

NTS

Rev #	Date	Description	By	Chk'd

CORESLAB® STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT DETAILS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:06:26-06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet: 5 OF 15

10 5 5

SCALE: 1=10

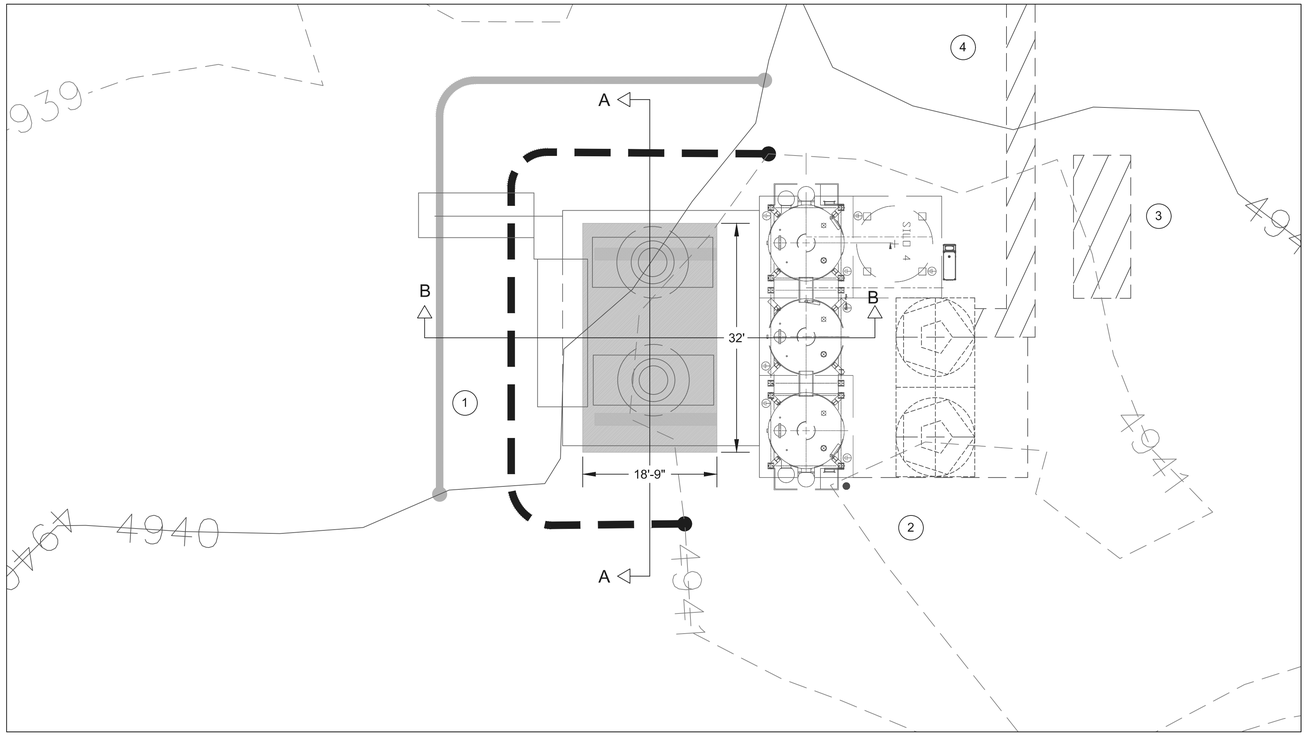
KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

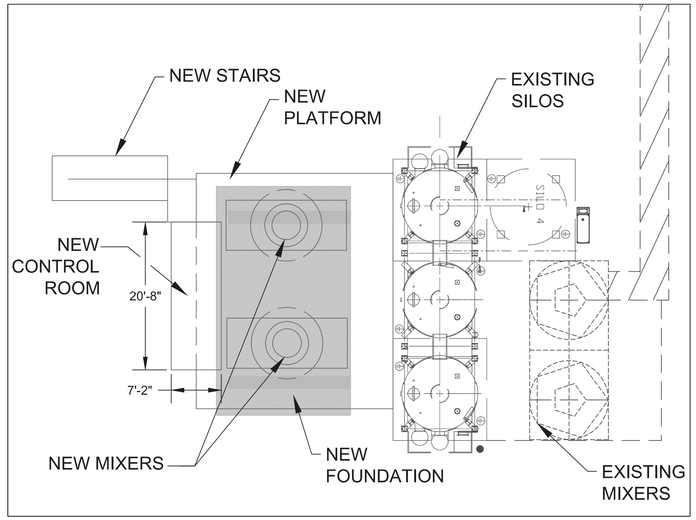
3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.



PROPOSED ADDITION DETAIL

SCALE: 1=10



PROPOSED ADDITION
NEW MIXERS, CONTROL ROOM & FOUNDATION

SCALE: 1=10

LEGEND

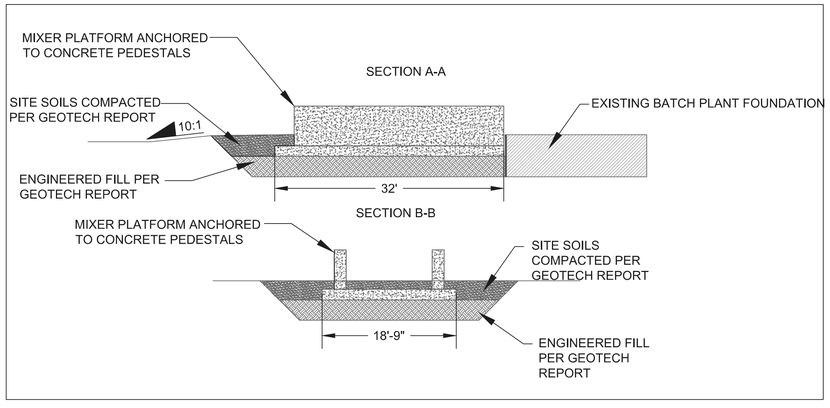
AS-BUILT BUILDINGS & BATCH PLANT

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

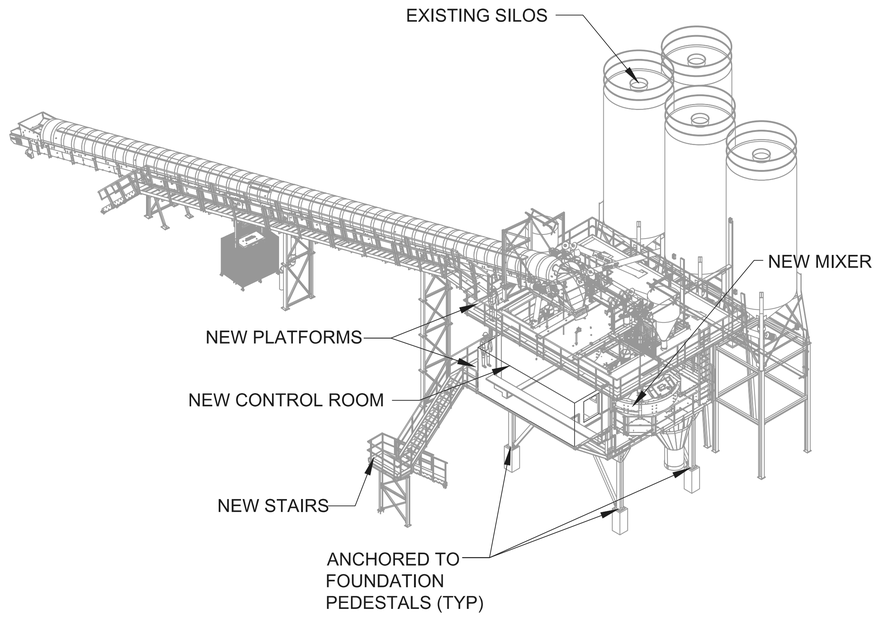
PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR



FOUNDATION SECTION DETAIL

SCALE: 1=10



PROPOSED ADDITION

NOT TO SCALE - ISOMETRIC VIEW SHOWN FOR CLARITY

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
PROPOSED ADDITION DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher Date: 2024.07.24 13:26:46 -06'00' 7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz: Vert:

Project No: _____

Sheet: 6 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

AS-BUILT BUILDINGS & BATCH PLANT

RAILROAD TRACKS

AS-BUILT PRECAST FORMS

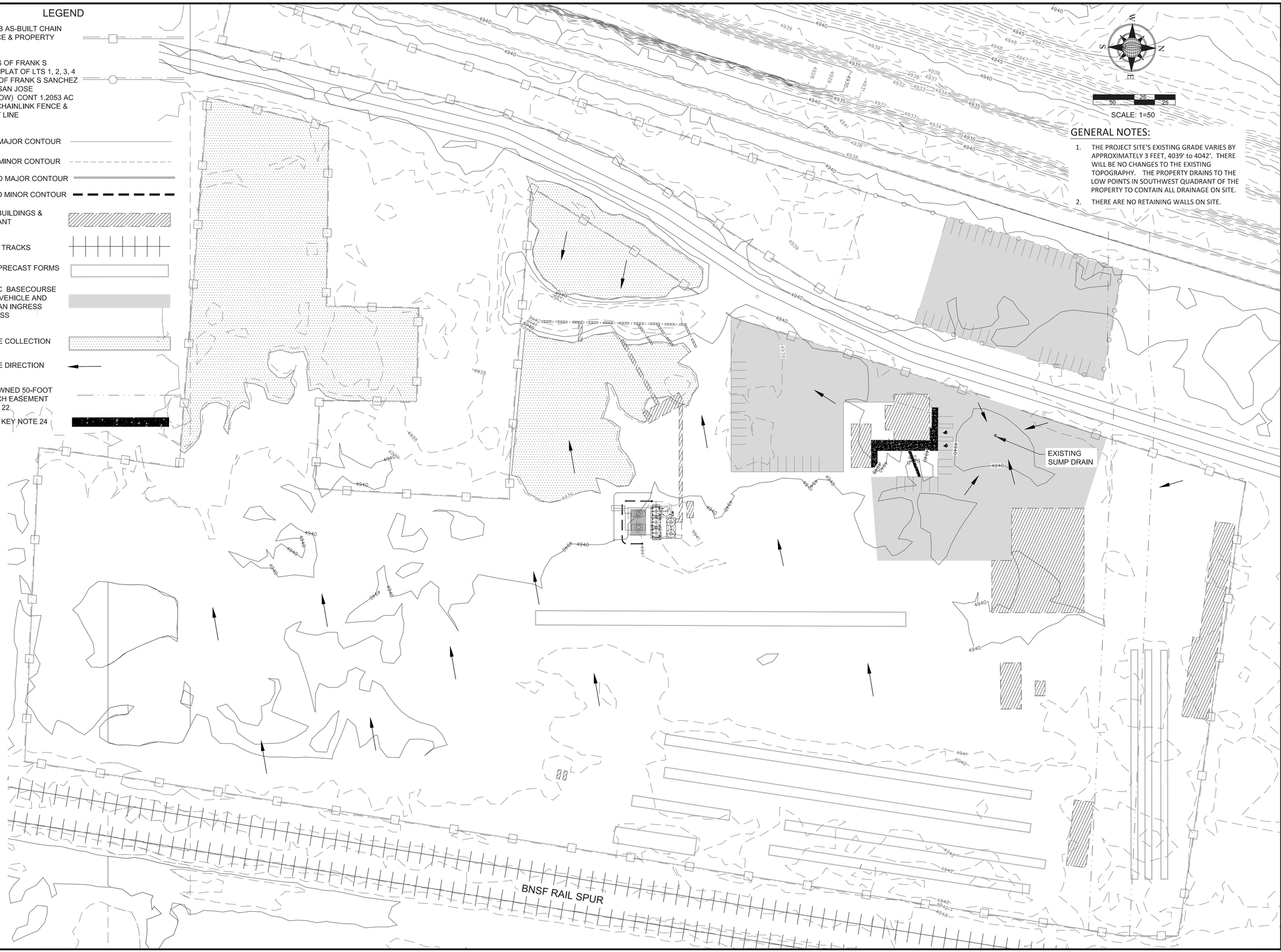
ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

DRAINAGE COLLECTION AREAS

DRAINAGE DIRECTION ARROW

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24



SCALE: 1=50

GENERAL NOTES:

1. THE PROJECT SITE'S EXISTING GRADE VARIES BY APPROXIMATELY 3 FEET, 4039' to 4042'. THERE WILL BE NO CHANGES TO THE EXISTING TOPOGRAPHY. THE PROPERTY DRAINS TO THE LOW POINTS IN SOUTHWEST QUADRANT OF THE PROPERTY TO CONTAIN ALL DRAINAGE ON SITE.
2. THERE ARE NO RETAINING WALLS ON SITE.

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
EXISTING GRADE & DRAIN

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:57:08-06'00'

7/24/2024

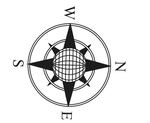
Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
7 OF 15



SCALE:

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (SEE MIXER ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

LEGEND

AS-BUILT BUILDINGS & BATCH PLANT

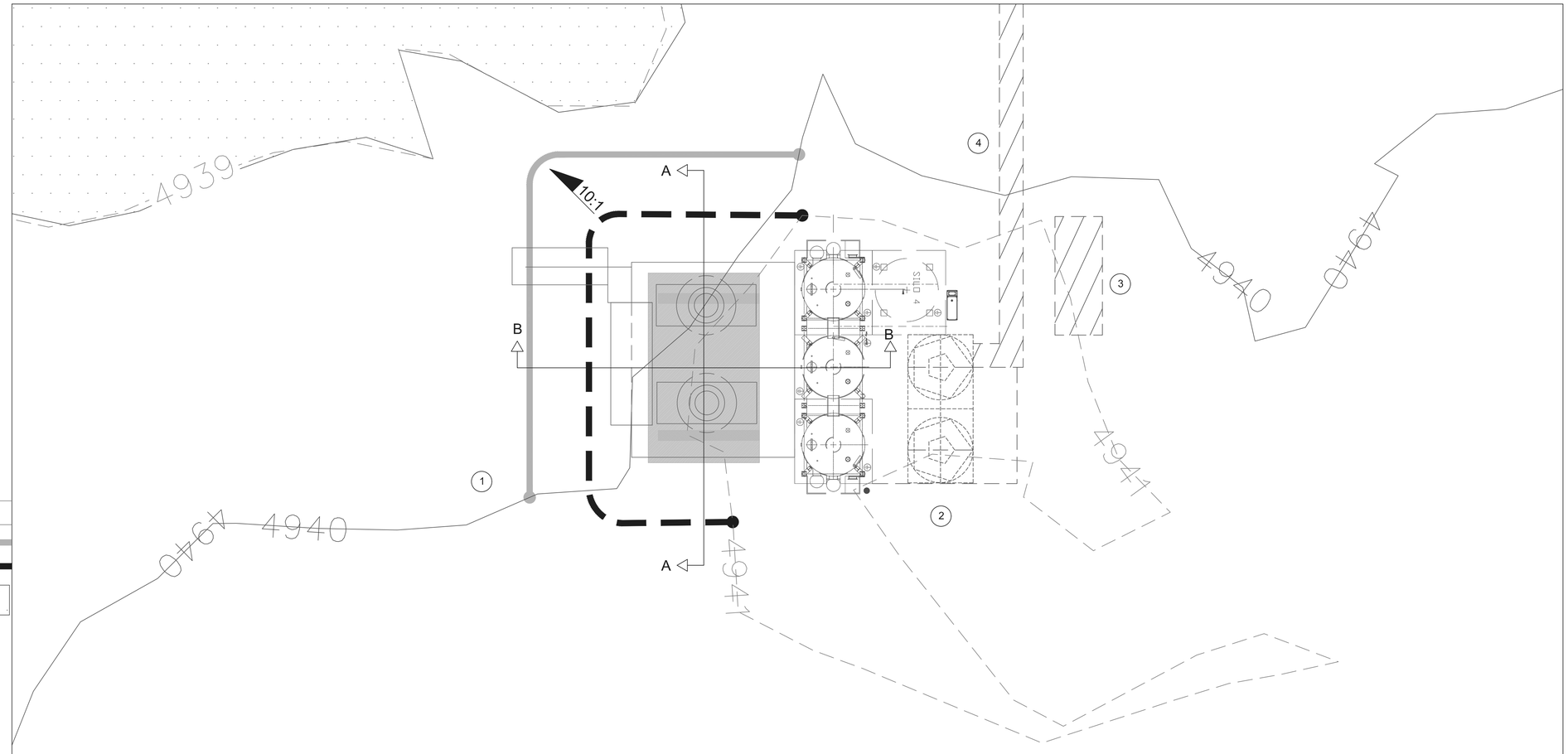
EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

DRAINAGE COLLECTION AREAS

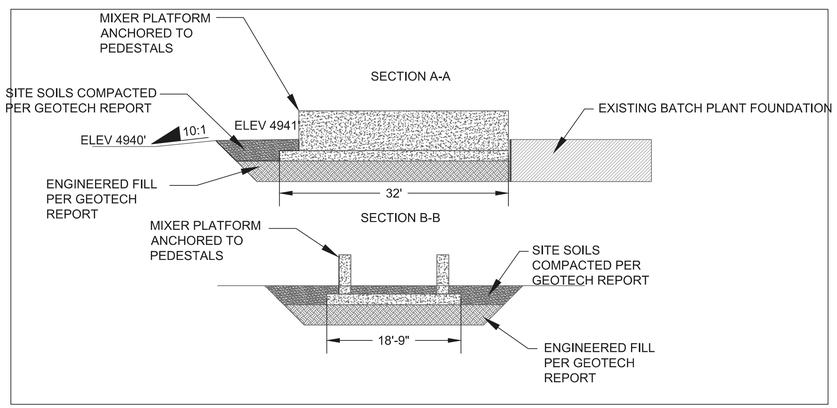


PROPOSED ADDITION GRADE AND DRAIN DETAIL

SCALE: 1=10

GENERAL NOTES:

1. THE PROJECT SITE'S EXISTING GRADE VARIES BY APPROXIMATELY 3 FEET, 4039' to 4042'. THERE WILL BE NO CHANGES TO THE EXISTING TOPOGRAPHY. THE PROPERTY DRAINS TO THE LOW POINTS IN SOUTHWEST QUADRANT OF THE PROPERTY TO CONTAIN ALL DRAINAGE ON SITE.
2. THERE ARE NO RETAINING WALLS ON SITE.



FOUNDATION SECTION DETAIL

SCALE: 1=10

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

PROPOSED ADDITION GRADE & DRAIN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:01:23-04'00'

7/24/2024

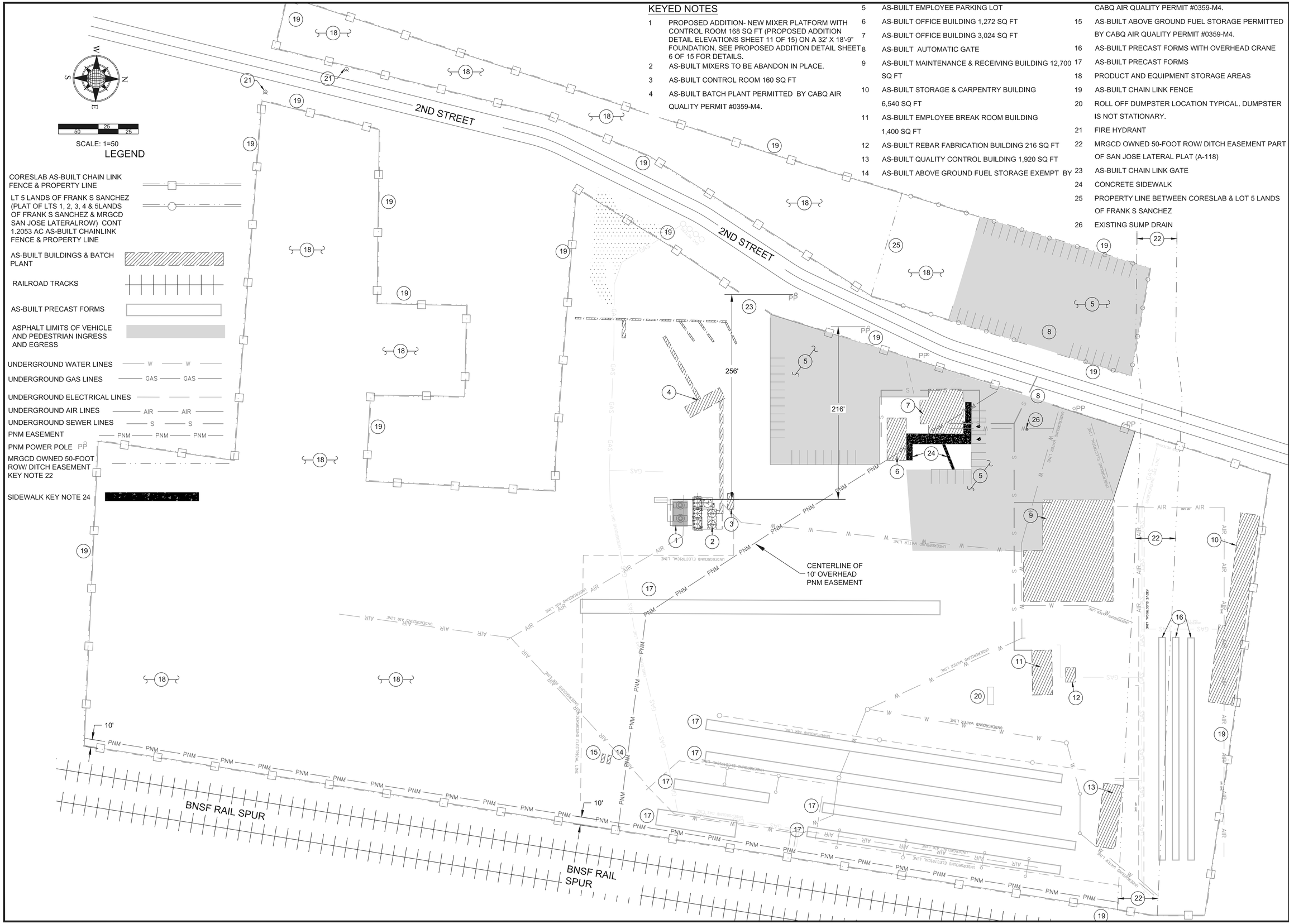
Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: ----------

Sheet: 8 OF 15



KEYED NOTES

1. PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.
2. AS-BUILT MIXERS TO BE ABANDON IN PLACE.
3. AS-BUILT CONTROL ROOM 160 SQ FT
4. AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
5. AS-BUILT EMPLOYEE PARKING LOT
6. AS-BUILT OFFICE BUILDING 1,272 SQ FT
7. AS-BUILT OFFICE BUILDING 3,024 SQ FT
8. AS-BUILT AUTOMATIC GATE
9. AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT
10. AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT
11. AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT
12. AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT
13. AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT
14. AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.
15. AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
16. AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE
17. AS-BUILT PRECAST FORMS
18. PRODUCT AND EQUIPMENT STORAGE AREAS
19. AS-BUILT CHAIN LINK FENCE
20. ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.
21. FIRE HYDRANT
22. MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)
23. AS-BUILT CHAIN LINK GATE
24. CONCRETE SIDEWALK
25. PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ
26. EXISTING SUMP DRAIN

Rev.#	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT UTILITY

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:21:39-06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024
Scale: Horiz:
Vert:
Project No:

Sheet: 9 OF 15

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (SEE MIXER ELEVATIONS SHEET 11 OF 14) ON A 32' X 18'-9" FOUNDATION. SEE SHEET 6 OF 14 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

GENERAL NOTES:

1. PROPOSED ADDITION ELECTRIC WILL CONNECT TO EXISTING BATCH PLANT CONNECTION.
2. CONNECTION DETAILS TO BE DESIGNED BY AN ELECTRICAL ENGINEER.
3. CONNECTION WILL BE PERMITTED AND INSPECTED UNDER BP-2023-39354.

LEGEND

AS-BUILT BUILDINGS & BATCH PLANT

UNDERGROUND WATER LINES — W — W

UNDERGROUND GAS LINES — GAS — GAS

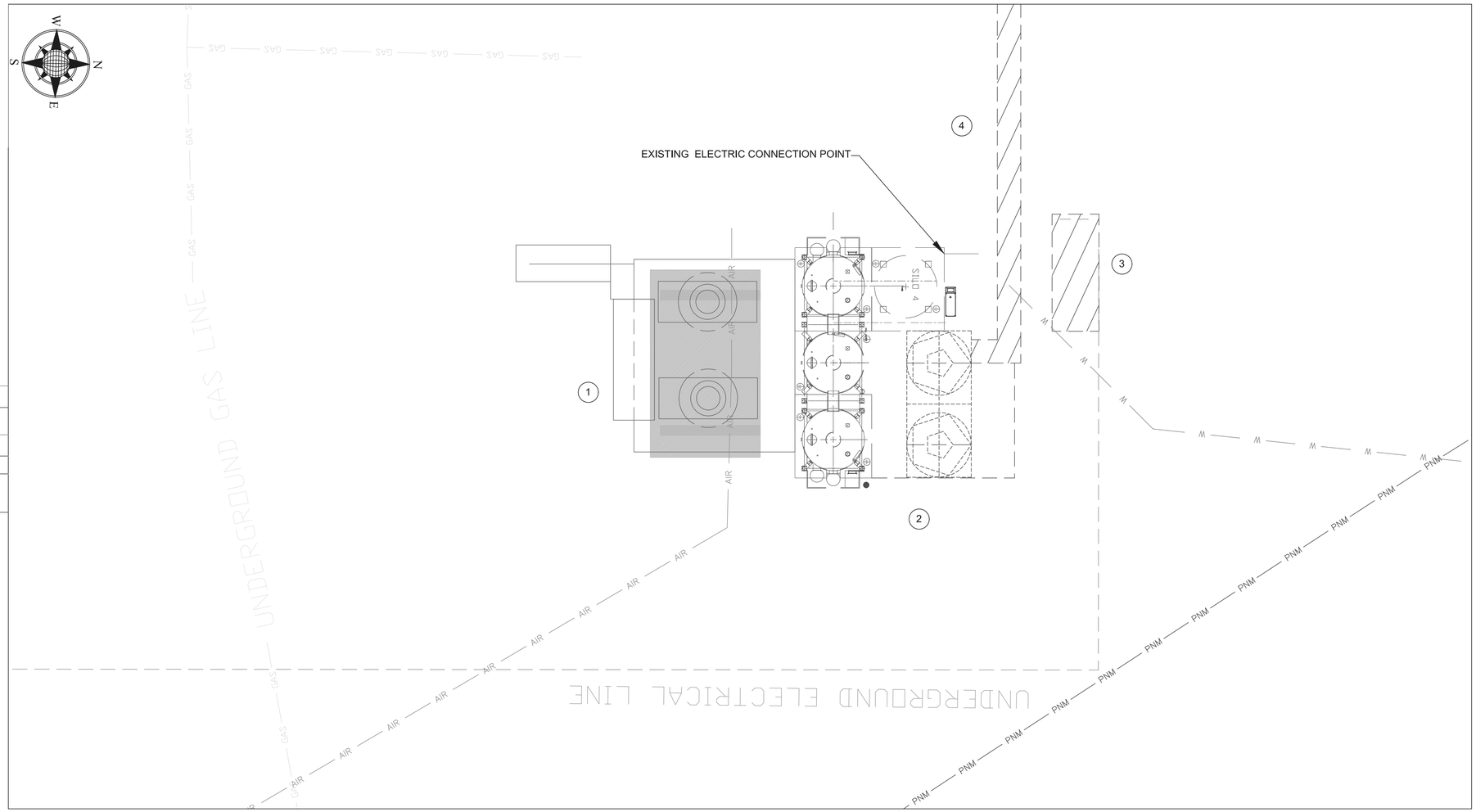
UNDERGROUND ELECTRICAL LINES

UNDERGROUND AIR LINES — AIR — AIR

UNDERGROUND SEWER LINES — S — S

POWER POLE PP

PNM EASEMENT — PNM — PNM — PNM



PROPOSED ADDITION AS-BUILT UTILITY DETAIL

SCALE: 1=10

10 5 5

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
PROPOSED ADDITION AS-BUILT UTILITY SITE DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:27:54-06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

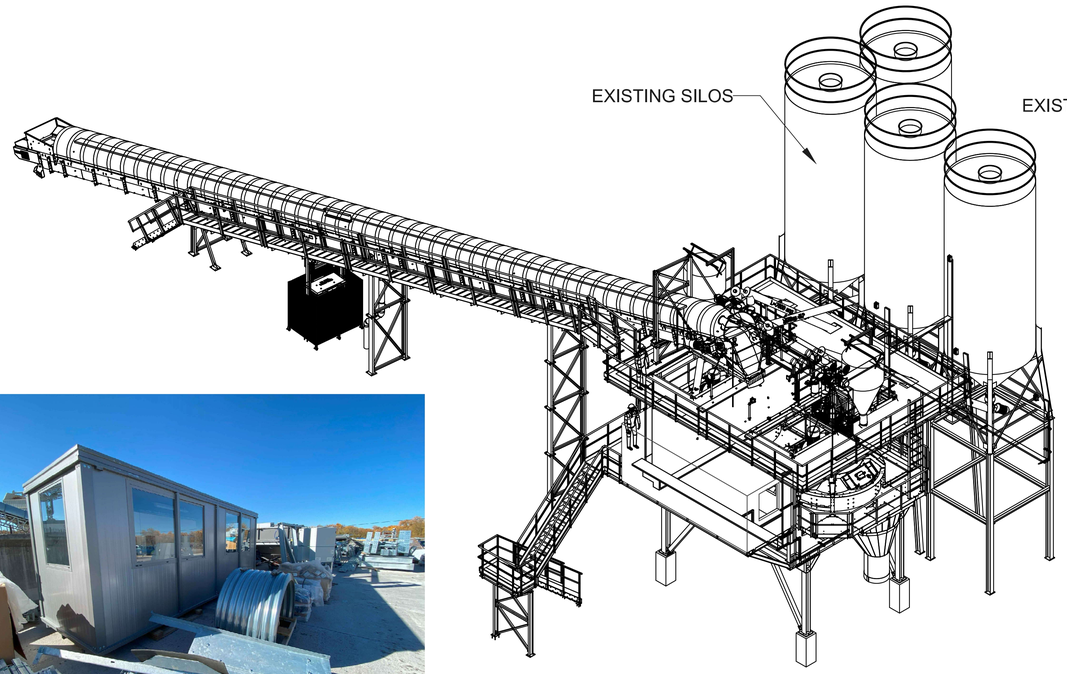
Project No:

Sheet: 10 OF 15

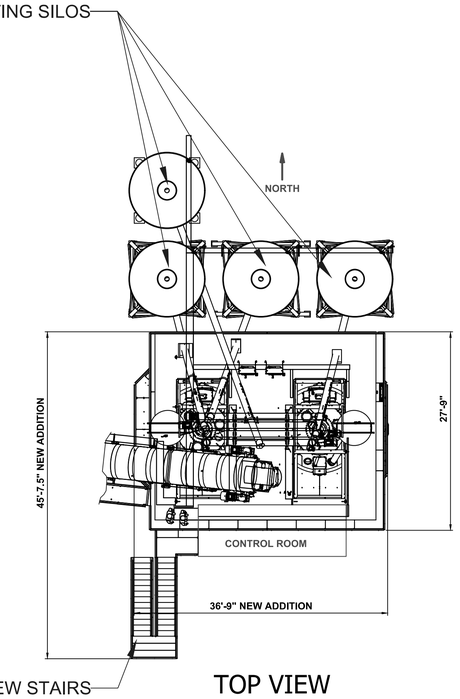
GENERAL NOTES:

1. PROPOSED NEW ADDITION IS GALVANIZED STEEL. NEW EQUIPMENT SHALL BE COATED OR PAINTED IN SUCH A WAY AS TO DEMONSTRATE COMPLIANCE TO COLORS REFERENCED IN IDO §14-16-5-2(J)(1)(E)(2), AND THE LIGHT REFLECTIVE VALUE (LRV) TO DEMONSTRATE COMPLIANCE TO IDO §14-16-5-2(J)(1)(E)(1).
2. CONTROL ROOM IS STEEL AND INSULATED PANELING. CONTROL ROOM IS 7'-2" X 20'-8" X 8'-1.75". SEE WEST EAST AND SECTION A-A VIEWS.

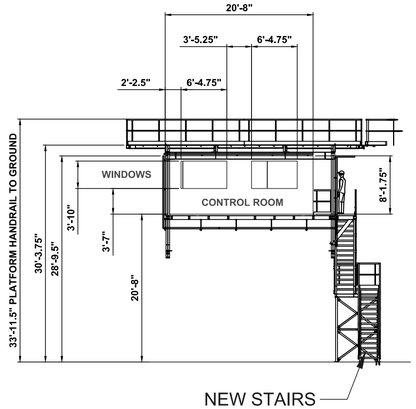
ACTUAL CONTROL ROOM AND MIXER COMPONENTS NOT TO SCALE



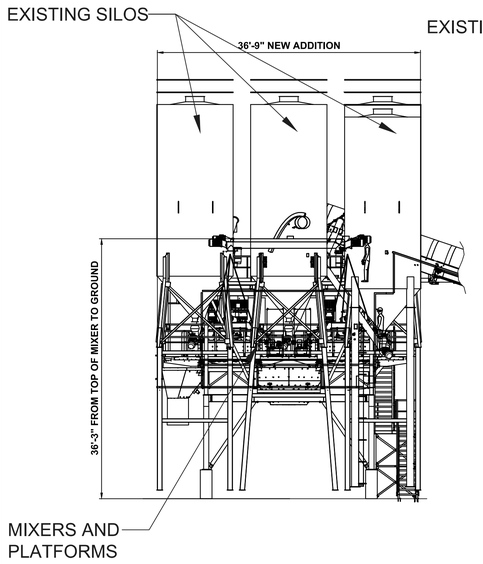
ISOMETRIC VIEW



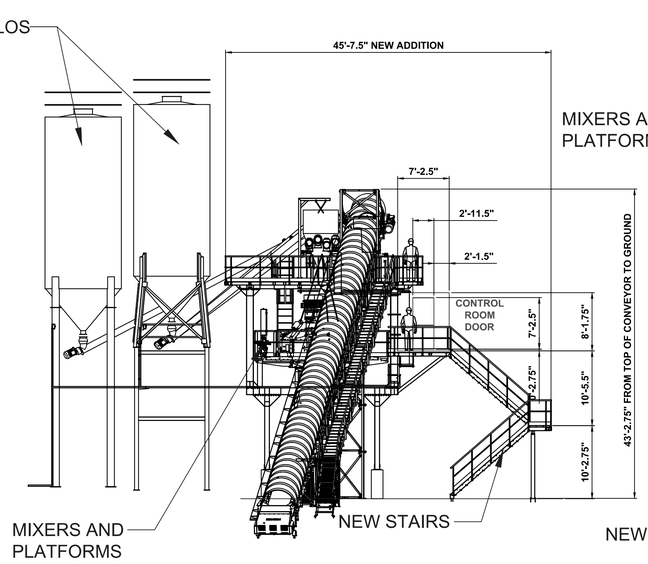
TOP VIEW



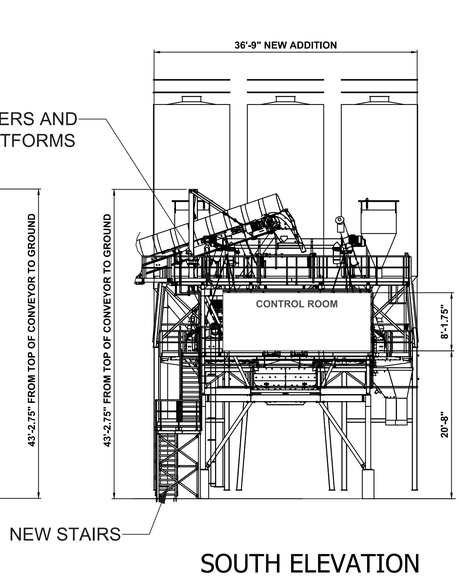
SECTION A-A
THROUGH EAST ELEVATION



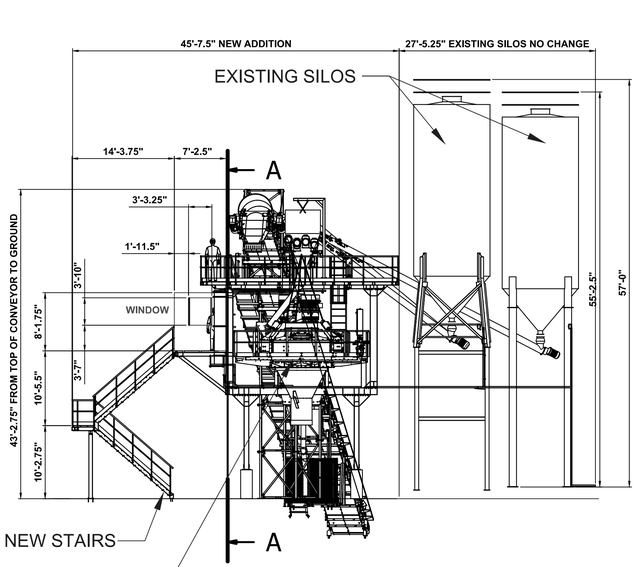
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM SITE PLAN KEYNOTE 1

SCALE: 1=10

10 5 5

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

PROPOSED ADDITION DETAIL ELEVATIONS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:28:14 -06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
11 OF 15

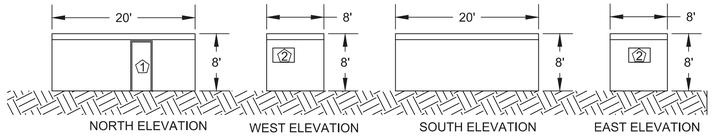
KEY NOTES:

1	DOOR
2	WINDOW
3	ROLL-UP DOOR

10 5 5

SCALE: 1=10

AS-BUILT CONTROL ROOM EXHIBIT PHOTO LOOKING SOUTH EAST

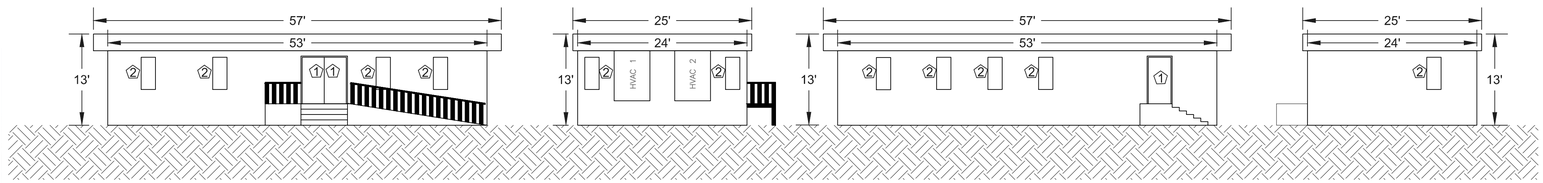


PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH WOOD WALLS AND A SHEET METAL ROOF. WHITE WITH BLUE TRIM.

AS-BUILT CONTROL ROOM ELEVATIONS SITE PLAN KEYNOTE 3

SCALE:
1=10

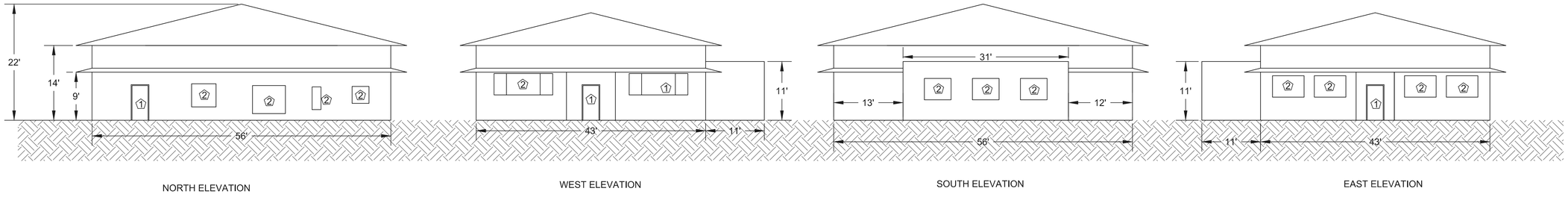
AS-BUILT OFFICE BUILDING EXHIBIT PHOTO LOOKING EAST



PHYSICAL DESCRIPTION:
MODULAR BUILDING WITH STUCCO SIDING AND A SHEET METAL ROOF. BEIGE IN COLOR.

AS-BUILT OFFICE ELEVATIONS SITE PLAN KEYNOTE 6

SCALE:
1=10



AS-BUILT OFFICE BUILDING EXHIBIT PHOTO LOOKING SOUTH WEST

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH STUCCO EXTERIOR WITH A TERRA COTTA CLAY TILE ROOF. BEIGE IN COLOR.

AS-BUILT OFFICE BUILDING ELEVATIONS SITE PLAN KEYNOTE 7

SCALE:
1=10

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
AS-BUILT SITE PLAN BUILDING ELEVATIONS
1 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:28:29 -06'00'

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: ---------

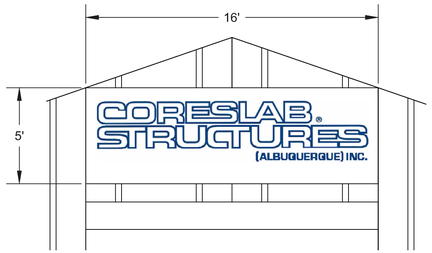
Sheet:
12 OF 15

KEY NOTES:

1 DOOR
2 WINDOW
3 ROLL-UP DOOR
4 SIGN

20 10 10

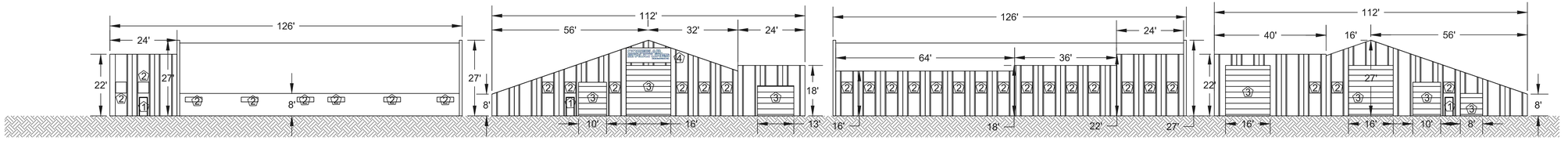
SCALE:
1=20



AS-BUILT SIGN DETAIL

NOT TO SCALE

GENERAL NOTE:
SIGN LETTERS ARE FILLED "CORESLAB BLUE" RGB (4, 116,188). SIGN IS PAINTED ON WOOD.



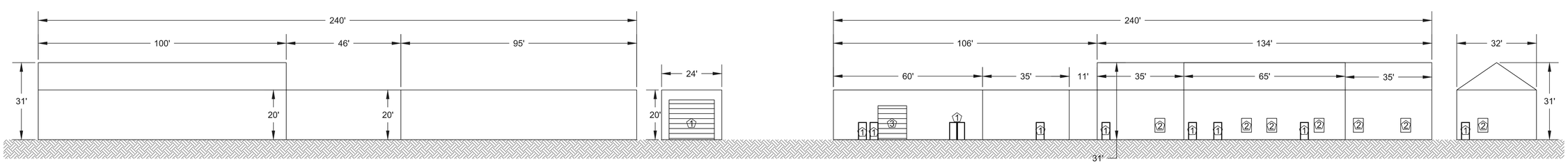
NORTH ELEVATION | WEST ELEVATION | SOUTH ELEVATION | EAST ELEVATION

AS-BUILT MAINTENANCE & RECEIVING BUILDING EXHIBIT PHOTO LOOKING NORTH EAST

AS-BUILT MAINTENANCE & RECEIVING BUILDING SITE PLAN KEY NOTE 9

SCALE: 1=20

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A PITCHED SHEET METAL ROOF.



NORTH ELEVATION | WEST ELEVATION | SOUTH ELEVATION | EAST ELEVATION

AS-BUILT STORAGE & CARPENTRY BUILDING EXHIBIT PHOTO LOOKING NORTH EAST

AS-BUILT STORAGE & CARPENTRY BUILDING SITE PLAN KEY NOTE 10

SCALE: 1=20

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH HALF THE BUILDING BEING PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF AND THE OTHER HALF BEING SHEET METAL WALLS AND A PITCHED SHEET METAL ROOF.

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN BUILDING ELEVATIONS
2 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:05:41 -06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

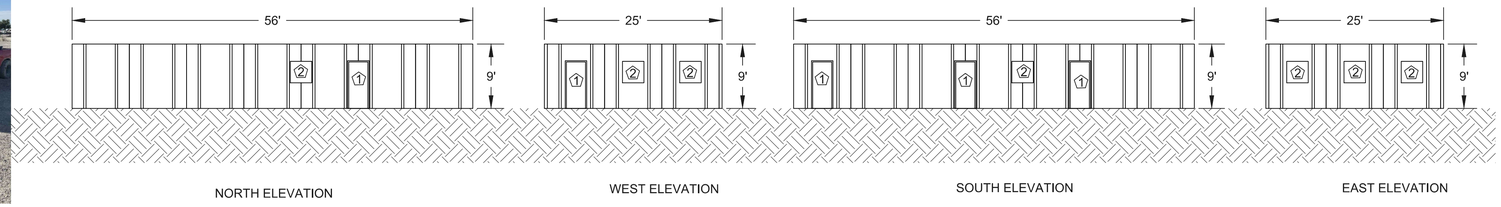
Date: July 2024
Scale: Horiz:
Vert:
Project No:
Sheet:
13 OF 15

KEY NOTES:

1	DOOR
2	WINDOW
3	ROLL-UP DOOR
4	SIGN

SCALE: 1=10

AS-BUILT EMPLOYEE BREAK ROOM BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST

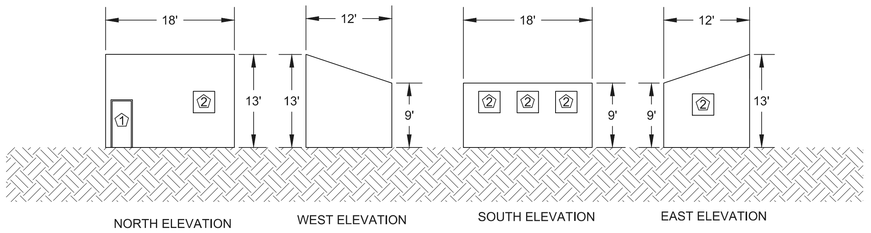


AS-BUILT EMPLOYEE BREAK ROOM BUILDING ELEVATIONS SITE PLAN KEYNOTE 11

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF.

AS-BUILT REBAR FABRICATION BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST

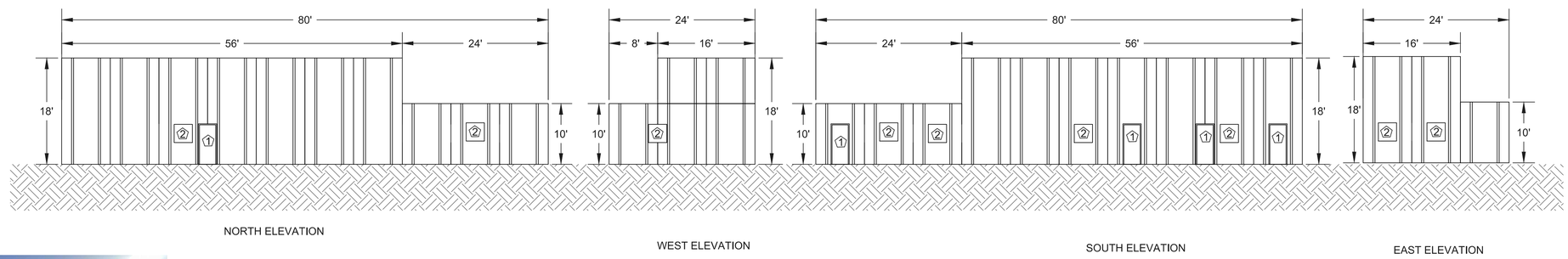


AS-BUILT REBAR FABRICATION BUILDING ELEVATIONS SITE PLAN KEYNOTE 12

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH SHEET METAL AND WOOD SIDING WALLS AND A SHEET METAL ROOF.

AS-BUILT AS-BUILT QUALITY CONTROL BUILDING EXHIBIT PHOTO LOOKING NORTH EAST



AS-BUILT AS-BUILT QUALITY CONTROL BUILDING SITE PLAN ELEVATIONS KEYNOTE 13

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF.

Chk'd | By | Description | Date | Rev #

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

AS-BUILT SITE PLAN BUILDING ELEVATIONS
3 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:09:54-06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

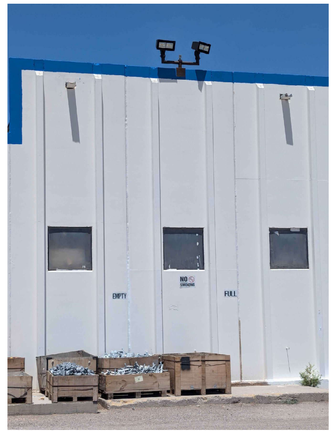
Date: July 2024

Scale: Horiz:
Vert:

Project No: ----------

Sheet:
14 OF 15

WEST ELEVATION:
1 LED FLOOD LIGHT (14000 LUMENS MAX)
HEIGHT: 29'



SOUTH ELEVATION:
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 25'

AS-BUILT MAINTENANCE & RECEIVING BUILDING SITE PLAN KEY NOTE 9

WEST ELEVATION:
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 13'

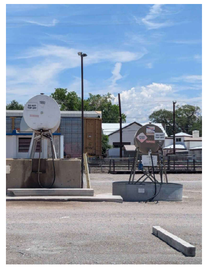
AS-BUILT PARKING COVER NEXT TO AS-BUILT REBAR BUILDING KEY NOTE 12

WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN FORM YARD

SOUTH ELEVATION:
4 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 20'

AS-BUILT AS-BUILT QUALITY CONTROL BUILDING SITE PLAN ELEVATIONS KEYNOTE 13

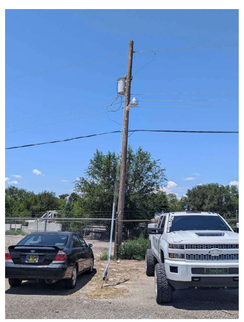


WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN FORM YARD BETWEEN ABOVE GROUND FUEL STORAGE KEY NOTE 14 & 15

WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN EMPLOYEE PARKING LOT - LT 5 LANDS OF FRANK S SANCHEZ



EAST FACING
1 LED STREET LIGHT
HEIGHT: 20'

AS-BUILT LIGHT IN EMPLOYEE PARKING LOT NEXT TO AS-BUILT OFFICE BUILDING KEY NOTE 6

Rev #	Date	Description	By	Chk'd

CORESLAB® STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT LIGHTING DETAILS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 12:08:19 -06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
15 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

AS-BUILT BUILDINGS & BATCH PLANT

RAILROAD TRACKS

AS-BUILT PRECAST FORMS

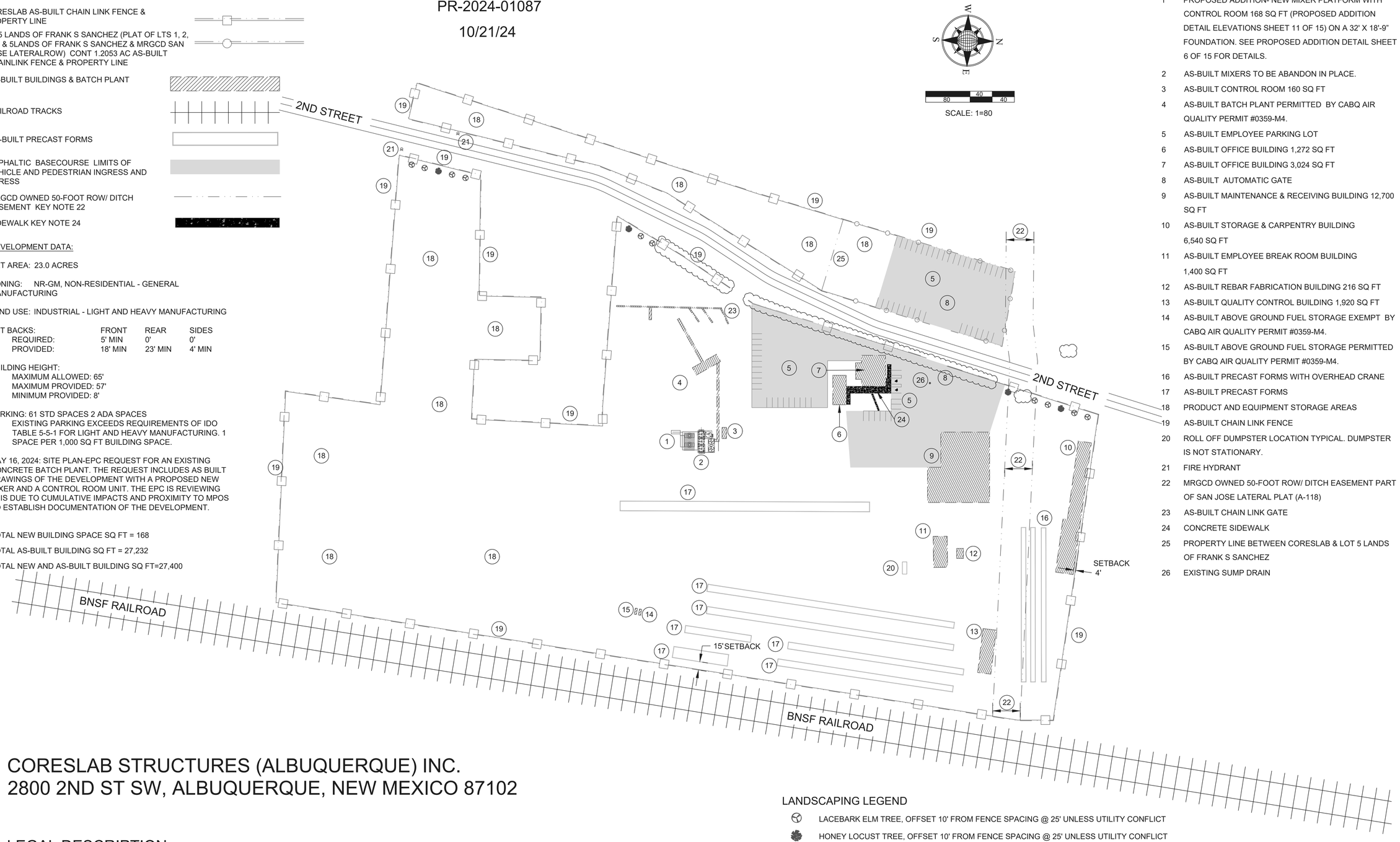
ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24

PR-2024-01087

10/21/24



DEVELOPMENT DATA:

NET AREA: 23.0 ACRES

ZONING: NR-GM, NON-RESIDENTIAL - GENERAL MANUFACTURING

LAND USE: INDUSTRIAL - LIGHT AND HEAVY MANUFACTURING

SET BACKS:	FRONT	REAR	SIDES
REQUIRED:	5' MIN	0'	0'
PROVIDED:	18' MIN	23' MIN	4' MIN

BUILDING HEIGHT:
MAXIMUM ALLOWED: 65'
MAXIMUM PROVIDED: 57'
MINIMUM PROVIDED: 8'

PARKING: 61 STD SPACES 2 ADA SPACES
EXISTING PARKING EXCEEDS REQUIREMENTS OF IDO TABLE 5-5-1 FOR LIGHT AND HEAVY MANUFACTURING. 1 SPACE PER 1,000 SQ FT BUILDING SPACE.

MAY 16, 2024: SITE PLAN-EPC REQUEST FOR AN EXISTING CONCRETE BATCH PLANT. THE REQUEST INCLUDES AS BUILT DRAWINGS OF THE DEVELOPMENT WITH A PROPOSED NEW MIXER AND A CONTROL ROOM UNIT. THE EPC IS REVIEWING THIS DUE TO CUMULATIVE IMPACTS AND PROXIMITY TO MPOS TO ESTABLISH DOCUMENTATION OF THE DEVELOPMENT.

TOTAL NEW BUILDING SPACE SQ FT = 168

TOTAL AS-BUILT BUILDING SQ FT = 27,232

TOTAL NEW AND AS-BUILT BUILDING SQ FT=27,400

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

5 AS-BUILT EMPLOYEE PARKING LOT

6 AS-BUILT OFFICE BUILDING 1,272 SQ FT

7 AS-BUILT OFFICE BUILDING 3,024 SQ FT

8 AS-BUILT AUTOMATIC GATE

9 AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT

10 AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT

11 AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT

12 AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT

13 AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT

14 AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.

15 AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

16 AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE

17 AS-BUILT PRECAST FORMS

18 PRODUCT AND EQUIPMENT STORAGE AREAS

19 AS-BUILT CHAIN LINK FENCE

20 ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.

21 FIRE HYDRANT

22 MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)

23 AS-BUILT CHAIN LINK GATE

24 CONCRETE SIDEWALK

25 PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ

26 EXISTING SUMP DRAIN

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

LEGAL DESCRIPTION

ALL OR A PORTION OF TRACTS B AND C, PLAT OF TRACTS A, B & C, LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP, AND MAP 44 TRACTS 74A, 74B, 74C, 75, 76C1, 76A, 76B, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, AND 86, LOCATED AT 2800 2ND ST SW, BETWEEN AVENIDA CESAR CHAVEZ AND WOODWARD RD SW, APPROXIMATELY 23.0 ACRES

LANDSCAPING LEGEND

LACEBARK ELM TREE, OFFSET 10' FROM FENCE SPACING @ 25' UNLESS UTILITY CONFLICT

HONEY LOCUST TREE, OFFSET 10' FROM FENCE SPACING @ 25' UNLESS UTILITY CONFLICT

AREA WHERE UTILITY CONFLICTS WITH LANDSCAPE TREES

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
LANDSCAPE EXHIBIT
Project# PR-2024-010187 SI-2024-01256

SITE PLAN - EPC
AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 30, 2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date:

Scale: Horiz:
Vert:

Project No: _____

Sheet:
2 OF 15

PR-2024-010187_SI-2024-01256_Coreslab_Signature_Sheet

Final Audit Report 2024-10-21

Created:	2024-10-15
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAT0Z8vI7HGaOI9LNrb_jwmYDRwzxxG3ho

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2024-10-15 - 10:36:19 PM GMT

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Document e-signed by David Gutierrez (dggutierrez@abcwua.org)

Signature Date: 2024-10-21 - 9:41:52 PM GMT - Time Source: server

Agreement completed.

2024-10-21 - 9:41:52 PM GMT

Adobe Acrobat Sign

G) PROPOSED AMENDED SITE PLAN

PROJECT NUMBER: PR-2024-010187

APPLICATION NUMBER: SI-2024-01256

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JUNE 20, 2024 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (x) 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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo — Oct 16, 2024
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE

Oct 21, 2024
ABCWUA — DATE

Whitney Phelan — Oct 15, 2024
PARKS AND RECREATION DEPARTMENT — DATE

Tiequia Cha — Oct 15, 2024
HYDROLOGY — DATE

Jeff Palmer — Oct 15, 2024
Jeff Palmer (Oct 15, 2024 16:59 MDT)
CODE ENFORCEMENT — DATE

*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) — DATE

SOLID WASTE MANAGEMENT — DATE

J Wafford — Oct 21, 2024
PLANNING DEPARTMENT — DATE

SHEET NUMBER			TITLE
1	OF	15	TITLE & VICINITY MAP
2	OF	15	SITE PLAN
3	OF	15	AS-BUILT SITE PLAN DETAIL
4	OF	15	AS-BUILT SITE PLAN DETAIL
5	OF	15	AS-BUILT DETAILS
6	OF	15	PROPOSED ADDITION DETAIL
7	OF	15	AS-BUILT GRADE & DRAIN
8	OF	15	PROPOSED ADDITION GRADE & DRAIN DETAIL
9	OF	15	AS-BUILT UTILITY
10	OF	15	PROPOSED ADDITION AS-BUILT UTILITY SITE DETAIL
11	OF	15	PROPOSED ADDITION DETAIL ELEVATIONS
12	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 1 OF 3
13	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 2 OF 3
14	OF	15	AS-BUILT SITE PLAN BUILDING ELEVATIONS 3 OF 3
15	OF	15	AS-BUILT LIGHTING DETAILS

1 REVISED TO REFLECT MAJOR AMENDMENT REFLECTING THE VARIANCE TO IDO 5-2(J)(1)(E)(2) under VA-2025-00167 / SP-2025-00092

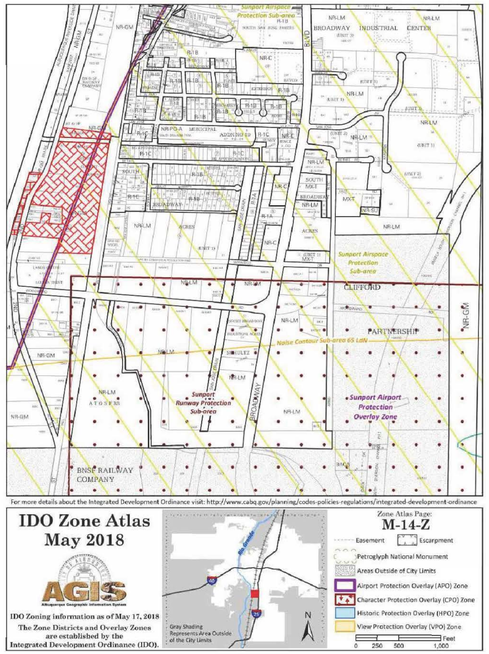
EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

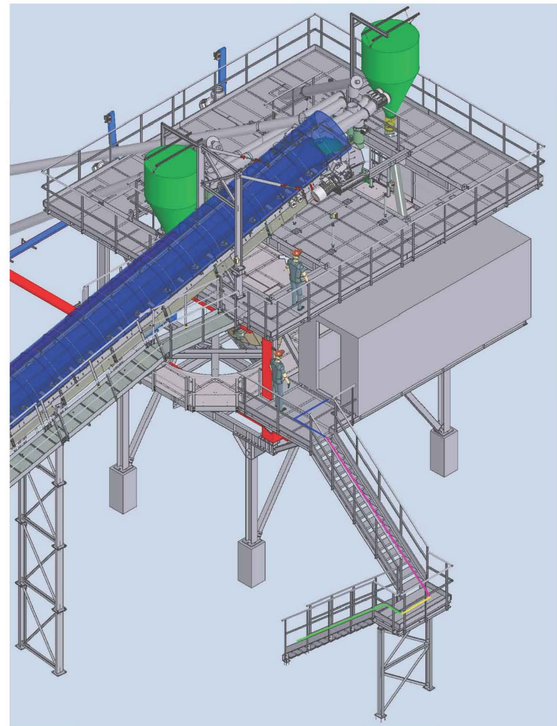
LEGAL DESCRIPTION
ALL OR A PORTION OF TRACTS B AND C, PLAT OF TRACTS A, B & C, LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP, AND MAP 44 TRACTS 74A, 74B, 74C, 75, 76C1, 76A, 76B, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, AND 86, LOCATED AT 2800 2ND ST SW, BETWEEN AVENIDA CESAR CHAVEZ AND WOODWARD RD SW, APPROXIMATELY 23.0 ACRES

JULY 23, 2024

Project# PR-2024-010187
Application#
SI-2024-01256 EPC SITE PLAN FINAL SIGN-OFF



VICINITY MAP



PROPOSED ADDITION DETAIL
NOT TO SCALE - SHOWN FOR CLARITY

Rev #	Date	Description	By	Chk'd
1	12/1/25	VA-2025-00167 / SP-2025-00092 added		

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
TITLE & VICINITY MAP

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM
JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:54:54 -06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024
Scale: Horiz: Vert:
Project No: ----------
Sheet: 1 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

AS-BUILT BUILDINGS & BATCH PLANT

RAILROAD TRACKS

AS-BUILT PRECAST FORMS

ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24

DEVELOPMENT DATA:

NET AREA: 23.0 ACRES

ZONING: NR-GM, NON-RESIDENTIAL - GENERAL MANUFACTURING

LAND USE: INDUSTRIAL - LIGHT AND HEAVY MANUFACTURING

SET BACKS:	FRONT	REAR	SIDES
REQUIRED:	5' MIN	0'	0'
PROVIDED:	18' MIN	23' MIN	4' MIN

BUILDING HEIGHT:
MAXIMUM ALLOWED: 65'
MAXIMUM PROVIDED: 57'
MINIMUM PROVIDED: 8'

PARKING: 61 STD SPACES 2 ADA SPACES
EXISTING PARKING EXCEEDS REQUIREMENTS OF IDO TABLE 5-5-1 FOR LIGHT AND HEAVY MANUFACTURING. 1 SPACE PER 1,000 SQ FT BUILDING SPACE.

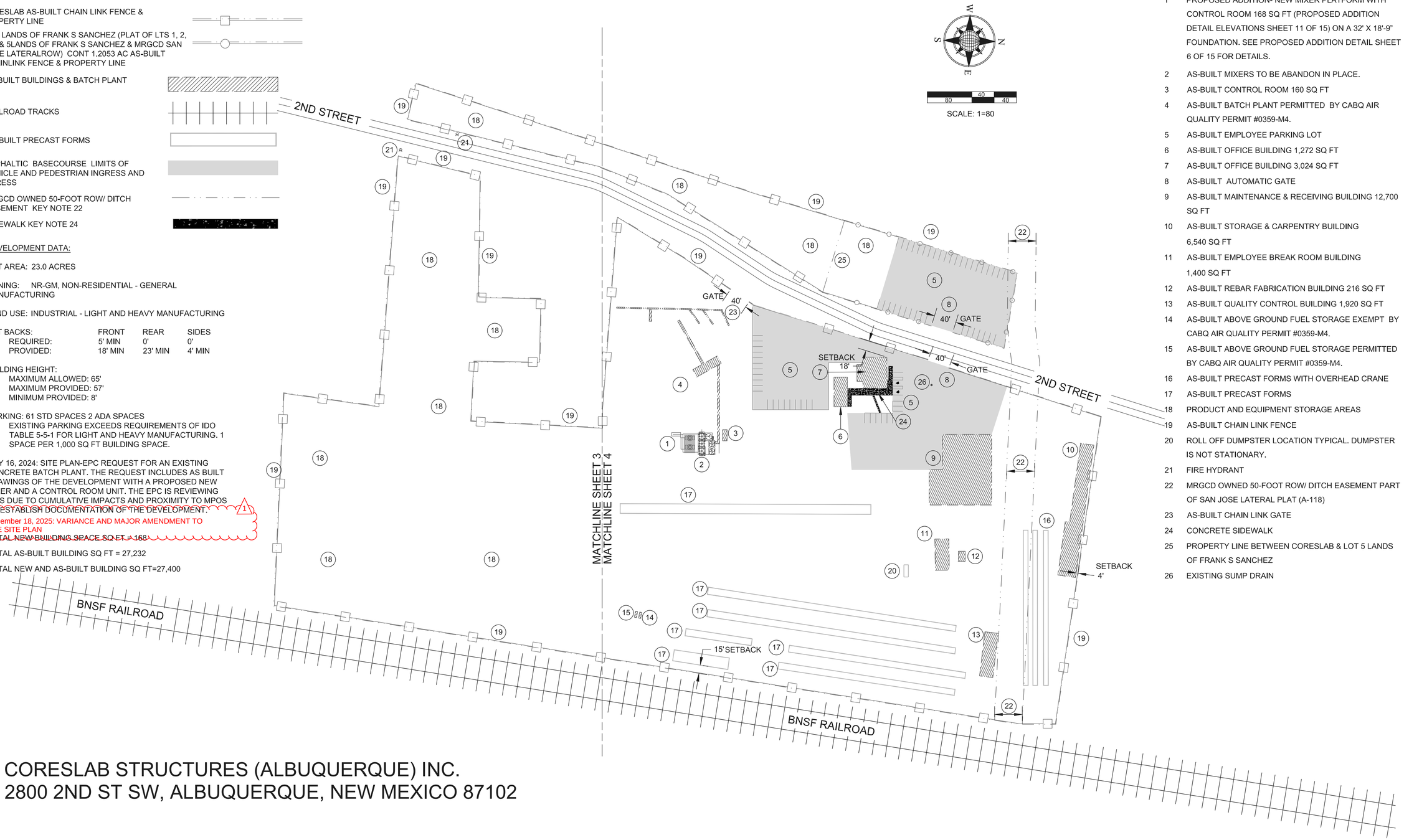
MAY 16, 2024: SITE PLAN-EPC REQUEST FOR AN EXISTING CONCRETE BATCH PLANT. THE REQUEST INCLUDES AS BUILT DRAWINGS OF THE DEVELOPMENT WITH A PROPOSED NEW MIXER AND A CONTROL ROOM UNIT. THE EPC IS REVIEWING THIS DUE TO CUMULATIVE IMPACTS AND PROXIMITY TO MPOS TO ESTABLISH DOCUMENTATION OF THE DEVELOPMENT.

1

December 18, 2025: VARIANCE AND MAJOR AMENDMENT TO THE SITE PLAN
TOTAL NEW BUILDING SPACE SQ FT = 168

TOTAL AS-BUILT BUILDING SQ FT = 27,232

TOTAL NEW AND AS-BUILT BUILDING SQ FT=27,400



KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

5 AS-BUILT EMPLOYEE PARKING LOT

6 AS-BUILT OFFICE BUILDING 1,272 SQ FT

7 AS-BUILT OFFICE BUILDING 3,024 SQ FT

8 AS-BUILT AUTOMATIC GATE

9 AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT

10 AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT

11 AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT

12 AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT

13 AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT

14 AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.

15 AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

16 AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE

17 AS-BUILT PRECAST FORMS

18 PRODUCT AND EQUIPMENT STORAGE AREAS

19 AS-BUILT CHAIN LINK FENCE

20 ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.

21 FIRE HYDRANT

22 MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)

23 AS-BUILT CHAIN LINK GATE

24 CONCRETE SIDEWALK

25 PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ

26 EXISTING SUMP DRAIN

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
2800 2ND ST SW, ALBUQUERQUE, NEW MEXICO 87102

LEGAL DESCRIPTION

ALL OR A PORTION OF TRACTS B AND C, PLAT OF TRACTS A, B & C, LANDS OF ATCHISON TOPEKA & SANTA FE RAILWAY CO & LANDS OF HYDRO CONDUIT CORP, AND MAP 44 TRACTS 74A, 74B, 74C, 75, 76C1, 76A, 76B, 76C2, 79B2, 80A1, 80A2, 80B, 81A1, 81A2, 81B, 85, AND 86, LOCATED AT 2800 2ND ST SW, BETWEEN AVENIDA CESAR CHAVEZ AND WOODWARD RD SW, APPROXIMATELY 23.0 ACRES

Rev #	Date	Description	By	Chk'd
1	12/12/25	VA-2025-00167 / SP-2025-00092 added		

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:05:25 -06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: ---------

Sheet: 2 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

AS-BUILT BUILDINGS & BATCH PLANT

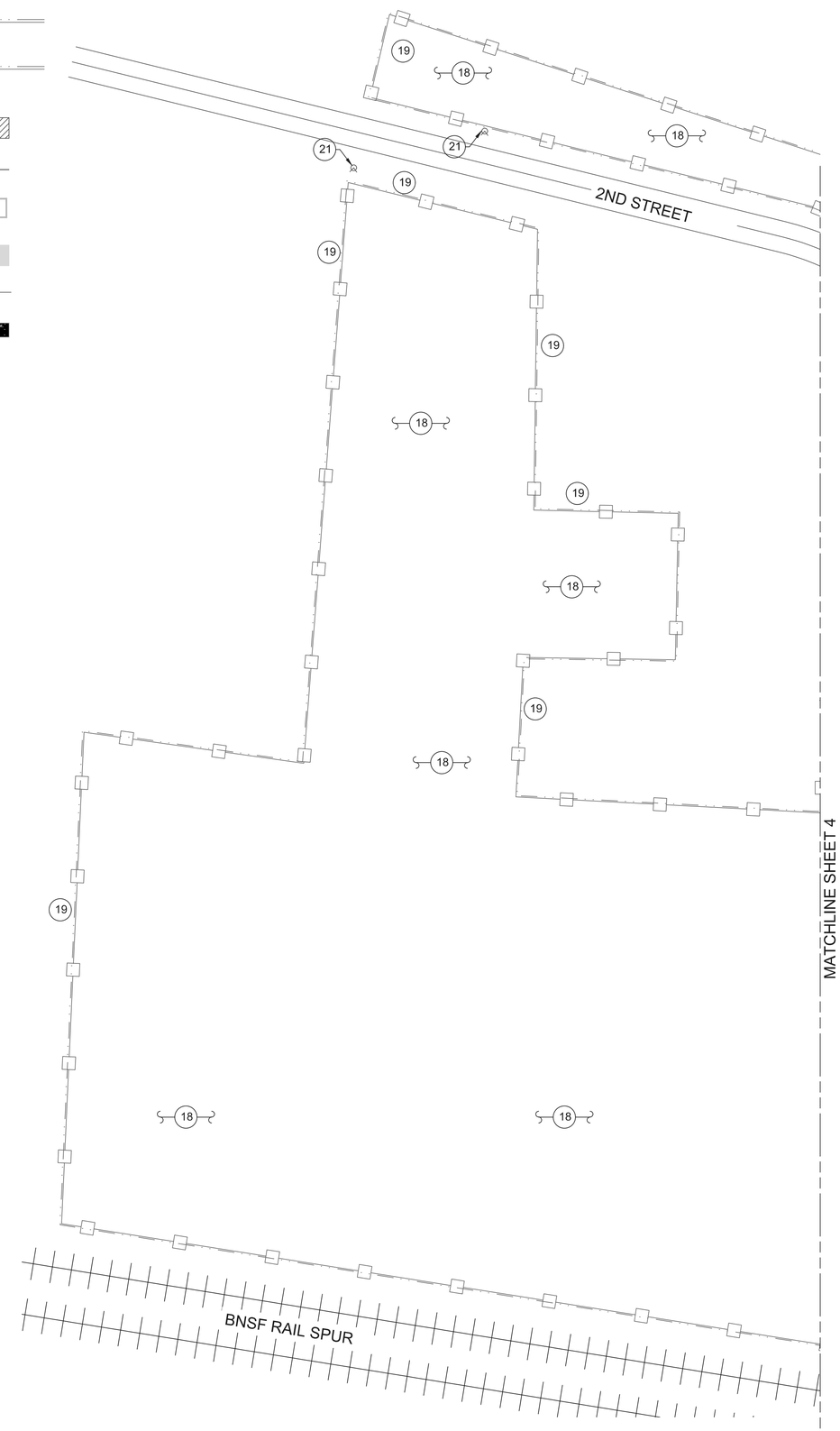
RAILROAD TRACKS

AS-BUILT PRECAST FORMS

ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24



50 25 25

SCALE: 1=50

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.

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2. PROPOSED ADDITION BUILDING PERMIT REFERENCE IS BP-2023-39354.
3. A BICYCLE RACK IS AVAILABLE ON THE EAST SIDE OF THE AS-BUILT OFFICE BUILDING AS INDICATED IN KEY NOTE 7. THIS HOMEMADE RACK IS CRAFTED FROM STURDY REBAR MATERIAL.
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Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

MARK W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:05:48-06'00'
7/24/2024

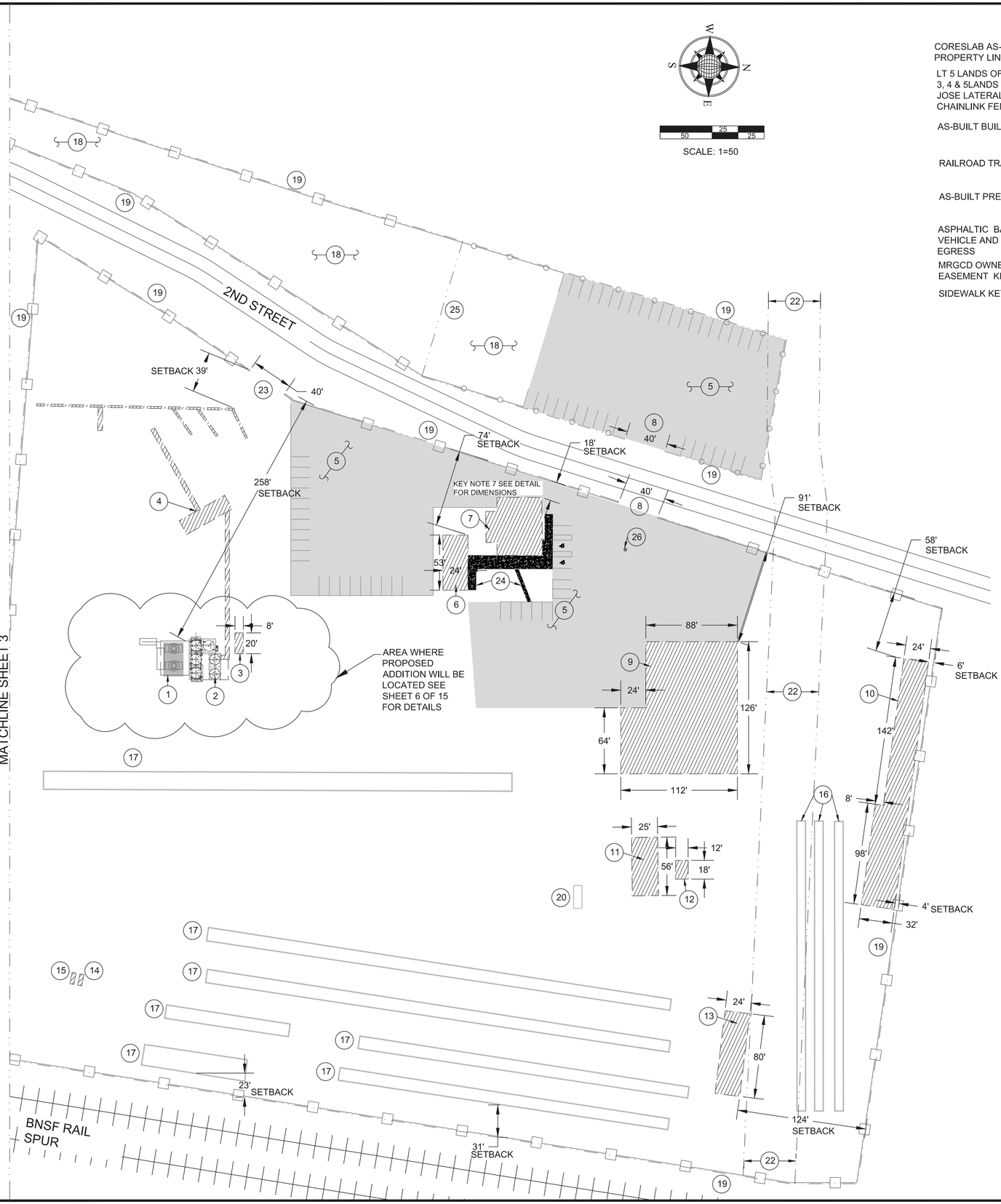
Designed	Drawn	Checked
N/A	APS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
3 OF 15



LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

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AS-BUILT PRECAST FORMS

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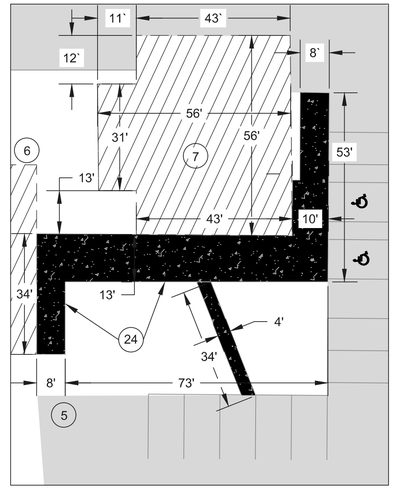
MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24



CONCRETE SIDEWALK DIMENSION DETAIL KEY NOTE 24
& AS-BUILT OFFICE DIMENSIONS KEY NOTE 7

SCALE: 1=20

KEYED NOTES

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Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:55:13 -06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
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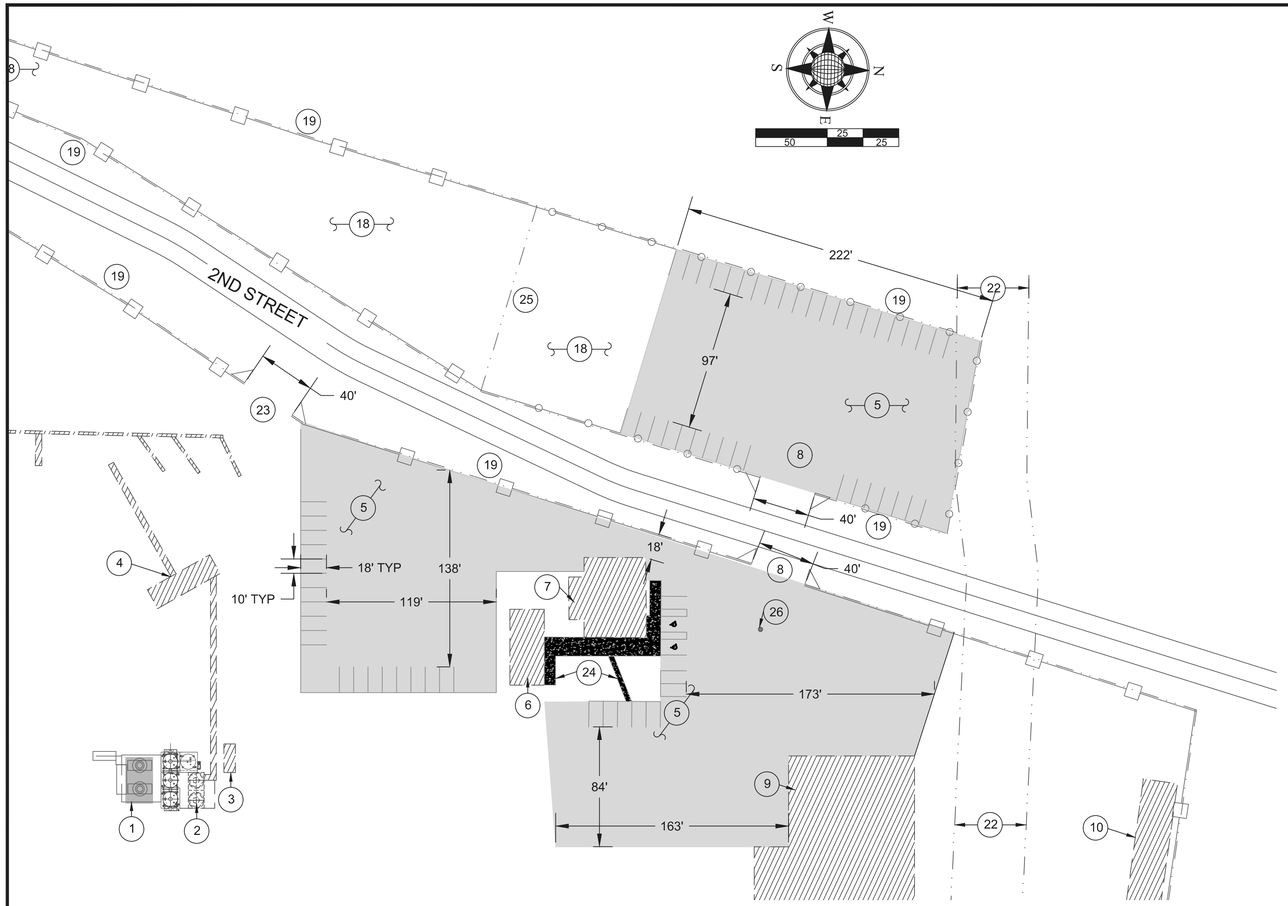
Project No: -- -- -- -- --

Sheet: 4 OF 15



PARKING AND INTERNAL CIRCULATION DETAIL

SCALE: 1=50

KEYED NOTES

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26 EXISTING SUMP DRAIN

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

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AS-BUILT PRECAST FORMS

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MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24

SIGHT TRIANGLE 11' 11'

GENERAL NOTES

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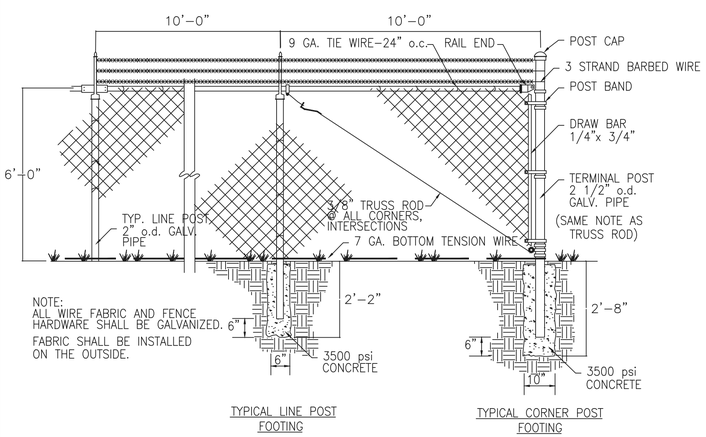
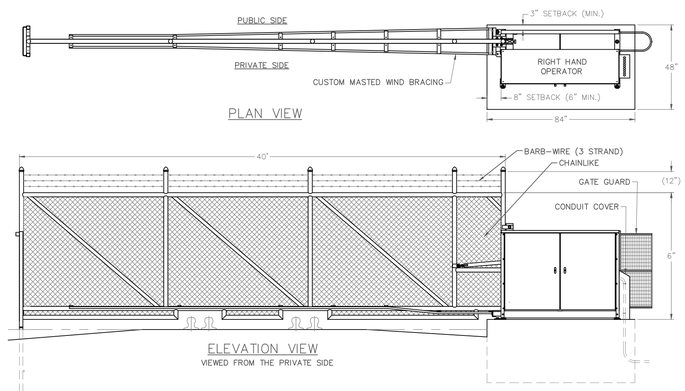
AS-BUILT BIKE RACK

NTS



FENCE DETAIL KEY NOTE 19

NTS



AS-BUILT AUTOMATIC GATE DETAIL KEY NOTE 8

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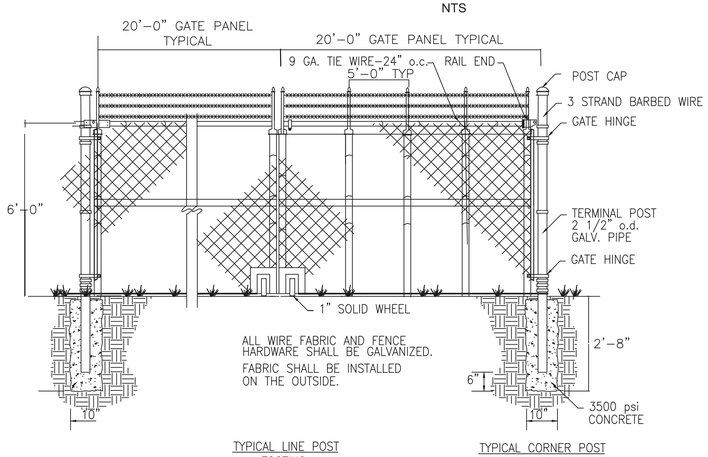

AS-BUILT CHAIN LINK GATE DETAIL KEY NOTE 23

NTS

Rev #	Date	Description	By	Chk'd

CORESLAB® STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT DETAILS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:06:26-06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet: 5 OF 15

10 5 5

SCALE: 1=10

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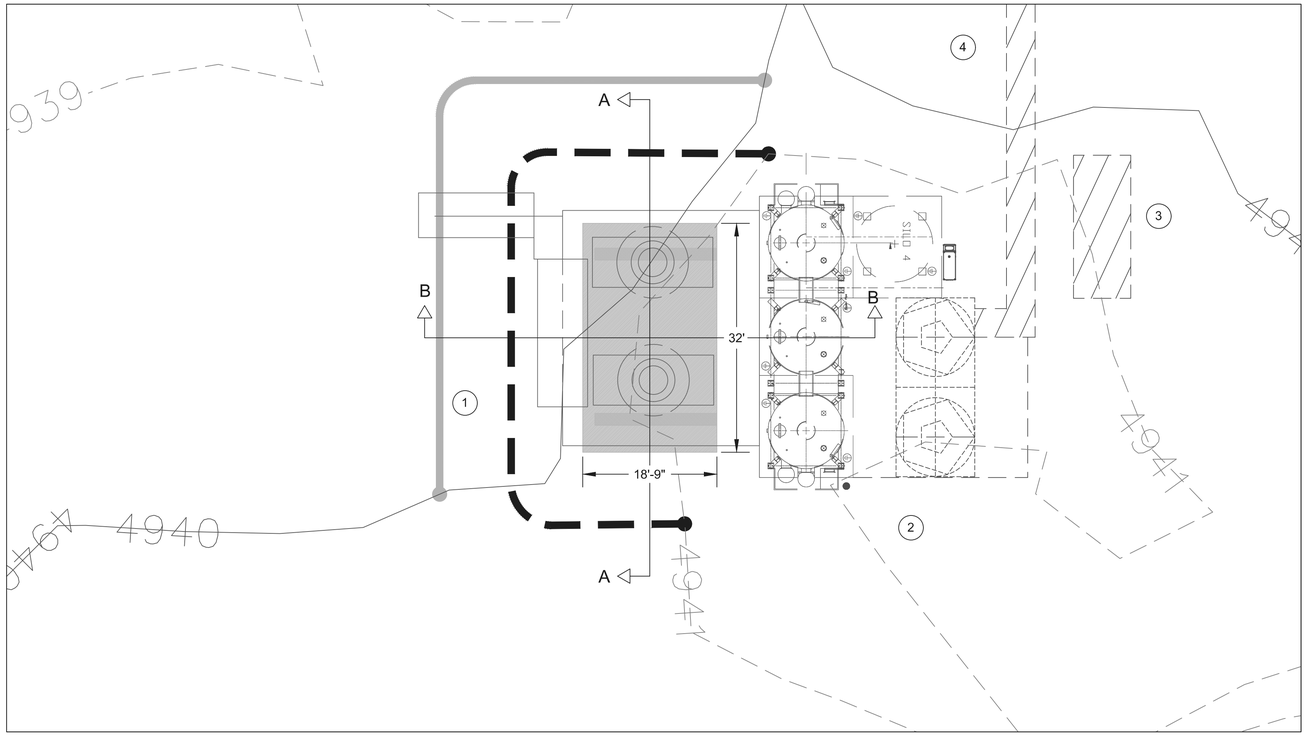
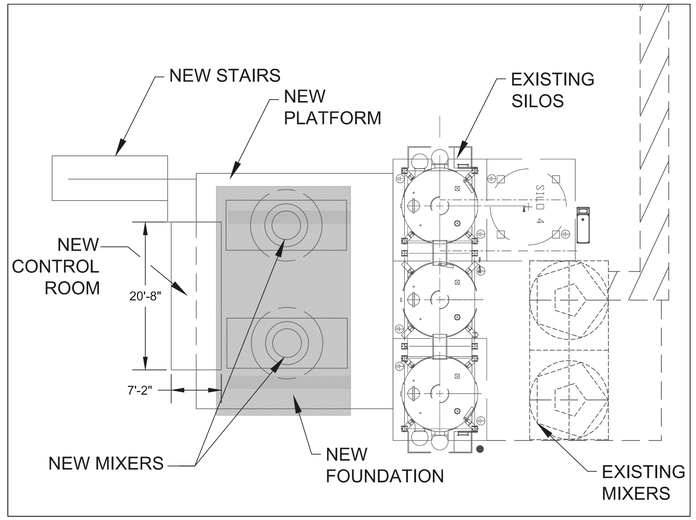


PROPOSED ADDITION DETAIL

SCALE: 1=10



PROPOSED ADDITION
NEW MIXERS, CONTROL ROOM & FOUNDATION

SCALE: 1=10

LEGEND

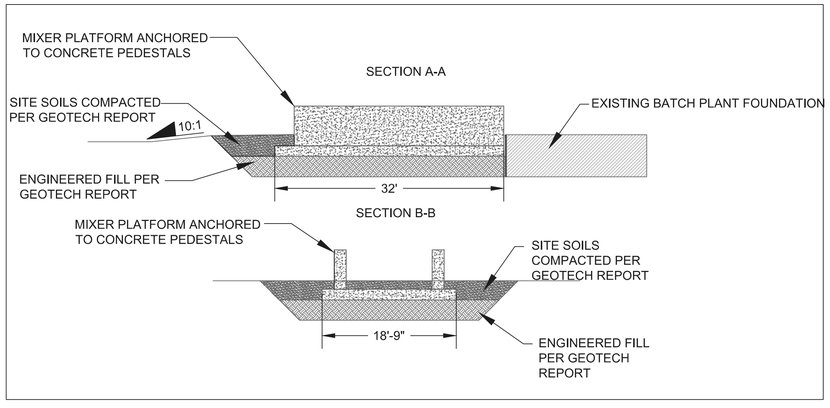
AS-BUILT BUILDINGS & BATCH PLANT

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

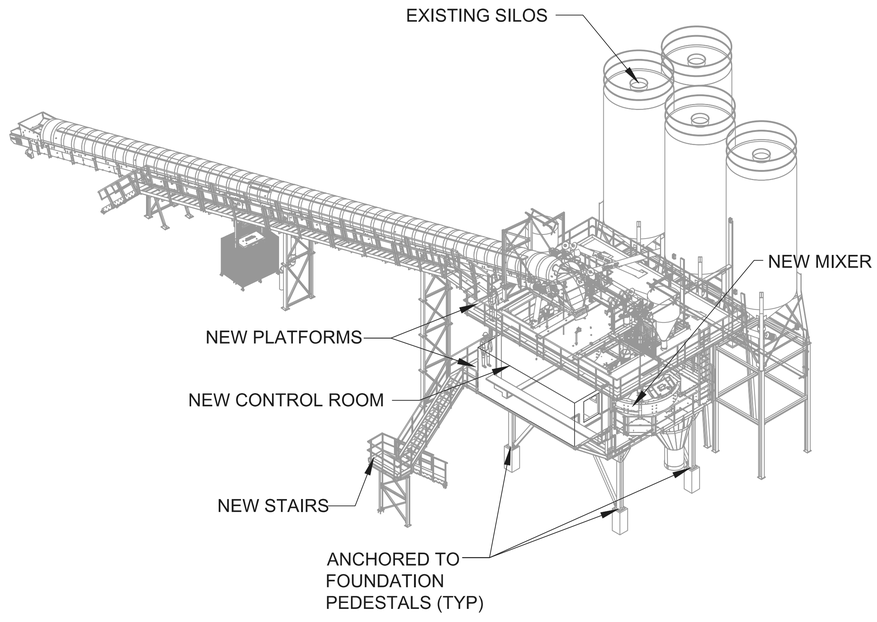
PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR



FOUNDATION SECTION DETAIL

SCALE: 1=10



PROPOSED ADDITION

NOT TO SCALE - ISOMETRIC VIEW SHOWN FOR CLARITY

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
PROPOSED ADDITION DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher Date: 2024.07.24 13:26:46 -06'00' 7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz: Vert:

Project No: _____

Sheet: 6 OF 15

LEGEND

CORESLAB AS-BUILT CHAIN LINK FENCE & PROPERTY LINE

LT 5 LANDS OF FRANK S SANCHEZ (PLAT OF LTS 1, 2, 3, 4 & 5LANDS OF FRANK S SANCHEZ & MRGCD SAN JOSE LATERALROW) CONT 1.2053 AC AS-BUILT CHAINLINK FENCE & PROPERTY LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

AS-BUILT BUILDINGS & BATCH PLANT

RAILROAD TRACKS

AS-BUILT PRECAST FORMS

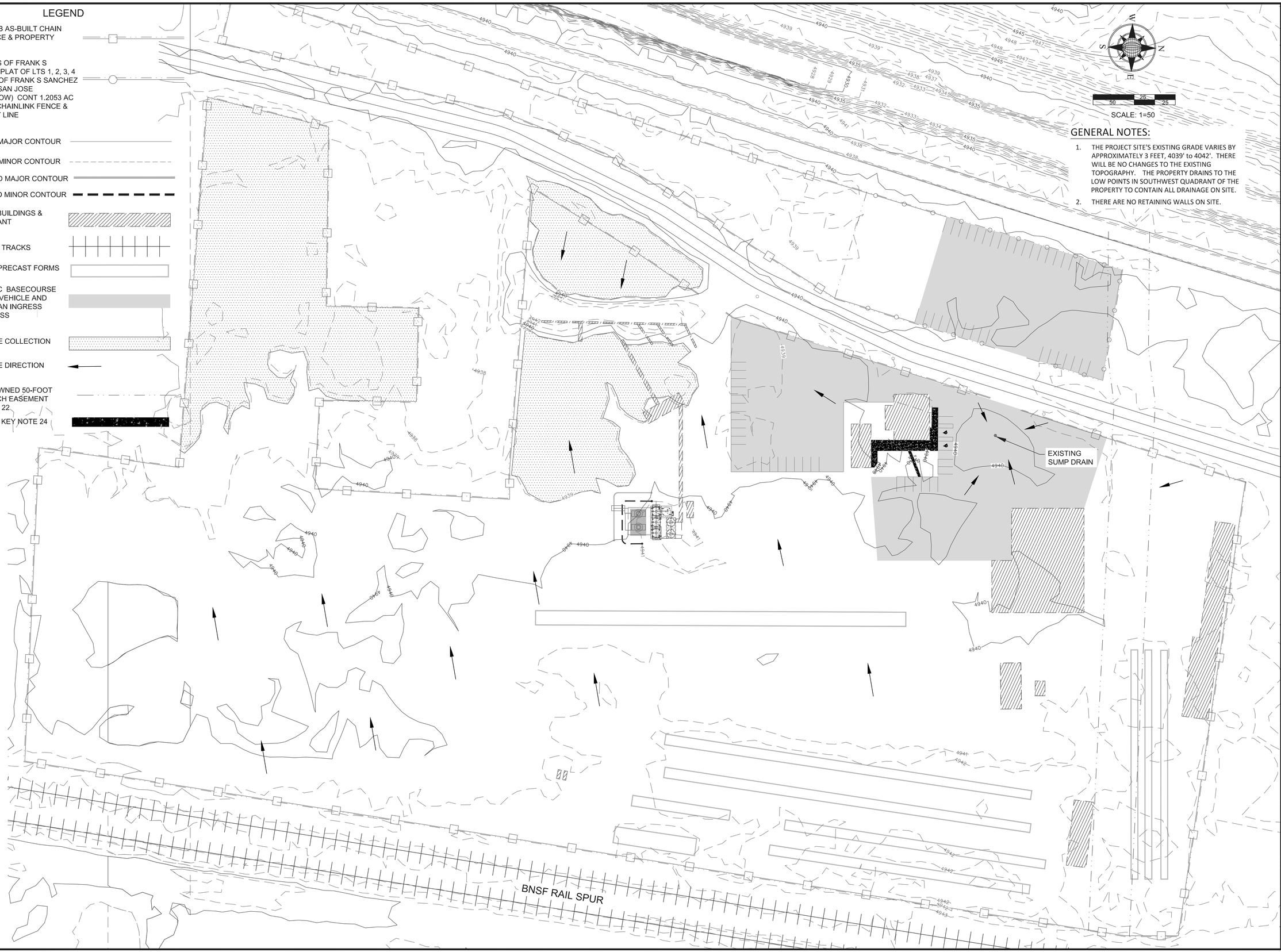
ASPHALTIC BASECOURSE LIMITS OF VEHICLE AND PEDESTRIAN INGRESS AND EGRESS

DRAINAGE COLLECTION AREAS

DRAINAGE DIRECTION ARROW

MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT KEY NOTE 22

SIDEWALK KEY NOTE 24



SCALE: 1=50

GENERAL NOTES:

1. THE PROJECT SITE'S EXISTING GRADE VARIES BY APPROXIMATELY 3 FEET, 4039' to 4042'. THERE WILL BE NO CHANGES TO THE EXISTING TOPOGRAPHY. THE PROPERTY DRAINS TO THE LOW POINTS IN SOUTHWEST QUADRANT OF THE PROPERTY TO CONTAIN ALL DRAINAGE ON SITE.
2. THERE ARE NO RETAINING WALLS ON SITE.

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
EXISTING GRADE & DRAIN

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:57:08-06'00'

7/24/2024

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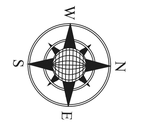


SCALE:

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (SEE MIXER ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE SHEET 6 OF 15 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

LEGEND

AS-BUILT BUILDINGS & BATCH PLANT

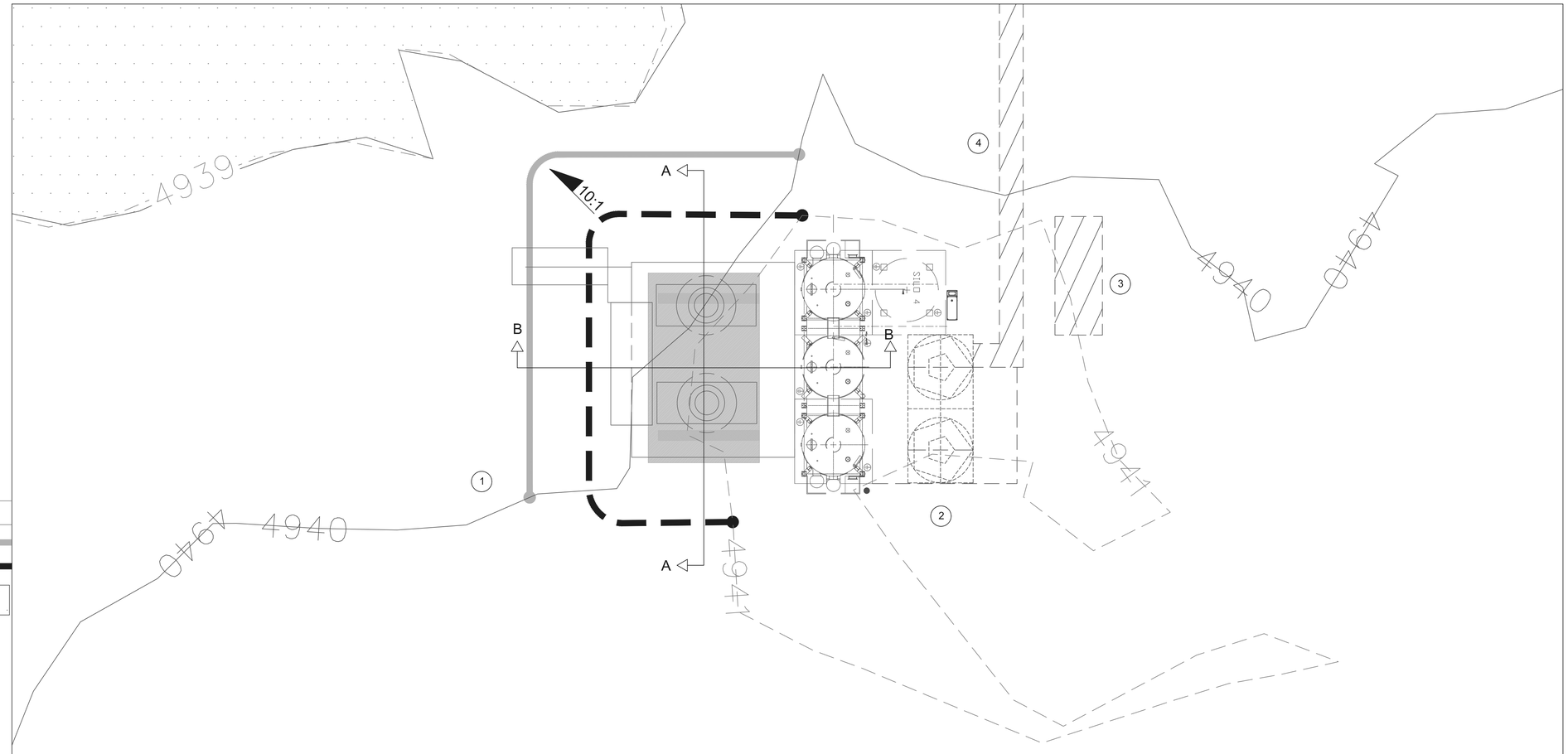
EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

DRAINAGE COLLECTION AREAS

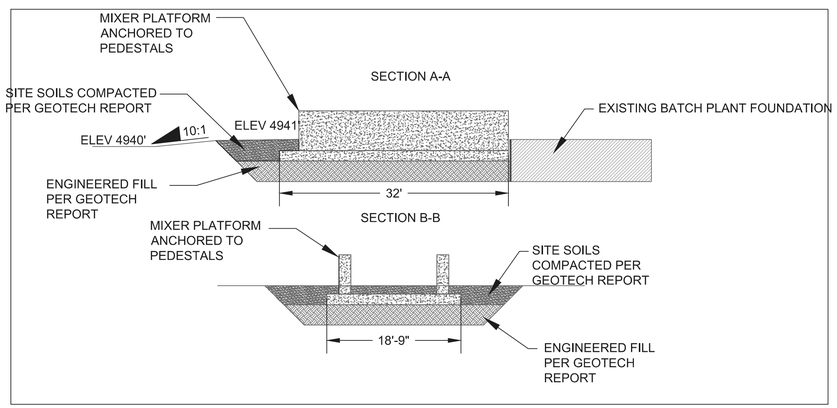


PROPOSED ADDITION GRADE AND DRAIN DETAIL

SCALE: 1=10

GENERAL NOTES:

1. THE PROJECT SITE'S EXISTING GRADE VARIES BY APPROXIMATELY 3 FEET, 4039' to 4042'. THERE WILL BE NO CHANGES TO THE EXISTING TOPOGRAPHY. THE PROPERTY DRAINS TO THE LOW POINTS IN SOUTHWEST QUADRANT OF THE PROPERTY TO CONTAIN ALL DRAINAGE ON SITE.
2. THERE ARE NO RETAINING WALLS ON SITE.



FOUNDATION SECTION DETAIL

SCALE: 1=10

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

PROPOSED ADDITION GRADE & DRAIN DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 15:01:23-04'00'

7/24/2024

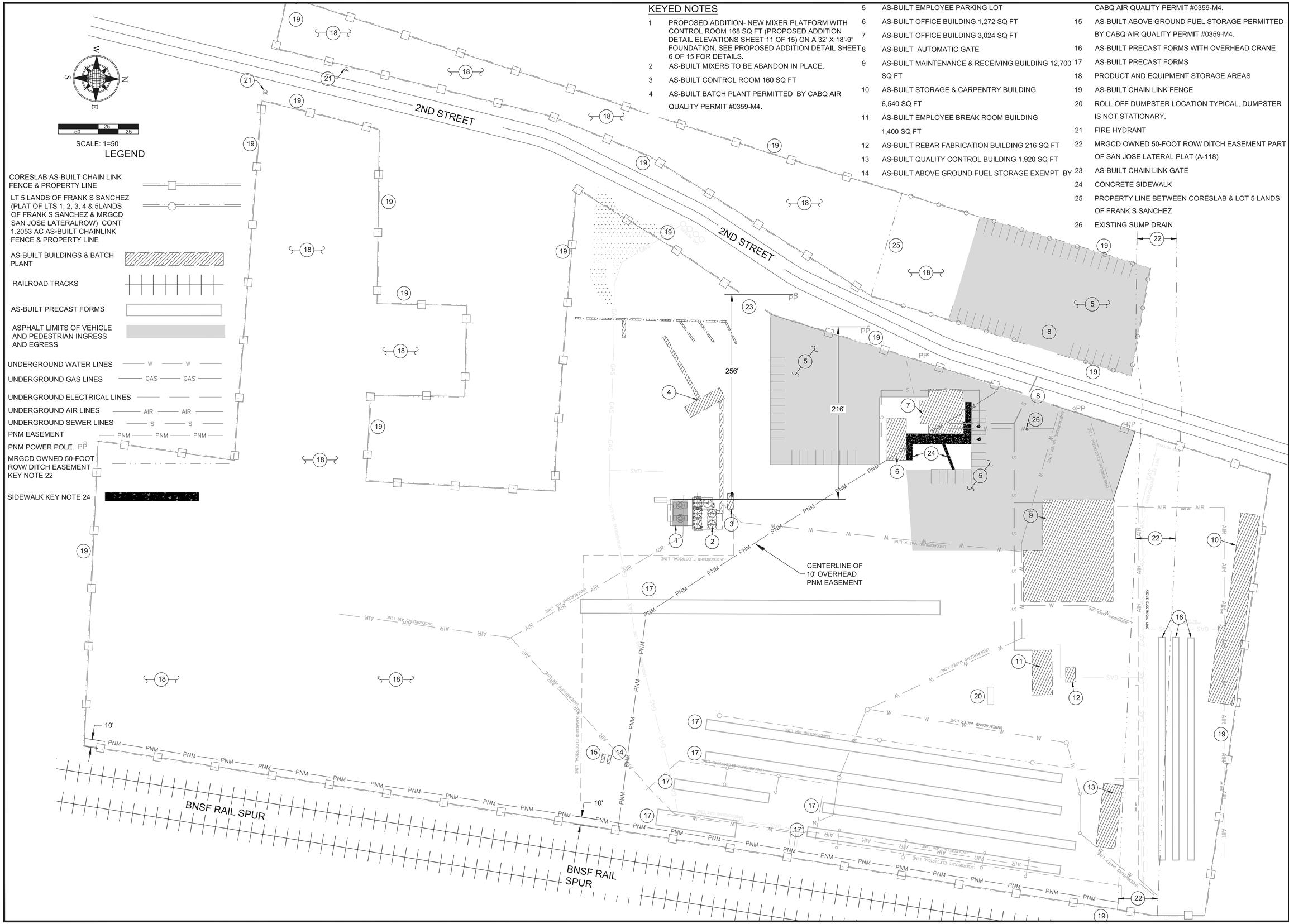
Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: ----------

Sheet: 8 OF 15



KEYED NOTES

1. PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (PROPOSED ADDITION DETAIL ELEVATIONS SHEET 11 OF 15) ON A 32' X 18'-9" FOUNDATION. SEE PROPOSED ADDITION DETAIL SHEET 6 OF 15 FOR DETAILS.
2. AS-BUILT MIXERS TO BE ABANDON IN PLACE.
3. AS-BUILT CONTROL ROOM 160 SQ FT
4. AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
5. AS-BUILT EMPLOYEE PARKING LOT
6. AS-BUILT OFFICE BUILDING 1,272 SQ FT
7. AS-BUILT OFFICE BUILDING 3,024 SQ FT
8. AS-BUILT AUTOMATIC GATE
9. AS-BUILT MAINTENANCE & RECEIVING BUILDING 12,700 SQ FT
10. AS-BUILT STORAGE & CARPENTRY BUILDING 6,540 SQ FT
11. AS-BUILT EMPLOYEE BREAK ROOM BUILDING 1,400 SQ FT
12. AS-BUILT REBAR FABRICATION BUILDING 216 SQ FT
13. AS-BUILT QUALITY CONTROL BUILDING 1,920 SQ FT
14. AS-BUILT ABOVE GROUND FUEL STORAGE EXEMPT BY CABQ AIR QUALITY PERMIT #0359-M4.
15. AS-BUILT ABOVE GROUND FUEL STORAGE PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.
16. AS-BUILT PRECAST FORMS WITH OVERHEAD CRANE
17. AS-BUILT PRECAST FORMS
18. PRODUCT AND EQUIPMENT STORAGE AREAS
19. AS-BUILT CHAIN LINK FENCE
20. ROLL OFF DUMPSTER LOCATION TYPICAL. DUMPSTER IS NOT STATIONARY.
21. FIRE HYDRANT
22. MRGCD OWNED 50-FOOT ROW/ DITCH EASEMENT PART OF SAN JOSE LATERAL PLAT (A-118)
23. AS-BUILT CHAIN LINK GATE
24. CONCRETE SIDEWALK
25. PROPERTY LINE BETWEEN CORESLAB & LOT 5 LANDS OF FRANK S SANCHEZ
26. EXISTING SUMP DRAIN

Rev.#	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT UTILITY

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:21:39-06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024
Scale: Horiz:
Vert:
Project No:

Sheet: 9 OF 15

KEYED NOTES

1 PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM 168 SQ FT (SEE MIXER ELEVATIONS SHEET 11 OF 14) ON A 32' X 18'-9" FOUNDATION. SEE SHEET 6 OF 14 FOR DETAILS.

2 AS-BUILT MIXERS TO BE ABANDON IN PLACE.

3 AS-BUILT CONTROL ROOM 160 SQ FT

4 AS-BUILT BATCH PLANT PERMITTED BY CABQ AIR QUALITY PERMIT #0359-M4.

GENERAL NOTES:

1. PROPOSED ADDITION ELECTRIC WILL CONNECT TO EXISTING BATCH PLANT CONNECTION.
2. CONNECTION DETAILS TO BE DESIGNED BY AN ELECTRICAL ENGINEER.
3. CONNECTION WILL BE PERMITTED AND INSPECTED UNDER BP-2023-39354.

LEGEND

AS-BUILT BUILDINGS & BATCH PLANT

UNDERGROUND WATER LINES — W — W

UNDERGROUND GAS LINES — GAS — GAS

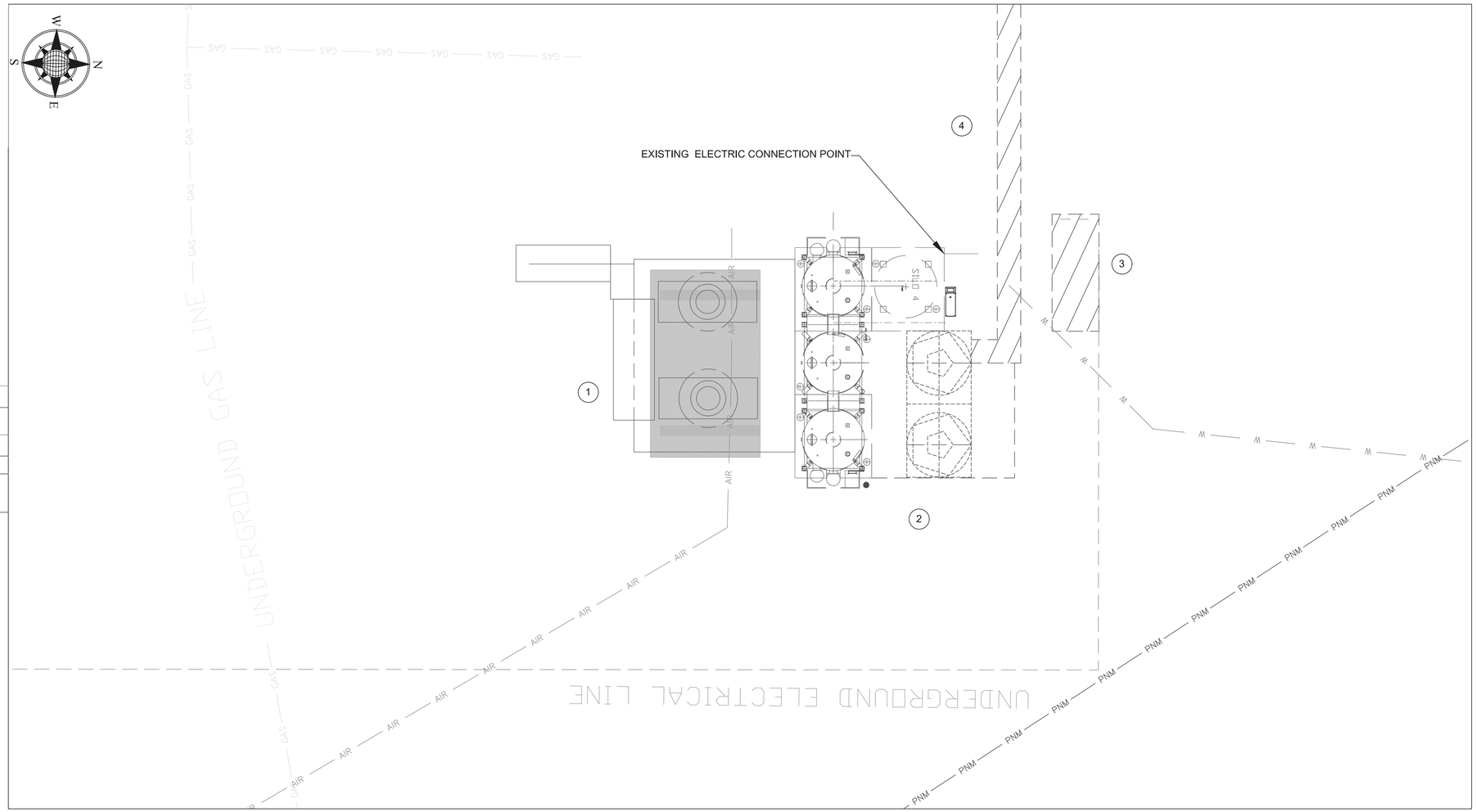
UNDERGROUND ELECTRICAL LINES

UNDERGROUND AIR LINES — AIR — AIR

UNDERGROUND SEWER LINES — S — S

POWER POLE PP

PNM EASEMENT — PNM — PNM — PNM



PROPOSED ADDITION AS-BUILT UTILITY DETAIL

SCALE: 1=10

10 5 5

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
PROPOSED ADDITION AS-BUILT UTILITY SITE DETAIL

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:27:54-06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

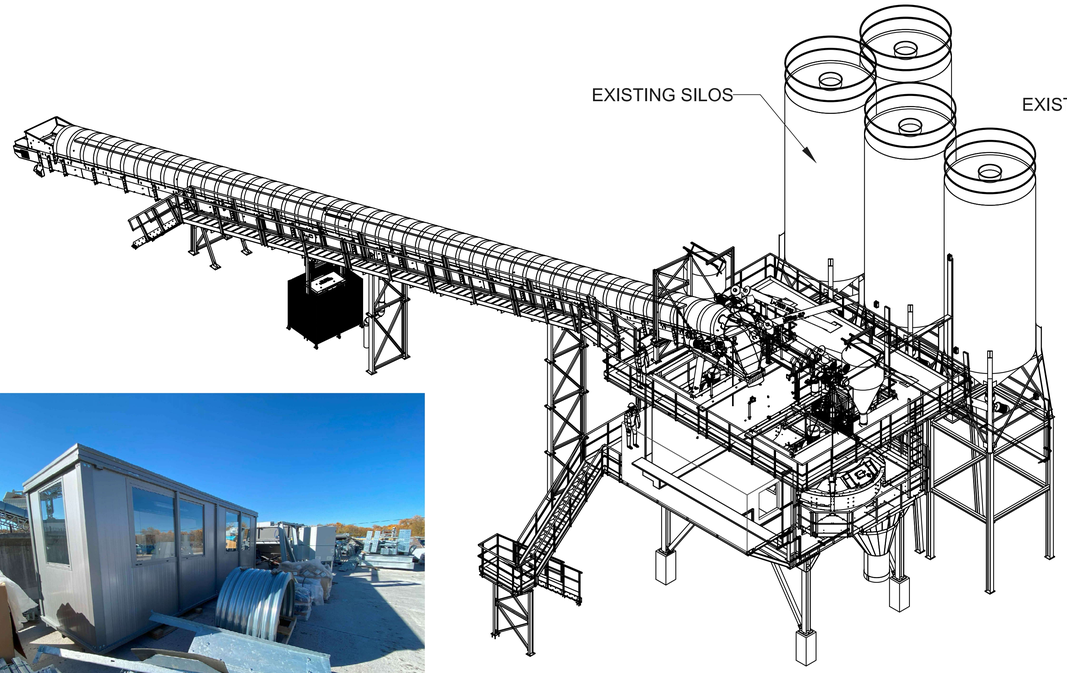
Sheet: 10 OF 15

GENERAL NOTES:

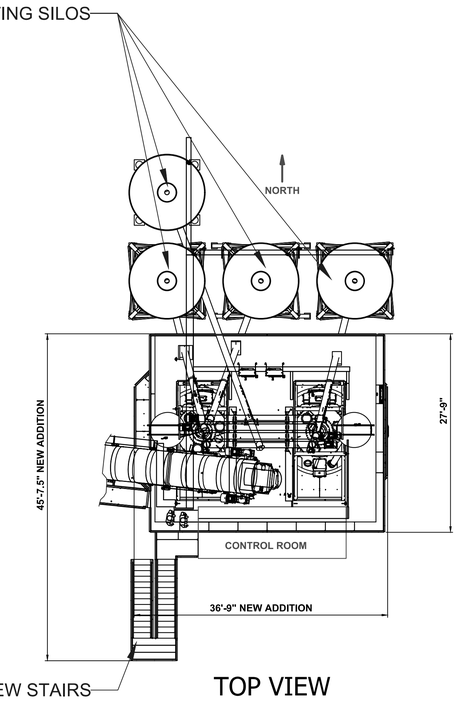
1. AMENDED TO REMOVE IDO SECTION 14-16-5-2(J)(1)(e)(2) AS VA-2025-00167 WAS ISSUED.

2. CONTROL ROOM IS STEEL AND INSULATED PANELING. CONTROL ROOM IS 7'-2" X 20'-8" X 8'-1.75". SEE WEST EAST AND SECTION A-A VIEWS.

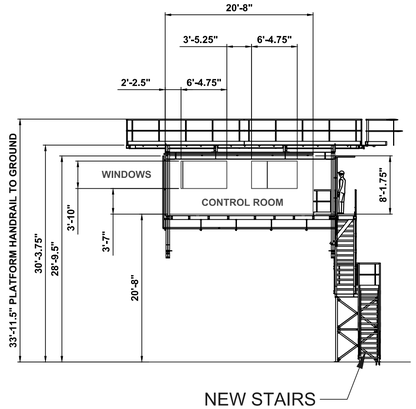
ACTUAL CONTROL ROOM AND MIXER COMPONENTS NOT TO SCALE



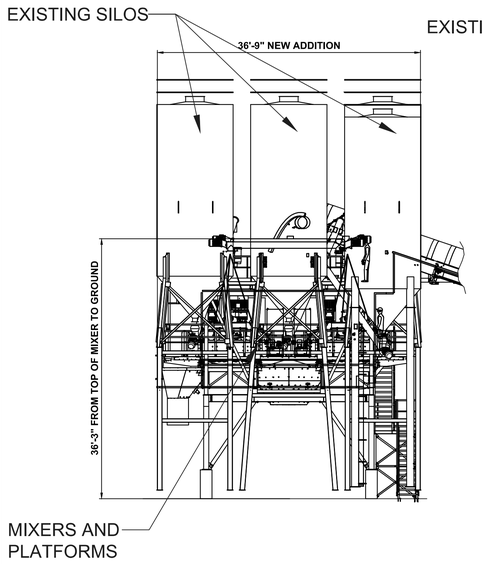
ISOMETRIC VIEW



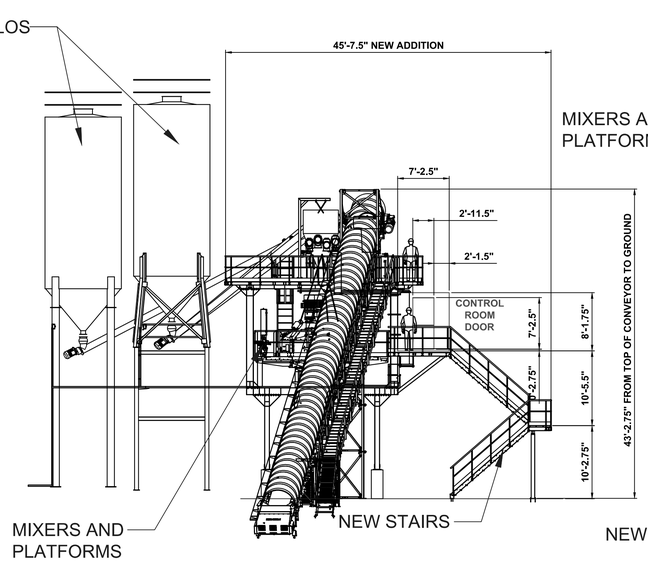
TOP VIEW



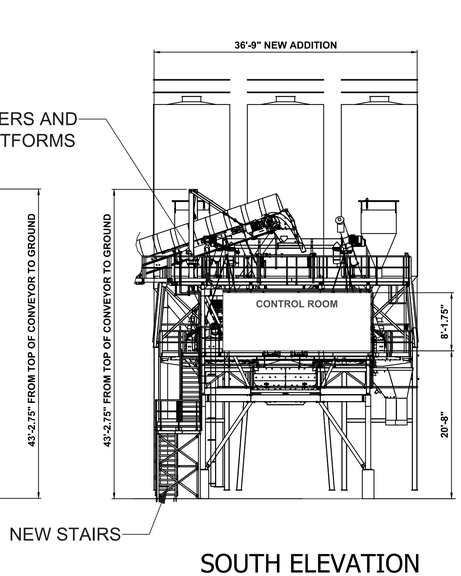
SECTION A-A
THROUGH EAST ELEVATION



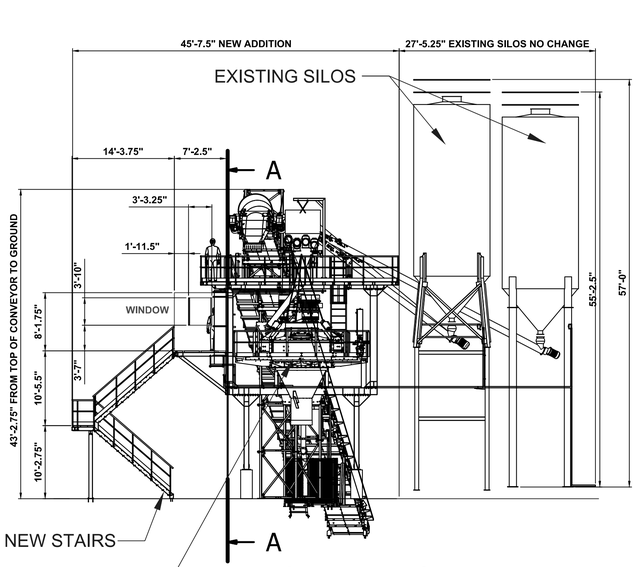
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PROPOSED ADDITION- NEW MIXER PLATFORM WITH CONTROL ROOM SITE PLAN KEYNOTE 1

SCALE: 1=10

10 5 5

Rev #	Date	Description	By	Chk'd
1	12/1/25	VA-2025-00167 / SP-2025-00092 added		

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
PROPOSED ADDITION DETAIL ELEVATIONS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:28:14 -06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
11 OF 15

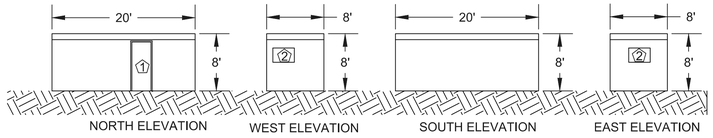
KEY NOTES:

1	DOOR
2	WINDOW
3	ROLL-UP DOOR

10 5 5

SCALE: 1=10

AS-BUILT CONTROL ROOM EXHIBIT PHOTO LOOKING SOUTH EAST

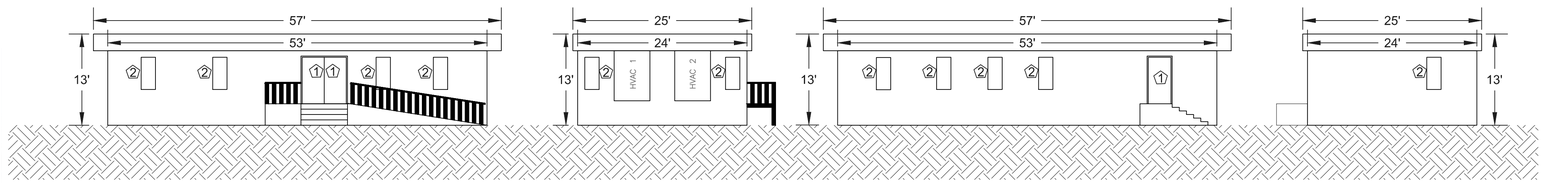


PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH WOOD WALLS AND A SHEET METAL ROOF. WHITE WITH BLUE TRIM.

AS-BUILT CONTROL ROOM ELEVATIONS SITE PLAN KEYNOTE 3

SCALE:
1=10

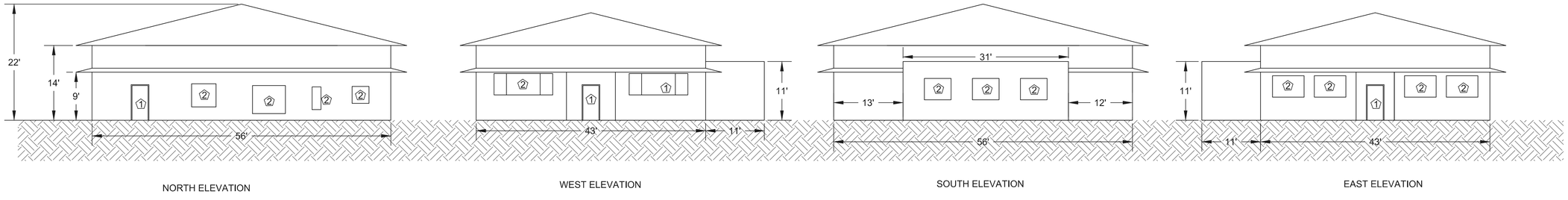
AS-BUILT OFFICE BUILDING EXHIBIT PHOTO LOOKING EAST



PHYSICAL DESCRIPTION:
MODULAR BUILDING WITH STUCCO SIDING AND A SHEET METAL ROOF. BEIGE IN COLOR.

AS-BUILT OFFICE ELEVATIONS SITE PLAN KEYNOTE 6

SCALE:
1=10



AS-BUILT OFFICE BUILDING EXHIBIT PHOTO LOOKING SOUTH WEST

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH STUCCO EXTERIOR WITH A TERRA COTTA CLAY TILE ROOF. BEIGE IN COLOR.

AS-BUILT OFFICE BUILDING ELEVATIONS SITE PLAN KEYNOTE 7

SCALE:
1=10

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES
(ALBUQUERQUE) INC.
AS-BUILT SITE PLAN BUILDING ELEVATIONS
1 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:28:29 -06'00'

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No: ---------

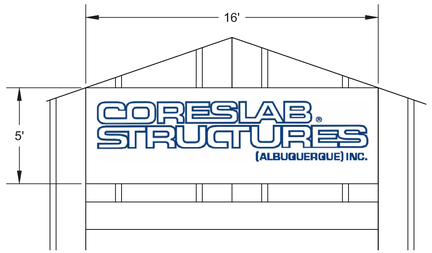
Sheet:
12 OF 15

KEY NOTES:

1 DOOR
2 WINDOW
3 ROLL-UP DOOR
4 SIGN

20 10 10

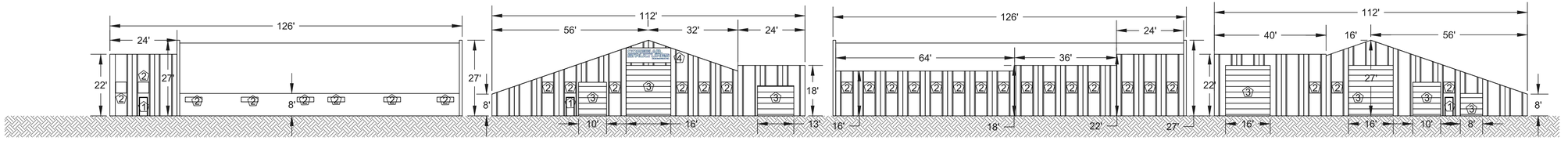
SCALE:
1=20



AS-BUILT SIGN DETAIL

NOT TO SCALE

GENERAL NOTE:
SIGN LETTERS ARE FILLED "CORESLAB BLUE" RGB (4, 116,188). SIGN IS PAINTED ON WOOD.



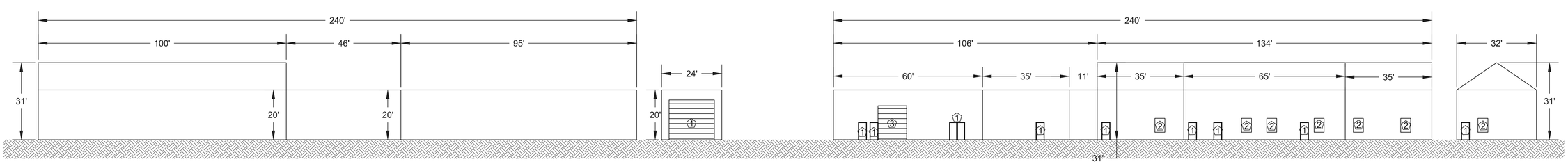
NORTH ELEVATION | WEST ELEVATION | SOUTH ELEVATION | EAST ELEVATION

AS-BUILT MAINTENANCE & RECEIVING BUILDING EXHIBIT PHOTO LOOKING NORTH EAST

AS-BUILT MAINTENANCE & RECEIVING BUILDING SITE PLAN KEY NOTE 9

SCALE: 1=20

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A PITCHED SHEET METAL ROOF.



NORTH ELEVATION | WEST ELEVATION | SOUTH ELEVATION | EAST ELEVATION

AS-BUILT STORAGE & CARPENTRY BUILDING EXHIBIT PHOTO LOOKING NORTH EAST

AS-BUILT STORAGE & CARPENTRY BUILDING SITE PLAN KEY NOTE 10

SCALE: 1=20

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH HALF THE BUILDING BEING PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF AND THE OTHER HALF BEING SHEET METAL WALLS AND A PITCHED SHEET METAL ROOF.

Rev #	Date	Description	By	Chk'd

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT SITE PLAN BUILDING ELEVATIONS
2 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:05:41 -06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

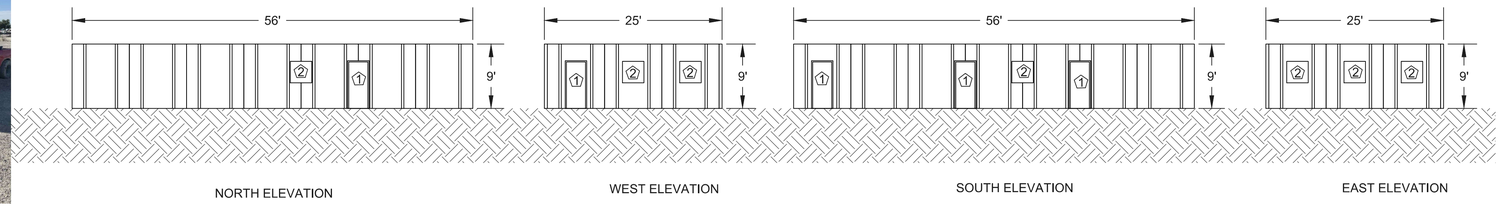
Date: July 2024
Scale: Horiz:
Vert:
Project No:
Sheet:
13 OF 15

KEY NOTES:

1	DOOR
2	WINDOW
3	ROLL-UP DOOR
4	SIGN

SCALE: 1=10

AS-BUILT EMPLOYEE BREAK ROOM BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST

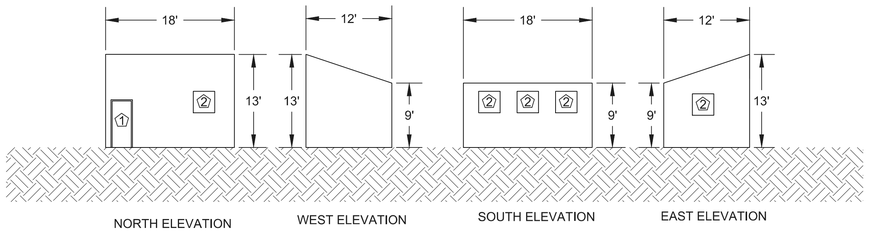


AS-BUILT EMPLOYEE BREAK ROOM BUILDING ELEVATIONS SITE PLAN KEYNOTE 11

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF.

AS-BUILT REBAR FABRICATION BUILDING EXHIBIT PHOTO LOOKING SOUTH EAST

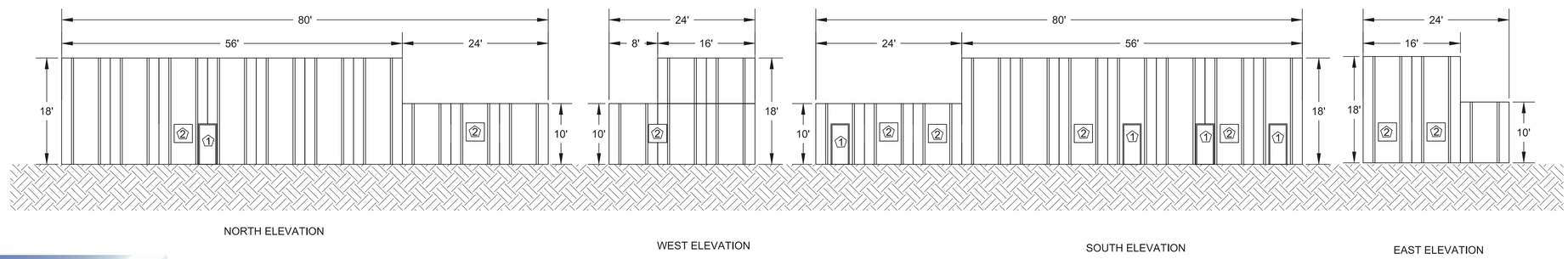


AS-BUILT REBAR FABRICATION BUILDING ELEVATIONS SITE PLAN KEYNOTE 12

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH SHEET METAL AND WOOD SIDING WALLS AND A SHEET METAL ROOF.

AS-BUILT AS-BUILT QUALITY CONTROL BUILDING EXHIBIT PHOTO LOOKING NORTH EAST



AS-BUILT AS-BUILT QUALITY CONTROL BUILDING SITE PLAN ELEVATIONS KEYNOTE 13

SCALE: 1=10

PHYSICAL DESCRIPTION:
ONE STORY BUILDING WITH PRECAST CONCRETE DOUBLE TEE WALLS WHITE WITH BLUE TRIM WITH A FLAT PRECAST CONCRETE DOUBLE TEE ROOF.

Chk'd | By | Description | Date | Rev #

CORESLAB STRUCTURES (ALBUQUERQUE) INC.

AS-BUILT SITE PLAN BUILDING ELEVATIONS
3 OF 3

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER NEW MEXICO 27311 PROFESSIONAL ENGINEER

Digitally signed by Karl Eisenacher
Date: 2024.07.24 13:09:54-06'00'

7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

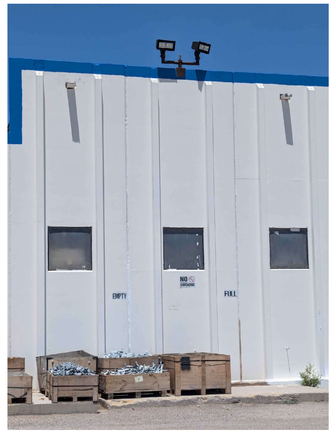
Date: July 2024

Scale: Horiz:
Vert:

Project No: ----------

Sheet:
14 OF 15

WEST ELEVATION:
1 LED FLOOD LIGHT (14000 LUMENS MAX)
HEIGHT: 29'



SOUTH ELEVATION:
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 25'

AS-BUILT MAINTENANCE & RECEIVING BUILDING SITE PLAN KEY NOTE 9

WEST ELEVATION:
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 13'

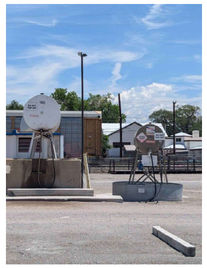
AS-BUILT PARKING COVER NEXT TO AS-BUILT REBAR BUILDING KEY NOTE 12

WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN FORM YARD

SOUTH ELEVATION:
4 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 20'

AS-BUILT AS-BUILT QUALITY CONTROL BUILDING SITE PLAN ELEVATIONS KEYNOTE 13

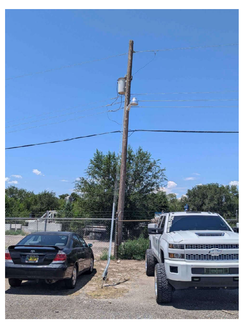


WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN FORM YARD BETWEEN ABOVE GROUND FUEL STORAGE KEY NOTE 14 & 15

WEST FACING
2 LED FLOOD LIGHTS (14000 LUMENS MAX EA)
HEIGHT: 15'

AS-BUILT LIGHT IN EMPLOYEE PARKING LOT - LT 5 LANDS OF FRANK S SANCHEZ



EAST FACING
1 LED STREET LIGHT
HEIGHT: 20'

AS-BUILT LIGHT IN EMPLOYEE PARKING LOT NEXT TO AS-BUILT OFFICE BUILDING KEY NOTE 6

Rev #	Date	Description	By	Chk'd

CORESLAB® STRUCTURES (ALBUQUERQUE) INC.

CORESLAB STRUCTURES (ALBUQUERQUE) INC.
AS-BUILT LIGHTING DETAILS

EPC SITE PLAN - AS-BUILT AND NEW MIXERS AND CONTROL ROOM

JULY 23, 2024

KARL W. EISENACHER
NEW MEXICO
27311
PROFESSIONAL ENGINEER
Digitally signed by Karl Eisenacher
Date: 2024.07.24 12:08:19 -06'00'
7/24/2024

Designed	Drawn	Checked
N/A	ARS	KWE

Date: July 2024

Scale: Horiz:
Vert:

Project No:

Sheet:
15 OF 15