



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Angela Benson (Agent) Modulus PHONE: 505-338-1499
 ADDRESS: 100 Sun Ave, Suite 305 FAX: 505-338-1498
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: abenson@modulus
 APPLICANT: Winlock Partners LLC PHONE: architects.com
 ADDRESS: 100 Sun Ave, Suite 210 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gorenny@goodman
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development for Building Permit for Winlock Town Center - Section 8

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

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

Lot or Tract No. Tract B - Plat of Tracks A & B Block: _____ Unit: N/A
 Subdiv/Addn/TBKA: Winlock - Hunt Spectrum Replat
 Existing Zoning: SU-3/MU-VPT Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): J19 UPC Code: 101905808350420415

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
DRB-93-404

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.4 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Indian School Rd.
 Between: Uptown Loop Rd. and _____
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: _____

SIGNATURE Angela M Benson, Agent (Modulus) DATE 6/1/2016
 (Print Name) Angela Benson, Agent - Modulus Architects Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

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

Hearing date _____

Project # _____

Staff signature & Date _____



Mr. Jack Cloud, DRB Chair
Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico
Email: jcloud@cabq.gov

June 2, 2016

RE: WINROCK TOWN CENTER SECTION 8 (PHASE B) – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Mr. Cloud,

Modulus Architects represents Winrock Partners as the “Agent” and Architect of Record for this submittal of Site Development Plan for Building Permit. This portion of the Winrock Town Center project is referred to as “Section 8” and is located on the far northwest corner of Winrock Town Center, currently undeveloped. This undeveloped parcel is approximately 2.4 acres in size. The proposed building area is approximately +/- 20,843 SQ FT of commercial retail space. This is a shared tenant building that will accommodate approximately six to eight tenants’ spaces.

This project is zoned SU-3/MU-UPT and is under the jurisdiction of the Uptown Sector Plan, therefore requiring the approval by the URT prior to submitting for DRB approval. The URT review was held March 28, 2016 and the subsequent submittal and approval by the URT was given on June 1, 2016. The URT comments have been addressed as outlined in this narrative and approved by planning staff.

There is an approved hydrology plan for the parcel (parcel B) that accompanies this request dated April 29, 2016 submitted by Scott Eddings, P.E., and approved by Rita Harmon, Senior Engineer with Development Review Services. A copy of this hydrology approval has been submitted with this application.

We have provided a copy of the comments received by the URT and have provided our responses below as they correspond to the comments. All of these changes are found in the drawings that are part of this request for Site Development Plan for Building Permit approval. There are no public infrastructure items being presented or requested as part of this submittal.

ACTIONS TAKEN BY MODULUS ARCHITECTS TO COMPLY WITH THE URT COMMENTS

ZONING & DESIGN REGULATIONS

BUILDINGS:

A.1 – In addition to the stucco and decorative tile being proposed, we have incorporated cast stone wainscoting to match the center standard at the new development areas. Along with additional articulation such as awnings, glass windows, faux high window/awning elements at the parapet.

ARTICULATION:

A.2 – We articulated the rear with additional cornice changes and color changes, it is important to note that the southern and eastern building elevations are screened from public view by existing buildings to the south (Garduno’s and Genghis Grill). These buildings to the south create a non- public service yard area.

SCREENING

B.1 - To clarify, the trash receptacle is a roll off type with compactor and bin, the roll off is within the non-public service court yard thereby screened by the existing buildings to the south. We have however, elected to install a 7ft split face CMU wall along the southern side of the roll off to provide additional screening.

B.2 - The 7ft CMU screening wall is shown within the updated site plan immediately south of the roll off refuse location.

FENCING AND WALLS

C. 1 - The 7ft CMU screening wall is shown within the updated site plan immediately south of the roll off refuse location.

OPEN SPACE

8. D - Landscaping has been updating according to the requested agency comments.

LANDSCAPE

F. 1 - This has been updated within the site plan for building permit along areas containing the 4ft landscaping buffer

F. 8 - Hydrology plan has been approved

F. 16 - Hydrology plan has been approved

TREES

G.3 - Signature trees have been switched out to shade trees to increase the amount of shade trees

G.6 - That was completed on the Site Plan for building permit

WALKWAYS

H.3 - Sidewalks have been dimensioned and keynoted with proper detail indicating decorate contract edge detail

H5 – Pedestrian lighting bollard detail has been keynoted and diagrammatically marked on the site plan at each proposed location.

PARKING

J.10 - Motorcycle parking dimensions have been included at standard size (4ft x8ft) per stall

SIGNAGE

L.2 - Additional signage information has been included on the elevation on the separate signage elevation plan indicating size location colors lighting and materials of all proposed signs.

L.4 - Sign plan provided

L.7 - Sign plan proved

L.10 - Sign plan provided

TRANSPORTATION (Comments provided separately on March 28, 2016)

1. Please remove all the revision bubbles and triangles. Although they are helpful for review, they are confusing if the site plan comes in for an administrative amendment. **Completed**
2. Perform an overall quality control check. There are a couple spelling mistakes and about 24 of the keyed notes are either not used or not shown when they should be. **Completed**
3. A scale of 1"=20' should be used for this site for easier review and understanding. **We are unable to comply with this request due to the size constraints of our sheet.**
4. Existing versus proposed conditions must be clearly shown. It would be helpful if you remove the platting notes, easements and utility notes. Only show physical site features. **Completed**
5. Please identify all existing buildings, sidewalks, curbs, drive pads, turn lanes and anything that influences the parking and circulation on the site. **Completed**
6. Identify all existing access easements and rights of way width dimensions for Indian School Rd. and Uptown Loop Rd. As well as existing medians, sidewalks, curbs, drive pads, and turn lanes. **Completed**
7. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width. Provide dimensions. **Completed**
8. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." **Completed**
9. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978) **Completed**
10. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show ADA pathway dimensions. **Completed**
11. Please provide a sight distance exhibit for all site access (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). **Completed**
12. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area." **Completed**
13. Please include a copy of your shared access and parking agreement with the adjacent property owner. **We have provided a copy of the plat that demonstrates the shared access and parking agreement.**
14. The standard drawing 2426 does not apply to keyed note 4. Please revise. **Completed**
15. Keyed Note 36B is not listed. Please clarify. **Completed**

16. Motorcycle spaces and bike racks should be located near the main entrance to the businesses. Please clarify where that is and revise as needed. **Completed**
17. Please clarify where the property lines are located. **Completed**

We look forward to reviewing our submittal with you at the June 15, 2016 Development Review Board hearing. If you have any additional questions regarding this submittal please feel free to contact me directly at (505) 338-1499 or email me at: abenson@modulusarchitects.com

Best regards,



Angela Benson, Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, New Mexico 87109
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Mobile (505) 999.8016
abenson@modulusarchitects.com

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

Angela Benson, Agent 6/2/2016
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale:
1.0 acre or less 1" = 10' Over 5 acres 1" = 50'
1.0 - 5.0 acres 1" = 20' Over 20 acres 1" = 100'
[other scales, if approved by staff]
3. Bar scale
4. North arrow
5. Vicinity map
6. Signature Block (for DRB site dev. plans)
7. Property lines (clearly identify)
8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
9. Phases of development including location and square footages of structures, circulation, parking and landscaping
10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: _____ provided: _____Handicapped spaces (included in required total) required: _____ provided: _____
Motorcycle spaces (in addition to required total) required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk
- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

- Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

- 1. Scale - must be same as scale on sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Building footprints
- 6. Location of Retaining walls

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- 6. In addition to the above, the following must be provided for DRB applications:
 - A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements
- 7. Verification of adequate sight distance



Mr. Jack Cloud, DRB Chair
Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico
Email: jcloud@cabq.gov

June 2, 2016

RE: AGENT AUTHORIZATIN - WINROCK TOWN CENTER SECTION 8 (PHASE B) - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Mr. Cloud,

Modulus Architects represents Winrock Partners as the "Agent" and Architect of Record for this submittal of Site Development Plan for Building Permit. We hereby authorize Angela Williamson, Principal with Modulus Architects, (hereinafter "**Agent**") to act as agent on behalf of all matters relating to this application for this portion of the Winrock Town Center project is referred to as "Section 8" and is the located on the far northwest corner of Winrock Town Center, currently undeveloped. This undeveloped parcel is approximately 2.4 acres in size. The proposed building area is approximately +/- 20,843 SQ FT of commercial retail space. This is a shared tenant building that will accommodate approximately six to eight tenants' spaces.

We look forward to reviewing our submittal with you at the June 15, 2016 Development Review Board hearing. If you have any additional questions regarding this submittal please feel free to contact me.

Best regards,

A handwritten signature in blue ink, appearing to read "Fred Gorenz", with a long horizontal line extending to the right.

Fred Gorenz, *Senior Vice President, Director of Development*

Goodman Realty Group
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Albuquerque, NM 87109
Email: gorenz@goodmanrealty.com
Office: 505.881.0100 x225
Cell: 505.401.4650
www.goodmanrealty.com



REV	DATE	BY	REVISION

MODULUS ARCHITECTS

220 COPPER AVE. N.W., SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT NO.	
JOB NO.	
DATE	
DRAWN BY	

UR ROCK TOWN CENTER SECTION-8

108 LOUISIANA BLVD NE
ALBUQUERQUE, NEW MEXICO

SITE DETAILS

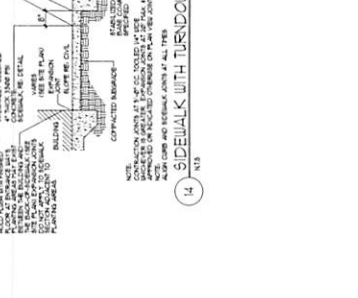
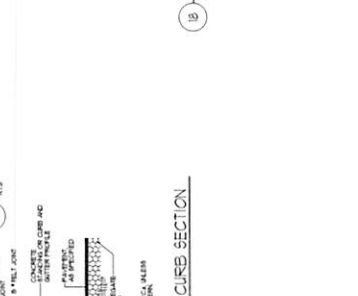
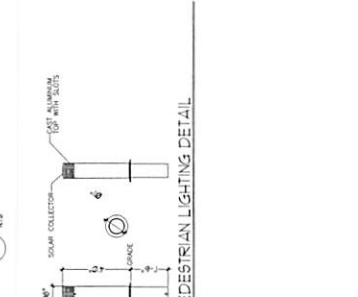
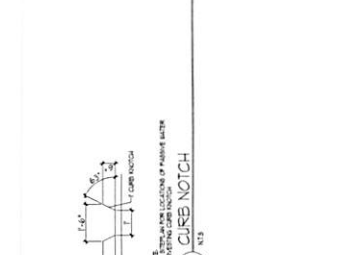
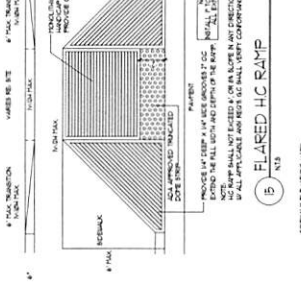
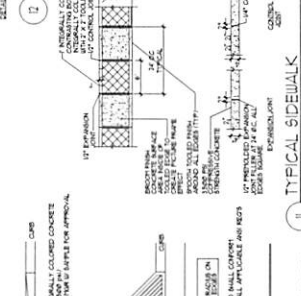
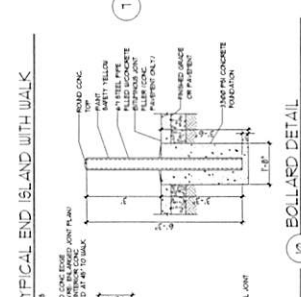
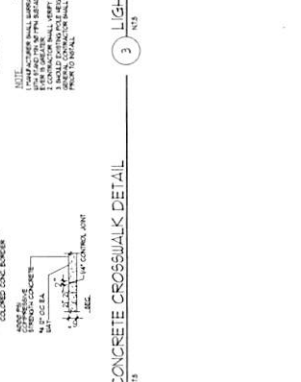
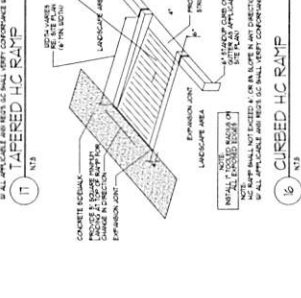
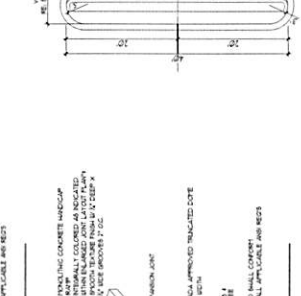
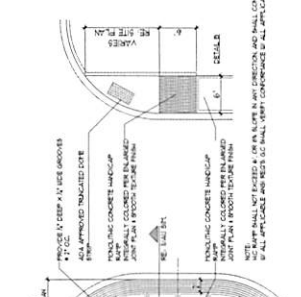
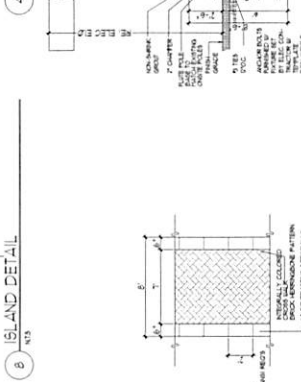
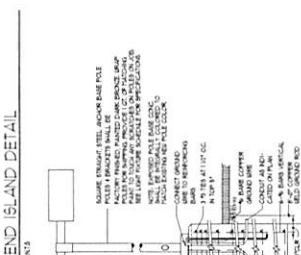
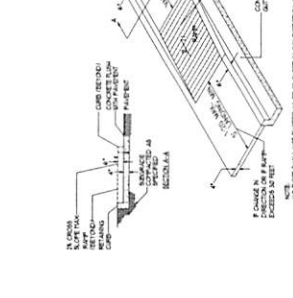
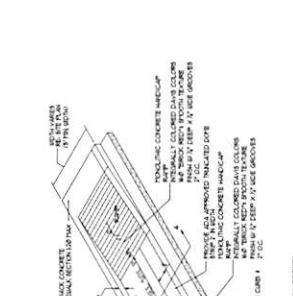
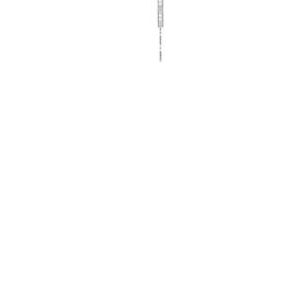
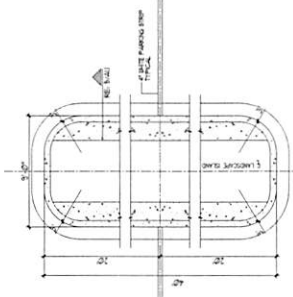
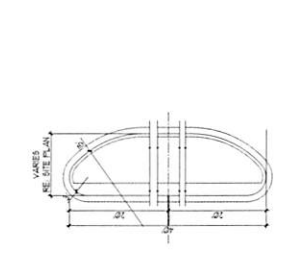
SHEET NO. 8

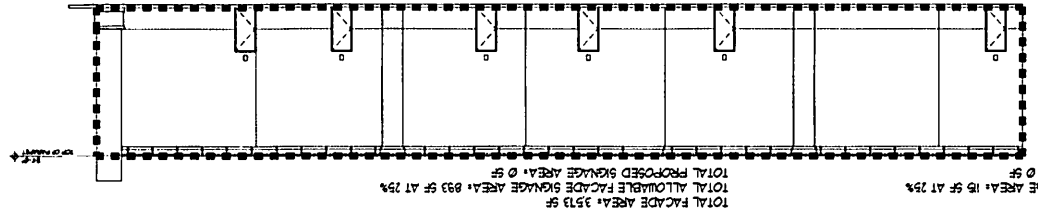
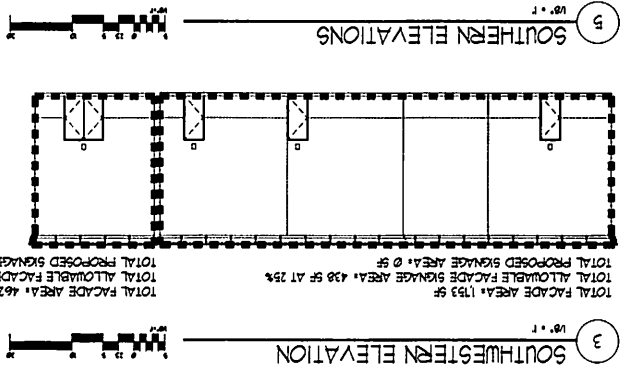
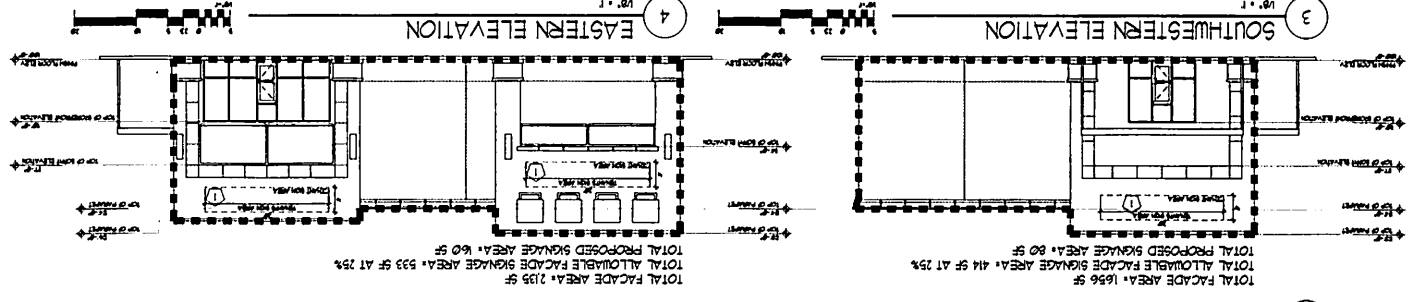
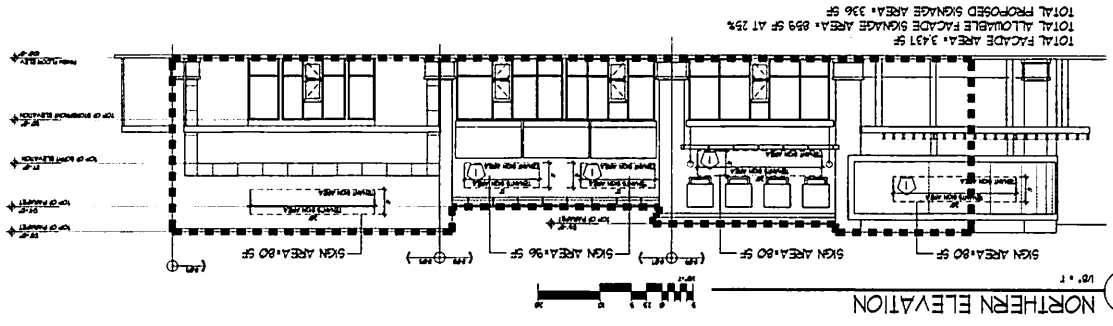
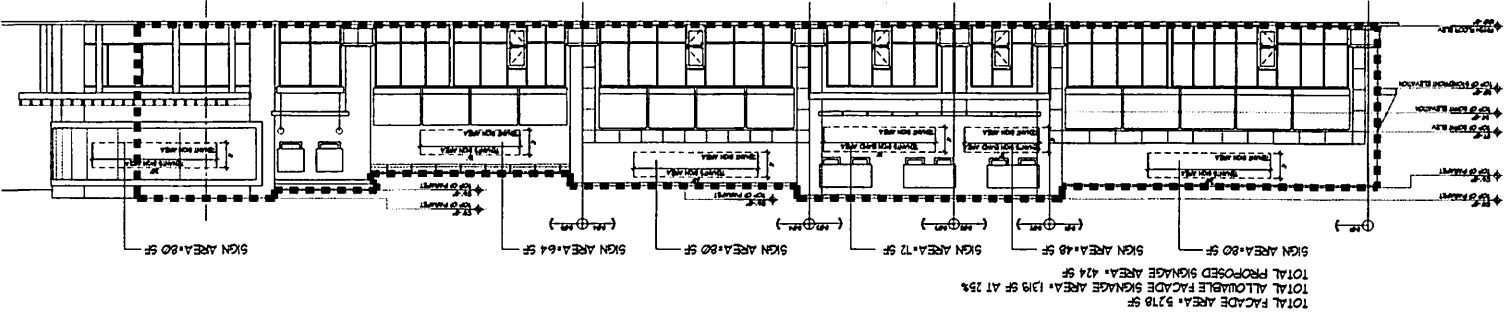
SCALE: 1/8" = 1'-0"

DATE: 10/02/06

DRAWN BY: A.L.I.

AS NOTED





ARCHITECTURAL KEYED NOTES:
 1) EXTERIOR FACADE NOTE SIGNAGE SHALL BE PROVIDED AND INSTALLED BY TRADER UNDER SEPARATE PERMIT.

REV	DATE	BY	REVISION



MODULUS ARCHITECTS
 220 COPPER AVE. N.W., SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT: WINSROCK TOWN CENTER SECTION 8
 7400 LOSOSUNA BLVD. W. 3RD FLOOR ALBUQUERQUE, NEW MEXICO 87102
 ARCHITECT: MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350 ALBUQUERQUE, NEW MEXICO 87102
 DRAWING NO.: 3
 SHEET NO.: 441
 DATE: 10/20/06
 AS NOTED



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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 2, 2016

Angela Benson
Modulus Architects
100 Sun Avenue, Suite 305/87109
Phone: 505-338-1499/Fax: 505-338-1498
E-mail: abenson@modulusarchitects.com

Dear Angela:

Thank you for your inquiry of **June 2, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – WINROCK TOWN CENTER, TRACT B, PLAT OF TRACTS A&B, 2100 LOUISIANA BOULEVARD NE LOCATED ON INDIAN SCHOOL ROAD NE AND UPTOWN LOOP ROAD NE** zone map **J-19**.

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

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from U.S.P.S. showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 06/02/16 Entered: 3:05 p.m. ONC Rep. Initials: siw

ATTACHMENT A

(DRB SUBMITTAL) – WINROCK TOWN CENTER, TRACT B, PLAT OF TRACTS A&B, 2100 LOUISIANA BOULEVARD NE LOCATED ON INDIAN SCHOOL ROAD NE AND UPTOWN LOOP ROAD NE zone map J-19 for Angela Benson, Modulus Architects.

ABQ-Park Neighborhood Association “R”

Alex W. Morgan
7414 Leah Dr. NE/87110 385-2888 (c)

James C. Sundsmo
7501 Prospect Ave. NE/87110 363-9380 (c)

Alvarado Park Neighborhood Association “R”

Darcy Bushnell
2017 Alvarado NE/87110 379-5335 (h)

Elissa M. Dente
2100 Alvarado NE/87110 268-8337 (h)

Classic Uptown Neighborhood Association “R”

David Haughwout
2824 Chama St. NE/87110

Robert Lah
2901 Mesilla St. NE/87110 883-8829 (h)

Inez Neighborhood Association “R”

Evelyn B. Feltner
2014 Utah St. NE/87110 271-9027 (h)

Donna Yetter
2111 Hoffman Dr. NE/87110 292-8102 (h)

Jerry Cline Park Neighborhood Association “R”

Mollie Papen
1016 Espanola St. NE/87110 268-5728 (h)

Cindy Griesmeyer
909 San Pablo St. NE/87110 255-6120 (h)

Mark Twain Neighborhood Association “R”

Barbara Lohbeck
1402 California NE/87110 254-0285 (h) 259-1932 (c)

Noreen Bladergroen
1201 California St. NE/87110 353-1225 (c)

Quigley Park Neighborhood Association “R”

Danielle Crouch
2813 La Veta Dr. NE/87110 350-1898 (c)

Eric Olivas
2708 Valencia Dr. NE/87110 934-4540 (c)

Snow Heights Neighborhood Association “R”

Laura Garcia
1404 Katie St. NE/87110 235-5858 (h)

Julie Nielsen
8020 Bellamah Ave. NE/87110 292-3989 (h)

Winrock South Neighborhood Association “R”

Virginia Kinney
7110 Constitution Ave. NE/87110-7122
321-5432 (message #)

John Kinney
7110 Constitution Ave. NE/87110-7122
321-5432 (message #)

Winrock Villas Condo. Association

David Ely
1601 Pennsylvania St. NE/87110 975-2020 (c)

Heather Pithan
1601 Pennsylvania St. NE/87110 884-8280 (o)



- Copy -

June 2, 2016

RE: NEIGHBORHOOD NOTIFICATION - WINROCK TOWN CENTER SECTION 8 (PHASE B) – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Dear Sir or Madam,

Modulus Architects represents Winrock Partners as the “Agent” and Architect of Record for this submittal of Site Development Plan for Building Permit. This portion of the Winrock Town Center project is referred to as “Section 8” and is located on the far northwest corner of Winrock Town Center, currently undeveloped. This undeveloped parcel is approximately 2.4 acres in size. The proposed building area is approximately +/- 20,843 SQ FT of commercial retail space. This is a shared tenant building that will accommodate approximately six to eight tenants’ spaces.

This project is zoned SU-3/MU-UPT and is under the jurisdiction of the Uptown Sector Plan, therefore requiring the approval by the URT prior to submitting for DRB approval. The URT review was held March 28, 2016 and the subsequent submittal and approval by the URT was given on June 1, 2016.

DRB HEARING

DATE: JUNE 15, 2016
WHERE: PLAZA DEL SOL, 600 2ND STREET NW (HEARING ROOM)
TIME: 9:00 AM

CASE PLANNER

Vicente M. Quevedo, MCRP
Urban Design and Development Planner
t (505) 924-3357
vquevedo@cabq.gov

We look forward to reviewing our submittal with you at the June 15, 2016 Development Review Board hearing. If you have any additional questions regarding this submittal please feel free to contact me directly at (505) 338-1499 or email me at: abenson@modulusarchitects.com

Best regards,

Angela Benson, Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 305
Albuquerque, New Mexico 87109
Office (505) 338.1499
Mobile (505) 999.8016
abenson@modulusarchitects.com

- Copy -



June 1, 2018

RE: NEIGHBORHOOD NOTIFICATION - WINROCK TOWN CENTER SECTION B (PHASE B) - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Dear Mr. Martin:

Modulus Architects is pleased to have been selected as the "Agent" and Architect of Record for this project. The portion of the Winrock Town Center project is referred to as "Section B" and is located on the far northwest corner of Winrock Town Center, currently undeveloped. The undeveloped parcel is approximately 3.4 acres in size. The proposed building area is approximately 10,843 SF of commercial retail space. This is a shared tenant building that will accommodate approximately 100,000 SF of retail space.

This project is located in the jurisdiction of the Uptown Sector Plan, therefore requiring the approval by the URT prior to submitting for DRB approval. The URT review was held March 23, 2018 and the subsequent approval and approval by the URT was given on June 1, 2018.

DRB HEARING

DATE: JUNE 15, 2018

WHERE: 1001A DULLES BLVD, 600 2ND STREET NW (HEARING ROOM)

TIME: 9:00 AM

CASE PLANNER

Valente M. Quevedo, MGR

Urban Design and Development Planning

(202) 914-3327

v.quevedo@modulus.com

We look forward to reviewing our submission with you at this June 15, 2018 Development Review Board meeting. If you have any and/or questions regarding this submission, please feel free to contact me directly at (202) 914-3327 or email me at valente@modulusarchitect.com

Best regards,

Valente M. Quevedo, Principal

Modulus Architects, Inc.


1700 Van Ave NE, Suite 302

Washington, New Mexico 87109

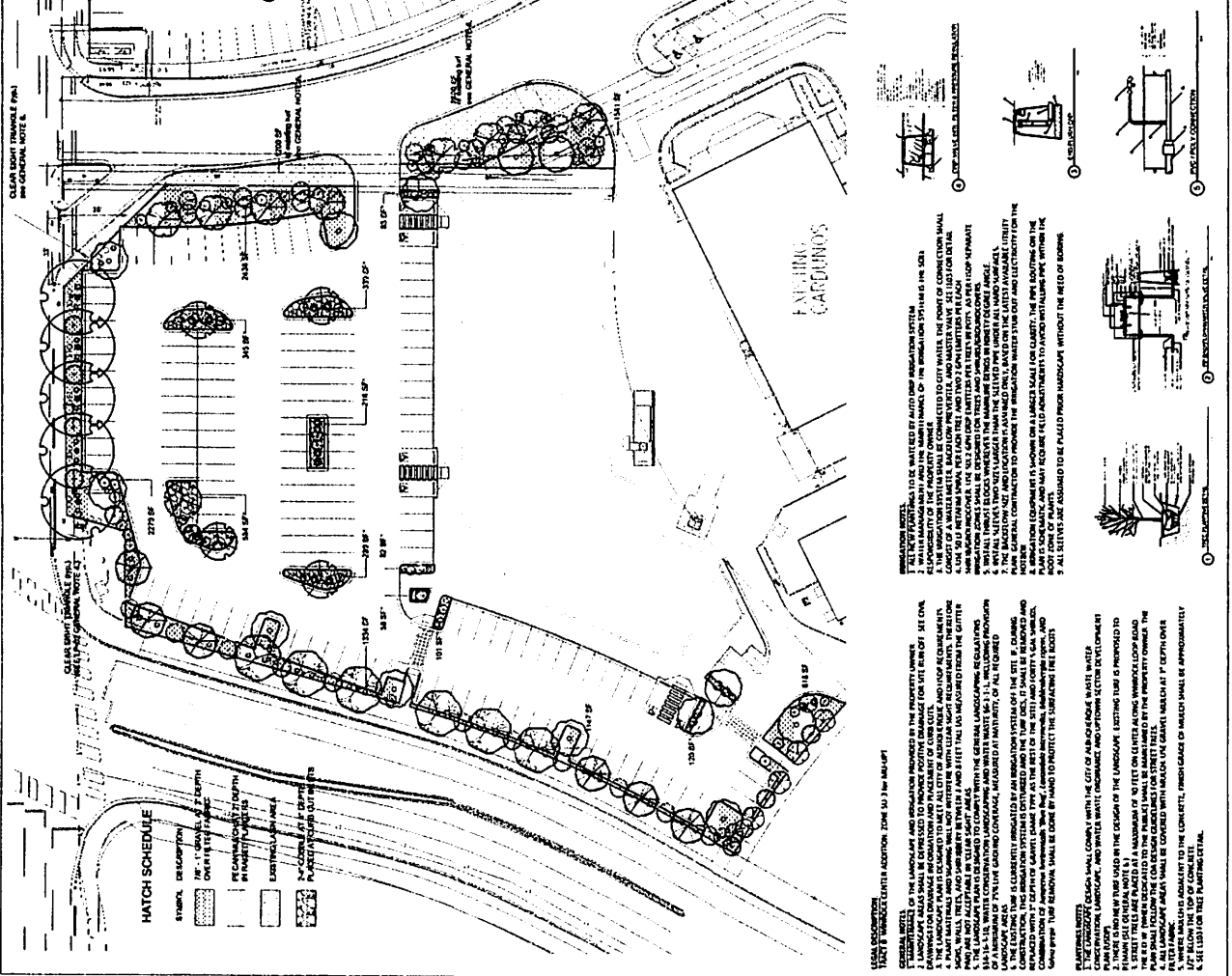
Office (202) 914-3327

Mobile (202) 914-8026

www.modulusarchitect.com

		CHECKED BY: [Signature] DATE: MAY 2015 DESIGNED BY: [Signature] DATE: MAY 2015 REVISIONS: [Table with 2 columns: NO., DATE, REVISIONS] NO. DATE REVISIONS	
SURETY INFORMATION FIELD NO. DATE FIELD BY DATE EXHIBIT'S SEAL		AS PART INFORMATION SHEET NO. DATE SHEET BY DATE SHEET TITLE	
PROJECT INFORMATION PROJECT NO. DATE PROJECT BY DATE PROJECT TITLE		CITY PROJECT NO. DATE CITY PROJECT BY DATE CITY PROJECT TITLE	

PLANT SCHEDULE	PLANT NAME / COMMON NAME	SIZE	WATER REQUIREMENTS
1	Malva domestica / Gai / Apple	2" B&D	Low
2	Prunus mahoe / Bing / Bing Cherry	2" B&D	Low
3	Prunus pennsylvanica / Early Elberta Peach	2" B&D	Low
4	Prunus pennsylvanica / Bluebird Peach	2" B&D	Low
5	Prunus pennsylvanica / Autumn Purple / Autumn Purple Am	2" B&D	Low
6	Sophora japonica / Japanese Pagoda Tree	2" B&D	Low
7	Ulmus parvifolia / Elm / Asian Lacebark Elm	2" B&D	Low
8	Ulmus parvifolia / Elm / Asian Lacebark Elm	2" B&D	Low
9	Castanopsis glaberrima / Yellow Blot of Paradise	5 gal RW	Low
10	Caryopteris - clauseniana / Blue Mist Spirea	5 gal RW	Low
11	Juniperus horizontalis / Weier Japanese	5 gal RW	Low
12	Leucophyllum frutescens / Texas Ranger	5 gal RW	Low
13	Philadelphus microphyllus / Litchfield Mock Orange	5 gal RW	Low
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100	Philadelphus microphyllus / Litchfield Mock Orange	5 gal RW	Low



PLANTING RESTRICTIONS APPROACH

OPEN SPACE NOTE:

IRRIGATION NOTE:

REQUIRED TREES:

REQUIRED GRASSES:

GROUNDCOVERS:

ORNAMENTAL GRASSES: