DRB CASE ACTION LOG

~~(Preliminary/Final)~~
(Site Plan- Building Permit)

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: 11DRB-70150 Project # 1002202

Project Name: Winrock Center

Agent: Consensus Planning Phone No.:

Your request was approved on 8-22-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☑ **CITY ENGINEER / AMAFCA:** S/A

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** - revise to address Transportation comments; resolve vacation of water E'ment; revise Note 14

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

COMPLETED 2-10-11

DRB CASE ACTION LOG (Amended SP Subd)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 10DRB-70366 Project # 1002202
Project Name: Winrock Center Addn
Agent: Consensus Planning. Phone No.:

Your request was approved on 1-19-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: add per condition

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): add per condition

☐ **Planning must record this plat. Please submit the following items:**
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- -Tax certificate from the County Treasurer.
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Created On:

DRB CASE ACTION LOG (Amended SP Subd)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 10DRB-70366 Project # 1002202
Project Name: Winrock Center Addn
Agent: Consensus Planning. Phone No.:

Your request was approved on 1-19-11 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☑ TRANSPORTATION: add sig condition

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): address condition

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- -Tax certificate from the County Treasurer.
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  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Created On:

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 19, 2011

Project# 1002202
10DRB-70366 MAJOR - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

CONSENSUS PLANNING INC agent(s) for WINROCK PARTNERS LLC request(s) the referenced/ above action(s) for **WINROCK CENTER ADDITION,** zoned SU-3 MU-UPT (Mixed Use – Uptown) and SU-3 MU-UPT/BUFFER, located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19)

At the January 19, 2011 Development Review Board (DRB) meeting, the referenced Amended Site Development Plan for Subdivision was approved subject to the following conditions:

1. The previous Site Development Plan for Building Permit shall be withdrawn.
2. Revised trip distribution data shall be provided with the next Site Development Plan for Building Permit; improvements may be required.
3. Clarify existing versus proposed access points on the sit plan.
4. Identify signalization (existing and proposed) on the site plan.
5. Notation on plat drawing to include legal description and zoning for the site and abutting parcels, and all symbols be included in the legend

Final sign-off of the site plan was delegated to Transportation Development and to Planning, to comply with conditons and pending expiration of the appeal period.

If you wish to appeal this decision, you must do so by February 4, 2011 in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

OFFICIAL NOTICE OF DECISION

Project# 1002202
10DRB-70366 MAJOR - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

Cc: Consensus Planning Inc., - 302 8th Street NW – Albuquerque, NM 87102
Cc: Winrock Partners LLC – 100 Sun Ave. NE Ste 100 – Albuquerque, NM 87109
Jim Dobbie – Uptown Progress – 201 3rd St. Suite 1150 – Albuquerque, NM 87102
Virginia Kinney – 7110 Constitution NE – Albuquerque, NM
Evelyn Feltner – 2014 Utah NE – Albuquerque, NM
Marilyn Maldonado
file

PROJECT # 1002202

#1

Date: 1-19-11

DRB PUBLIC HEARING
SIGN IN SHEET

Please proved your name and address for an opportunity to speak and/or receive an *official notice of decision*

16.Name: Jim Dobbie uptown Progress ~~Team~~ Address: 201 3rd St. Suite 1150

17.Name: Virginia Kinney Winrock South Neighborhood Address: c/o Hunt Development 7110 Cerbetdlas NE

18.Name: Evelyn Feltner Address: 2014 Utah NE

19.Name: Address:

20.Name: Address:

21.Name: Address:

22.Name: Address:

16 screens

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 19, 2011

Project# 1002202
10DRB-70366 MAJOR - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

CONSENSUS PLANNING INC agent(s) for WINROCK PARTNERS LLC request(s) the referenced/ above action(s) for **WINROCK CENTER ADDITION,** zoned SU-3 MU-UPT (Mixed Use – Uptown) and SU-3 MU-UPT/BUFFER, located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19)

AMAFCA
No comments.

COG
MRCOG has no comment on the proposed application.

TRANSIT
Project # 1002202
10DRB-70366
AMNDT. TO APPROVED SITE PLAN FOR SUBDIV.

Adjacent and nearby routes
Route #766, Red Line Rapid Ride, passes the site on Uptown Loop.
Commuter routes #6 and #12, Indian School Route and Constitution Route pass the site on Indian School Rd. and Pennsylvania Rd.

Adjacent bus stops
7 bus stops on located on Indian School Rd. and Pennsylvania Rd. serve the above mentioned Commuter routes. 1 bus stop exists located adjacent to the Uptown Shopping Center on Indian School serving the Route #766 in westbound direction.

Site plan requirements
None.

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT
No comments.

NEIGHBORHOOD COORDINATION

Letters sent to: **Uptown NA List** consisting of the following: Alvarado Park NA (R), Classic Uptown NA (R), Inez NA (R), Jerry Cline Park NA (R), Quigley Park NA (R), Snow Heights N Uptown Progress Team, Inc., Winrock South NA (R), Zuni NA (R)

APS

Winrock Center Addition is located between Louisiana Blvd NE and Pennsylvania St NE between I-40 and Indian School Rd NE. The owner of the above property requests an Amendment to Site Development Plan for Subdivision that will include a 5 story hotel, 24 retail spaces in addition to 3 existing spaces, 6 restaurants in addition to one existing, a 16 screen theater, and 24,000 sq ft of office space. This development will occur directly across the street from Inez Elementary School, which could cause impacts to student pedestrian and auto traffic. The developer also proposes to build a 66 unit multi-family development. The residential portion of this development will impact student capacities at Inez Elementary, Grant Middle School, and Sandia High School. Inez Elementary and Sandia High School are exceeding capacity, Grant Middle School currently has excess capacity.

Loc No	School	2010-11 40th Day	2010-11 Capacity	Space Available
276	Inez	451	444	-7
413	Grant	728	777	49
550	Sandia	2,002	2,000	-2

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

POLICE DEPARTMENT

Traffic Volume: Traffic volume will increase and negatively impact the multi-family complex.

A higher probability of crimes during evening/weekend hours: The proposed location of the theater will have a negative impact on the multi-family complex during the evening (could be late evening) and weekends. The proposed configuration of the theater and immediately adjacent apartment complex should be reconsidered.

Adequate security: Winrock management should provide a high level of on-site security, especially if the theater is allowed to be built in the proposed location.

Other: The proposed mixed use environment is not compatible ie, theater and residential.

Existing / Proposed
Signalized

FIRE DEPARTMENT
No comments.

PNM ELECTRIC & GAS
No comments.

COMCAST
No comments.

QWEST
Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. The developer should consult with Qwest Engineering during development of all phases to assess the impact to existing facilities, and to plan infrastructure requirements necessary for Qwest to continue to serve the entire development. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH
No comments.

M.R.G.C.D
1. Previously reviewed 12/08/2010.
2. No Adverse Comments.

OPEN SPACE DIVISION
Open Space has no adverse comments

CITY ENGINEER
No adverse comments provided existing contours are shown.

TRANSPORTATION DEVELOPMENT
- Provide the recording information for the existing cross access easements.
- Clarify existing versus proposed conditions – revise the linetypes.
- Provide a copy of the original (pre-2005) site plan for this site.
- Clarify when access points will be built.
- Provide a more direct western route to Louisiana Boulevard; define how vehicles will travel south.
- Please note on the Site Plan for Subdivision: "Intersection Improvements may be required at Site Plan for Building Permit. Revised trip distribution data will be provided."

PARKS AND RECREATION
With no changes being made to the trail connection through the site I have no objections

ABCWU.A
ABCWUA has no adverse comment

PLANNING DEPARTMENT
The previously approved Site Development Plan for Subdivsion was done in conjunction with a specific Site Development Plan for Building Permit – that site plan for building permit needs to be withdrawn with this proposed amendment.

NOTATION
Please provide additional reference to Uptown Sector Development Plan Design Regulations, e.g. amend the following headings with the underlined text: BUILDING HEIGHTS, SETBACKS <u>AND DESIGN</u>, LANDSCAPE PLAN <u>AND OPEN SPACE</u>, and possibly add an additional GENERAL NOTE. Please add the word "Uptown" to General Note 3, as well as the following reference at the end of that note: "and this site development plan for subdivision."

Please continue to identify the abutting SU-3 parcels similar to the approved site plan, e.g. Winrock Villas, Pinewood Estates, etc. Assuming Lot 4 is still intended to be Multi-Family site it should be identified as such on this proposed site plan, again similar to the approved site plan.

APPROVED PLAN

Conditions of Approval from EPC for the approved site development plan for subdivision need to be complied with on the proposed amendment to the extent possible: No. 2 – clearly identify zone categories with labels on site plan; No. 5 – identify setbacks from R-O-W; No. 6 – identify Transit Parking as "Not a Part;" No. 7 – Off-street Parking Note; No. 8 – Identify acreage for each lot [additionally, information under the heading THE SITE should refer to existing legal descriptions, e.g.: "Tract 1 and Tract 2 are the existing Parcels A-3 and A-2 for the..." and "...existing Toys R Us Lot D-1A; Tract 4 is the existing vacant Lot E1 east of ..." and finally "Tract 5 is the remaining lot comprising the rest of the Winrock Center Addition Parcels A1A, B, and C2A plus Parcel B of the Hunt-Spectrum Development Site."]; refer to comments from City Engineer regarding No. 10.

PHASING

The proposed Phasing Plan needs to address demolition that is shown on the site plan but has not yet occurred.

GRADING AND UTILITY PLAN

Please provide correct scale on Sheet 2 of 2; the Legend should be expanded to include Existing Top of Asphalt Elevations, and include all symbols used on the plan sheet. Existing contours and limits of disturbance need to be shown.

SITE PLAN

Parking needs to be identified as "Illustrative Parking, subject to compliance with the Uptown Sector Development Plan." In addition to the number of parking spaces in some sub areas, the curvilinear parking row proposed on the east side of the theater and the acute-angled parking aisle intersections with the ring road may need to be revised.

The proposed site plan no longer shows N-S or E-W Corridors as referenced under INTERNAL CIRCULATION – future corridors need to depicted, or a more detailed description is needed to identify the future circulation plan.

Trip distrubution may be substantially altered with this proposed amendment. The proposed theater location presents significant reliance on the site's collector street (Pennsylvania) and, with the exception of the slip ramp for westbound I-40, there is no obvious on-site route for theater goers to utilize the site's other arterial streets (Indian School, and more importantly Louisiana). It does appear the site would still benefit from a contnuous E-W corridor generally aligned with the north access point on Pennslyvania, as well as corridors next to the Existing Retail/ Mall Building (an 'Inner' Ring Road).

The proposed theater is a prohibited use in the abutting buffer zone with the nearest residential developments, Winrock Villas and Pinewood Estates. While the theater is a permitted use on this site, revised building locations and/ or additional design criteria need to be addressed to mitiigate the impacts from late night parking lot and vehicular activity.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 19, 2011

Project# 1002202
10DRB-70366 MAJOR - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

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No comments.

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TRANSIT

Project # 1002202
10DRB-70366
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Site plan requirements
None.

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT

No comments.

NEIGHBORHOOD COORDINATION

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Traffic Volume: Traffic volume will increase and negatively impact the multi-family complex.

A higher probability of crimes during evening/weekend hours: The proposed location of the theater will have a negative impact on the multi-family complex during the evening (could be late evening) and weekends. The proposed configuration of the theater and immediately adjacent apartment complex should be reconsidered.

Adequate security: Winrock management should provide a high level of on-site security, especially if the theater is allowed to be built in the proposed location.

Other: The proposed mixed use environment is not compatible ie, theater and residential.

FIRE DEPARTMENT

No comments.

PNM ELECTRIC & GAS

No comments.

COMCAST

No comments.

QWEST

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. The developer should consult with Qwest Engineering during development of all phases to assess the impact to existing facilities, and to plan infrastructure requirements necessary for Qwest to continue to serve the entire development. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH

No comments.

M.R.G.C.D

1. Previously reviewed 12/08/2010.
2. No Adverse Comments.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

No adverse comments provided existing contours are shown.

TRANSPORTATION DEVELOPMENT

- Provide the recording information for the existing cross access easements.
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PARKS AND RECREATION

With no changes being made to the trail connection through the site I have no objections

ABCWU.A

ABCWUA has no adverse comment

PLANNING DEPARTMENT

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The proposed theater is a prohibited use in the abutting buffer zone with the nearest residential developments, Winrock Villas and Pinewood Estates. While the theater is a permitted use on this site, revised building locations and/ or additional design criteria need to be addressed to mitiigate the impacts from late night parking lot and vehicular activity.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Project is in the NE Area Command

Steve Sink
APD Crime Prevention
924.3600

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1002202 **indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicted that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.**

- [x] **Traffic volume/*Explain:*** Traffic volume will increase and negatively impact the multi-family complex
- [ ] **Traffic control devices/*Explain:***
- [ ] **Burglaries/*Explain*:**
- [ ] **Speeding violations/*Explain*:**
- [ ] **Lighting issues/*Explain*:**
- [ ] **Maintenance of landscaping/*Explain*:**
- [ ] **Robbery/*Explain*:**
- [ ] **Assault/*Explain*:**
- [ ] **Shoplifting/*Explain*:**
- [ ] **Accidents in the parking lot/*Explain*:**
- [x] **A higher probability of crimes during evening/weekend hours/*Explain*:** The proposed location of the theater will have a negative impact on the multi-family complex during the evening (could be late evening) and weekends. The proposed configuration of the theater and immediately adjacent apartment complex should not be approved.
- [ ] **Commercial burglary/*Explain*:**
- [ ] **Rape/*Explain*:**
- [x] **Adequate security/*Explain*:**
- [ ] **Alarm security/*Explain*:**
- [ ] **Alarm response i.e. false alarms, etc/*Explain*:**
- [ ] **Transients/*Explain*:**
- [ ] **Need for neighborhood association/*Explain*:**
- [x] **Other:** → The proposed mixed-use environment is not compatible ie, theater and residential

→ Winrock management should provide a high level of on-site security, especially if the theater is allowed to be built in the proposed location

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 19, 2011,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002202
10DRB-70366 MAJOR - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

CONSENSUS PLANNING INC agent(s) for WINROCK PARTNERS LLC request(s) the referenced/ above action(s) for **WINROCK CENTER ADDITION,** zoned SU-3 MU-UPT (Mixed Use – Uptown) and SU-3 MU-UPT/BUFFER, located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 4, 2010.

HEARING DATE: 1/19/11

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2010

Project# 1002202
10DRB-70315 VACATION OF PUBLIC EASEMENTS

CONSENSUS PLANNING INC agent(s) for WINROCK PARTNERS LLC request(s) the referenced/ above action(s) for all or a portion of Parcel A1A, **WINROCK CENTER ADDITION,** zoned SU-3/ MU-UPT (Mixed Use - Uptown), located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, BETWEEN I-40 and INDIAN SCHOOL NE containing approximately 50.2296 acre(s). (J-19)

At the December 1, 2010 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year. Utility survey must be completed; Appropriate easements must be indicated on re-plat, and Utility companies must acknowledge the vacation via signature on the plat.

If you wish to appeal this decision, you must do so by December 16, 2010 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Consensus Planning Inc. – 302 8th Street NW – Albuquerque, NM 87102
Cc: Winrock Partners LLC – 100 Sun Avenue NE Ste 100 – Albuquerque, NM 87109
Marilyn Maldonado
Scott Howell
File

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, DECEMBER 1, 2010,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002202
10DRB-70315 VACATION OF PUBLIC EASEMENTS

CONSENSUS PLANNING INC agent(s) for WINROCK PARTNERS LLC request(s) the referenced/ above action(s) for all or a portion of Parcel A1A, **WINROCK CENTER ADDITION,** zoned SU-3/ MU-UPT (Mixed Use - Uptown), located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, BETWEEN I-40 and INDIAN SCHOOL NE containing approximately 50.2296 acre(s). (J-19)

Project# 1008492
10DRB-70313 VACATION OF PUBLIC EASEMENT
10DRB-70314 VACATION OF PUBLIC RIGHT-OF-WAY

JOSHUA SKARSGARD agent(s) for NORM ATKINS request(s) the referenced/ above action(s) for all or a portion of Lot(s) 26, **ALVARADO GARDENS Unit(s) 1** and MEADOW ROAD, zoned RA-2, located on the north side of MATTHEW AVE NW between RIO GRANDE BLVD NW and SAN ISIDRO ST NW containing approximately 2.8790 acre(s). (G-13)

Project# 1008575
10DRB-70316 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DWL ARCHITECTS agent(s) for HB CONSTRUCTION request(s) the referenced/ above action(s) for all or a portion of Lot(s) B-2-C-1A, **WASHINGTON BUSINESS PARK,** zoned SU-2/ M-1, located on WASHINGTON PL NE west of WASHINGTON ST NE between ALAMEDA BLVD NE and PASEO DEL NORTE NE containing approximately .8398 acre. (C-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361. TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 22, 2010.

Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

December 1, 2010

DRB PROJECT: #1002202

AGENT: Consensus Planning

APPLICANT: Winrock Partners LLC

PROJECT LOCATION/ADDRESS: Parcel A1A Winrock Center Addition

PROJECT DESCRIPTION: Vacation of Public Easements

ABCWUA COMMENTS: A utility survey must be completed to determine the actual line locations and line sizes before the easements can be vacated.

UTILITY DEVELOPMENT SECTION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2010

Project# 1002202
10DRB-70315 VACATION OF PUBLIC EASEMENTS

CONSENSUS PLANNING INC agent(s) for WINROCK PARTNERS LLC request(s) the referenced/ above action(s) for all or a portion of Parcel A1A, **WINROCK CENTER ADDITION,** zoned SU-3/ MU-UPT (Mixed Use - Uptown), located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, BETWEEN I-40 and INDIAN SCHOOL NE containing approximately 50.2296 acre(s). (J-19)

AMAFCA
No comments.

COG
No comments.

TRANSIT
Project # 1002202
10DRB-70315
VACCATION OF PUBLIC EASEMENTS

Adjacent and nearby routes
Route #766, Red Line Rapid Ride, passes the site on Uptown Loop.
Commuter routes #6 and #12, Indian School Route and Constitution Route pass the site on Indian School Rd. and Pennsylvania Rd.

Adjacent bus stops
7 bus stops on located on Indian School Rd. and Pennsylvania Rd. serve the above mentioned Commuter routes. 1 bus stop exists located adjacent to the Uptown Shopping Center on Indian School serving the Route #766 in westbound direction.

Site plan requirements
None.

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT
No comments.

NEIGHBORHOOD COORDINATION
Letters sent to: Alvarado Park NA (R), Classic Uptown NA (R), Inez NA (R), Jerry Cline Park NA (R), Quigley Park NA (R), Snow Heights NA (R), Uptown Progress Team, Inc., Winrock South NA (R), Zuni NA (R)

APS No comments.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS PNM has facilities located in these easements, the developer will be required to pay for the relocation and provide additional easement as needed prior to any vacation action.
COMCAST No comments.
QWEST Concerning the subject case number(s), Qwest may have buried facilities in the vicinity, and is requesting the customer to call for cable locates; the information may be relayed to Richard Redman at 245-6098. If no buried facilities are found, Qwest has no objections to the vacation of public easement. However, if buried facilities are found Qwest will relocate upon payment and new easement grant. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments.
M.R.G.C.D No comments.
OPEN SPACE DIVISION No comments.
CITY ENGINEER No objection to the vacation request
TRANSPORTATION DEVELOPMENT No objection to vacation requests.
PARKS AND RECREATION No comments.
ABCWUA No comments.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed Vacation.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

HEARING DATE: 12-1-10 (VPE)

OFFICIAL NOTICE OF DECISION

With the signing of the infrastructure list dated 4/19/06 the site plan for subdivision was approved with final sign off delegated to Transportation Development for comments per handout sheet.

If you wish to appeal this decision, you must do so by May 4, 2006, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: Pru Winrock LLC, 8 Campus Drive, Parsippany, NJ 07054
Huitt-Zollars Inc., 333 Rio Rancho Blvd, Suite 101, Rio Rancho, NM 87124
Consensus Planning, 302 8th St NW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 19, 2006

1. Project # 1002202
06DRB-00362 Major-Vacation of Public Easements
06DRB-00363 Major-Preliminary Plat Approval

HUITT-ZOLLARS INC agent(s) for PRU WINROCK LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-A, A-2, A-3, B, C-2A, D-1A, E-1, WINROCK CENTER ADDITION and Lot(s) B, MONROE (to be known as **WINROCK MARKET CENTER**), zoned SU-3, located on LOUISIANA BLVD NE, between INDIAN SCHOOL NE and INTERSTATE 40 containing approximately 80 acre(s). [REF: 05EPC-00876, 05EPC-00877] (J-19)

At the April 19, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 4/19/06 the preliminary plat was approved with the following conditions of final plat:

1. All easements of record and easement agreements shall be reflected on the final plat.

2. Any final plat approved will provide for a "blanket" easement pending final construction and location of final public easements.

3. Label access easement for Toys R Us, "Temporary access easement to benefit Parcel D-1A, Parcel E-1 and Parcel A-1-A to be maintained by Parcel A-1-A".

4. Maintain 10-foot distance from face of curb to right-of-way boundaries. Create public access easements where necessary.

5. Research original plat for access easement maintenance at Americas Parkway.

6. Relocate leader for easement '5' on Sheet 5 of 6 to clarify identification.

7. Show 100-foot access control limits on the plat at the Interstate 40 access ramp entrance.

8. Verify location of the 84-inch storm drain behind the Macaroni Grill and if necessary, adjust the easement.

9. Create a public access easement at all sidewalks and handicap ramps along Indian School Road and along Americas Parkway.

10. Research Easement 17.

06DRB-00526 Minor-SiteDev Plan BldPermit/EPC
06DRB-00525 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for PRUWINROCK request(s) the above action(s) for all or a portion of Lot(s) A-1A, A-2, A-3, B, C-2A, D-1A E-1, WINROCK CENTER ADDITION and Lot(s) B (MONROE) (to be known as **WINROCK MARKET CENTER**) zoned SU-3/ C-3, and SU-2/C-2, O-1 & R-2, located on LOUISIANA BLVD NE, between INDIAN SCHOOL RD NE and I-40 NE containing approximately 81 acre(s). [REF: 05EPC-00876, 05EPC-00877] **[Russell Brito for Juanita Garcia, EPC Case Planner]** (J-19)

With the signing of the infrastructure list dated 4/19/06 the site plan for building permit was approved with final sign off delegated to City Engineer for the SIA and Transportation Development for comments per handout sheet.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002202 AGENDA#: 1 DATE: 4/19/06

1. Name: JACKIE F SHMAN Address: 302 8th St NW Zip: 87120

2. Name: KIM R. KEMPER Address: 533 RIO RANCHO Rd Zip: 87124

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1002202 Item No. 1 Zone Atlas J-19

DATE ON AGENDA 4-19-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (X)PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT (X)SITE PLAN FOR SUBDIVISION

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment

Conditions for Final Plat:

3 1. Label Access Easement for Toy R Us. "TEMPORARY ACCESS EASEMENT TO BENEFIT PARCEL D-1A, PARCEL E-1, AND PARCEL A-1-A TO BE MAINTAINED BY PARCEL A-1-A".

4 2. Maintain 10' distance from face of curb to Right-of-Way Boundaries. Create public access easements where necessary.

5 3. Research Original Plat for access easement maintenance at Americas Parkway.

6 4. Relocate leader for Easement '5' on sheet 5 of 6 to clarify identification.

7 5. Show 100' Access Control Limits on the plat. (At the Interstate 40 access ramp entrance).

8 6. Verify location of the 84" Storm Drain behind the Macaroni Grill and if necessary, adjust the easement.

9 7. Create a public access easements at all sidewalks and H.C. ramps along Indian School Road and along Americas Parkway.

10 8. RESEARCH EASEMENT (17)

DRB Submittal – ON BLUE SHEET

1. Show 100' Access Control Limits on the Site Development Plan For Subdivision and on the Site Development Plan for Building Permit. (At the Interstate 40 access ramp entrance).
2. Show correct property boundary on sheet 2 of 34. Site Development Plan for Subdivision.

3. On the entrance road between Pad 4 and Pads 5 and 6, show a single header curb in the entrance road restricting the left turn movement from the inner loop road onto the access road. (per Traffic assessment).
4. Place a note that states "The compact parking spaces are designated on the plan with a letter 'C' and should be designated on the pavement with the painted word "COMPACT".
5. Verify that the sight triangles from the project site onto Indian School Road comply with AASHTO specifications.
6. Where is the x-access easement?
7. What are the city standards for motorcycle parking?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002202 **AGENDA ITEM NO: 1**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Vacation
Preliminary Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

APPROVED X Signed I.L; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 19, 2006

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

MEMO

Date: 18 April 2006
To: Sheran Matson, DRB Chair
From: Russell Brito, Senior Planner
RE: Project # 1002202 (06DRB 00525 / 00526 and 05EPC 00876 / 00877)

#1M

The applicant and Planning staff met on 31 March 2006 to review the site development plans and the EPC Conditions of Approval.

Site Development Plan for Subdivision

- The applicant has adequately addressed and responded to the EPC Conditions of Approval.
- Please ensure that the items contained in Condition #10 are adequately addressed and resolved to the satisfaction of the City Engineer and the Dept. of Municipal Development.

Site Development Plan for Building Permit

- The applicant has adequately addressed and responded to the EPC Conditions of Approval.
- Please ensure that the items contained in Condition #31 are adequately addressed and resolved to the satisfaction of the City Engineer and the Dept. of Municipal Development

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 19, 2006

Project # 1002202
06DRB-00362 Major-Vacation of Public Easements
06DRB-00363 Major-Preliminary Plat Approval

HUITT-ZOLLARS INC agent(s) for PRU WINROCK LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-A, A-2, A-3, B, C-2A, D-1A, E-1, WINROCK CENTER ADDITION and Lot(s) B, MONROE (to be known as **WINROCK MARKET CENTER**), zoned SU-3, located on LOUISIANA BLVD NE, between INDIAN SCHOOL NE and INTERSTATE 40 containing approximately 80 acre(s). [REF: 05EPC-00876, 05EPC-00877] (J-19)

AMAFCA — No adverse comments.

COG — No comment at this time.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Uptown NA List – Alvarado Park NA (R), Classic Uptown NA (R), Inez NA (R), Jerry Cline Park NA (R), Mark Twain NA (R), Quigley Park NA (R), Snow Heights NA (R), Uptown Progress Team (R), Winrock South NA (R), Zuni NA (R).

APS — The owner is requesting a vacation of public easement and preliminary plat approval for **Winrock Market Center**. The requested actions apply to the retail portion of the project, where existing retail space will be replaced with new retail space. There are plans to create multifamily housing and hotel units in future phases of the project. When those plans are brought to the City, APS will provide comments regarding school impacts at that time. At this point in time, the requested vacations will have no adverse impacts to the APS district.

Police Department — No crime prevention or CPTED comments at this time.

Fire Department — Fire protection is a major concern for this project and must be addressed by the plan review office with representatives of this project.

PNM Electric & Gas — Approved.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

No objection to the vacation request. Plat should show all easements of record and reflect all easement agreements from the interchange project.

Transportation Development

What is easement 17? Defer all other vacation requests to the affected utilities. Will there be another infrastructure list associated with the site plan for building permit? Assuming the access issues will be addressed with site plan for building permit? The Loop Road and the access easement to the I-40 on-ramp need to be provided or are these going to be dedicated in fee simple with the plat? Where is the access control for the I-40 on-ramp?

Parks & Recreation

Defer to affected agencies regarding vacation request. No objection to the plat.

Utilities Development

No objection with Vacation request with the condition any Final Plat approved will provide for a "blanket" easement pending final construction and location of final public easements. No objection to Preliminary Plat approval.

Planning Department

Infrastructure List: Perhaps at the bottom of each page additional language should be added to read "+ Exhibit" so that it is clear there is an additonal page.

Planning Department

One comment on the Preliminary Plat: Note 1. The new tract being created with this plat is A-1-A-1. The Note leaves out one of the dashes. This can be corrected at final plat.

The proposed plat appears to comply with the Uptown Sector Development Plan. For traffic & transportation issues, Planning defers to the Traffic Engineer.

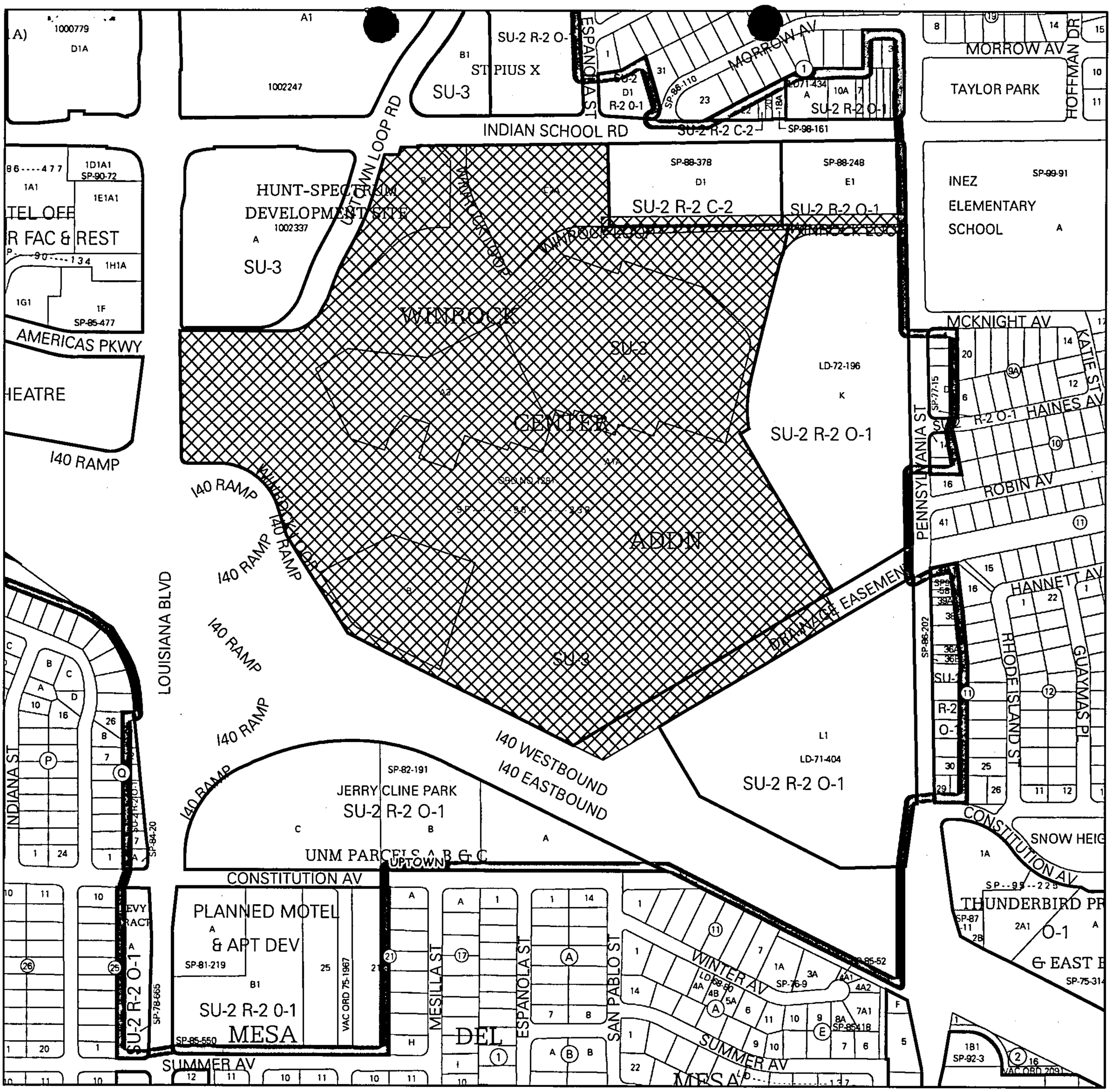
Planning assumes the site plan(s) will be submitted to be heard with this plat as required by the Subdivision Ordinance.

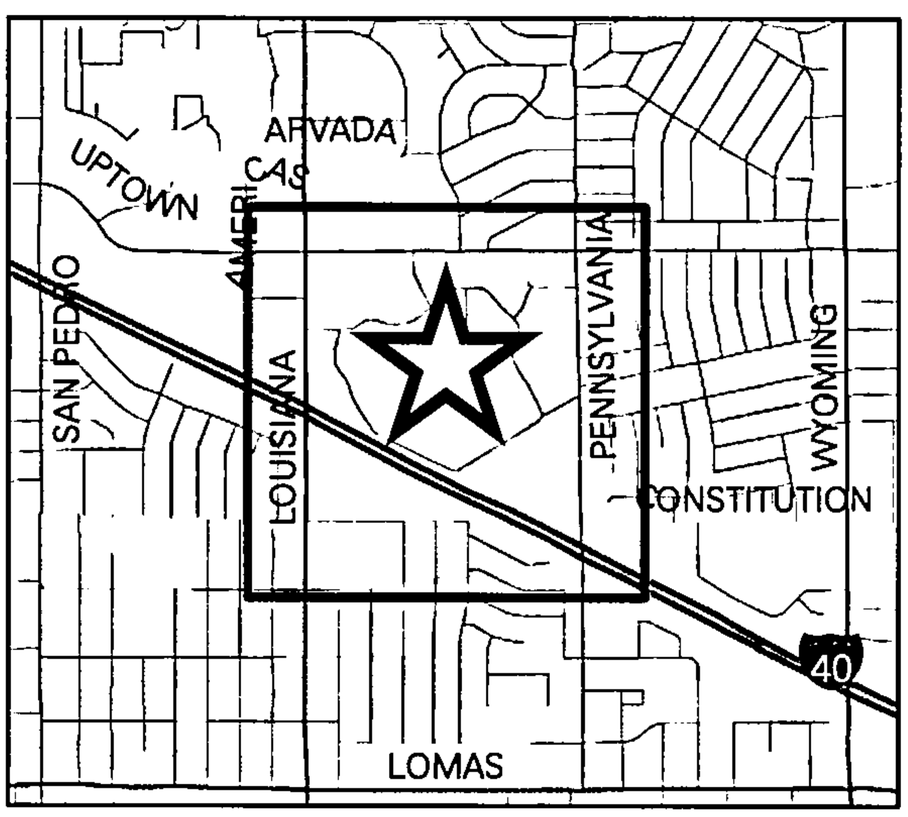
Impact Fee Administrator

No comment on proposed vacations of easements. Impact Fees will not be required until the time of Building Permits; the only Impact Fees will be for Public Safety which will be $455 per 1,000 square feet of building.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Pru Winrock LLC, 8 Campus Drive, Parsippany, NJ 07054
Huitt-Zollars Inc., 333 Rio Rancho Blvd, Suite 101, Rio Rancho, NM 87124





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number: 1002202

Hearing Date: 4/19/06

Zone Map Page: J-19

Additional Case Numbers: 06DRB-00362 06DRB-00363

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, April 19, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002202
06DRB-00362 Major-Vacation of Public Easements
06DRB-00363 Major-Preliminary Plat Approval

HUITT-ZOLLARS INC agent(s) for PRU WINROCK LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-A, A-2, A-3, B, C-2A, D-1A, E-1, WINROCK CENTER ADDITION and Lot(s) B, MONROE (to be known as **WINROCK MARKET CENTER**), zoned SU-3, located on LOUISIANA BLVD NE, between INDIAN SCHOOL NE and INTERSTATE 40 containing approximately 80 acre(s). [REF: 05EPC-00876, 05EPC-00877] (J-19)

Project # 1004354
06DRB-00392 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] (K-9)

Project # 1004779
06DRB-00393 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] (K-17)

Project # 1004778
06DRB-00391 Major-Vacation of Public Easements
06DRB-00390 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BLAINE ROBERTS request(s) the above action(s) for all or a portion of Lot(s) 2-B & 2-C, **LANDS OF FOREST PRODUCTS CO.,** zoned S-MI, located on ASPEN AVE NW, between 12TH ST NW and A.T. & S.F. RAILROAD containing approximately 7 acre(s). [REF: DRB-95-360, ZA-89-365] (H-13)

Project # 1003096
04DRB-01344 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1,** zoned S-R, SAWMILL RESIDENTIAL, located between 8TH ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901, 05CC01786] (J-14) **REMANDED BACK TO DRB FROM CITY COUNCIL**

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Claire Senova

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 3, 2006.

CITY OF ALBUQUERQUE

Planning Department

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DRB

P O Box 1293 Albuquerque, New Mexico 87103

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, April 19, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

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06DRB-00363 Major-Preliminary Plat Approval

HUITT-ZOLLARS INC agent(s) for PRU WINROCK LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-A, A-2, A-3, B, C-2A, D-1A, E-1, WINROCK CENTER ADDITION and Lot(s) B, MONROE (to be known as **WINROCK MARKET CENTER**), zoned SU-3, located on LOUISIANA BLVD NE, between INDIAN SCHOOL NE and INTERSTATE 40 containing approximately 80 acre(s). [REF: 05EPC-00876, 05EPC-00877] (J-19)

Project # 1004354
06DRB-00392 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] (K-9)

Project # 1004779
06DRB-00393 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] (K-17)

Project # 1004778
06DRB-00391 Major-Vacation of Public Easements
06DRB-00390 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BLAINE ROBERTS request(s) the above action(s) for all or a portion of Lot(s) 2-B & 2-C, **LANDS OF FOREST PRODUCTS CO.,** zoned S-MI, located on ASPEN AVE NW, between 12TH ST NW and A.T. & S.F. RAILROAD containing approximately 7 acre(s). [REF: DRB-95-360, ZA-89-365] (H-13)

Project # 1003096
04DRB-01344 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1,** zoned S-R, SAWMILL RESIDENTIAL, located between 8TH ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901, 05CC01786] (J-14) **REMANDED BACK TO DRB FROM CITY COUNCIL**

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Claire Senova

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 3, 2006.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: APRIL 19, 2006
Zone Atlas Page: J-19-Z
Notification Radius: 100 Ft.

Project# 1002202
App#06DRB-00362
App#06DRB-00363

Cross Reference and Location: LOUISIANA BLVD AND INTERSTATE 40 BETWEEN INDIAN SCHOOL AND INTERSTATE 40

Applicant: PRU WINROCK LLC
Address: 8 CAMPUS DRIVE
PARSIPPANY, NJ 07054

Agent: HUITT-ZOLLARS, INC.
333 RIO RANCHO BLVD, SUITE 101
RIO RANCHO, NM 87124

Special Instructions:

Notice must be mailed from the City's 15 day's prior to the meeting.

Date Mailed: MARCH 31, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 100 2202
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-19	1019058	135-510	204-041	✓ Dup
		189-508	081	✓ Dup 2
		237-508	09	✓ Dup 2
		130-400	101	✓
		083-504	15	✓
		028-499	14	✓
		232-428	205-071	Dup
		241-314	203-121	✓ Dup 2
	1018058	507-518	116-22	✓
		508-497	18	✓ Dup 2
		511-481	17	✓ Dup 2
		505-465	15	✓
		473-432	115-19	✓
	1018059	497-034	405-11	✓
	1019059	051-050	301-34	✓ Dup
		101-022	317-01	✓ Dup 2
		125-053	02	✓ Dup 2
		167-015	303-01	✓
		192-011	302-19	✓
		188-008	20	✓
		209-009	01	✓
		221-012	02	✓
		231-013	04	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1002202
Application#

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-19	1019059	244-013	302-07	✓
		252-013	08	✓ Dup
		260-023	09	✓ Dup?
		298-017	401-04	✓ COA
	1019058	310-500	117-23	✓
		279-455	116-17	✓
		279-439	01	✓
		279-416	115-25	✓
		279-406	01	✓
		279-392	106-46	✓
		053-285	201-12	✓ COA

mainframe@coa1mp3.ca To
bq.gov cc
03/28/2006 01:36 PM bcc
Subject

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1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01019058                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01019058135510204041 1 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01019058189508204081 1 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01019058237508204 09     LEGAL: PARC EL E -1 WINROCK CENTER ADDN (BEING A REPL OF
PA  LAND USE:
                         PROPERTY ADDR: 00000   INDIAN SCHOOL
                            OWNER NAME: PRUDENTIAL INSURANCE CO OF AME
                            OWNER ADDR: 00555   17TH                      ST
DENVER      CO       80202
01019058130400204101 1 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01019058083504204 15     LEGAL: TR B  PLA T OF TRACTS A & B HUNT-SPECTRUM
DEVELOPMEN  LAND USE:
                         PROPERTY ADDR: 00000   LOUISIANA
                            OWNER NAME: PRUWINROCK LLC
                            OWNER ADDR: 00008   CAMPUS                    DR
PARSIPPANY  NJ       07054
01019058028499204 14     LEGAL: TR A  PLA T OF TRACTS A & B HUNT-SPECTRUM
DEVELOPMEN  LAND USE:
                         PROPERTY ADDR: 00000   LOUISIANA
                            OWNER NAME: HUNT UPTOWN III LLC
                            OWNER ADDR: 04401   N MESA
EL PASO     TX       79902
01019058232428205 07 11 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01019058241314203 12 11 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01018058507518116 22     LEGAL: TRAC T 1- D-1A1 PLAT OF TR 1-D-1A1 PARK SQUARE
ADDN   LAND USE:
                         PROPERTY ADDR: 00000   INDIAN SCHOOL
                            OWNER NAME: MELLON PIER I PROP LTD PTNS
                            OWNER ADDR: PO BOX 1600
ROWLETT     TX       75030
01018058508497116 18     LEGAL: TRAC T 1- E-1A-1 PARK SQUARE ADDN PLAT OF TRS
1-C-1A  LAND USE:
                         PROPERTY ADDR: 00000   LOUISIANNA
                            OWNER NAME: HUB ACQUISITION TRUST / HRPT P
                            OWNER ADDR: 00555   17TH                      ST
DENVER      CO       80202
01018058511481116 17     LEGAL: TRAC T 1- H-1A PARK SQUARE ADDN PLAT OF TRS
1-C-1A,   LAND USE:
                         PROPERTY ADDR: 00000   LOUISIANA
                            OWNER NAME: HUB ACQUISITION TRUST/ HRPT PR
                            OWNER ADDR: 00555   17TH                      ST
DENVER      CO       80202
01018058505465116 15     LEGAL: TR 1 -F R EPL OF TRS 1-A-1, 1-B-1, 1-C-1, 1-D-1A,
1-  LAND USE:
                         PROPERTY ADDR: 00000   LOUISIANA
                            OWNER NAME: EQUI-PARK SQUARE ASSOC % STEAK
                            OWNER ADDR: 06500   INTERNATIONAL             PK
PLANO       TX       75093
```

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0101805847343211519   LEGAL: TR 2 B PL AT OF TR 2A & 2B PARK SQUARE
LAND USE:
                      PROPERTY ADDR: 00000   LOUISIANA
                         OWNER NAME: CONNECTICUT GENERAL LIFE INSUR
                         OWNER ADDR: 00001   MARRIOTT                    DR
WASHINGTON  DC       20058
0101805949703440511   LEGAL: TR D -1-A  PLAT OF TR D-1-A & ROW TR D-1-B UNIT
1-A   LAND USE:
                      PROPERTY ADDR: 00000   LOUISIANA
                         OWNER NAME: CITY PLACE LLC
                         OWNER ADDR: 00010   TRAMWAY                    LP NE
ALBUQUERQUE NM       87122
0101905905105030134   LEGAL: TRAC T A- 1 PLAT OF TRACTS A-1, B-1 & B-2 ST PIUS
X   LAND USE:
                      PROPERTY ADDR: 00000   LOUISIANA
                         OWNER NAME: HUNT UPTOWN DEVELOPMENT LLC
                         OWNER ADDR: 04401   NORTH MESA
EL PASO     TX       79902
0101905910102231701   LEGAL: TRAC T B- 1 PLAT OF TRACTS A-1, B-1 & B-2 ST PIUS
X   LAND USE:
                      PROPERTY ADDR: 00000   INDIAN SCHOOL
                         OWNER NAME: HUNT UPTOWN DEVELOPMENT LLC
                         OWNER ADDR: 04401   NORTH MESA
EL PASO     TX       79902
0101905912505331702   LEGAL: TRAC T B- 2 PLAT OF TRACTS A-1, B-1 & B-2 ST PIUS
X   LAND USE:
                      PROPERTY ADDR: 00000   INDIAN SCHOOL
                         OWNER NAME: HUNT UPTOWN DEVELOPMENT LLC
                         OWNER ADDR: 04401   NORTH MESA
EL PASO     TX       79902
0101905916701530301   LEGAL: TR D -1 P LAT OF TR "D-1" BLK 2 ZUNI ADDN (A
REPLAT   LAND USE:
                      PROPERTY ADDR: 00000   INDIAN SCHOOL
                         OWNER NAME: WALL SUSAN H HAGEY
                         OWNER ADDR: PO BOX 2671
LA JOLLA    CA       92038
0101905919201130219   LEGAL: 023  001Z UNI ADDN MIDDLE POR L23
LAND USE:
                      PROPERTY ADDR: 00000   MORROW
                         OWNER NAME: LUTHEY EARL M & SHARON R TRUST
                         OWNER ADDR: 07406   MORROW                    AV NE
ALBUQUERQUE NM       87110
0101905918800830220   LEGAL: 023  001Z UNI ADDN S POR L23
LAND USE:
                      PROPERTY ADDR: 00000   MORROW
                         OWNER NAME: BENYAK DAVID
                         OWNER ADDR: 07402   MORROW                    RD NE
ALBUQUERQUE NM       87110
0101905920900930201   LEGAL: 001Z UNI  ADD LOTS 20 21 X 22
LAND USE:
                      PROPERTY ADDR: 00000   INDIAN SCHOOL
                         OWNER NAME: WHITE VAN R & LORE
                         OWNER ADDR: 03156   LA RONDA                  PL NE
ALBUQUERQUE NM       87110
```

0101905922101230202 LEGAL: LT 1 8A B LK 1 ZUNI ADDN (BEING A REPL OF LTS 18 & 1 LAND USE:
PROPERTY ADDR: 00000 INDIAN SCHOOL
OWNER NAME: SUNROOMS PLUS
OWNER ADDR: 07401 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87109
0101905923101330204 LEGAL: TR A EXC ELY 25FT REPL LTS 11 THRU 17 BLK 1 ZUNI A LAND USE:
PROPERTY ADDR: 00000 INDIAN SCHOOL
OWNER NAME: INDIAN SCHOOL ASSOC
OWNER ADDR: 07611 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101905924401330207 LEGAL: 10A REPL AT OF LTS 8 9 & 10 BLK 1 AND THE ELY 25FT LAND USE:
PROPERTY ADDR: 00000 INDIAN SCHOOL
OWNER NAME: PAINTER BOBBY G & JUDI A
OWNER ADDR: 05910 WILDWOOD
FARMINGTON NM 87402
0101905925201330208 LEGAL: 005 001Z UNI ADDN L5 & 6 & 7 LAND USE:
PROPERTY ADDR: 00000 PENNSYLVANIA
OWNER NAME: NEW HOPE MISSIONARY
OWNER ADDR: 01901 PENNSYLVANIA NE
ALBUQUERQUE NM 87110
0101905926002330209 LEGAL: 001 001Z UNI ADDN & 32 & 33 & 1 & 2 & 3 & 4 LAND USE:
PROPERTY ADDR: 00000 PENNSYLVANIA
OWNER NAME: NEW HOPE MISSIONARY
OWNER ADDR: 01901 PENNSYLVANIA NE
ALBUQUERQUE NM 87110
0101905929801740104 LEGAL: 019I NEZ ADDN TAYLOR PARK LAND USE:
PROPERTY ADDR: 00000 MORROW
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101905831050011723 LEGAL: TRAC T A INEZ ELEMENTARY SCHOOL PLAT OF TRACT A INE LAND USE:
PROPERTY ADDR: 00000 PENNSYLVANIA
OWNER NAME: REGENTS OF UNM
OWNER ADDR: SCHOLES HALL 252
ALBUQUERQUE NM 87131
0101905827945511617 LEGAL: 001 09AS NOW HEIGHTS ADD & L2 LAND USE:
PROPERTY ADDR: 00000 MC KNIGHT
OWNER NAME: COLETTA FAMILY TRUST
OWNER ADDR: 12327 COUGAR DR
SUN CITY WESAZ 85375
0101905827943911601 LEGAL: D 9A REP LAT OF LOTS 3 THRU 5 BLK 9-A SNOW HEIGHTS LAND USE:
PROPERTY ADDR: 00000 PENNSYLVANIA
OWNER NAME: HOUSE GARY B TRUSTEE
OWNER ADDR: 08417 JOSEPH SHARP NE
ALBUQUERQUE NM 87122

01019058279416115 25 LEGAL: LOTS 14 & 15 BLOCK 10 SNOW HEIGHTS ADDITION
LAND USE:
PROPERTY ADDR: 00000 PENNSYLVANIA
OWNER NAME: STANLEY VIRGINIA M K & JOSEPH
OWNER ADDR: 01500 COAL PL SE
ALBUQUERQUE NM 87108
01019058279406115 01 LEGAL: 016 010S NOW HEIGHTS ADD
LAND USE:
PROPERTY ADDR: 00000 ROBIN
OWNER NAME: RAHN ELIZABETH M
OWNER ADDR: 07703 ROBIN AV NE
ALBUQUERQUE NM 87110
01019058279392106 46 LEGAL: 041 011S NOW HEIGHTS ADD
LAND USE:
PROPERTY ADDR: 00000 ROBIN
OWNER NAME: STONER HAZEL DEAN - TRUSTEE
OWNER ADDR: 07702 ROBIN AV NE
ALBUQUERQUE NM 87110
01019058053285201 12 LEGAL: PARC EL A SUMMARY PLAT SHOWING UNM PARCELS A B &
C LAND USE:
PROPERTY ADDR: 00000 CONSTITUTION
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

QUIT

101905813551020404L1 LEGAL: PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 7 P O CK CENTER ADDN CONT
PROPERTY ADDR: 201 WINROCK CENTER

OWNERS NAME: PRUDENTIAL INSURANCE CO OF AMERICA
OWNERS ADDR: 555 17TH ST 3600
DENVER, CO 80202

101905818950820408L1 LEGAL: PARCEL D1A WINROCK CENTER ADDN REPLAT OF PAR CENTER ADDN CONT 4.
PROPERTY ADDR: INDIAN SCHOOL

OWNERS NAME: PRUDENTIAL INSURANCE CO OF AMERICA
OWNERS ADDR: 555 17TH ST 3600
DENVER, CO 80202

101905813040020410L1 LEGAL: PARCEL A-1-A PARCEL A-1A WINROCK CENTER 0 96 AC M/L
PROPERTY ADDR: 2100 LOUISANA BLVD NE

OWNERS NAME: PRUWINROCK LLC
OWNERS ADDR: 555 17TH ST 3600
DENVER, CO 80202

101905823242820507L1 LEGAL: PARCEL K LAND DIVISION PLAT OF WINROCK CENTER CONT 17.39 AC M/L
PROPERTY ADDR: N/A

OWNERS NAME: BARCHESTER CORP
OWNERS ADDR: 3234 RIVERVIEW LN
DAYTONA BEACH, FL 32118

101905824131420312L1 LEGAL: PARCEL L-1 WINROCK SHOPPING CENTER ADDITION T TO R/W CONT 13.32
PROPERTY ADDR: 1401 PENNSYLVANIA NE

OWNERS NAME: BARCHESTER COPR
OWNERS ADDR: 3234 RIVERVIEW LN
DAYTONA BEACH, FL 32118

101805850751811622 LEGAL: TRACT 1-D-1A1 PLAT OF TR 1-D-1 A1 PARK SQUARE 3 2 SQ FT M/L
PROPERTY ADDR: 6670 INDIAN SCHOOL NE

OWNERS NAME: MELLON PIER I PROP LTD PTNS
OWNERS ADDR: PO BOX 1600
ROWLETT, TX 75030

101905916701530301 LEGAL: TR D-1 PLAT OF TR "D-1" BLK 2 ZUNI ADDN (A R TOGETHER WITH A A POR
PROPERTY ADDR: 7301 INDIAN SCHOOL RD NE 7309

OWNERS NAME: WALL SUSAN H HAGEY
OWNERS ADDR: PO BOX 2671
LA JOLLA, CA 92038

101905929801740104 LEGAL: 019 INEZ ADDN TAYLOR PARK
PROPERTY ADDR: MORROW AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101905831050011723

LEGAL: TRACT A INEZ ELEMENTARY SCHOOL PLAT OF TRACT ARY SCHOOL CONT 9.22
PROPERTY ADDR: 1700 PENNSYLVANIA NE

OWNERS NAME: REGENTS OF UNM
OWNERS ADDR: SCHOLES HALL 252
ALBUQUERQUE, NM 87131

101905805328520112

LEGAL: PARCEL A SUMMARY PLAT SHOWING UNM PARCELS A I THIN THE NW1/4 SEC
PROPERTY ADDR: 7001 CONSTITUTION AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

UPTOWN NEIGHBORHOOD ASSOCIATION LIST

(as of March 9, 2006)

Alvarado Park Neighborhood Association "R"

Bill Sterchi
5607 Princess Jeanne NE/87110 255-0579 (h) 453-1342 (w)

Gene Tatum
1916 Madeira NE/87110 255-1960 (h)

Classic Uptown Neighborhood Association "R"

Stephen Verchinski
2700 Espanola NE/87110 888-1320 (h)

Jack Markham
2721 Pennsylvania NE/87110 837-1747 (h)

Inez Neighborhood Association "R"

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

Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Eric Shirley
900 Grove St. NE/87110 268-2595 (h)

Mark Twain Neighborhood Association "R"

Paul Schentrup
1112 Dakota NE/87110 268-5514 (h)

Kelly Frey
6014 Aspen NE/87110 268-5909 (h)

Quigley Park Neighborhood Association "R"

Lou Weiss
2838 Alvarado Dr. NE/87110 830-9455 (h)

Winnie Schmidt
2916 Cuervo Dr. NE/87110 881-2155 (h)

Snow Heights Neighborhood Association "R"

Mary A. Glasener
7742 Haines NE/87110-5518 299-6451 (h)

Shirley Marquez
7905 Hannett NE/87110 265-5513 (h)

Uptown Progress Team, Inc. "R"

Paul Silverman
6211 San Mateo NE, Ste. 130/87109 294-8625 (w)

Mickey Gowdy
6501 Americas Parkway NE, Ste. 650/87110 830-7662 (w

Winrock South Neighborhood Association "R"

Richard Peterson
1112 San Pedro NE #309/87110-6724 255-0414 (message #)

Virginia Kinney
1112 San Pedro NE #309/87110-6724 255-0414 (message)

Zuni Neighborhood Association "R"

Davis Lee
7401 Euclid Ave. NE/87110 888-1432 (h)

Ilyssa Bozza
7621 Euclid Ave. NE/87110 331-2817 (h)

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Mr. Bill Sterchi
Alvarado Park Neighborhood Association
5607 Princess Jeanne NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation & Preliminary Plat
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mr. Sterchi:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

Project # 1002202

PRU WINROCK LLC
8 CAMPUS DRIVE
PARSIPPANY, NJ 07054

Project # 1002202
GENE TATUM
Alvarado Park N.A.
1916 MADEIRA NE
ALBUQUERQUE, NM 87110

Project # 1002202
EVELYN B FELTNER
Inez N.A.
2014 UTAH ST NE
ALBUQUERQUE, NM 87110

Project # 1002202
ERIC SHIRLEY
Jerry Cline Park N.A.
900 GROVE ST NE
ALBUQUERQUE, NM 87110

Project # 1002202
LOU WEISS
Quigley Park N.A.
2838 ALVARADO DR NE
ALBUQUERQUE, NM 87110

Project # 1002202
SHIRLEY MARQUEZ
Snow Heights N.A.
7905 HANNETT NE
ALBUQUERQUE, NM 87110

Project # 1002202
RICHARD PETERSON
Winrock South N.A.
1112 SAN PEDRO NE # 309
ALBUQUERQUE, NM 87110

Project # 1002202
ILYSSA BOZZA
Zuni N.A.
7621 EUCLID AVE NE
ALBUQUERQUE, NM 87110

101905808350420415

PRUWINROCK LLC
8 CAMPUS DR
PARSIPPANY NJ 07054

101805850849711618

HUB ACQUISITION TRUST / HRPT
555 17TH ST
DENVER CO 80202

Project # 1002202

HUITT-ZOLLARS, INC
333 RIO RANCHO BLVD, STE # 101
RIO RANCHO, NM 87124

Project # 1002202
STEPHEN VERCHINSKI
Classic Uptown N.A
2700 ESPANOLA NE
ALBUQUERQUE, NM 87110

Project # 1002202
BETTE WEBER
Inez N.A.
1927 VIRGINIA ST NE
ALBUQUERQUE, NM 87110

Project # 1002202
PAUL SCHENTRUP
Mark Twain N.A.
1112 DAKOTA NE
ALBUQUERQUE, NM 87110

Project # 1002202
WINNIE SCHMIDT
Quigley Park N.A.
2916 CUERVO DR NE
ALBUQUERQUE, NM 87110

Project # 1002202
PAUL SILVERMAN
Uptown Progress Team Inc.
6211 SAN MATEO NE
ALBUQUERQUE, NM 87109

Project # 1002202
VIRGINIA KINNEY
Winrock South N.A.
1112 SAN PEDRO NE # 309
ALBUQUERQUE, NM 87110

101905813551020404L1

PRUDENTIAL INSURANCE CO OF AMERICA
555 17TH ST 3600
DENVER CO, 80202

101905802849920414

HUNT UPTOWN III LLC
4401 N MESA
EL PASO TX 79902

101805850546511615

EQUI-PARK SQUARE ASSOC STE A
6500 INTERNATIONAL PK
PLANO TX 75093

Project # 1002202
BILL STERCHI
Alvarado Park N.A.
5607 PRINCESS JEANNE NE
ALBUQUERQUE, NM 87110

Project # 1002202
JACK MARKHAM
Classic Uptown N.A.
2721 PENNSYLVANIA NE
ALBUQUERQUE, NM 87110

Project # 1002202
JULIE JONES
Jerry Cline Park N.A.
7625 WINTER AVE NE
ALBUQUERQUE, NM 87110

Project # 1002202
KELLY FREY
Mark Twain N.A.
6014 ASPEN NE
ALBUQUERQUE, NM 87110

Project # 1002202
MARY A GLASENER
Snow Heights N.A.
7742 HAINES NE
ALBUQUERQUE, NM 87110

Project # 1002202
MICKEY GOWDY
Uptown Progress Team, Inc.
6501 AMERICAS PARKWAY NE STE # 650
ALBUQUERQUE, NM 87110

Project # 1002202
DAVIS LEE
Zuni N.A.
7401 EUCLID AVE NE
ALBUQUERQUE, NM 87110

101905823242820707L1

BARCHESTER CORP
3234 RIVERVIEW LN
DAYTONA BEACH, FL 32118

101805850751811622

MELLON PIER I PROP LTD PTNS
PO BOX 1600
ROWLETT, TX 75030

101805847343211519

CONNECTICUT GENERAL LIFE INSU
1 MARRIOTT DR
WASHINGTON DC 20058

101805949703440511

CITY PLACE LLC
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

101905919201130219

LUTHEY EARL M & SHARON R TRUS
7406 MORROW AV NE
ALBUQUERQUE NM 87110

101905922101230202

SUNROOMS PLUS
7401 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87109

101905925201330208

NEW HOPE MISSIONARY
1901 PENNSYLVANIA NE
ALBUQUERQUE NM 87110

101905827943911601

HOUSE GARY B TRUSTEE
8417 JOSEPH SHARP NE
ALBUQUERQUE NM 87122

101905827939210646

STONER HAZEL DEAN - TRUSTEE
7702 ROBIN AV NE
ALBUQUERQUE NM 87110

101905905105030134

HUNT UPTOWN DEVELOPMENT LLC
4401 NORTH MESA
EL PASO TX 79902

101905918800830220

BENYAK DAVID
7402 MORROW RD NE
ALBUQUERQUE NM 87110

101905923101330204

INDIAN SCHOOL ASSOC
7611 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

101905831050011723

REGENTS OF UNM
SCHOLES HALL 252
ALBUQUERQUE, NM 87131

101905827941611525

STANLEY VIRGINIA M K & JOSEPH
1500 COAL PL SE
ALBUQUERQUE NM 87108

101905916701530301

WALL SUSAN H HAGEY
PO BOX 2671
LA JOLLA, CA 92038

101905920900930201

WHITE VAN R & LORE
3156 LA RONDA PL NE
ALBUQUERQUE NM 87110

101905924401330207

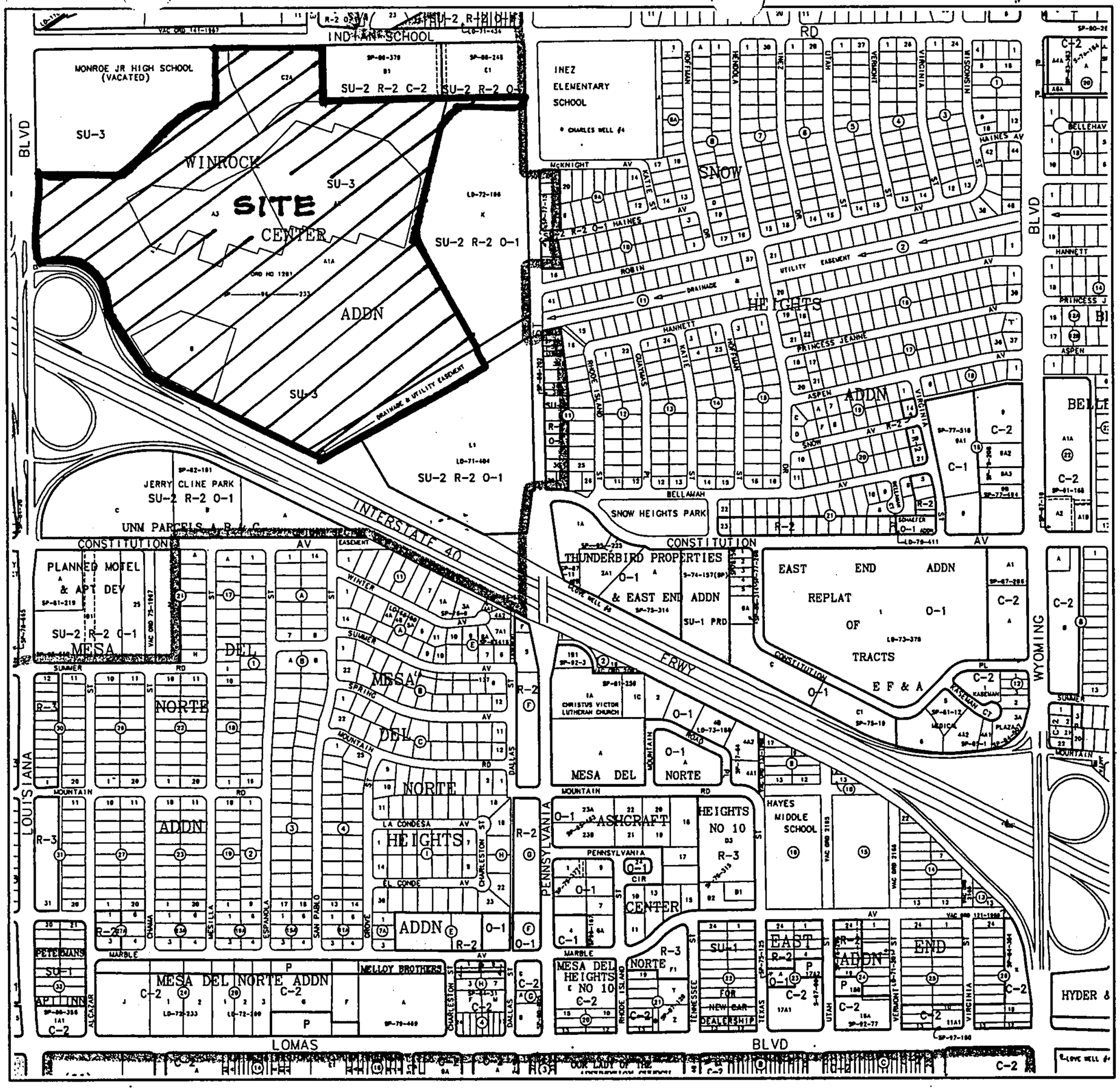
PAINTER BOBBY G & JUDI A
5910 WILDWOOD
FARMINGTON NM 87402

101905827945511617

COLETTA FAMILY TRUST
12327 COUGAR DR
SUN CITY WESAZ 85375

101905827940611501

RAHN ELIZABETH M
7703 ROBIN AV NE
ALBUQUERQUE NM 87110



CITY OF Albuquerque

Albuquerque Geographic Information System

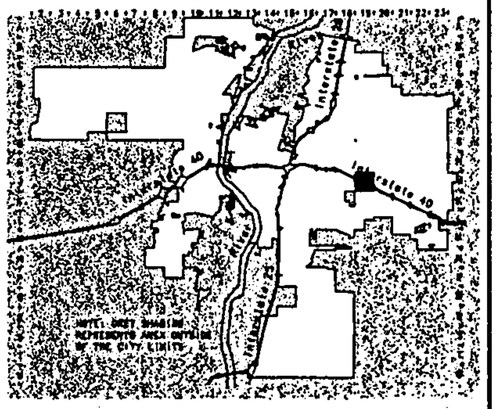
PLANNING DEPARTMENT

© Copyright 1998

N W E S

GRAPHIC SCALE IN FEET

250 0 500 1000



Zone Atlas Page

J-19-Z

Map Amended through
February 27, 1998

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 17, 2006

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque, New Mexico
P.O. Box 1293

RE: Major Subdivison Preliminary Plat
Vacation of Public Easement
Winrock MarketCenter
Project #1002202, 05EPC00876, 05EPC00877

Dear Ms. Matson:

Huitt-Zollars, Inc., on behalf of PruWinrock LLC, is requesting a vacation of public easement and preliminary plat approval for the Winrock MarketCenter project. This effort is being done in conjunction with a proposed Site Plan for Building Permit and Site Plan for Subdivision. The preliminary plat includes a consolidation of six (6) separate parcels into a single parcel. It also includes creating a new storm drain easement for the City of Albuquerque and a private access easement for the benefit of an adjacent parcel.

The private access easement is being created as a temporary measure to enhance the access to Parcel D-1A, which is not part of this plat but is included in the overall Site Development Plan(s). It is not part of the consolidation plat because it has a different zone classification. This temporary access easement is being provided at the request of the City Staff. Additionally, the City asked that we verify that Parcel D-1A have adequate parking and not require a parking easement from the adjacent property as well. Parcel D-1A contains 212 parking spaces and 210 are required. Therefore, we did not include any type of parking easement with this submittal.

Finally, as we have been discussing with the City and other utility providers, the completion of this platting action will reference a Grant of Option of Easement and Right-of-Way for all the utility providers to remain in force during the construction of the site. Once the project is complete we will process an amended plat to establish permanent easements based on record drawing survey information.

Please don't hesitate to call me at 892-5141 if you have any questions.

Sincerely,

Huitt-Zollars, Inc.

Kim R. Kemper, P.E.
Vice President.

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 3, 2006

TO: **See Attached Distribution List of "Recognized" Neighborhood Association(s):**

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately eighty (80) acre(s): Major Vacation of Public Easements and Major Preliminary Plat Approval for the Winrock Market Center project.**

Proposed by: **Huitt-Zollars, Inc. at 892-5141**
Agent for: **PRU Winrock, LLC**

For property located: **On or near the east side of Louisiana Boulevard NE between Indian School Road NE and Interstate 40.**

The case number(s) assigned is: **06DRB- 00362 and 00363, Project # 1002202.**

City Planning accepted application for this request on **March 17, 2006**.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, April 19, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DISTRIBUTION LIST:

Bill Sterchi and Gene Tatum, Alvarado Park NA
Stephen Verchinski and Jack Markham, Classic Uptown NA
Evelyn B. Feltner and Bette Weber, Inez NA
Julie Jones and Eric Shirley, Jerry Cline Park NA
Paul Schentrup and Kelly Frey, Mark Twain NA
Lou Weiss and Winnie Schmidt, Snow Heights NA
Mary A. Glasener and Shirley Marquez, Snow Heights NA
Paul Silverman and Mickey Gowdy, Uptown Progress Team, Inc.
Richard Peterson and Virginia Kinney, Winrock South NA
Davis Lee and Lois Ranftle, Zuni NA

#1

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1002702

Date: 2-22-12

NAME: JOHN ROUMPF ADDRESS: 1705 WISCONSIN NE ZIP: 87110

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

NAME: ADDRESS: ZIP:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 22, 2012

Project# 1002202
12DRB-70020 VACATION OF PUBLIC UTILITY EASEMENT

HUITT-ZOLLARS, INC agent(s) for WINROCK PARTNERS LLC request(s) the referenced/ above action(s) for all or a portion of Parcel A1A, **WINROCK CENTER ADDITION,** zoned SU-3/ MU-UPT (Mixed Use - Uptown), located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, BETWEEN I-40 and INDIAN SCHOOL NE containing approximately 50.2296 acre(s). (J-19)

AMAFCA No comments
COG No comments provided
TRANSIT Route#6, Indian School Commuter route passes the site on Indian School.
ZONING ENFORCEMENT No comments provided
NEIGHBORHOOD COORDINATION
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement request at this time
FIRE DEPARTMENT No comments provided
PNM ELECTRIC Applicant has been contacted and advised that they will have to meet with PNM Land Services Dept. to go over the project in detail to assure that all existing facilities are relocated to accommodate the new development.
NMGAS No comments provided
COMCAST No comments provided
CenturyLink CenturyLink may have existing facilities within the area and will need to have locates provided for verification; if facilities are found to be within the easements to be vacated CenturyLink cannot vacate. If specific questions arise regarding this you may contact Rick Redman at 245-6098. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments provided

M.R.G.C.D No Adverse Comments
OPEN SPACE DIVISION No comments provided
CITY ENGINEER Hydrology has no objection
TRANSPORTATION DEVELOPMENT
PARKS AND RECREATION No comments
ABCWUA
PLANNING DEPARTMENT Refer to comments from ABCWUA plus any public hearing comments regarding proposed extension. If approved, the Subdivision Ordinance requires that the vacated easement be shown on a replat filed within one year, or the vacation action is voided.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, February 22, 2012,** beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **February 21, 2012**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1002202 12DRB-70020 VACATION OF PUBLIC UTILITY EASEMENT	HUITT-ZOLLARS, INC agent(s) for WINROCK PARTNERS LLC request(s) the referenced/ above action(s) for all or a portion of Parcel A1A, **WINROCK CENTER ADDITION,** zoned SU-3/ MU-UPT (Mixed Use - Uptown), located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, BETWEEN I-40 and INDIAN SCHOOL NE containing approximately 50.2296 acre(s). (J-19)
Project# 1007266 12DRB-70021 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)	RIO GRANDE ENGINEERING agent(s) for JAMES AND KAREN TWOHIG REVOCABLE TRUST request(s) the referenced/ above action(s) for all or a portion of Lot 20A, Block 3, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES,** zoned SU-2/ O-1, located on the norths side of ALAMEDA BLVD NE between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately .7654 acre. (C-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, February 6, 2012.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ____ Major Subdivision action
- ____ Minor Subdivision action
- X Vacation
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

S Z **ZONING & PLANNING**
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- V ____ Zone Map Amendment (Establish or Change Zoning)
- P ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- D ____ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): HUITT-ZOLLARS, INC. PHONE: (505) 892-5141
ADDRESS: 333 RIO RANCHO BLVD. SUITE 101 FAX: (505) 892-3259
CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: jlikar@huitt-zollars.com

APPLICANT: WINROCK PARTNERS, LLC. PHONE: (505) 881-0100
ADDRESS: 100 SUN AVE NE, SUITE 100 FAX: (505) 881-0101
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: sand@goodmanrealtygroup.com
Proprietary interest in site: _____ **List all owners:** _____

DESCRIPTION OF REQUEST: REQUEST A VACATION OF EXISITNG PUBLIC EASEMENTS FOR FUTURE RELOCATION OF ONSITE INFRASTRUCTURE TO ACCOMODATE NEW DEVLEOPMENT.

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. PARCEL A-1-A Block: _____ Unit: _____
Subdiv/Addn/TBKA: WINROCK CENTER ADDITION
Existing Zoning: SU-3 Proposed zoning: SU-3 MRGCD Map No _____
Zone Atlas page(s): J-19-Z UPC Code: 101905813040020410L1

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10DRB-70315
PROJECT# 1002202 10DRB-70366
11DRB-70140

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 50.6095
LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF PENNSYLVANIA STREET NE
Between: LOUISIANA BOULEVARD NE and PENNSYLVANIA STREET NE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE _____ DATE _____
(Print) Jarrod Likar Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
12DRB - ____ - 70020	VPE	___	$ 45.00
____ - ____ - ____	ADV	___	$ 75.00
____ - ____ - ____	CME	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
			$ ____

Hearing date Feb 22, 2012

1-25-12
Planner signature / date

Project # 1002202

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Scott Eddings
Applicant name (print)

1/25/12
Applicant signature / date

Form revised 4/07

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
12DRB - - 70020
- -
- -

1-25-12
Planner signature / date

Project # 1002202

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   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 are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Feb 2, 2012 To Feb 22, 2012

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

Scott Eddy 1/25/12
(Applicant or Agent) (Date)

I issued 2 signs for this application, 1-25-12 (Date) (Staff Member)

S Pennsylvania Entrance
E Indian School Entrance

DRB PROJECT NUMBER: 1007202

Rev. 1/11/05

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 6501 Americas Parkway NE • Suite 550 • Albuquerque, NM 87110-5372 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

January 23, 2012

Mr. Jack Cloud, DRB Chairman
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

RE: **Winrock Town Center Redevelopment – Vacation of Public Easement Request (Zone Atlas J-19)**

Dear Mr. Cloud:

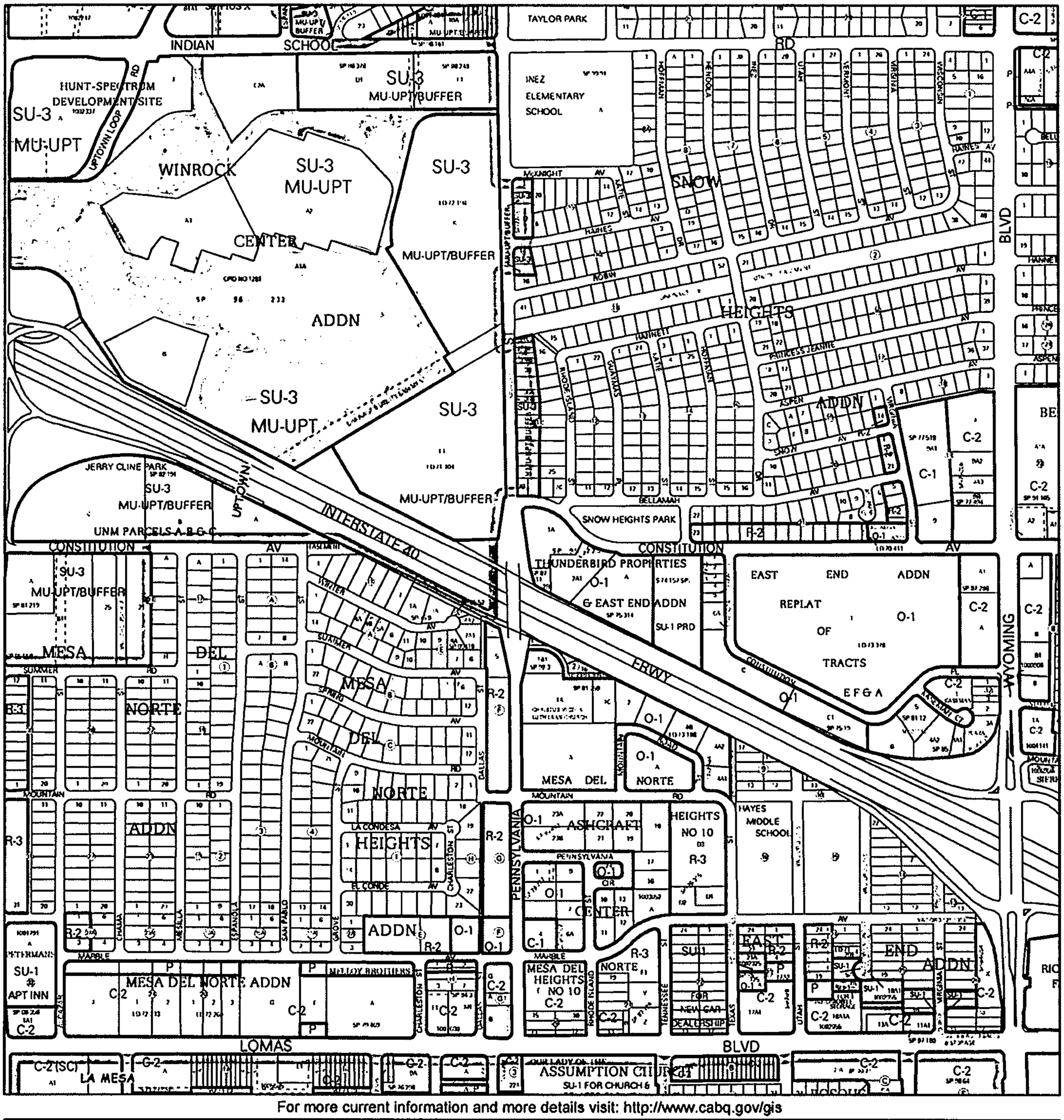
This letter is to serve as a formal request for the vacation of public easements as shown in the attached exhibit. The vacation will allow for the relocation of utilities currently running through the proposed theater on the southeast side of the Winrock property. The site plan for subdivision which depicts the theater was approved in July of 2011 under project #1002202.

Please fell free to call me if you have any questions or need any additional information regarding this request.

Sincerely,
Huitt-Zollars, Inc.

Jarrod Likar, P.E.
Associate

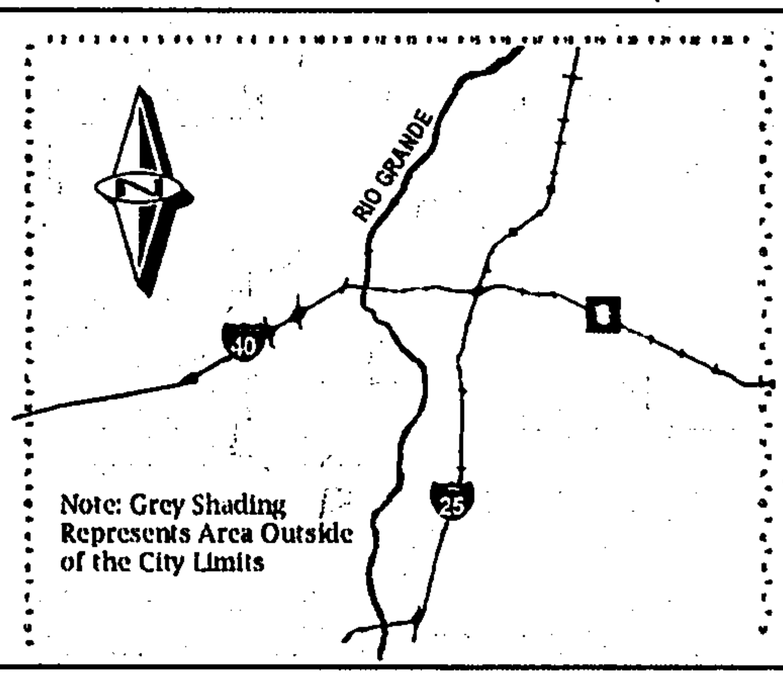
CC: Darin Sand, Winrock Partners, LLC



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 2/4/2010



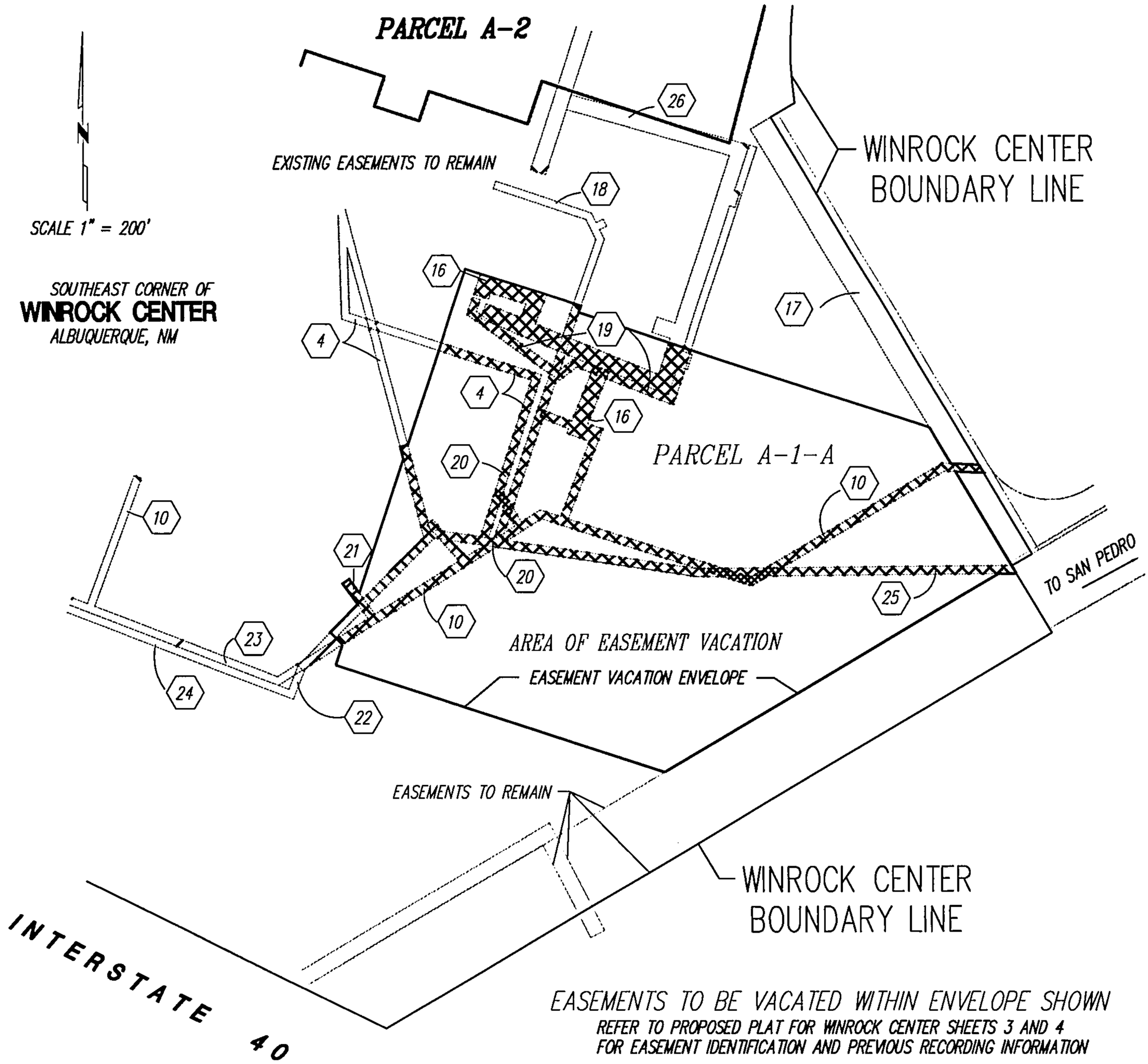
Zone Atlas Page:

J-19-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



EASEMENTS TO BE VACATED WITHIN ENVELOPE SHOWN

REFER TO PROPOSED PLAT FOR WINROCK CENTER SHEETS 3 AND 4 FOR EASEMENT IDENTIFICATION AND PREVIOUS RECORDING INFORMATION

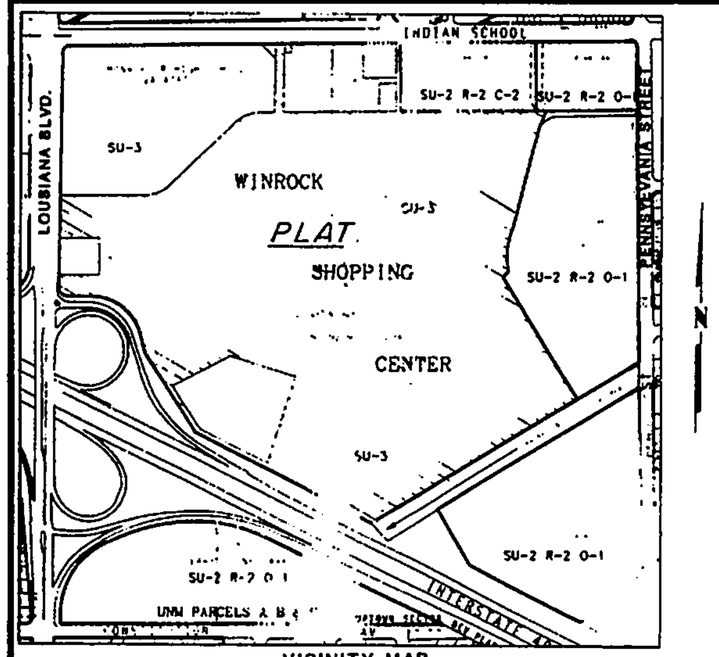
EASEMENT REF. NO.	ALL	PORTION OF
4		●
10		●
16	●	
19	●	
20	●	
21	●	
22		●
25	●	

HUITT~ZOLLARS
333 RIO RANCHO DR. N.E., STE. 100
RIO RANCHO, N.M., 87124
(505) 892-5141

JANUARY, 2012

WRCP3ev.dwg
AELD.dwg

96C-446 (1)



VICINITY MAP

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone, (NAD 27) and rotated to grid at the New Mexico State Highway Commission Monument "I-40-7"
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Delta Alpha = -00° 10' 59"
5. Combined ground to grid factor = 0.99965704
6. All corners are a 5/8" rebar and survcap stamped "HUGG LS 9750" unless otherwise indicated.
7. Zone Atlas Page J-19.
8. Information shown in parenthesis () is record.
9. U.C.L.S. Log Number _____.
10. All existing utility easements as shown hereon are in reference to Rio Grande Title Companies Commitment for Title Insurance Number 32 022 04 007468, dated September 3, 1987 and a subsequent Title Search performed by Rio Grande Title Company dated November 12, 1992.
11. Record plat bearings and distances, where they differ from those measured in the field are shown in parenthesis (x).

NOTE

Parcel A-1-A, Winrock Center Addition, is subject to that certain "EASEMENTS DECLARATION", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 2, 1993, in Book 93-31, Pages 1399-1412 as Document Number 93123088 and modified by that certain "AMENDED EASEMENTS DECLARATION", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 1, 1994, in Book 94-7, Pages 4864-4877 as Document Number 94028294.

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 at 9 o'clock A.M. Recorded in book 96C page 446
of records of said County Folio 446
Clerk & Recorder
Deputy Clerk

DISCLOSURE STATEMENT

The purpose of this replat is: (1) to vacate various existing utility easements within existing Parcel A-1, WINROCK CENTER ADDITION, as vacated by V-96-92 and (2) to grant the new utility easements as shown hereon. No Parcel boundaries are affected by this replat.

SHEET LEGEND

SHEET NUMBER	DESCRIPTION
1 of 13	Title sheet, approvals
2 of 13	Legal Description, Acknowledgements
3 of 13	Plat Boundary and Parcel Boundaries
4 of 13	Compilation of all Existing Utility Easements
5 of 13	Waterline Easements
6 of 13	Electrical Easements
7 of 13	Vacated and New Easement Details
8 of 13	Existing Waterline Easement Details
9 of 13	Existing Waterline Easement Details
10 of 13	Existing Waterline Easement Details
11 of 13	Existing Electrical Easement Details
12 of 13	Existing Electrical Easement Details
13 of 13	Existing Electrical Easement Details

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-014-063-120400-20410-81
PROPERTY OWNER OF RECORD: WINROCK
BERNALILLO COUNTY TREASURER'S OFFICE

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARRY P. HUGG

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1, WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APPROVALS

SP.96.233

Traffic Engineer, City of Albuquerque Public Works Department — Date 9-10-96

City Surveyor, City of Albuquerque Public Works Department — Date 081696

Utility Development Division, City of Albuquerque Public Works Department — Date 10-22-96

Albuquerque Metropolitan Arroyo Flood Control Authority — Date 9-10-96

City Engineer, City of Albuquerque Public Works Department — Date 10-23-96

Property Management, City of Albuquerque — Date 9-10-96

Parks and Recreation Department, City of Albuquerque — Date
Design Development & CIP

APPROVAL as specified by the Albuquerque Subdivision Ordinance

Chairman, Albuquerque/Bernalillo County Development Review Board — Date 10-26-96

DRB 93-404
V-96-92

SURVEYORS CERTIFICATION

I, Garry P. Hugg, New Mexico Professional Surveyor Number 5823, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Garry P. Hugg
NMPS No. 5823
August 8, 1996

SHEET 1 OF 13

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax 505-897-3377
Phone 505-897-3366

96C-446 (1)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST, 1996

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 at 8:08 o'clock a.m. Recorded in Volume C36C
of records of said County Folio 4446
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S SEAL

LEGAL DESCRIPTION

That certain Parcel of land situate within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Parcel A-1, WINROCK CENTER ADDITION, as the same is shown and designated on the Plat entitled " PARCELS A-1 THRU A-3, AND PARCEL C-2A, WINROCK CENTER ADDITION, (BEING A REPLAT OF PARCEL A AND PARCELS C-1 THRU C-7, WINROCK CENTER ADDITION) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO ", filed in the Office of the County Clerk, Bernalillo County, New Mexico, on August 23, 1994, Volume 94C, folio 281. Said Parcel contains 50.6096 acres, more or less.

SURVEYED and REPLATTED and now comprising PARCEL A-1-A, WINROCK CENTER ADDITION, (BEING A REPLAT OF PARCEL A-1, WINROCK CENTER ADDITION), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, all easements created by this Plat, and hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

By: _____

Title: VP for Business & Finance, UNM.

Attest: _____

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

On this 13th day of August, 1996, before me the undersigned, a Notary Public, personally appeared DAVID L. McKINNEY, known to me to be a representative of the Regents of the University of New Mexico, who acknowledged to me that he signed and sealed the accompanying instrument as his free and voluntary act and deed.

Sabra Jane Barker
Notary Public

1/24/90

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves, and other equipment and facilities reasonably necessary to provide natural gas.

C. U.S. West Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including, but not limited to, ground pedestals and closures.

D. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

APPROVALS

[illegible]	9-9-96
PNM Electric Services	Date
[illegible]	9-9-96
PNM Gas Services	Date
[illegible]	9-9-96
U. S. West Communications	Date
Violet Watson	9/9/96
Jones Intercable	Date

U S WEST COMMUNICATIONS QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: That U S WEST COMMUNICATIONS, INC., a Colorado Corporation, hereinafter called "Company" for and in consideration of One Dollar ($1.00) and other good and valuable considerations in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest in the easements shown to be vacated on this plat and hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as shown to be vacated.

IN WITNESS WHEREOF, the Company has caused these presents to be executed by its duly authorized officer this _____ day of _____, 19___.

U S WEST COMMUNICATIONS, INC.

By: _____

Manager - Network and Technology Services

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 19___, by _____ as the Manager/Network and Technology Services of U S West Communications, Inc., a Colorado Corporation, on behalf of the corporation.

Witness my hand and official seal.

_____ My commission expires_____

Notary Public

SEE SHEET NO. 7 NOTE "A"

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES

By: [illegible]

STATE OF NEW MEXICO
COUNTY OF SANDOVAL SS

The foregoing instrument was acknowledged before me this 9th day of SEPT, 1996, by Rob Roberts of the Public Service Company of New Mexico, a New Mexico Corporation, on behalf of said corporation.

[illegible] My commission expires 8-9-97

Notary Public

RUBIN PHILLIPS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8-9-97

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 5821
GARRY P. HULL

SHEET 2 OF 13

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax 505-897-3377
Phone: 505-897-3366

96C-446 (3)

(E) 246-296

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

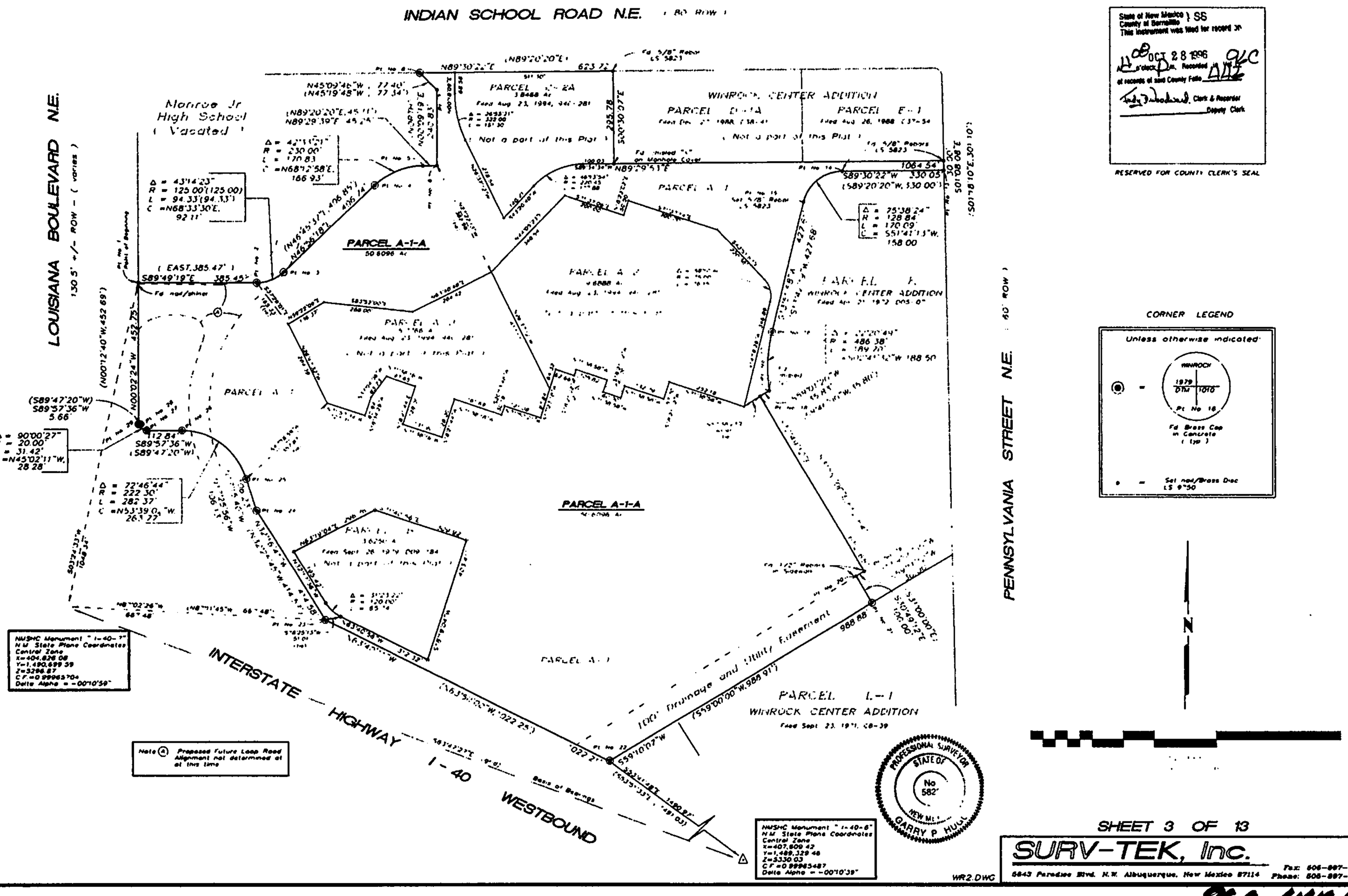
(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 at 11:00 o'clock A.M. Recorded in Vol. 96C of records of said County Folio 446
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S SEAL



SHEET 3 OF 13

SURV-TEK, Inc.
6843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3677
Phone: 505-897-3366

WR2.DWG

96C-446 (3)

96C-446 (3)

96C-446 (4)

State of New Mexico) SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 at 11 o'clock A.M. Recorded in records of said County Folio 042
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S SEAL

PARCEL A-1-A

96117928

WINROCK CENTER ADDITION

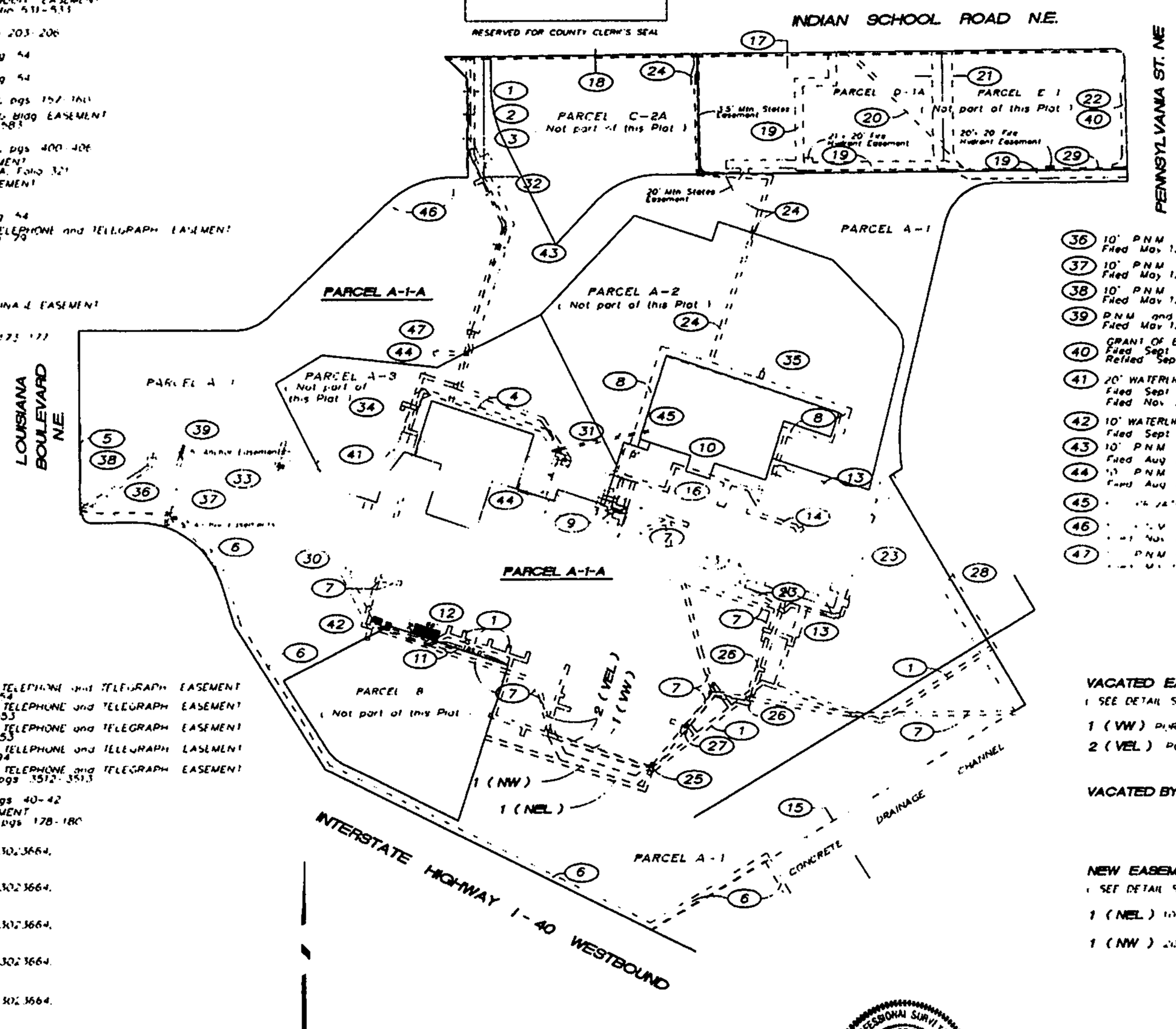
(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

EXISTING EASEMENTS

1. 10' WATERLINE EASEMENT
   Filed September 27, 1960, Book C-5, pg 51
2. 2' P N M and MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT
   Filed April 8, 1960, Vol D 436, Folio 597
3. 3' P N M and MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT
   Filed November 18, 1960, Vol D [illegible] 432
4. 10' WATERLINE EASEMENT
   Filed September 20, 1965, Vol [illegible]-786, pgs 426-429
5. GRANT OF PERMANENT SIDEWALK EASEMENT
   Filed April 20, 1992, Bk 92-9 pgs 1880-1882, [illegible]
6. 15' WATER TRANSMISSION LINE EASEMENT
   Filed January 12, 1967, Book [illegible]
7. 10' UNDERGROUND ELECTRICAL EASEMENT EASEMENT
   Filed August 4, 1961, Vol D-605, Folio 531-533
8. 20' WATER LINE EASEMENT
   Filed July 25, 1972, Misc 270, Folio 203-206
9. WATER LINE EASEMENT
   Filed October 10, 1972, Book D-5, pg 54
10. 10'x10' WATER METER EASEMENT
    Filed October 10, 1972, Book D-5, pg 54
11. 10' WATER LINE EASEMENT
    Filed January 2, 1988, Misc Book 90, pgs 157-160
12. 66'x26' HEATING and AIR CONDITIONING Bldg EASEMENT
    Filed August 13, 1962, D-654, Folio 583
13. 20' WATER LINE EASEMENT
    Filed May 25, 1989, Bk Misc 752-A, pgs 400-406
14. 10' UNDERGROUND ELECTRICAL EASEMENT
    Filed Sept 20, 1984, Bk Misc 157 A, Folio 321
15. 100' DRAINAGE AND UTILITY EASEMENT
    Filed April 1, 1953, Vol D1, Folio 86
16. EASEMENTS VACATED BY PLAT
    Filed October 10, 1972, Book D-5, pg 54
17. 2' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
    Filed December 9, 1960, Vol D574, pg 79
18. 5' OVERHEAD UTILITY EASEMENT
19. 20' WATER LINE EASEMENT
    Filed August 26, 1988, C37-54
20. 10' PRIVATE SEWERLINE EASEMENT
21. 50' PRIVATE ACCESS & PRIVATE DRAINAGE EASEMENT
    Filed August 26, 1988, C37-54
22. GRANT OF EASEMENT FOR ROADWAY
    Filed Sept 27, 1979, Misc 721, pgs 173-177
23. 10' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
    Filed Dec 23, 1985, Misc 304A, pg 554
24. 10' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
    Filed AUG 12, 1986, Misc 382A, pg 553
25. 10' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
    Filed Dec 23, 1985, Misc 304A, pg 553
26. 10' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
    Filed Jan 17, 1984 Misc 81A, pg 894
27. 10' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
    Filed Jan 30, 1991, Bk BCR 91-2, pgs 3512-3513
28. INGRESS & EGRESS EASEMENT
    Filed Oct 24, 1989 Bk Misc 154, pgs 40-42
29. GRANT OF EASEMENT FOR ENCROACHMENT
    Filed Sept 27, 1979, Bk Misc 721, pgs 178-180
30. 20' WATERLINE EASEMENT
    Filed March 9, 1993, as Document 93023664,
    Book 93-6, pgs 1435-1451
31. 20' WATERLINE EASEMENT
    Filed March 9, 1993, as Document 93023664,
    Book 93-6, pgs 1435-1451
32. 20' WATERLINE EASEMENT
    Filed March 9, 1993, as Document 93023664,
    Book 93-6, pgs 1435-1451
33. 10' WATERLINE EASEMENT (Hydrant)
    Filed March 9, 1993, as Document 93023664,
    Book 93-6, pgs 1435-1451
34. 10' WATERLINE EASEMENT (Hydrant)
    Filed March 9, 1993, as Document 93023664,
    Book 93-6, pgs 1435-1451
35. 10' WATERLINE EASEMENT (Hydrant)
    Filed March 9, 1993, as Document 93023664,
    Book 93-6, pgs 1435-1451
36. 10' P N M and U S WEST COMMUNICATIONS, INC EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2815-2818
37. 10' P N M and U S WEST COMMUNICATIONS, INC EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2819-2822
38. 10' P N M and U S WEST COMMUNICATIONS, INC EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2823-2826
39. P N M and U S WEST COMMUNICATIONS, INC TRANSFORMER EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2827-2830
40. GRANT OF EASEMENT FOR ROADWAY
    Filed Sept 27, 1979, Bk Misc 721, pgs 173-177
    Refiled Sept 25, 1980, Bk Misc 801, pgs 29-30
41. 20' WATERLINE EASEMENT
    Filed Sept 1, 1993, Bk 93-24, pgs 3652-3661
    Filed Nov 2, 1993, Bk 93-31 pgs 1413-1417
42. 10' WATERLINE EASEMENTS (hydrants)
    Filed Sept 1, 1993, Bk 93 24, pgs 3652-3661
43. 10' P N M and U S WEST COMMUNICATIONS, INC EASEMENT
    Filed Aug 25, 1993, Bk 93-23, pgs 3126-3130
44. 10' P N M and U.S WEST COMMUNICATIONS, INC EASEMENT
    Filed Aug 25, 1993, Bk 93-23 pgs 3120-3125
45. [illegible] ELECTRICAL EASEMENT
46. [illegible] ELECTRICAL AND TRANSFORMER EASEMENT
    Filed Nov 29, 1993, Bk 93-34, pgs 1098-1102
47. P N M UNDERGROUND EASEMENT
    [illegible] pgs 4859-4863



VACATED EASEMENTS

(SEE DETAIL SHEET 7)

1 (VW) PORTION OF 10' WATERLINE EASEMENT

2 (VEL) PORTION OF 10' UNDERGROUND ELECTRICAL EASEMENT

VACATED BY V-96-92

NEW EASEMENTS (created by this plat)

(SEE DETAIL SHEET 7)

1 (NEL) 10' UNDERGROUND ELECTRICAL EASEMENT

1 (NW) 20' WATERLINE EASEMENT

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 5823
GARRY P. HUGGE

COMPILATION OF ALL EXISTING EASEMENTS

SHEET 4 OF 13

TEK

WR3.DWG

96C-446 (4)

96C-446 (5)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1, WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

August, 1996

State of New Mexico) SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 at 11:08 o'clock A.M. and recorded in Book 96C page 446
of records of said County Fee, 446
Clerk & Recorder
Deputy Clerk

EXISTING WATERLINE EASEMENTS

1. 10' WATERLINE EASEMENT
Filed September 27, 1960, Book C5, pg 31
2. 10' WATERLINE EASEMENT
Filed September 20 1965, Vol D-786, pgs 426-429
3. 15' WATER TRANSMISSION LINE EASEMENT
Filed January 12, 1967, Book R/W 143, pg 599
4. 20' WATER LINE EASEMENT
Filed July 25, 1972, Misc 270, Folio 203-206
5. WATER LINE EASEMENT
Filed October 13, 1972, Book D 5, pg 54
6. 10'x10' WATER METER EASEMENT
Filed October 10, 1972, Book D-5, pg 54
7. 10' WATER LINE EASEMENT
Filed January 2, 1988, Misc Book 90, pgs 157 160
8. 20' WATER LINE EASEMENT
Filed May 25, 1989, Bk Misc 757-A, pgs 400-406
9. 20' WATER LINE EASEMENT
Filed August 26, 1988, C 37-54
10. 20' WATERLINE EASEMENT
Filed March 9, 1993, as Document 9302664,
Book 93-6, pgs 1435-1451
11. 20' WATERLINE EASEMENT
Filed March 9, 1993, as Document 9302664
Book 93-6, pgs 1435-1451
12. 20' WATERLINE EASEMENT
Filed March 9, 1993, as Document 9302664
Book 93-6, pgs 1435-1451
13. 10' WATERLINE EASEMENT (Hydrant)
Filed March 9, 1993, as Document 9302664,
Book 93-6, pgs 1435-1451
14. 10' WATERLINE EASEMENT (Hydrant)
Filed March 9, 1993, as Document 9302664,
Book 93-6, pgs 1435-1451
15. 10' WATERLINE EASEMENT (Hydrant)
Filed March 9, 1993, as Document 9302664
Book 93-6, pgs 1435-1451
16. 20' WATERLINE EASEMENT
Filed Sept 1, 1993, Bk 93-24, pgs 1656-1661
Filed Nov 2 1993 Bk 93-31, pgs 1413-1417
17. 10' WATERLINE EASEMENTS (Hydrant)
Filed Sept 1 1993, Bk 93-24, pgs 1656-1661

VACATED EASEMENTS

(SEE DETAIL SHEET 7)

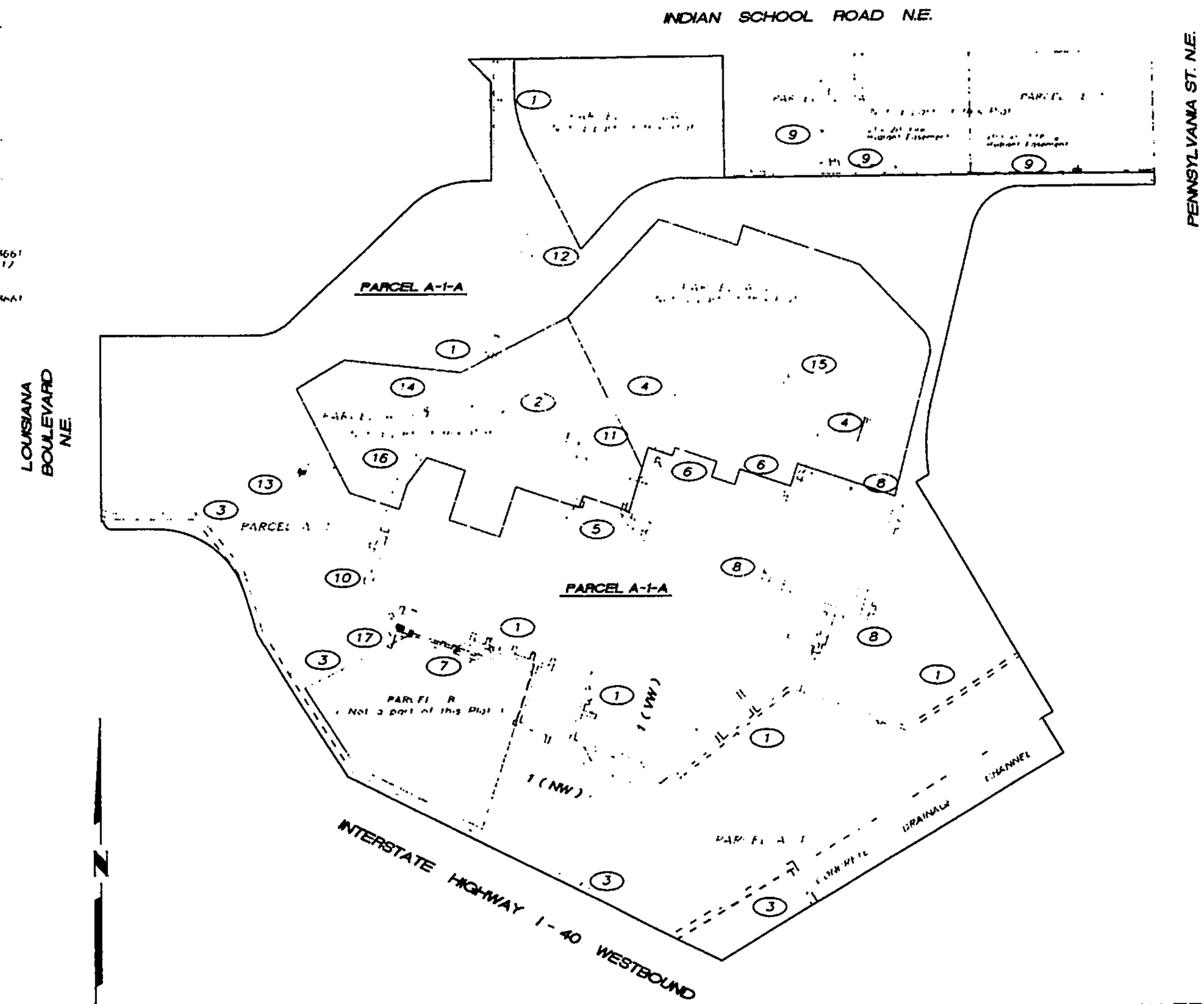
1 (VW) PORTION OF 10' WATERLINE EASEMENT

VACATED BY V-96-92

NEW EASEMENTS (created by this plat)

(SEE DETAIL SHEET 7)

1 (NW) 20' WATERLINE EASEMENT



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARY F. HUGG

WATERLINE EASEMENTS

SHEET 5 OF 13

WR4.DWG

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3366

96C-446 (5)

96C-446 (5)

96C-446 (6)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

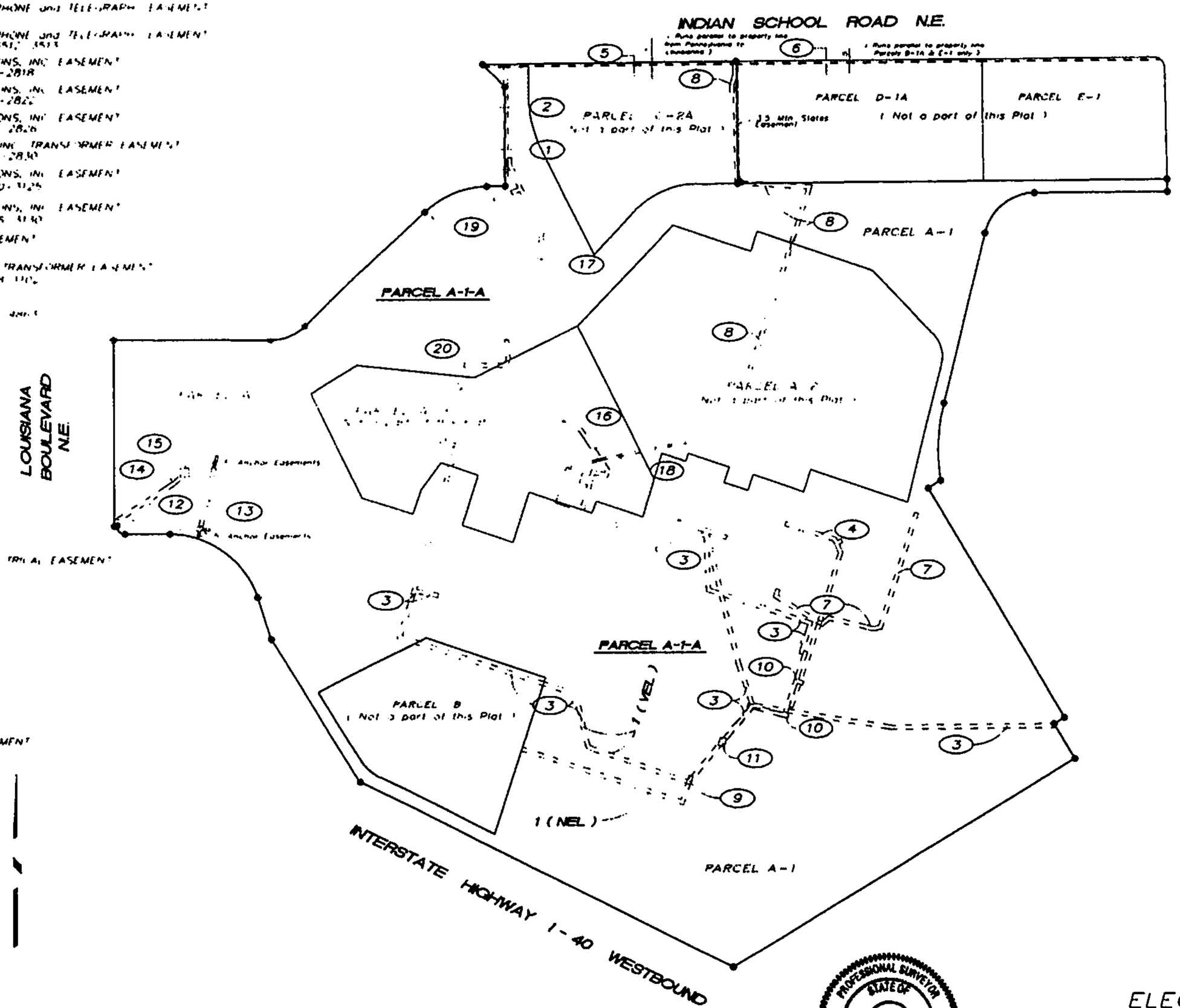
AUGUST , 1996

State of New Mexico : SS.
County of Bernalillo
This instrument was filed for record
1996 OCT 2 P 4:05 Recorded
of records of said County Fee 446
Clerk & Recorder

PLEASE SEE COUNTY CLERK'S SEAL

EXISTING PNM EASEMENTS

1. 7' P.N.M. and MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT
   Filed April 8, 1960, Vol D-536, Folio 597
2. 3' P.N.M. and MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT
   Filed November 18, 1960, Vol D-571, pg 432
3. 10' UNDERGROUND ELECTRICAL CONDUIT EASEMENT
   Filed August 4 1961, Vol D-605, Folio 531-533
4. 10' UNDERGROUND ELECTRICAL EASEMENT
   Filed Sept 20, 1984, Bk Misc 157-A, Folio 321
5. 7' P.N.M. and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
   Filed December 9, 1960, Vol D574, pg 79
6. 5' OVERHEAD UTILITY EASEMENT
7. 10' P.N.M. and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
   Filed Dec 23, 1985, Misc 304A, pg 554
8. 10' P.N.M. and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
   Filed AUG 12, 1986, Misc 382A, pg 553
9. 10' P.N.M. and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
   Filed Dec 23, 1985, Misc 304A, pg 553
10. 10' P.N.M. and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
    Filed Jan 17, 1984, Misc 81A pg 894
11. 10' P.N.M. and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
    Filed Jan 30, 1991, Bk BCR 91-2, pgs [illegible]
12. 10' P.N.M. and U.S. WEST COMMUNICATIONS, INC. EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2815-2818
13. 10' P.N.M. and U.S. WEST COMMUNICATIONS, INC. EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2819-2822
14. 10' P.N.M. and U.S. WEST COMMUNICATIONS, INC. EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2823-2826
15. P.N.M. and U.S. WEST COMMUNICATIONS, INC. TRANSFORMER EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2827-2830
16. 10' P.N.M. and U.S. WEST COMMUNICATIONS, INC. EASEMENT
    Filed Aug 25, 1993, Bk 93-23, pgs 3120-3125
17. 10' P.N.M. and U.S. WEST COMMUNICATIONS, INC. EASEMENT
    Filed Aug 25, 1993, Bk 93-23, pgs 3126-3130
18. 5' PRIVATE UNDERGROUND ELECTRICAL EASEMENT
19. 10' P.N.M. UNDERGROUND ELECTRICAL AND TRANSFORMER EASEMENT
    Filed Nov 29, 1993, Bk 93-34, pgs [illegible]
20. 10' P.N.M. UNDERGROUND EASEMENT
    Filed March 1, 1994, Bk 94-7, pgs [illegible]



VACATED EASEMENTS
(SEE DETAIL SHEET 7)

1 (VEL) PORTION OF 10' UNDERGROUND ELECTRICAL EASEMENT

VACATED BY V-96-92

NEW EASEMENTS (created by this plat)
(SEE DETAIL SHEET 7)

1 (NEL) 10' UNDERGROUND ELECTRICAL EASEMENT

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 6823 GARRY P. HUGG

ELECTRICAL EASEMENTS

SHEET 6 OF 13

WR8.DWG

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3366

96C-446 (6)

96C-446(7)

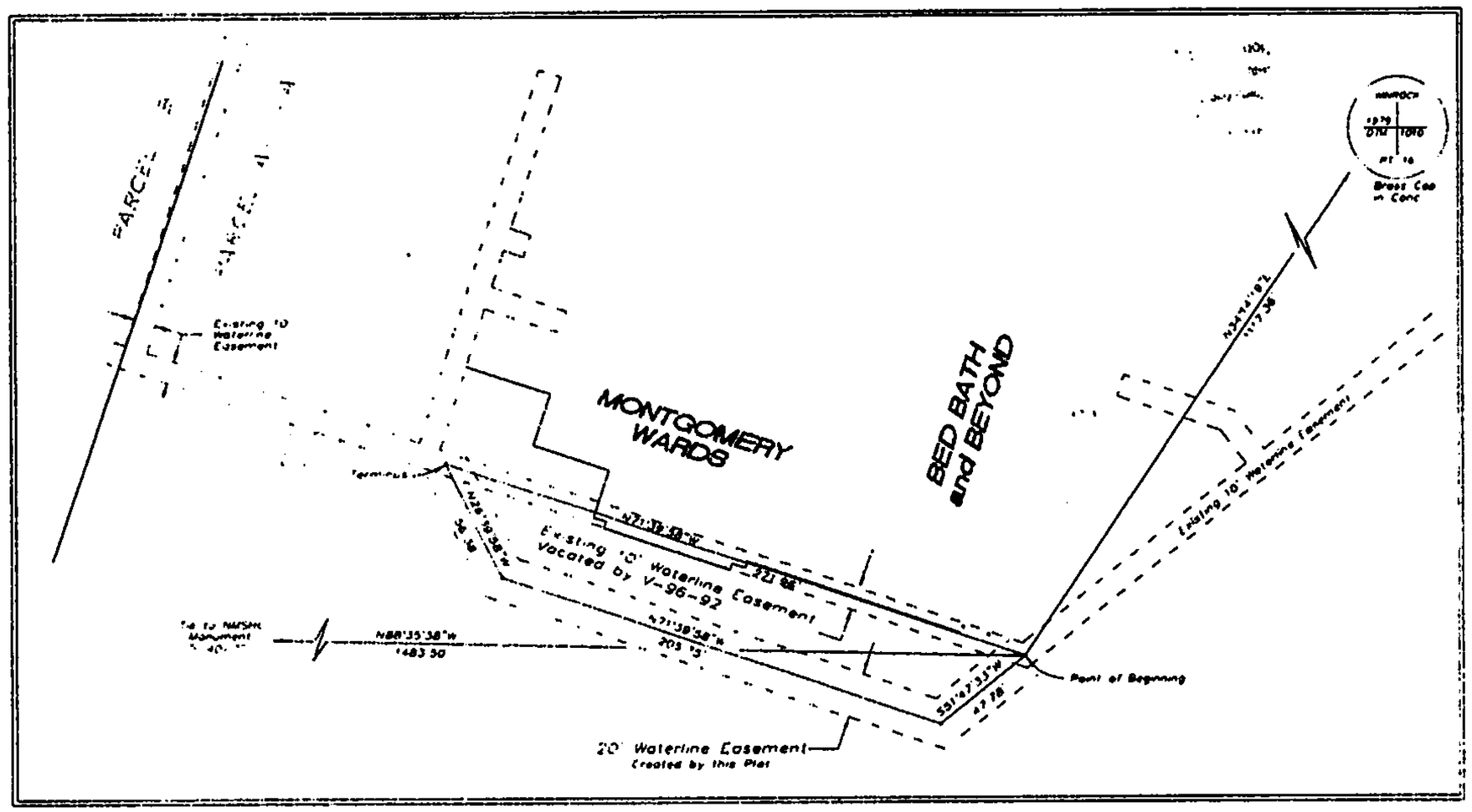
PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

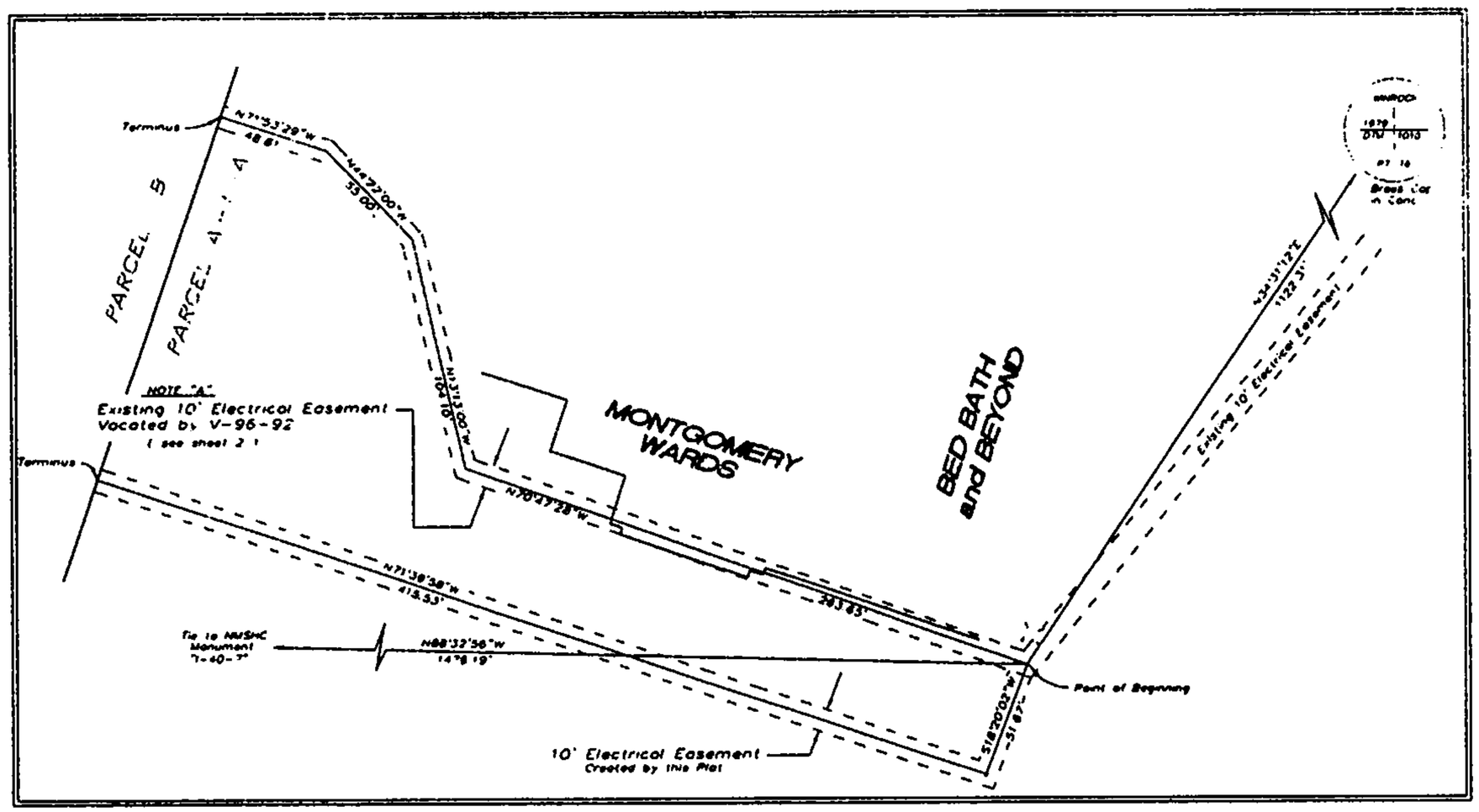
(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996



WATERLINE EASEMENT DETAILS



ELECTRICAL EASEMENT DETAILS

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996
at o'clock Recorded
of records of said County Folio
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S SEAL

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARY L. HUGG

VACATED AND NEW EASEMENT DETAILS

SHEET 7 OF 13

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3366

WR12 DWG

96C-446(7)

96C-446(7)

96C-446 (8)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record at
11:08 o'clock A.M. on OCT 28 1996 and
of records of said County Folio 1216
Clerk & Recorder
Deputy Clerk

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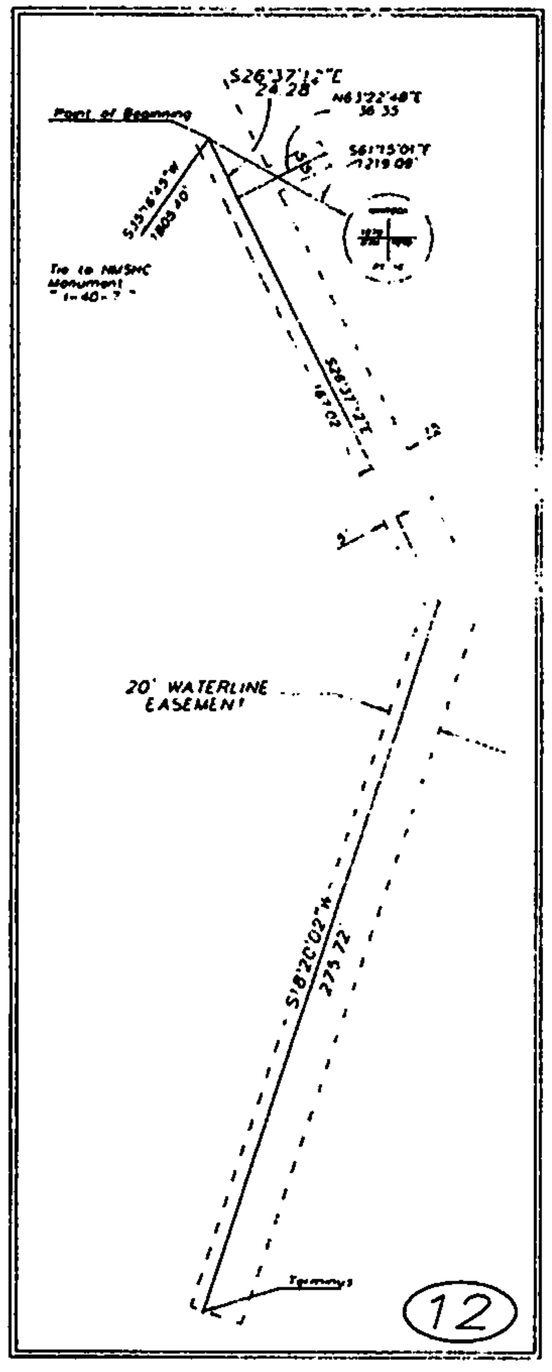

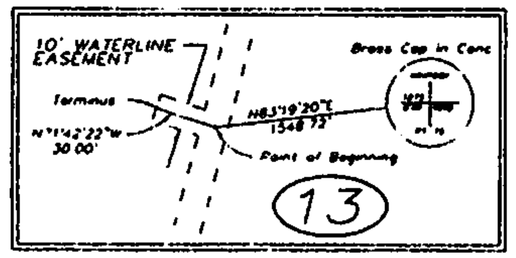

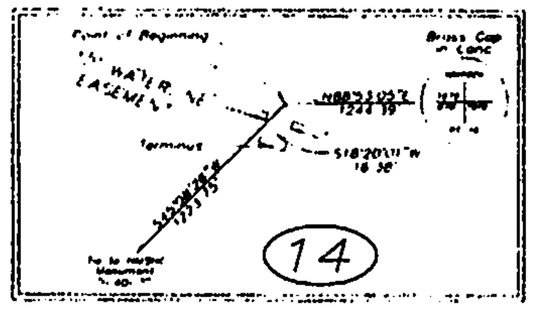

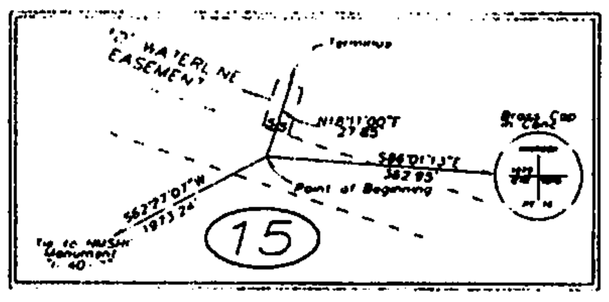

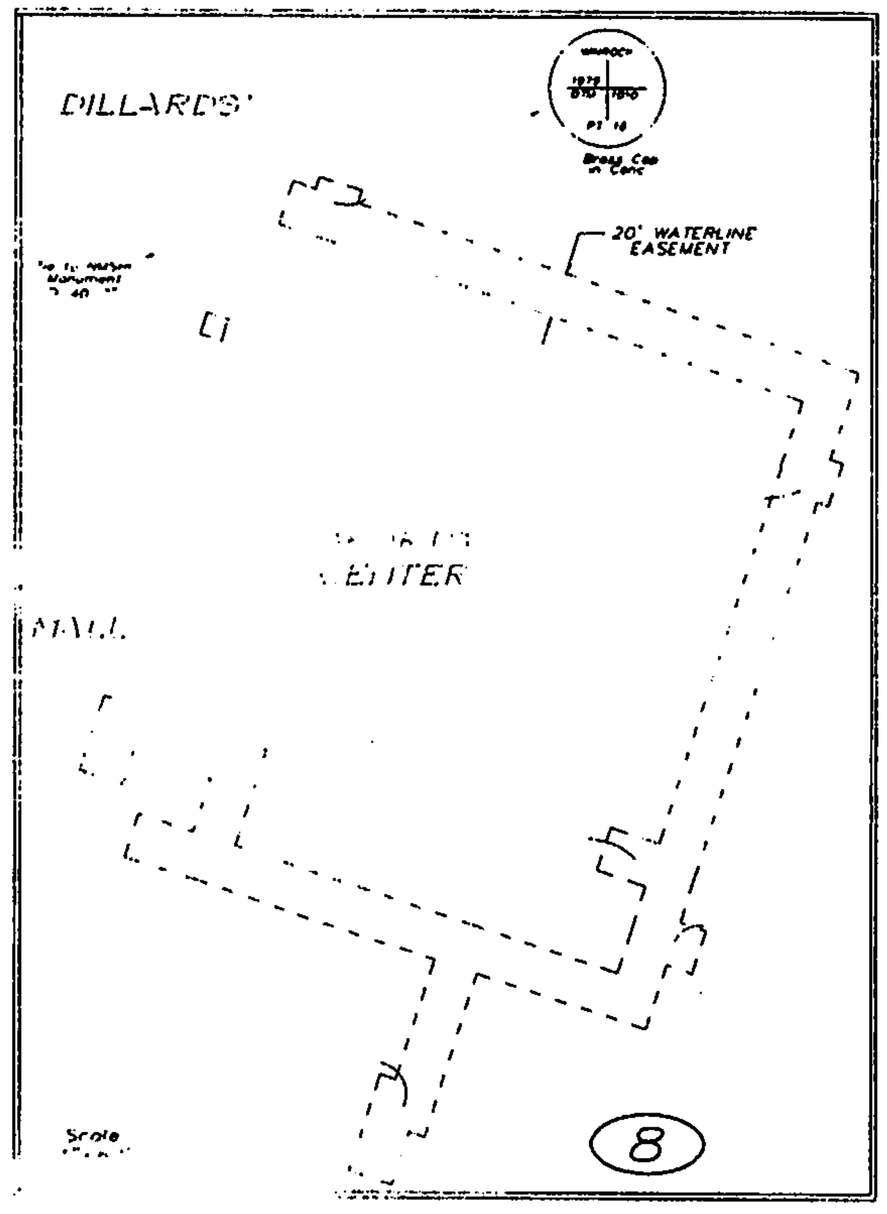

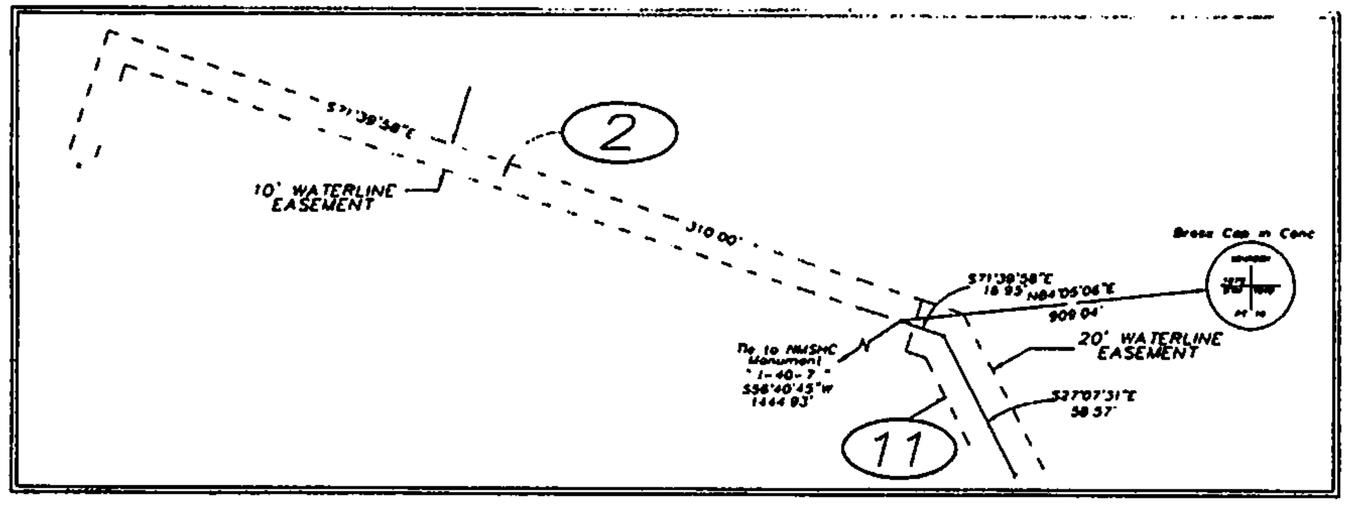

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 5823
G.L. HUGG

EXISTING WATERLINE EASEMENT DETAILS

SHEET 8 OF 13

SURV-TEK, Inc.
5649 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3366

WR5.DWG

96C-446 (8)

96C-446 (8)

96C-446(9)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

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County of Bernalillo
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o'clock ___ M. Recorded in Vol. ___
of records of said County Folio ___
OCT 28 1996
Clerk & Recorder
Deputy Clerk

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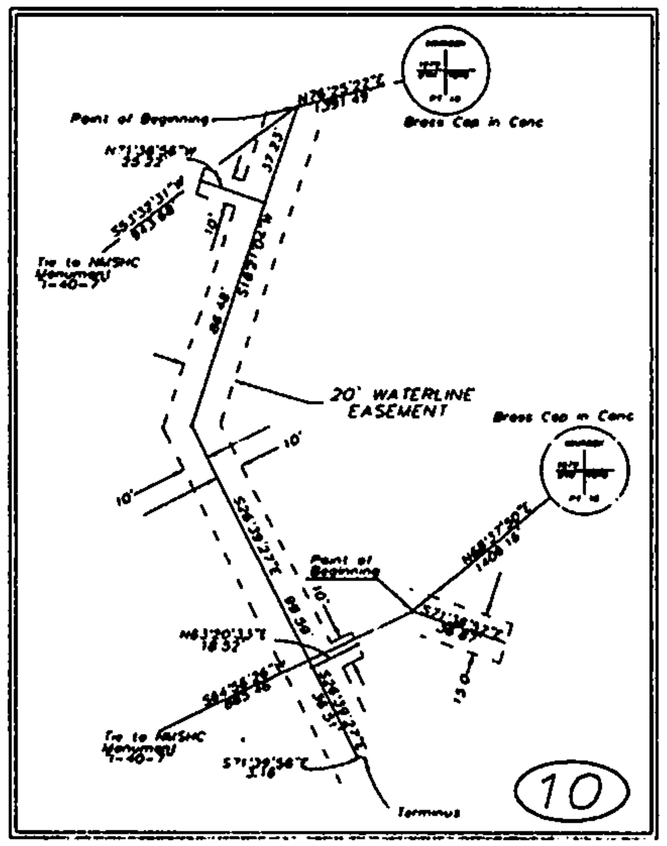

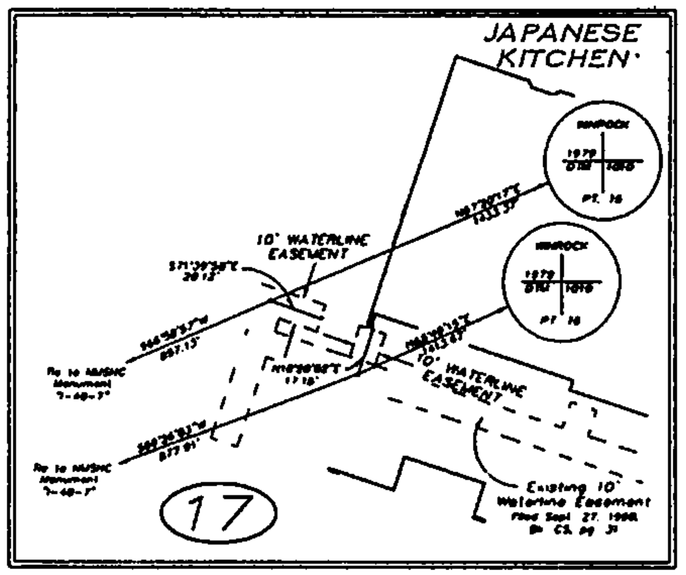

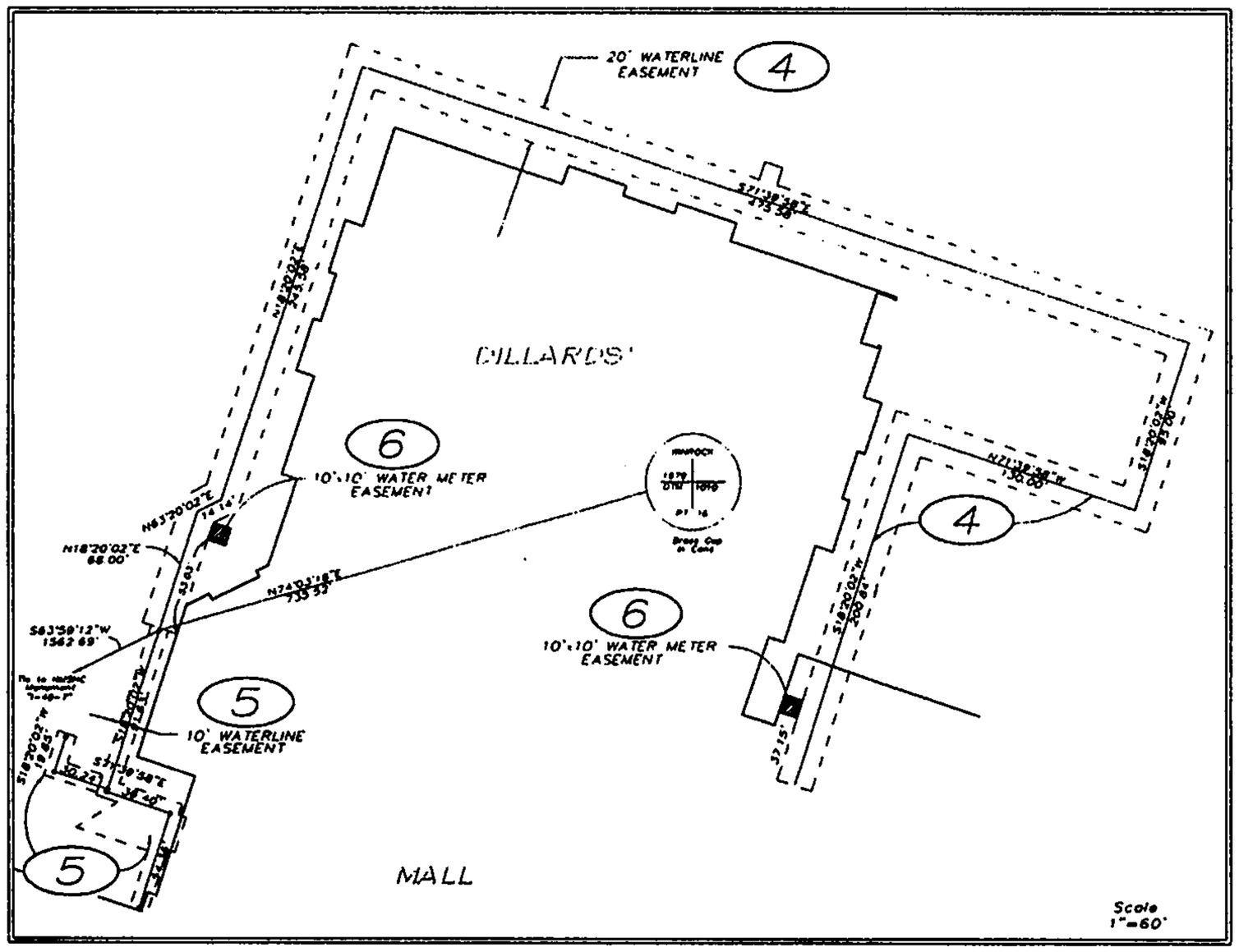

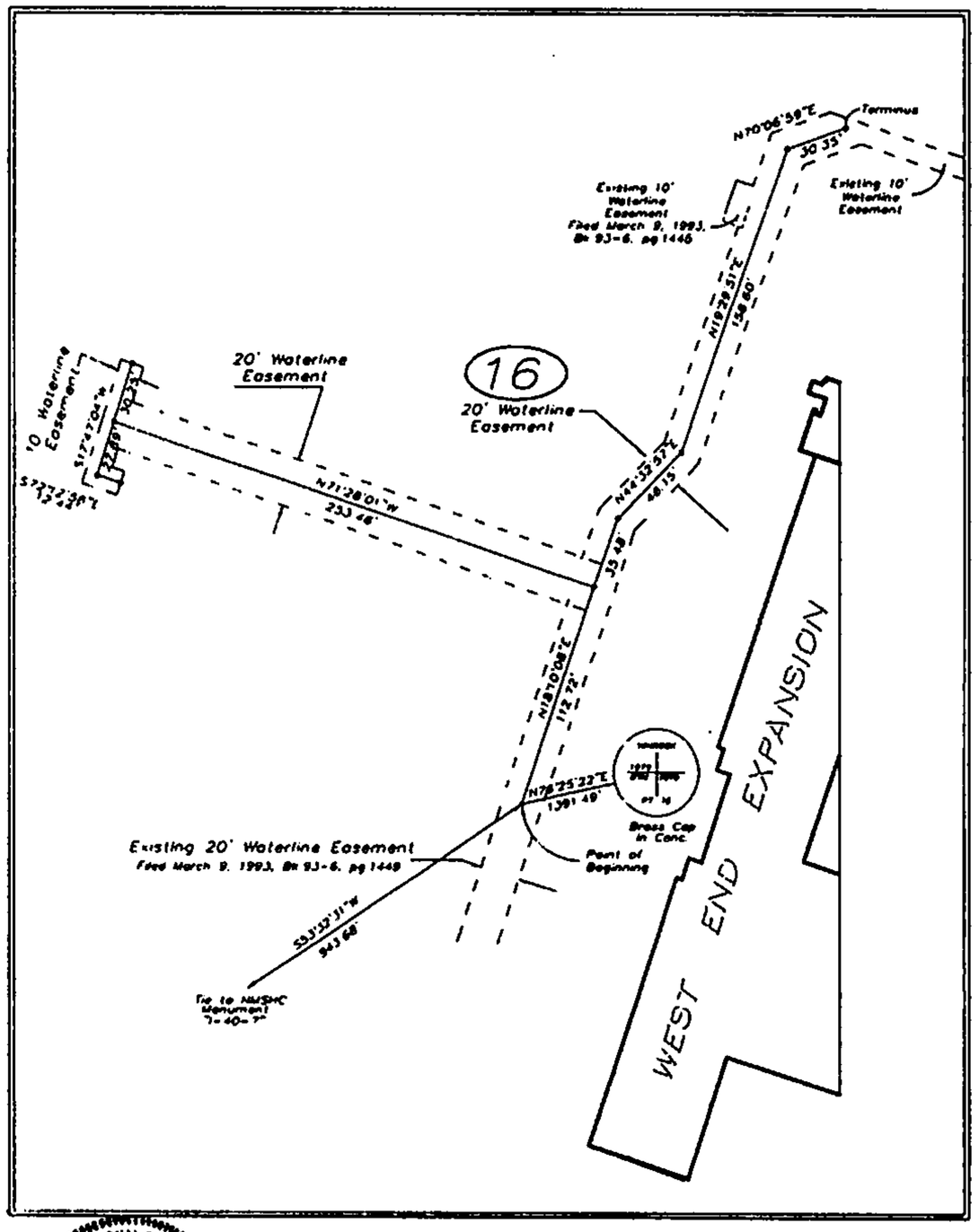

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARRY P. HUGG

EXISTING WATERLINE EASEMENT DETAILS

SHEET 9 OF 13

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3366

WR6.DWG

96C-446(9)

96C-446 (10)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

State of New Mexico) SS
County of Bernalillo
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OCT 28 1996 at 11:08 o'clock A.M. Recorded in Book 96C page 446
of records of said County Folio 446
Clerk & Recorder
Deputy Clerk

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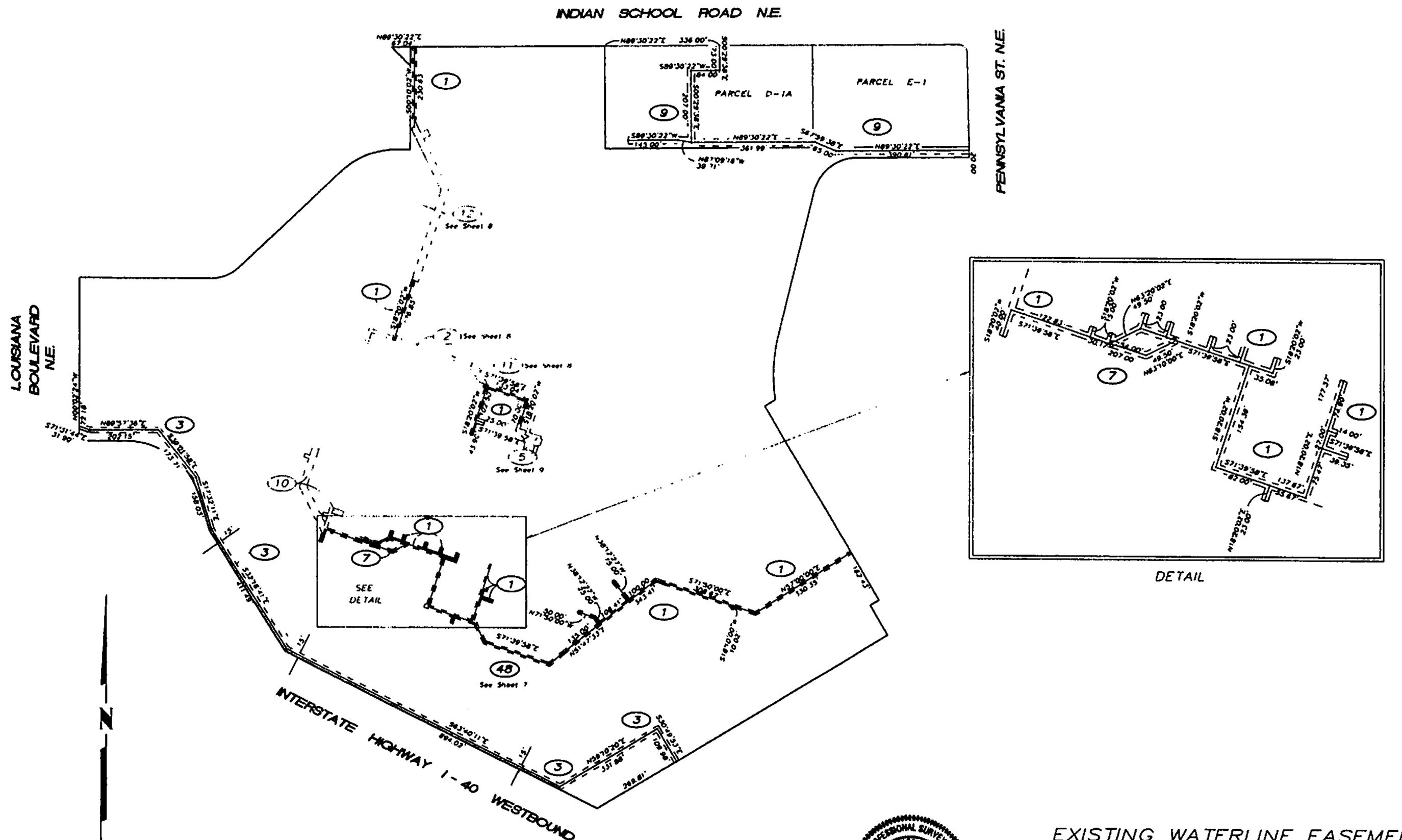

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARRY P. HUGG

EXISTING WATERLINE EASEMENT DETAILS

SHEET 10 OF 13

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3366

WR7.DWG

96C-446 (10)

96C-446 (10)

96C-446(11)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 o'clock
of records of said County Fol
Clerk & Recorder
Deputy Clerk

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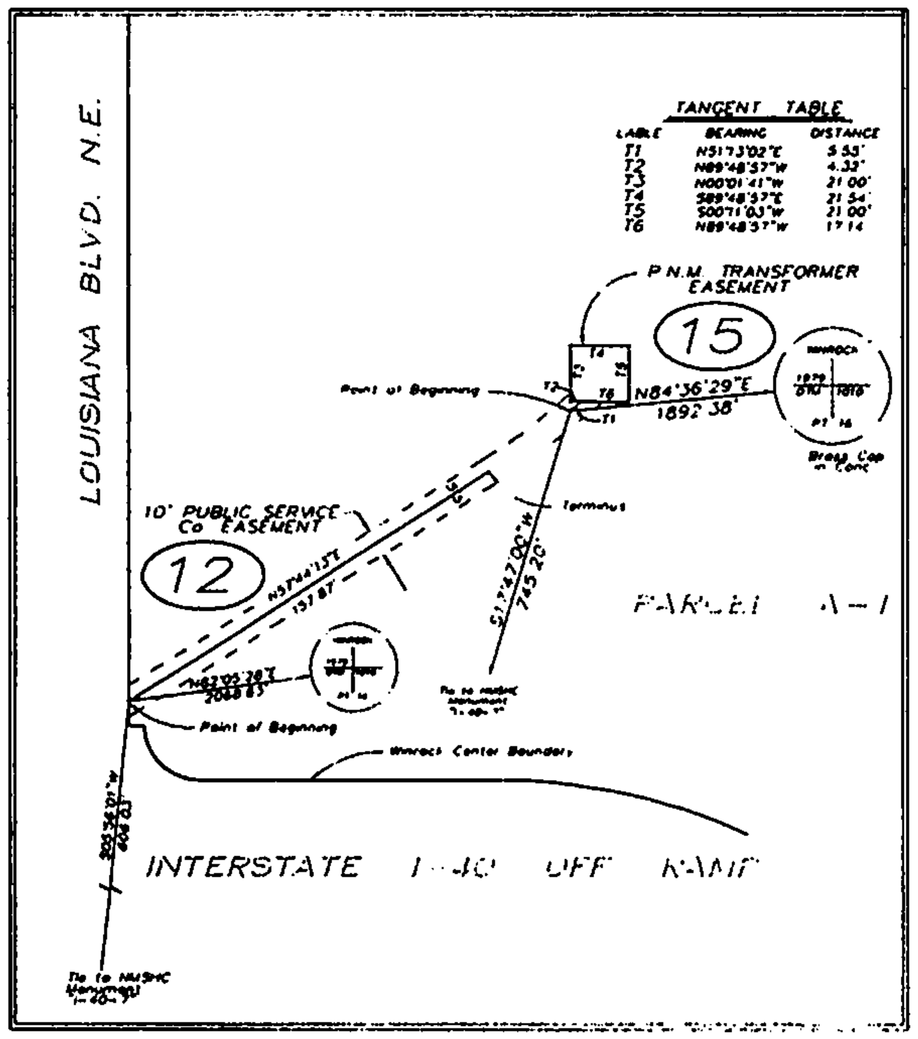

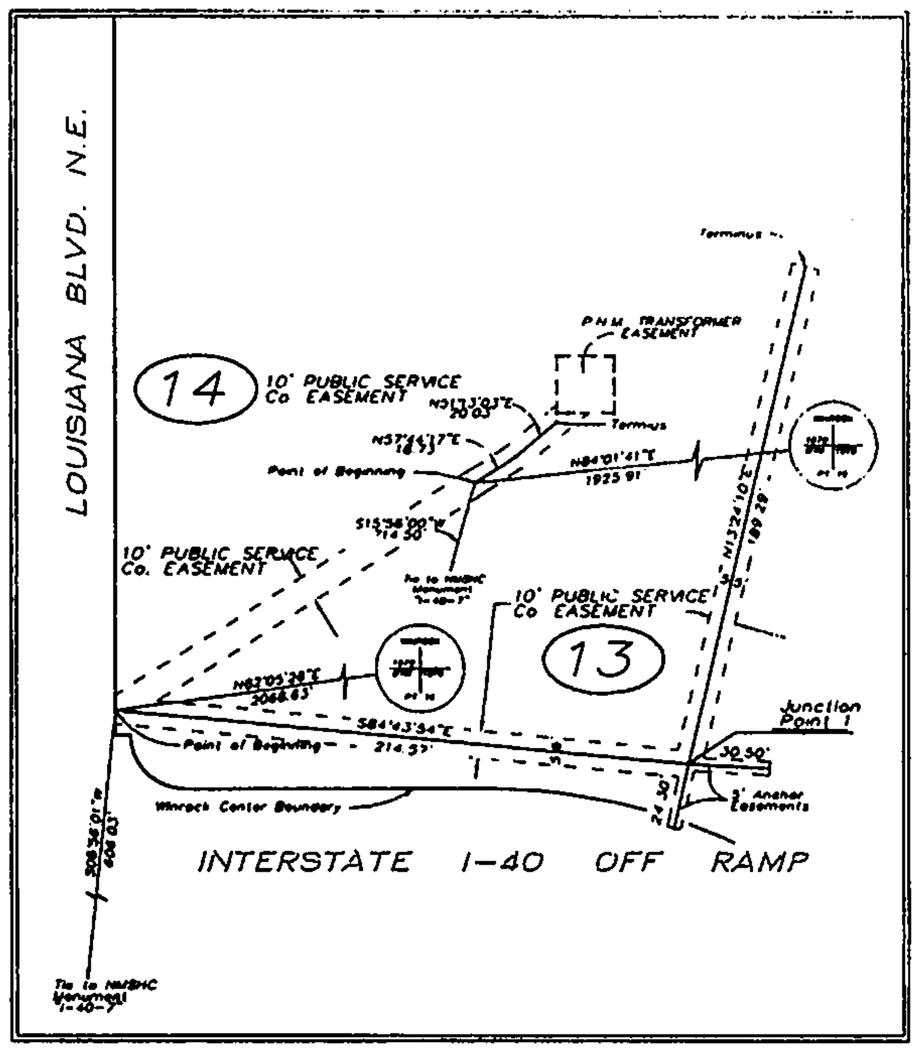

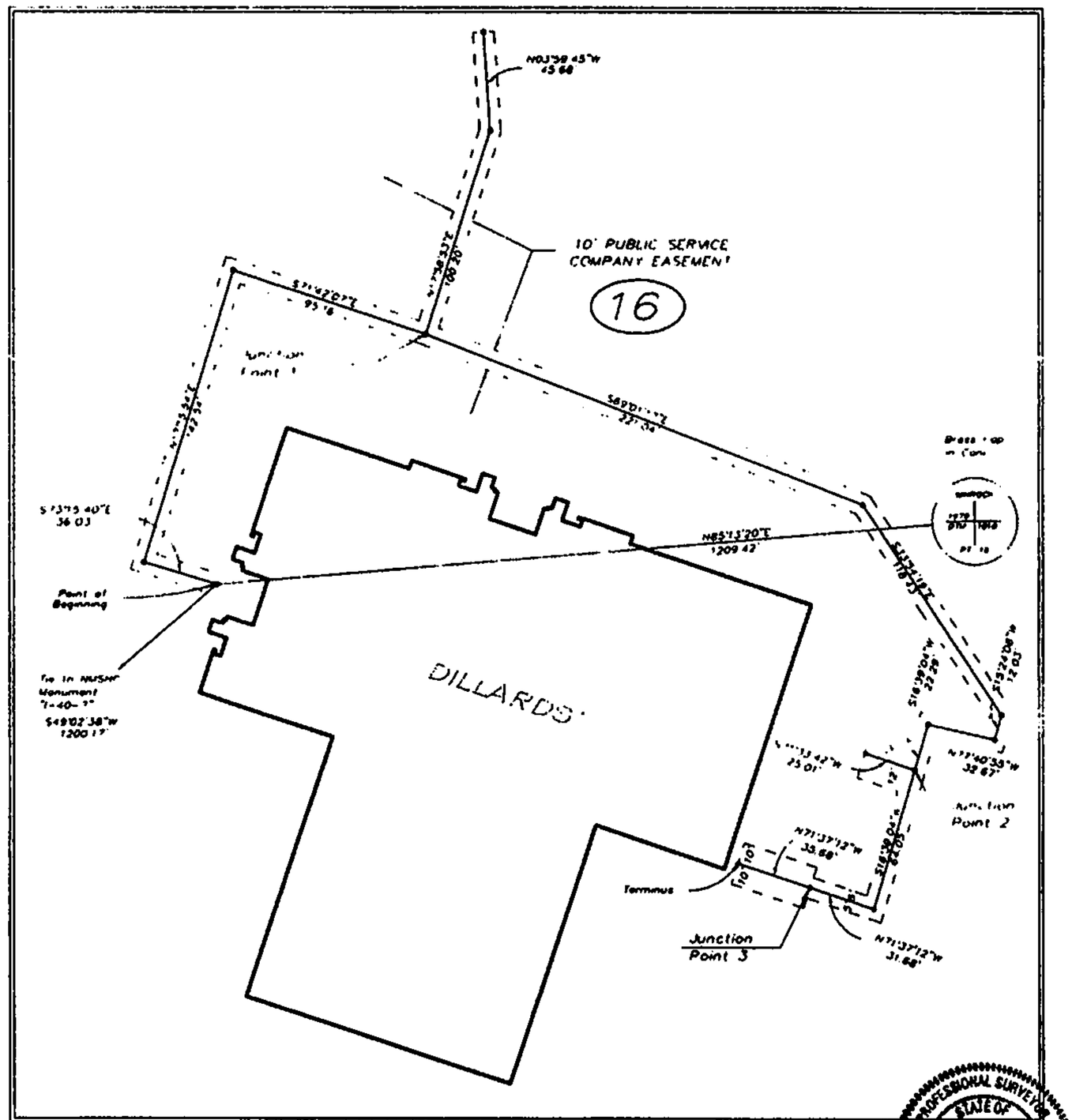

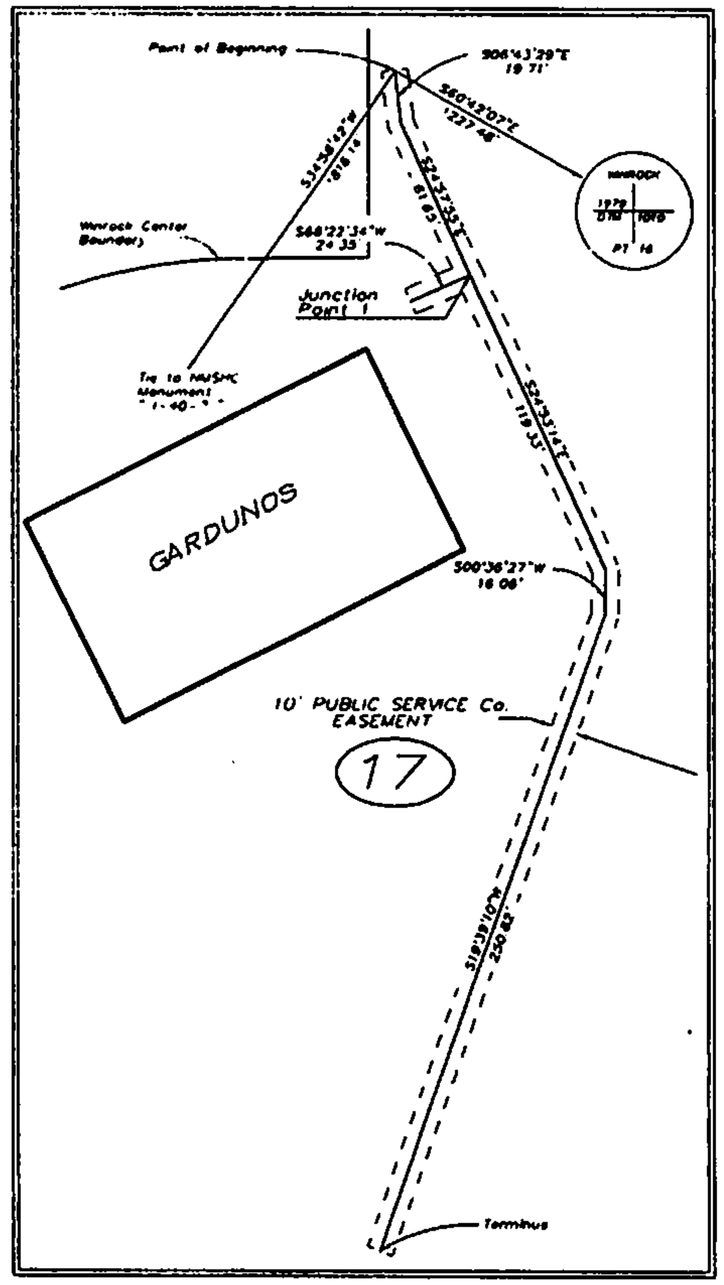

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARRY P. HUGG

ELECTRICAL EASEMENT DETAILS

SHEET 11 OF 13

WR9.DWG

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3399

96C-446(11)

96C-446 (12)

PARCEL A-1-A

96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

State of New Mexico) SS
County of Bernalillo
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of Records of said County Fee 42.00
Clerk & Recorder
Deputy Clerk

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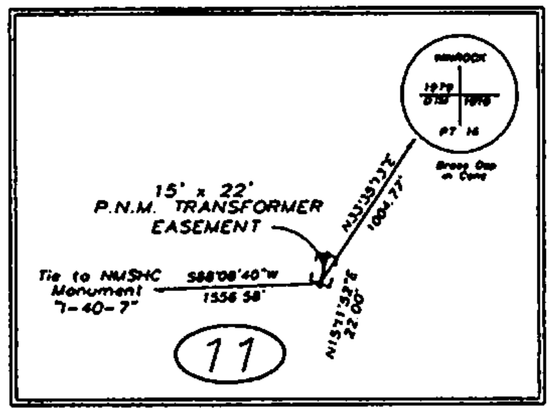

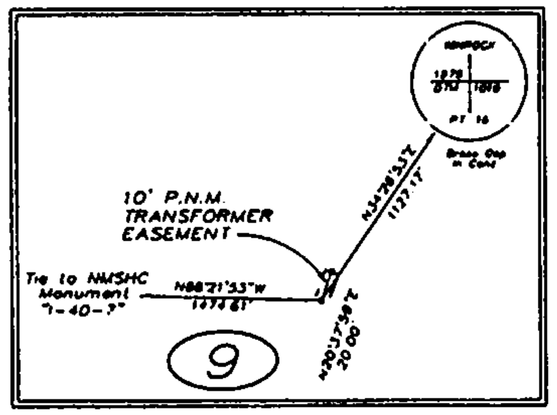

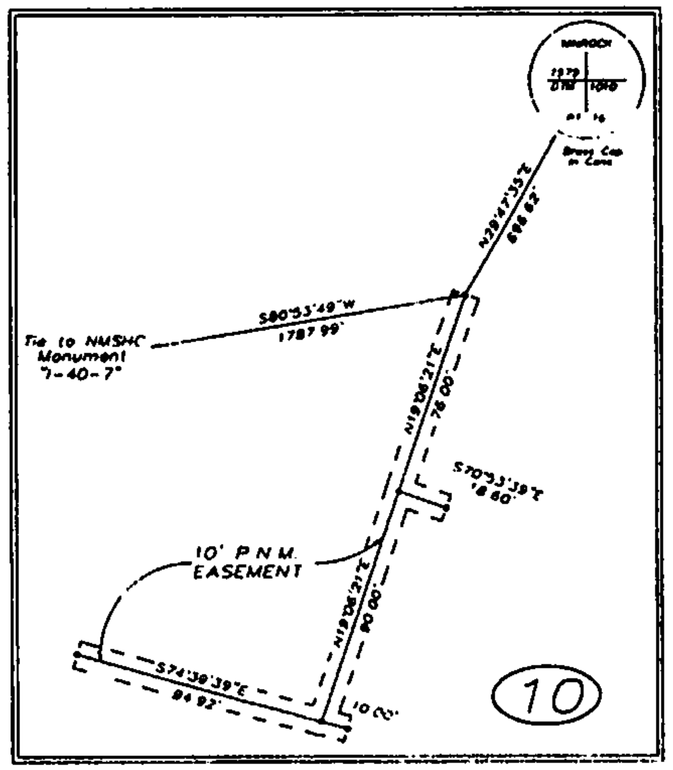

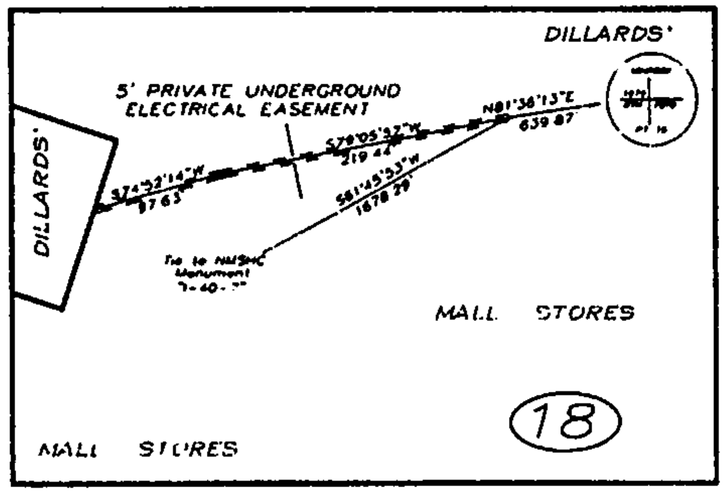

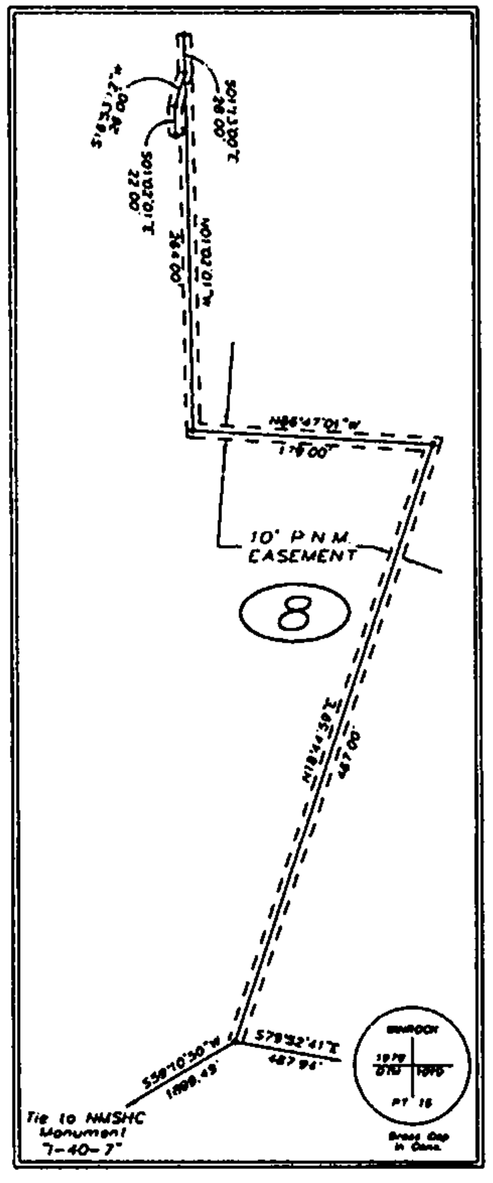

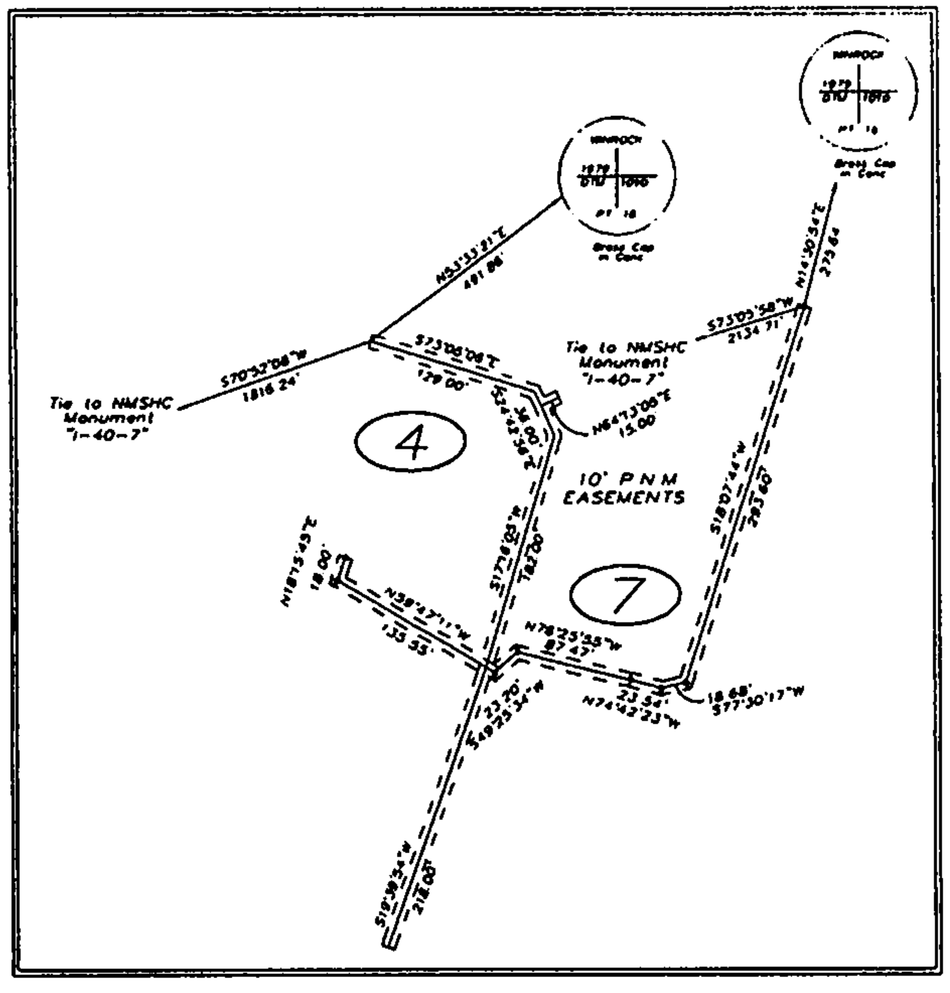

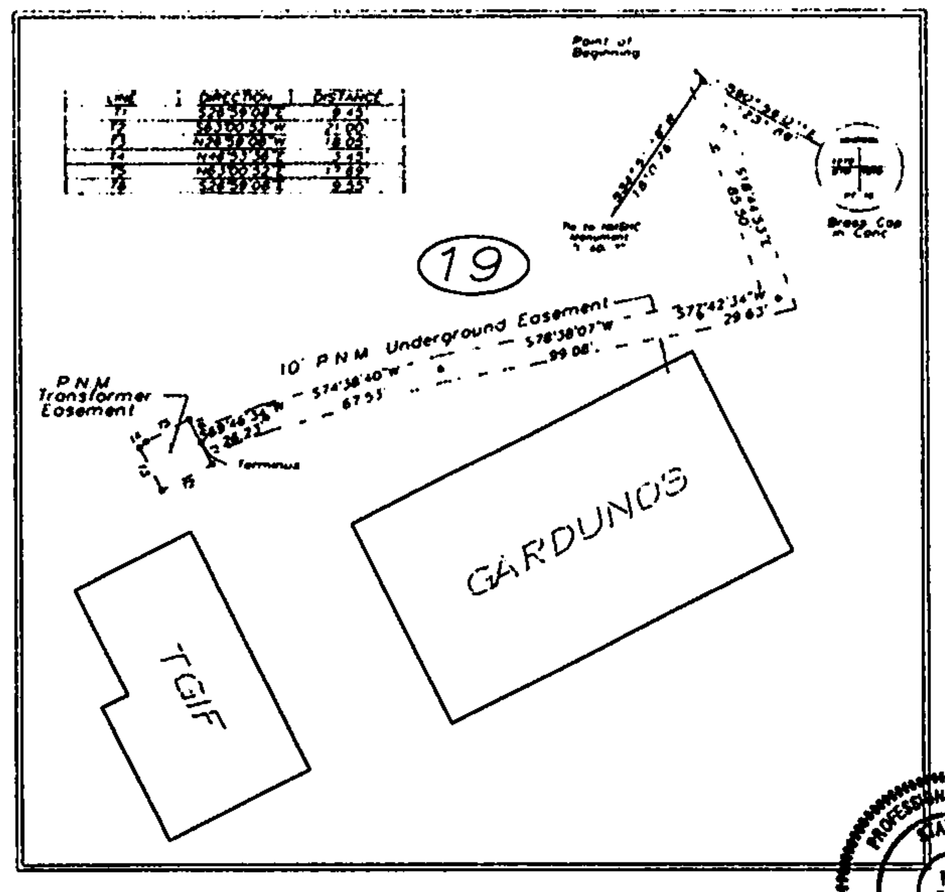

PROFESSIONAL SURVEYOR
STATE OF
No
580
NEW MEXICO
GARRY P. LUCAS

ELECTRICAL EASEMENT
DETAILS

SHEET 12 OF 13

WR10.DWG

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3660

96C-446 (12)

96C-446 (12)

96C-446(13)

(C) 96C-446

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

State of New Mexico } SS
County of Bernalillo
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11:08 OCT 28 1996 O'clock P.M. Recorded in Volume
of records of said County Folio 1146
Clerk & Recorder
Deputy Clerk

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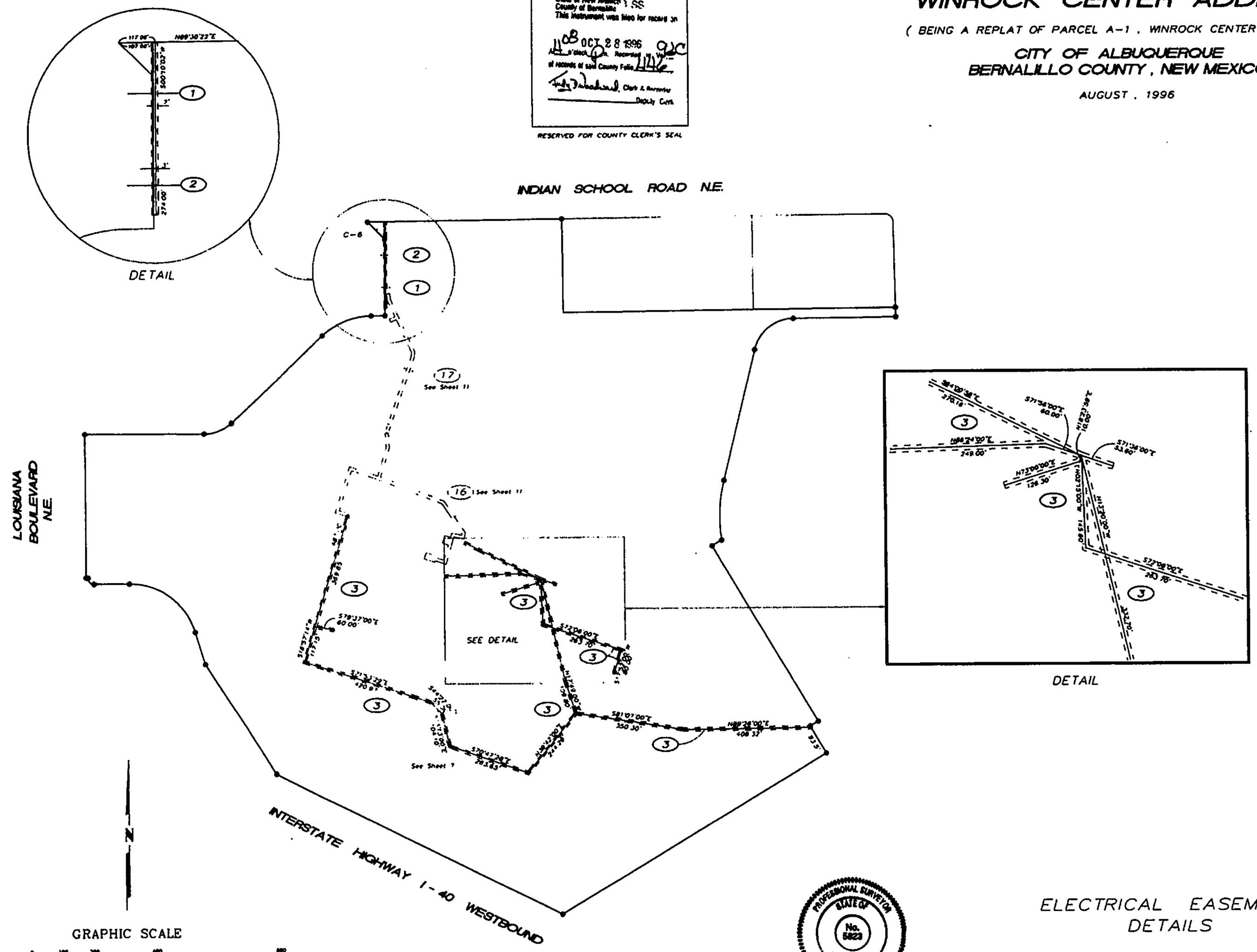

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARRY P. HUGG

ELECTRICAL EASEMENT DETAILS

SHEET 13 OF 13

SURV-TEK, Inc.
6843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3877
Phone: 505-897-3366

WR11.DWG

96C-446(13)

PLEASE NOTE: The Neighborhood and/or Homeowner Association 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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

January 4, 2012

Darin Sand
Goodman Realty Group
100 Sun Avenue NE, Suite 100
Phone: 505-881-0100,ext. 111/Fax: 505-881-0101

Dear Darin

Thank you for your inquiry of **January 4, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – WINROCK CENTER ADDITION, PARCEL A-1-A, LOCATED ON 2100 LOUISIANA BOULEVARD NE – WINROCK MALL, BETWEEN LOUISIANA BOULEVARD NE AND PENNSYLVANIA STREET NE** Zone Map: **J-19.**

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

SEE "ATTACHMENT A" FOR THE NAMES OF THE ASSOCIATIONS ON THE UPTOWN NA LIST TO CONTACT IN REGARDS TO THIS DRB SUBMITTAL – swinklepleck – 1/18/12

Please note that according to O-92 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. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Acting Division Manager
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(05/22/08)

Goodman
REALTY GROUP

January 20, 2012

Sandra Jamison
ABQ-Park Neighborhood Association
7615 Leah Dr. NE
Albuquerque, NM 87110

RE: Vacation of Easement at Winrock Mall

Dear Ms. Jamison:

This letter serves as notification. Winrock Mall, located at 2100 Louisiana Blvd. NE, is submitting an application to the City of Albuquerque's Development Review Board requesting approval to vacate a public utility easement. Last year Winrock received approval to vacate this easement; however, the approval expired prior to the time of construction. We anticipate construction beginning soon and are required to resubmit the application.

The easement is on the east side of the Winrock Center Addition parcel A-1-A. The location of the easement is slightly north and east of the Bed, Bath and Beyond store. See the attached map for the approximate location of the easement.

If you have any questions or concerns, please contact Darin Sand at the below number.

Thank you.

Darin Sand

Darin Sand
Goodman Realty Group
sand@goodmanrealty.com
505-881-0100 ext. 111

Enclosure

7009 0820 0001 0021 1050

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JAN 20 2012
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Sent To Shirley Marquez
Street, or PO Box Snow Heights Neighborhood Association
City, St 7905 Hannett NE
Albuquerque, NM 87110

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City, St 1216 Alcazar St. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

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Sent To Julie Jones
Street, or PO Box Jerry Cline Park Neighborhood Association
City, St 7625 Winter Ave. NE
Albuquerque, NM 87110

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Sent To Stephen Verchinski
Street, or PO Box Classic Uptown Neighborhood Association
City, St 2700 Espanola NE
Albuquerque, NM 87110

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Sent To Laura Heitman
Street, or PO Box Snow Heights Neighborhood Association
City, St 8011 Princess Jeanne NE
Albuquerque, NM 87110

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JAN 20 2012
USPS ALBUQUERQUE NM 87109

Sent To David Shaffer
Street, or PO Box Uptown Progress Team, Inc.
City, St 2703-G Broadbent Pkwy
Albuquerque, NM 87107

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ALBUQUERQUE NM 87109 JAN 20 2012 USPS

Sent To Marcy Hackett
Street, Apt. or PO Box No. Uptown Progress Team, Inc.
City, State, ZIP+4 7020 Prospect Pl. NE
Albuquerque, NM 87110

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.59

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ALBUQUERQUE NM 87109 JAN 20 2012 USPS

Sent To Richard Peterson
Street, Apt. or PO Box No. Winrock South Neighborhood Association
City, State, ZIP+4 7110 Constitution Ave. NE
Albuquerque, NM 87110

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Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.59

Postmark Here

ALBUQUERQUE NM 87109 JAN 20 2012 USPS

Sent To Virginia Kinney
Street, Apt. or PO Box No. Winrock South Neighborhood Association
City, State, ZIP+4 7110 Constitution Ave. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

7009 0820 0001 0021 0923

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OFFICIAL USE

Postage	$ .44
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Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.59

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ALBUQUERQUE NM 87109 JAN 20 2012 USPS

Sent To Sandra Jamison
Street, Apt. or PO Box No. ABQ-Park Neighborhood Association
City, State, ZIP+4 7615 Leah Dr. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

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Postage	$ .44
Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.59

Postmark Here

ALBUQUERQUE NM 87109 JAN 20 2012 USPS

Sent To Natasha Carty
Street, Apt. or PO Box No. Alvarado Park Neighborhood Association
City, State, ZIP+4 5907 Princess Jeanne NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

7009 0820 0001 0021 1036

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For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .44
Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.59

Postmark Here

ALBUQUERQUE NM 87109 JAN 20 2012 USPS

Sent To Maureen Maher
Street, Apt. or PO Box No. Quigley Park Neighborhood Association
City, State, ZIP+4 2935 Cardenas Dr. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

CERTIFIED MAIL™ RECEIPT
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Certified Fee 2.85
Return Receipt Fee (Endorsement Required) 2.30
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 5.59

Postmark Here
JAN 20 2012
ALBUQUERQUE NM 87106
USPS

Sent To Winnie Schmidt
Street, Apt. or PO Box Quigley Park Neighborhood Association
City, State 2916 Cuervo Dr. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

7009 0820 0001 0021 0978

CERTIFIED MAIL™ RECEIPT
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Postage $ .44
Certified Fee 2.85
Return Receipt Fee (Endorsement Required) 2.30
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 5.59

Postmark Here
JAN 20 2012
ALBUQUERQUE NM 87106
USPS

Sent To Donna Yetter
Street, Apt. or PO Inez Neighborhood Association
City, State 2111 Hoffman Dr. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

7009 0820 0001 0021 2507

U.S. Postal Service™
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For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage $ .44
Certified Fee 2.85
Return Receipt Fee (Endorsement Required) 2.30
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 5.59

Postmark Here
JAN 20 2012
ALBUQUERQUE NM 87106
USPS

Sent To Evelyn Feltner
Street, Apt. or PO Inez Neighborhood Association
City, State 2014 Utah St. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

7009 0820 0001 0021 2507

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT Darin
(Domestic Mail Only; No Insurance Coverage Provided)
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OFFICIAL USE

Postage $ .44
Certified Fee 2.85
Return Receipt Fee (Endorsement Required) 2.30
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 5.59

Postmark Here
JAN 20 2012
ALBUQUERQUE NM 87106
USPS

Sent To Cara Gregory
Street, Apt. or PO Classic Uptown Neighborhood Association
City, State 2812 Alcazar St. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions

7009 0820 0001 0021 1012

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT Darin
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage $ .44
Certified Fee 2.85
Return Receipt Fee (Endorsement Required) 2.30
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 5.59

Postmark Here
JAN 20 2012
ALBUQUERQUE NM 87106
USPS

Sent To Jane Cohn
Street, Apt. or PO Alvarado Park Neighborhood Association
City, State 1931 Palomas NE
Albuquerque, NM 87110

7009 0820 0001 0021 1012

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT Darin
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage $ .44
Certified Fee 2.85
Return Receipt Fee (Endorsement Required) 2.30
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 5.59

Postmark Here
JAN 20 2012
ALBUQUERQUE NM 87106
USPS

Sent To Charlotte Rode
Street, Apt. or PO Mark Twain Neighborhood Association
City, State 1409 California St. NE
Albuquerque, NM 87110

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	$ 2.44
Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.59

Postmark Here

ALBUQUERQUE NM 87109 JAN 20 2012 USPS

Sent To: Barbara Lohbeck
Street, Apt. No., or PO Box: Mark Twain Neighborhood Association
City, State, ZIP+4: 1402 California NE
Albuquerque, NM 87111

PS Form 3800, August 2006 See Reverse for Instructions

7009 0820 0001 0021 0930

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

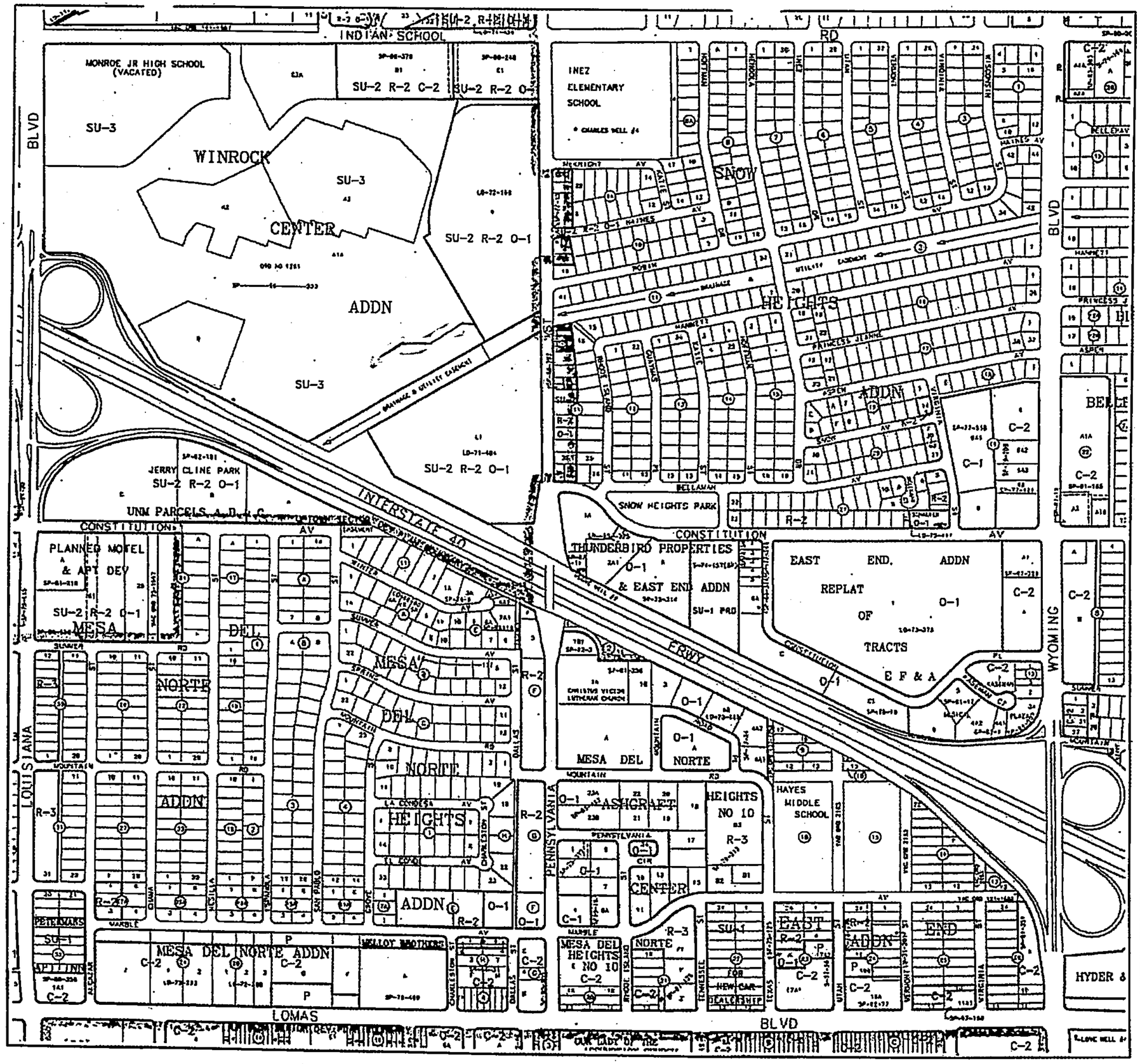
Postage	$ 2.44
Certified Fee	2.85
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.59

Postmark Here

ALBUQUERQUE NM 87109 JAN 20 2012 USPS

Sent To: Alex Morgan
Street, Apt. No., or PO Box: ABQ-Park Neighborhood Association
City, State, ZIP+4: 7414 Leah Dr. NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instructions



CITY OF Albuquerque

Albuquerque Geographic Information System

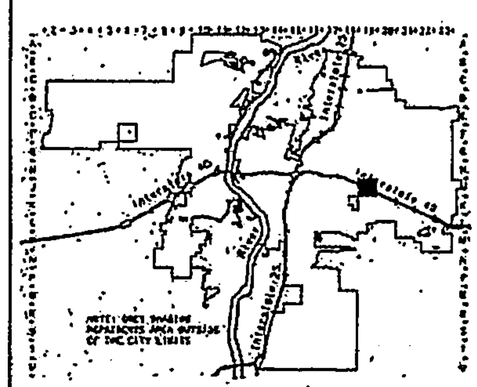
PLANNING DEPARTMENT

© Copyright 1998

N W E S

GRAPHIC SCALE IN FEET

250 0 500 1000

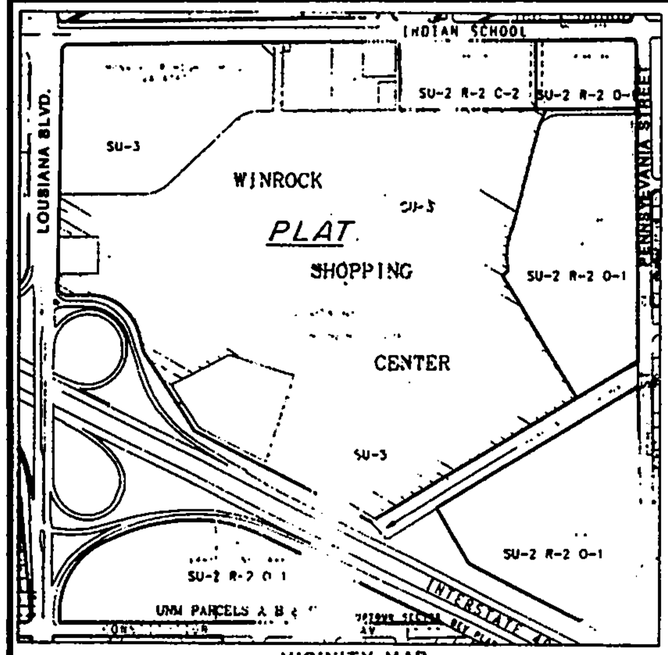


Zone Atlas Page

J-19-Z

Map Amended through
February 27, 1998

96C-446 (1)



VICINITY MAP

N

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone,(NAD 27) and rotated to grid at the New Mexico State Highway Commission Monument "I-40-7"
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Delta Alpha = -00° 10' 59"
5. Combined ground to grid factor = 0.99965704
6. All corners are a 5/8" rebar and survcap stamped"HUGG LS 9750" unless otherwise indicated.
7. Zone Atlas Page J-19.
8. Information shown in parenthesis () is record.
9. U.C.L.S. Log Number _____.
10. All existing utility easements as shown hereon are in reference to Rio Grande Title Companies Commitment for Title Insurance Number 32 022 04 007448, dated September 3, 1987 and a subsequent Title Search performed by Rio Grande Title Company dated November 12, 1992.
11. Record plat bearings and distances, where they differ from those measured in the field are shown in parenthesis (x).

NOTE

Parcel A-1-A, Winrock Center Addition, is subject to that certain "EASEMENTS DECLARATION", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 2, 1993, in Book 93-31, Pages 1399-1412 as Document Number 93123088 and modified by that certain "AMENDED EASEMENTS DECLARATION", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 1, 1994, in Book 94-7, Pages 4864-4877 as Document Number 94028294.

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996
at 11:08 o'clock A.M. Recorded
in records of said County Folio 1446
Clerk & Recorder
Deputy Clerk

DISCLOSURE STATEMENT

The purpose of this replat is: (1) to vacate various existing utility easements within existing Parcel A-1, WINROCK CENTER ADDITION, as vacated by V-96-92 and (2) to grant the new utility easements as shown hereon. No Parcel boundaries are affected by this replat.

SHEET LEGEND

SHEET NUMBER	DESCRIPTION
1 of 13	Title sheet, approvals
2 of 13	Legal Description, Acknowledgements
3 of 13	Plat Boundary and Parcel Boundaries
4 of 13	Compilation of all Existing Utility Easements
5 of 13	Waterline Easements
6 of 13	Electrical Easements
7 of 13	Vacated and New Easement Details
8 of 13	Existing Waterline Easement Details
9 of 13	Existing Waterline Easement Details
10 of 13	Existing Waterline Easement Details
11 of 13	Existing Electrical Easement Details
12 of 13	Existing Electrical Easement Details
13 of 13	Existing Electrical Easement Details

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 1-010-058-120400-20410-81
PROPERTY OWNER OF RECORD: WINROCK
BERNALILLO COUNTY TREASURER'S OFFICE

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARRY P. HUGG

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1, WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APPROVALS

SP-96-233

Traffic Engineer, City of Albuquerque Public Works Department	Date 9-10-96
City Surveyor, City of Albuquerque Public Works Department	Date 081696
Utility Development Division, City of Albuquerque Public Works Department	Date 10-22-96
Albuquerque Metropolitan Arroyo Flood Control Authority	Date 9-10-96
City Engineer, City of Albuquerque Public Works Department	Date 10-23-96
Property Management, City of Albuquerque	Date 9-10-96
Parks and Recreation Department, City of Albuquerque (Design Development CIP)	Date

APPROVAL as specified by the Albuquerque Subdivision Ordinance

Chairman, Albuquerque/Bernalillo County Development Review Board	Date 10-26-96

DRB 93-404
V-96-92

SURVEYORS CERTIFICATION

I, Garry P. Hugg , New Mexico Professional Surveyor Number 5823, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Garry P. Hugg
NMPS No. 5823
August 8, 1996

SHEET 1 OF 13

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax 505-897-3377
Phone. 505-897-3366

96C-446 (1)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST, 1996

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 at 8:00 o'clock A.M. and recorded in Book ___ Page ___
of records of said County Folio 441-42
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S USE

LEGAL DESCRIPTION

That certain Parcel of land situate within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Parcel A-1, WINROCK CENTER ADDITION, as the same is shown and designated on the Plat entitled " PARCELS A-1 THRU A-3, AND PARCEL C-2A, WINROCK CENTER ADDITION, (BEING A REPLAT OF PARCEL A AND PARCELS C-1 THRU C-7, WINROCK CENTER ADDITION) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO ", filed in the Office of the County Clerk, Bernalillo County, New Mexico, on August 23, 1996, Volume 94C, folio 281. Said Parcel contains 50.6096 acres, more or less.

SURVEYED and REPLATTED and now comprising PARCEL A-1-A, WINROCK CENTER ADDITION, (BEING A REPLAT OF PARCEL A-1, WINROCK CENTER ADDITION), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, all easements created by this Plat, and hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

By: _____

Title: VP for Business & Finance, UNM.

Attest: _____

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

On this 13th day of August, 1996, before me the undersigned, a Notary Public, personally appeared DAVID L. McKinney, known to me to be a representative of the Regents of the University of New Mexico, who acknowledged to me that he signed and sealed the accompanying instrument as his free and voluntary act and deed.

Sabrina Jane Barker

Notary Public

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves, and other equipment and facilities reasonably necessary to provide natural gas.

C. U.S. West Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including, but not limited to, ground pedestals and closures.

D. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

APPROVALS

	9-9-96
PNM Electric Services	Date
	9-9-96
PNM Gas Services	Date
U. S. West Communications	Date
Violet Watson	9/9/96
Jones Intercable	Date

U S WEST COMMUNICATIONS QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: That U S WEST COMMUNICATIONS, INC., a Colorado Corporation, hereinafter called "Company" for and in consideration of One Dollar ($1.00) and other good and valuable considerations in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest in the easements shown to be vacated on this plat and hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as shown to be vacated.

IN WITNESS WHEREOF, the Company has caused these presents to be executed by its duly authorized officer this _____ day of _____, 19___.

U S WEST COMMUNICATIONS, INC.

By: _____

Manager - Network and Technology Services

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 19___, by _____ as the Manager/Network and Technology Services of U S West Communications, Inc., a Colorado Corporation, on behalf of the corporation.

Witness my hand and official seal.

_____ My commission expires_____

Notary Public

SEE SHEET NO. 7 NOTE "A"

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES

By: _____

STATE OF NEW MEXICO
COUNTY OF SANDOVAL SS

The foregoing instrument was acknowledged before me this 9th day of SEPT, 1996, by Rob Roberts of the Public Service Company of New Mexico, a New Mexico Corporation, on behalf of said corporation.

_____ My commission expires 8-9-97

Notary Public

RUBIN PHILLIPS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8-9-97

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No 5825
GARRY P. HUGG

SHEET 2 OF 13

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax 505-897-3377
Phone: 505-897-3368

96C-446 (3)

(E) 944-996

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

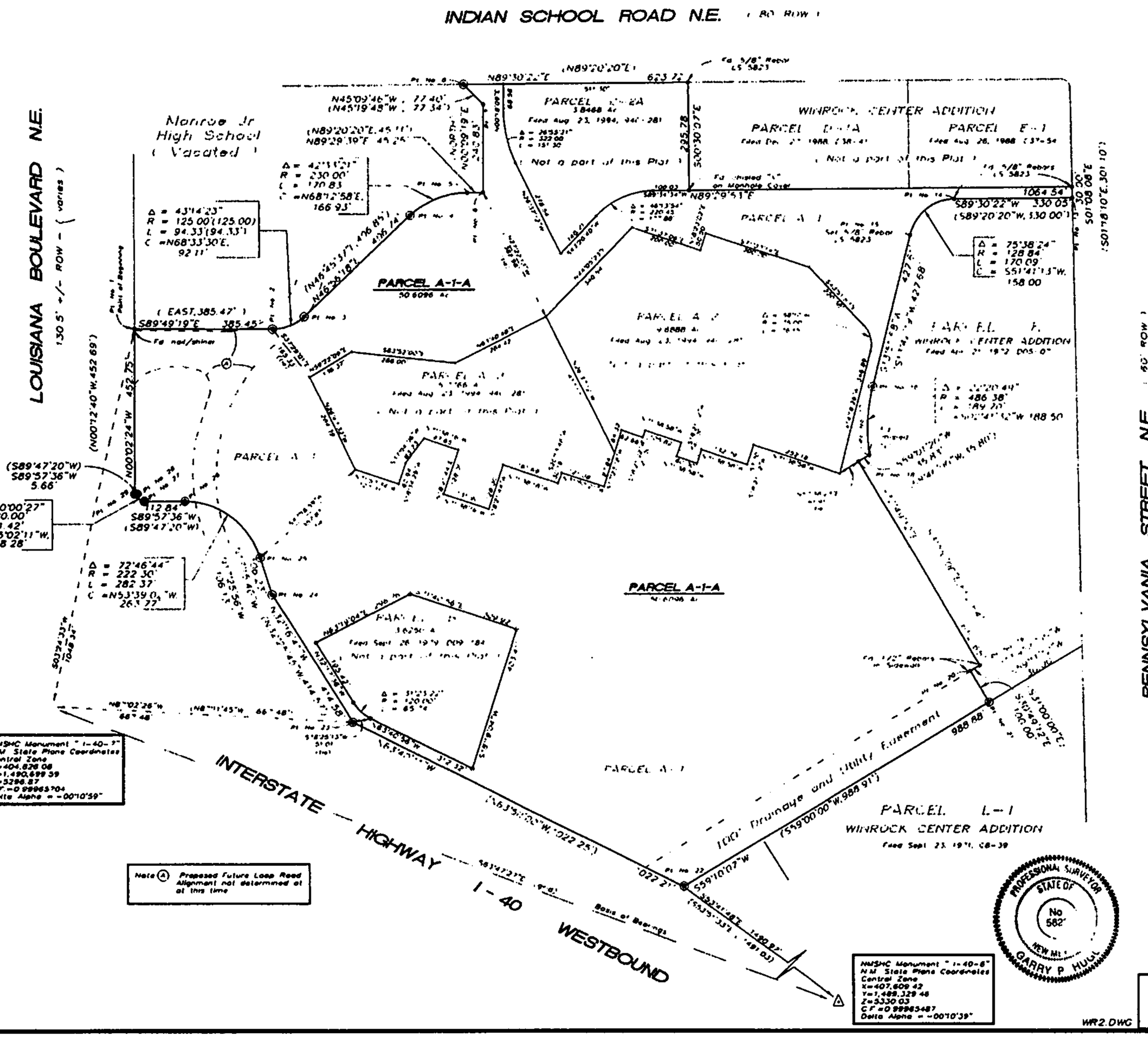
(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 at o'clock p.m. Recorded in Vol. 96C of records of said County Folio 446
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S SEAL



CORNER LEGEND

Unless otherwise indicated:

WINROCK 1979 DTM 1010 Pt. No. 16

Fd. Brass Cap in Concrete (Typ)

Set nail/Brass Disc LS 9750

SHEET 3 OF 13

SURV-TEK, Inc.

6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377 Phone: 505-897-3366

WR2.DWG

96C-446 (3)

96C-446 (3)

96C-446(4)

State of New Mexico) SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 at 9 o'clock A.M. Recorded in Book
of records of said County Folio
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S SEAL

96117928

PARCEL A-1-A
WINROCK CENTER ADDITION

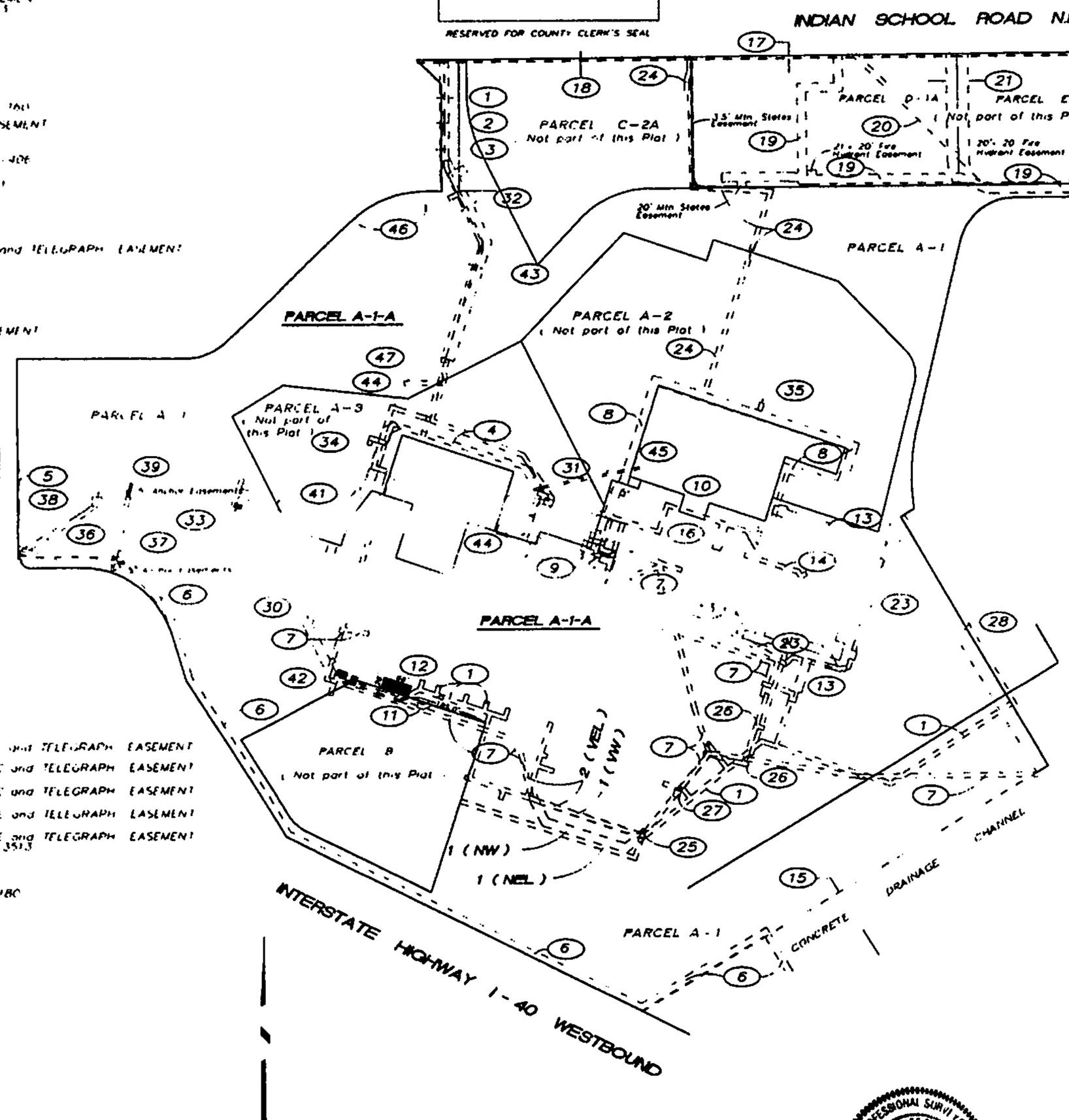
(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

EXISTING EASEMENTS

1. 10' WATERLINE EASEMENT
Filed September 27, 1960, Book C5, pg 31
2. 7' P N M and MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT
Filed April 8, 1960, Vol D 536, Folio 597
3. 3' P N M and MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT
Filed November 18, 1960, Vol D [illegible] 432
4. 10' WATERLINE EASEMENT
Filed September 20, 1965, Vol [illegible]-786, pgs 426-429
5. GRANT OF PERMANENT SIDEWALK EASEMENT
Filed April 20, 1992, Bk 92-9 pgs 1989-1992, [illegible]
6. 15' WATER TRANSMISSION LINE EASEMENT
Filed January 12, 1967, Book [illegible]
7. 10' UNDERGROUND ELECTRICAL CONDUIT EASEMENT
Filed August 4, 1961 Vol D-605 Folio 531-533
8. 20' WATER LINE EASEMENT
Filed July 25, 1972, Misc 270, Folio 203-206
9. WATER LINE EASEMENT
Filed October 10, 1972, Book D-5, pg 54
10. 10'x10' WATER METER EASEMENT
Filed October 10, 1972, Book D-5, pg 54
11. 10' WATER LINE EASEMENT
Filed January 2, 1988, Misc Book 90, pgs 197-199
12. 66'x26' HEATING and AIR CONDITIONING Bldg EASEMENT
Filed August 13, 1962, D-654, Folio 583
13. 20' WATER LINE EASEMENT
Filed May 25, 1989, Bk Misc 752-A, pgs 400-406
14. 10' UNDERGROUND ELECTRICAL EASEMENT
Filed Sept 20, 1984, Bk Misc 157 A, Folio 321
15. 100' DRAINAGE AND UTILITY EASEMENT
Filed April 1, 1953, Vol D1, Folio 86
16. EASEMENTS VACATED BY PLAT
Filed October 10, 1972, Book D-5, pg 54
17. 7' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
Filed December 9, 1980, Vol 0574, pg 79
18. 5' OVERHEAD UTILITY EASEMENT
19. 20' WATER LINE EASEMENT
Filed August 26, 1988, C37 54
20. 10' PRIVATE SEWERLINE EASEMENT
21. 50' PRIVATE ACCESS & PRIVATE DRAINAGE EASEMENT
Filed August 26, 1988, L37-54
22. GRANT OF EASEMENT FOR ROADWAY
Filed Sept 27, 1979, Misc 721, pgs 173-177



23. 10' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
Filed Dec 23, 1985, Misc 304A, pg 554
24. 10' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
Filed AUG 12, 1986, Misc 382A, pg 553
25. 10' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
Filed, Dec 23, 1985, Misc 304A, pg 553
26. 10' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
Filed Jan 17, 1984 Misc 81A, pg 894
27. 10' P N M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
Filed Jan 30, 1991, Bk BCR 91-2, pgs 3512-3513
28. INGRESS & EGRESS EASEMENT
Filed Oct 24, 1969 Bk Misc 154, pgs 40-42
29. GRANT OF EASEMENT FOR ENCROACHMENT
Filed Sept 27, 1979, Bk Misc 721, pgs 178-180
30. 20' WATERLINE EASEMENT
Filed March 9, 1993, as Document 93023664,
Book 93-6, pgs 1435-1451
31. 20' WATERLINE EASEMENT
Filed March 9, 1993, as Document 93023664,
Book 93-6, pgs 1435-1451
32. 20' WATERLINE EASEMENT
Filed March 9, 1993, as Document 93023664,
Book 93-6, pgs 1435-1451
33. 10' WATERLINE EASEMENT (Hydrant)
Filed March 9, 1993, as Document 93023664,
Book 93-6, pgs 1435-1451
34. 10' WATERLINE EASEMENT (Hydrant)
Filed March 9, 1993, as Document 93023664,
Book 93-6, pgs 1435-1451
35. 10' WATERLINE EASEMENT (Hydrant)
Filed March 9, 1993, as Document 93023664,
Book 93-6, pgs 1435-1451

36. 10' P N M and U S WEST COMMUNICATIONS, INC EASEMENT
Filed May 12, 1993, Bk 93-12, pgs 2815-2818
37. 10' P N M and U S WEST COMMUNICATIONS, INC EASEMENT
Filed May 12, 1993, Bk 93-12, pgs 2819-2822
38. 10' P N M and U S WEST COMMUNICATIONS, INC EASEMENT
Filed May 12, 1993, Bk 93-12, pgs 2823-2826
39. P N M and U S WEST COMMUNICATIONS, INC TRANSFORMER EASEMENT
Filed May 12, 1993, Bk 93-12, pgs 2827-2830
40. GRANT OF EASEMENT FOR ROADWAY
Filed Sept 27, 1979 Bk Misc 721, pgs 173-177
Refiled Sept 25, 1980, Bk Misc 801, pgs 29-30
41. 20' WATERLINE EASEMENT
Filed Sept 1, 1993, Bk 93-24, pgs 3652-3661
Filed Nov 2, 1993, Bk 93-31 pgs 1413-1417
42. 10' WATERLINE EASEMENTS (hydrants)
Filed Sept 1, 1993, Bk 93 24, pgs 3652-3661
43. 10' P N M and U S WEST COMMUNICATIONS, INC EASEMENT
Filed Aug 25, 1993, Bk 93-23, pgs 3126-3130
44. 10' P N M and U S WEST COMMUNICATIONS, INC EASEMENT
Filed Aug 25, 1993, Bk 93-23 pgs 3120-3125
45. [illegible] ELECTRICAL EASEMENT
46. [illegible] ELECTRICAL AND TRANSFORMER EASEMENT
Filed Nov 29, 1993, Bk 93-34, pgs 1098-1102
47. P N M UNDERGROUND EASEMENT
[illegible] pgs 4859-4863

VACATED EASEMENTS

(SEE DETAIL SHEET 7)

1 (VW) PORTION OF 10' WATERLINE EASEMENT

2 (VEL) PORTION OF 10' UNDERGROUND ELECTRICAL EASEMENT

VACATED BY V-96-92

NEW EASEMENTS (created by this plat)

(SEE DETAIL SHEET 7)

1 (NEL) 10' UNDERGROUND ELECTRICAL EASEMENT

1 (NW) 20' WATERLINE EASEMENT

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 5823
GARRY P HUGG

COMPILATION OF ALL EXISTING EASEMENTS

SHEET 4 OF 13

TEK

WR3.DWG

96C-446(4)

96C-446 (S)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1, WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

August, 1996

State of New Mexico) SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 at 11:08 o'clock a.m. Recorded in Book 96C of records of said County Page 446.
Clerk & Recorder
Deputy Clerk

EXISTING WATERLINE EASEMENTS

1. 10' WATERLINE EASEMENT
Filed September 27, 1960, Book C5, pg 31
2. 10' WATERLINE EASEMENT
Filed September 20 1965, Vol D-786, pgs 426-429
3. 15' WATER TRANSMISSION LINE EASEMENT
Filed January 12, 1967, Book R/W 143, pg 599
4. 20' WATER LINE EASEMENT
Filed July 25, 1972, Misc 270, Folio 203-206
5. WATER LINE EASEMENT
Filed October 10, 1972, Book D 5, pg 54
6. 10'x10' WATER METER EASEMENT
Filed October 10, 1972, Book D-5, pg 54
7. 10' WATER LINE EASEMENT
Filed January 2, 1968, Misc Book 90, pgs 157 160
8. 20' WATER LINE EASEMENT
Filed May 25, 1989, Bk Misc 757-A pgs 430 40m
9. 20' WATER LINE EASEMENT
Filed August 26, 1988, C37 54
10. 20' WATERLINE EASEMENT
Filed March 9, 1993, as Document 9302 3664, Book 93-6, pgs 1435-1451
11. 20' WATERLINE EASEMENT
Filed March 9, 1993, as Document 9302 3664 Book 93-6, pgs 1435-1451
12. 20' WATERLINE EASEMENT
Filed March 9, 1993, as Document 9302 3664 Book 93-6, pgs 1435-1451
13. 10' WATERLINE EASEMENT (Hydrant)
Filed March 9, 1993, as Document 9302 3664, Book 93-6, pgs 1435-1451
14. 10' WATERLINE EASEMENT (Hydrant)
Filed March 9, 1993, as Document 9302 3664, Book 93 6, pgs 1435 1451
15. 10' WATERLINE EASEMENT (Hydrant)
Filed March 9, 1993, as Document 9302 3664 Book 93-6, pgs 1435-1451
16. 20' WATERLINE EASEMENT
Filed Sept 1, 1993, Bk 93-24, pgs 9652 9661
Filed Nov 2 1993 Bk 93-31, pgs 1411-1417
17. 10' WATERLINE EASEMENTS (Hydrant)
Filed Sept 1 1993, Bk 93-24, pgs 9652-9661

VACATED EASEMENTS

(SEE DETAIL SHEET 7)

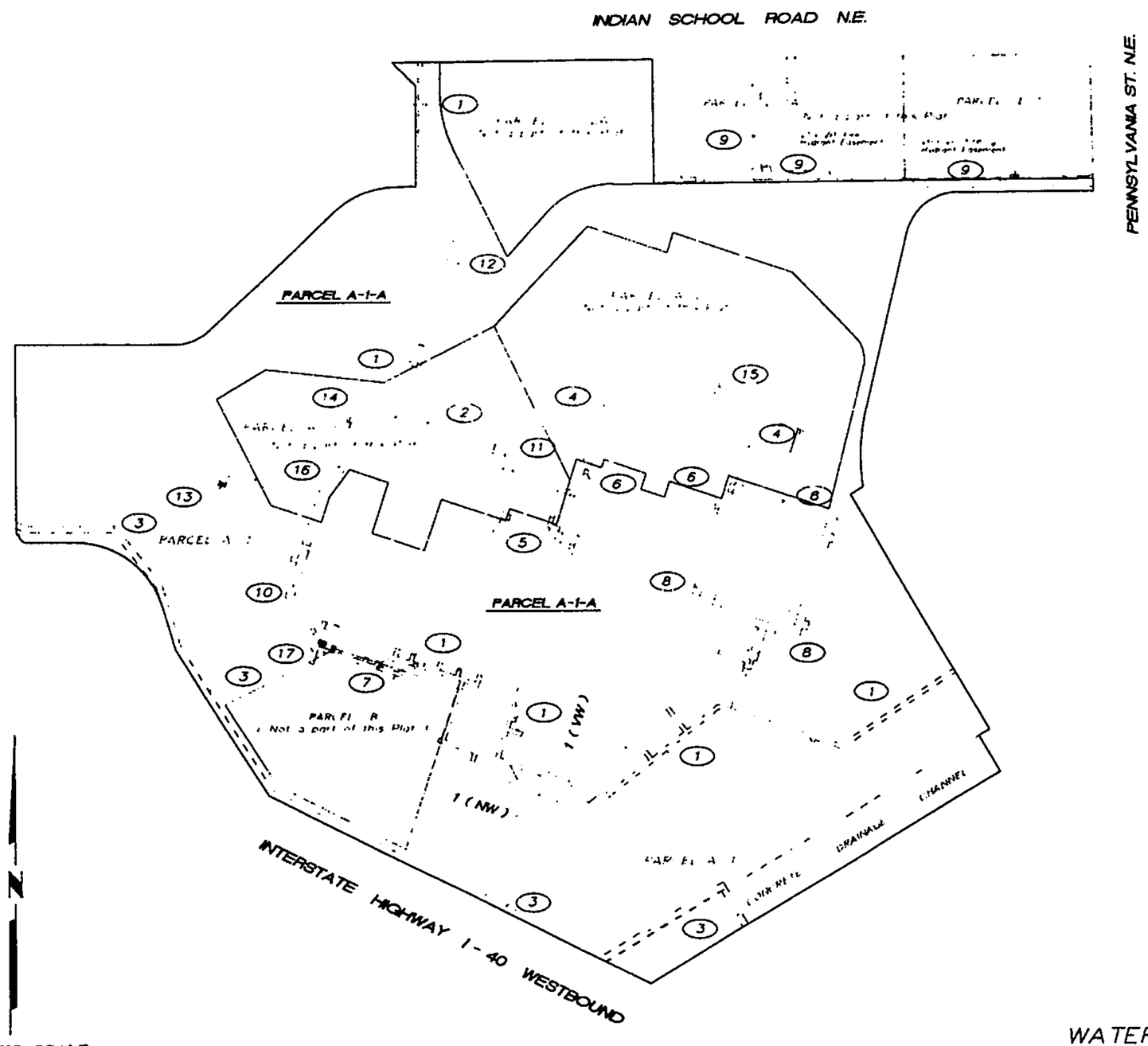
1 (VW) PORTION OF 10' WATERLINE EASEMENT

VACATED BY V-96-92

NEW EASEMENTS (created by this plat)

(SEE DETAIL SHEET 7)

1 (NW) 20' WATERLINE EASEMENT



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft

PROFESSIONAL SURVEYOR STATE OF No. 5823 GARY F. HUGG

WATERLINE EASEMENTS

SHEET 5 OF 13

SURV-TEK, Inc.
8643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505 897-3377
Phone: 505-897-3366

WR4.DWG

96C-446 (S)

96C-446 (S)

96C-446 (6)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

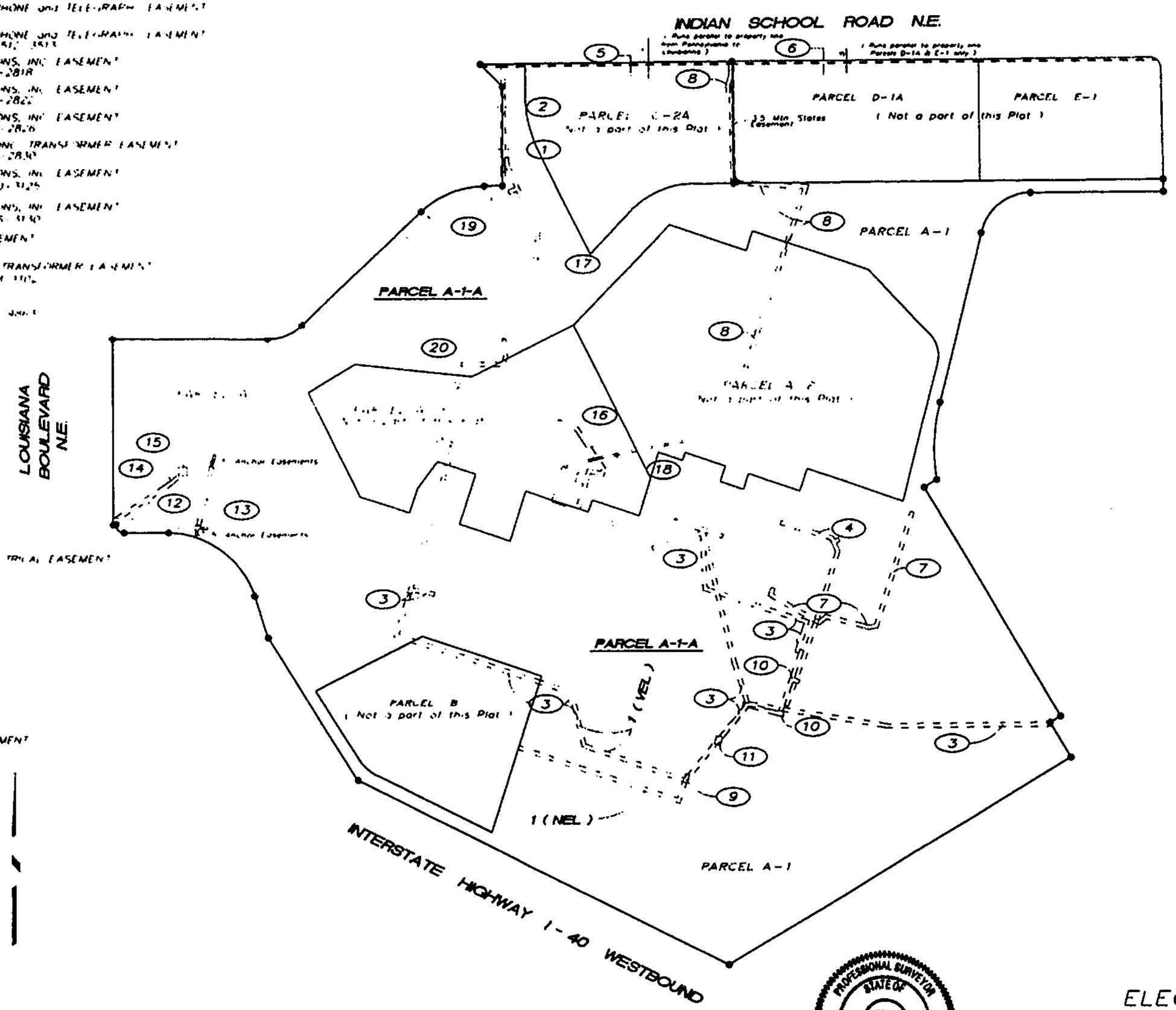
AUGUST , 1996

State of New Mexico } SS.
County of Bernalillo
This instrument was filed for record on
1996 OCT 2 P 4:05
and recorded in Book 96C Page 446
of records of said County Feas.
Clerk of Bernalillo County

RESERVED FOR COUNTY CLERK'S SEAL

EXISTING PNM EASEMENTS

1. 7' P.N.M. and MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT
   Filed April 8, 1960, Vol D-536, Folio 597
2. 3' P.N.M. and MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT
   Filed November 18, 1960, Vol D-571, pg 432
3. 10' UNDERGROUND ELECTRICAL CONDUIT EASEMENT
   Filed August 4 1961, Vol D-605, Folio 531-533
4. 10' UNDERGROUND ELECTRICAL EASEMENT
   Filed Sept 20, 1984, Bk Misc 157-A, Folio 321
5. 7' P.N.M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
   Filed December 9, 1960, Vol D574, pg 79
6. 5' OVERHEAD UTILITY EASEMENT
7. 10' P.N.M. and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
   Filed Dec 23, 1985, Misc 304A, pg 554
8. 10' P.N.M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
   Filed AUG 12, 1986, Misc 382A, pg 553
9. 10' P.N.M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
   Filed Dec 23, 1985, Misc 304A, pg 553
10. 10' P.N.M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
    Filed Jan 17, 1984, Misc 81A pg 894
11. 10' P.N.M and MOUNTAIN STATES TELEPHONE and TELEGRAPH EASEMENT
    Filed Jan 30, 1991, Bk BCR 91-2, pgs 351-353
12. 10' P.N.M and U S WEST COMMUNICATIONS, INC EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2815-2818
13. 10' P.N.M and U S WEST COMMUNICATIONS, INC EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2819-2822
14. 10' P.N.M and U S WEST COMMUNICATIONS, INC EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2823-2826
15. P.N.M and U S WEST COMMUNICATIONS, INC TRANSFORMER EASEMENT
    Filed May 12, 1993, Bk 93-12, pgs 2827-2830
16. 10' P.N.M and U S WEST COMMUNICATIONS, INC EASEMENT
    Filed Aug 25, 1993, Bk 93-23, pgs 3120-3125
17. 10' P.N.M and U S WEST COMMUNICATIONS, INC EASEMENT
    Filed Aug 25, 1993, Bk 93-23, pgs 3126-3130
18. 5' PRIVATE UNDERGROUND ELECTRICAL EASEMENT
19. 10' P.N.M UNDERGROUND ELECTRICAL AND TRANSFORMER EASEMENT
    Filed Nov 29, 1993, Bk 93-34, pgs [illegible]
20. 10' P.N.M UNDERGROUND EASEMENT
    Filed March 1, 1994, Bk 94-7, pgs [illegible]



VACATED EASEMENTS
(SEE DETAIL SHEET 7)

1 (VEL) PORTION OF 10' UNDERGROUND ELECTRICAL EASEMENT

VACATED BY V-96-92

NEW EASEMENTS (created by this plat)
(SEE DETAIL SHEET 7)

1 (NEL) 10' UNDERGROUND ELECTRICAL EASEMENT

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARRY P. HUGG

ELECTRICAL EASEMENTS

SHEET 6 OF 13

SURV-TEK, Inc.
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3366

WR8.DWG

96C-446 (6)

96C-446 (7)

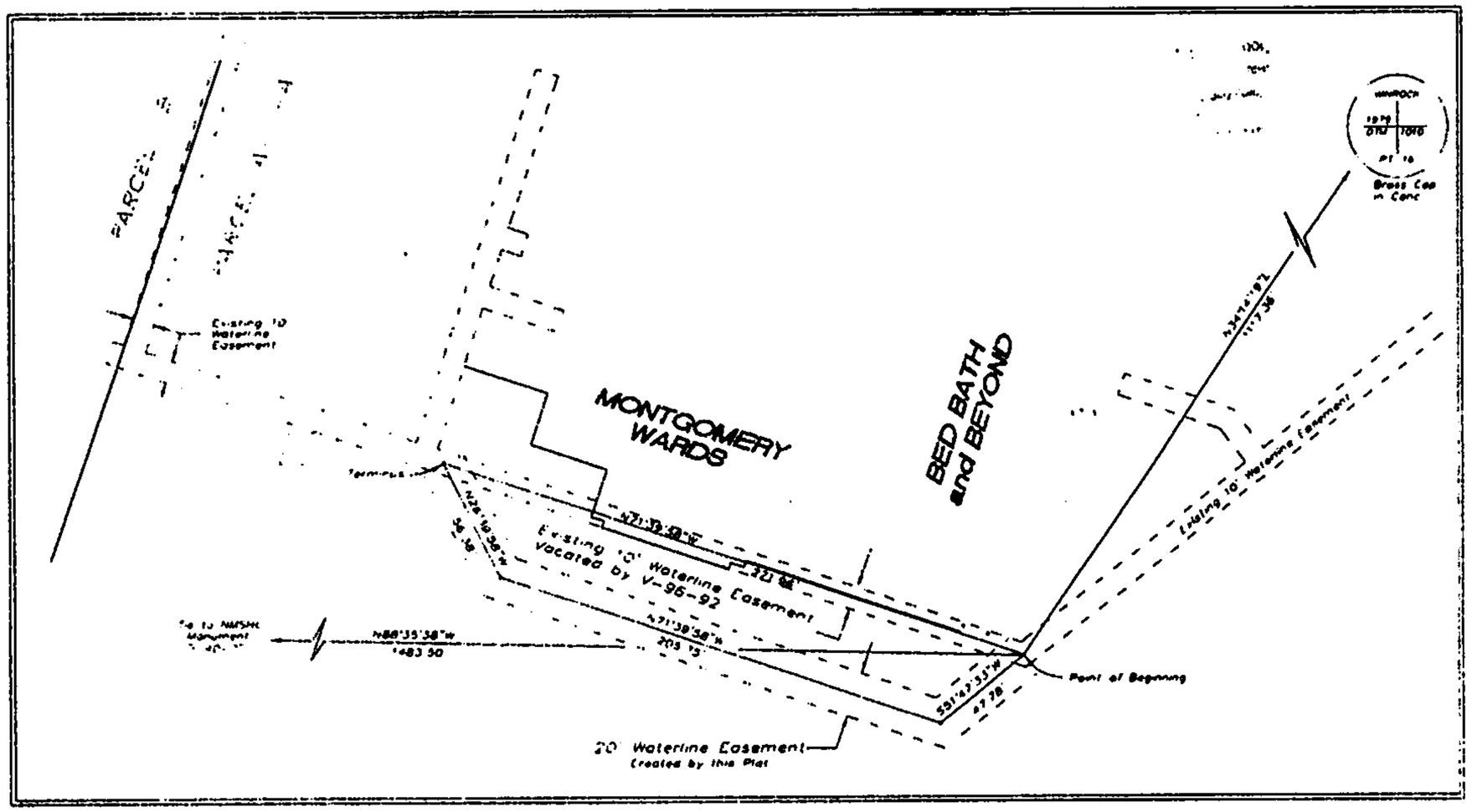
PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

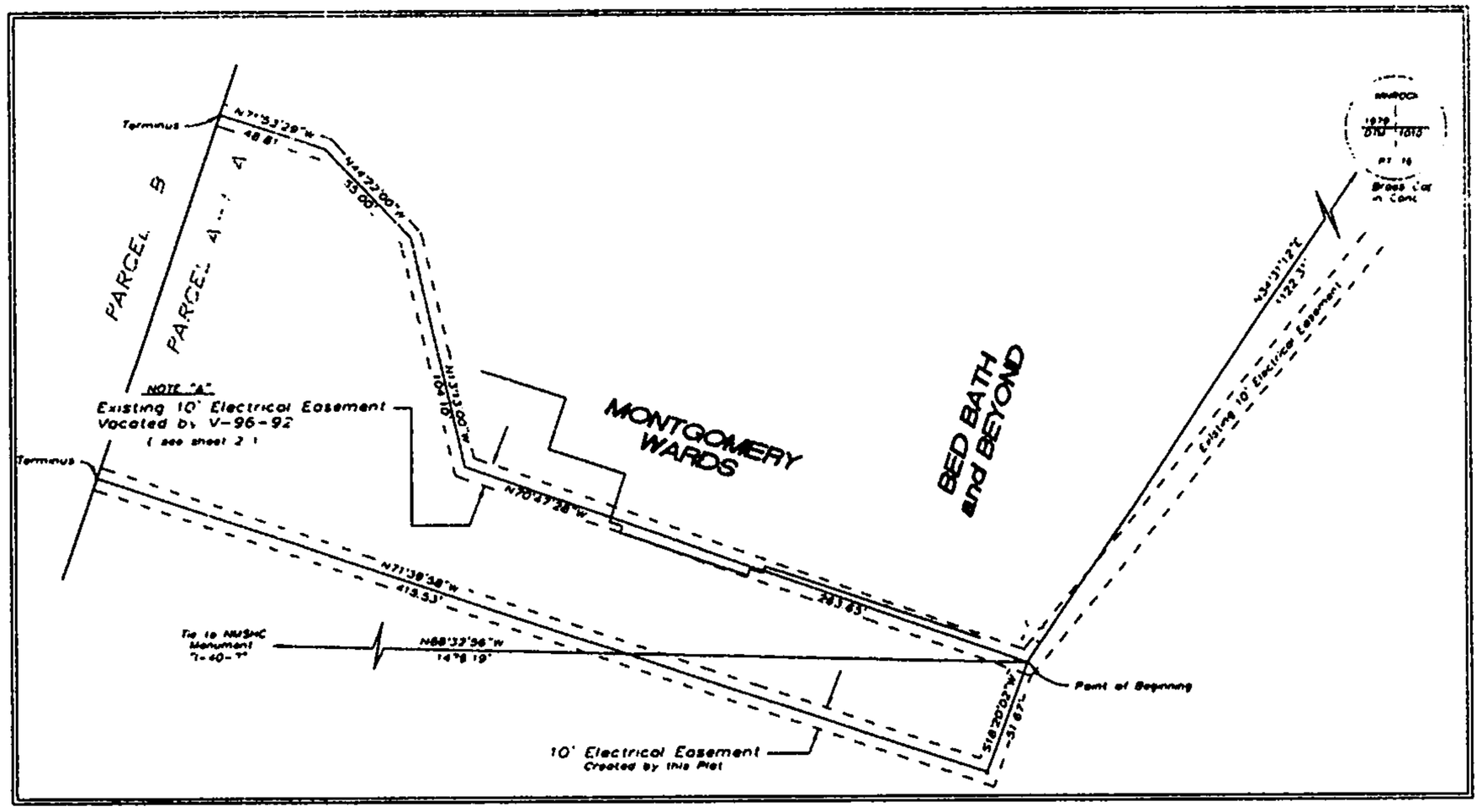
AUGUST , 1996



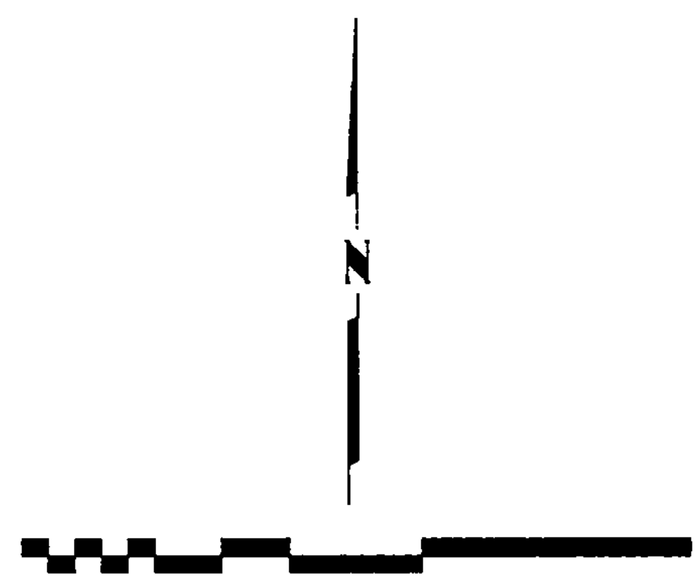
WATERLINE EASEMENT DETAILS

State of New Mexico) SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 o'clock and Recorded
in records of said County Fole
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S SEAL



ELECTRICAL EASEMENT DETAILS



PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARY L. HUGG

VACATED AND NEW EASEMENT DETAILS

SHEET 7 OF 13

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3368

WR12 DWG

96C-446 (7)

96C-446 (7)

96C-446 (8)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

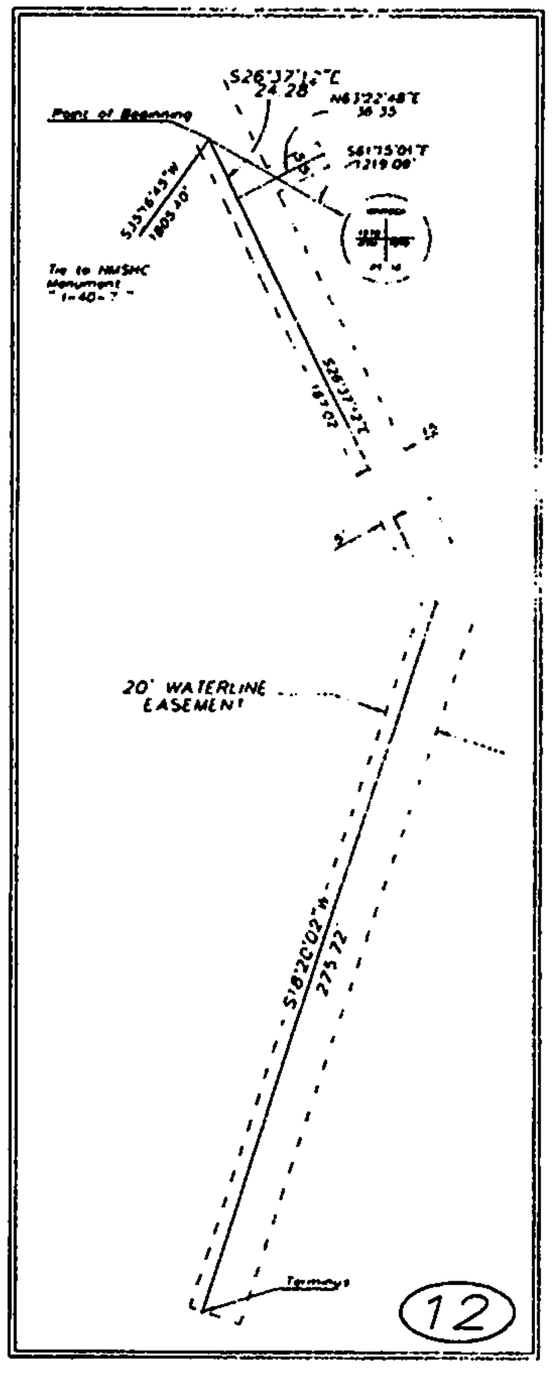
(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

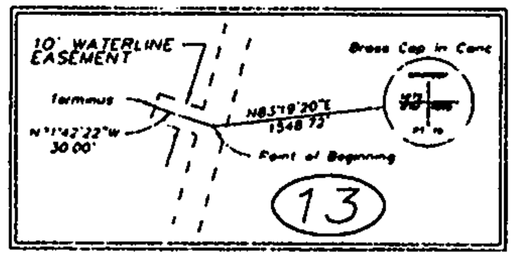
CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

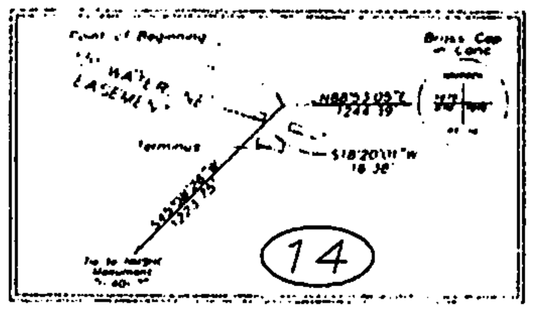
AUGUST , 1996

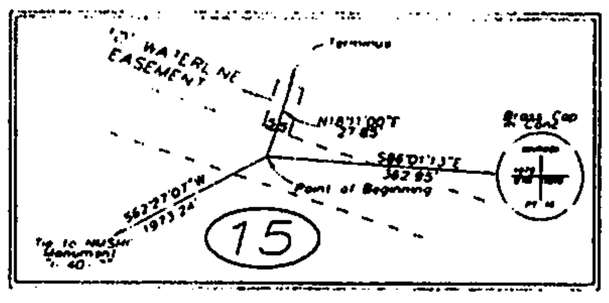
State of New Mexico } SS
County of Bernalillo
This instrument was filed for record at
11:08 o'clock A.M. OCT 28 1996 Recorded
in records of said County Folio 1746
Clerk & Recorder
Deputy Clerk

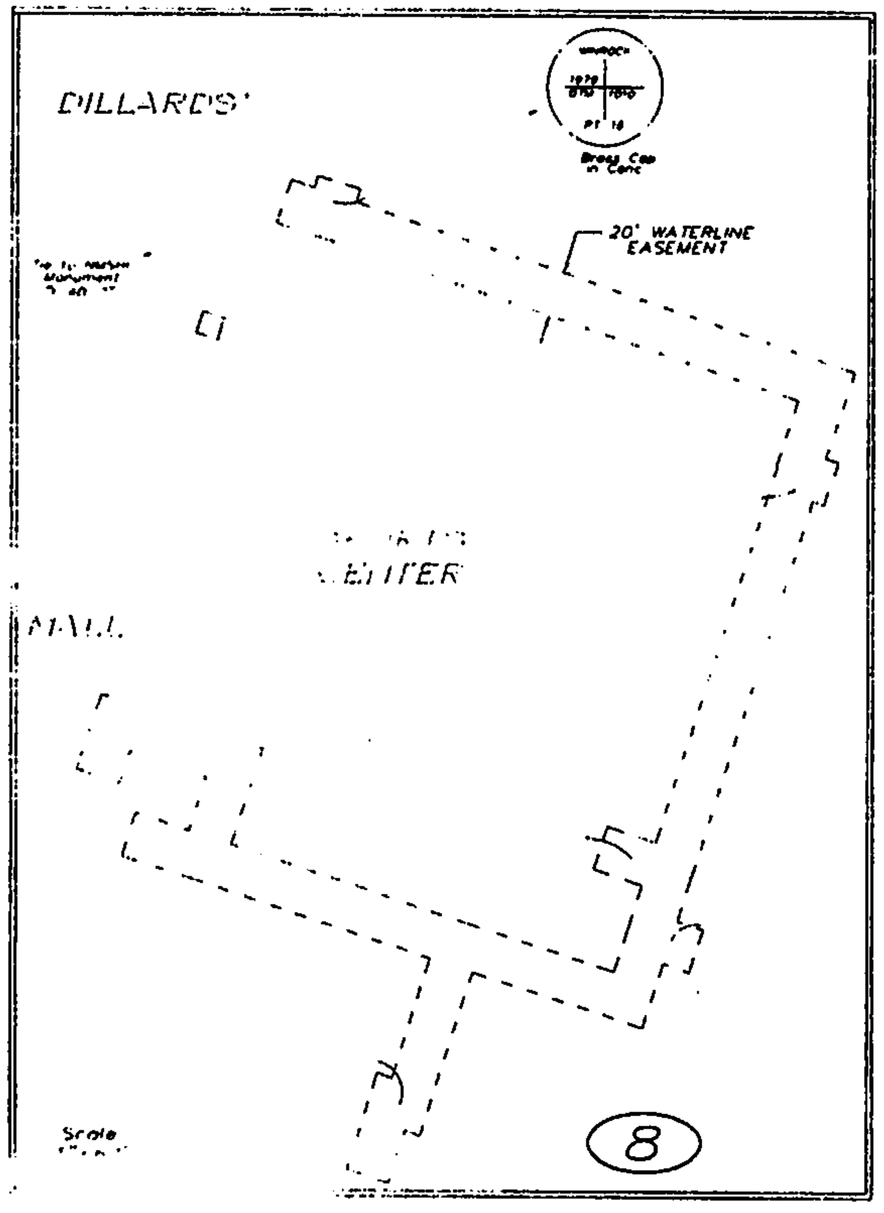
RESERVED FOR COUNTY CLERK'S SEAL

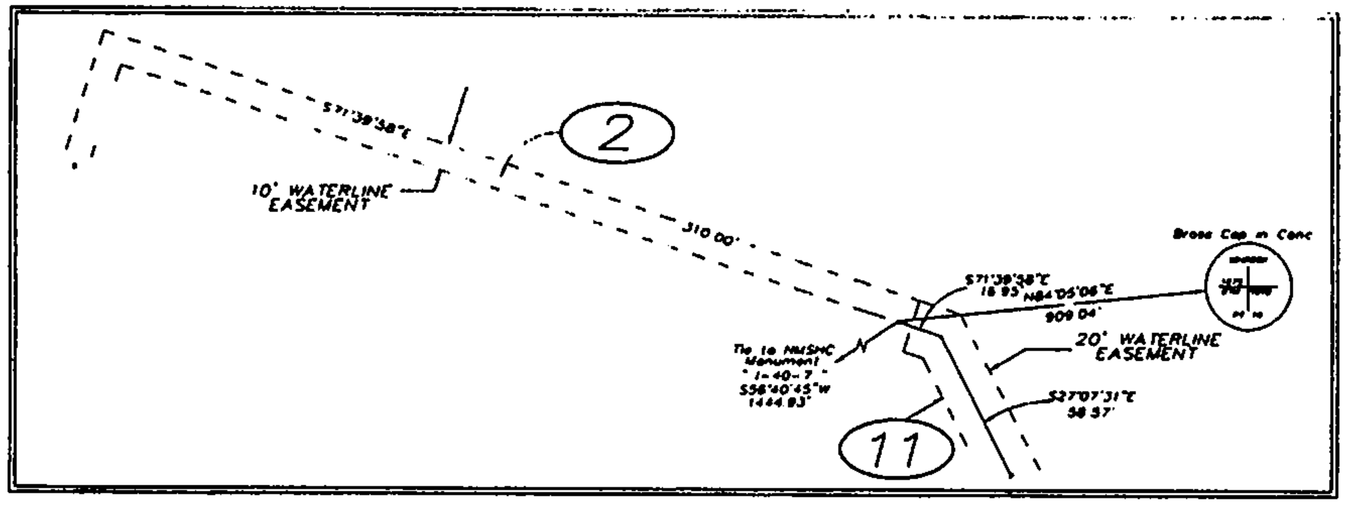












PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 HUGG

EXISTING WATERLINE EASEMENT DETAILS

SHEET 8 OF 13

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3368

WR5.DWG

96C-446 (8)

96C-446 (8)

96C-446(9)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

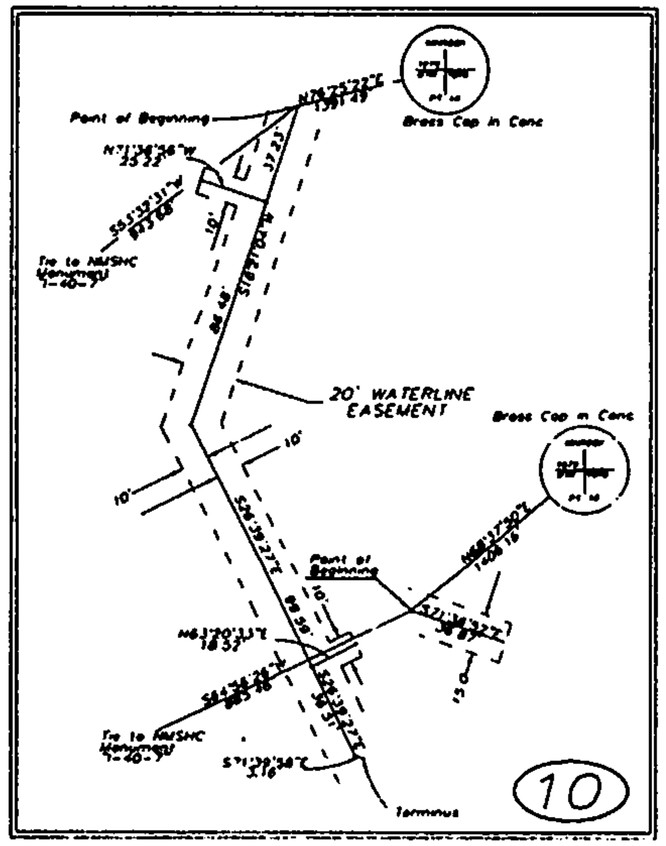
(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

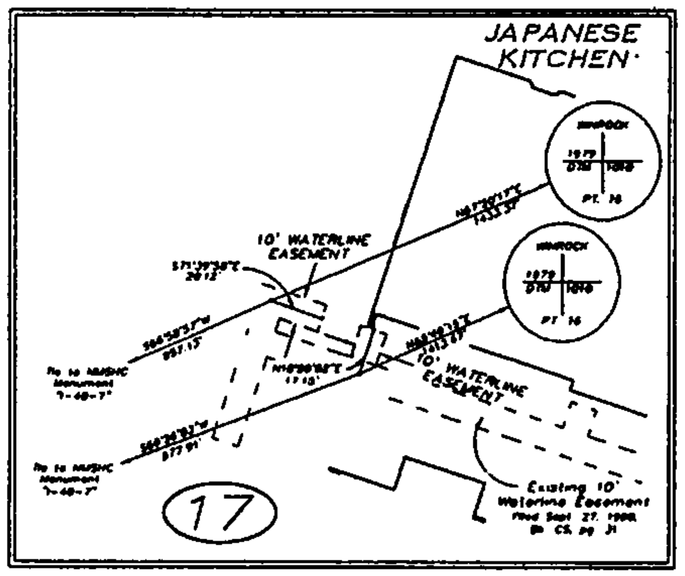
CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

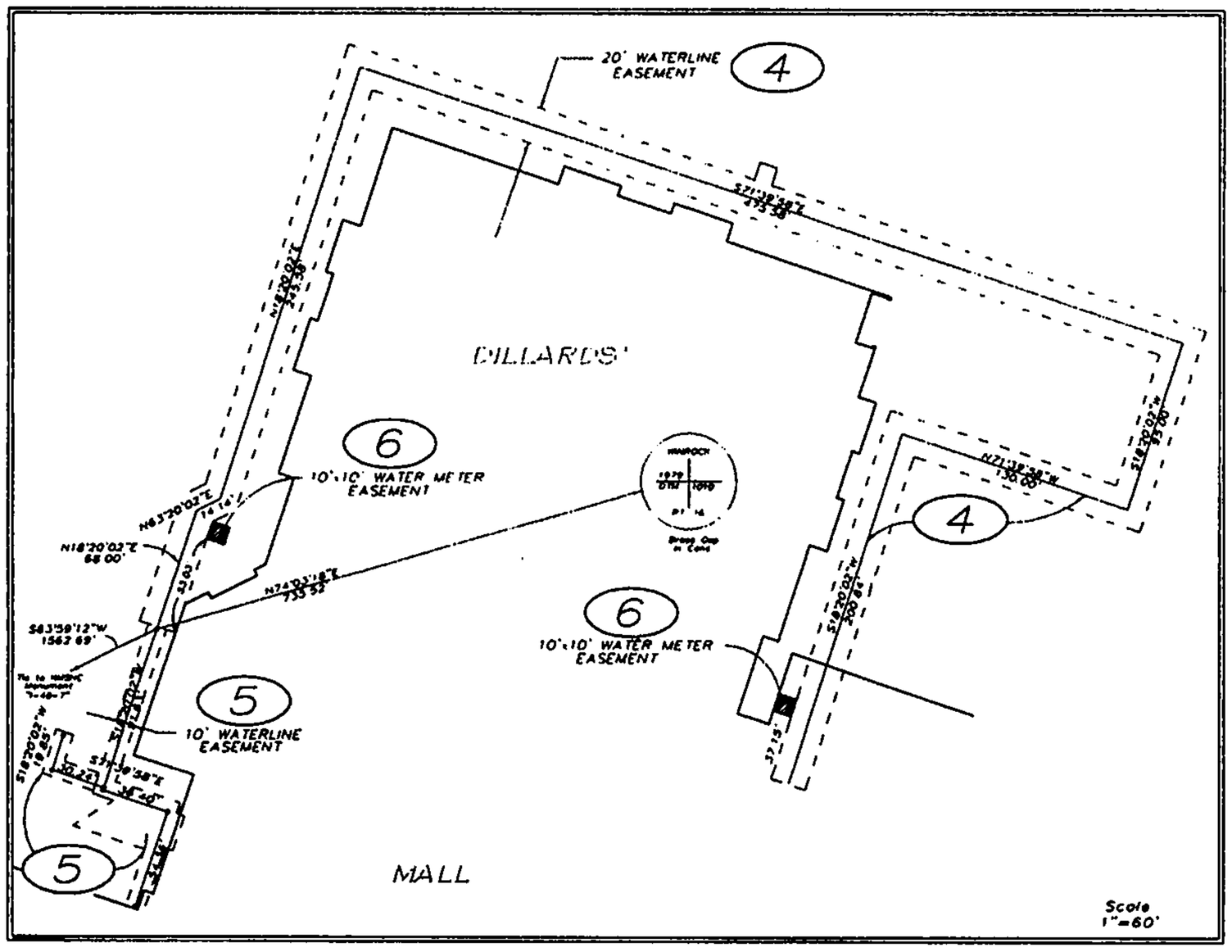
AUGUST , 1996

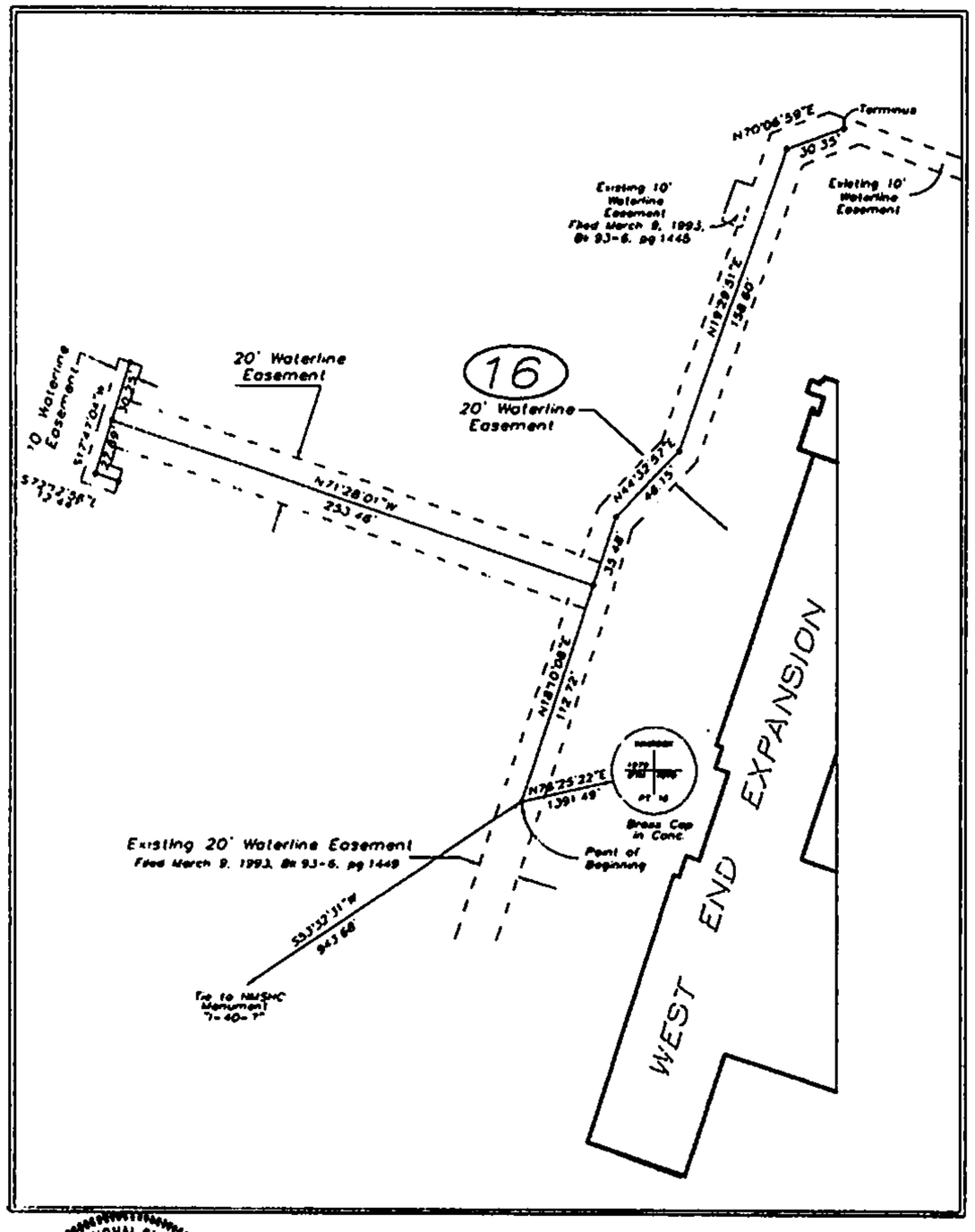
State of New Mexico } SS
County of Bernalillo
This instrument was filed for record at
1108 o'clock on OCT 28 1996 Recorded in Vol
of records of said County Folio 4446
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S SEAL









PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARRY P. HUGG

EXISTING WATERLINE EASEMENT DETAILS

SHEET 9 OF 13

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3366

WR6.DWG

96C-446(9)

96C-446 (10)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

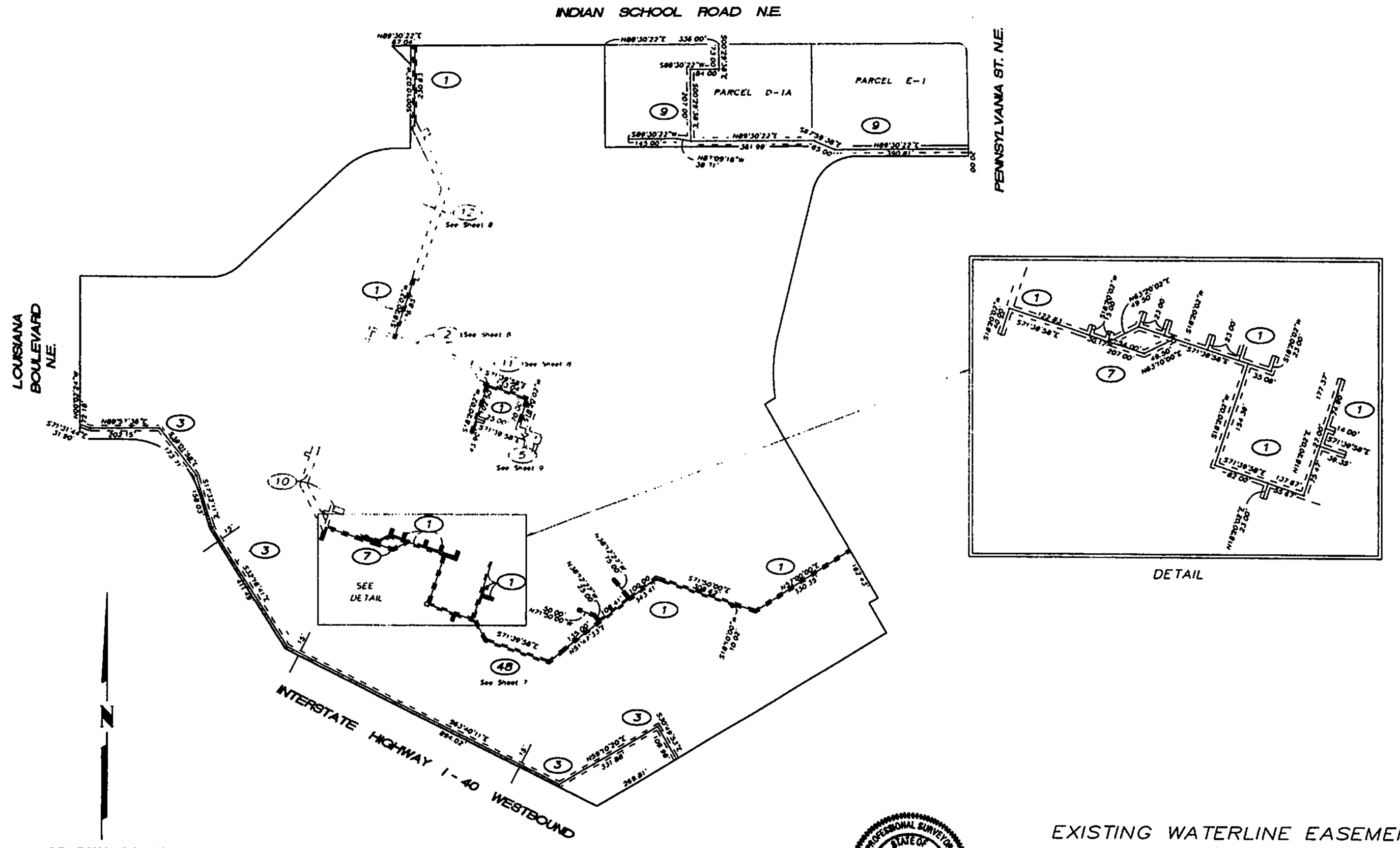
(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

State of New Mexico) SS
County of Bernalillo
This instrument was filed for record at
11:08 o'clock A.M. OCT 28 1996 and recorded in Book 96C page 446
of records of said County Fee 11.00
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S SEAL



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARRY P. HUGG

EXISTING WATERLINE EASEMENT DETAILS

SHEET 10 OF 13

WR7.DWG

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3577
Phone: 505-897-3564

96C-446 (10)

96C-446 (10)

96C-446(11)

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

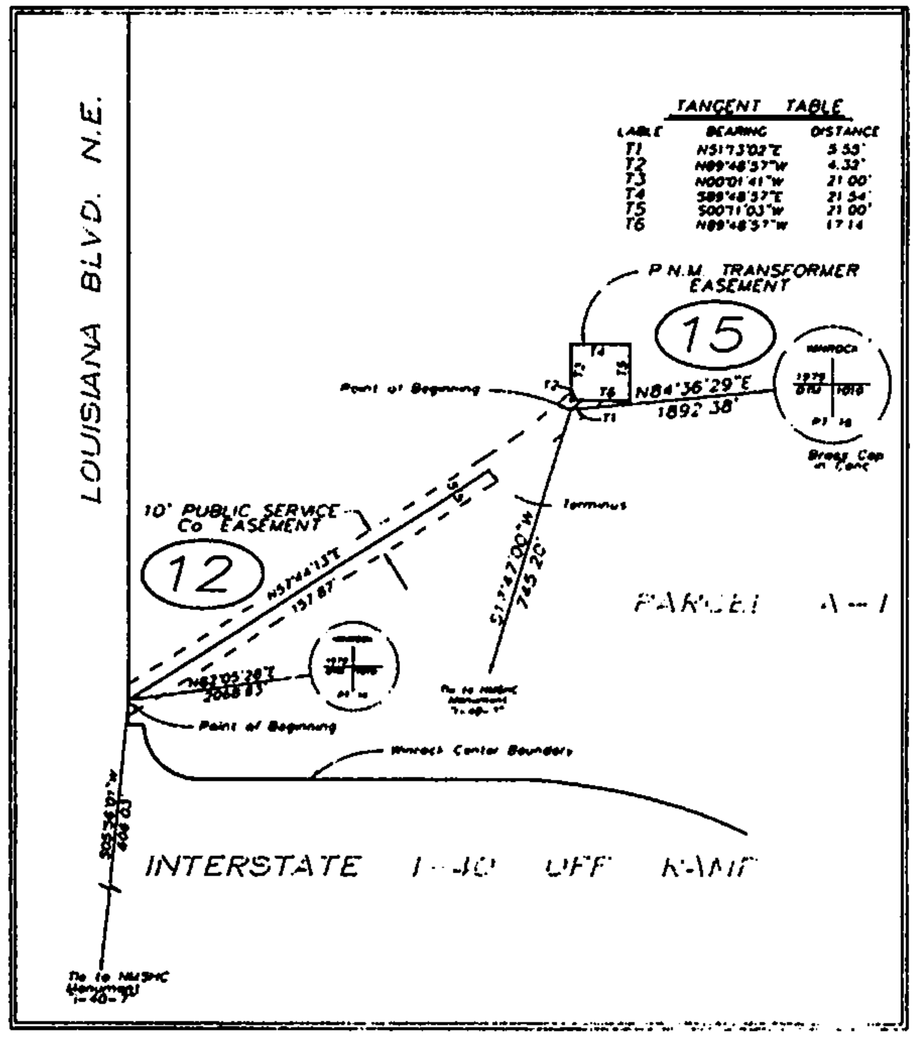
(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

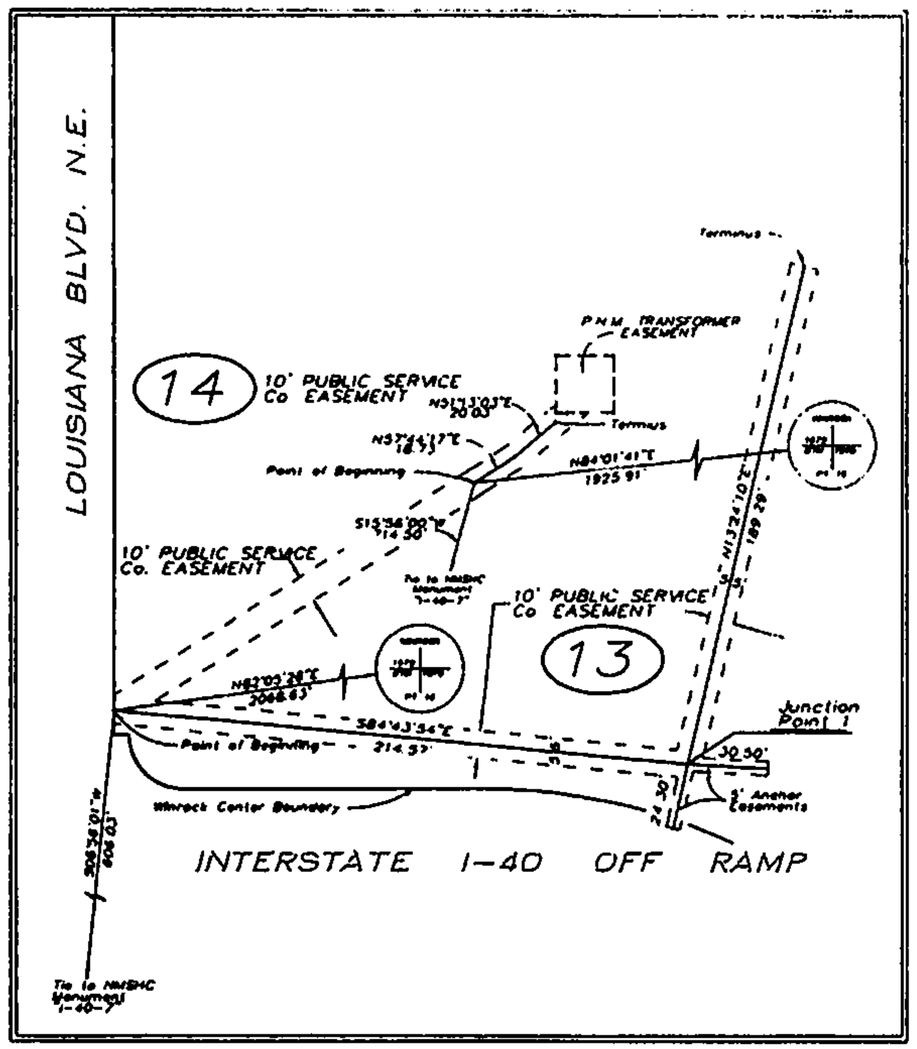
CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

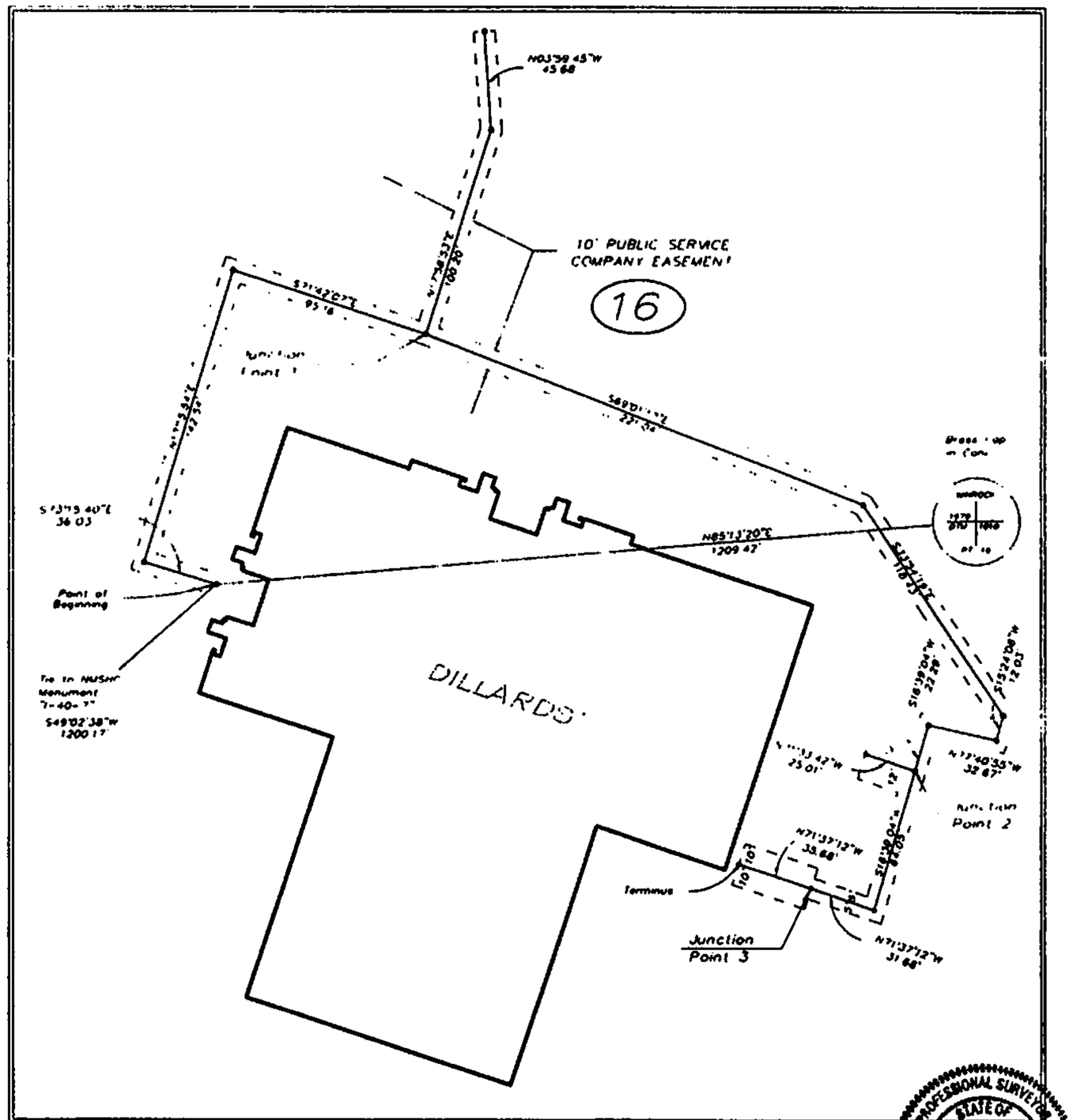
AUGUST , 1996

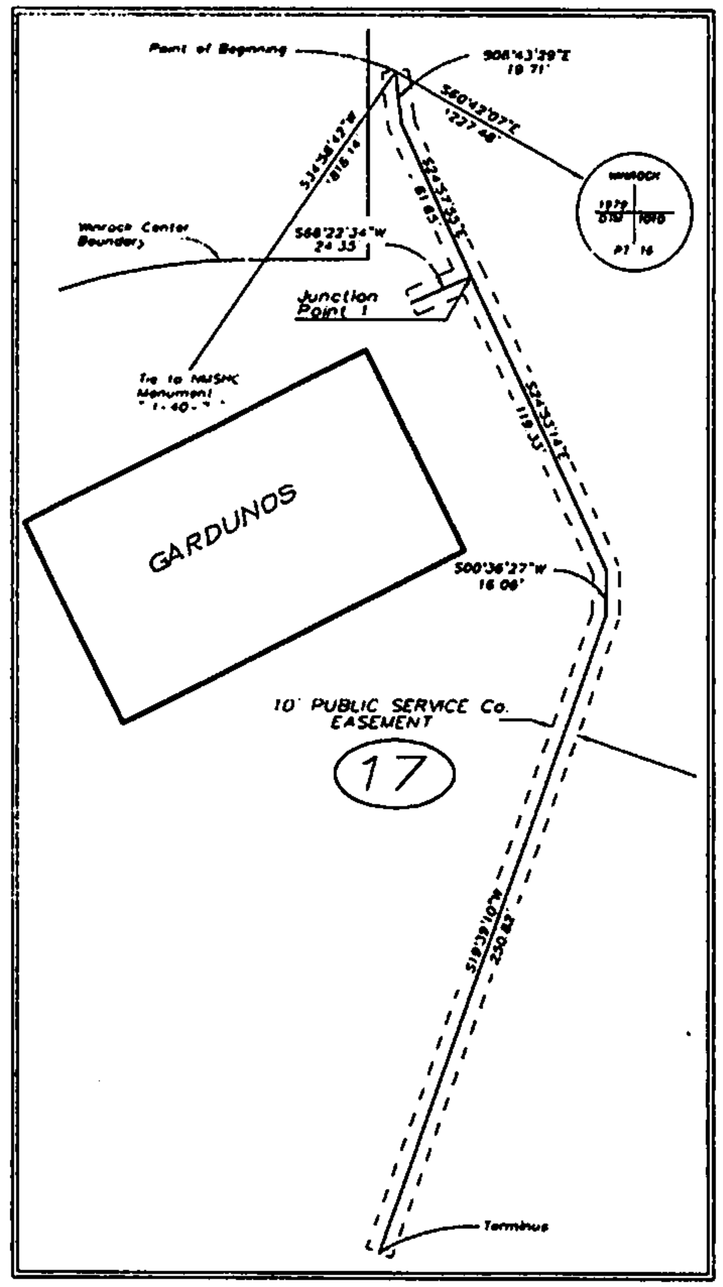
State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 28 1996 at 11 o'clock pm Recorded in Book
of records of said County Folio
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S SEAL









PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARRY P. HUGG

ELECTRICAL EASEMENT DETAILS

SHEET 11 OF 13

WR9.DWG

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3366

96C-446(11)

96C-446 (12)

PARCEL A-1-A

96117928

WINROCK CENTER ADDITION

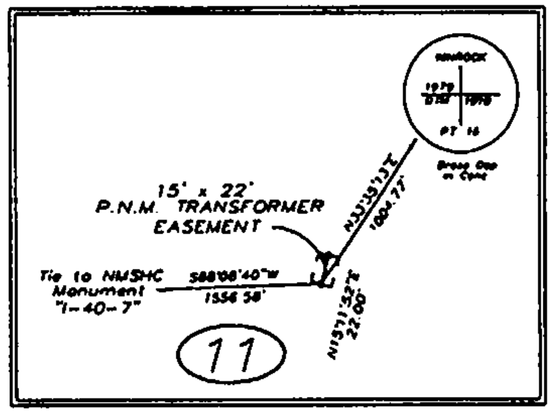
(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

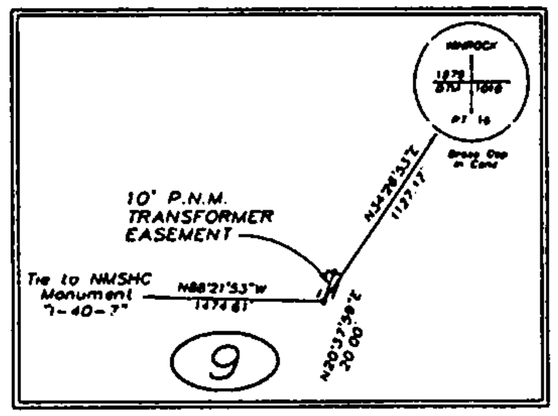
CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

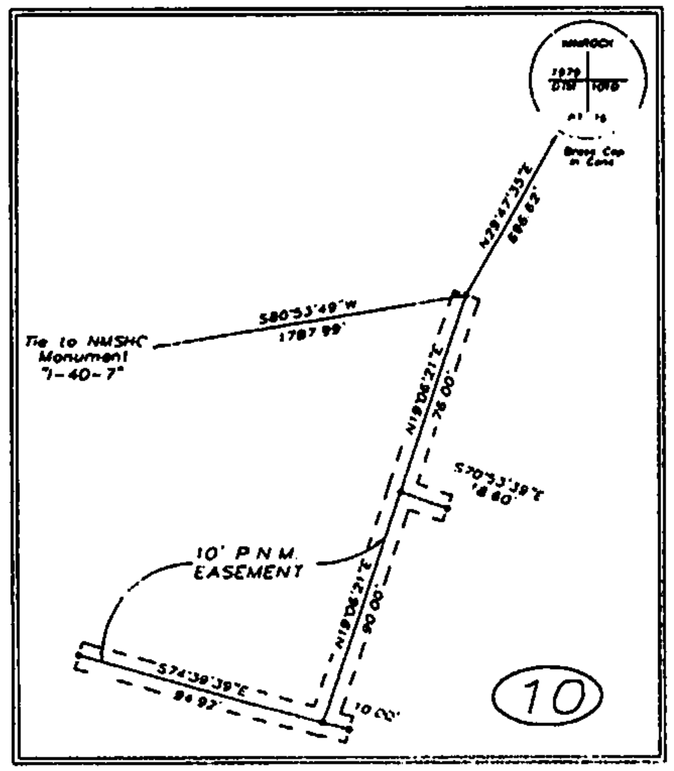
AUGUST , 1996

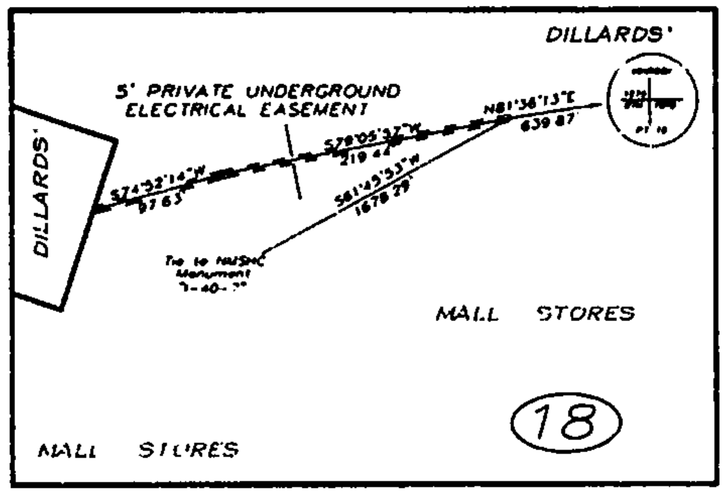
State of New Mexico) SS
County of Bernalillo
This instrument was filed for record at
11:08 o'clock a.m. OCT 28 1996 and duly recorded in Book 420 page 9UC of Records of said County Feb
Clerk & Recorder
Deputy Clerk

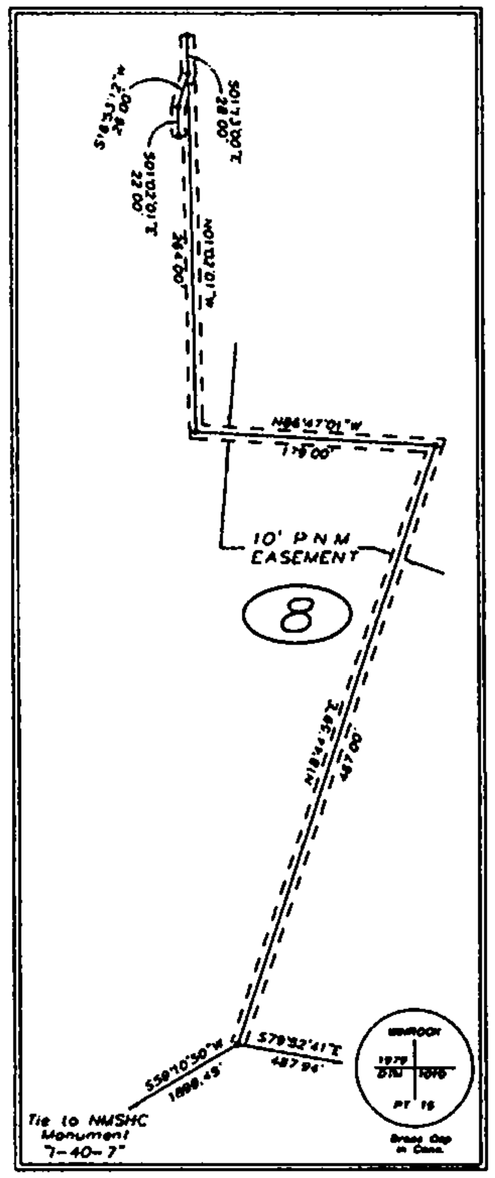
RESERVED FOR COUNTY CLERK'S SEAL

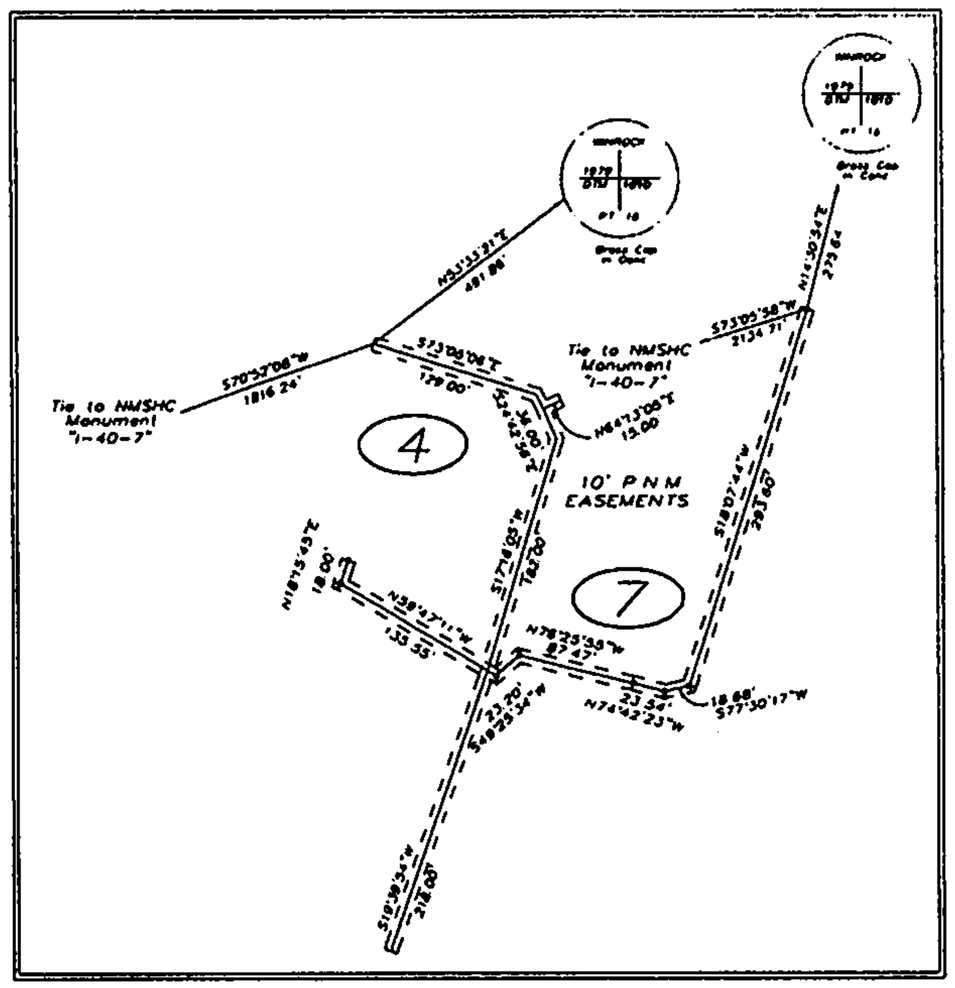


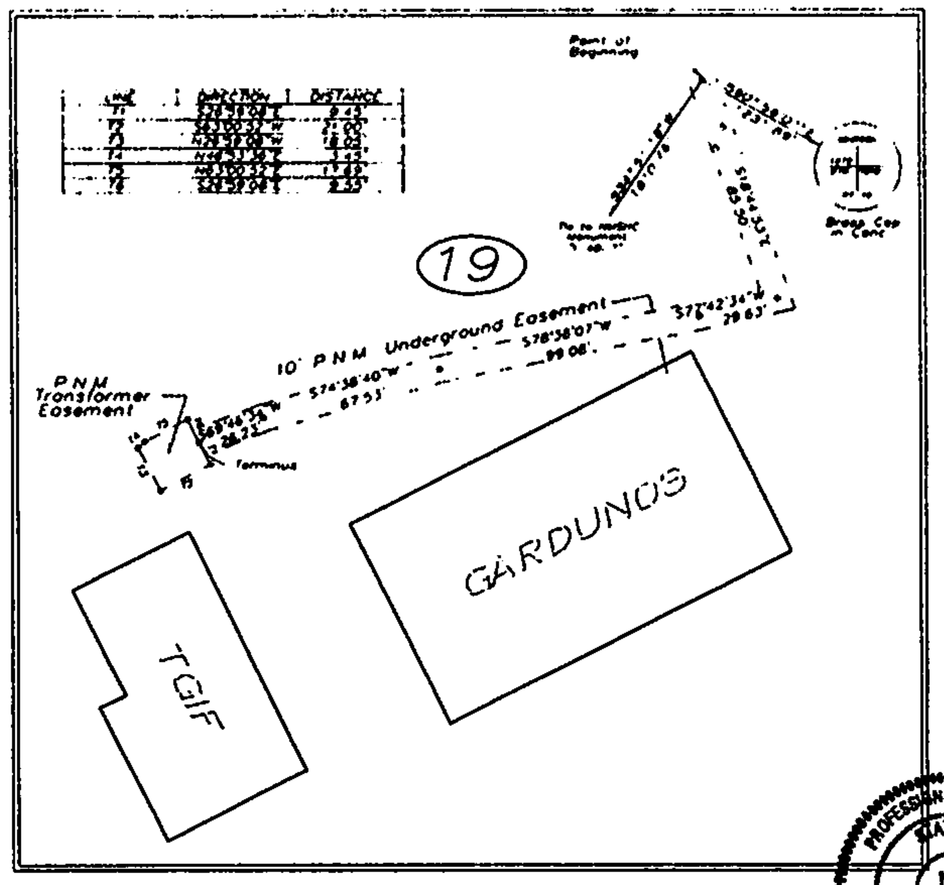


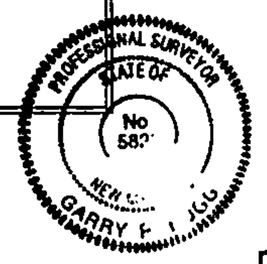












100 0 50 100 200 400

1" = 100'

WR10.DWG

ELECTRICAL EASEMENT
DETAILS

SHEET 12 OF 13

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3377
Phone: 505-897-3696

96C-446 (12)

96C-446 (12)

96C-446(13)

(8) 96C-446

PARCEL A-1-A 96117928

WINROCK CENTER ADDITION

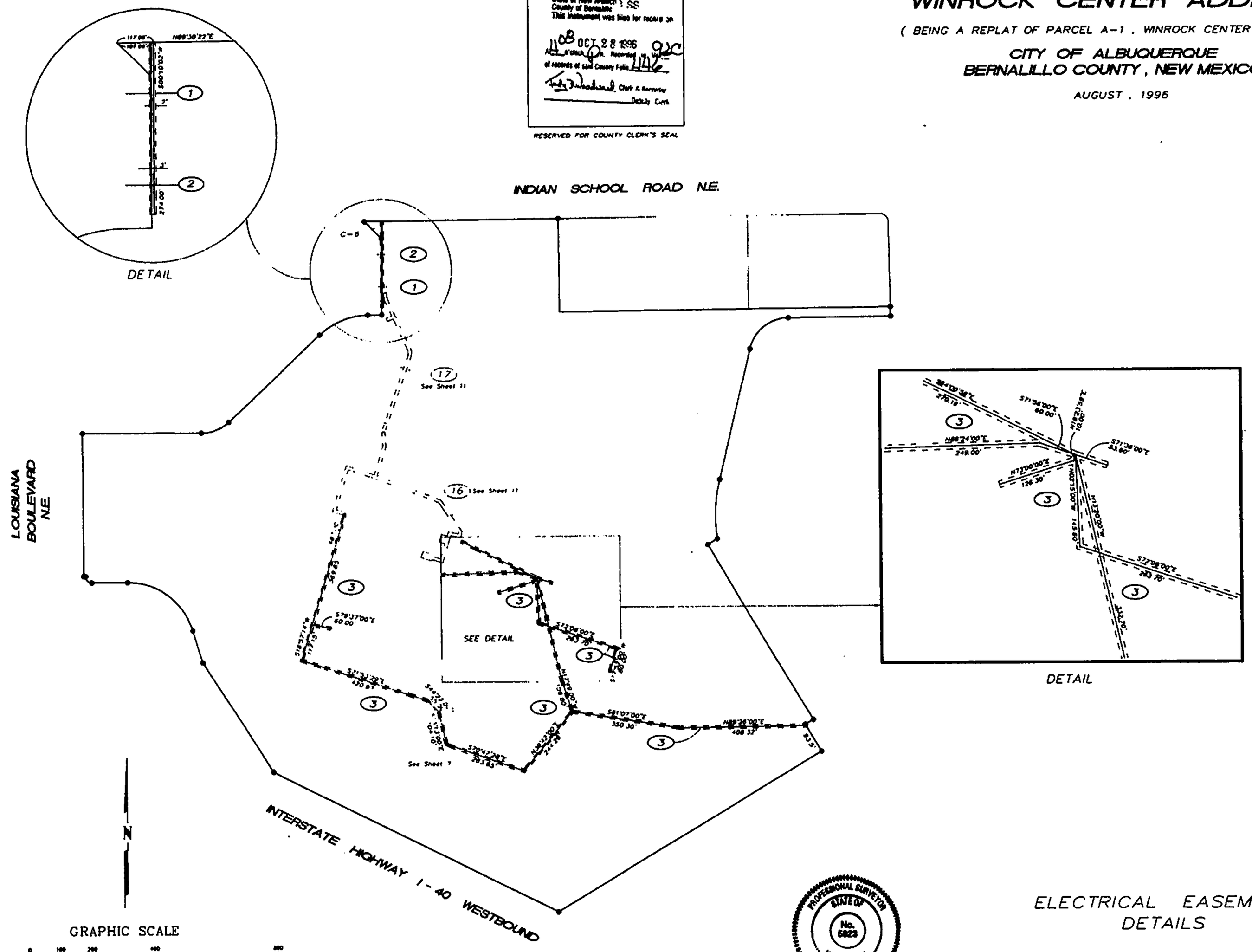
(BEING A REPLAT OF PARCEL A-1 , WINROCK CENTER ADDITION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY , NEW MEXICO

AUGUST , 1996

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
11:08 OCT 28 1996 96C
A.D., at o'clock A.M. Recorded in Book
of records of said County Folio 1146
Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK'S SEAL



PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 5823 GARRY P. HUGG

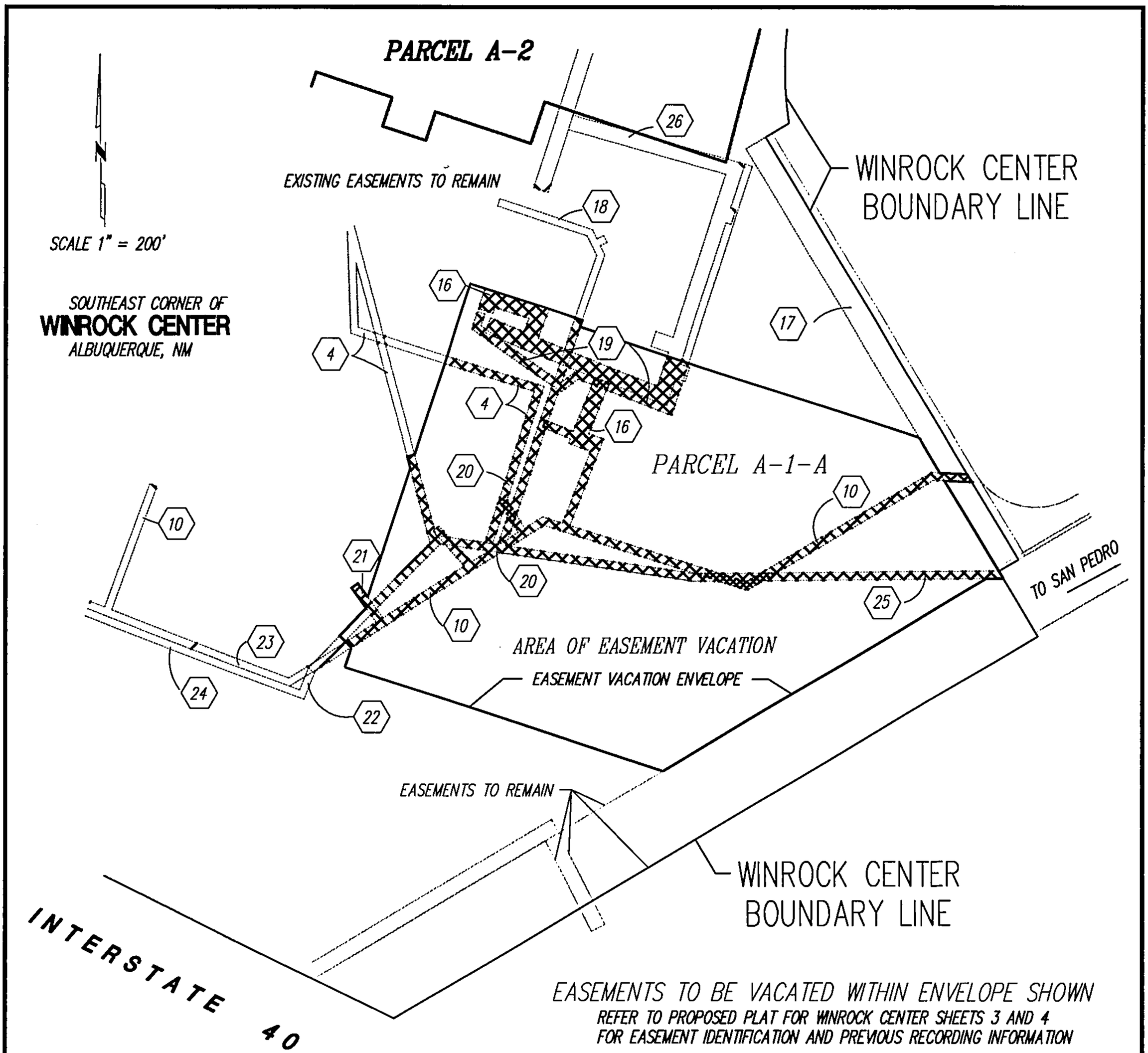
ELECTRICAL EASEMENT DETAILS

SHEET 13 OF 13

WR11.DWG

SURV-TEK, Inc.
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Fax: 505-897-3877
Phone: 505-897-3366

96C-446(13)



EASEMENTS TO BE VACATED WITHIN ENVELOPE SHOWN

REFER TO PROPOSED PLAT FOR WINROCK CENTER SHEETS 3 AND 4 FOR EASEMENT IDENTIFICATION AND PREVIOUS RECORDING INFORMATION

EASEMENT REF. NO.	ALL	PORTION OF
4		●
10		●
16	●	
19	●	
20	●	
21	●	
22		●
25	●	

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 100
RIO RANCHO, N.M., 87124
(505) 892-5141

JANUARY, 2012

WRCP3ev.dwg
AELD.dwg

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ✓ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector) — A

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): Consensus Planning, Inc. PHONE: 505-764-9801
ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Winrock Partners LLC PHONE: 346-0016
ADDRESS: 100 Sun Avenue NE Suite 100 FAX: ___
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ___
Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: Amendment to approved Site Development Plan for Subdivision

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. Parcel A1A Block: ___ Unit: ___
Subdiv/Addn/TBKA: Winrock Center Addition
Existing Zoning: SU-3 MU-UPT/Buffer Proposed zoning: N/A MRGCD Map No ___
Zone Atlas page(s): J19 UPC Code: 101905813040020410L1

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002202
10ZHE-80317, 10DRB-70315

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? no
No. of existing lots: 1 No. of proposed lots: N/A Total area of site (acres): 81.37
LOCATION OF PROPERTY BY STREETS: On or Near: 2100 Louisiana Blvd. NE
Between: Interstate 40 and Indian School Road NE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 11-16-10 / 12-14-10

SIGNATURE Chris Green. DATE 12/22/10
(Print) Chris Green Applicant: ☐ Agent: ✓

FOR OFFICIAL USE ONLY Form revised 4/07

☐ INTERNAL ROUTING
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
10DRB - - 70366	ASPS		$ 255.00
- -	ADV		$ 75.00
- -	CMF		$ 20.00
- -			$
- -			$
		Total	$ 350.00

Hearing date January 19, 2010

12-22-10
Planner signature / date

Project # 1002202

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"**

✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
N/A Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
N/A 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

CHRIS GREEN
Applicant name (print)

Chris Green 12-22-10
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
10DRB - - 70364
- -
- -

12-22-10
Planner signature / date

Project # 1002202

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   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 are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from January 4, 2010 To January 19, 2010

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Karen Marcette — (Applicant or Agent) 12/22/10 — (Date)

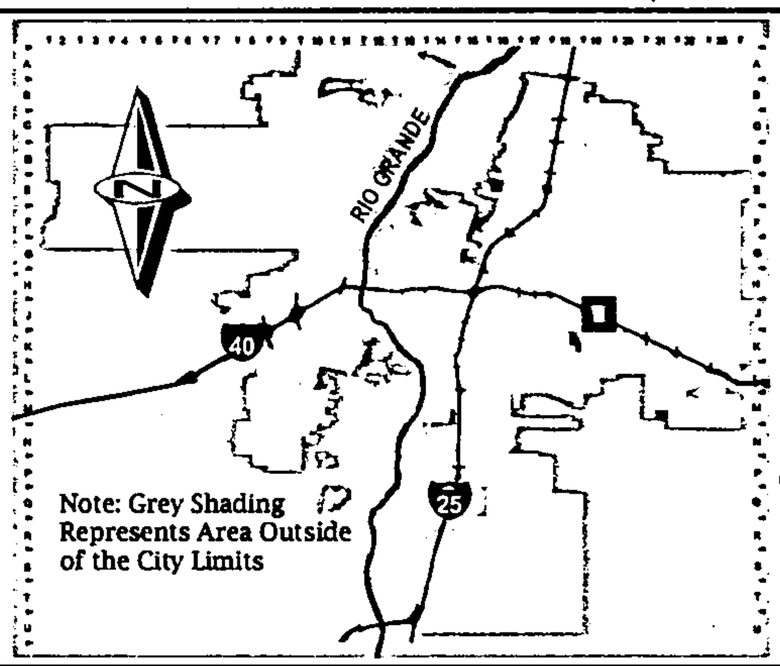
I issued 4 signs for this application, 12-22-10 (Date) [signature] (Staff Member)

DRB PROJECT NUMBER: 1002202

Rev. 1/11/05

For more current information and more details visit: http://www.cabq.gov/gis

Map amended through: 2/4/2010



Zone Atlas Page:

J-19-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 21, 2010

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Cloud:

The purpose of this letter is to request approval of an amendment to the approved Site Development Plan for Subdivision on behalf of Winrock Partners, LLC (Goodman Real Estate) for the Winrock Mall property, Winrock Center Addition. The approximately 81+ acre property is located at 2100 Louisiana Boulevard NE, between I-40 and Indian School, and is within the Uptown Sector Development Plan area. The existing zoning is SU-3 MU-UPT and SU-3 MU-UPT/Buffer.

The Winrock Town Center Project Team met with the Uptown Review Team/PRT on two occasions: November 16, 2010 and December 14, 2010. At these meetings it was agreed to amend the approved Site Plan for Subdivision and to propose new Site Plans for Building Permit as the phases develop. It was also agreed that since the prior traffic study thresholds and access points will remain consistent with the prior approved versions, a new TIS would not be required (PA-126, 12/14/10 PRT meeting notes).

The subject property is proposed to be subdivided into five separate tracts. Tract 1 and Tract 2 are the existing parcels for the men's and women's Dillards stores and a portion of their parking fields; Tract 3 is the existing Toys 'R Us lot; Tract 4 is the existing vacant lot east of Toys 'R Us, commonly called the "Christmas tree lot" at the northeast corner of the site; and Tract 5 is the remaining lot comprising the rest of the Winrock Center Addition. Tracts 1, 2 and 5 are zoned SU-3 MU-UPT and Tracts 3-4 are zoned MU-UPT/Buffer.

This Site Plan for Subdivision amends the prior Winrock Market Center Site Plan for Subdivision (05EPC-00876, Project Number 1002202, Sheet 3) by;
1) recognizing the continuation of the existing built-out mall and related buildings,
2) by allowing for a sequenced Phase 1 development to allow new construction of a theater and related retail buildings at the east end of the mall, and
3) to carry forward the prior approved square footage and other aspects of the previous entitlement. All future Site Plans for Building Permit must comply with the Uptown Sector Development Plan and return to the Uptown Review Team and DRB per the Sector Plan review process.

At this time, a new Phase 1-A, 1-B, 1-C and 1-D are shown at the southeast corner of the mall property. Only Phase 1-A and 1-B will move forward to Site Plan for Building Permit at this time, and are anticipated to be submitted to the DRB in January or February, 2011. Phase 1-C shows a future area for improvements to

PRINCIPALS
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES
Jacqueline Fishman, AICP

CONSENSUS PLANNING

the existing mall edge and parking field near Bed Bath & Beyond, and Phase 1-D is included because the old Winrock Inn will be demolished in this area, and the site will be rough graded. Following approval of the Site Plan for Subdivision, a grading permit will be obtained for the Phase 1-A area in order to deliver a pad site for a new 16 screen theater with an IMAX screen. The DRB recently approved a vacation of public utility easement request (10DRB-70315) on December 1, 2010 in order to allow for future development of the theater pad site.

In addition to the theater in Phase 1-A, there are several shell buildings and a plaza planned in Phase 1-B, which will create a forecourt for the theater and opportunities for additional retail and restaurant uses adjacent to the new theater. Both 1-A and 1-B will be coming before the DRB in the next 60-90 days as Site Plans for Building Permit, where additional detail on plazas, open space, landscape, parking lot design, pedestrian and bicycle connections, building elevations, and other details will be shown.

This plan and all subsequent plans will comply with applicable zoning requirements and with the Uptown Sector Plan requirements per City Comprehensive Zoning Code Section 14-16-3-11(B). The Site Plans for Building Permit will address the compliance with the detailed design regulations of the Uptown Sector Plan.

The prior Market Center Site Plan for Subdivision is attached to this proposed amended plan. The proposed revisions to the Phase 1 area for drainage and utilities are also included in the submittal. All other checklist items have also been submitted.

We look forward to meeting with the DRB and responding to any questions you may have regarding the Winrock Town Center. Please do not hesitate to contact me with any questions you may have in regard to this request.

Sincerely,

Karen Marcotte

Karen Marcotte, AICP
Principal

C: Carmen Marrone, Planning Department

Goodman
REALTY GROUP

December 21, 2010

Jack Cloud, Chair
Development Review board (DRB)
City of Albuquerque

RE: Winrock Town Center Site Plan for Subdivision

Dear Mr. Cloud,

This letter is to inform you that Consensus Planning is authorized to represent Winrock Partners, LLC (Goodman Realty Group) on the Winrock Town Center Site Plan for Subdivision application.

Sincerely,

Richard Sertich

Richard Sertich
Sr. Vice President
Project Development
Goodman Realty Group

100 Sun Avenue, Suite 100 Albuquerque, NM 87109 505.881.0333 505.881.0101 fax www.goodmanrealty.com

Chlorine Free Paper 100% Post-Consumer Recycled

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA # 10- 126 **Date:** 12/14/10 **Time:** 1:30

1. AGENCY REPRESENTATIVES PRESENT:

Planning	☑ Carmen Marrone	☑ Others Carrie Barkhurst
Transportation	☑ Tony Loyd	☐ Others
ONC	☐ Stephani Winklepleck	☐ Others
Code Enforcement	☐ Robert Pierson	☑ Others David Kilpatrick
☐ Others		

2. TYPE OF APPLICATION ANTICIPATED/APPROVAL AUTHORITY:

☐ Zone Map Amendment	☐ EPC Approval	☐ City Council Approval
☐ Sector Dev. Plan Amendment	☐ EPC Approval	☐ City Council Approval
☒ Site Dev. Plan for Subdivision	☐ EPC Approval	☒ DRB Approval
☐ Site Dev. Plan for Bldg. Permit	☐ EPC Approval	☐ DRB Approval
☐ Annexation	☐ Bern. Co. Commission Approval	☐ EPC Approval ☐ DRB Approval
☐ Other		

3. SUMMARY OF PRT DISCUSSION:

questions:

- notification? - yes, verify w/ Jack Cloud
- sheet size? - verify w/ Jack Cloud
- access points remain the same
- TIS is not required
- will be submitting application to DRB next week
- contact ONC for proper nbrhood notification - Sertich has been meeting w/ the nbrhoods

4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY

(PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING)

CMarrone 12/14/10
PRT CHAIR / DATE

Karen Marcette
APPLICANT OR AGENT / DATE

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor

David S. Campbell, CAO

December 6, 2010

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): **1002202 (DRB, Vacation of Easements); 10-DRB-70313**
Case Number(s): **Pre-App PA# 10-126**
Agent: **Consensus Planning, Inc.**
Applicant: **Winrock Partners, LLC**
Legal Description: **A portion of Parcel A-1-A, Winrock Center Addition**
Zoning: **SU-3 / MU-UPT**
Acreage: **30 acres +/-**
Zone Atlas Page: **J-19**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes ____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Winrock Partners, LLC **DATE OF REQUEST:** 12/22/10 **ZONE ATLAS PAGE(S):** J-19-Z

CURRENT:

ZONING SU-3/MU-UPT/Buffer

PARCEL SIZE (AC/SQ. FT.) @ 81 ac.

LEGAL DESCRIPTION:

LOT OR TRACT # 1-5 BLOCK # _____

SUBDIVISION NAME Winrock Center Addn.

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION	[X] BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES	[ ] ACCESS PERMIT [ ]
				C) AMENDMENT	[X] OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: _____

BUILDING SIZE: _____ (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Karen Marcotte DATE 12/22/10

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section - 2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ] FOR THIS REQUEST. HOWEVER, AS THE SITE REDEVELOPS (THROUGH BUILDING PERMIT) FURTHER ASSESSMENTS MAY BE REQUIRED

THRESHOLDS MET? YES [ ] NO [ ] **MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:** [X]

Notes: TRAFFIC ASSESSMENT WINROCK MARKET CENTER STUDY (MAY 18, 2005) AND MEMO DATED 12-21-10 BY HUITT-ZOLLARS, INC.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Lo

TRAFFIC ENGINEER

12-22-10

DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

Karen Marcotte

APPLICANT/Agent

12/22/10

DATE

Required TIS and/or AQIA **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED ___/___/___

-FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

Revised June 27, 2005

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Drive NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

Memorandum

DATE: December 21, 2010

TO: Tony Loyd, Associate Traffic Engineer

FROM: Jarrod Likar, PE

SUBJECT: Update to Winrock Market Center Traffic Assessment

This memo is intended as an update to the Winrock Market Center Traffic Assessment report dated May 18, 2005. The proposed theater within Winrock, which is part of the proposed phase 1 construction, has been enlarged to 71,156 square feet from the 63,000 square feet in the original report. The original report provided trip generation results for a total of 930,282 square feet. The increase in the square footage from the theater brings the total square footage to 938,438 which is still below the allowable square footage of 941,061 as displayed in the report on page one as well as the allowable square footage as depicted on the approved EPC site plan for subdivision of 1,090,608.

The expanded theater will result in a trip generation increase during the PM peak hour of 53 trips, 34 trips which will be entering and 19 trips which will be exiting. This increase represents an increase of 1.55% for the PM trips. This increase should not have an adverse impact on the results in the original report. If future construction phases increase the square footage over the allowable of 1,090,608 this report will need to be reassessed and potentially revised to accommodate the additional areas.

UPTOWN NEIGHBORHOOD ASSOCIATION LIST

Updated on: December 6, 2010

Alvarado Park Neighborhood Association "R"

Bill Sterchi
5607 Princess Jeanne NE/87110
255-0579 (h) 417-4529 (c)

Natasha Carty
5907 Princess Jeanne NE/87110
268-5049 (h)

Classic Uptown Neighborhood Association "R"

Stephen Verchinski
2700 Espanola NE/87110 888-1370 (h)
238-2398 (c)

Todd Sloan
2925 Dallas NE/87110 417-3712 (h)

Inez Neighborhood Association "R"

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

Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Ron Goldsmith
1216 Alcazar St. NE/87110 232-9516 (h)

Quigley Park Neighborhood Association "R"

Winnie Schmidt
2916 Cuervo Dr. NE/87110-3106 881-2155 (h)

Maureen Maher
2935 Cardenas Dr. NE/87110 888-5181 (h)

Snow Heights Neighborhood Association "R"

Laura Heitman
8011 Princess Jeanne NE/87110 507-8834 (c)

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

Uptown Progress Team, Inc. "R"

David Shaffer
2703-G Broadbent Pkwy/87107 343-1498 (w)

Marcy Cook
6565 Americas Parkway NE #200/87110
304-8966 (w)

Winrock South Neighborhood Association "R"

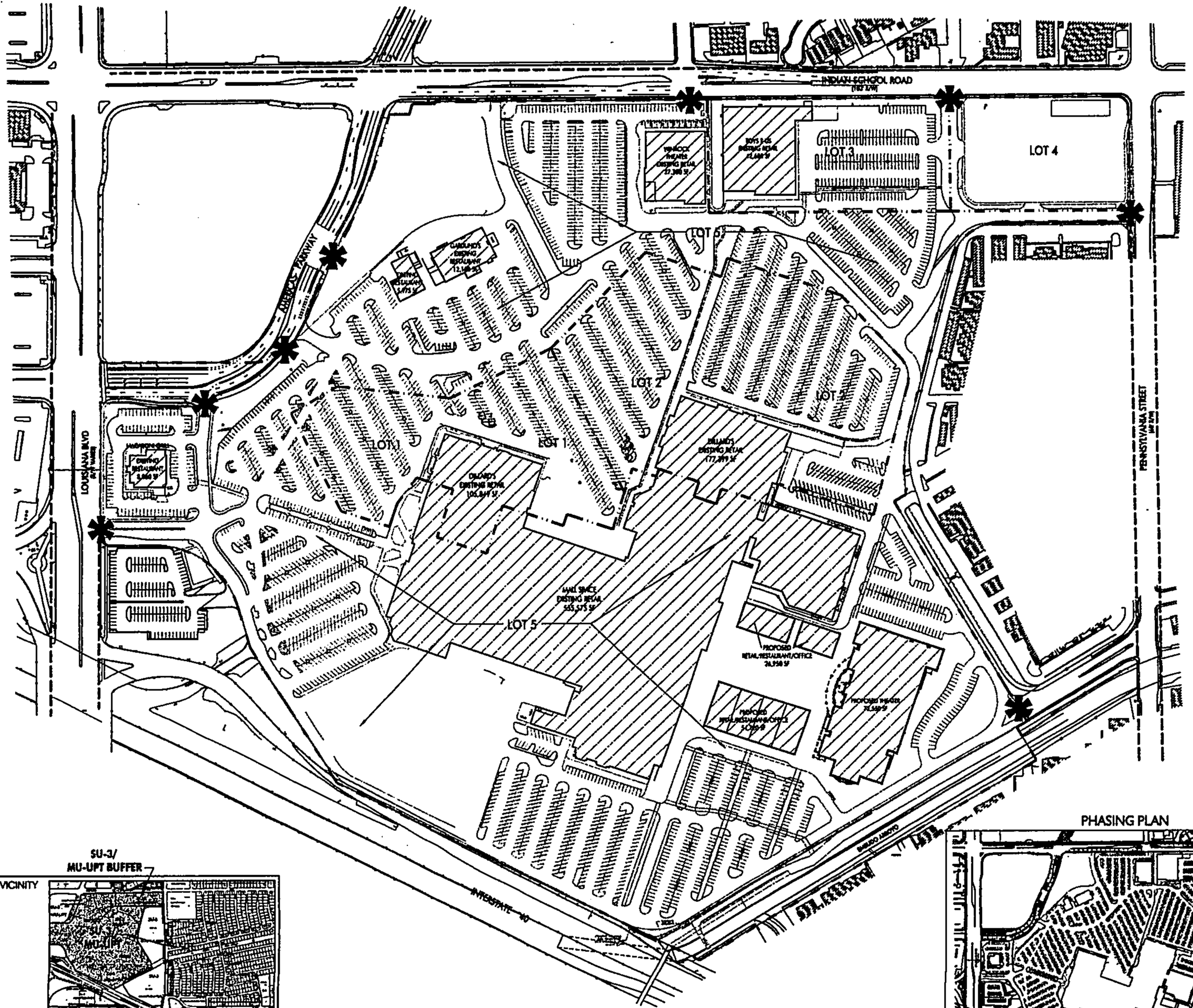
Richard Peterson
7110 Constitution Ave. NE/87110-7122
321-5432 (message #)

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

Zuni Neighborhood Association "R"

Ron Berlint
7516 Euclid NE/87110 875-1137 (h)

Allan Smith
7522 Euclid NE/87110 837-1752 (h)



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION (SDP/CO0016), PROJECT NO. 1002202.

THE SITE:
THE SITE CONSISTS OF APPROXIMATELY 56.51 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE. FINAL PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO FIVE SEPARATE TRACTS. TRACT 1 AND TRACT 3 ARE THE EXISTING PARCELS FOR THE MENS AND WOMENS DILLARDS STORES AND A PORTION OF THEIR PARKING FIELDS. TRACT 3 IS THE EXISTING TOYS 'R US LOT. TRACT 4 IS THE EXISTING VACANT LOT EAST OF TOYS 'R US, COMMONLY CALLED THE "CHRISTMAS TREE LOT" AT THE NORTHEAST CORNER OF THE SITE. AND TRACT 5 IS THE REMAINING LOT COMPRISING THE REST OF THE WINROCK CENTER ADDITION. TRACTS 1, 2 AND 3 ARE ZONED SU-3 MU-UPT AND TRACTS 3-4 ARE ZONED MU-UPT/BUFFER.

PROPOSED USE:
THE SITE IS ZONED SU-3 (MU-UPT AND MU-UPT BUFFER). LAND USES ARE AS FOLLOWS:

*RETAIL/RESTAURANT/THEATER:	406,382 S.F.	*USES AND SQUARE FOOTAGES ARE APPROVED PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
*OFFICE:	24,000 S.F.	
*HOTEL:	174 ROOMS	
*MULTI-FAMILY:	66 UNITS (AREA-5.8 AC. GROSS DENSITY-2.3 DU/AC.)	

PEDESTRIAN AND VEHICULAR ACCESS AND BARRIERS:
VEHICULAR ACCESS:
LOUISIANA BOULEVARD PROVIDES THE MAJOR SIGNALIZED ACCESS INTO WINROCK TOWN CENTER VIA AMERICA'S PARKWAY. ADDITIONAL ACCESS POINTS ARE PROVIDED AT LOUISIANA BOULEVARD, INDIAN SCHOOL ROAD, AND PENNSYLVANIA STREET. THERE IS DIRECT ACCESS FROM WINROCK TOWN CENTER TO I-40 WEST. THESE ACCESS POINTS ARE CONSISTENT WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND PREVIOUS APPROVALS FOR WINROCK.

BICYCLE AND TRAIL ACCESS:
BICYCLE ACCESS IS PROVIDED BY 6 FOOT ON-STREET BIKE LANES IN LOUISIANA BOULEVARD, PENNSYLVANIA STREET, AND INDIAN SCHOOL ROAD. TRAIL ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PARRO DE LAS MONTANAS TRAIL, AND CONTINUES ALONG WINROCK'S SOUTHERN EDGE AND CONNECTS TO THE PEDESTRIAN OVERPASS AND CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER, CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

TRANSIT ACCESS:
LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR, WITH A REGULAR BUS ROUTE AND A RAPID RIDE ROUTE AND INDIAN SCHOOL ROAD INCLUDES A COMMUTER ROUTE. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHWEST CORNER OF WINROCK TOWN CENTER, WITH 88 PARKING SPACES PROVIDED.

INTERNAL CIRCULATION REQUIREMENTS:
INTERNAL CIRCULATION IS PROVIDED THROUGH THE SITE VIA A GRID ROAD SYSTEM, WITH MAJOR NORTH-SOUTH AND EAST-WEST COMMERCIAL SIDEWALKS SHALL BE DEVELOPED CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

BUILDING HEIGHTS AND SETBACKS:
BUILDING HEIGHTS AND SETBACKS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

FAR:
THE MINIMUM FLOOR AREA RATIO (FAR) IS .30 FOR WINROCK TOWN CENTER AS REQUIRED BY THE UPTOWN SECTOR DEVELOPMENT PLAN.

SU-3

AREA	BUILDING	F.A.R.
3,364,416 S.F. (56.51 AC.)	1,040,608 S.F.	.30

LANDSCAPE PLAN:
LANDSCAPE PLANS SHALL BE CONSISTENT WITH CITY STANDARDS AND POLICIES REGARDING WATER CONSERVATION AND POLLIN, THE UPTOWN SECTOR DEVELOPMENT PLAN, AND THE CITY'S COMPREHENSIVE ZONING CODE.

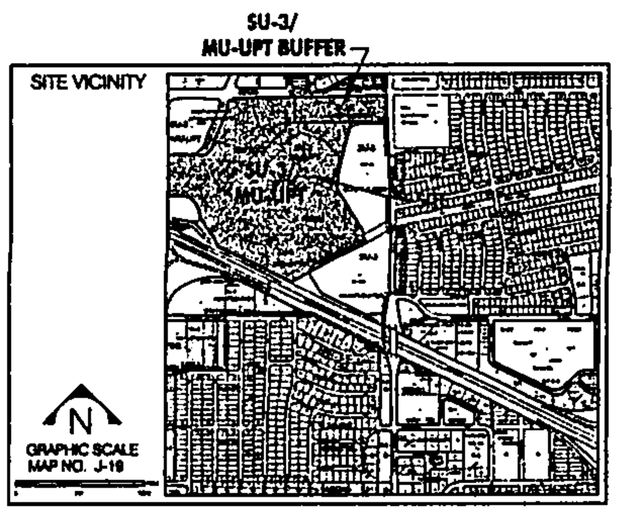
GENERAL NOTES:
1. LOT LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLATTING FOR THE WINROCK TOWN CENTER SHALL OCCUR AT THE END OF SITE AND BUILDING CONSTRUCTION WITH INDIVIDUAL LOT BOUNDARIES FOR THE SU-3 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR.
2. GRADING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
3. FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE SECTOR DEVELOPMENT PLAN.
4. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS.

PROJECT NUMBER: 1002202
APPLICATION NUMBER:

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

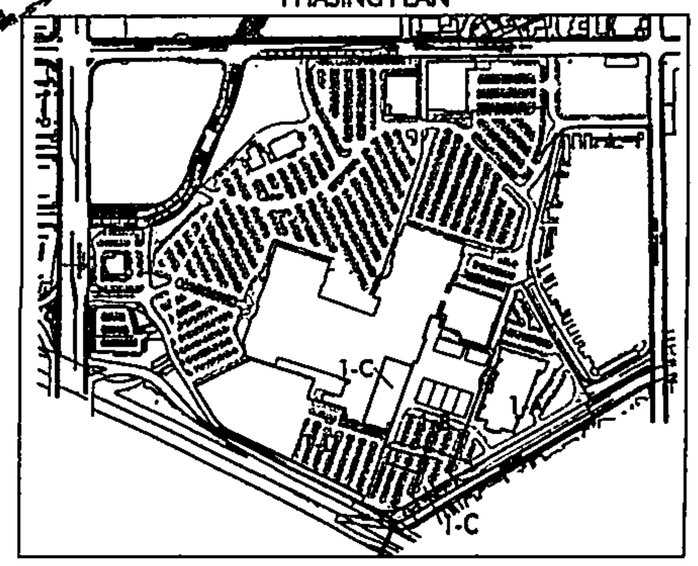
DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
AMAFCA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION. ACCESS POINTS TO BE DEVELOPED IN CONJUNCTION WITH FUTURE PHASES.

PHASING PLAN



Winrock
TOWN CENTER

OWNER/DEVELOPER
WINROCK PARTNERS, LLC

PROJECT TEAM
ENGINEERING
HUITT-ZOLLARS
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING
SURROUNDINGS STUDIO
ARCHITECTURE
STUDIO SOUTHWEST ARCHITECTS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
SITE PLAN

SCALE: 1" = 100'
NORTH 50 0 100 200

SHEET 1 OF 2
DECEMBER 21, 2010

FEMA FLOOD MAP–35001C0352G AND 35001C0356G

VICINITY MAP–ZONE ATLAS J–19–Z

DRAINAGE PLAN

THE FINAL DRAINAGE SOLUTION WILL MODIFY THE EXISTING APPROVED REPORT "FINAL DRAINAGE STUDY FOR WINROCK REDEVELOPMENT, WINROCK MARKET CENTER" DATED MARCH 2008. THE AREAS AND FLOWS FROM THE SERIES 100 BASINS WITHIN THE APPROVED STUDY WILL BE ADJUSTED TO REPRESENT THE PROPOSED FIRST PHASE OF THE NEW WINROCK TOWN CENTER. THE FINAL DISCHARGE FOR THESE BASINS WILL BE THE EMBUDO CHANNEL WHICH MATCHES THE EXISTING STUDY.

UTILITY PLAN

THE PROPOSED FIRST PHASE OF THE WINROCK TOWN CENTER WILL UTILIZE THE EXISITNG UTILITIES FOR WATER AND SEWER SERVICE WHILE ATTEMPTING TO SET UP EXTENSIONS FOR FUTURE PHASES. WATER SERVICE WILL BE FROM AN EXISITNG 16" MAIN WITHIN PENNSYLVANIA STREET. AN 8" DISTRIBUTION LINE ENTERS WINROCK TO THE SOUTH OF THE WINROCK VILLAS. THIS LINE WILL BE INTERCEPTED AND ROUTED AROUND THE NEW PROPOSED THEATER AND RECONNECT TO EXISTING LINES AT THE CURRENT BED, BATH AND BEYOND AND SPORTS AUTHORITY RETAIL STORES. SEWER SERVICE WILL BE PROVIDED VIA AN EXISITNG 8" LINE THAT BISECTS THE MALL CURRENTLY. THIS LINE WILL BE EXTENDED TO THE EAST TO PROVIDE SERVICE TO THE PROPOSED BUILDINGS.

Open Space 47,069 SF

Regal Cinema 71,156 SF +2,391 SF (vestibule) =73,547 SF TOTAL

54,720 SF TOTAL

Open Space 16,533 SF

RETAINING WALL

LEGEND

EXISTING BUILDING	PROPOSED RETAINING WALL
PROPOSED NEW BUILDING OUTLINE	WATERBLOCK
PROPOSED WATERLINE	FLOW DIRECTION
EXISTING WATERLINE	TA 00.00 — PROPOSED TOP OF ASPHALT ELEVATION
PROPOSED SEWER LINE	TC 00.00 — PROPOSED TOP OF CONCRETE ELEVATION
EXISTING SEWER LINE	TW 00.00 — PROPOSED TOP OF WALL ELEVATION
PROPOSED STORM DRAIN	FF 00.00 — PROPOSED FINISH FLOOR ELEVATION
EXISTING STORM DRAIN	

Winrock
TOWN CENTER

OWNER/DEVELOPER
WINROCK PARTNERS, LLC

PROJECT TEAM
ENGINEERING
HUITT-ZOLLARS
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING
SURROUNDINGS STUDIO
ARCHITECTURE
STUDIO SOUTHWEST ARCHITECTS

SITE DEVELOPMENT PLAN SUBDIVISION
CONCEPTUAL GRADING, DRAINAGE AND UTILITY

NORTH 50 0 100 200

SHEET 2 OF 2
DECEMBER 22, 2010

PLEASE NOTE: The Neighborhood and/or Homeowner Association & Coalition 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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

December 16, 2010

Chris Green, ASLA, LEED AP
Consensus Planning
302 8th Street NW/87102
Phone: (505) 764-9801/Fax: (505) 842-5495
E-mail: cgreen@consensusplanning.com

Dear Chris:

Thank you for your inquiry of **December 16, 2010** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – WINROCK CENTER ADDITION, LOT A-1-A-1, LOCATED ON INDIAN SCHOOL ROAD NE BETWEEN LOUISIANA BOULEVARD NE AND PENNSYVANIA AVENUE NE** zone map **J-19.**

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

SEE "ATTACHMENT A" FOR CONTACT NAMES FOR THE UPTOWN NA LIST OF NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS FOR THIS DRB SUBMITTAL – swinklepleck – 12/16/10

Please note that according to O-92 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. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!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.

[X] **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.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations/coalitions).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations/coaltions).* 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.

* * * \

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913** – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at **(505) 924-3914. Your Developer Inquiry is for the following:**

Cell Tower Submittal: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

[ ] EPC Submittal [X] DRB Submittal [ ] LUCC Submittal [ ] Liquor Submittal

[ ] Administrative Amendments (AA's) Submittal [ ] City Project Submittal

CONTACT NAME: CHRIS GREEN

COMPANY NAME: CONSENSUS PLANNING

ADDRESS/ZIP: 302 EIGHTH ST. NW ALBUQUERQUE, NM 87102

PHONE: (505) 764-9801 FAX: (505) 842-5495

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

WINROCK CENTER ADDITION, LOT A-1-A-1

LEGAL DESCRIPTION

LOCATED ON INDIAN SCHOOL ROAD NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN LOUISIANA BLVD. NE AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

PENNSYLVANIA AVE. NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (J-19).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

developinquirysheet (03/24/10)

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 21, 2010

Mr. Ron Berlint
Zuni NA
7516 Euclid NE
Albuquerque, NM 87110

Mr. Allan Smith
Zuni NA
7522 Euclid NE
Albuquerque, NM 87110

Dear Mr. Berlint and Mr. Smith –

The purpose of this letter is to inform you and the members of your neighborhood association that Consensus Planning has submitted a Site Development Plan for Subdivision to the City's Development Review Board on behalf of Winrock Partners LLC. The 81.37 acre Winrock Mall property is located at 2100 Louisiana Boulevard NE, between Interstate 40 and Indian School Road, and is within the Uptown Sector Development Plan area. The hearing for this request will be at 9:00am on January 19, 2011 at the hearing room in the basement of Plaza del Sol, 600 Second Street NW.

The subject property is proposed to be subdivided into five separate tracts. Tract 1 and Tract 2 are the existing parcels for the men's and women's Dillards stores and a portion of their parking fields; Tract 3 is the existing Toys 'R Us lot; Tract 4 is the existing vacant lot east of Toys 'R Us, commonly called the "Christmas tree lot" at the northeast corner of the site; and Tract 5 is the remaining lot comprising the rest of the Winrock Mall site. Tracts 1, 2 and 5 are zoned SU-3 MU-UPT and Tracts 3-4 are zoned MU-UPT/Buffer.

This reinvestment in the Winrock Town Center will provide an enhancement to the Uptown area and a great benefit to community members, as well as visitors to our City. We look forward to working with you and your neighborhood association on the redevelopment of Winrock, and look forward to receiving your comments. Please feel free to contact me or my staff with any questions or comments, or if you require further information.

Sincerely,

Karen Marcotte

Karen Marcotte, AICP
Principal

Enclosure

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

7004 1350 0000 0963 2205

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.49	12/22/2010

Sent To Ron Berlent
Street, Apt. No.; or PO Box No. 1516 Euclid NE
City, State, ZIP+4 Albuquerque, NM 87110

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.05	12/22/2010

Sent To Allan Smith
Street, Apt. No.; or PO Box No. 1522 Euclid NE
City, State, ZIP+4 Albuquerque, NM 87110

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

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Sent To Virginia Berney
Street, Apt. No.; or PO Box No. 710 Constitution Ave NE
City, State, ZIP+4 Albuquerque, NM 87110-7122

PS Form 3800, June 2002 See Reverse for Instructions

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ALBUQUERQUE NM 87110

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Return Reciept Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.49	12/22/2010

Sent To Richard Peterson
Street, Apt. No.; or PO Box No. 710 Constitution Ave NE
City, State, ZIP+4 Albuquerque, NM 87110-7122

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Total Postage & Fees	$

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Sent To Marcy Cook
Street, Apt. No.; or PO Box No. 6565 American Pkwy NE
City, State, ZIP+4 Albuquerque, NM 87110

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here ALBUQUERQUE NM 87103 DEC 22

Sent To David Shaffer
Street, Apt. No.; or PO Box No. 2703-G Broadbent Pkwy
City, State, ZIP+4 Albuquerque, NM 87107

PS Form 3800, June 2002 See Reverse for Instructions

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Total Postage & Fees	$

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ALBUQUERQUE NM 87101 DEC 22

Sent To Laura Gorrec
Street, Apt. No.; or PO Box No. 1404 Katie NE
City, State, ZIP+4 Albuquerque, NM 87110

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

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Sent To Laura Feitpen
Street, Apt. No.; or PO Box No. 8011 Princess Jeanne NE
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Street, Apt. No.; or PO Box No. 1216 Alcarzar St NE
City, State, ZIP+4 Alb. NM 87110

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Sent To Julie Jones
Street, Apt. No.; or PO Box No. 7625 Winter Ave NE
City, State, ZIP+4 Albuquerque, NM 87110

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Street, Apt. No.; or PO Box No.: 1927 Virginia St. NE
City, State, ZIP+4: Albuquerque, NM 87110

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Street, Apt. No.; or PO Box No.: 2014 Utah St NE
City, State, ZIP+4: Alb. NM 87110

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Street, Apt. No.; or PO Box No.: 2925 Dallas NE
City, State, ZIP+4: Albuquerque, NM 87110

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Street, Apt. No.; or PO Box No.: 5607 Princess Jeanne
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Street, Apt. No.; or PO Box No.: 5407 Princess Jeanne NE
City, State, ZIP+4: Albuquerque, NM 87110

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City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ✔ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector) — A

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): Consensus Planning, Inc. PHONE: 505-764-9801
ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Winrock Partners LLC PHONE: 346-0016
ADDRESS: 100 Sun Avenue NE Suite 100 FAX: ___
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ___
Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: Vacation of Public Easement

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. Parcel A1A Block: ___ Unit: ___
Subdiv/Addn/TBKA: Winrock Center Addition
Existing Zoning: SU-1 Mixed Use Proposed zoning: N/A MRGCD Map No ___
Zone Atlas page(s): J19 UPC Code: 101905813040020410L1

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002202, 10ZHE-80317

CASE INFORMATION:
Within city limits? ✔ Yes Within 1000FT of a landfill? no
No. of **existing** lots: 1 No. of **proposed** lots: N/A Total area of site (acres): 50.23 acres
LOCATION OF PROPERTY BY STREETS: On or Near: 2100 Louisiana Blvd. NE
Between: I-40 and Indian School NE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE ___ DATE 11/4/10
(Print) Jacqueline Fishman, AICP Applicant: ☐ Agent: ✔

FOR OFFICIAL USE ONLY Form revised 4/07

- NA ☐ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- NA ☐ Site is within 1000ft of a landfill
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
10DRB - ___ - 70315	VPE	___	$ 45.00
___ - ___ - ___	ADV	___	$ 75.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 140.00

Hearing date December 1, 2010

11-5-10
Planner signature / date

Project # 1002202

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☑ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMANN
Applicant name (print)
11/4/10
Applicant signature / date

Form revised 4/07

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
10DRB - - 70315
- -
- -

11-5-10
Planner signature / date
Project # 1002202

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   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 are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from November 16 2010 To December 1, 2010

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Chris Green — (Applicant or Agent) 11-5-10 — (Date)

I issued 4 signs for this application, 11-5-10 (Date) [signature] (Staff Member)

DRB PROJECT NUMBER: 1002202

Rev. 1/11/05

Goodman
REALTY GROUP

November 4, 2010

Jack Cloud
Chairman, Development Review Board (DRB)
City of Albuquerque Planning Department

RE: Winrock Shopping Center

Dear Mr. Cloud,

This letter is to inform you that Consensus Planning is authorized to represent Winrock Partners (Goodman Realty Group) on the request for vacation of utility easements.

Sincerely,

Richard Sertich

Richard Sertich
Goodman Realty Group

100 Sun Avenue, Suite 100 Albuquerque, NM 87109 505.881.0333 505.881.0101 fax www.goodmanrealty.com

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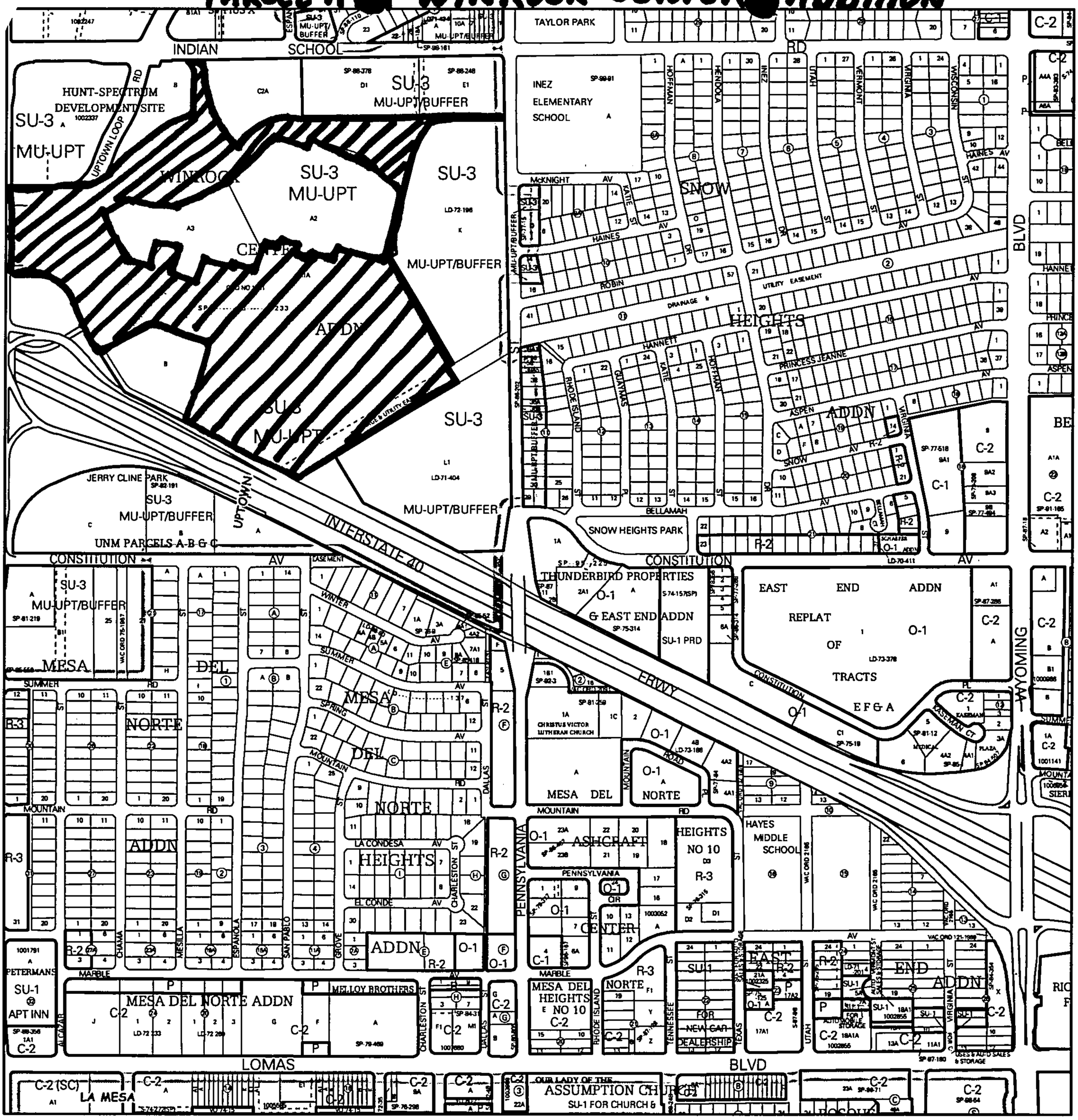
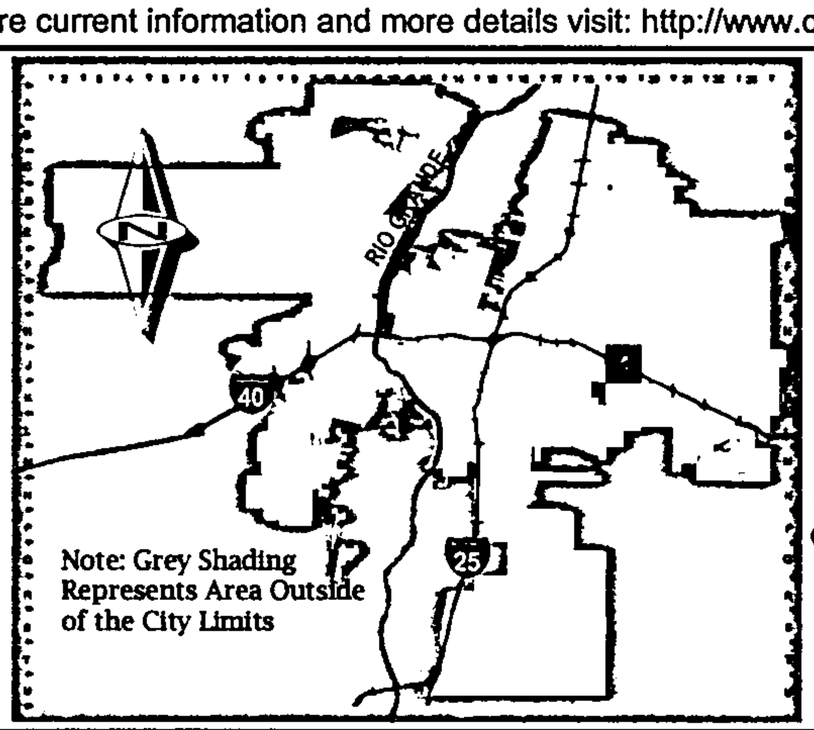
PARCEL A WINROCK CENTER ADDITION



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

J-19-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

November 4, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87110

Dear Mr. Cloud –

The purpose of this letter is to provide the Development Review Board a justification for the vacation of public easements as part of the first phase of redevelopment at the Winrock Town Center. The current easement configuration will place dry utilities and an existing water line under a proposed building pad according to the approved site plan. The vacation of the easements will allow for relocation of the dry utilities and water line to appropriate locations outside of the proposed building envelopes. The relocations and new easements will be submitted as part of the site plans for subdivision and building permit. Please feel free to contact me or my staff with any questions at 764-9801.

Please feel free to contact me or my staff with any questions or comments, or if you require further information.

Sincerely,

Chris Green

for. Karen Marcotte, AICP
Principal

Enclosure

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

City of Albuquerque

PLEASE NOTE: The Neighborhood Association 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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: November 3, 2010

TO CONTACT NAME: Jacqueline Fishman
COMPANY/AGENCY: Consensus Planning, Inc.
ADDRESS/ZIP: 302 Eighth St. NW 87102
PHONE/FAX #: 764-9801 842-5495

Thank you for your inquiry of 11-3-10 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Winrock - Parcel A1A, Winrock Center Addition
zone map page(s) J-19.

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

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

See attached Uptown NA List

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO {X}

Please note that according to O-92 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. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Debra Harmon
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (12/03/07)

UPTOWN NEIGHBORHOOD ASSOCIATION LIST
Updated on: November 2, 2010

Alvarado Park Neighborhood Association "R"

Bill Sterchi
5607 Princess Jeanne NE/87110
255-0579 (h) 417-4529 (c)

Natasha Carty
5907 Princess Jeanne NE/87110
268-5049 (h)

Classic Uptown Neighborhood Association "R"

Stephen Verchinski
2700 Espanola NE/87110 888-1370 (h)
238-2398 (c)

Todd Sloan
2925 Dallas NE/87110 417-3712 (h)

Inez Neighborhood Association "R"

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

Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Ron Goldsmith
1216 Alcazar St. NE/87110 232-9516 (h)

Quigley Park Neighborhood Association "R"

Winnie Schmidt
2916 Cuervo Dr. NE/87110-3106 881-2155 (h)

Maureen Maher
2935 Cardenas Dr. NE/87110 888-5181 (h)

Snow Heights Neighborhood Association "R"

Laura Heitman
8011 Princess Jeanne NE/87110 507-8834 (c)

Shirley Marquez
7905 Hannett NE/87110 265-5513 (h)

Uptown Progress Team, Inc. "R"

David Shaffer
2703-G Broadbent Pkwy/87107 343-1498 (w)

Marcy Cook
6565 Americas Parkway NE #200/87110
304-8966 (w)

Winrock South Neighborhood Association "R"

Richard Peterson
7110 Constitution Ave. NE/87110-7122
321-5432 (message #)

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

Zuni Neighborhood Association "R"

Ron Berlint
7516 Euclid NE/87110 875-1137 (h)

Allan Smith
7522 Euclid NE/87110 837-1752 (h)

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City, State, ZIP+4 ALBUQ., NM 87110-7122

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Total Postage & Fees	$ $5.54

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Sent To MARCY COOK
Street, Apt. No.; or PO Box No. 6565 AMERICAS PARKWAY NE #200
City, State, ZIP+4 ALBUQ., NM 87110

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City, State, ZIP+4 ALBUQ., NM 87110

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Sent To VIRGINIA KINNEY
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City, State, ZIP+4 ALBUQ., NM 87110

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Sent To: RON GOLDSMITH
Street, Apt. No.; or PO Box No.: 1216 ALCAZAR ST. NE
City, State, ZIP+4: ALBUQ., NM 87110

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Sent To: JULIE JONES
Street, Apt. No.; or PO Box No.: 7625 WINTER AVE. NE
City, State, ZIP+4: ALBUQ., NM 87110

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7004 1350 0000 0963 2336

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ALBUQUERQUE NM 87110

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Postage	$ $0.44
Certified Fee	$2.80
Return Reciept Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.54

0104
ALBUQUERQUE NM OLD ALB STA 87104
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Sent To: MAUREEN MAHER
Street, Apt. No.; or PO Box No.: 2935 CARDENAS DR. NE
City, State, ZIP+4: ALBUQ., NM 87110

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Certified Fee	$2.80
Return Reciept Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.54

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Sent To: WINNIE SCHMIDT
Street, Apt. No.; or PO Box No.: 2916 CUERVO DR. NE
City, State, ZIP+4: ALBUQ., NM 87110

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.54

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Sent To: DAVID SHAFFER
Street, Apt. No.; or PO Box No.: 2703-G BROADBENT PKWY
City, State, ZIP+4: ALBUQ., NM 87107

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.54

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Sent To: SHIRLEY MARQUEZ
Street, Apt. No.; or PO Box No.: 7905 HANNETT NE
City, State, ZIP+4: ALBUQ., NM 87110

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Return Reciept Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
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Sent To NATASHA CARTY
Street, Apt. No.; or PO Box No. 5907 PRINCESS JEANNE NE
City, State, ZIP+4 ALBUQ., NM 87110

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Return Reciept Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
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Sent To BILL STERCHI
Street, Apt. No.; or PO Box No. 5607 PRINCESS JEANNE NE
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Return Reciept Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
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Sent To TODD SLOAN
Street, Apt. No.; or PO Box No. 2925 DALLAS NE
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Restricted Delivery Fee (Endorsement Required)	$0.00
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Sent To STEPHEN VERCHINSKI
Street, Apt. No.; or PO Box No. 2700 ESPANOLA NE
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Total Postage & Fees	$ $5.54

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Sent To BETTE WEBER
Street, Apt. No.; or PO Box No. 1927 VIRGINIA ST. NE
City, State, ZIP+4 ALBUQ., NM 87110

7004 1350 0000 0963 2282

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Return Reciept Fee (Endorsement Required)	$2.30
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.54

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Sent To EVELYN B. FELTNER
Street, Apt. No.; or PO Box No. 2014 UTAH ST. NE
City, State, ZIP+4 ALBUQ., NM 87110

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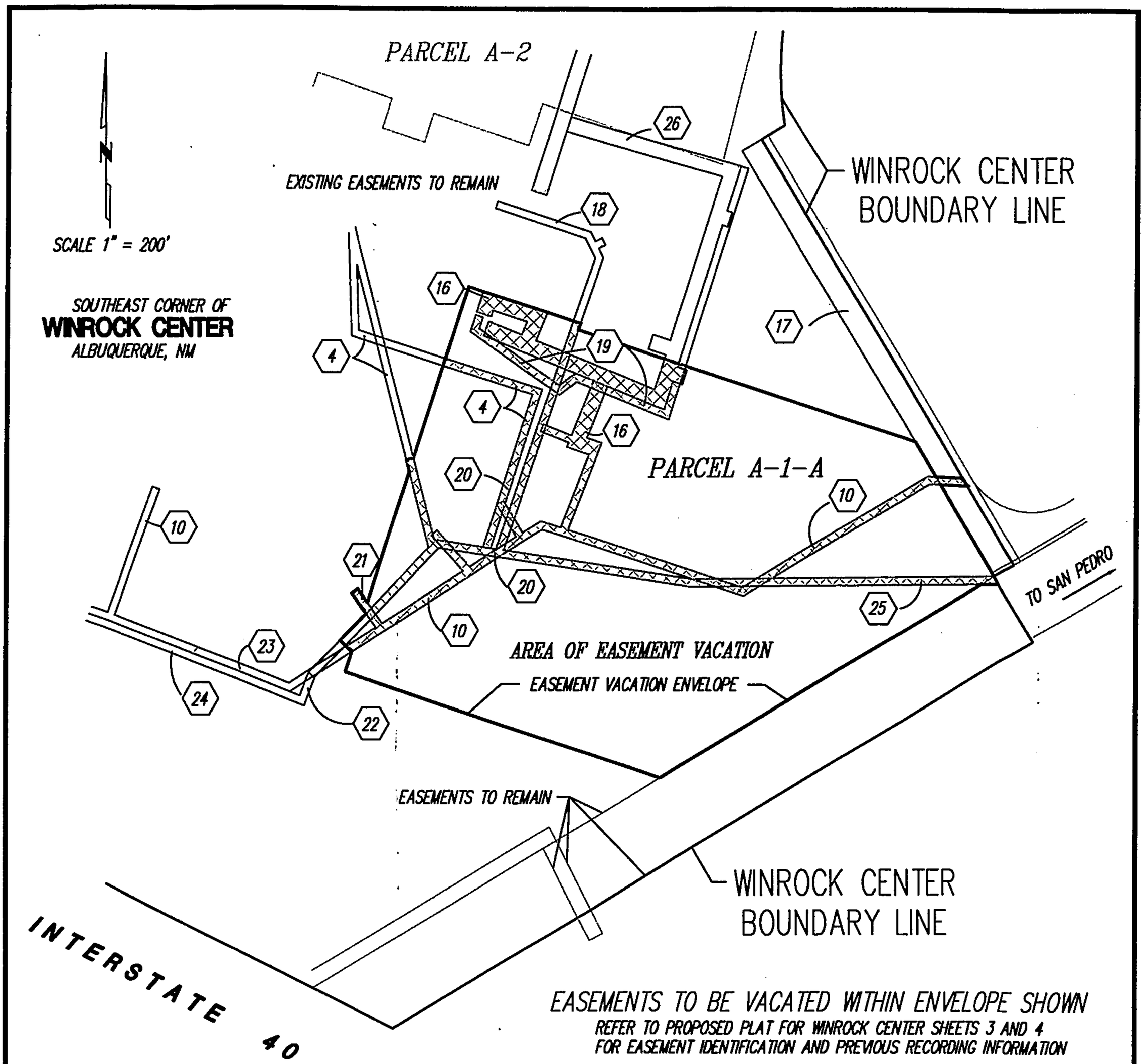


EASEMENTS TO BE VACATED WITHIN ENVELOPE SHOWN

REFER TO PROPOSED PLAT FOR WINROCK CENTER SHEETS 3 AND 4
FOR EASEMENT IDENTIFICATION AND PREVIOUS RECORDING INFORMATION

EASEMENT REF. NO.	ALL	PORTION OF
4		●
10		●
16	●	
19	●	
20	●	
21	●	
22		●
25	●	

HUITT~ZOLLARS
333 RIO RANCHO DR. N.E., STE. 100
RIO RANCHO, N.M., 87124
(505) 892-5141

NOVEMBER, 2010

WRCP3ev.dwg
AELD.dwg

PRELIMINARY PLAT OF PARCEL A-1-A-1

A CONSOLIDATION OF PARCELS A-1-A, A-2, A-3, B, C-2A
IN THE WINROCK CENTER ADDITION AND TRACT B
IN THE HUNT-SPECTRUM DEVELOPMENT SITE

WINROCK CENTER ADDITION

WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2006

16. EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1989, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8946173, REFILLED MAY 25, 1989, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8946743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

17. DECLARATION OF EASEMENT, FILED OCTOBER 24, 1969, RECORDED IN BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 514A, PAGE 599, AS DOCUMENT NO. 08777630, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

18. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 20, 1984, RECORDED IN BOOK MISC. 157A, PAGE 321, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

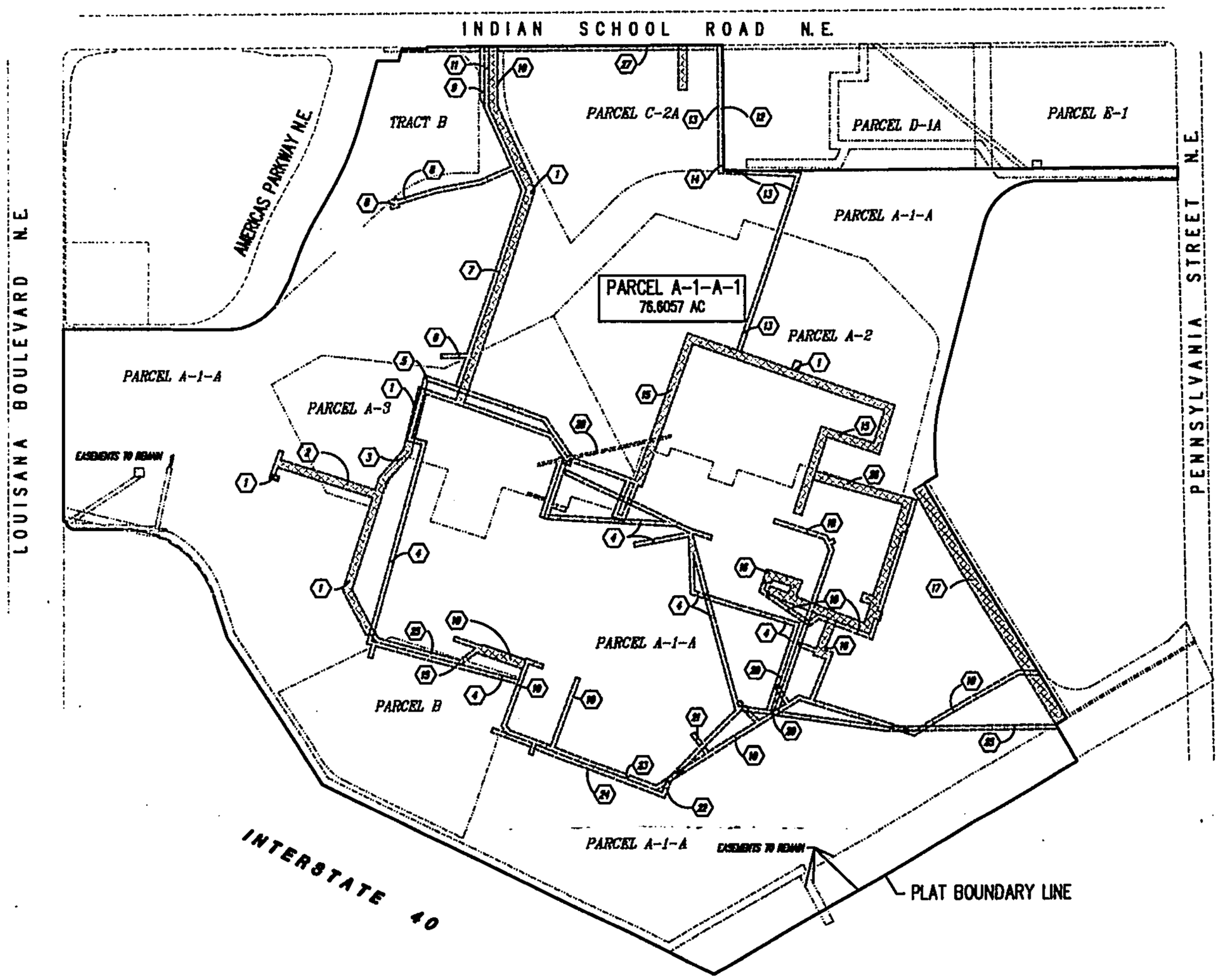
19. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 554, AS DOCUMENT NO. 858249A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

20. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 17, 1984, RECORDED IN BOOK MISC. 61A, PAGE 894, AS DOCUMENT NO. 843628, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLATS RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.

21. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 30, 1991, RECORDED IN BOOK BCR 91-2, PAGE 3512, AS DOCUMENT NO. 916993, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

22. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 553, AS DOCUMENT NO. 858248A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

23. UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 14, 1998, RECORDED IN BOOK 98-13, PAGE 6483, AS DOCUMENT NO. 98054182 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



24. EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 95C, FOLIO 446.

25. EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP, TO WINROCK ENTERPRISES, INC., AN ARKANSAS CORPORATION AND J.L. WHITE INVESTMENTS, INC., FILED AUGUST 13, 1982, RECORDED IN BOOK D 854, PAGE 583, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

26. EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 28, 1986, IN PLAT BOOK C37, FOLIO 54.

27. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 9, 1980, RECORED IN BOOK D 574, PAGE 79, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

28. COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND DILLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION FILED MARCH 8, 1995, RECORDED IN BOOK 95-8, PAGE 2371, AS DOCUMENT NO. 95023422, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PRELIMINARY PLAT OF PARCEL A-1-A-1

A CONSOLIDATION OF PARCELS A-1-A, A-2, A-3, B, C-2A
IN THE WINROCK CENTER ADDITION AND TRACT B
IN THE HUNT-SPECTRUM DEVELOPMENT SITE

WINROCK CENTER ADDITION

WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2006

1. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 9, 1993, RECORDED IN BOOK 93-6, PAGE 1435, AS DOCUMENT NO. 93023864, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123089, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93096984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

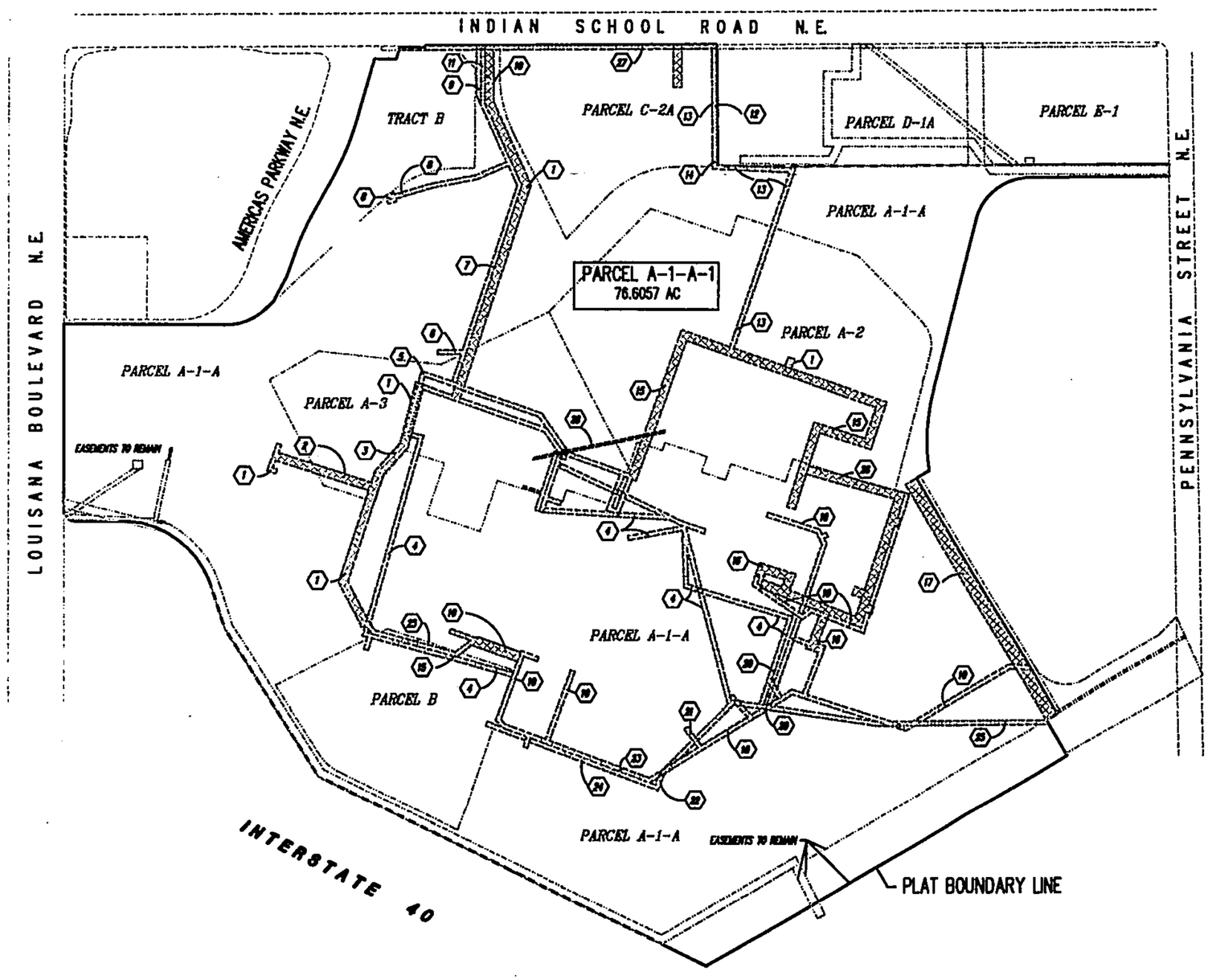
4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

5. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3120, AS DOCUMENT NO. 93093164, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

6. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1994, RECORDED IN BOOK 94-7, PAGE 4859, AS DOCUMENT NO. 94028293, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

7. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3126, AS DOCUMENT NO. 93093165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO,

8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, AS DOCUMENT NO. 93134863, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



9. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, RECORDED IN BOOK D 571, PAGE 432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

10. EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK C4, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C5, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54. (AS TO

11. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1960, RECORDED IN BOOK D 538, PAGE 597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

12. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1965, RECORDED IN BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 85268078, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

13. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 12, 1986, RECORDED IN BOOK MISC. 382A, PAGE 553, AS DOCUMENT NO. 8674791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

14. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1964, RECORDED IN BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 8490471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

15. GRANT OF EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED JANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157; (AS TO PARCELS 1 AND 5); FILED MAY 26, 1972, RECORDED IN BOOK MISC. 262, PAGE 187, (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203, (AS TO A2 OF PARCEL 4 AND PARCEL 5), RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS CONTAINED IN QUITCLAIM DEED, FILED FEBRUARY 3, 1967, RECORDED IN BOOK D 822, PAGE 940, AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

SEE SHEET 4 OF 6

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

This Grant of Easement, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] The University of New Mexico, ("Grantor"), whose address is and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] Parcel "A", Winrock Center Addition in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the City a permanent easement with warranty covenants ("Easement") in, over, upon and across the Property for [state the kind of easement, for example, "public street and highway purposes (including all utilities)," "water line," "sewer line," etc.:] twenty foot (20') waterline easement. The Easement is more particularly described in the attached Exhibit A. [State on the exhibit either the metes and bounds description of the Easement or state the exact dimensions and location in a manner which would enable a surveyor to locate the Easement on the ground.]

The grant of the Easement includes the right of the City to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the City determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

Notwithstanding the above, the City agrees that this easement will terminate at no cost to Grantor at such time that the easement is no longer needed by the City for the purposes contemplated by this agreement.

This Easement is worded pursuant to the provisions of §§47-1-27 to 47-1-44, NMSA 1978 or successor statutes.

3. Warranty. Grantor covenants ~~and warrants~~ that it is the owner in fee simple of the Property and that is has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, ~~and that the Grantor will forever warrant and defend the title to the Easement against all claims from all persons or entities~~.

(Approved by Legal Dept.
as to form only-6/1/86)

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns.

5. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the City agrees to save Grantor harmless from any and all liability arising from the City's negligent use of the Easement for the purposes set forth herein. The City does not agree to save Grantor harmless from any liability which may arise from Grantor's use of the Easement and the Property.

6. Form Not Changed. Grantor agrees that changes to the wording of this form are not binding upon the City unless initialed by the Grantor and approved and signed by the City Legal Department in writing on this form.

GRANTORS:

CITY OF ALBUQUERQUE

Approved:

By: _____
Title: _____
Dated: _____

The University of New Mexico

By: _____
Its: Vice President for Business & Finance
Dated: May 16, 1989

APPROVED: CenterWest Properties, Inc. Agent for ~~Winrock Center~~ The Prudential Ins. Co. of America

By: _____
Its: Vice President-Finance
Dated: 5/22/89

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 16th day of May, 19 89, by [name of person signing:] David L. Mc Kinney, Vice President for Business and Finance [title or capacity, for instance, "President" or "Owner":] The University of New Mexico of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] _____.

_____
Notary Public

OFFICIAL SEAL
ALICE HOWARD
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-28-1990

My Commission Expires:

February 28, 1990

(EXHIBIT "A" ATTACHED)

(Approved by Legal Dept. as to form only-6/1/86)

ID:3

(16)

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 19___, by CLARENCE V. LITHGOW, Chief Administrative Officer of the City of Albuquerque, a municipal corporation.

_____
Notary Public

My Commission Expires:

_____

STATE OF New Mexico
COUNTY OF Bernalillo ss.

The foregoing instrument was acknowledged before me this 23rd day of May, 19 89, by J.F. Vigil, Vice President-Finance (name and title) Of CenterWest Properties, Incorporated, Agent for The Prudential Insurance Company of America.

Mary P. Rosales
NOTARY PUBLIC

My Commission Expires:
December 4, 1990

(Approved by Legal Dept.
as to form only-6/15/86)

ID:1

LEGAL DESCRIPTION

An easement within Parcel A, Winrock Center Addition, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled " REPLAT OF WINROCK CENTER ADDITION, WITHIN THE NORTHWEST 1/4 OF SECTION 18, T 10 N, R 4 E, N.M.P.M. , ALBUQUERQUE, NEW MEXICO ", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 26, 1979, in Volume D9, folio 184, more particularly described as follows:

An easement twenty (20) feet in width, being ten (10) feet on each side of the following described centerline:

BEGINNING at the most Northwesterly centerline point of the easement herein described, whence (1) the New Mexico State Highway Commission Monument " I-40-7 " bears S 64° 38' 35" W, 1913.93 feet distant and (2) Corner Number 15 as designated on said plat of record,(a 2" brass cap in concrete found in place) bears N 89° 59' 28" E, 321.06 feet distant ; running thence as an easement,

S 71° 42' 28" E, 21.29 feet to Junction Point 1; Thence,

S 71° 42' 28" E, 236.94 feet to a point; Thence,

S 18° 00' 03" W, 40.28 feet to Junction Point 2; Thence,

S 18° 00' 03" W, 186.28 feet to Junction Point 3; Thence,

S 18° 00' 03" W, 29.88 feet to Junction Point 4; Thence,

S 18° 00' 03" W, 30.53 feet to a point; Thence,

N 72° 07' 40" W, 80.51 feet to Junction Point 5; Thence,

N 72° 07' 40" W, 121.00 feet to Junction Point 6; Thence,

N 18° 20' 19" E, 44.71 feet to a point; Thence,

N 71° 39' 41" W, 56.21 feet to Junctic Point 7; Thence,

N 71° 39' 41" W, 7.50 feet to the terminus of said centerline.

RUSS P. HUGG
NEW MEXICO
9750
REGISTERED PROFESSIONAL LAND SURVEYOR

Also easements twenty (20) feet in width being ten (10) feet on each side of the following described centerlines:

Beginning at Junction Point 1; thence N 16° 41' 16" E, 15.69 feet.

Also beginning at Junction Point 2; thence S 71° 08' 25" E, 20.44 feet.

Also beginning at Junction Point 3; thence N 71° 59' 57" W, 33.07 feet.

Also beginning at Junction Point 4; thence S 71° 39' 00" E, 22.13 feet.

Also beginning at Junction Point 5; thence S 17° 44' 56" W, 76.61 feet; thence, N 70° 56' 35" W, 7.22 feet; thence, S 17° 44' 56" W, 35.00 feet.

Also beginning at Junction Point 6; thence N 72° 07' 40" W, 35.12 feet.

Also an easement fifteen (15) feet in width being seven and a half (7.5) feet on each side of the following described centerline:

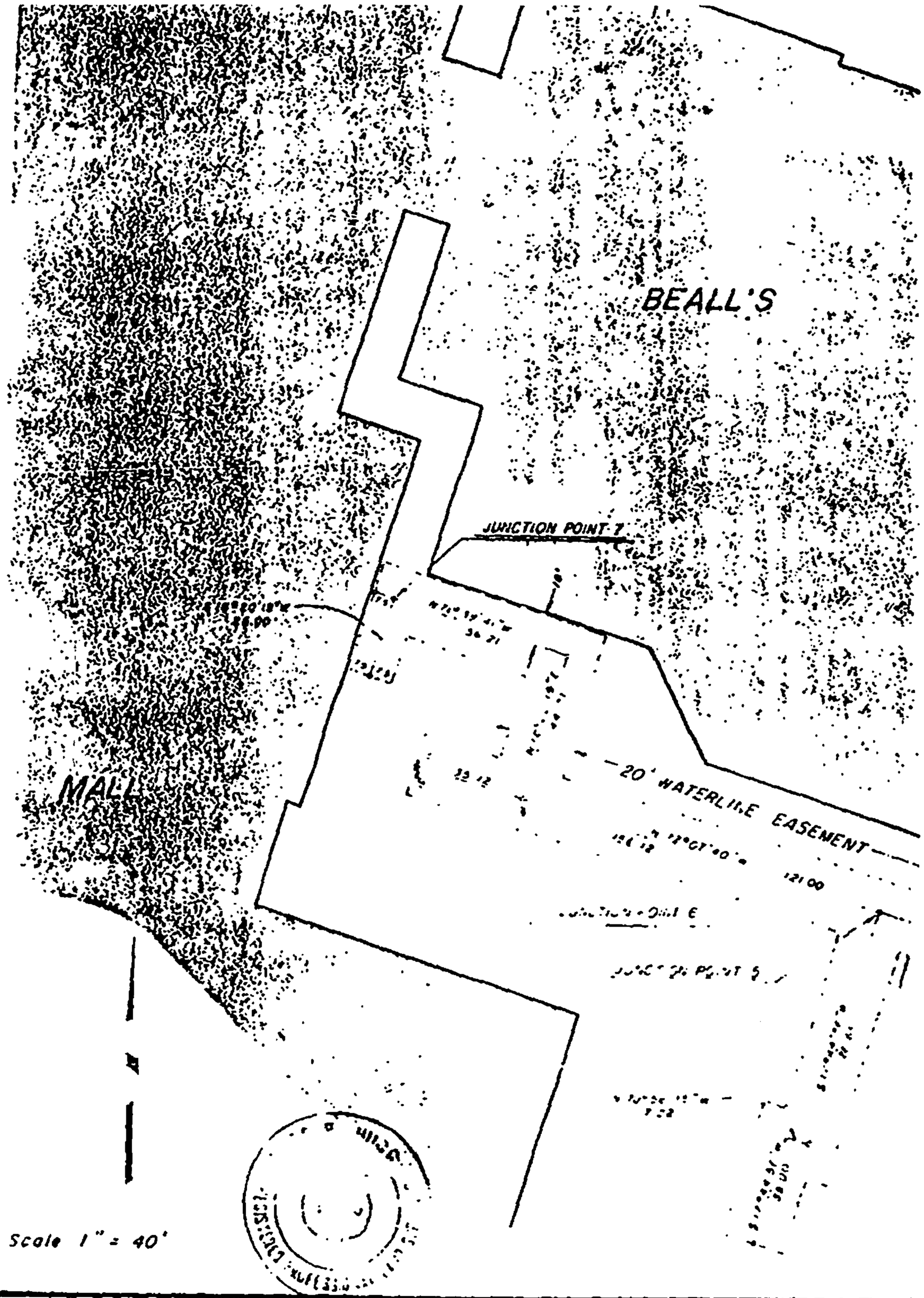
Beginning at Junction Point 7; thence S 18° 20' 19" W, 25.00 feet.

Sheet 2 of 4

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR REC'D.

69 MAY 23 PM 3:47
BK MS 2516 PG 761-767
GLADYS M. DAVIS
CO. CLERK & RECORDER

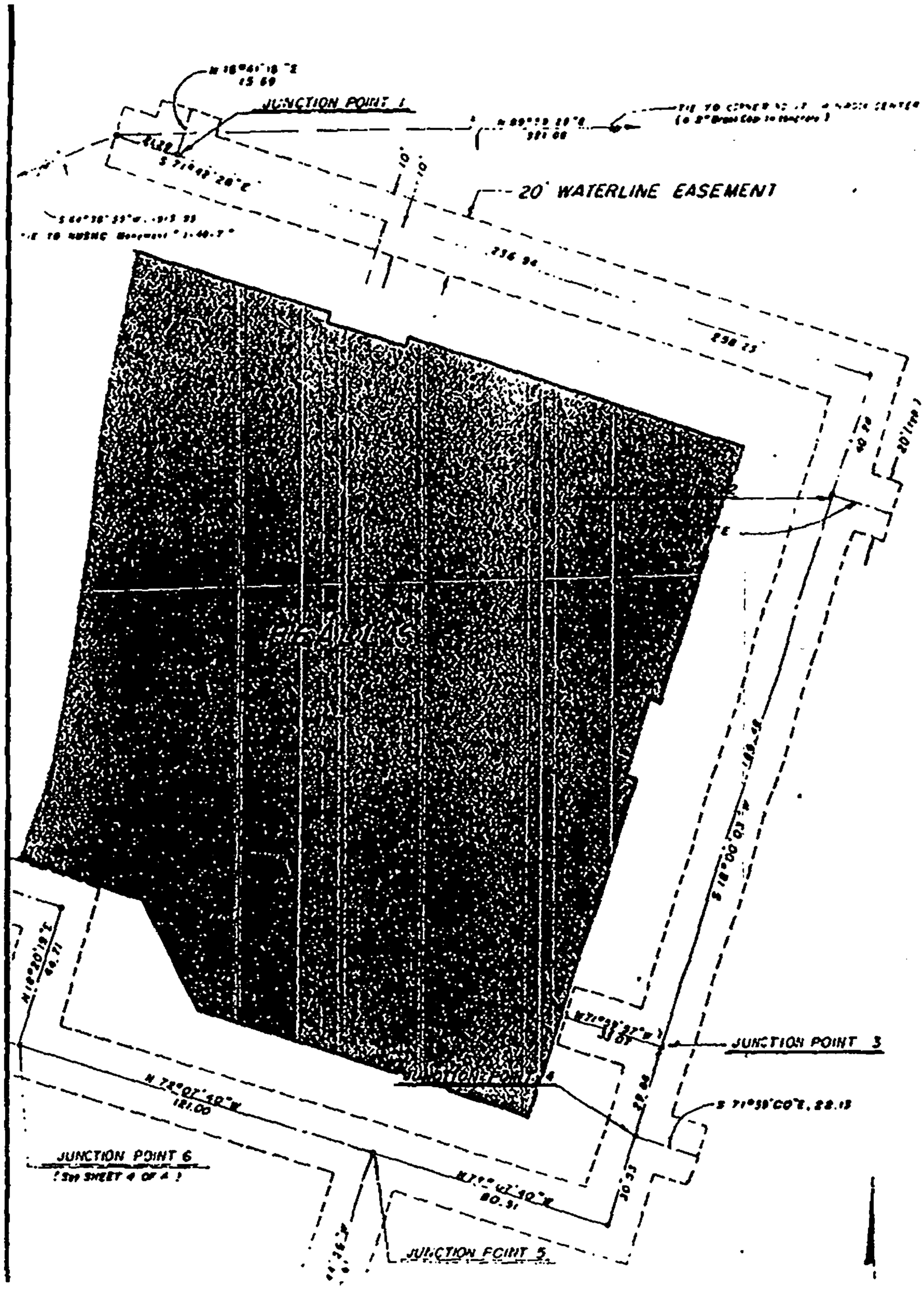
(16)



SHEET 4 OF 4

Hugg surveying inc.

2100 Southern Blvd. S.E. Suite 180-C Rio Rancho New Mexico 87124 Phone (505) 892-3400


JUNCTION POINT 1
20' WATERLINE EASEMENT
JUNCTION POINT 3
JUNCTION POINT 6
(SEE SHEET 4 OF 4)
JUNCTION POINT 5

ASSIGNMENT OF EASEMENTS AND COVENANTS

WINROCK DEVELOPMENT COMPANY, INC., a New Mexico corporation (Winrock), assigns to THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation (Prudential), all the right, title, and interest of Winrock in and to the following described instruments recorded in Bernalillo County, New Mexico:

1. Declaration of Easements and Covenants recorded June 22, 1960, 548 DEEDS 163-170.
2. Easement recorded August 4, 1961, 605 DEEDS 531.
3. Declaration of Easements and Covenants recorded September 19, 1961, 611 DEEDS 543-550.
4. Declaration of Easements and Covenants recorded February 7, 1962, in 629 DEEDS 297-302. Part 1.
5. Easement recorded August 13, 1962, 654 DEEDS 583.
6. Grant of Easement for Water Lines recorded January 12, 1967, 143 RIGHT-OF-WAY 599.
7. Declaration of Easement recorded October 24, 1969, 154 MISCELLANEOUS 40-42.
8. Corrected Grant of Easement for Water Utilities recorded July 25, 1972, 270 MISCELLANEOUS 203-206.

DATED: SEPTEMBER 26, 1979.

WINROCK DEVELOPMENT COMPANY, INC.

By Marion B. Burton
Its PRESIDENT

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

The foregoing instrument was acknowledged before me on September 26, 1979, by Marion B. Burton, President of Winrock Development Company, Inc., a New Mexico corporation, on behalf of the corporation.

Camille E. Bennett
Notary Public

My commission expires:
11-23-81

RETURN TO
SUTIN, THAYER, & BROWNE (SI)
A PROFESSIONAL CORPORATION
P. O. BOX 1945
ALBUQUERQUE, NEW MEXICO 87103

(25)

172

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

SEP 27 10 08 AM '79

BK 721 PG 171-172

TENNY C. CULP
CO. CLERK & RECORDER
DEPUTY

N 32354 531

E A S E M E N T

THIS INDENTURE, made this 20th day of June, 1961, by and between WINROCK DEVELOPMENT COMPANY, an Arkansas partnership, and THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate of the State of New Mexico, first parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, second party, its successors and assigns;

WITNESSETH:

That the said first parties, for and in consideration of the sum of One ($1.00) Dollar, to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give and grant unto second party an easement to operate and maintain certain underground facilities consisting of underground conduits, electrical power cables, concrete vaults, concrete manholes, transformers, switchgear, and other appurtenances, beneath the lands hereinafter described, together with the right and privilege of going upon, over and across said lands for the purpose of maintaining said underground electrical system; reserving, however, unto first parties, their successors and assigns the right to build or erect structures of any kind upon or over said easement provided that second party will relocate such underground facilities and amend this easement upon demand by first parties, their successors or assigns or when such relocation and amendment is rendered necessary by new construction by first parties, at the cost and expense of Winrock Development Company, its successors and assigns; provided further that nothing herein contained shall give second party the right to erect any poles, guy wires or other equipment, fixtures, or structures not presently existing upon, across or over said lands without the express written consent of first parties first had and obtained, said lands being situate within Winrock Shopping Center in the County of Bernalillo, State of New Mexico and being more particularly described as follows, to-wit:

An underground electrical conduit easement, ten (10) feet in width, within lands occupied by the Winrock Shopping Center, designated as Tract "B" in the NW¼, Section 18, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico, and more particularly described as follows:

For Underground Primary Lines:

An easement ten (10) feet in width being five (5) feet on each side of the following described centerline: Beginning at Public Service Company of New Mexico's North Terminal Pole in place, said pole being N.16°52'40"E., 30.48 feet from the Southeast corner of Tract "A" of lands owned by the Board of Education, City of Albuquerque, New Mexico, running thence S.7°03'W., 245.64 feet to VAULT "A", thence N.77°23'W., 85.86 feet to MANHOLE "A", thence S.16°44'20"W., 433.45 feet to VAULT "B", thence S. 17°38'W., 117.15 feet to MANHOLE "B", thence S.71°54'E., 365.27 feet to MANHOLE "C", thence S.71°50'E., 55.70 feet, thence S.44°22'E., 55.0 feet, thence S.13°13'E., 104.10 feet, thence S.66°37'E., 19.10 feet, thence S.71°07'E., 244.60 feet to MANHOLE "D", thence N.39°42'E., 244.28 feet to MANHOLE "E", thence N.17°49'W., 109.80 feet, thence N.13°20'W., 332.70 feet to VAULT "D", thence N.64°04'W., 570.20 feet to VAULT "A". Beginning at the above mentioned MANHOLE "E", running thence S.81°07'E., 350.30 feet to MANHOLE "F", thence N.89°26'E., 398.80 feet to Public Service Company of New Mexico's East Terminal Pole in place. Beginning at the above mentioned MANHOLE "D", running thence N.16°19'E., 87.3 feet to BUILDING "H".

For Underground Services. Ten Foot Wide Easements:

Beginning at VAULT "A"

(1) S.83°11'W., 265.40 feet to Building "A-2".
(2) S.41°14'W., 86.10 feet to Building "B".
(3) S.23°36'W., 81.10 feet to Building "B-6".
(4) S.49°05'E., 121.70 feet, thence S.35°45'E., 197.70 feet to Building "C".

Beginning at VAULT "B"

(1) S.79°37'E., 60.0 feet to Building "F-8".

Beginning at VAULT "D"

(1) S.2°15'E., 145.60 feet, thence S.72°08'E., 263.70 feet, Thence S.17°52'W., 80.0 feet to Building "E".
(2) S.71°36'E., 53.60 feet to Building "D-1".
(3) S.18°24'W., 10.0 feet, thence S.73°00'W., 126.3 feet to Building "C".
(4) N.71°56'W., 60.0 feet, thence S.88°24'W., 249.0 feet to Building "C".

All as shown on Public Service Company of New Mexico Drawing No. A-654-C, revised December 12, 1960 and January 30, 1961.

By acceptance of this grant of easement second party agrees to indemnify and hold harmless first parties from any claim, loss, liability, judgment or expense for injury to any person, including death or damage to any property, caused by any act, omission to act or negligence of the second party, its contractors, agents or employees which may arise out of or be in any manner connected with the exercise of any rights granted herein, whether sustained by first parties, their respective agents, contractors or employees or by any other person or corporation which seeks to hold first parties liable therefor.

IN WITNESS WHEREOF, the said first parties have hereunto set their hands and seals the day and year first above written.

WINROCK DEVELOPMENT COMPANY

By _____
Attorney in Fact

ATTEST:

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

_____
Secretary

By _____
President

STATE OF ARKANSAS)
: ss.
COUNTY OF PULASKI)

The foregoing instrument was acknowledged before me this 20th day of June, 1961, by George M. Reynolds of WINROCK DEVELOPMENT COMPANY, an Arkansas partnership, on behalf of said partnership.

_____
Notary Public

My commission expires:
February 5, 1963.

85 8248A

(22)

15256

553

UNDERGROUND EASEMENT

THIS INDENTURE, made this 1 st day of October, 1985, between The Regents of the University of New Mexico, a corporation of the State of New Mexico, parties of the first part, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico, parties of the second part, their successors and assigns.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto the said party of the second part an easement to build, construct, operate and maintain underground electric power transmission and communications lines, under and through the lands hereinafter described, and to install all necessary conduits, wires and other equipment and fixtures necessary to maintain the said power and communications lines, through and on the surface of said lands at or near the points hereinafter designated, as the course of said underground power and communications lines under and through said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said lines; said lands being situated in the County of Bernalillo, State of New Mexico, and more particularly described as follows:

An easement within Parcel A of Replat of WINROCK CENTER ADDITION situate in Section 18, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico as the same is shown and designated on said Replat filed for record in the office of the County Clerk in Bernalillo County in Plat Book D9, date 184-1, document no. 79-72922 on September 26, 1979 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline. Beginning at a point within said Parcel A, whence the most Southerly corner of said Parcel A, also known as corner No. 22 bears S.13°42'08"E., 461.08 feet distant; running thence as an easement N.20°27'00"E., 20.00 feet.

Parties of the first part shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that parties of the first part shall not erect or construct any building, pools, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS my hand and seal this 1st day of October, 1985.

Attest:

John D. Paez, Sec./Treas. (SEAL)

By: Jerry Apodaca, President (SEAL)

(SEAL)

(SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF ..... } ss.

The foregoing instrument was acknowledged before me this ..... day of .....

19 ..... by .....

My commission expires:
(Seal)

Notary Public

Approved as to form
University Counsel
By: [illegible]

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 DEC 23 AM 11:35

Book 304A PG 553

LORES C. WALLER
CLERK & RECORDER

DEPUTY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 1st day of October, 1985

by Jerry Apodaca, President
(Name of Officer)

(Title of Officer) of The Regents of the University of New Mexico
(Corporation Acknowledging)

a corporation, on behalf of said corporation.

My commission expires:
(Seal) May 31, 1986

Notary Public

PSC 00466-01-A

(16)

4

~~8946173~~ EASEMENT 8946743 ~~761~~ 400

This Grant of Easement, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] The University of New Mexico. ("Grantor"), whose address is and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] Parcel "A", Winrock Center Addition in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the City a permanent easement with warranty covenants ("Easement") in, over, upon and across the Property for [state the kind of easement, for example, "public street and highway purposes (including all utilities)," "water line," "sewer line," etc.:] twenty foot (20') waterline easement. The Easement is more particularly described in the attached Exhibit A. [State on the exhibit either the metes and bounds description of the Easement or state the exact dimensions and location in a manner which would enable a surveyor to locate the Easement on the ground.]

The grant of the Easement includes the right of the City to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the City determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

Notwithstanding the above, the City agrees that this easement will terminate at no cost to Grantor at such time that the easement is no longer needed by the City for the purposes contemplated by this agreement.

This Easement is worded pursuant to the provisions of §§47-1-27 to 47-1-44, NMSA 1978 or successor statutes.

3. Warranty. Grantor covenants ~~and warrants~~ that it is the owner in fee simple of the Property and that is has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, ~~and that the Grantor will forever warrant and defend the title to the Easement against all claims from all persons or entities.~~

(Approved by Legal Dept.
as to form only-6/1/86)

16

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns.

5. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the City agrees to save Grantor harmless from any and all liability arising from the City's negligent use of the Easement for the purposes set forth herein. The City does not agree to save Grantor harmless from any liability which may arise from Grantor's use of the Easement and the Property.

6. Form Not Changed. Grantor agrees that changes to the wording of this form are not binding upon the City unless initialed by the Grantor and approved and signed by the City Legal Department in writing on this form.

CITY OF ALBUQUERQUE

Approved:

By: [signature]
Title: CITY ENGINEER
Dated: 5/25/89

GRANTORS:
The University of New Mexico

By: [signature]
Its: Vice President for Business & Finance
Dated: May 16, 1989

APPROVED: CenterWest Properties, Inc. Agent for ~~Winrock Center~~ The Prudential Ins. Co. of America

By: [signature]
Its: Vice President-Finance
Dated: 5/22/89

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 16th day of May, 19 89, by [name of person signing:] David L. Mc Kinney, Vice President for Business and Finance [title or capacity, for instance, "President" or "Owner":] The University of New Mexico of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] _____.

[signature]
Notary Public

My Commission Expires:
February 28, 1990

OFFICIAL SEAL
ALICE HOWARD
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-28-1990

(EXHIBIT "A" ATTACHED)

ID:3

(Approved by Legal Dept. as to form only-6/1/86)

16

402

763

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 25th day of May, 1989, by Walter H. Nickerson, Jr. of the City of Albuquerque, a municipal corporation.

John Atencio
Notary Public

OFFICIAL SEAL
JOHN ATENCIO
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8.4.90

STATE OF New Mexico
COUNTY OF Bernalillo ss.

The foregoing instrument was acknowledged before me this 23rd day of May, 19 89, by J.F. Vigil, Vice President-Finance (name and title) Of CenterWest Properties, Incorporated, Agent for The Prudential Insurance Company of America.

Mary F. Rogulus
NOTARY PUBLIC

My Commission Expires:
December 4, 1990

(Approved by Legal Dept.
as to form only-6/15/86)

ID:1

(16)

864

LEGAL DESCRIPTION

An easement within Parcel A, Winrock Center Addition, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled " REPLAT OF WINROCK CENTER ADDITION, WITHIN THE NORTHWEST 1/4 OF SECTION 18, T 10 N, R 4 E, N.M.P.M. , ALBUQUERQUE, NEW MEXICO ", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 25, 1979, in Volume D9, folio 184, more particularly described as follows:

An easement twenty (20) feet in width, being ten (10) feet on each side of the following described centerline:

BEGINNING at the most Northwesterly centerline point of the easement herein described, whence (1) the New Mexico State Highway Commission Monument " I-40-7 " bears S 64° 38' 35" W, 1913.93 feet distant and (2) Corner Number 15 as designated on said plat of record,(a 2" brass cap in concrete found in place) bears N 89° 59' 28" E, 321.06 feet distant ; running thence as an easement,

S 71° 42' 28" E, 21.29 feet to Junction Point 1; Thence,

S 71° 42' 28" E, 236.94 feet to a point; Thence,

S 18° 00' 03" W, 40.28 feet to Junction Point 2; Thence,

S 18° 00' 03" W, 186.28 feet to Junction Point 3; Thence,

S 18° 00' 03" W, 29.88 feet to Junction Point 4; Thence,

S 18° 00' 03" W, 30.53 feet to a point; Thence,

N 72° 07' 40" W, 80.51 feet to Junction Point 5; Thence,

N 72° 07' 40" W, 121.00 feet to Junction Point 6; Thence,

N 18° 20' 19" E, 44.71 feet to a point; Thence,

N 71° 39' 41" W, 56.21 feet to Junction Point 7; Thence,

N 71° 39' 41" W, 7.50 feet to the terminus of said centerline.

Sheet 1 of 4

RUSS P. HUGG
NEW MEXICO
9750
REGISTERED PROFESSIONAL LAND SURVEYOR

(16)

Also easements twenty (20) feet in width being ten (10) feet on each side of the following described centerlines:

Beginning at Junction Point 1; thence N 16° 41' 16" E, 15.69 feet.

Also beginning at Junction Point 2; thence S 71° 08' 25" E, 20.44 feet.

Also beginning at Junction Point 3; thence N 71° 59' 57" W, 33.07 feet.

Also beginning at Junction Point 4; thence S 71° 39' 00" E, 22.13 feet.

Also beginning at Junction Point 5; thence S 17° 44' 56" W, 76.61 feet; thence, N 70° 56' 35" W, 7.22 feet; thence, S 17° 44' 56" W, 35.00 feet.

Also beginning at Junction Point 6; thence N 72° 07' 40" W, 35.12 feet.

Also an easement fifteen (15) feet in width being seven and a half (7.5) feet on each side of the following described centerline:

Beginning at Junction Point 7; thence S 18° 20' 19" W, 25.00 feet.

Sheet 2 of 4

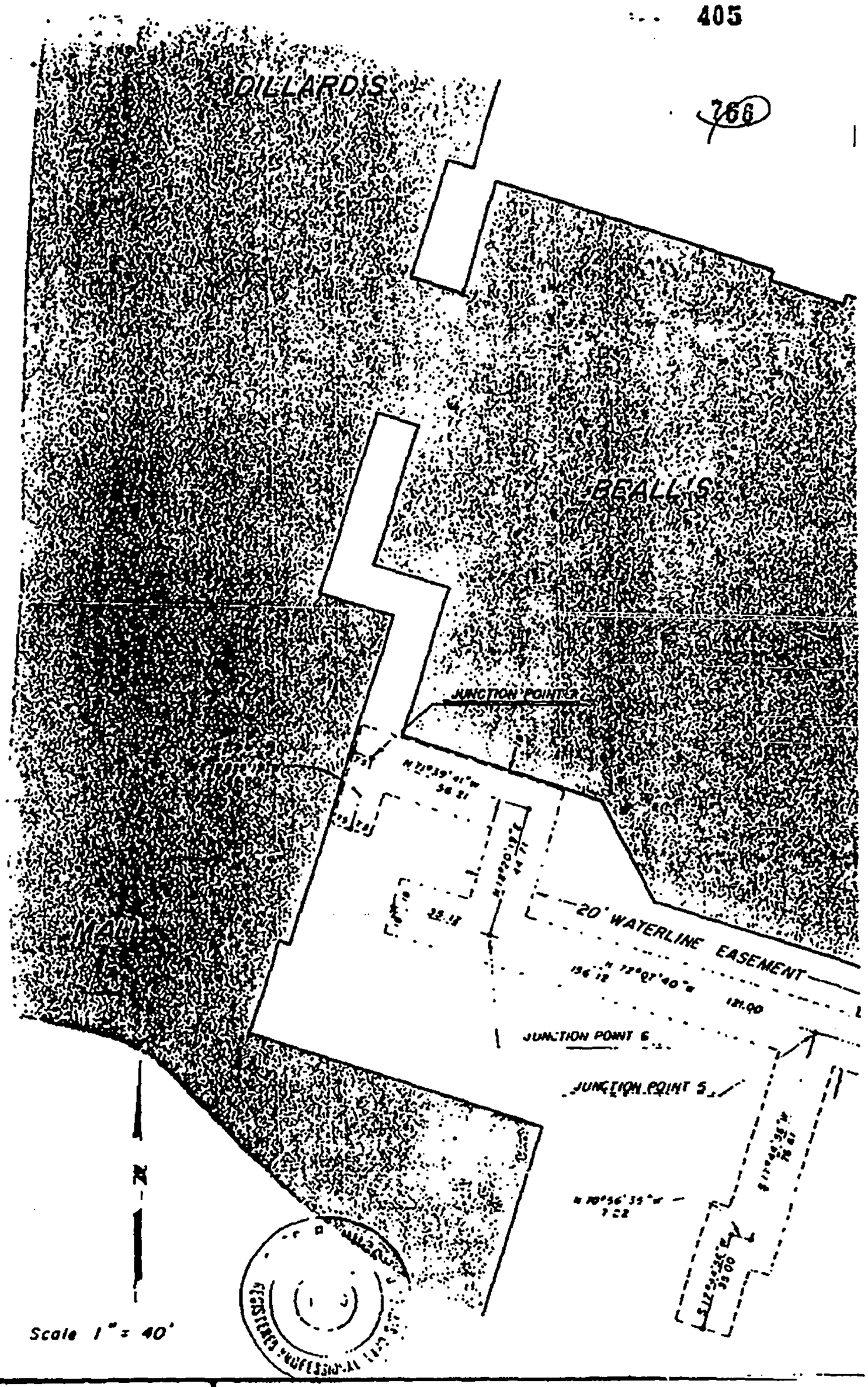
THIS DOCUMENT IS BEING RE-RECORDED TO REFLECT ANOTHER SIGNATURE AND NOTARY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
89 MAY 25 PM 1:12
MS 75 aB 400-406
GLADYS M. DAVIS
CO. CLERK & RECORDER

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
89 MAY 23 PM 3:47
MS 79 B PG. 761-767
GLADYS M. DAVIS
CO. CLERK & RECORDER

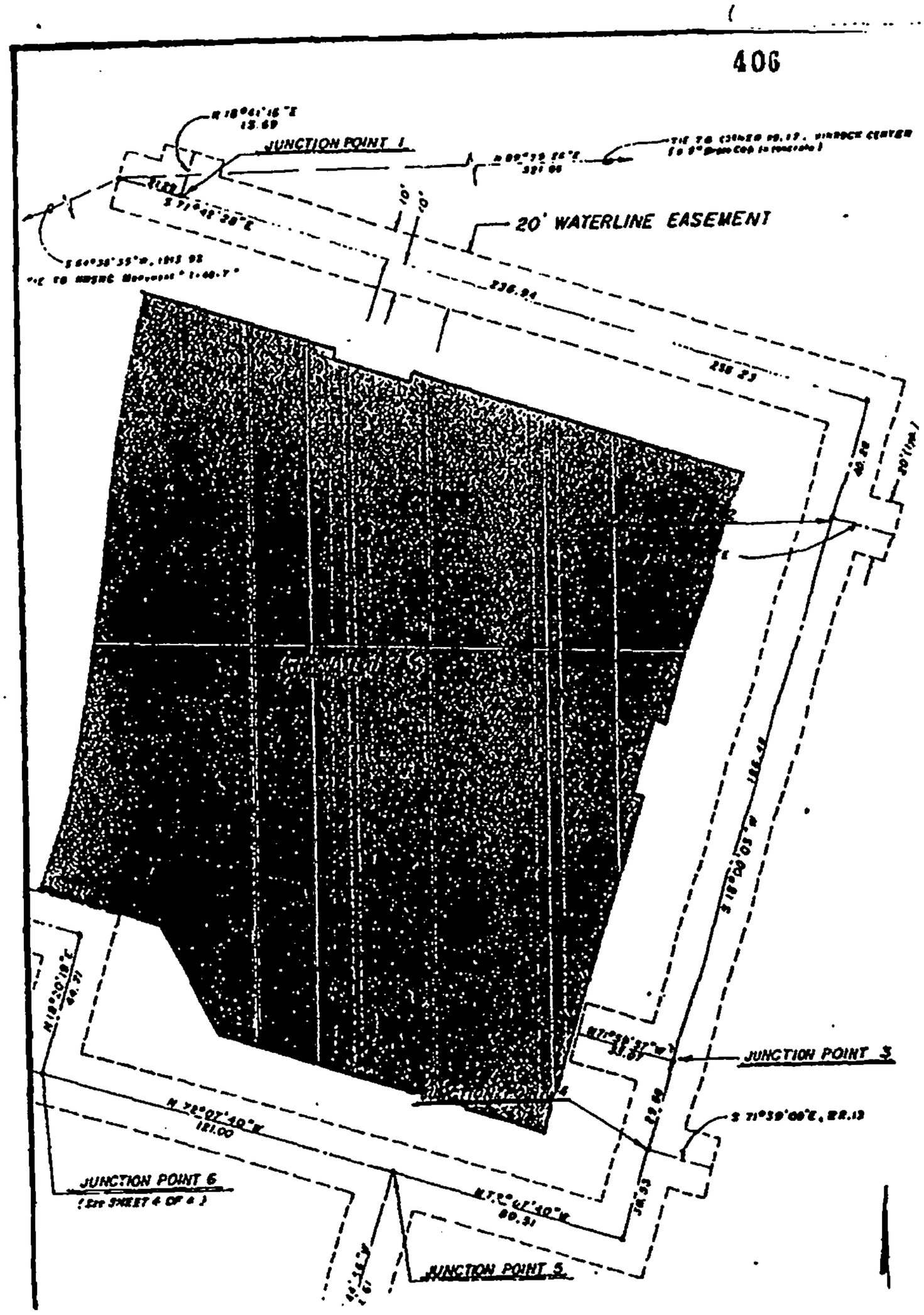
(16)

766



SHEET 4 OF 4

mugg surveying inc.


JUNCTION POINT 1
20' WATERLINE EASEMENT
JUNCTION POINT 3
JUNCTION POINT 6
JUNCTION POINT 5

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the Regents of the University of New Mexico being the owner of the fee title and Winrock Development Company, a partnership composed of Winthrop Rockefeller, W. E. Harber and Thomas Walsh, being the owner of the leasehold estate to and in the following described property:

A certain parcel of land situate in Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, within the City Limits of the City of Albuquerque, Bernalillo County, New Mexico, which is more particularly described by metes and bounds survey as follows:

Beginning at the Southeast Corner of the parcel herein described, said Southeast Corner being a point on the northerly line of Parcel B, Winrock Shopping Center Area, whence the Northeast Corner of said Parcel B, Winrock Shopping Center Area bears S 71° 50' 00" E, 125.00 feet distance; thence,

N 71° 50' 00" W, 66.00 feet distance along the northerly line of said Parcel B, Winrock Shopping Center Area, to the Southwest Corner of the parcel herein described; thence,

N 18° 10' 00" E, 26.00 feet distance to the Northwest Corner of the parcel herein described; thence,

S 71° 50' 00" E, 66.00 feet distance to the Northeast Corner of the parcel herein described; thence,

S 18° 10' 00" W, 26.00 feet distance to the Southeast Corner and place of beginning of the parcel herein described.

Bearings of the preceding description were referred to the plat of the Northwest 1/4 of Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian as the same is shown and designated on Sheet 1 of 2 Sheets

filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 1, 1953;

and, Winrock Enterprises, Inc., an Arkansas corporation, being the owner of a leasehold interest in and to the following described land, which by Agreement of Sublease dated October 12, 1961, it subleased to J. L. White Investments, Inc., for a period of twenty-two (22) years and five (5) months with options to renew for three additional periods of twenty-five (25) years, and upon which a motel and allied improvements are being constructed by said sublessee:

A certain parcel of land situate in Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, within the City Limits of the City of Albuquerque, Bernalillo County, New Mexico, and being identified as Leasing Parcel B of the Winrock Shopping Center Area.

Bearings are referred to the plat of the Northwest 1/4 of Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, of Bernalillo County, New Mexico, on April 1, 1953, filed in the Office of the County Clerk, as shown on Sheet 1 of 2 Sheets;

Being more particularly described by metes and bounds survey as follows:

Beginning at the most westerly corner of said Parcel B, whence the Southwest Corner of said Monroe Junior High School, Albuquerque Board of Education Property bears N 31° 27' 50" W, 1008.76 feet distance; thence,

N 63° 10' E, 296.76 feet distance to the most northerly corner of said Parcel B; thence,

S 71° 50' E, 309.92 feet distance to the most easterly corner of said Parcel B; thence,

S 18° 10' W, 403.41 feet distance to the most southerly corner of said Parcel B; thence,

N 63° 50' W, 312.32 feet distance to a point of curve; thence;

Northwesterly, 65.74 feet distance along the arc of a curve bearing to the right (said arc having a radius of 120.00 feet and a long chord bearing N 48° 08' 20" W, 64.92 feet distance) to a point of tangency; thence,

N 32° 26' 40" W, 195.42 feet distance to the place of beginning, and containing 3.624 acres, more or less;

NOW, THEREFORE, The Regents of the University of New Mexico and Winrock Development Company, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, the receipt whereof is hereby acknowledged, and in consideration of the benefits to accrue to each of them by the motel being constructed on the said Parcel B, which benefits they hereby acknowledge to be of value, do hereby:

GRANT AND CONVEY to Winrock Enterprises, Inc., and J. L. White Investments, Inc., for the term of the above sublease between them, and any renewal thereof, an easement in, on, over and across the premises first described above for the purpose of constructing, using and maintaining a building or buildings to house and maintain heating, airconditioning, and any other equipment now or hereafter located or installed in such building or buildings and used or intended to be used in connection with the operation of the motel and allied improvements being constructed on said Parcel B, together with the right of ingress and egress thereto and therefrom. This easement will survive any merger of the leasehold estates of Winrock Enterprises, Inc., and J. L. White Investments, Inc., and

in the event of such merger, the holder of the merged estate shall have the use and enjoyment of same for the balance of the term of the sublease between Winrock Enterprises, Inc., and J. L. White Investments, Inc., and shall have the right to extend said easement for the three 25-year option periods provided by said sublease. The height or heights of any building or buildings placed on said easement, or any replacement thereof, including any chimney, tower, ventilator or other super-structure, shall not exceed the height of fourteen (14) feet from ground level. This grant and conveyance is made on condition that Grantees, at their sole cost and expense, will keep said building or buildings in repair and maintain the appearance thereof in keeping with other buildings in the Winrock Shopping Center Area. Grantors reserve the right to change the location of the foregoing easement at any time, provided that in the event of such change Grantors will pay all expenses of moving or replacing said building or buildings and all expenses incurred in reconnecting the equipment housed therein to the motel facilities.

IN WITNESS WHEREOF, The Regents of the University of New Mexico has caused these presents to be executed by its officers duly authorized, and Winrock Development Company has caused these presents to be signed by one of its general partners, this 24th day of July, 1962.

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO,

by L. R. Wilkinson
President

Attest:

Donald B. Brandenburg
Secretary

WINROCK DEVELOPMENT COMPANY

by Winthrop Rockefeller
A General Partner

STATE OF NEW MEXICO)
) ss.:
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 9th day of August, 1962, by L H Wilkinson, President of THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate, of the State of New Mexico, on behalf of said corporation.

WITNESS my hand and official seal the day and year last above written.

Eleanor L Isaacson
Notary Public

My Commission Expires:
July 19, 1964

85 8249A

#29835

(19)

UNDERGROUND EASEMENT

554

THIS INDENTURE, made this 12th day of November, 19 85, between The Regents of the University of New Mexico, a corporation of the State of New Mexico, parties of the first part, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico, parties of the second part, their successors and assigns.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto the said party of the second part an easement to build, construct, operate and maintain underground electric power transmission and communications lines, under and through the lands hereinafter described, and to install all necessary conduits, wires and other equipment and fixtures necessary to maintain the said power and communications lines, through and on the surface of said lands at or near the points hereinafter designated, as the course of said underground power and communications lines under and through said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said lines; said lands being situated in the County of Bernalillo, State of New Mexico, and more particularly described as follows:

An easement within Parcel A of Replat of WINROCK CENTER ADDITION situate in Section 18, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico as the same is shown and designated on said Replat filed for record in the office of the County Clerk in Bernalillo County in Plat Book D9, page 184(1), Document No. 79-72972 on September 26, 1979 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline: Beginning at a point within said Parcel A, whence the most Southerly corner of said Parcel A, also known as corner No. 22 bears S.23°46'10"W., 908.27 feet distant; running thence as an easement S.77°19'18"W., 18.68 feet; thence N.74°53'22"W., 23.54 feet; thence N.76°36'54"W, 87.47 feet; thence S.49°14'35"W., 23.20 feet; thence N.59°39'15"W., 135.55 feet; thence N.18°15'45"E., 18.00 feet. Also beginning at above mentioned beginning point; running thence as an easement N.17°56'45"E., 293.60 feet.

Parties of the first part shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that parties of the first part shall not erect or construct any building, pools, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS his hand and seal this 12th day of November 19 85

(SEAL) The Regents of the University of N. (SEAL)

Attest: (SEAL) By: (SEAL)

John D. Paez, Secretary/Treas. Jerry Apodaca, President

Approved as to form
University Counsel
By:

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this day of
19 by

My commission expires:
(Seal)

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 DEC 23 AM 11:35

mr 304 Pg 554

DOLORES C. WALLER
CLERK & RECORDER

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 12th day of November, 19 85,

by Jerry Apodaca (Name of Officer)

President (Title of Officer) of University of New Mexico Board of Regents (Corporation Acknowledging)

a corporation, on behalf of said corporation.

My commission expires: May 31, 1986

(Seal)

Notary Public

PSC 00466-01-A

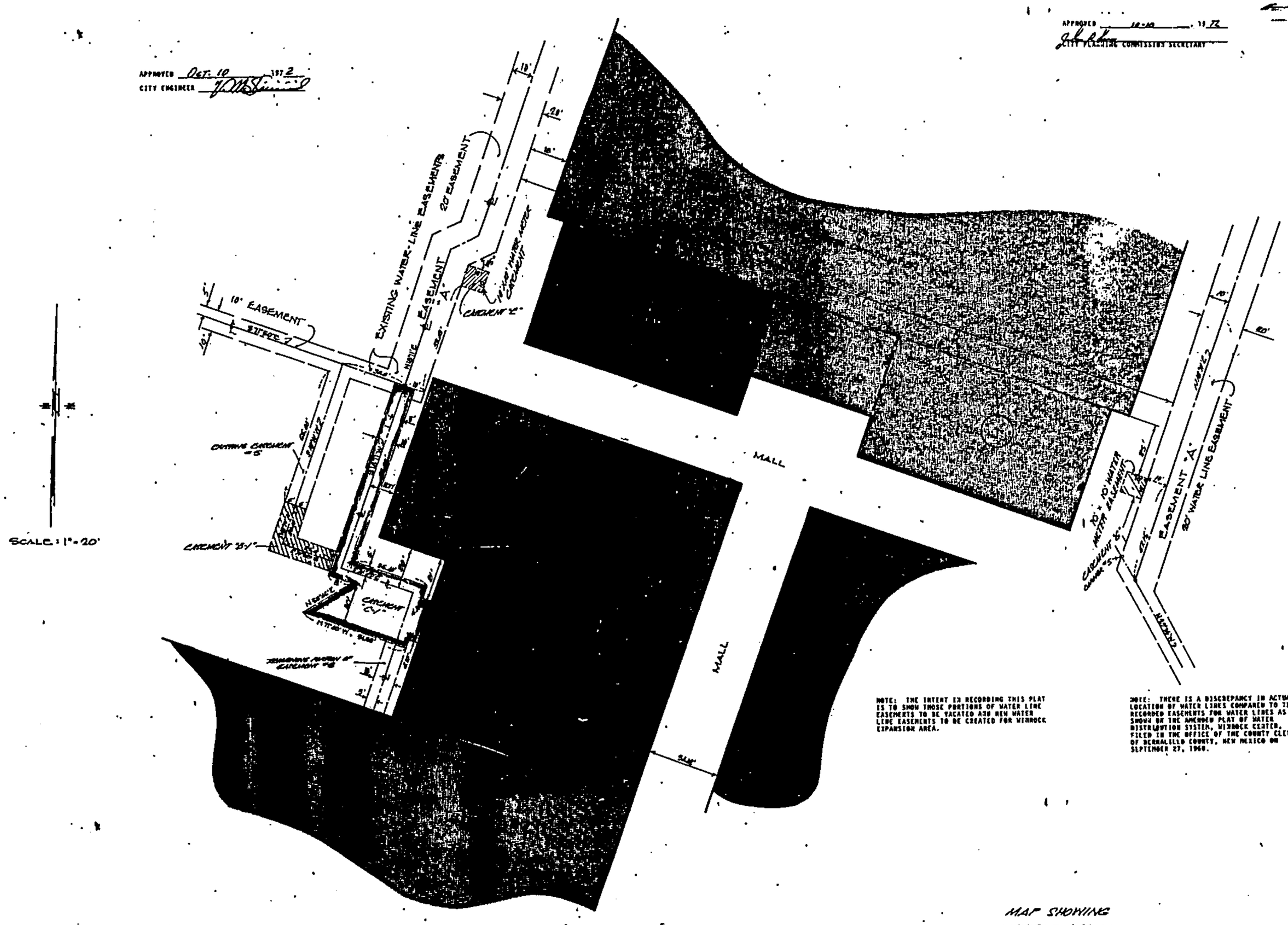
D5-54

D5-54

137731

APPROVED Oct. 10 1972
CITY ENGINEER

APPROVED 10-10 1972
CITY PLANNING COMMISSION SECRETARY



MAP SHOWING
REVISED WATER
DISTRIBUTION SYSTEM
FOR
WINROCK EXPANSION AREA
AT
WINROCK CENTER
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 1972

I, D.T. MORRISON, NEW MEXICO REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND DIRECTION AND THE SAME IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.
D.T. MORRISON N.M.L.S. NO. 3010

REGISTERED LAND SURVEYOR
STATE OF
NO. 1990
NEW MEXICO
DARTT T. MORRISON

MAP AND SURVEY BY: D.T. MORRISON - SURVEYOR, INC.
ALBUQUERQUE, NEW MEXICO

REV. D5-54

D5-54 (77-064-B-P)

10

84 3826

16843

894

UNDERGROUND EASEMENT

THIS INDENTURE, made this 18th day of November, 19 83, between The Regents of the University of New Mexico, a corporation of the State of NM parties of the first part, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico, parties of the second part, their successors and assigns.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto the said party of the second part an easement to build, construct, operate and maintain underground electric power transmission and communications lines, under and through the lands hereinafter described, and to install all necessary conduits, wires and other equipment and fixtures necessary to maintain the said power and communications lines, through and on the surface of said lands at or near the points hereinafter designated, as the course of said underground power and communications lines under and through said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said lines; said lands being situated in the County of Bernalillo State of New Mexico, and more particularly described as follows:

An easement within Parcel A-1 of Land Division Plat of WINROCK CENTER situate in Section 18, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico as the same is shown and designated on said Plat filed for record in the office of the County Clerk in Bernalillo County in Plat Book D5, page 7 document No. 72-82240 on April 21, 1972 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline. Beginning at a point within said Parcel A-1, whence corner No. 16 in the South boundary line of Parcel A-1 bears S.78°47'49"W., 970.81 feet distant; running thence as an easement S.74°50'38"E., 94.92 feet to Angle point No. 1; thence N.18°55'22"E., 90.00 feet to Angle point No. 2; thence S.71° 04'38"E., 18.60 feet. Also beginning at above mentioned Angle point No. 1; running thence as an easement S.74°50'38"E., 10.00 feet. Also beginning at above mentioned Angle point No. 2; running thence as an easement N.18°55'22"E., 76.00 feet.

Parties of the first part shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that parties of the first part shall not erect or construct any building, pools, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS my hand and seal this 18th day of November 19 83.

(SEAL)

(SEAL)

Henry Jaramillo, Jr., President (SEAL)

(SEAL)

ATTEST: John D. Paez, Sec./Treas.

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this day of 19 by

My commission expires:
(Seal)

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'84 JAN 17 PM 1:35

BK 811 PG 894

DOLORES C. WALLER
CO. CLERK & RECORDER

DEPUTY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 18th day of November 1983

by Henry Jaramillo Jr.
(Name of Officer)

Henry Jaramillo, Jr., President of the Board of Regents of UNM,
(Title of Officer) (Corporation Acknowledging)

a corporation, on behalf of said corporation.

My commission expires:
(Seal) May 31, 1986

Anna J. Brown
Notary Public

PSC 00466-01-A

21

91 6993 **UNDERGROUND EASEMENT** 3512

THIS INDENTURE made this 10th day of January 1991 by and between

The Regents of the University of New Mexico, (A Body Corporate of the State of New Mexico) (Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation to do business in New Mexico (Grantees), their successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs or bushes which interfere with the purpose set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Proj. No.61187

An easement within Tract A of Replat of WINROCK CENTER ADDITION situate in Section 18, T.10 N., R. 4 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk in Bernalillo County in Plat Book D9, Page 184 on September 28, 1979 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline: Beginning at a point within said Tract A, whence the most southerly corner of said Tract A bears S.04°12'07"W., 636.85 feet distant; running thence as an easement S.39°26'25"W., 90.00 feet; thence S.43°25'00"W., 10.55 feet to a junction point; thence as a metes and bounds described easement S.74°48'08"E., 2.13 feet; thence S.15°11'52"W., 22.00 feet; thence N.74°48'08"W., 15.00 feet; thence N.15°11'52"E., 22.00 feet; thence S.74°48'08"E., 12.87 feet to said junction point.

SEE EXHIBIT "A" (Drawing of Easement Description)

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates clearance provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS its hand and seal this 10th day of January 1991

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

(SEAL) By: X (SEAL)

David L. Mc Kinney, Vice President

(SEAL) Title: Business and Finance (SEAL)

Approved as to form
University Counsel

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

by

My commission expires:
(Seal)

Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 10th day of January, 1991.

by David L. Mc Kinney
(Name of Officer) (Title of Officer)

of The Regents of the University of New Mexico
(Corporation Acknowledgement)

a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)

My Commission expires:
(Seal) OFFICIAL SEAL
NEW MEXICO
3/4/94

X Rosemary Baca
Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

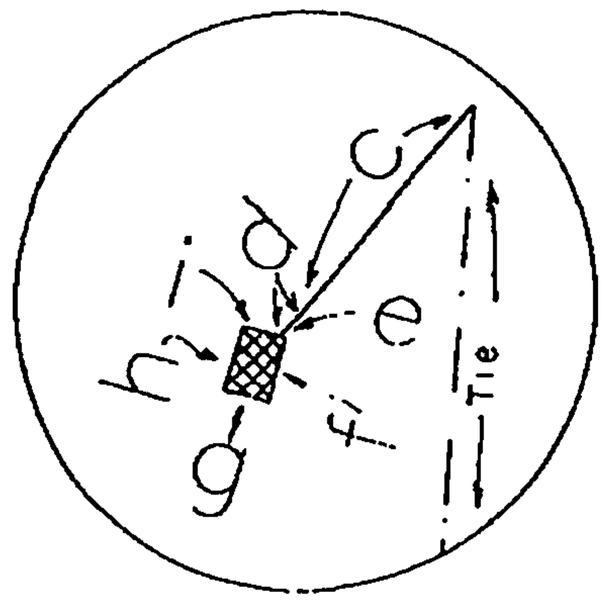
1991 JAN 30 PM 12: 19

BK BCR 91-2 PG 3512-3513
GLADYS M. DAVIS
CO CLERK & RECORDER
By: Deputy

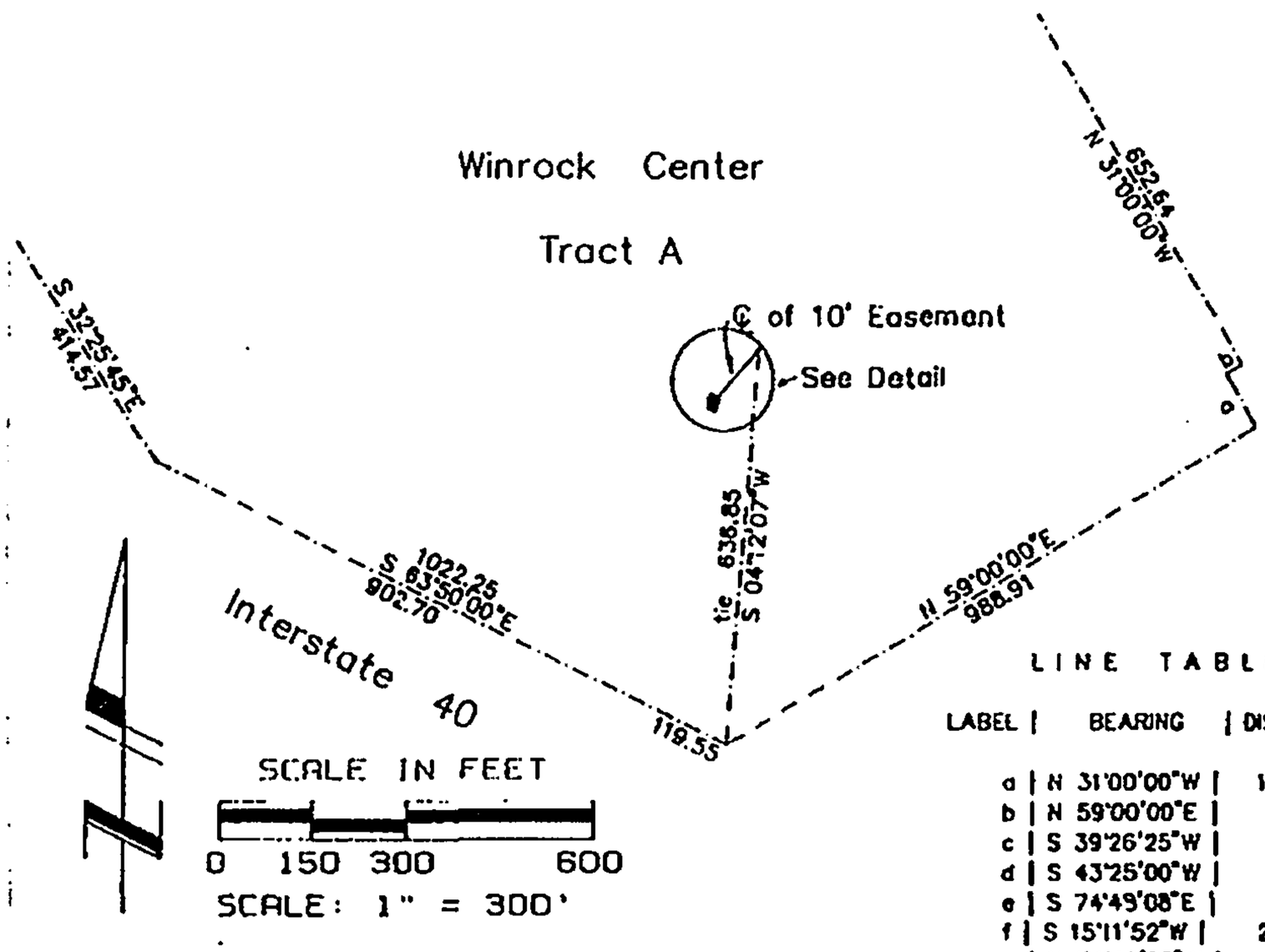
PNM REFERENCE NUMBER

PNM 444 2/90

3513



Detail



LINE TABLE

LABEL	BEARING	DISTANCE
a	N 31°00'00"W	100.00
b	N 59°00'00"E	30.00
c	S 39°26'25"W	90.00
d	S 43°25'00"W	10.55
e	S 74°49'08"E	2.13
f	S 15°11'52"W	22.00
g	N 74°48'08"W	15.00
h	N 15°11'52"E	22.00
i	S 74°48'08"E	12.87

SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that the following map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

Leonard G. Martinez

Leonard G. Martinez, N.M.L.S. No. 9801

Exhibit A

PROPOSED ELECTRIC LINE . NG
Tract A
WINROCK CENTER ADDITION
WITHIN SEC. 18, T.10 N., R.4 E., N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
PUBLIC SERVICE CO. OF NEW MEXICO
ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M. DATE: 08-31-90
OKD BY: CBB SCALE SHOWN

Req. No. 61187

C8-150

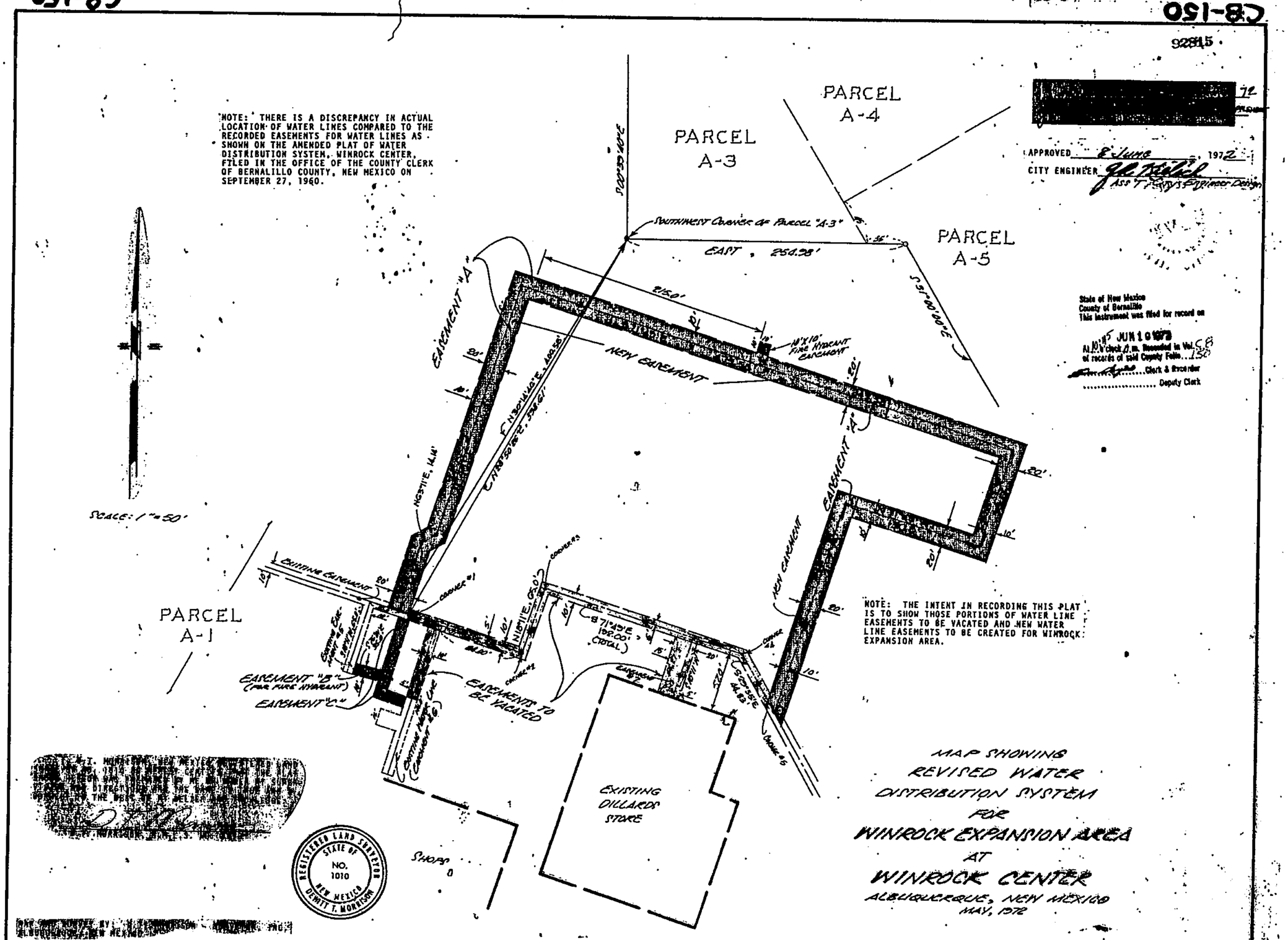
92815

[redacted]

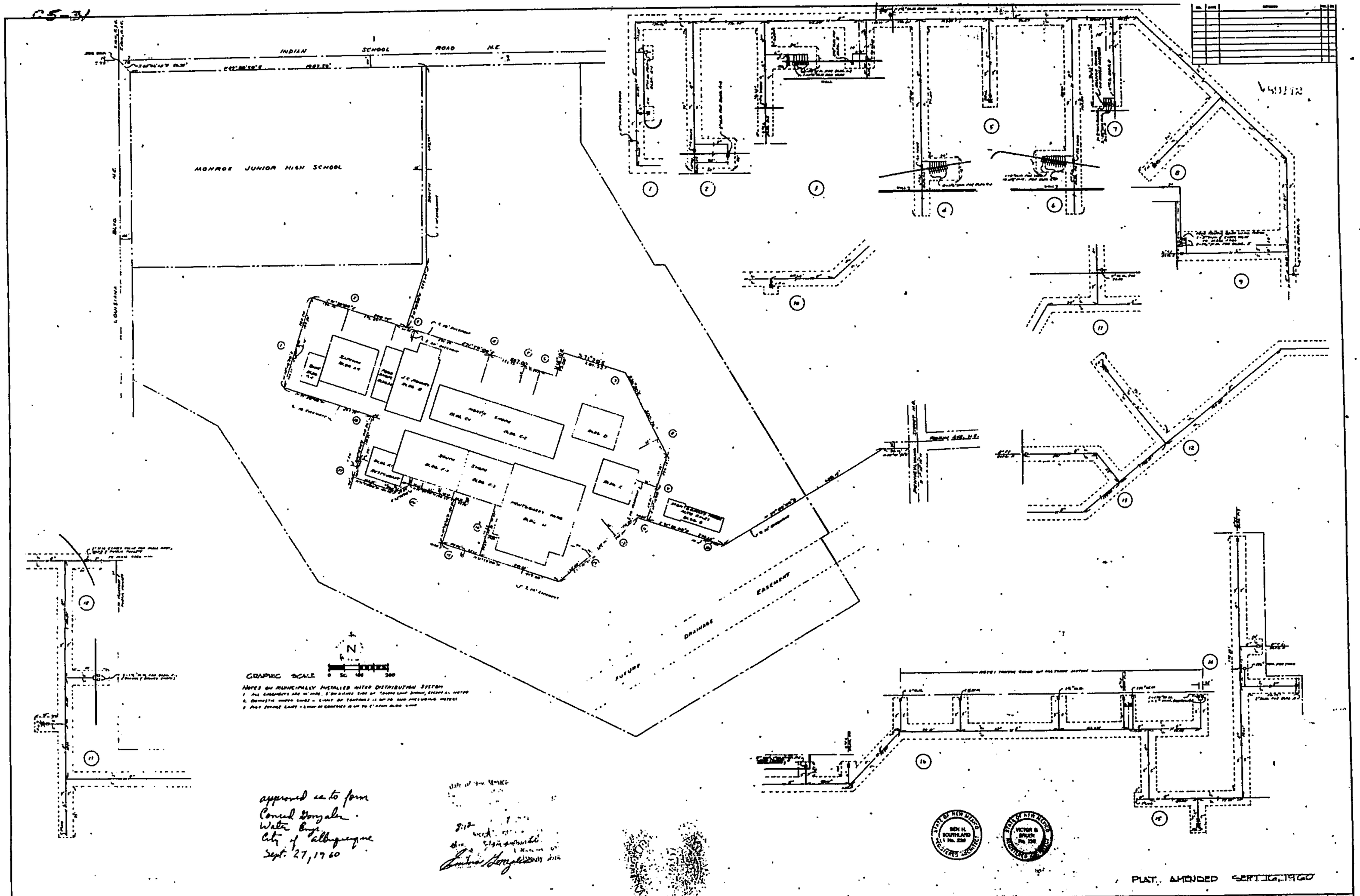
APPROVED 8 June, 1972
CITY ENGINEER
Asst. Director Engineer Design

State of New Mexico
County of Bernalillo
This instrument was filed for record on
JUN 19 1972
At 10:15 o'clock A.M. Recorded in Vol. C8
of records of said County Folio 150
Clerk & Recorder
Deputy Clerk

NOTE: THERE IS A DISCREPANCY IN ACTUAL LOCATION OF WATER LINES COMPARED TO THE RECORDED EASEMENTS FOR WATER LINES AS SHOWN ON THE AMENDED PLAT OF WATER DISTRIBUTION SYSTEM, WINROCK CENTER, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 27, 1960.


PARCEL A-3
PARCEL A-4
PARCEL A-5
PARCEL A-1
SOUTHWEST CORNER OF PARCEL "A-3"
EAST 254.28'
S 51°00'00"E
215.0'
EASEMENT "A"
NEW EASEMENT
18"X10" FIRE HYDRANT EASEMENT
N 38°50'00"E, 350.61'
N 51°10'00"E, 150.58'
EXISTING EASEMENT
CORNER #1
CORNER #2
CORNER #3
CORNER #4
CORNER #5
CORNER #6
N 51°10'E, 150.0'
S 51°10'E 44.83'
S 51°10'E 150.0'
S 51°10'E 150.0'
S 51°10'E 150.0

C5-31

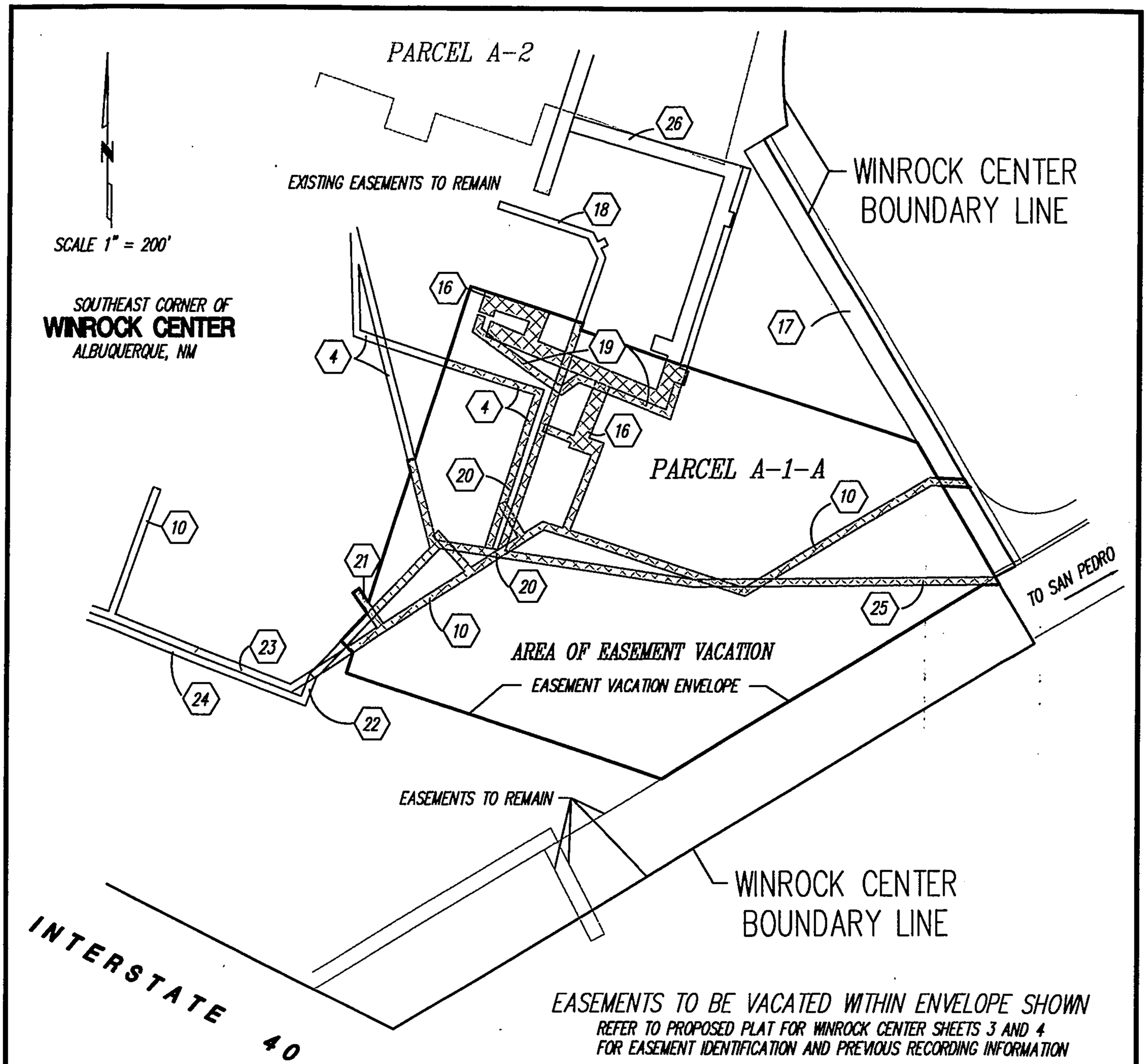


						STANLEY & WRIGHT	WINROCK CENTER ALBUQUERQUE, NEW MEXICO	SITE	AMENDED PLAT WATER DISTRIBUTION SYSTEM	3387	

C5-31

C5-31

6



EASEMENTS TO BE VACATED WITHIN ENVELOPE SHOWN

REFER TO PROPOSED PLAT FOR WINROCK CENTER SHEETS 3 AND 4 FOR EASEMENT IDENTIFICATION AND PREVIOUS RECORDING INFORMATION

EASEMENT REF. NO.	ALL	PORTION OF
4		●
10		●
16	●	
19	●	
20	●	
21	●	
22		●
25	●	

HUITT~ZOLLARS
333 RIO RANCHO DR. N.E., STE. 100
RIO RANCHO, N.M., 87124
(505) 892-5141

NOVEMBER, 2010

WRCP3ev.dwg
AELD.dwg

PRELIMINARY PLAT OF PARCEL A-1-A-1

A CONSOLIDATION OF PARCELS A-1-A, A-2, A-3, B, C-2A
IN THE WINROCK CENTER ADDITION AND TRACT B
IN THE HUNT-SPECTRUM DEVELOPMENT SITE

WINROCK CENTER ADDITION

WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2006

16. EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1969, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8946173, REFILLED MAY 25, 1969, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8946743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

17. DECLARATION OF EASEMENT, FILED OCTOBER 24, 1969, RECORDED IN BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 514A, PAGE 599, AS DOCUMENT NO. 08777630, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

18. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 20, 1984, RECORDED IN BOOK MISC. 157A, PAGE 321, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

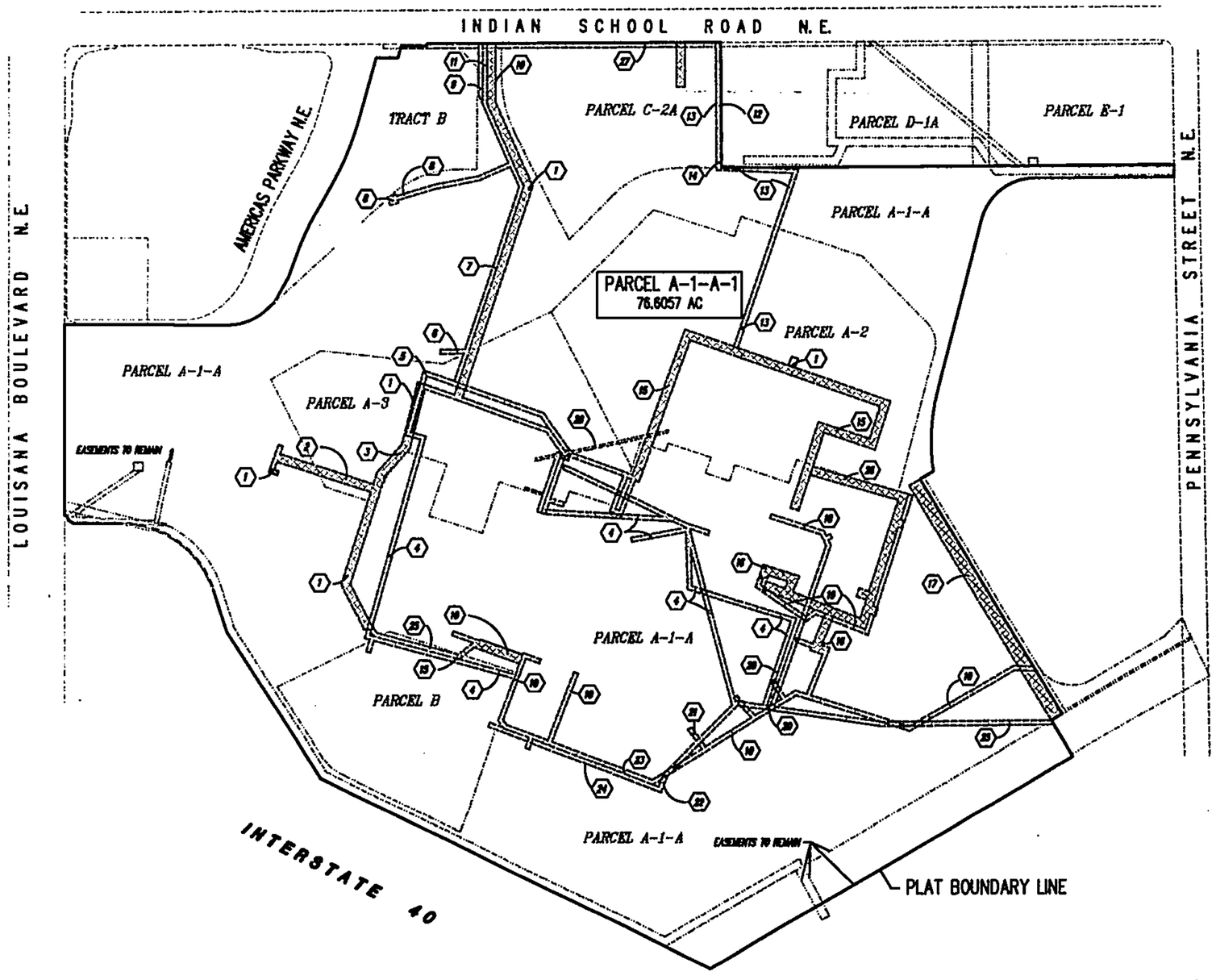
19. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 554, AS DOCUMENT NO. 858249A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

20. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 17, 1984, RECORDED IN BOOK MISC. 81A, PAGE 894, AS DOCUMENT NO. 843628, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLATS RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.

21. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 30, 1991, RECORDED IN BOOK BCR 91-2, PAGE 3512, AS DOCUMENT NO. 916993, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

22. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 553, AS DOCUMENT NO. 858248A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

23. UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 14, 1996, RECORDED IN BOOK 96-13, PAGE 6463, AS DOCUMENT NO. 96054182 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



24. EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 95C, FOLIO 446.

25. EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP, TO WINROCK ENTERPRISES, INC., AN ARKANSAS CORPORATION AND J.L. WHITE INVESTMENTS, INC., FILED AUGUST 13, 1962, RECORDED IN BOOK D 654, PAGE 583, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

26. EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 26, 1988, IN PLAT BOOK C37, FOLIO 54.

27. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 9, 1960, RECORED IN BOOK D 574, PAGE 79, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

28. COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND DILLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION FILED MARCH 8, 1995, RECORDED IN BOOK 95-6, PAGE 2371, AS DOCUMENT NO. 95023422, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PRELIMINARY PLAT OF PARCEL A-1-A-1

A CONSOLIDATION OF PARCELS A-1-A, A-2, A-3, B, C-2A
IN THE WINROCK CENTER ADDITION AND TRACT B
IN THE HUNT-SPECTRUM DEVELOPMENT SITE

WINROCK CENTER ADDITION

WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2006

1. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 9, 1993, RECORDED IN BOOK 93-6, PAGE 1435, AS DOCUMENT NO. 93023664, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123069, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93096984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

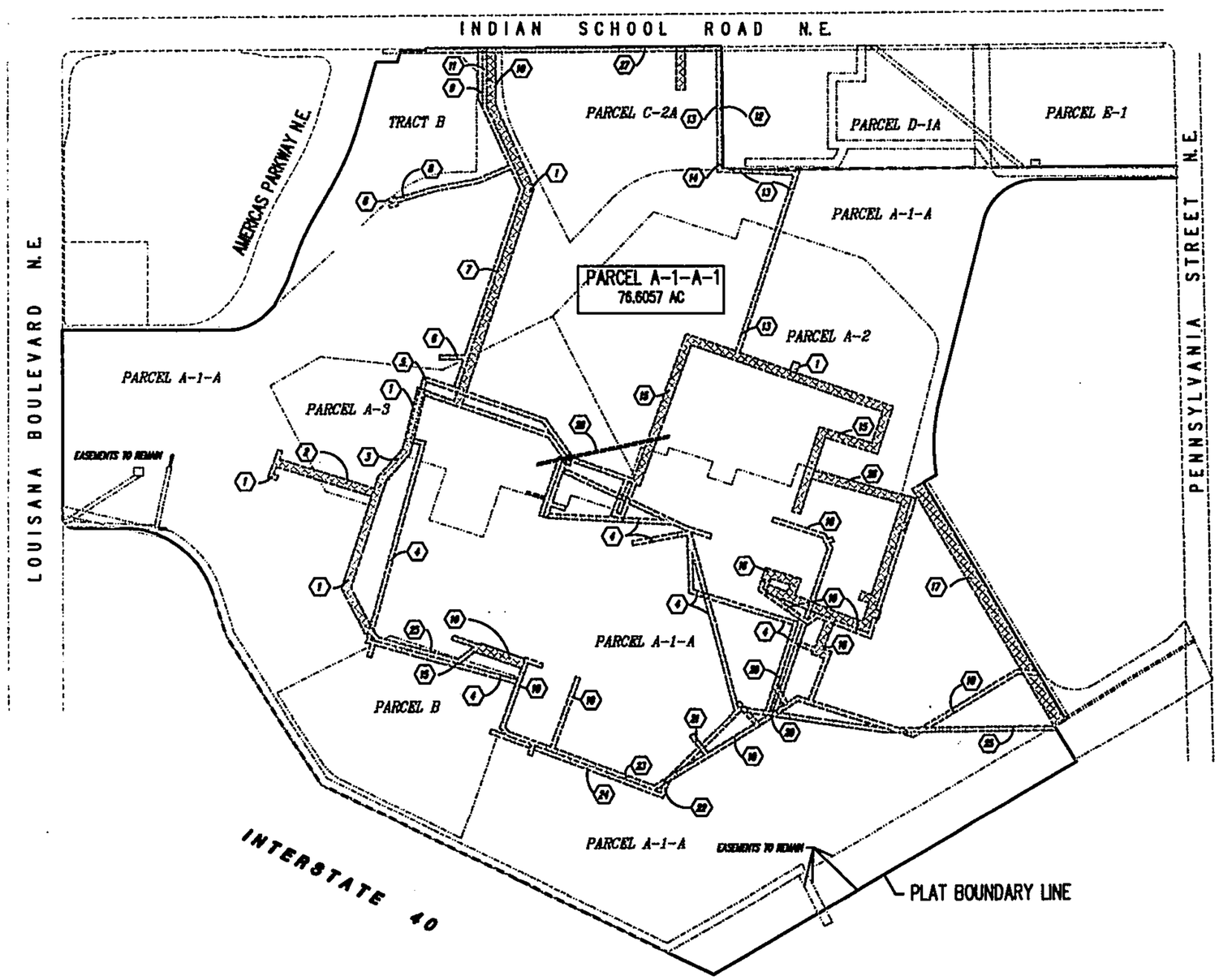
4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1981, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

5. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3120, AS DOCUMENT NO. 93093164, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

6. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1994, RECORDED IN BOOK 94-7, PAGE 4859, AS DOCUMENT NO. 94028293, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

7. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3126, AS DOCUMENT NO. 93093165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO,

8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, AS DOCUMENT NO. 93134863, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



9. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1980, RECORDED IN BOOK D 571, PAGE 432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

10. EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK C4, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C5, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54. (AS TO

11. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1980, RECORDED IN BOOK D 536, PAGE 597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

12. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1965, RECORDED IN BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 85286079, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

13. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 12, 1986, RECORDED IN BOOK MISC. 382A, PAGE 553, AS DOCUMENT NO. 86074791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

14. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 84090471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

15. GRANT OF EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED JANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157; (AS TO PARCELS 1 AND 5); FILED MAY 26, 1972, RECORDED IN BOOK MISC. 262, PAGE 187, (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203, (AS TO A2 OF PARCEL 4 AND PARCEL 5), RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS CONTAINED IN QUITCLAIM DEED, FILED FEBRUARY 3, 1987, RECORDED IN BOOK D 822, PAGE 940, AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

SEE SHEET 4 OF 6

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

(16)

9

8046173 EASEMENT ... 761

This Grant of Easement, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] The University of New Mexico. ("Grantor"), whose address is and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] Parcel "A", Winrock Center Addition in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the City a permanent easement with warranty covenants ("Easement") in, over, upon and across the Property for [state the kind of easement, for example, "public street and highway purposes (including all utilities)," "water line," "sewer line," etc.:] twenty foot (20') waterline easement. The Easement is more particularly described in the attached Exhibit A. [State on the exhibit either the metes and bounds description of the Easement or state the exact dimensions and location in a manner which would enable a surveyor to locate the Easement on the ground.]

The grant of the Easement includes the right of the City to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the City determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

Notwithstanding the above, the City agrees that this easement will terminate at no cost to Grantor at such time that the easement is no longer needed by the City for the purposes contemplated by this agreement.

This Easement is worded pursuant to the provisions of §§47-1-27 to 47-1-44, NMSA 1978 or successor statutes.

3. Warranty. Grantor covenants ~~and warrants~~ that it is the owner in fee simple of the Property and that is has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, ~~and that the Grantor will forever warrant and defend the title to the Easement against all claims from all persons or entities~~.

(Approved by Legal Dept.
as to form only-6/1/86)

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns.

5. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the City agrees to save Grantor harmless from any and all liability arising from the City's negligent use of the Easement for the purposes set forth herein. The City does not agree to save Grantor harmless from any liability which may arise from Grantor's use of the Easement and the Property.

6. Form Not Changed. Grantor agrees that changes to the wording of this form are not binding upon the City unless initialed by the Grantor and approved and signed by the City Legal Department in writing on this form.

CITY OF ALBUQUERQUE

Approved:

By: _____
Title: _____
Dated: _____

GRANTORS:
The University of New Mexico
By: [signature]
Its: Vice President for Business & Finance
Dated: May 16, 1989

APPROVED: CenterWest Properties, Inc. Agent for ~~Winrock Center~~ The Prudential Ins. Co. of America
By: [signature]
Its: Vice President-Finance
Dated: 5/22/89

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 16th day of May, 19 89, by [name of person signing:] David L. Mc Kinney, Vice President for Business and Finance [title or capacity, for instance, "President" or "Owner":] The University of New Mexico of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] _____.

[signature]
Notary Public

OFFICIAL SEAL
ALICE HOWARD
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-28-1990

My Commission Expires:
February 28, 1990

(EXHIBIT "A" ATTACHED)

(Approved by Legal Dept. as to form only-6/1/86)

ID:3

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 19__, by CLARENCE V. LITHGOW, Chief Administrative Officer of the City of Albuquerque, a municipal corporation.

_____
Notary Public

My Commission Expires:

_____

STATE OF New Mexico
COUNTY OF Bernalillo ss.

The foregoing instrument was acknowledged before me this 23rd day of May, 19 89, by J.F. Vigil, Vice President-Finance (name and title) Of CenterWest Properties, Incorporated, Agent for The Prudential Insurance Company of America.

Mary P. Regulus
NOTARY PUBLIC

My Commission Expires:

December 4, 1990

(Approved by Legal Dept.
as to form only-6/15/86)

ID:1

LEGAL DESCRIPTION

An easement within Parcel A, Winrock Center Addition, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled " REPLAT OF WINROCK CENTER ADDITION, WITHIN THE NORTHWEST 1/4 OF SECTION 18, T 10 N, R 4 E, N.M.P.M. , ALBUQUERQUE, NEW MEXICO ", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 26, 1979, in Volume D9, folio 184, more particularly described as follows:

An easement twenty (20) feet in width, being ten (10) feet on each side of the following described centerline:

BEGINNING at the most Northwesterly centerline point of the easement herein described, whence (1) the New Mexico State Highway Commission Monument " I-40-7 " bears S 64° 38' 35" W, 1913.93 feet distant and (2) Corner Number 15 as designated on said plat of record,(a 2" brass cap in concrete found in place) bears N 89° 59' 28" E, 321.06 feet distant ; running thence as an easement,

S 71° 42' 28" E, 21.29 feet to Junction Point 1; Thence,

S 71° 42' 28" E, 236.94 feet to a point; Thence,

S 18° 00' 03" W, 40.28 feet to Junction Point 2; Thence,

S 18° 00' 03" W, 186.28 feet to Junction Point 3; Thence,

S 18° 00' 03" W, 29.88 feet to Junction Point 4; Thence,

S 18° 00' 03" W, 30.53 feet to a point; Thence,

N 72° 07' 40" W, 80.51 feet to Junction Point 5; Thence,

N 72° 07' 40" W, 121.00 feet to Junction Point 6; Thence,

N 18° 20' 19" E, 44.71 feet to a point; Thence,

N 71° 39' 41" W, 56.21 feet to Junctic Point 7; Thence,

N 71° 39' 41" W, 7.50 feet to the terminus of said centerline.

Sheet 1 of 4

RUSS P. HUGG
NEW MEXICO
9750
REGISTERED PROFESSIONAL LAND SURVEYOR

Also easements twenty (20) feet in width being ten (10) feet on each side of the following described centerlines:

Beginning at Junction Point 1; thence N 16° 41' 16" E, 15.69 feet.

Also beginning at Junction Point 2; thence S 71° 08' 25" E, 20.44 feet.

Also beginning at Junction Point 3; thence N 71° 59' 57" W, 33.07 feet.

Also beginning at Junction Point 4; thence S 71° 39' 00" E, 22.13 feet.

Also beginning at Junction Point 5; thence S 17° 44' 56" W, 76.61 feet; thence, N 70° 56' 35" W, 7.22 feet; thence, S 17° 44' 56" W, 35.00 feet.

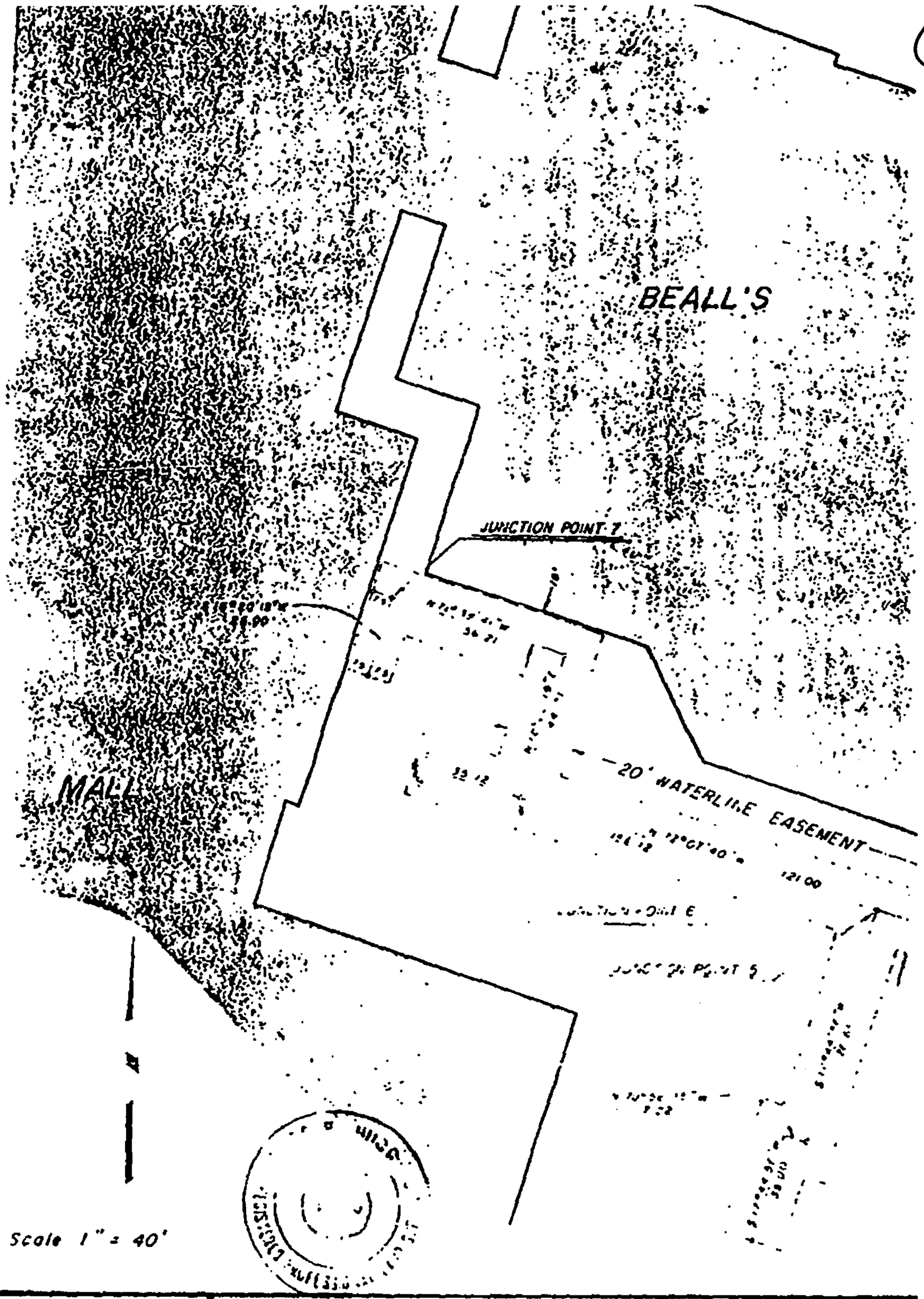
Also beginning at Junction Point 6; thence N 72° 07' 40" W, 35.12 feet.

Also an easement fifteen (15) feet in width being seven and a half (7.5) feet on each side of the following described centerline:

Beginning at Junction Point 7; thence S 18° 20' 19" W, 25.00 feet.

Sheet 2 of 4

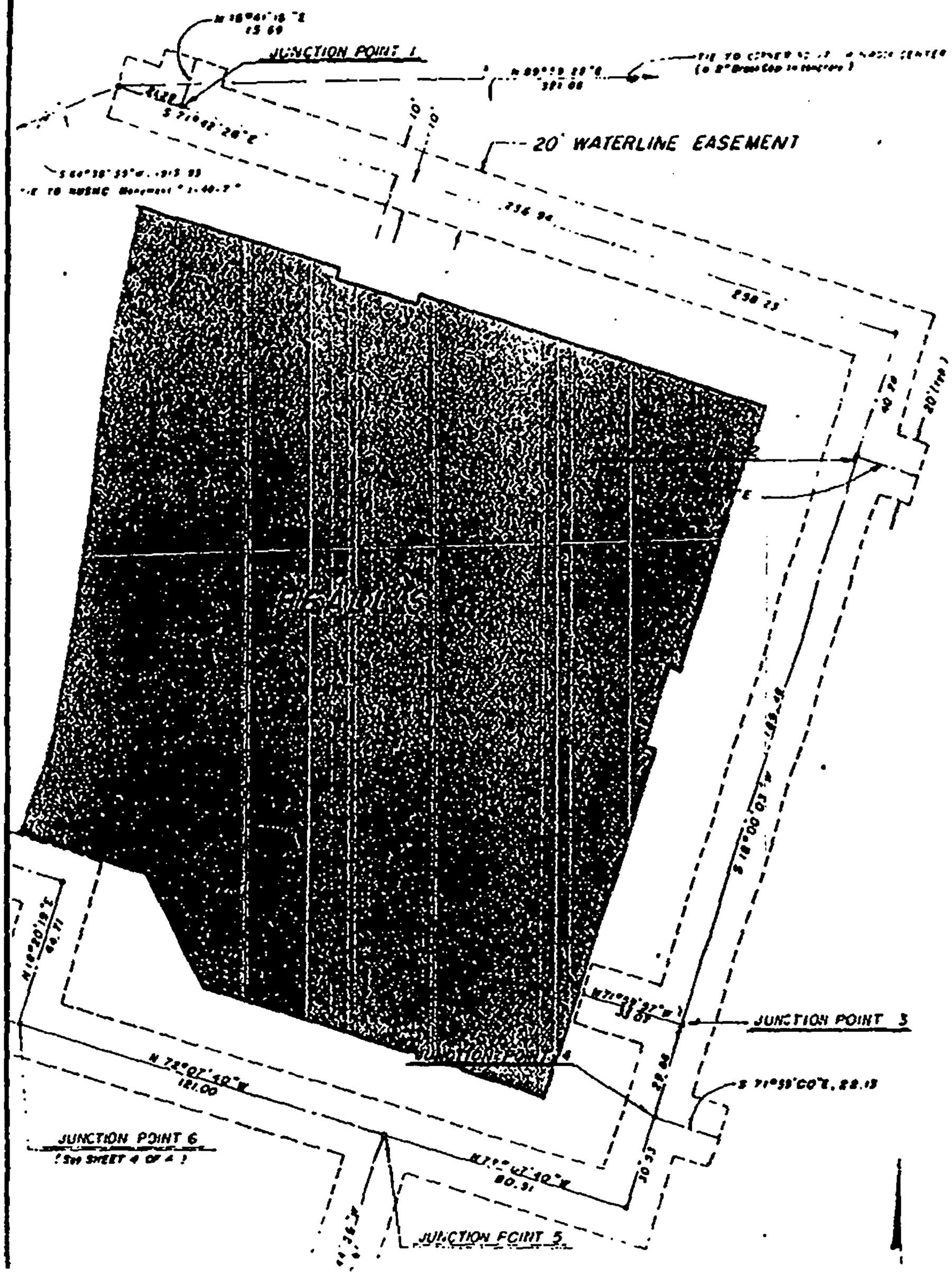
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR REC'D
69 MAY 23 PM 3:47
BK MS 251A PG 761-767
GLADYS M. DAVIS
CO. CLERK & RECORDER



SHEET 4 OF 4

Hugg surveying inc.

3100 Southern Blvd. S.E. Suite 180-C Rio Rancho New Mexico 87124 Phone (505) 892-3600


JUNCTION POINT 1
20' WATERLINE EASEMENT
JUNCTION POINT 3
JUNCTION POINT 6
(SEE SHEET 4 OF 4)
JUNCTION POINT 5

25

ASSIGNMENT OF EASEMENTS AND COVENANTS

WINROCK DEVELOPMENT COMPANY, INC., a New Mexico corporation (Winrock), assigns to THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation (Prudential), all the right, title, and interest of Winrock in and to the following described instruments recorded in Bernalillo County, New Mexico:

1. Declaration of Easements and Covenants recorded June 22, 1960, 548 DEEDS 163-170.
2. Easement recorded August 4, 1961, 605 DEEDS 531.
3. Declaration of Easements and Covenants recorded September 19, 1961, 611 DEEDS 543-550.
4. Declaration of Easements and Covenants recorded February 7, 1962, in 629 DEEDS 297-302. Part 1.
5. Easement recorded August 13, 1962, 654 DEEDS 583.
6. Grant of Easement for Water Lines recorded January 12, 1967, 143 RIGHT-OF-WAY 599.
7. Declaration of Easement recorded October 24, 1969, 154 MISCELLANEOUS 40-42.
8. Corrected Grant of Easement for Water Utilities recorded July 25, 1972, 270 MISCELLANEOUS 203-206.

DATED: SEPTEMBER 26, 1979.

WINROCK DEVELOPMENT COMPANY, INC.

By Marion B. Burton
Its PRESIDENT

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

The foregoing instrument was acknowledged before me on September 26, 1979, by Marion B. Burton, President of Winrock Development Company, Inc., a New Mexico corporation, on behalf of the corporation.

Camille E. Bennett
Notary Public

My commission expires:
11-2-81

RETURN TO
SUTIN, THAYER, & BROWNE (SL)
A PROFESSIONAL CORPORATION
P. O. BOX 1945
ALBUQUERQUE, NEW MEXICO 87103

25

172

STATE OF NEW HEXICO
COUNTY OF SERNALILLO
FILED FOR RECORD

Sep 27 10 08 AM '79

Misc 721 PG 171-172

TENNY C. CULP
CO. CLERK & RECORDER
DEPUTY

(4)

N 32354 531

E A S E M E N T

THIS INDENTURE, made this 20th day of June, 1961, by and between WINROCK DEVELOPMENT COMPANY, an Arkansas partnership, and THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate of the State of New Mexico, first parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, second party, its successors and assigns,

WITNESSETH:

That the said first parties, for and in consideration of the sum of One ($1.00) Dollar, to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give and grant unto second party an easement to operate and maintain certain underground facilities consisting of underground conduits, electrical power cables, concrete vaults, concrete manholes, transformers, switchgear, and other appurtenances, beneath the lands hereinafter described, together with the right and privilege of going upon, over and across said lands for the purpose of maintaining said underground electrical system; reserving, however, unto first parties, their successors and assigns the right to build or erect structures of any kind upon or over said easement provided that second party will relocate such underground facilities and amend this easement upon demand by first parties, their successors or assigns or when such relocation and amendment is rendered necessary by new construction by first parties, at the cost and expense of Winrock Development Company, its successors and assigns; provided further that nothing herein contained shall give second party the right to erect any poles, guy wires or other equipment, fixtures, or structures not presently existing upon, across or over said lands without the express written consent of first parties first had and obtained, said lands being situate within Winrock Shopping Center in the County of Bernalillo, State of New Mexico and being more particularly described as follows, to-wit:

An underground electrical conduit easement, ten (10) feet in width, within lands occupied by the Winrock Shopping Center, designated as Tract "B" in the NW¼, Section 18, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico, and more particularly described as follows:

For Underground Primary Lines:

An easement ten (10) feet in width being five (5) feet on each side of the following described centerline: Beginning at Public Service Company of New Mexico's North Terminal Pole in place, said pole being N.16°52'40"E., 30.48 feet from the Southeast corner of Tract "A" of lands owned by the Board of Education, City of Albuquerque, New Mexico, running thence S.7°03'W., 245.64 feet to VAULT "A", thence N.77°23'W., 85.86 feet to MANHOLE "A", thence S.16°44'20"W., 433.45 feet to VAULT "B", thence S. 17°38'W., 117.15 feet to MANHOLE "B", thence S.71°54'E., 365.27 feet to MANHOLE "C", thence S.71°50'E., 55.70 feet, thence S.44°22'E., 55.0 feet, thence S.13°13'E., 104.10 feet, thence S.66°37'E., 19.10 feet, thence S.71°07'E., 244.60 feet to MANHOLE "D", thence N.39°42'E., 244.28 feet to MANHOLE "E", thence N.17°49'W., 109.80 feet, thence N.13°20'W., 332.70 feet to VAULT "D", thence N.64°04'W., 570.20 feet to VAULT "A". Beginning at the above mentioned MANHOLE "E", running thence S.81°07'E., 350.30 feet to MANHOLE "F", thence N.89°26'E., 398.80 feet to Public Service Company of New Mexico's East Terminal Pole in place. Beginning at the above mentioned MANHOLE "D", running thence N.16°19'E., 87.3 feet to BUILDING "H".

For Underground Services. Ten Foot Wide Easements:

532

Beginning at VAULT "A"

(1) S.83°11'W., 265.40 feet to Building "A-2".
(2) S.41°14'W., 86.10 feet to Building "B".
(3) S.23°36'W., 81.10 feet to Building "B-6".
(4) S.49°05'E., 121.70 feet, thence S.35°45'E., 197.70 feet to Building "C".

Beginning at VAULT "B"

(1) S.79°37'E., 60.0 feet to Building "F-8".

Beginning at VAULT "D"

(1) S.2°15'E., 145.60 feet, thence S.72°08'E., 263.70 feet, Thence S.17°52'W., 80.0 feet to Building "E".
(2) S.71°36'E., 53.60 feet to Building "D-1".
(3) S.18°24'W., 10.0 feet, thence S.73°00'W., 126.3 feet to Building "C".
(4) N.71°56'W., 60.0 feet, thence S.88°24'W., 249.0 feet to Building "C".

All as shown on Public Service Company of New Mexico Drawing No. A-654-C, revised December 12, 1960 and January 30, 1961.

By acceptance of this grant of easement second party agrees to indemnify and hold harmless first parties from any claim, loss, liability, judgment or expense for injury to any person, including death or damage to any property, caused by any act, omission to act or negligence of the second party, its contractors, agents or employees which may arise out of or be in any manner connected with the exercise of any rights granted herein, whether sustained by first parties, their respective agents, contractors or employees or by any other person or corporation which seeks to hold first parties liable therefor.

IN WITNESS WHEREOF, the said first parties have hereunto set their hands and seals the day and year first above written.

WINROCK DEVELOPMENT COMPANY

By _____
Attorney in Fact

ATTEST:

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

_____
Secretary

By _____
President

STATE OF ARKANSAS)
: ss.
COUNTY OF PULASKI)

The foregoing instrument was acknowledged before me this 20th day of June, 1961, by George M. Reynolds of WINROCK DEVELOPMENT COMPANY, an Arkansas partnership, on behalf of said partnership.

_____
Notary Public

My commission expires:
February 5, 1963

85 8248A

15256 553

(22)

UNDERGROUND EASEMENT

THIS INDENTURE, made this 1 st day of October 19 85, between The Regents of the University of New Mexico, a corporation of the State of New Mexico his wife, parties of the first part, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico, parties of the second part, their successors and assigns.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto the said party of the second part an easement to build, construct, operate and maintain underground electric power transmission and communications lines, under and through the lands hereinafter described, and to install all necessary conduits, wires and other equipment and fixtures necessary to maintain the said power and communications lines, through and on the surface of said lands at or near the points hereinafter designated, as the course of said underground power and communications lines under and through said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said lines; said lands being situated in the County of Bernalillo State of New Mexico, and more particularly described as follows:

An easement within Parcel A of Replat of WINROCK CENTER ADDITION situate in Section 18, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico as the same is shown and designated on said Replat filed for record in the office of the County Clerk in Bernalillo County in Plat Book D9, date 184-1, document no. 79-72922 on September 26, 1979 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline. Beginning at a point within said Parcel A, whence the most Southerly corner of said Parcel A, also known as corner No. 22 bears S.13°42'08"E., 461.08 feet distant; running thence as an easement N.20°27'00"E., 20.00 feet.

Parties of the first part shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that parties of the first part shall not erect or construct any building, pools, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS my hand and seal this 1st day of October 19 85

(SEAL)

Attest:

John D. Paez, Sec./Treas. (SEAL)

By: (SEAL)

Jerry Apodaca, President (SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF ss.

The foregoing instrument was acknowledged before me this day of 19 , by

My commission expires:
(Seal)

Notary Public

Approved as to form
University Counsel
By:

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 DEC 23 AM 11:35

304 PG 553

LORES C. WALLER
CLERK & RECORDER

DEPUTY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo ss.

The foregoing instrument was acknowledged before me this 1st day of October 1985

by Jerry Apodaca, President
(Name of Officer)

(Title of Officer) of The Regents of the University of New Mexico
(Corporation Acknowledging)

a corporation, on behalf of said corporation.

My commission expires:
(Seal) May 31, 1986

Notary Public

PSC 00466-01-A

(16)

4

~~8946173~~ EASEMENT 761263

~~761~~ 400

8946743

This Grant of Easement, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] The University of New Mexico. ("Grantor"), whose address is and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] Parcel "A", Winrock Center Addition in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the City a permanent easement with warranty covenants ("Easement") in, over, upon and across the Property for [state the kind of easement, for example, "public street and highway purposes (including all utilities)," "water line," "sewer line," etc.:] twenty foot (20') waterline easement. The Easement is more particularly described in the attached Exhibit A. [State on the exhibit either the metes and bounds description of the Easement or state the exact dimensions and location in a manner which would enable a surveyor to locate the Easement on the ground.]

The grant of the Easement includes the right of the City to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the City determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

Notwithstanding the above, the City agrees that this easement will terminate at no cost to Grantor at such time that the easement is no longer needed by the City for the purposes contemplated by this agreement.

This Easement is worded pursuant to the provisions of §§47-1-27 to 47-1-44, NMSA 1978 or successor statutes.

3. Warranty. Grantor covenants ~~and warrants~~ that it is the owner in fee simple of the Property and that is has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, ~~and that the Grantor will forever warrant and defend the title to the Easement against all claims from all persons or entities.~~

(Approved by Legal Dept.
as to form only-6/1/86)

(16)

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns.

5. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the City agrees to save Grantor harmless from any and all liability arising from the City's negligent use of the Easement for the purposes set forth herein. The City does not agree to save Grantor harmless from any liability which may arise from Grantor's use of the Easement and the Property.

6. Form Not Changed. Grantor agrees that changes to the wording of this form are not binding upon the City unless initialed by the Grantor and approved and signed by the City Legal Department in writing on this form.

CITY OF ALBUQUERQUE

Approved:

By: [signature]
Title: CITY ENGINEER
Dated: 5/25/89

GRANTORS:
The University of New Mexico
By: [signature]
Its: Vice President for Business & Finance
Dated: May 16, 1989

APPROVED: CenterWest Properties, Inc. Agent for ~~Winrock Center~~ The Prudential Ins. Co. of America
By: [signature]
Its: Vice President-Finance
Dated: 5/22/89

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 16th day of May, 19 89, by [name of person signing:] David L. Mc Kinney, Vice President for Business and Finance [title or capacity, for instance, "President" or "Owner":] The University of New Mexico of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] _____.

[signature]
Notary Public

My Commission Expires:
February 28, 1990

OFFICIAL SEAL
ALICE HOWARD
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2-28-1990

(EXHIBIT "A" ATTACHED)

ID:3

(Approved by Legal Dept. as to form only-6/1/86)

(16)

402
763

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 25th day of May, 1989, by Walter H. Nickerson, Jr. of the City of Albuquerque, a municipal corporation.

John Atencio
Notary Public

OFFICIAL SEAL
JOHN ATENCIO
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8.4.90

STATE OF New Mexico
COUNTY OF Bernalillo ss.

The foregoing instrument was acknowledged before me this 23rd day of May, 19 89, by J.F. Vigil, Vice President-Finance (name and title) Of CenterWest Properties, Incorporated, Agent for The Prudential Insurance Company of America.

Mary F. Rogers
NOTARY PUBLIC

My Commission Expires:
December 4, 1990

(Approved by Legal Dept.
as to form only-6/15/86)

ID:1

(16)

LEGAL DESCRIPTION

An easement within Parcel A, Winrock Center Addition, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled " REPLAT OF WINROCK CENTER ADDITION, WITHIN THE NORTHWEST 1/4 OF SECTION 18, T 10 N, R 4 E, N.M.P.M. , ALBUQUERQUE, NEW MEXICO ", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 25, 1979, in Volume D9, folio 184, more particularly described as follows:

An easement twenty (20) feet in width, being ten (10) feet on each side of the following described centerline:

BEGINNING at the most Northwesterly centerline point of the easement herein described, whence (1) the New Mexico State Highway Commission Monument " I-40-7 " bears S 64° 38' 35" W, 1913.93 feet distant and (2) Corner Number 15 as designated on said plat of record,(a 2" brass cap in concrete found in place) bears N 89° 59' 28" E, 321.06 feet distant ; running thence as an easement,

S 71° 42' 28" E, 21.29 feet to Junction Point 1; Thence,

S 71° 42' 28" E, 236.94 feet to a point; Thence,

S 18° 00' 03" W, 40.28 feet to Junction Point 2; Thence,

S 18° 00' 03" W, 186.28 feet to Junction Point 3; Thence,

S 18° 00' 03" W, 29.88 feet to Junction Point 4; Thence,

S 18° 00' 03" W, 30.53 feet to a point; Thence,

N 72° 07' 40" W, 80.51 feet to Junction Point 5; Thence,

N 72° 07' 40" W, 121.00 feet to Junction Point 6; Thence,

N 18° 20' 19" E, 44.71 feet to a point; Thence,

N 71° 39' 41" W, 56.21 feet to Junction Point 7; Thence,

N 71° 39' 41" W, 7.50 feet to the terminus of said centerline.

Sheet 1 of 4

RUSS P. HUGG
NEW MEXICO
9750
REGISTERED PROFESSIONAL LAND SURVEYOR

(16)

Also easements twenty (20) feet in width being ten (10) feet on each side of the following described centerlines:

Beginning at Junction Point 1; thence N 16° 41' 16" E, 15.69 feet.

Also beginning at Junction Point 2; thence S 71° 08' 25" E, 20.44 feet.

Also beginning at Junction Point 3; thence N 71° 59' 57" W, 33.07 feet.

Also beginning at Junction Point 4; thence S 71° 39' 00" E, 22.13 feet.

Also beginning at Junction Point 5; thence S 17° 44' 56" W, 76.61 feet; thence, N 70° 56' 35" W, 7.22 feet; thence, S 17° 44' 56" W, 35.00 feet.

Also beginning at Junction Point 6; thence N 72° 07' 40" W, 35.12 feet.

Also an easement fifteen (15) feet in width being seven and a half (7.5) feet on each side of the following described centerline:

Beginning at Junction Point 7; thence S 18° 20' 19" W, 25.00 feet.

Sheet 2 of 4

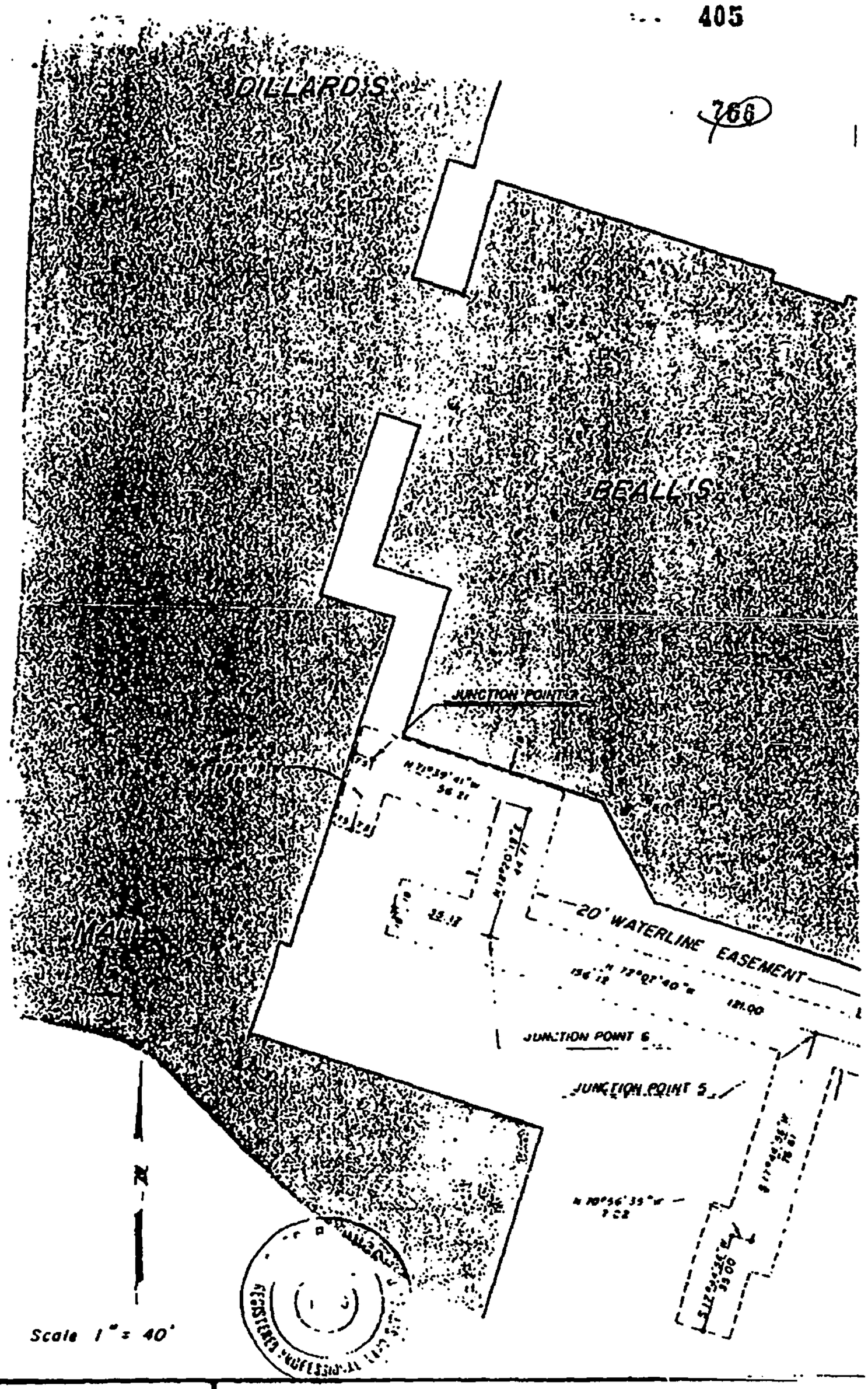
THIS DOCUMENT IS BEING RE-RECORDED TO
REFLECT ANOTHER SIGNATURE AND NOTARY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
89 MAY 25 PM 1:12
MS 75 PG 400-406
GLADYS M. DAVIS
CO. CLERK & RECORDER

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
89 MAY 23 PM 3:47
MS 29A PG 761-767
GLADYS M. DAVIS
CO. CLERK & RECORDER

766

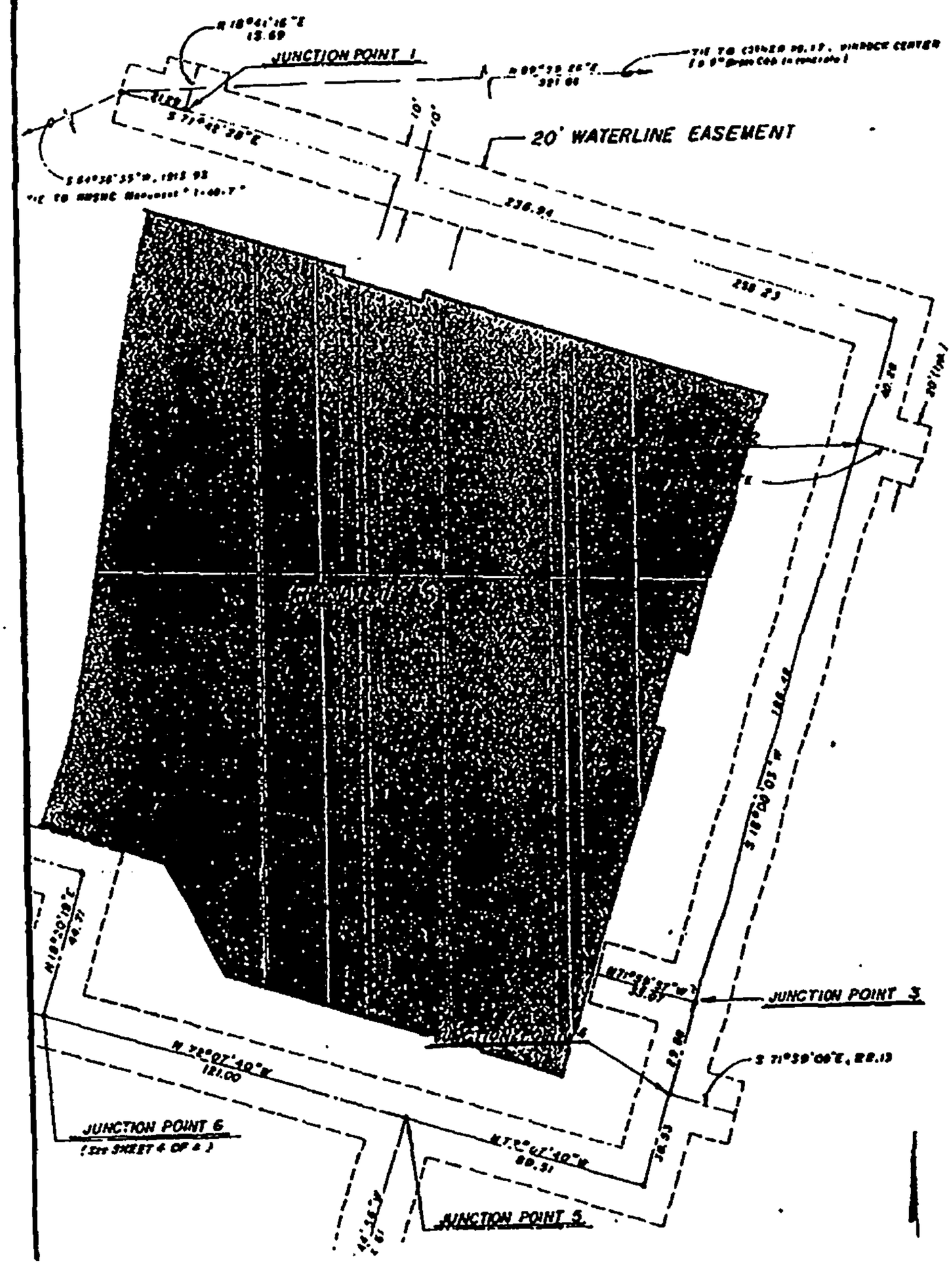
16



SHEET 4 OF 4

mugg surveying inc.

(16)


JUNCTION POINT 1
20' WATERLINE EASEMENT
JUNCTION POINT 3
JUNCTION POINT 6
JUNCTION POINT 5

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the Regents of the University of New Mexico being the owner of the fee title and Winrock Development Company, a partnership composed of Winthrop Rockefeller, W. E. Harber and Thomas Walsh, being the owner of the leasehold estate to and in the following described property:

A certain parcel of land situate in Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, within the City Limits of the City of Albuquerque, Bernalillo County, New Mexico, which is more particularly described by metes and bounds survey as follows:

Beginning at the Southeast Corner of the parcel herein described, said Southeast Corner being a point on the northerly line of Parcel B, Winrock Shopping Center Area, whence the Northeast Corner of said Parcel B, Winrock Shopping Center Area bears S 71° 50' 00" E, 125.00 feet distance; thence,

N 71° 50' 00" W, 66.00 feet distance along the northerly line of said Parcel B, Winrock Shopping Center Area, to the Southwest Corner of the parcel herein described; thence,

N 18° 10' 00" E, 26.00 feet distance to the Northwest Corner of the parcel herein described; thence,

S 71° 50' 00" E, 66.00 feet distance to the Northeast Corner of the parcel herein described; thence,

S 18° 10' 00" W, 26.00 feet distance to the Southeast Corner and place of beginning of the parcel herein described.

Bearings of the preceding description were referred to the plat of the Northwest 1/4 of Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian as the same is shown and designated on Sheet 1 of 2 Sheets

filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 1, 1953;

and, Winrock Enterprises, Inc., an Arkansas corporation, being the owner of a leasehold interest in and to the following described land, which by Agreement of Sublease dated October 12, 1961, it subleased to J. L. White Investments, Inc., for a period of twenty-two (22) years and five (5) months with options to renew for three additional periods of twenty-five (25) years, and upon which a motel and allied improvements are being constructed by said sublessee:

A certain parcel of land situate in Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, within the City Limits of the City of Albuquerque, Bernalillo County, New Mexico, and being identified as Leasing Parcel B of the Winrock Shopping Center Area.

Bearings are referred to the plat of the Northwest 1/4 of Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, of Bernalillo County, New Mexico, on April 1, 1953, filed in the Office of the County Clerk, as shown on Sheet 1 of 2 Sheets;

Being more particularly described by metes and bounds survey as follows:

Beginning at the most westerly corner of said Parcel B, whence the Southwest Corner of said Monroe Junior High School, Albuquerque Board of Education Property bears N 31° 27' 50" W, 1008.76 feet distance; thence,

N 63° 10' E, 296.76 feet distance to the most northerly corner of said Parcel B; thence,

S 71° 50' E, 309.92 feet distance to the most easterly corner of said Parcel B; thence,

S 18° 10' W, 403.41 feet distance to the most southerly corner of said Parcel B; thence,

N 63° 50' W, 312.32 feet distance to a point of curve; thence;

Northwesterly, 65.74 feet distance along the arc of a curve bearing to the right (said arc having a radius of 120.00 feet and a long chord bearing N 48° 08' 20" W, 64.92 feet distance) to a point of tangency; thence,

N 32° 26' 40" W, 195.42 feet distance to the place of beginning, and containing 3.624 acres, more or less;

NOW, THEREFORE, The Regents of the University of New Mexico and Winrock Development Company, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, the receipt whereof is hereby acknowledged, and in consideration of the benefits to accrue to each of them by the motel being constructed on the said Parcel B, which benefits they hereby acknowledge to be of value, do hereby:

GRANT AND CONVEY to Winrock Enterprises, Inc., and J. L. White Investments, Inc., for the term of the above sublease between them, and any renewal thereof, an easement in, on, over and across the premises first described above for the purpose of constructing, using and maintaining a building or buildings to house and maintain heating, airconditioning, and any other equipment now or hereafter located or installed in such building or buildings and used or intended to be used in connection with the operation of the motel and allied improvements being constructed on said Parcel B, together with the right of ingress and egress thereto and therefrom. This easement will survive any merger of the leasehold estates of Winrock Enterprises, Inc., and J. L. White Investments, Inc., and

in the event of such merger, the holder of the merged estate shall have the use and enjoyment of same for the balance of the term of the sublease between Winrock Enterprises, Inc., and J. L. White Investments, Inc., and shall have the right to extend said easement for the three 25-year option periods provided by said sublease. The height or heights of any building or buildings placed on said easement, or any replacement thereof, including any chimney, tower, ventilator or other super-structure, shall not exceed the height of fourteen (14) feet from ground level. This grant and conveyance is made on condition that Grantees, at their sole cost and expense, will keep said building or buildings in repair and maintain the appearance thereof in keeping with other buildings in the Winrock Shopping Center Area. Grantors reserve the right to change the location of the foregoing easement at any time, provided that in the event of such change Grantors will pay all expenses of moving or replacing said building or buildings and all expenses incurred in reconnecting the equipment housed therein to the motel facilities.

IN WITNESS WHEREOF, The Regents of the University of New Mexico has caused these presents to be executed by its officers duly authorized, and Winrock Development Company has caused these presents to be signed by one of its general partners, this 24th day of July, 1962.

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO,

by L. H. Wilkinson
President

Attest:

Donald B. Brandenburg
Secretary

WINROCK DEVELOPMENT COMPANY

by Winthrop Rockefeller
A General Partner

STATE OF NEW MEXICO)
) ss.:
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 9th day of August, 1962, by L H Wilkinson, President of THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate, of the State of New Mexico, on behalf of said corporation.

WITNESS my hand and official seal the day and year last above written.

Eleanor L Mason
Notary Public

My Commission Expires:
July 19, 1964

85 8249 A

#29835

(19)

UNDERGROUND EASEMENT

554

THIS INDENTURE, made this 12th day of November, 19 85, between The Regents of the University of New Mexico, a corporation of the State of New Mexico, parties of the first part, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico, parties of the second part, their successors and assigns.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto the said party of the second part an easement to build, construct, operate and maintain underground electric power transmission and communications lines, under and through the lands hereinafter described, and to install all necessary conduits, wires and other equipment and fixtures necessary to maintain the said power and communications lines, through and on the surface of said lands at or near the points hereinafter designated, as the course of said underground power and communications lines under and through said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said lines; said lands being situated in the County of Bernalillo, State of New Mexico, and more particularly described as follows:

An easement within Parcel A of Replat of WINROCK CENTER ADDITION situate in Section 18, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico as the same is shown and designated on said Replat filed for record in the office of the County Clerk in Bernalillo County in Plat Book D9, page 184(1), Document No. 79-72972 on September 26, 1979 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline: Beginning at a point within said Parcel A, whence the most Southerly corner of said Parcel A, also known as corner No. 22 bears S.23°46'10"W., 908.27 feet distant; running thence as an easement S.77°19'18"W., 18.68 feet; thence N.74°53'22"W., 23.54 feet; thence N.76°36'54"W, 87.47 feet; thence S.49°14'35"W., 23.20 feet; thence N.59°39'15"W., 135.55 feet; thence N.18°15'45"E., 18.00 feet. Also beginning at above mentioned beginning point; running thence as an easement N.17°56'45"E., 293.60 feet.

Parties of the first part shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that parties of the first part shall not erect or construct any building, pools, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS his hand and seal this 12th day of November, 19 85

(SEAL) The Regents of the University of N.M. (SEAL)

Attest: (SEAL) By: (SEAL)

John D. Paez, Secretary/Treas. Jerry Apodaca, President

Approved as to form
University Counsel
By: [signature]

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this day of

19 , by

My commission expires:
(Seal)

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 DEC 23 AM 11:35

mr 304 Pg 554

DOLORES C. WALLER
CLERK & RECORDER

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 12th day of November, 19 85,

by Jerry Apodaca (Name of Officer)

President (Title of Officer) of University of New Mexico Board of Regents (Corporation Acknowledging)

a corporation, on behalf of said corporation.

My commission expires: May 31, 1986

Notary Public

PSC 00466-01-A

D5-54

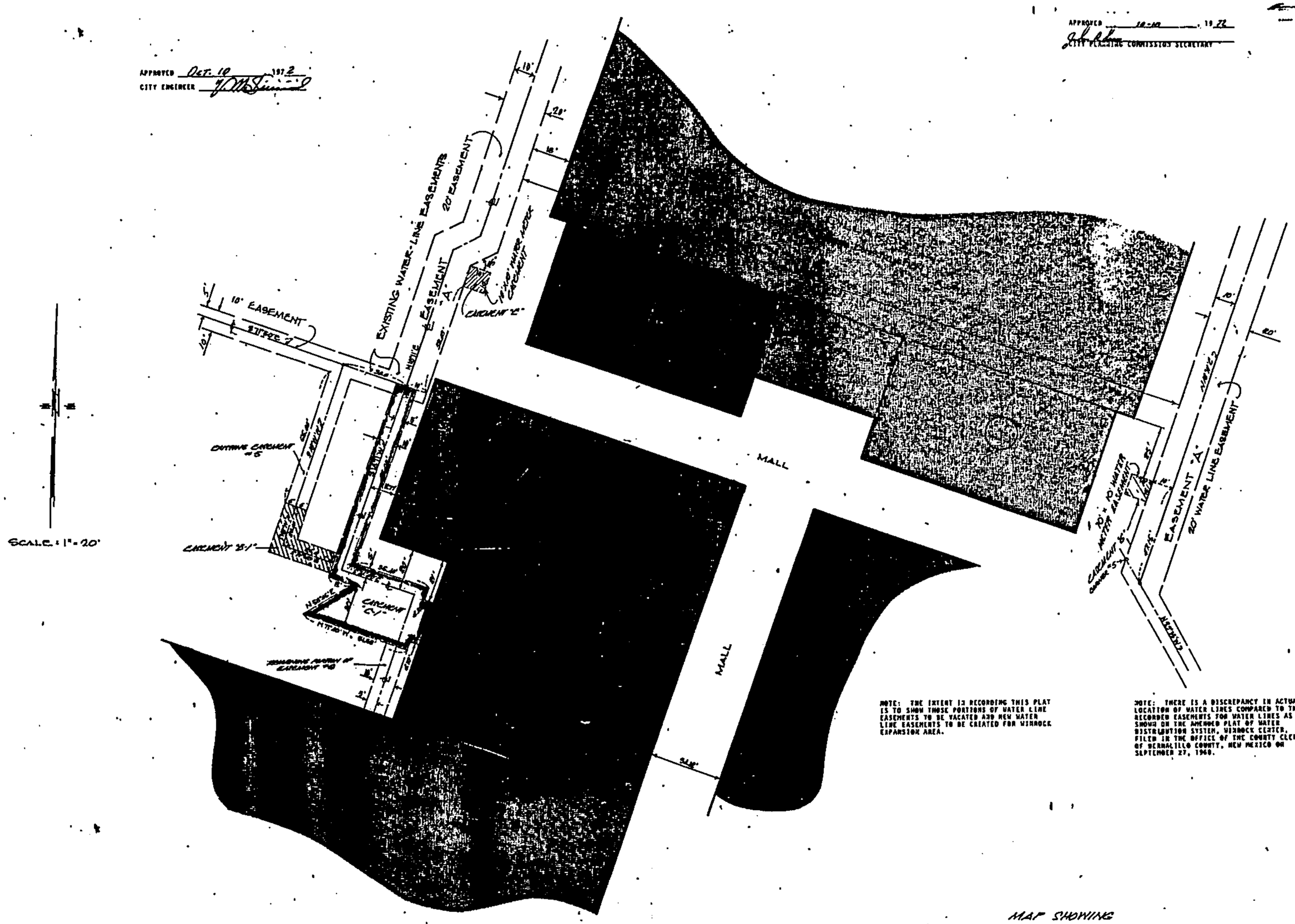
D5-54

D5-54

13731

APPROVED 10-10 1972
CITY PLANNING COMMISSION SECRETARY

APPROVED OCT. 10 1972
CITY ENGINEER



NOTE: THE INTENT IS RECORDING THIS PLAT IS TO SHOW THOSE PORTIONS OF WATER LINE EASEMENTS TO BE VACATED AND NEW WATER LINE EASEMENTS TO BE CREATED FOR WINROCK EXPANSION AREA.

NOTE: THERE IS A DISCREPANCY IN ACTUAL LOCATION OF WATER LINES COMPARED TO THE RECORDED EASEMENTS FOR WATER LINES AS SHOWN ON THE AMENDED PLAT OF WATER DISTRIBUTION SYSTEM, WINROCK CENTER, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 27, 1960.

I, D.T. MORRISON, NEW MEXICO REGISTERED LAND SURVEYOR HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND DIRECTIONS AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

D.T. MORRISON, N.M.L.S. NO. 3019

REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
NO. 3019
DURITT T. MORRISON

MAP SHOWING
REVISED WATER
DISTRIBUTION SYSTEM
FOR
WINROCK EXPANSION AREA
AT
WINROCK CENTER
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 1972

MAP AND SURVEY BY: D.T. MORRISON - SURVEYOR, INC.
ALBUQUERQUE, NEW MEXICO

D5-54

D5-54 (TRANSP.)

(10)

84 3826

16843

894

(20)

UNDERGROUND EASEMENT

THIS INDENTURE, made this 18th day of November, 19 83, between The Regents of the University of New Mexico, a corporation of the State of NM parties of the first part, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico, parties of the second part, their successors and assigns.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto the said party of the second part an easement to build, construct, operate and maintain underground electric power transmission and communications lines, under and through the lands hereinafter described, and to install all necessary conduits, wires and other equipment and fixtures necessary to maintain the said power and communications lines, through and on the surface of said lands at or near the points hereinafter designated, as the course of said underground power and communications lines under and through said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said lines; said lands being situated in the County of Bernalillo, State of New Mexico, and more particularly described as follows:

An easement within Parcel A-1 of Land Division Plat of WINROCK CENTER situate in Section 18, T.10N., R.4E., N.M.P.M., Bernalillo County, New Mexico as the same is shown and designated on said Plat filed for record in the office of the County Clerk in Bernalillo County in Plat Book D5, page 7 document No. 72-82240 on April 21, 1972 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline. Beginning at a point within said Parcel A-1, whence corner No. 16 in the South boundary line of Parcel A-1 bears S.78°47'49"W., 970.81 feet distant; running thence as an easement S.74°50'38"E., 94.92 feet to Angle point No. 1; thence N.18°55'22"E., 90.00 feet to Angle point No. 2; thence S.71° 04'38"E., 18.60 feet. Also beginning at above mentioned Angle point No. 1; running thence as an easement S.74°50'38"E., 10.00 feet. Also beginning at above mentioned Angle point No. 2; running thence as an easement N.18°55'22"E., 76.00 feet.

Parties of the first part shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that parties of the first part shall not erect or construct any building, pools, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS my hand and seal this 18th day of November 19 83.

(SEAL)

(SEAL)

(SEAL)

Henry Jaramillo, Jr., President (SEAL)

ATTEST: John D. Paez, Sec./Treas.

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this day of 19 , by

My commission expires:
(Seal)

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'84 JAN 17 PM 1:35

BK 811 PG 894

DOLORES C. WALLER
CO. CLERK & RECORDER

DEPUTY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 18th day of November 1983

by Henry Jaramillo Jr. (Name of Officer)

Henry Jaramillo, Jr., President of the Board of Regents of UNM, (Title of Officer) (Corporation Acknowledging) a corporation, on behalf of said corporation.

My commission expires:
Seal May 31, 1986

Anna J. Brown
Notary Public

PSC 00466-01-A

91 6993 **UNDERGROUND EASEMENT** 3512

(21)

THIS INDENTURE made this 10th day of January 1991 by and between

The Regents of the University of New Mexico, (A Body Corporate of the State of New Mexico) (Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation to do business in New Mexico (Grantees), their successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs or bushes which interfere with the purpose set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Proj. No.61187

An easement within Tract A of Replat of WINROCK CENTER ADDITION situate in Section 18, T.10 N., R. 4 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk in Bernalillo County in Plat Book D9, Page 184 on September 28, 1979 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline: Beginning at a point within said Tract A, whence the most southerly corner of said Tract A bears S.04°12'07"W., 636.85 feet distant; running thence as an easement S.39°26'25"W., 90.00 feet; thence S.43°25'00"W., 10.55 feet to a junction point; thence as a metes and bounds described easement S.74°48'08"E., 2.13 feet; thence S.15°11'52"W., 22.00 feet; thence N.74°48'08"W., 15.00 feet; thence N.15°11'52"E., 22.00 feet; thence S.74°48'08"E., 12.87 feet to said junction point.

SEE EXHIBIT "A" (Drawing of Easement Description)

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates clearance provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS ITS hand ____ and seal ____ this 10th day of January, 1991

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

_____ (SEAL) By: X _____ (SEAL)

David L. Mc Kinney, Vice President

_____ (SEAL) Title: Business and Finance _____ (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

Approved as to form
University Counsel

STATE OF NEW MEXICO
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 19____

by _____
My commission expires:
(Seal)

Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 10th day of January, 1991.

by David L. Mc Kinney
(Name of Officer) (Title of Officer)

of The Regents of the University of New Mexico
(Corporation Acknowledgement)

a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)

My Commission expires:
(Seal) OFFICIAL SEAL
[illegible] CA
[illegible] MEXICO
My Commission Expires 3/14/94

X [illegible]
Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

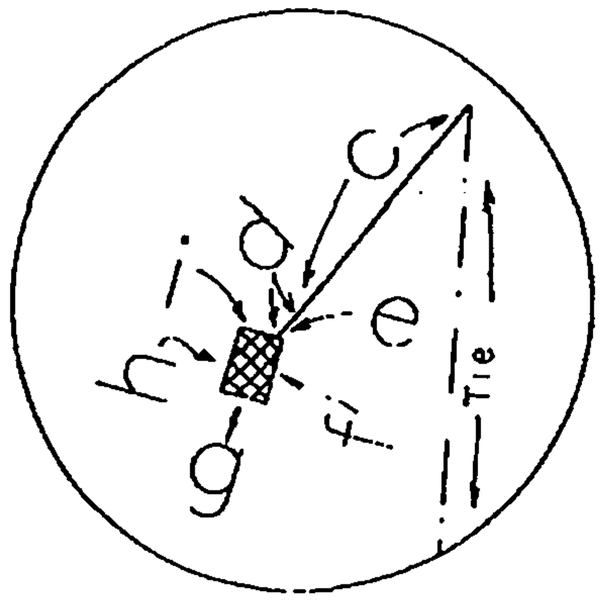
1991 JAN 30 PM 12:19

BK BCR 91-2 PG 3512-3513
GLADYS M. DAVIS
CO CLERK & RECORDER
By: [illegible] Deputy

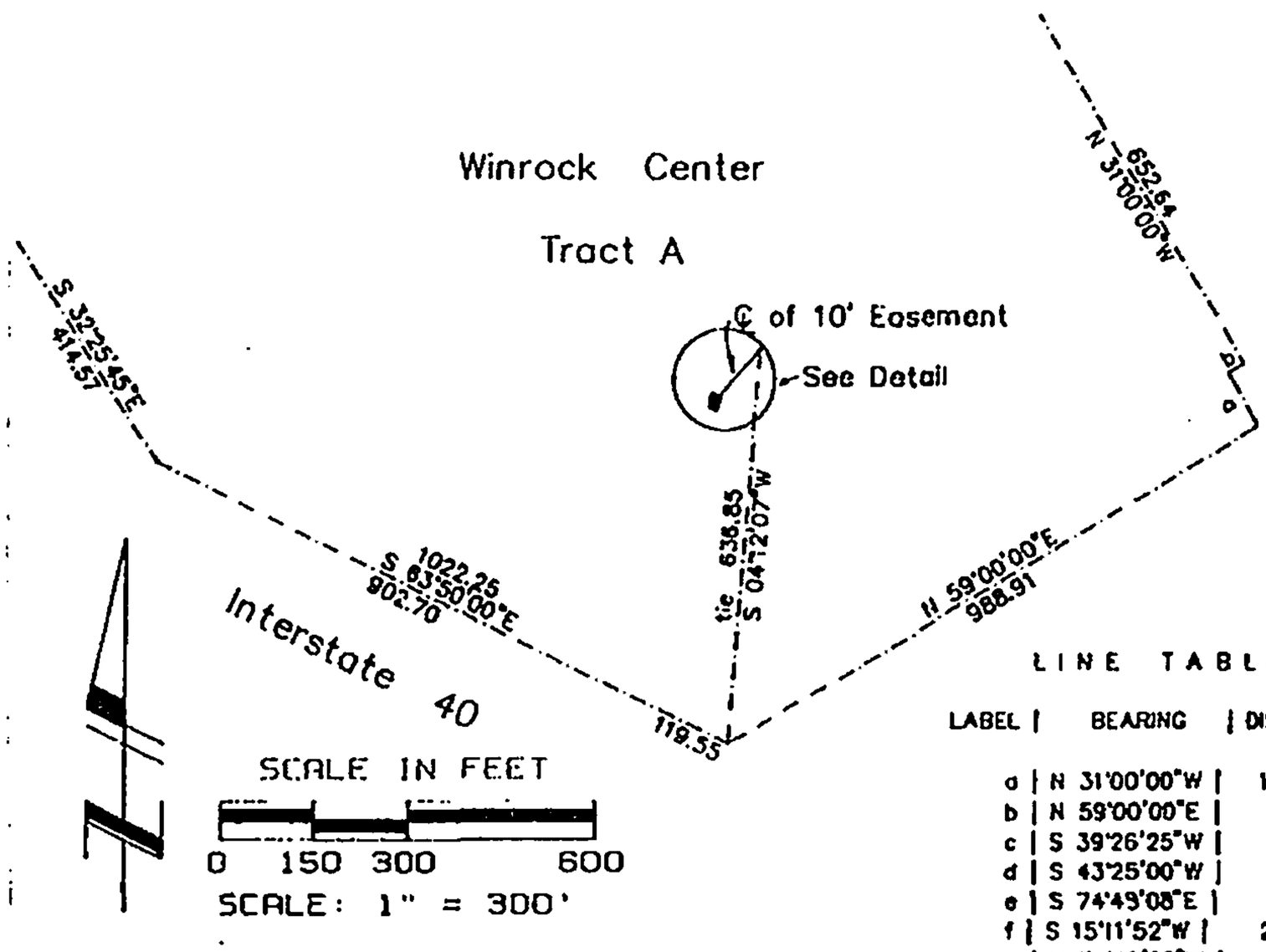
PNM REFERENCE NUMBER

PNM 446 2/90

21



Detail



LINE TABLE

LABEL	BEARING	DISTANCE
a	N 31°00'00"W	100.00
b	N 59°00'00"E	30.00
c	S 39°26'25"W	90.00
d	S 43°25'00"W	10.55
e	S 74°49'08"E	2.13
f	S 15°11'52"W	22.00
g	N 74°48'08"W	15.00
h	N 15°11'52"E	22.00
i	S 74°48'08"E	12.87

SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that the following map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

Leonard G. Martinez

Leonard G. Martinez, N.M.L.S. No. 9801

Exhibit A

PROPOSED ELECTRIC LINE . NG
Tract A
WINROCK CENTER ADDITION
WITHIN SEC. 18, T.10 N., R.4 E., N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
PUBLIC SERVICE CO. OF NEW MEXICO
ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M. DATE: 08-31-90
OKD BY: CBB SCALE SHOWN

Req. No. 61187

C8-150

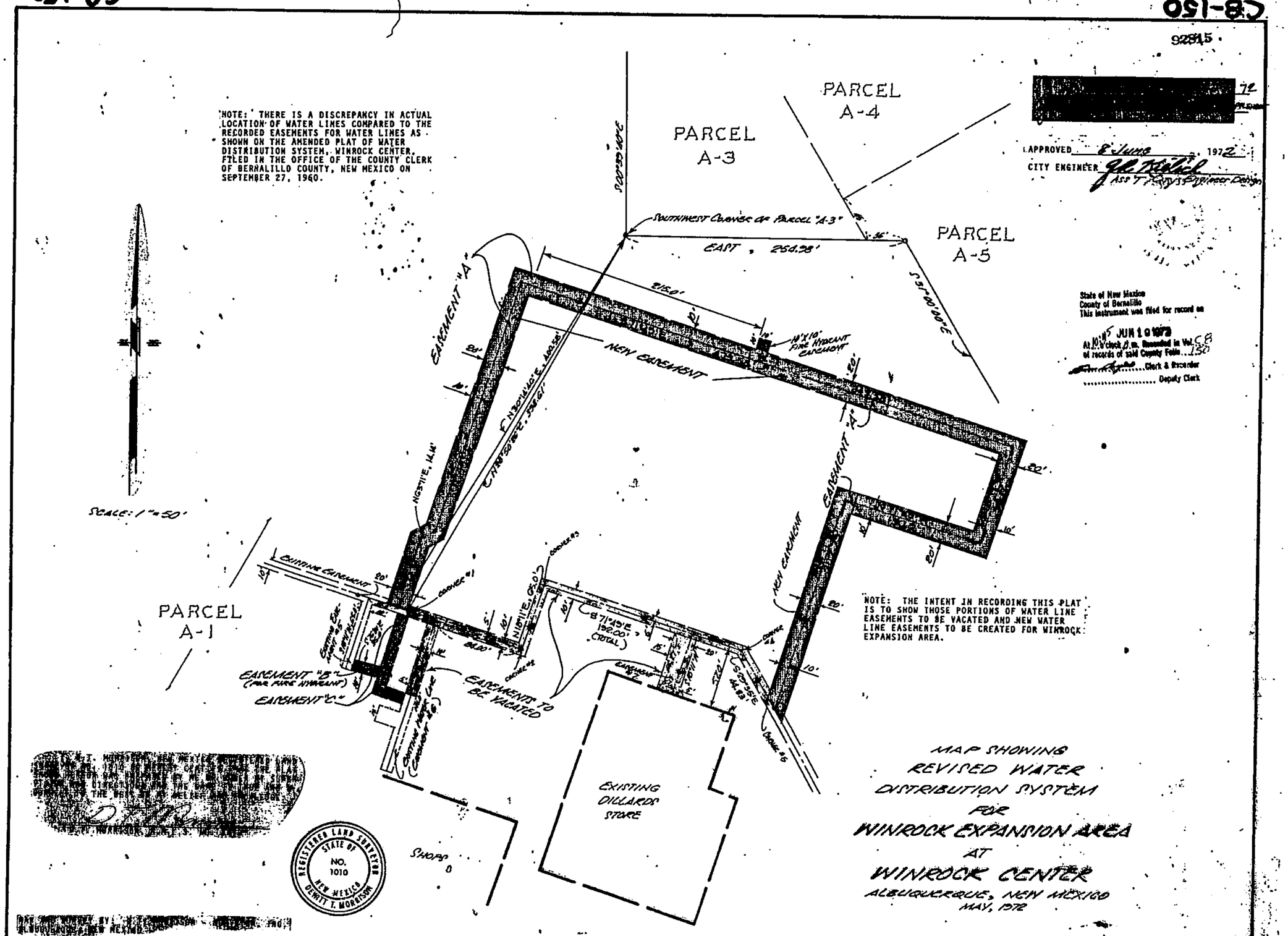
92515

[redacted]

APPROVED 8 June 1972
CITY ENGINEER [redacted]
Asst. City Engineer Design

State of New Mexico
County of Bernalillo
This instrument was filed for record on
JUN 19 1972
At 10:45 o'clock A.M. Recorded in Vol. C8
of records of said County Folio 150
Clerk & Recorder
Deputy Clerk

NOTE: THERE IS A DISCREPANCY IN ACTUAL LOCATION OF WATER LINES COMPARED TO THE RECORDED EASEMENTS FOR WATER LINES AS SHOWN ON THE AMENDED PLAT OF WATER DISTRIBUTION SYSTEM, WINROCK CENTER, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 27, 1960.

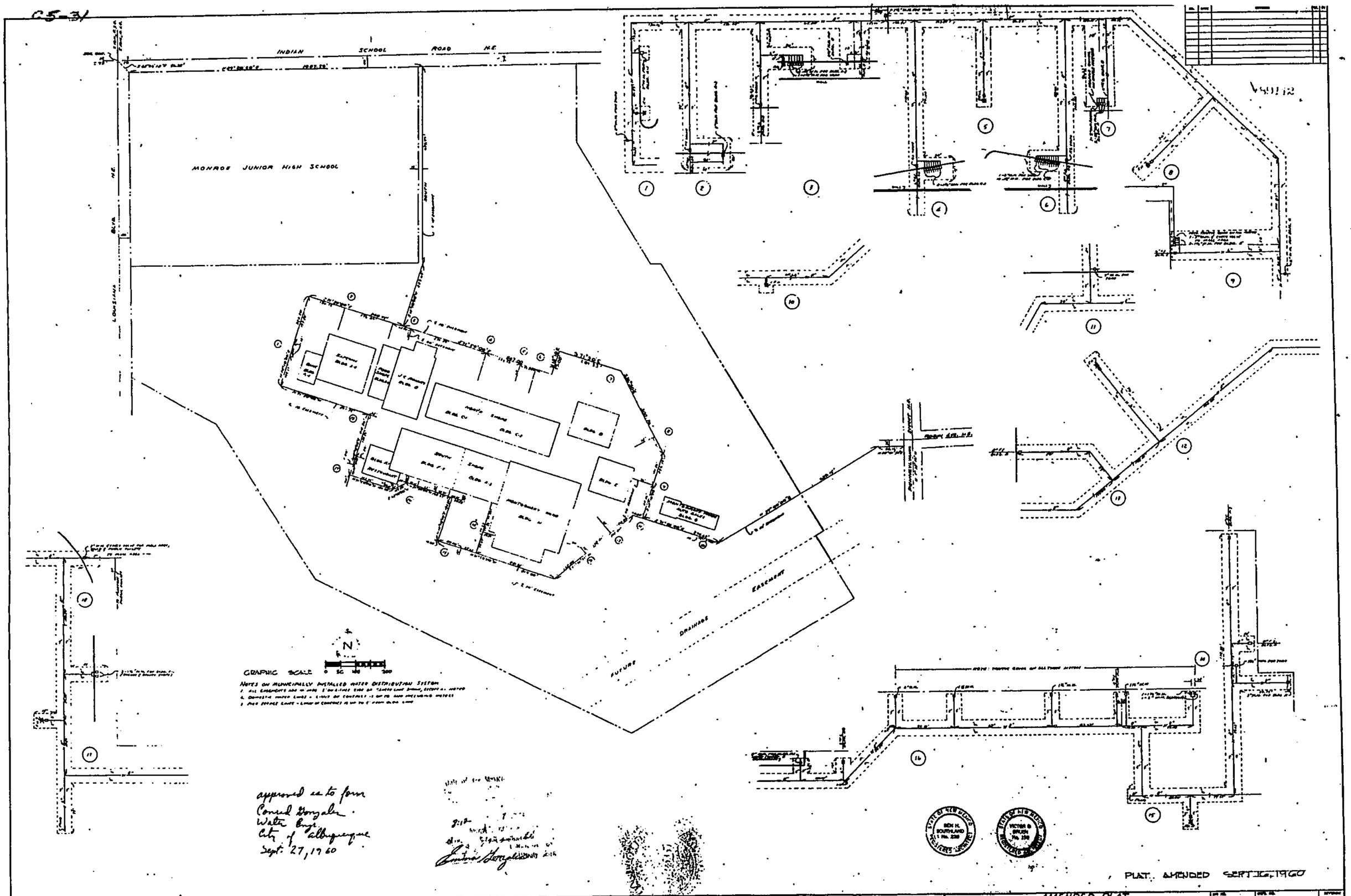


NOTE: THE INTENT IN RECORDING THIS PLAT IS TO SHOW THOSE PORTIONS OF WATER LINE EASEMENTS TO BE VACATED AND NEW WATER LINE EASEMENTS TO BE CREATED FOR WINROCK EXPANSION AREA.

MAP SHOWING
REVISED WATER
DISTRIBUTION SYSTEM
FOR
WINROCK EXPANSION AREA
AT
WINROCK CENTER
ALBUQUERQUE, NEW MEXICO
MAY, 1972

C8-150

C5-31



STANLEY & WAIGHT

WINROCK CENTER

ALBUQUERQUE, NEW MEXICO

SITE | AMENDED PLAT WATER DISTRIBUTION SYSTEM | 3387

C8-31

C8-31

10

File (in DRB file)

right hand side on top

#1002202

Interoffice Memorandum
Legal Department

TO: Sheran Matsen, DRB Chair
Russell Brito, Planning Dept.

FROM: Kevin Curran, Asst. City Attorney

DATE: August 29, 2006

SUBJECT: PruWinrock Preliminary Plat Approval and Site Plan for Subdivision Approval

---

Pursuant to my telephone conversation with Kim Kemper, P.E., agent for PruWinrock, on this date, the PruWinrock preliminary plat and site plan for subdivision approvals are indefinitely on hold.

Please take note that the preliminary plat approval will expire one (1) year from the approval date and the site plan for subdivision will expire in seven (7) years if ½ of the site is undeveloped unless extended as provided in § 14-16-3-11(c)(1)(a) of the zoning code.

Cc: Richard Dourte, City Engineer
Jane Rael, DRC Chair

Current DRC
Project Number:

ORIGINAL

Claire

Date Submitted: 3-17-2006
Date Site Plan Approved: 4/19/06
Date Preliminary Plat Approved: 4/19/06
Date Preliminary Plat Expires: ~~4/19/06~~ 4/19/07
DRB Project No.: 1002202
DRB Application No.: 06-00052 (SDB)
06-00363 (PP)

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Winrock Marketcenter
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Parcel A-1 - A1
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Waterline	NS 4 Street	Indian Sch Rd.	Outer LoopRd	/	/	/
		8"	Waterline	Outer Loop Rd	NS 3 Street	Inner Loop Rd	/	/	/
		8"	Waterline	Inner Loop Rd	Outer Loop	EW1 Street	/	/	/
		8"	Waterline	EW1 Street	NS1 Street	Inner Loop Rd	/	/	/
		8"	Waterline	EW2 Street	NS3 Street	Americas Pkwy	/	/	/
		8"	Waterline	NS1 Street	Indian Sch Rd	EW2 Street	/	/	/
		8"	SAS	NS4 Street	Indian Sch Rd	EW2 Street	/	/	/
		8"	SAS	NS1 Street	Indian Sch Rd.	EW2 Street	/	/	/
		8"	SAS	EW2 Street	Americas Pkwy	NS3 Street	/	/	/

 + EXHIBIT A

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	SAS	Americas Pkwy	Indian Sch Rd	EW1 Street	/	/	/
		8"	SAS	Inner Loop Rd	EW2 Street	Outer Loop	/	/	/
		8"	SAS	Outer Loop Rd	Inner Loop	NS 3 Street	/	/	/
			Curb&Gutter,Bus Stop & Shelter	Americas Pkwy	EW2 Street	EW1 Street	/	/	/
			Curb&Gutter,Bus Stop&Shelter,HC Ramps	Indian Sch Rd	Americas Pkwy	Espanola	/	/	/
			Turn Bay				/	/	/
			Signal (MODIFIED 'B' - NON-WORK ORDER)	Americas Pkwy			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1

2

3

AGENT / OWNER

Kim R. Kemper
NAME (print)

Huitt-Zollars
FIRM

3-23-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4/19/06
DRB CHAIR - date

Christina Sandoval 4/19/06
PARKS & RECREATION - date

4-19-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

4/19/06
UTILITY DEVELOPMENT - date

- date

4/19/06
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	5-25-06			5-25-06

(rev. 9-20-05)

ORIGINAL

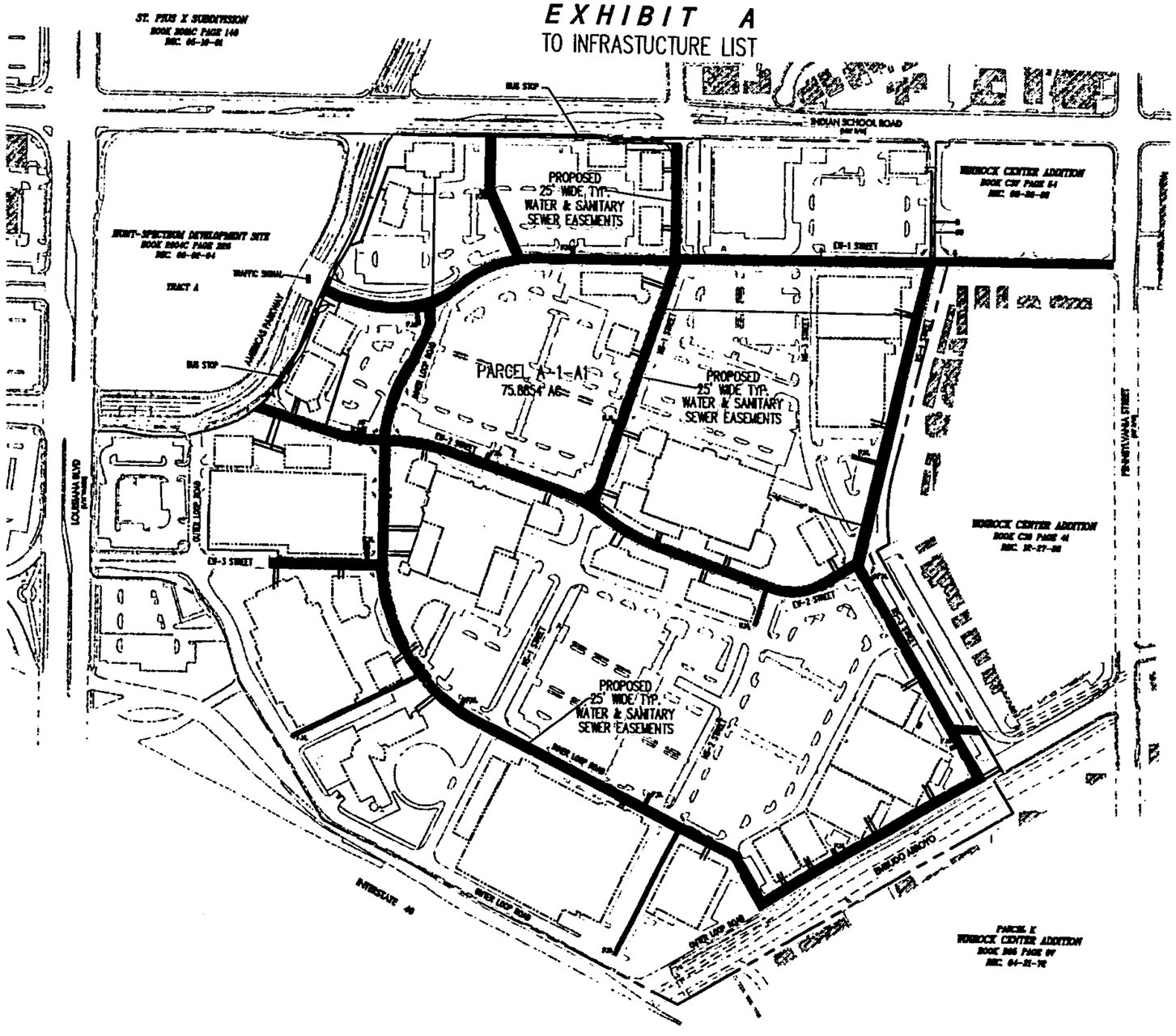
WINROCK CENTER ADDITION

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

EXHIBIT A

TO INFRASTUCTURE LIST



N

NOT TO SCALE

03-17-06
Winfrastructure.dwg

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141
MARCH, 2006

Current DRC
Project Number:

ORIGINAL

Claire

Date Submitted: 3-17-2006
Date Site Plan Approved: 4/19/06
Date Preliminary Plat Approved: 4/19/06
Date Preliminary Plat Expires: ~~4/19/06~~ 4/19/07
DRB Project No.: 1002202
DRB Application No.: 06-00052 (SDP)
06-00363 (PP)

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Winrock Marketcenter

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Parcel A-1 - A1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
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		8"	Waterline	Inner Loop Rd	Outer Loop	EW1 Street	/	/	/
		8"	Waterline	EW1 Street	NS1 Street	Inner Loop Rd	/	/	/
		8"	Waterline	EW2 Street	NS3 Street	Americas Pkwy	/	/	/
		8"	Waterline	NS1 Street	Indian Sch Rd	EW2 Street	/	/	/
		8"	SAS	NS4 Street	Indian Sch Rd	EW2 Street	/	/	/
		8"	SAS	NS1 Street	Indian Sch Rd.	EW2 Street	/	/	/
		8"	SAS	EW2 Street	Americas Pkwy	NS3 Street	/	/	/

 + EXHIBIT A

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
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		8"	SAS	Inner Loop Rd	EW2 Street	Outer Loop	/	/	/
		8"	SAS	Outer Loop Rd	Inner Loop	NS 3 Street	/	/	/
			Curb&Gutter,Bus Stop & Shelter	Americas Pkwy	EW2 Street	EW1 Street	/	/	/
			Curb&Gutter,Bus Stop&Shelter,HC Ramps	Indian Sch Rd	Americas Pkwy	Espanola	/	/	/
			Turn Bay				/	/	/
			Signal	Americas Pkwy			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1

2

3

AGENT / OWNER

Kim R. Kemper
NAME (print)

Huitt-Zollars
FIRM

3-23-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4/19/06
DRB CHAIR - date

Christina Sandoval 4/19/06
PARKS & RECREATION - date

4-19-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

4/19/06
UTILITY DEVELOPMENT - date

_____ - date

4/19/06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

ORIGINAL

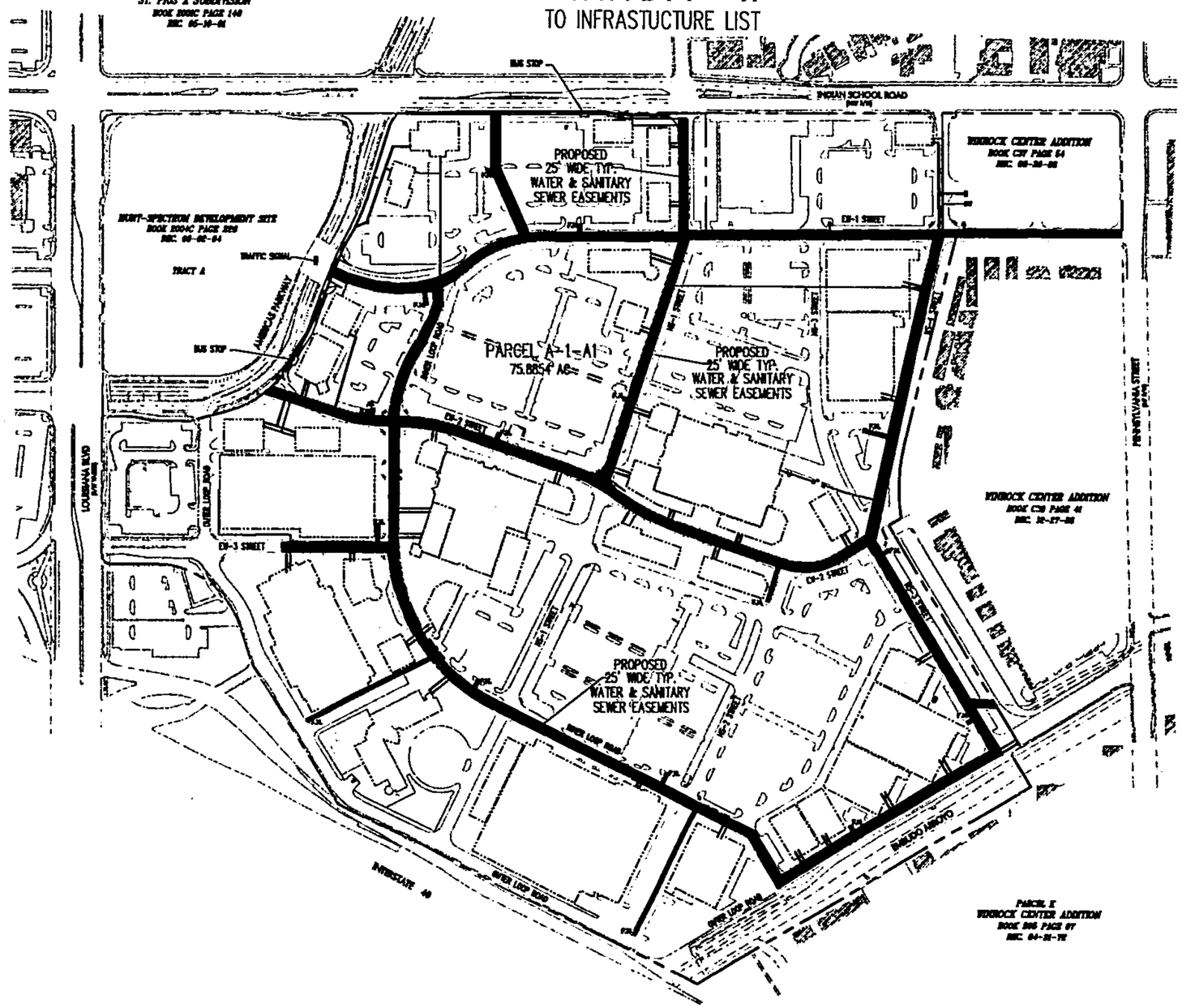
WINROCK CENTER ADDITION

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

EXHIBIT A

TO INFRASTUCTURE LIST



NOT TO SCALE

HUITT-ZOLLARS

333 RIO RANCHO DR. N.E., STE. 101

RIO RANCHO, N.M., 87124

(505) 892-5141

MARCH, 2006

03-17-06

WRinfrastructure.dwg

#1002202

Rad 3/3/06

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

March 2, 2006

Mr. Richard Dineen
Planning Director
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Dear Mr. Dineen:

As you know, we have previously met with you and your staff to discuss platting and parking issues for the redeveloped Winrock MarketCenter. Future plats for buildings that may be under separate ownership may be created separate from the parking areas on the site, which include multi-level parking structures that do not lend themselves well to subdividing.

There are two general ways in which the parking area will be controlled over time, one private and one public. One private method for control of shared parking is through a Reciprocal Easement Agreement (or REA). An outline for a typical REA that could be used at Winrock MarketCenter has been attached for your review and information. The City requires an additional private method of control through its Condition#7 on the Site Plan for Subdivision which states "A note shall be provided on the submittal indicating that all applicants requesting modification to the site development plan that affects off-street parking shall notify all property owners within the portions zoned SU-3". That note has already been added to the site plan.

One of the public methods for control over the parking fields is through City approved site plans. Since the site is zoned SU-2 and SU-3 and has an approved site plan governing the use and configuration of the site, the City has control over the amount and layout of the parking. Proposed changes to parking areas in the future, or any other part of the site plan, will require City approval, so the City retains control of the site, even if separate owners emerge in the future. Additionally, Condition #3 on the Site Plan for Building Permit states "A note shall be provided indicating that any modifications to the Site Development Plan for Building Permit that affect property boundaries shall be reflected on the Site Development Plan for Subdivision and shall be approved through the review process identified in the Uptown Sector Development Plan, or Comprehensive City Zoning Code, whichever shall apply." This note has also been added to the site plan.

This letter and the attached REA are being provided to City Legal as well. After your review, please let us know if we need to meet to discuss this issue further. We are anticipating an April submittal to DRB for the Winrock MarketCenter site plans, and want to ensure that we have addressed any City

PRINCIPALS
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES
Jacqueline Fishman, AICP

CONSENSUS PLANNING

concerns relating to parking and separate future building lots within the MarketCenter in advance of the DRB hearing.

As always, we appreciate your time and effort in assisting in the successful redevelopment of the Winrock MarketCenter project.

Sincerely,

Karen Marcotte

Karen Marcotte, AICP
Principal

C: Kevin Curran, City Legal
Winrock MarketCenter Development Team

COX CASTLE NICHOLSON

Memorandum

To: Marty Potts

From: Gary Glick

Copy: Bob Manarino

Date: February 23, 2006

Re: Winrock MarketCenter - REA

Pursuant to your request, this memorandum summarizes the major terms which will most likely be included within the Reciprocal Easement Agreement (the "REA") for Winrock MarketCenter.

1. Easements for Parking, Access, Encroachments and Utilities. The REA will provide all parties to the REA (which parties may be parcel owners or ground lessees, and which parties will typically include the developer and one or more of the major anchor retailers located within the shopping center) with the most basic rights for their respective properties to be operated in harmony with one another. Each party will be given easement rights to access the other parties' property for vehicular parking and access and for pedestrian access. For instance, the customers and employees of a major retailer's property will need to park anywhere they want within the shopping center (subject to an agreement by the parties to provide special areas for employee parking) and to walk anywhere they want within the shopping center. To customers of the occupants of the shopping center, the property will appear to be owned by one party and operated as a fully integrated shopping center (even though the property is owned by two or more different parties). Each party will also be given the right to "tie into" the other parties' utility systems or utility systems used in common by some or all of the parties. Also, a party may need certain encroachment rights if its canopies or foundations minimally encroach upon another party's property (or in the event exiting from an existing building encroaches across a parcel line).

2. Construction and Architectural Compatibility. The REA will most likely provide for the developer to construct all of the on- and off-site improvements comprising the shopping center, as well as the relevant buildings to be located on the developer's property. In some cases, the major retailers will be responsible for the construction of the their buildings. The REA will most likely provide for each party to review and approve the plans and specifications for each party's work, thereby creating architectural compatibility for all of the construction work at the shopping center. In addition, the REA will most likely provide for each party to construct their improvements pursuant to a mutually-approved construction schedule.

3. Operation of Common Areas. The REA will provide for one party to operate, insure and maintain the common areas of the shopping center. The party with this responsibility will most likely be the developer or a third party manager appointed by the developer. The manager will keep the common areas in a neat, clean and attractive condition, and bill the parties to the REA for their prorata share of common area costs, plus a competitive management fee. Typically, if the developer does a poor job operating and maintaining the common area, certain major retailers will have the right to "take over" the operation and maintenance of the common areas located on its property, although sometimes this take over right may be as to the entire common area in the shopping center.

4. Taxes, Building Maintenance and Building Insurance. The REA will require each property owner to pay the property taxes that relate to its property. In addition, each party will be required to maintain the appearance of the buildings on its property in an attractive appearance. Each party will also be required to maintain first party insurance on the buildings located on its property; however, in the event of a casualty, the parties are usually given the right to raze the building improvements located on its property or rebuild them to their former condition. However, the REA will require the common area improvements to be rebuilt following a casualty.

5. Use. The REA will restrict certain "noxious" uses from occurring within the shopping center. These "noxious" uses typically include (but are not limited to) the following: a "surplus" store, pawn shop, mortuary or funeral home or any establishment selling or exhibiting drug-related paraphernalia or which exhibits either live or by other means to any degree, nude or partially clothed dancers or wait staff.

6. Covenants Running with the Land, Term and Amendments. The REA will specifically provide that the rights and obligations set forth in the REA "run" with the land of the property subject to the REA. In other words, whoever owns the property subject to the REA will be subject to the terms and provisions set forth in the REA. In addition, the REA will specifically provide for the term of the REA and the method by which the REA may be amended. The REA will provide that the easements necessary for a party to access the public streets surrounding the shopping center and to use the shopping center utility systems run in perpetuity.

As you can see, the items listed above are only a list of the major items that will be set forth in the REA for Winrock Market Center. If you desire more information regarding the terms of the proposed REA, please let me know.

ALBUQUERQUE
Making History

City of Albuquerque

PLEASE NOTE: The Neighborhood Association 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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

March 14, 2006

Lani McCarson
Consensus Planning
302 8th St. NW/87102
Phone: 764-9801 Fax: 842-5495

Dear Lani:

Thank you for your inquiry of **March 14, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **WINROCK CENTER ADDITION, LOTS D-1, E-1, A-2, A-3, A-1A & B, WINROCK SHOPPING MALL LOCATED ON LOUISIANA BOULEVARD NE, BETWEEN I-40 AND INDIAN SCHOOL NE** zone map **J-19.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

"SEE ATTACHMENT - UPTOWN NEIGHBORHOOD ASSOCIATION LIST"

See attached side for additional Neighborhood Association Information: YES {X} NO { }
Please note that according to O-92 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. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION

UPTOWN NEIGHBORHOOD ASSOCIATION LIST

(as of March 9, 2006)

Alvarado Park Neighborhood Association "R"

Bill Sterchi
5607 Princess Jeanne NE/87110 255-0579 (h) 453-1342 (w)

Gene Tatum
1916 Madeira NE/87110 255-1960 (h)

Classic Uptown Neighborhood Association "R"

Stephen Verchinski
2700 Espanola NE/87110 888-1320 (h)

Jack Markham
2721 Pennsylvania NE/87110 837-1747 (h)

Inez Neighborhood Association "R"

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

Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Eric Shirley
900 Grove St. NE/87110 268-2595 (h)

Mark Twain Neighborhood Association "R"

Paul Schentrup
1112 Dakota NE/87110 268-5514 (h)

Kelly Frey
6014 Aspen NE/87110 268-5909 (h)

Quigley Park Neighborhood Association "R"

Lou Weiss
2838 Alvarado Dr. NE/87110 830-9455 (h)

Winnie Schmidt
2916 Cuervo Dr. NE/87110 881-2155 (h)

Snow Heights Neighborhood Association "R"

Mary A. Glasener
7742 Haines NE/87110-5518 299-6451 (h)

Shirley Marquez
7905 Hannett NE/87110 265-5513 (h)

Uptown Progress Team, Inc. "R"

Paul Silverman
6211 San Mateo NE, Ste. 130/87109 294-8625 (w)

Mickey Gowdy
6501 Americas Parkway NE, Ste. 650/87110 830-7662 (w

Winrock South Neighborhood Association "R"

Richard Peterson
1112 San Pedro NE #309/87110-6724 255-0414 (message #)

Virginia Kinney
1112 San Pedro NE #309/87110-6724 255-0414 (message)

Zuni Neighborhood Association "R"

Davis Lee
7401 Euclid Ave. NE/87110 888-1432 (h)

Ilyssa Bozza
7621 Euclid Ave. NE/87110 331-2817 (h)

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 recognized neighborhood 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 describe 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.
5. 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.

* * * \

Stephani I. Winklepleck/ENVPLN/CABQ

03/31/2006 03:53 PM

To Kim Kemper <krkemper@huitt-zollars.com>

cc Claire A. Senova/PLN/CABQ@COA, Herbert M. Howell/PLN/CABQ@COA, Sheran A. Matson/PLN/CABQ@COA

bcc

Subject Project #1002202 for PruWinrock, LLC

Kim Kemper,

I am in receipt of your DRB Project #1002202 that your company submitted to the One Stop Shop to be placed on the DRB Agenda for the April 19, 2006 Public Hearing.

After checking for neighborhood association information, I failed to see the "official ONC Notification Letter" that your office should have received along with us releasing the Uptown NA List to your company.

After checking our log of agents/applicants who submit documentation to our office, we did not receive any "Developer Inquiry Sheet" from your organization for this project. Did you go through another agency??

If you did not obtain the "Official ONC Notification Letter" from our office you will need to come to our office and submit this paperwork and give a copy of the Notification Letter to Claire Senova, DRB Administrative Assistant to place in the original file for this project.

Please contact me today or by Monday, April 3, 2006 to get this Notification Letter. If you need a Developer Inquiry Sheet faxed to you, please call Maria, ONC's receptionist at 924-3914 and she will be happy to fax you a copy.

Thank you for your cooperation on this matter.

Stephani Winklepleck
Neighborhood Program Coordinator
COA/Planning Department
Office of Neighborhood Coordination
P.O. Box 1293/Albuquerque, NM 87103
Phone: (505) 924-3902 Fax: (505) 924-3913
E-mail: swinklepleck@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION		S	Z	**ZONING & PLANNING**
X	Major Subdivision action			____ Annexation
____	Minor Subdivision action			____ County Submittal
X	Vacation	V		____ EPC Submittal
____	Variance (Non-Zoning)			____ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN		P		____ Sector Plan (Phase I, II, III)
____	for Subdivision Purposes			____ Amendment to Sector, Area, Facility or Comprehensive Plan
____	for Building Permit			____ Text Amendment (Zoning Code/Sub Regs)
____	IP Master Development Plan			____ Street Name Change (Local & Collector)
____	Cert. of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE		D		____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
____	Storm Drainage Cost Allocation Plan			

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.

APPLICANT INFORMATION:

NAME: PruWinrock LLC PHONE: 973-734-1300
ADDRESS: 8 Campus Drive FAX: 973-638-1794
CITY: Parsippany STATE NJ ZIP 07054 E-MAIL:
Proprietary interest in site: Owner List all owners: PruWinrock
AGENT (if any): Huitt-Zollars, Inc PHONE: 505-892-5141
ADDRESS: 333 Rio Rancho Blvd., Suite 101 FAX: 505-892-3259
CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: krkemper@huitt-zollars.com

DESCRIPTION OF REQUEST: Preliminary Plat Approval and Vacation of Public Easement

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

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

Lot or Tract No. Lot A1A, A-2, A-3, B, C-2A, D-1A E-1; Lot B (Monroe) Block: Unit:
Subdiv. / Addn. Winrock Center Addition TBK Winrock Market Center
Current Zoning: SU-3 Proposed zoning: No Change
Zone Atlas page(s): J-19 No. of existing lots: 6 No. of proposed lots: 1
Total area of site (acres): N/A Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. ~~See Attached~~ 101905813040020410 11 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Boulevard and Interstate 40
Between: Indian School and Interstate 40

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-484-4, 1002202, 05EPC00876, 05EPC00877

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE DATE 3.17.06
(Print) Kim R. Kemper PE, Vice President ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

		Application case numbers	Action	S.F.	Fees
NA ☐	INTERNAL ROUTING	06DRB - 00362	UPE	V	$ 1240.00
☑	All checklists are complete	06DRB - 00363	PP	S(2)	$ 770.00
☑	All fees have been collected		ADV		$ 75.00
☑	All case #s are assigned		EMF		$ 20.00
☑	AGIS copy has been sent				$
☑	Case history #s are listed				Total
NA ☐	Site is within 1000ft of a landfill				$ 2125.00
NA ☐	F.H.D.P. density bonus	Hearing date 4-19-06			
NA ☐	F.H.D.P. fee rebate				

3/17/06 Project # 1002202

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☒ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Kim R. Kemper
Applicant name (print)

3-17-06
Applicant signature / date

Form revised 4/03, 10/03 and **JUNE 2005**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
DRB- - 00362
- -
- -

3/17/06
Planner signature / date

Project # 1002202

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List
- NA Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ **Signed** Pre-Annexation Agreement if Annexation required.
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- __ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- __ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)**

- __ **1** copy of each of the following items
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Plat or plan reduced to 8.5" x 11"
- __ Official D.R.B. Notice of the original approval
- __ Approved Infrastructure List. If not applicable, please initial. _____
- __ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application
- __ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Kim R. Kemper
Applicant name (print)

3-17-06
Applicant signature / date

Form revised 11/04 and **JUNE 05**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - - 00363
- -
- -

Kim Sais 3/17/06
Planner signature / date

Project # 1002202

PARCEL A-1-A	UPC #	1019058130400204 10L1
PARCEL A-2	UPC #	1019058170450204 60L1
PARCEL A-3	UPC #	1019058100435204 05L1
PARCEL B	UPC #	1019058085360204 11L1
PARCEL C-2A	UPC #	1019058135510204 04L1
TRACT B	UPC #	1019058083504204 15

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 17, 2006

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque, New Mexico
P.O. Box 1293

RE: Major Subdivison Preliminary Plat
Vacation of Public Easement
Winrock MarketCenter
Project #1002202, 05EPC00876, 05EPC00877

Dear Ms. Matson:

Huitt-Zollars, Inc., on behalf of PruWinrock LLC, is requesting a vacation of public easement and preliminary plat approval for the Winrock MarketCenter project. This effort is being done in conjunction with a proposed Site Plan for Building Permit and Site Plan for Subdivision. The preliminary plat includes a consolidation of six (6) separate parcels into a single parcel. It also includes creating a new storm drain easement for the City of Albuquerque and a private access easement for the benefit of an adjacent parcel.

The private access easement is being created as a temporary measure to enhance the access to Parcel D-1A, which is not part of this plat but is included in the overall Site Development Plan(s). It is not part of the consolidation plat because it has a different zone classification. This temporary access easement is being provided at the request of the City Staff. Additionally, the City asked that we verify that Parcel D-1A have adequate parking and not require a parking easement from the adjacent property as well. Parcel D-1A contains 212 parking spaces and 210 are required. Therefore, we did not include any type of parking easement with this submittal.

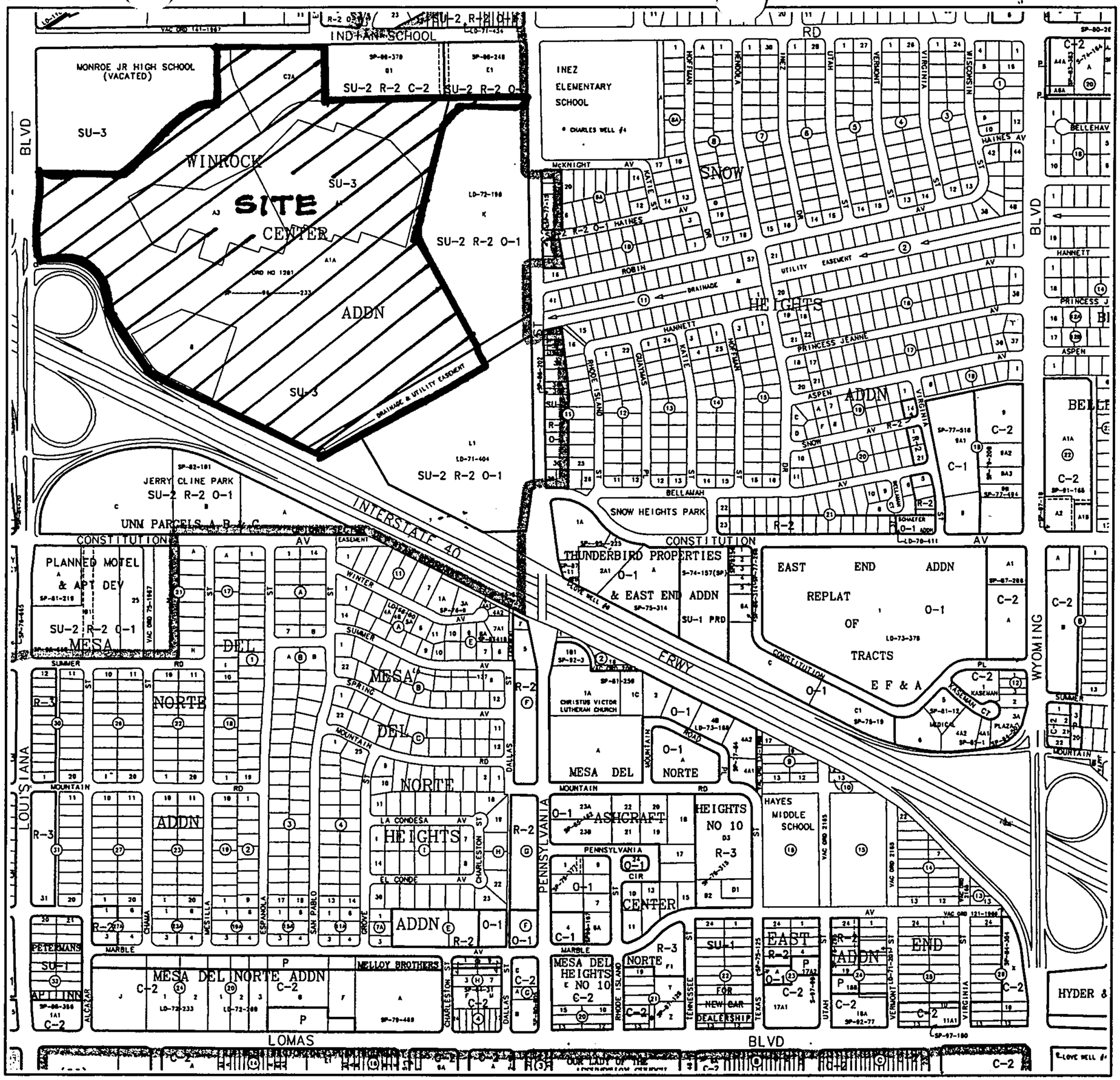
Finally, as we have been discussing with the City and other utility providers, the completion of this platting action will reference a Grant of Option of Easement and Right-of-Way for all the utility providers to remain in force during the construction of the site. Once the project is complete we will process an amended plat to establish permanent easements based on record drawing survey information.

Please don't hesitate to call me at 892-5141 if you have any questions.

Sincerely,

Huitt-Zollars, Inc.

Kim R. Kemper, P.E.
Vice President.



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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N W E S

GRAPHIC SCALE IN FEET

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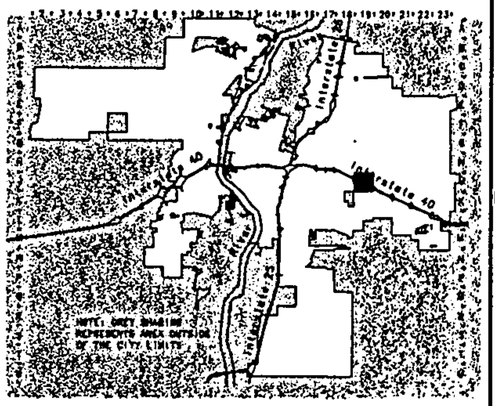
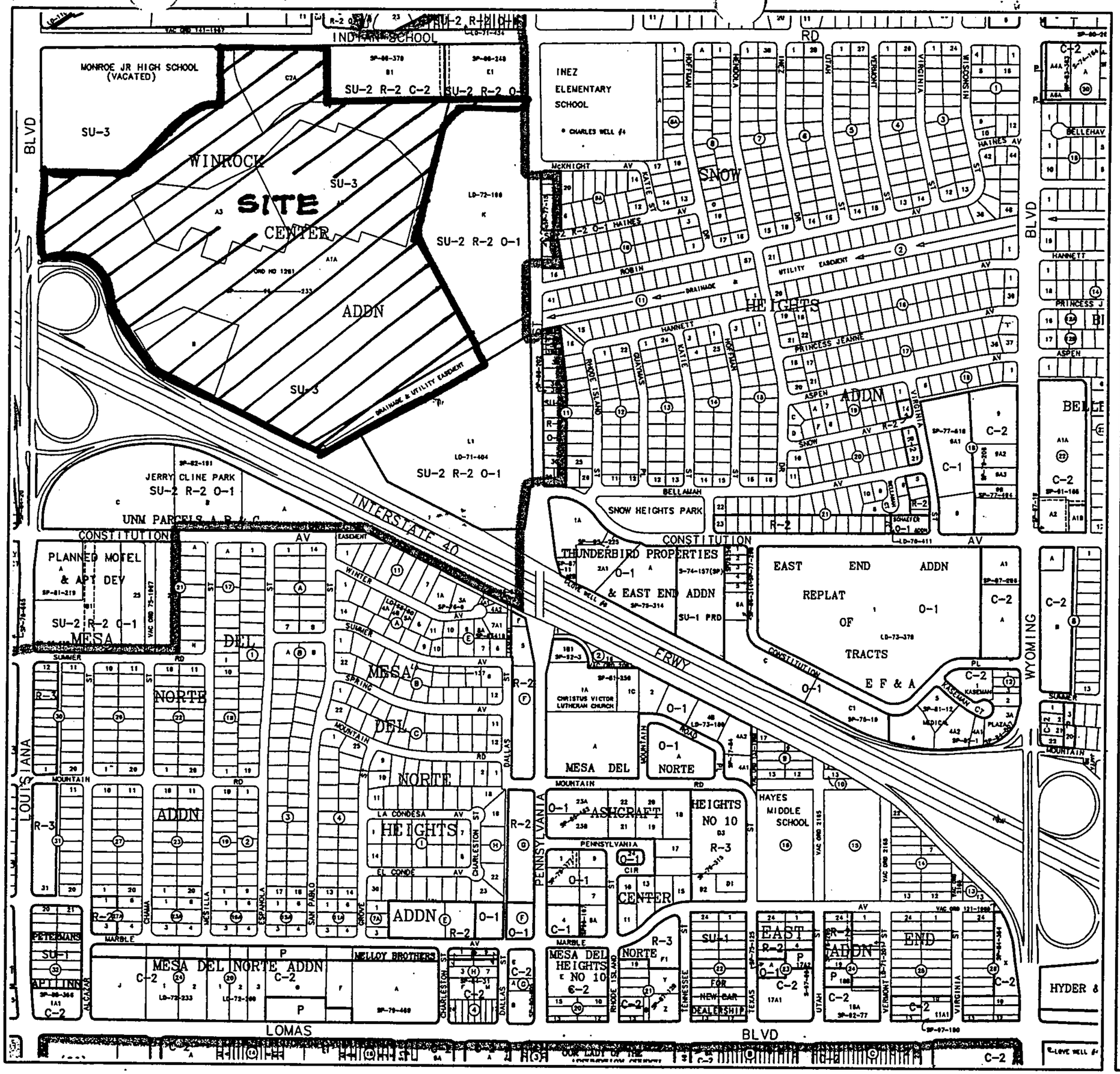


Zone Atlas Page

J-19-Z

Map Amended through
February 27, 1998



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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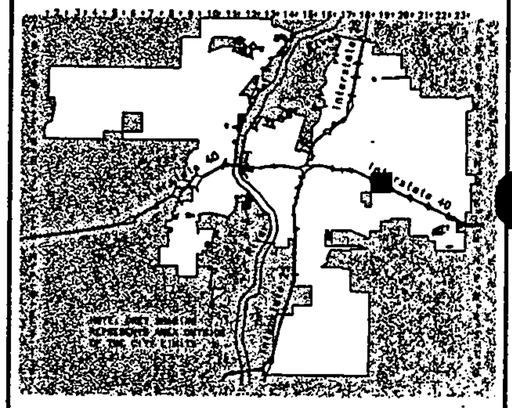


Zone Atlas Page

J-19-Z

Map Amended through
February 27, 1998

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: PRU WINROCK, LLC **DATE OF REQUEST:** 3/17/06 **ZONE ATLAS PAGE(S):** J-19

CURRENT:

ZONING SU-3 & SU-2 (USP)

PARCEL SIZE (AC/SQ. FT.) 74.1 - SU-3, 7.2 SU2

LEGAL DESCRIPTION: A1A, A2, A3, B

LOT OR TRACT # C2A, D1, E1 BLOCK #

SUBDIVISION NAME WINROCK CENTER ADDITION

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN: PRELIMINARY PLAT	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION	[X] BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES	[ ] ACCESS PERMIT [ ]
				C) AMENDMENT	[ ] OTHER [X] VACATION

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT

GENERAL DESCRIPTION OF ACTION:[1] ±930,000 ft

OF UNITS: 66 MULTIFAMILY, 174 HOTEL ROOMS

BUILDING SIZE: RETAIL: 784,822 (sq. ft.) RESTAURANT: 58,400 SF, THEATER: 63,000 SF, OFFICE: 24,000 SF

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE _____ DATE 3.17.06

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ] ACCESS ANALYSIS REQUIRED.

THRESHOLDS MET? YES [X] NO [ ] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: ACCESS ANALYSIS REQUIRED & RECEIVED. PREVIOUSLY APPROVED SITE DEV. PLAN AMENDMENT STATES NO ADDITIONAL TRAFFIC OR AIR STUDIES REQUIRED IF TOTAL SQUARE FOOTAGE DOES NOT EXCEED 941,061.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Loyd
TRAFFIC ENGINEER

3-17-06
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X] SEE ABOVE

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS.** ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

APPLICANT

3.17.06
DATE

Required **TIS** and/or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/___
-FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

Revised June 27, 2005

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 19, 2002

RECEIVED
NOV 20 2002
HUITT-ZOLLARS, INC

Huitt-Zollars
One Park Square
6501 Americus Parkway NE
Suite 550
Albuquerque, New Mexico 87114-5372
Attn: Kim Kemper

Re: Winrock Reconstruction

J-19

Mr. Kemper:

Existing: The mall includes about a million square feet of retail space on land roughly bounded by Louisiana, Indian School, Pennsylvania, and the interstate. Existing public utilities include zone 3E transmission lines in Indian School, and along the north side of the interstate, and a 12-inch master plan line in Pennsylvania. There is also a 6-inch distribution line in Louisiana. The mall has service from an internal loop largely following the building footprint. The loop has two 8-inch connections: one to the 30-inch in Indian School, the other to the 12-inch in Pennsylvania. Over the years numerous sections of the on-site loop were rebuilt and / or relocated by Winrock. Much of the work was done 'outside' normal channels without advanced input or approval of the utility. Much of the work was poorly documented and would not meet current public utility standards. There are dozens of meters, many similarly installed by Winrock's plumbers. Many are in 'nonstandard' locations some even hanging on interior walls inside the mall. The on-site sanitary sewer system is private with a single connection to the public system at manhole #201. We have no as-builts for the private system, but I have seen drawings showing an 8-inch line down the middle of the 'west mall.'

Proposed: Approximately half the existing space will be demolished and relocated. The 'west mall' including both Dillards will be retained, with the 'woman's' Dillards reverting to a stand-alone structure. Other structures will be razed. The existing theater will be replaced with relocated retail space, and a new free standing theater will be built opposite the 'west mall'. The remaining retail and office space will be relocated along two proposed internal streets. Plans integrate second floor connections between structures with breezeways at grade level. Major portions of the existing utility systems are to be retained. No construction timetable was provided, but I understand the bulk of the reconstruction will be completed by late 2004.

Service: Availability statements confirm and commit system capacity. Obviously Winrock has had service. Based on our current understanding the project should not represent a significant change in system demand. As such, this is not an availability statement per se. It does, however, establish the form of continued service, and as stated in our comments to the Environmental Planning Commission that will be private systems. Public construction will basically be limited to installing compound / fire-protectus meters and backflow prevention on the main connections, and removal of existing meters. This must be coordinated through the City via the 'DRC / City Work Order' process. Once this is accomplished utility work 'downstream' of, or 'between' the meters can be done under permit with building code review.

Fire Protection: Development specific requirements must be established by the Fire Marshal's Office and forwarded to this office for verification of system adequacy. These must include instantaneous flow requirements for existing structures that are being retained, as well as new construction. Fire protection has been an on-going concern at Winrock. With past expansions the Fire Marshal's Office has called for flows exceeding 5,000 GPM. On-site piping is all 8-inch. System analysis indicates that head losses are such that the loop can only provide between 2,000 on the south: i.e. Winrock Inn, to approximately 2,400 GPM on the north: the free standing Dillards. The proposed 8-inch looping line in Sandia Drive will help reduce on-site losses, but I doubt it will be enough. Lines in Indian School, Pennsylvania, and the proposed loop road all have master plan capacity: i.e. 5,000 GPM, but getting such flows to the buildings would require upsizing virtually all on-site lines. That level of reconstruction may well not be necessary, but there is no way to attack the problem without formal requirements.

Utility Expansion Charges / Billing: A new billing account will be established for each master meter. Existing accounts will be closed out after a final billing. Existing meters belong to the Utility. Where boxes are being removed as part of the reconstruction plates and meters must be returned to Public Works. Where boxes are 'undisturbed' they would typically be straight piped, and the meters returned to Public Works. If Winrock intends to 'sub-meter' they may be interested in acquiring the meters. Terms would have to be worked out prior to DRC approval. As discussed, I view the reconstruction of retail space as representing no net change in demand. As such, the conversion to private system should not in itself generate any Utility Expansion Charges. However, there does seem to be a significant increase in landscaping. The increased irrigation demand will be subject to Utility Expansion Charges. The amount will be based on demand calculations, which must be included along with those submitted for the Fire Protectus installations.

Please do not hesitate to call if you have questions or need additional information: 924-3987.

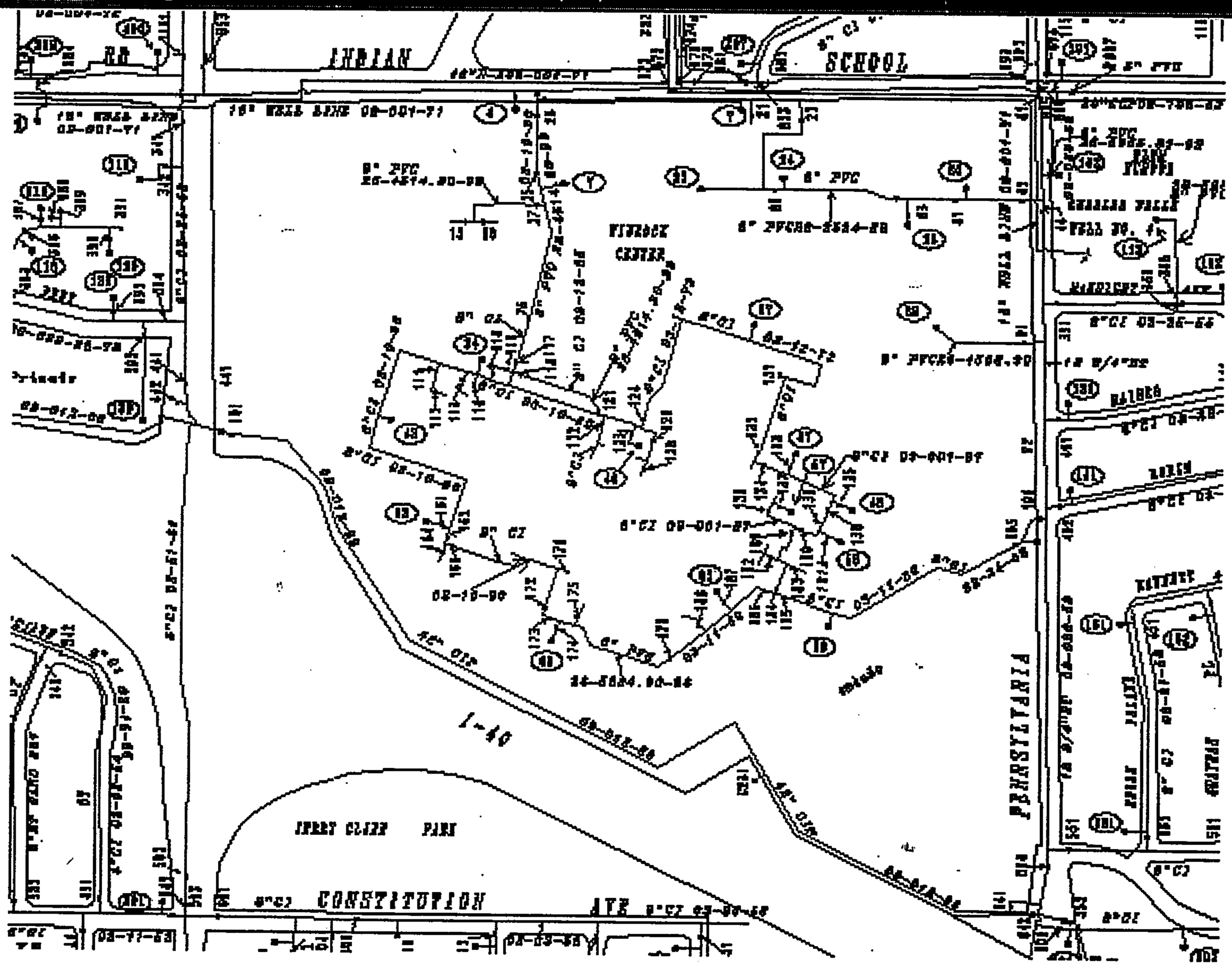
Sincerely,

John F. McDonough
Engineering Associate
Development Services

Attachment: System / Location Map(s)

c: Steve Bockemeier / PWD
Art Stuart / PWD
Josie Jaramillo / PWD
f/ readers #21104
f/ #1002202
f/ Winrock J-19
f/ availability J-19

Pan/Zoom x,y: 3.77707,3.19882
dx,dy: 3.59252,-1.75935 dist: 4.00019



Existing Winrock water Loop
see Letter of 11-18-02 #21104

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: WINROCK MARKET CENTER

AGIS MAP # J-19

LEGAL DESCRIPTIONS: LOT A1A, A-2, A-3, B, C-2A D-1A, E-1, LOT B WINROCK ADDITION

✓ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 3/17/06 (date).

Applicant/Agent — Date

Hydrology Division Representative — 3/17/06 Date

___ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on _____ (date).

Applicant/Agent — 3.17.06 Date

Utilities Division Representative — Date

PROJECT # _____

Revised 4/03

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME PRU WINROCK LLC

AGENT Huitt - Zollars Inc

ADDRESS 333 Rio Rancho

PROJECT & APP # 1002202 / 06DRB -00362, 00363

PROJECT NAME WINROCK MARKET CENTER

$ 20.50 441032/3424000 Conflict Management Fee

$ 2030.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 2125.00 TOTAL AMOUNT DUE

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.*

1852

HUITT-ZOLLARS, INC.
333 RIO RANCHO DR. NE #101
RIO RANCHO, NM 87124

95-219/1070 364

DATE March 17, 2006

PAY TO THE ORDER OF City of Albuquerque $ 2,125.00

Two Thousand One Hundred Twenty Five Dollars NO/100 DOLLARS

Security Features Included. Details on Back.

WELLS FARGO
Wells Fargo Bank New Mexico, N.A.
4110 Meadowlark Ln. SE
Rio Rancho, NM 87124
www.wellsfargo.com

FOR Winrock Preliminary Plat Submittal

⑈001852⑈ ⑆107002192⑆ 1350750377⑈

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   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 are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 4-4-06 To 4.19.06

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 3.25.06 (Date)

I issued 4 signs for this application, 3-21/06 (Date) Kim Sir (Staff Member)

DRB PROJECT NUMBER: 100 2202

Rev. 1/11/05

UPTOWN NEIGHBORHOOD ASSOCIATION LIST

(as of March 9, 2006)

Alvarado Park Neighborhood Association "R"

Bill Sterchi
5607 Princess Jeanne NE/87110 255-0579 (h) 453-1342 (w)

Gene Tatum
1916 Madeira NE/87110 255-1960 (h)

Classic Uptown Neighborhood Association "R"

Stephen Verchinski
2700 Espanola NE/87110 888-1320 (h)

Jack Markham
2721 Pennsylvania NE/87110 837-1747 (h)

Inez Neighborhood Association "R"

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

Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Eric Shirley
900 Grove St. NE/87110 268-2595 (h)

Mark Twain Neighborhood Association "R"

Paul Schentrup
1112 Dakota NE/87110 268-5514 (h)

Kelly Frey
6014 Aspen NE/87110 268-5909 (h)

Quigley Park Neighborhood Association "R"

Lou Weiss
2838 Alvarado Dr. NE/87110 830-9455 (h)

Winnie Schmidt
2916 Cuervo Dr. NE/87110 881-2155 (h)

Snow Heights Neighborhood Association "R"

Mary A. Glasener
7742 Haines NE/87110-5518 299-6451 (h)

Shirley Marquez
7905 Hannett NE/87110 265-5513 (h)

Uptown Progress Team, Inc. "R"

Paul Silverman
6211 San Mateo NE, Ste. 130/87109 294-8625 (w)

Mickey Gowdy
6501 Americas Parkway NE, Ste. 650/87110 830-7662 (w

Winrock South Neighborhood Association "R"

Richard Peterson
1112 San Pedro NE #309/87110-6724 255-0414 (message #)

Virginia Kinney
1112 San Pedro NE #309/87110-6724 255-0414 (message)

Zuni Neighborhood Association "R"

Davis Lee
7401 Euclid Ave. NE/87110 888-1432 (h)

Ilyssa Bozza
7621 Euclid Ave. NE/87110 331-2817 (h)

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Mr. Bill Sterchi
Alvarado Park Neighborhood Association
5607 Princess Jeanne NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation & Preliminary Plat
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mr. Sterchi:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Mr. Gene Tatum
Alvarado Park Neighborhood Association
1916 Madeira NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mr. Tatum:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

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Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

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March 15, 2006

Mr. Stephan Verchinski
Classic Uptown Neighborhood Association
2700 Espanola NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mr. Verchinski:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

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Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

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March 15, 2006

Mr. Jack Markham
Classic Uptown Neighborhood Association
2721 Pennsylvania NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mr. Markham:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

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March 15, 2006

Ms. Evelyn B. Feltner
Inez Neighborhood Association
2014 Utah St. NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Ms. Feltner:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

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March 15, 2006

Ms. Bette Weber
Inez Neighborhood Association
1927 Virginia St. NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Ms. Weber:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

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March 15, 2006

Ms. Julie Jones
Jerry Cline Park Neighborhood Association
7625 Winter Ave. NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Ms. Jones:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

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March 15, 2006

Mr. Eric Shirley
Jerry Cline Park Neighborhood Association
900 Grove St. NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mr. Shirley:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

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March 15, 2006

Mr. Paul Schentrup
Mark Twain Neighborhood Association
1112 Dakota NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mr. Schentrup:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

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Vice President
Project Manager

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March 15, 2006

Kelly Frey
Mark Twain Neighborhood Association
6014 Aspen NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Kelly:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

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March 15, 2006

Mr. Lou Weiss
Quigley Park Neighborhood Association
2838 Alvarado Dr NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mr. Weiss:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Winnie Schmidt
Quigley Park Neighborhood Association
2916 Cuervo Dr. NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Winnie:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Ms. Mary A. Glasener
Snow Heights Neighborhood Association
7742 Haines NE
Albuquerque, NM 87110-5518

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Ms. Glasener:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Ms. Shirley Marquez
Snow Heights Neighborhood Association
7905 Hannett NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Ms. Marquez:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Mr. Paul Silverman
Uptown Progress Team, Inc.
6211 San Mateo NE, Suite 130
Albuquerque, NM 87109

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mr. Silverman:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Mickey Gowdy
Uptown Progress Team, Inc.
6501 Americas Parkway NE, Suite 650
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mickey:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Mr. Richard Peterson
Winrock South Neighborhood Association
1112 San Pedro NE, #309
Albuquerque, NM 87110-6724

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mr. Peterson:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Ms. Virginia Kinney
Winrock South Neighborhood Association
1112 San Pedro NE, #309
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Ms. Kinney:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Mr. Davis Lee
Zuni Neighborhood Association
7401 Euclid Ave. NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Mr. Lee:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 333 Rio Rancho Dr. NE • Suite 101 • Rio Rancho, NM 87124-1450 • 505.892.5141 phone • 505.892.3259 fax • huitt-zollars.com

March 15, 2006

Ms. Ilyssa Bozza
Zuni Neighborhood Association
7621 Euclid Ave. NE
Albuquerque, NM 87110

RE: Winrock Redevelopment – Easement Vacation
Legal Description: Parcel A-1-A-1 Winrock Center Addition, Zone Atlas Page: J-19

Dear Ms. Bozza:

We are reissuing this notification to clarify the work that is in process on the Winrock site. Our earlier letter explained of our intent to vacate existing utility easements on the Winrock property. There are approximately twenty-eight (28) separate water, power, gas and telephone easements affected and will no longer be needed. These vacations are being accomplished by processing a preliminary plat. This plat will also serve to consolidate several parcels that currently exist on the site into a single parcel. These changes have no impact on any other party other than the subject land.

If you have any questions, please feel free to call me at (505) 892-5141.

Sincerely,

HUITT-ZOLLARS, INC.

Kim R. Kemper, PE.
Vice President
Project Manager

7002 1000 0005 2665 6327

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

$0.00 03/22/06
Mailed From 87110
US POST

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Mr. Bill Starchi
Alvarado Park Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 5607 Princess Jeanne NE
City, State, ZIP+4 Alb, NM 87110

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 2665 6334

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

$0.00 03/22/06
Mailed From 87110
US POST

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Mr. Gene Tatum
Alvarado Park Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 1916 Madeira NE
City, State, ZIP+4 Albuquerque, NM 87110

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 2665 6358

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

$0.00 03/22/06
Mailed From 87110
US POST

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Mr. Ilyssa Bozza
Zuni Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 7621 Euclid Ave. NE
City, State, ZIP+4 ABQ. NM 87110

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 2665 6365

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

$0.00 03/22/06
Mailed From 87110
US POST

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Mr. Davis Lee
Zuni Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 7401 Euclid Ave. NE
City, State, ZIP+4 Albuquerque, NM 87110

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 2665 6372

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

$0.00 03/22/06
Mailed From 87110
US POST

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Ms. Virginia Kinney
Winrock Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 1112 San Pedro NE, #309
City, State, ZIP+4 Albuquerque, NM 87110

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 2510 0009 0728 7621

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

$0.00 03/22/06
Mailed From 87110
US POST

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Mr. Steve Vachirski
Classic Uptown Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 2700 Espanola NE
City, State, ZIP+4 Albuquerque, NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

7002 1000 0005 2665 6099

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00 03/22/06 Mailed From 87110 US POST

Postage	.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Mr. Richard Peterson
Winrock South Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 1112 San Pedro NE, #309
City, State, ZIP+4 Alb., NM 87110-6724

PS Form 3800, April 2002 See Reverse for Instructions

7001 2510 0009 0728 7414

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00 03/22/06 Mailed From 87110 US POST

Postage	.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Mr. Mike Cassidy
Uptown Progress Team, Inc.
Street, Apt. No.; or PO Box No. 6501 Americas Parkway NE, Suite 650
City, State, ZIP+4 Alb, NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0728 7515

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00 03/22/06 Mailed From 87110 US POST

Postage	.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Mr. Paul Silverman
Uptown Progress Team, Inc
Street, Apt. No.; or PO Box No. 6211 San Mateo NE, Suite 130
City, State, ZIP+4 ABQ NM 87109

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0728 7522

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00 03/22/06 Mailed From 87110 US POST

Postage	.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Ms. Shirley Marquez
Snow Heights Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 7905 Harrett NE
City, State, ZIP+4 ABQ, NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0728 7539

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00 03/22/06 Mailed From 87110 US POST

Postage	.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Ms. Mary Gleason
Snow Heights Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 7742 Harness NE
City, State, ZIP+4 ABQ NM 87110-5518

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0728 7546

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00 03/22/06 Mailed From 87110 US POST

Postage	.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Winnie Schmidt
Quigley Park Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 2916 Cuervo Dr. NE
City, State, ZIP+4 Albuquerque, NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0728 7553

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00

03/22/06
Mailed From 87110

US POSTAGE

Postmark Here

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Sent To Mr. Lou Weiss
Quilley Park Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 2838 Alvarado Dr. NE
City, State, ZIP+4 ABQ NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0728 7560

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00

03/22/06
Mailed From 87110

US POSTAGE

Postmark Here

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Sent To Mr. Kelly Tracy
Mark Twain Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 6014 Aspen NE
City, State, ZIP+4 ABQ NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0728 7577

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00

03/22/06
Mailed From 87110

US POSTAGE

Postmark Here

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Sent To Mr. Paul Schentrup
Mark Twain Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 1112 Dakota NE
City, State, ZIP+4 ABQ NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0728 7584

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00

03/22/06
Mailed From 87110

US POSTAGE

Postmark Here

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Sent To Mr. Eric Shirley
Terry Clive Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 900 Grove St NE
City, State, ZIP+4 ABQ, NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0728 7607

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00

03/22/06
Mailed From 87110

US POSTAGE

Postmark Here

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Sent To Ms. Bette Weber
Ines Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 1927 Virginia St. NE
City, State, ZIP+4 ABQ NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0728 7591

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE $0.00

03/22/06
Mailed From 87110

US POSTAGE

Postmark Here

Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Sent To Ms. Julie Jones
Terry Clive Park Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 7625 Winter Aze NE
City, State, ZIP+4 ABQ, NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

7002 1000 0005 2665 6341

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

$0.00 03/22/06
Mailed From 87110
US POSTAGE

Postage	39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Mr. Jack Markham
Classic Uptown Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 2721 Pennsylvania NE
City, State, ZIP+4 ABQ NM 87110

PS Form 3800, April 2002 See Reverse for Instructions

7001 2510 0009 0728 7614

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No insurance Coverage Provided)

$0.00 03/22/06
Mailed From 87110
US POSTAGE

Postage	39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	0
Total Postage & Fees	$ 4.64

Postmark Here

Sent To Ms. Evelyn Feltner
Trey Neighborhood Assoc.
Street, Apt. No.; or PO Box No. 2014 Vital St. NE
City, State, ZIP+4 ABQ NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

#1

DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **06DRB-00525 (SPS)** Project # **1002202**

Project Name **WINROCK MARKET CENTER**

Agent: Consensus Planning Phone No.: 764-9801

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4-19-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- [x] TRANSPORTATION: ITEMS PER COMMENT SHEET
- [ ] UTILITIES:
- [ ] CITY ENGINEER / AMAFCA:
- [ ] PARKS / CIP:
- [ ] PLANNING (Last to sign):
- [ ] **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE:
  - -Tax printout from the County Assessor.
- [x] **3 copies of the approved site plan. Include all pages.**
- [ ] **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- [ ] **Property Management's signature must be obtained prior to Planning Department's signature.**
- [ ] **AGIS DXF File approval required.**
- [ ] **Copy of recorded plat for Planning.**

Project Number 1002202

#1

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **06DRB-00526 (SBP)**	Project # **1002202**
Project Name: **WINROCK MARKET CENTER**	
Agent: Consensus Planning	Phone No: 764-9801

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4-19-06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- [x] TRANSPORTATION: ITEMS PER COMMENT SHEET
- [ ]
- [ ]
- [ ]
- [ ]

- [ ] UTILITIES:
- [ ]
- [ ]
- [ ]

- [x] CITY ENGINEER / AMAFCA: SIA
- [ ]
- [ ]
- [ ]

- [ ] PARKS / CIP:
- [ ]
- [ ]
- [ ]

- [ ] PLANNING (Last to sign):
- [ ]
- [ ]
- [ ]

- [ ] **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- [x] **3 copies of the approved site plan. Include all pages.**
- [ ] **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- [ ] **Property Management's signature must be obtained prior to Planning Department's signature.**
- [ ] **AGIS DXF File approval required.**
- [ ] **Copy of recorded plat for Planning.**

Project Number 1002202

MEMO

Date: 18 April 2006
To: Sheran Matson, DRB Chair
From: Russell Brito, Senior Planner
RE: Project # 1002202 (06DRB 00525 / 00526 and 05EPC 00876 / 00877)

The applicant and Planning staff met on 31 March 2006 to review the site development plans and the EPC Conditions of Approval.

Site Development Plan for Subdivision

- The applicant has adequately addressed and responded to the EPC Conditions of Approval.
- Please ensure that the items contained in Condition #10 are adequately addressed and resolved to the satisfaction of the City Engineer and the Dept. of Municipal Development.

Site Development Plan for Building Permit

- The applicant has adequately addressed and responded to the EPC Conditions of Approval.
- Please ensure that the items contained in Condition #31 are adequately addressed and resolved to the satisfaction of the City Engineer and the Dept. of Municipal Development

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 19, 2006

1. Project # 1002202
06DRB-00362 Major-Vacation of Public Easements
06DRB-00363 Major-Preliminary Plat Approval

HUITT-ZOLLARS INC agent(s) for PRU WINROCK LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-A, A-2, A-3, B, C-2A, D-1A, E-1, WINROCK CENTER ADDITION and Lot(s) B, MONROE (to be known as **WINROCK MARKET CENTER**), zoned SU-3, located on LOUISIANA BLVD NE, between INDIAN SCHOOL NE and INTERSTATE 40 containing approximately 80 acre(s). [REF: 05EPC-00876, 05EPC-00877] (J-19)

At the April 19, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 4/19/06 the preliminary plat was approved with the following conditions of final plat:

1. All easements of record and easement agreements shall be reflected on the final plat.

2. Any final plat approved will provide for a "blanket" easement pending final construction and location of final public easements.

3. Label access easement for Toys R Us, "Temporary access easement to benefit Parcel D-1A, Parcel E-1 and Parcel A-1-A to be maintained by Parcel A-1-A".

4. Maintain 10-foot distance from face of curb to right-of-way boundaries. Create public access easements where necessary.

5. Research original plat for access easement maintenance at Americas Parkway.

6. Relocate leader for easement '5' on Sheet 5 of 6 to clarify identification.

7. Show 100-foot access control limits on the plat at the Interstate 40 access ramp entrance.

8. Verify location of the 84-inch storm drain behind the Macaroni Grill and if necessary, adjust the easement.

9. Create a public access easement at all sidewalks and handicap ramps along Indian School Road and along Americas Parkway.

10. Research Easement 17.

06DRB-00526 Minor-SiteDev Plan BldPermit/EPC
06DRB-00525 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for PRUWINROCK request(s) the above action(s) for all or a portion of Lot(s) A-1A, A-2, A-3, B, C-2A, D-1A E-1, WINROCK CENTER ADDITION and Lot(s) B (MONROE) (to be known as **WINROCK MARKET CENTER**) zoned SU-3/ C-3, and SU-2/C-2, O-1 & R-2, located on LOUISIANA BLVD NE, between INDIAN SCHOOL RD NE and I-40 NE containing approximately 81 acre(s). [REF: 05EPC-00876, 05EPC-00877] **[Russell Brito for Juanita Garcia, EPC Case Planner]** (J-19)

With the signing of the infrastructure list dated 4/19/06 the site plan for building permit was approved with final sign off delegated to City Engineer for the SIA and Transportation Development for comments per handout sheet.

OFFICIAL NOTICE OF DECISION

With the signing of the infrastructure list dated 4/19/06 the site plan for subdivision was approved with final sign off delegated to Transportation Development for comments per handout sheet.

If you wish to appeal this decision, you must do so by May 4, 2006, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

S Matson

Sheran Matson, AICP, DRB Chair

Cc: Pru Winrock LLC, 8 Campus Drive, Parsippany, NJ 07054
Huitt-Zollars Inc., 333 Rio Rancho Blvd, Suite 101, Rio Rancho, NM 87124
Consensus Planning, 302 8th St NW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ____ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ✔ for Subdivision Purposes
- ✔ for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ Annexation
- ____ County Submittal
- ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning) — V
- ____ Sector Plan **(Phase I, II, III)** — P
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A D
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: PruWinrock PHONE: 973-734-1300
ADDRESS: 8 Campus Drive FAX: 973-683-1794
CITY: Parisippany STATE NJ ZIP 07054 E-MAIL:
Proprietary interest in site: Owner **List all owners:** PruWinrock
AGENT (if any): Consensus Planning PHONE: 505-764-9801
ADDRESS: 302 8th Street NW FAX: 505-842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Final sign-off of /EPC approved amended Site Plan for Building Permit and a Site Plan for Subdivision for Winrock Market Center

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

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

Lot or Tract No. Lot A-1A, A-2, A-3, B, C-2A, D-1A, E-1; Lot B (Monroe) Block: Unit:
Subdiv. / Addn. Winrock Center Addition TBK. WINROCK MARKET CENTER.
Current Zoning: SU-3/C-3, and SU-2/C-2, O-1, R-2 Proposed zoning: No Change
Zone Atlas page(s): J-19 No. of **existing** lots: 8 No. of **proposed** lots: 41
Total area of site (acres): 81.4 Density if applicable: dwellings per gross acre: dwellings per net acre: N/A
Within city limits? ✔ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. See Attached 101905813040020410 41 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Boulevard and Interstate 40
Between: Indian School and Interstate 40

CASE HISTORY: Juanita Garcia, EPC Case Planner
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Z-484-4, 1002202, 05EPC-00876, 05EPC-00877

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 04/20/05

SIGNATURE Jacqueline Fishman DATE 04/10/06
(Print) Jackie Fishman, AICP ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

NA ☐ **INTERNAL ROUTING**
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- NA ☐ Site is within 1000ft of a landfill
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
06DRB - - 00525	SPS	P(3)	$ 0
06DRB - - 00526	SBP	P(3)	$ 0
- -	CMF		$ 20.00
- -			$
- -			$
			Total $

Hearing date 4-19-06

Kim Sims 4/11/06

Project # 1002202

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☑ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**
☑ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
✓ Infrastructure List, if relevant to the site plan SUBMITTED W/ PREL. PLAT
✓ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
✓ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
Applicant name (print)

4/11/06
Applicant signature / date

Form revised **JUNE 2005**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - - 00525
06DRB - - 00524
- -

Kim Sims 4/11/06
Planner signature / date

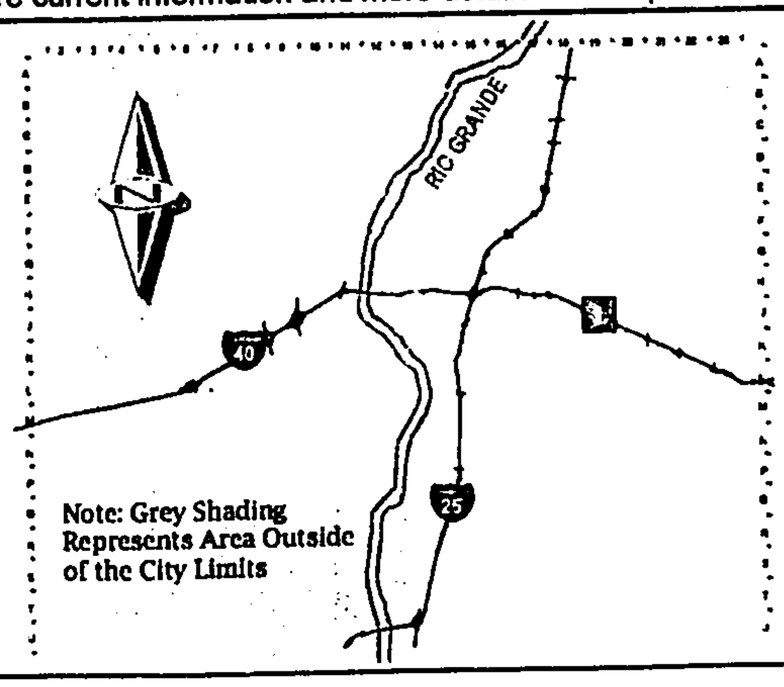
Project # 1002202

PARCEL A-1-A	UPC #	101905813040020410L1
PARCEL A-2	UPC #	101905817045020460L1
PARCEL A-3	UPC #	101905810043520405L1
PARCEL B	UPC #	101905808536020411L1
PARCEL C-2A	UPC #	101905813551020404L1
TRACT B	UPC #	101905808350420415

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



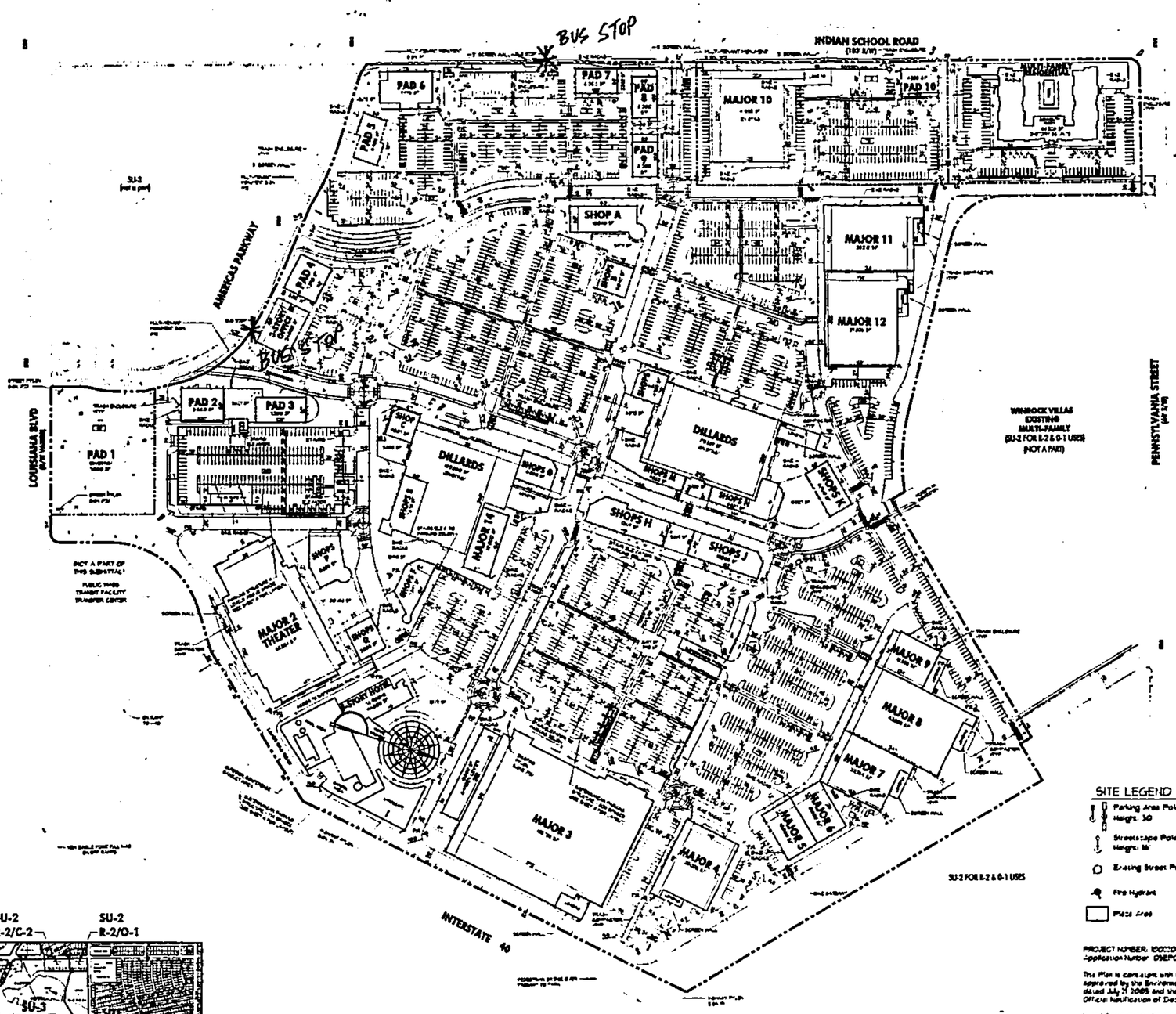
Zone Atlas Page:

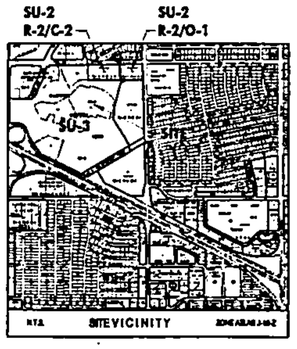
J-19-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet





SITE DATA

[illegible]

GENERAL NOTES

[illegible]

PARKING DATA

The amount of parking for existing retail shall remain at the existing ratio. The amount of parking for new and redevelopment buildings shall be at the ratio identified by the Uptown Sector Plan and the City Comprehensive Zone Code.

VEHICULAR PARKING REQUIRED

USE	RATIO	SF ROOMS SEATS	REQUIRED	ACCESSIBLE	MOTORCYCLE
Existing Retail					
Toys R Us	1/1000	4,683 SF	20	25	2 PER BUILDING
Macaroni Grill	1/1000	7,000 SF	36	-	
Dillards 1	4.5/1000	100,860 SF	454	-	
Dillards 2	4.5/1000	70,575 SF	162	-	
Retail Restaurants	1/100	34,677 SF	1,044	31	
Offices					
1st Floor	1/200	8,000 SF	40	4	
2nd Floor	1/200	8,000 SF	34	-	
3rd Floor	1/200	8,000 SF	34	-	
Theater	1/4 Seats	3,238 Seats	810	20	
Hotel	1/Room	114 Rooms	114	6	
Multi-Family					
1 Bedroom / Bach	1/1	48 Units	48	6	
2 Bedroom / Bach	2/2	3 Units	6	-	
TOTAL			3,931	96	93

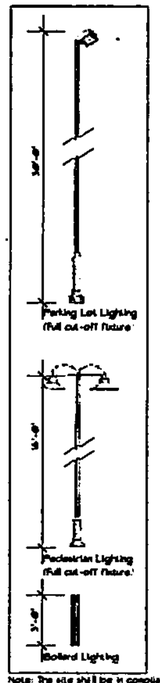
VEHICULAR PARKING PROVIDED (Compact = CP, Motorcycle = M)

PARKING AREA	SPACES	ACCESSIBLE	MOTORCYCLE
Surface Parking	3,985	91	80
Garage	946	4	
Subterranean, lighted and none of Major 3	800	-	-
TOTAL	3,931	95	80

BICYCLE PARKING	RATIO	REQUIRED	PROVIDED
3,931	1/50	79	110

PLAZA SPACE		PLAZA	PLAZA
TOTAL PARKING	MULTIPLIER	REQUIRED	PROVIDED
3,931	5 SF	19,655 SF	21,000 SF

PLAZA SPACE	SEATING REQUIRED	SEATING PROVIDED
5,143 LF	5,143 LF	5,143 LF



Note: The site shall be in compliance with Section 14-16-3-9 Area Lighting Regulations of the Comprehensive City Zoning Code.

SITE LEGEND

- Parking Area Pole Light Height: 30
- Streetscape Pole Light Height: 16
- Existing Street Pole Light
- Fire Hydrant
- Plaza Area

PROJECT NUMBER: 1000200
Application Number: DSDPC-00671, DSDPC-00676

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated July 31, 2003 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

WINROCK
MARKETCENTER

OWNER/DEVELOPER
PRUWINROCK, LLC
COUSINS PROPERTIES, INC.

PROJECT TEAM
ARCHITECTURE
NADEL ARCHITECTS
ENGINEERING
HUITT-ZOLLARS
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SITE PLAN

SCALE: 1" = 100'
NORTH 50 0 100 200

SHEET 2 OF 34
APRIL 4, 2006

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

April 11, 2006

Sheran Matson, Chair.
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Project 1002202/05EPC-00877; 05EPC-00876; Winrock

Dear Ms. Matson:

The purpose of this letter is to explain how we have met the Environmental Planning Commission's Conditions of Approval for Project 1002202/05EPC-00877; 05EPC-00876; Winrock Site Plans for Building Permit and Subdivision.

Russell Brito, Juanita Garcia, and I met prior to this submittal. An issue that was discussed was timing and phasing of construction as it pertains to the Uptown Sector Development Plan. I want to point out Finding #26 on Page 15 which states:

> *"The two year clock would start ticking with the DRB approval rather than the EPC approval. The Planning Commission would support an extension of 6 months as per the Uptown Sector Development Plan for extending the site plan approval by the Planning Director."*

SITE PLAN FOR SUBDIVISION
CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for enduring that all EPC conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
   This letter is intended to meet the condition. Juanita Garcia, Russell Brito, and I met prior to making the submittal to the DRB.

2. The site contains three zone categories, SU-3, SU-2/R-2 & C-2 and SU-2/R-2 & O-1. Each of the zone categories have their own regulations, therefore, the site development plan for subdivision shall clearly identify the zone category for each zone area.
   Zoning labels have been added to Sheet 3, Site Plan for Subdivision.

3. The submittal shall demonstrate Floor Area Ratio calculations and shall be provided for those areas zoned SU-3 and SU-2 separately.
   Floor area ratio calculations have been added for the SU-3 and SU-2 areas separately.

PRINCIPALS
Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES
Jacqueline Fishman, AICP

4. Density calculations shall be provided for the portion of the submittal that will contain residential uses and shall comply with the *Uptown Sector Development Plan* and the *Comprehensive City Zoning Code.*
   A gross density calculation (21.22 du/ac) has been added for the multi-family area under 'Proposed Use'.

5. The exact setback distances of all buildings adjacent to public right-of-way and shall be identified on the submittal and shall be in compliance with the *Uptown Sector Development Plan.*
   Dimensions have been added for all buildings adjacent to public rights-of-way, which are Louisiana Boulevard, Indian School Road, Pennsylvania Street, and Americas Parkway.

6. The area on the southwest portion of the site, identified as "Public Mass Transit Facility Transfer Center" is not a part of the subject site and shall contain a note indicating "Not a part of this submittal."
   This note has been added to the Site Plan.

7. A note shall be provided on the submittal indicating that all applicants requesting modification to the site development plan that affects off-street parking shall notify all property owners within the portions zoned SU-3.
   A note has been added (General Note #5) stating this requirement.

8. The submittal shall contain information such as a listing of acreage for each individual lot. The numbering of the lots shall be corrected to reflect 42 lots. The site development plan for subdivision shall contain a listing referencing the new lot name/number to the lot that was identified in the site development plan for subdivision if the legal description is to be modified on the subdivision plat.
   The lot numbering has been corrected. In addition, we have added a note stating that the lots shown on the Site Plan for Subdivision are illustrative and platting will occur within the timeframe established by the Uptown Sector Development Plan, in accordance with our discussions with Richard Dineen.

9. A note shall be provided on the submittal indicating that phasing and construction of the proposed buildings shall be in compliance with the *Uptown Sector Development Plan.* The site buildings shall be in compliance with the *Uptown Sector Development Plan.*
   A note (General Note #2) stating this requirement has been added.

10. The applicant shall meet conditions of approval as specified by the City Engineer and the Department of Municipal Development:

    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
       We agree.

    b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-or-way requirements, paving, curb and gutter, sidewalk and ADA

accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
We agree.

c. A Traffic Assessment (access and circulation) has been submitted and reviewed by Transportation Staff. The site development plan will need to reflect the recommendations of the analysis (i.e. deceleration lanes, queuing, turning radii, etc.).
The Site Plan has been modified consistent with the traffic analysis, including deceleration lanes on Indian School and Americas Parkway, with appropriate queuing and turning radii.

d. On the site development plan, indicate the existing traffic signal on Pennsylvania at the Winrock entrance.
All traffic signals have been indicated with a symbol.

e. Modify median, as shown on site plan, on Indian School at Americas Parkway to reflect actual conditions (i.e. left turn bay). Just east of this location, as shown on site plan, modify the median opening to reflect actual conditions (i.e. turning templates and radii along route). This will ensure proper circulation for delivery, fire and solid waste vehicles.
As stated in the condition, this has already been shown on the Site Plans.

f. Provide detailed truck circulation route (i.e. turning templates and radii along route). This will ensure proper circulation for delivery, fire and solid waste vehicles.
A new sheet has been added, Sheet 6, showing truck circulation.

g. Provide detailed bus circulation route (i.e. turning templates and radii along route). This will ensure proper circulation for buses.
The Transit Department does not intend to route buses through the Winrock site, but rather stay on existing paved public rights-of-way (Louisiana Blvd., Americas Parkway, and Indian School Rd.) only. A bus circulation diagram is attached to this letter.

h. The applicant shall analyze the number of multiple access points to Upper Ring Road. Access points will be determined at DRB and may not be required.
We have eliminated two access points along the north side of the upper ring road in the restaurant area (Pads 5-9) as suggested by staff.

i. Garden center of major 3 shall not be located adjacent to arrival court of hotel or ensure that the proposed location has no conflicts between trucks and passenger vehicles.

The Site Plan has been revised by moving the entry to the subterranean parking from between Major 3 and the hotel to between the hotel and the theater. There will not be any trucks or loading on the west side of the garden center. The loading area is on the southeast corner of the building.

j. Provide cross access agreement.
We are working with Kevin Curran and Richard Dineen on a parking agreement that will provide cross access to all tenants. I will provide this as soon as it is finalized by City Legal.

k. Site plan shall comply and be designed per DPM Standards.
We agree.

SITE PLAN FOR BUILDING PERMIT
CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
We agree.

2. A note shall be provided on the submittal indicating that all applicants requesting modification to the site development plan that affects off-street parking shall notify all property owners within the portions zoned SU-3.
A note has been added (General Note #10) stating this requirement on the Site Plan, Sheet 2.

3. A note shall be provided indicating that any modifications to the Site Development Plan for Building Permit that affect property boundaries shall be reflected on the Site Development Plan for Subdivision and shall be approved through the review process identified in the *Uptown Sector Development Plan*, or the *Comprehensive City Zoning Code*, whichever shall apply.
A note has been added (General Note #2) on Sheet 2 stating this requirement.

4. The submittal shall clearly identify building entrances and shall be located toward the street or plazas, rather than parking areas.
Doors have been added to each of the buildings in approximate locations. The Site Plan provides for flexibility in door placement, however, in no case will major entries within the SU-3 area be permitted to open to parking areas.

5. The applicant shall either move the garden center from the west side of Major 3 or shall provide an attractive and functional design for the garden centers' west edge to create a landscaped boulevard or atrium like entry with a clear drive aisles for traffic entering the site.

The Site Plan has been revised by moving the entry to the subterranean parking from between Major 3 and the hotel to between the hotel and the theater. There will not be any trucks or loading on the west side of the garden center. The loading area is on the southeast corner of the building. The west edge of the garden center has been attractively landscaped, consistent with this condition of approval.

6. The parking layout for each parking levels within the parking structure and the underground parking areas shall be provided on the submittal. All pertinent parking information, such as size, width and location of handicap spaces shall also be provided on the submittal.
   A new sheet (Sheet 4) has been added for each of the levels in the two parking structures.

7. Parking places that are designated as carpool spaces for employees shall be specified on the site plan in the affected lots and shall be located near the entrances of the buildings. Such spaces shall be clearly reserved for employee carpoolers (three or more individuals per vehicle).
   Carpool spaces have been identified on the Site Plan with a "C" in convenient locations to building entries.

8. A sidewalk shall be provided along all building facades that have a main entrance. The dimension of the sidewalk shall be at least eight feet in width for those buildings that are less than 10,000 square feet, ten feet in width for those buildings between 10,000 and 30,000 square feet, and one foot in width per 10,000 square feet of building size to a maximum required width of 15 feet for those buildings above 30,000 square feet.
   Dimensions have been added for sidewalks in front of main entries.

9. An illustration of trash receptacles and kiosks shall be provided and shall demonstrate the material, color, height and width of all these elements.
   Trash enclosure details and dimensions have been added to Sheet 26.
   Kiosks and dimensions have been added to Sheet 19.

10. All dedicated plaza areas shall have a connection to an adjacent right-of-way by a "Pedestrian Link" as required in the *Uptown Sector Development Plan.*
    All plaza areas are connected to the adjacent right-of-way at Americas Parkway, Pennsylvania Boulevard, Indian School Road, and Louisiana Boulevard with a "pedestrian link" as defined in the Uptown SDP. See Sheet 5, Multi-Modal Circulation Plan.

11. The applicant shall ensure that a "Pedestrian Link" has been provided between Pennsylvania and the adjacent plaza areas.
    A "pedestrian link" is provided to the center from the northern entry off Pennsylvania. See Multi-Modal Circulation Plan, Sheet 5.

12. Amenities, such as directional signs, and bicycle racks shall be provided along the Commuter Bike Route as identified in the submittal to assist such cyclists.
    Additional bicycle racks have been added and a bicycle sign detail is shown on Sheet 16.

13. The applicant shall meet with the Transit Department and show a potential and preferred transit route with sheltered bus stops on the subject site plan.
We met with Transit on January 19, 2006 to discuss preferred transit routes. Transit stated that buses will not be entering the Winrock site. Existing and planned routes are on Louisiana Boulevard, Indian School Road, and Americas Parkway. Transit requested a bus shelter on Americas Parkway, close to the planned office building, and two shelters on Indian School, one close to the restaurant area and the other close to the multi-family area. The developer has agreed to provide one shelter on Americas Parkway and one on Indian School as shown on the attached graphic.

14. The submittal shall contain a notation indicating that the site will be in compliance with Section 14-16-3-9, Area Lighting Regulations of the *Comprehensive City Zoning Code.*
A note has been added under the lighting details, Sheet 2, stating this requirement.

15. The site shall contain 3 foot high parking barrier walls or a dense landscape screen for off-street parking spaces and more than 100 linear feet of street frontage as required in Section 14-16-3-1 (E)(4) of the *Comprehensive City Zoning Code.* Exception to the screening requirement is allowed where the parking area is three feet or more below the grade of the public street.
Landscaping and parking screen walls have been added at Indian School, Pennsylvania, and Americas Parkway.

16. The submittal shall clearly demonstrate what, if any, landscaping will remain.
There will be no landscaping that remains on the site in its present location. An attempt will be made to salvage some viable trees, if possible.

17. The applicant shall provide documentation that demonstrates that all proposed species are pollution resistant.
A note has been added to the Overall Landscape Plan, Sheet 8.

18. The submittal shall demonstrate that the number of trees provided within the site zoned SU-3 is consistent with one tree for each 10 off-street parking spaces.
Calculations for surface parking and required trees within the SU-3 area have been added to the Landscape Plan, Sheet 6.

19. A notation shall be provided indicating that each planting area will contain 75% of living ground cover as required in the *Comprehensive City Zoning Code.*
A note has been added to the Overall Landscape Plan, Sheet 8, stating this requirement.

20. Adequate plaza seating shall be provided throughout the site, according to the USDP. The site shall contain at least one linear foot of seating space for each linear foot in the perimeter of the plaza. The submittal shall demonstrate, through total plaza linear footage and total seating area linear

footage calculations provided on the site plan, that this requirement has been met.
Calculations for linear feet of plaza space and required seating has been added to Sheet 2 under 'Plaza Space'.

21. The color palette provided for the buildings shall be in general statements, such as browns, greens, reds, etc. to determine the meaning of each color.
Building colors are listed on each building elevation sheet. Colors are described in general terms in accordance with this condition.

22. Each building façade shall meet the standard for facades under "Pedestrian Features" section of the General Building and Site Design for Non-Residential buildings within the *Comprehensive City Zoning Code* that states, "Major Facades shall incorporate at lease one or a combination of the following features (as described in Section 14-16-3-18 (B)(2)) along no less than 50% of the length of the façade. Such features shall be distributed along the length of the façade in order to avoid creating a blank façade greater than 30 feet in length."
Elevations are provided for each of the buildings. In all cases, major facades comply with this regulation by either using a variety of colors, materials, or building articulation.

23. All "Major Facades" greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building façade. Each seat shall be a minimum of 24 inches in width and 15 inches in height. Benches, raised planters, ledges or similar seating features may be counted as seating space. When the outdoor seating is located on the south or west side of the building, a least 25% of the seating area shall be shaded.
The seating requirement has been added as a note on all of the Building Elevation sheets and is illustrated on the landscape enlargements, Sheets 9-12.

24. The submittal shall contain the elevation views of all sides of the buildings to determine compliance with the *Uptown Sector Development Plan* and the *Comprehensive City Zoning Code.*
Elevations have been provided for each building and structure.

25. The approximate location of all mechanical equipment and the method used for screen shall be provided on the submittal. Screening shall be in compliance with Section 15-16-3-18 (C)(5) of the *Comprehensive City Zoning Code.*
Approximate locations for mechanical equipment has been added to the building elevation sheets. A note has been added stating that, parapets will be provided to screen the equipment.

26. All building mounted and freestanding signs shall comply with the regulations of the *Uptown Sector Development Plan* and the General Sign Regulations within the *Comprehensive City Zoning Code.* Sheet 14 shall contain signs that are in compliance with the *Uptown Sector Development Plan.* The existing "Pylon" signs shown at 84 and 72 feet in height may only be modified

to reflect the color and logo of the Market Center project. Advertisement of individual tenants on the subject site shall not be allowed on the existing "Pylon" signs.
The elevations for the existing pylon signs have been revised by removing the proposed tenant names. The project logo and colors have been modified in accordance with this condition and to be consistent with the rest of the project.

27. The submittal shall provide an illustration of Permanent Identification and Private Traffic Directional Signs as described and regulated in the *Comprehensive City Zoning Code.*
The Sheet 16 includes examples of the private directional and identification signs.

28. The applicant shall consider all of the elements provided in the Environmental Performance Objectives found in Section 3 of the *Uptown Sector Development Plan.*

    a. *The proposed development does not contain any buildings that will cast shadows onto public parks, streets, or adjacent property. See the Sheets 9-12 for individual plaza designs and their relationships with the buildings that they serve.*

    b. *The proposed building facade materials do not contribute to glare or increased solar build up. Proposed buildings are separated by public and private roadways, easements, or landscape buffers and do not directly abut adjacent property or public streets.*

    c. *The proposed plaza areas are situated to take advantage of natural ventilation. Landscape elements are placed to enhance the plazas in the summer and filter other seasonal breezes.*

    d. *View corridors to the Sandia Mountains exist in plaza areas between new buildings. New buildings that abut plazas adjacent to existing buildings are shorter than the existing buildings so as to keep the vista as open as possible.*

29. A note shall be provided on the submittal indicating that phasing and construction of the proposed buildings shall be in compliance with the *Uptown Sector Development Plan.* This site development approval shall expire as indicated in the *Uptown Sector Development Plan.*
A note has been added to Sheet 2, General Note #4, stating this requirement.

30. The site shall not exceed the allowed number of off-street parking spaces given the vehicular modification that may occur as a result of mitigating all of these conditions of approval.
We agree it can't and won't.

31. The applicant shall meet the conditions of approval as specified by the City Engineer and the Department of Municipal Development:

a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
We agree.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg.2441).
We agree.

c. A Traffic Assessment (access and circulation) has been submitted and reviewed by Transportation Staff. The site development plan will need to reflect the recommendations of the analysis (i.e. deceleration lanes, queuing, turning radii, etc.).
We agree.

d. On the site development plan, indicate the existing traffic signal of Pennsylvania at the Winrock entrance.
This traffic signal is indicated on the Site Plan.

e. Modify median, as shown on site plan, on Indian School at Americas Parkway to reflect actual conditions (i.e. left turn bay). Just east of this location, as shown on site plan, modify the median opening to reflect actual conditions (i.e. closed/no median opening).
This modification has been made in accordance with the condition.

f. Provide detailed truck circulation route (i.e. turning templates and radii along route). This will ensure proper circulation for delivery, fire, and solid waste vehicles.
As stated previously, a new sheet (Sheet 6) has been added to illustrate truck circulation.

g. Provide detailed bus circulation route (i.e. turning templates and radii along route). This will ensure proper circulation for buses.
The Transit Department does not intend to route buses through the Winrock site, but rather stay on existing paved public rights-of-way (Louisiana Blvd., Americas Parkway, and Indian School Rd.) only. A bus circulation diagram is attached to this letter.

h. Suggest the number of multiple access points to Upper Ring road to be reduced. Access points will be determined at DRB and may not be required.

We have eliminated two access points along the north side of the upper ring road in the restaurant area (Pads 5-9) as suggested by staff.

i. Suggest garden center of major 3 not be located adjacent to arrival court of hotel or ensure that the proposed location has no conflicts between trucks and passenger vehicles.
The Site Plan has been revised by moving the entry to the subterranean parking from between Major 3 and the hotel to between the hotel and the theater. There will not be any trucks or loading on the west side of the garden center. The loading area is on the southeast corner of the building. The west edge of the garden center has been attractively landscaped, consistent with this condition of approval.

j. Provide cross access agreement.
We are working with Kevin Curran and Richard Dineen on a parking agreement that will provide cross access to all tenants. I will provide this as soon as it is finalized by City Legal.

k. Site plan shall comply and be designed per DPM standards.
We agree.

32. 2 motorcycle parkings per building.
Two motorcycle parking spaces have been provided for each of the 40 buildings, for a total of 80 spaces. These spaces have been sized in accordance with the new City standards.

Please do not hesitate to call me if you have any questions or desire any additional information.

Sincerely,

Jacqueline Fishman, AICP
Associate

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 22, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002202**
05EPC-00877 EPC Site Development Plan-Building Permit
05EPC-00876 EPC Site Development Plan-Amendment to Subdivision

PruWinrock LLC
8 Campus Drive
Parsippany, NJ 07054

LEGAL DESCRIPTION: for all or a portion of Lots A1A, A-2 and Lots A-3, B, C-2A, D-1A, **Winrock Center Addition**, and Lot B, **Hunt-Spectrum Development Site**, zoned SU-3, SU-2/C-2 R-2 and SU-2 O-1 R-2, located on LOUISIANA BLVD. NE, between INDIAN SCHOOL RD NE and I-40, containing approximately 82 acres. (J-19) Juanita Garcia, Staff Planner

On July 21, 2005 the Environmental Planning Commission voted to approve Project 1002202/ 05EPC 00876, a Site Development Plan for Subdivision, for Tracts A-1-A, A-2, A-3, B, C-2A, D-1A, & E-1, Winrock Center Addition, Tract B, Hunt-Spectrum Development Site located at the northeast intersection of I-40 and Louisiana NE, containing approximately 81.4 acres, zoned SU-3 and SU-2 R-2 & C-2 and SU-2 R-2 & O-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tracts A-1-A, A-2, A-3, B, C-2A, D-1A, & E-1, Winrock Center Addition, Tract B, Hunt-Spectrum Development Site, located at the northeast intersection of I-40 and Louisiana NE, containing approximately 81.4 acres, zoned SU-3 and SU-2 R-2 & C-2 and SU-2 R-2 & O-1. This site contains a major shopping center site currently known as Winrock Mall.

2. The applicant is proposing a major renovation to the site that includes a significant redevelopment of the subject site and modifications to the vehicular entry patterns, particularly along Indian School and the relocation of most of the existing buildings. The applicant is also proposing to subdivide the existing eight lots into 42 separate lots. A vast majority of the lots will contain property boundaries that follow the pattern of the respective building footprints. The largest lot (Lot 42) will contain all of the off-street parking areas, landscaping and freestanding signage.

3. The applicant recently acquired ownership of the parcel of land that includes the old Winrock Inn hotel and a remnant piece of the old Monroe School site that was bifurcated by the construction of Americas Parkway; both these sites have been included in this request.

4. A recent remodel of the Louisiana/Interstate 40 interchange modified the external street system adjacent to the subject site, along Louisiana, Americas Parkway and Indian School.

5. In May of 2004, the Planning Department entered into a settlement agreement with Winrock and Hunt in which the Planning Department agreed to support a conceptual drawing of a redevelopment of Winrock Shopping Center. The boundaries included the current configuration of the shopping mall and also included a remnant piece of old Monroe school site. The proposed request has been modified from the conceptual drawing approved within the settlement but is generally consistent with the conceptual drawing within the settlement agreement.

6. The Settlement Agreement reached between the City of Albuquerque, Winrock, and adjacent project owner on May 19, 2004 stipulates Winrock's redevelopment approach for the Market Center project and its related interpretations of the policies of the Uptown Sector Plan for this site. The owners and developers of the Winrock Market Center, and City Planning, have relied upon the Settlement Agreement, and the substantial negotiation that preceded it, as the basis upon which to proceed and evaluate the current site plan application before the Environmental Planning Commission.

7. The current Market Center site plan application is essentially similar to the concept plan in that the layout is similar, the uses are similar and the overall concept of a modified Market Center (Power Center) has been retained. The proposed submittal articulates a plan based on the original concept plan that accompanied the settlement agreement.

8. The proposed site development plan and proposed land uses identified on the site plan are permissive within existing zoning, consistent with the *Uptown Sector Development Plan* and includes a mix of multi-family residential, office, retail, and entertainment uses.

9. The building square footage amounts identified on the Market Center site plan define the replacement and redevelopment of existing retail space consistent with the Settlement Agreement and the *Uptown Sector Development Plan*.

10. The previously approved Site Plan for Building Permit (Z-484-4) Finding #3 stipulated that a TIS/AQIA would not be required as long as the square footage amount did not exceed 941,061. An additional access study was required by the City and the applicant has completed that study. No additional TIS/AQIA is required.

11. The existing Winrock Inn and the multi-family parcel were not part of the previously approved site plan and the floor area threshold established under Finding #3 does not govern development on these two parcels. The existing Winrock Inn will be demolished and redeveloped into a new hotel with the same number of rooms.

12. The Winrock site is surrounded on three sides by established single-family residential neighborhoods and Interstate 40, which restricts height and density as identified in the site plan.

13. The applicant has also submitted an application for an amendment to a site development plan for building permit for a major renovation to the site that will include the demolition and redevelopment of existing retail space, movie theater and hotel space. The applicant is also proposing to construct a 24,000 square foot office building with three stories, multi-family residential (66 units) and a multi-level parking structure.

14. The site is within the *Uptown Sector Development Plan* and is required to meet the policies and goals of that plan and must also comply with the Albuquerque/Bernalillo *Comprehensive Plan* and the *Comprehensive City Zoning Code.*

15. The subject site is located in the area designated Established Urban by the *Comprehensive Plan.* The submittal meets the goal of this area by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and mixture of uses, while creating a visually built environment. The submittal furthers the policies of the Established Urban Area as follows:
    a. The location, intensity and design of this development respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern (Policy 5d, *Comprehensive Plan*). An Access Analysis demonstrated that the proposed plan will not have deleterious impacts on surrounding uses, established neighborhoods, or community amenities.
    b. This request proposes to locate employment and service uses in a manner that minimizes adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 5i, *Comprehensive Plan*).
    c. This request constitutes new growth that will be accommodated through development in an area where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be ensured. (Policy 5e, *Comprehensive Plan*). This request represents new commercial development and is located in an existing commercially zoned area (Policy 5j, *Comprehensive Plan*).
    d. The subject site is adjacent to arterial streets and is planned to minimize harmful effects of traffic, livability and safety of established residential neighborhoods (Policy 5k, *Comprehensive Plan*).

e. This request represents redevelopment and rehabilitation of an older neighborhood in the Established Area (*Policy 5o, Comprehensive Plan*).

16. This request is within a Major Activity Center as designated by the Centers and Corridors section of the *Albuquerque/Bernalillo County Comprehensive Plan*. The submittal meets the Polices of the Major Activities Center designation as follows:
    a. The request is helps to shape an urban by providing a mixture of uses that should help to promote transit and pedestrian access both to and within the center, and maximizes cost-effectiveness of City services (*Comprehensive Plan*, Policy II. B. 7. a).
    b. This request will assist in the development of a Major Activity Center as defined by the *Comprehensive Plan* by providing a location of commercial, service, employment, office and residential uses in conjunction with area-wide needs, serving the entire metropolitan population and beyond, being accessible by all modes of travel, including pedestrian and bikes; it is located near major roadways and/or major transit stops and transfer points, will be served by off-street parking with parking structures as encouraged by the plan, and will contain walkways designed to allow for pedestrians and have transit connections within the site.
    c. This request will also assist in the development of a Major Activity Center as defined by the *Comprehensive Plan* by locating in an area 300 acres or more with land uses typical in modern commercial, office, and technology centers.
    d. This request meets the policies of the *Comprehensive Plan* by providing buildings that are 3-stories tall and higher with appropriate floor area ratios and urban land uses and amenities, with connections between buildings and sidewalks, buildings close or touching, opportunities for park and ride, structure parking, plazas and paths, and greater opportunity for public-private partnership in creating public spaces (*Comprehensive Plan*, Activity Center Goal, Policy A, Major Activity Centers).
    e. This request further meets the policies of the *Comprehensive Plan* because structures that would dominate their surroundings are located in a Major Activity Center to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access (*Comprehensive Plan*, Policy II. B. 7. c)
    f. The subject site does not abut any single-family residential property. The *Comprehensive Plan* is furthered in that the most intense activity centers uses are proposed to be located away from any nearby low-density residential development and is buffered from those residential uses by a transition area of less intensive development (Policy II. B. 7. f.).

17. Transportation:
    a. An Access Analysis was completed by the applicant in May of 2005 and has been reviewed by the Planning Department (Transportation Development) and the Department of Municipal Development (DMD). The Access Analysis was conducted in accordance with the scoping letter and procedures cited in the City's Development Process Manual.
    b. Louisiana and Indian School are designated as principal arterial roads with existing bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeways System.

c. The intersection of Espanola Street and Indian School Road currently does not warrant a traffic signal.
d. In order for a traffic signal to be considered at this intersection in the future, the pavement width of the south leg of the intersection will need to be widened from 30 feet to a *minimum* of 40 feet to allow for a multi-lane exit from the Winrock site.

18. The subject site is located Outside the Intense Core of the *Uptown Sector Development Plan* (*USDP*) and is zoned SU-3 Outside Intense Core and SU-2 R-2 C-2 and SU-2 R-2 O-1. As such, the EPC has the authority to approve a site development plan for building permit. The request meets the 12 goals of the *USDP* as follows:
a. This proposal provides a suitable site for a moderately high intensity mixture of retail, commercial, and service uses. The uses of office, institutional and residential are permissive in this zone and are proposed within this submittal. The design and general layout of these uses are controlled by the standards found in Sections 2, 3 and 4 of the *USDP* (pp. 15-30).
b. The redevelopment of existing retail space is permitted within the USDP, as noted in Section 2. of the plan (p. 15, A.1.)
c. This request meets the first Goal of the *USDP* for an Urban Center (Major Activity Center) by proposing a site contained within the rigid boundaries set out in the plan and avoids negative consequences to surrounding residential neighborhoods. The subject site borders no single-family residential areas. Parking for the site will continue to be surface parking with the addition of a parking structure containing 700 spaces and two subterranean parking areas totaling 971 parking spaces. Noise impact on surrounding residential areas will be minimal, considering the new proposal will have no more impact than the existing development and due to the distance separation between this site and the location of those neighborhoods. The visual impact of lighting and signage upon surrounding residential areas is negligible due to the nature of the minimal change from the existing to the proposed.
d. Opportunities for accessible transit are presented with this site and can be utilized, which will facilitate the goal of providing better opportunities for mass transit within the area, as per the second Goal of the *USDP*. In addition, the applicant has conducted an Access Analysis which indicates that this development does not meet the requirements for a Traffic Impact Analysis. However, a limited traffic analysis was required prior to EPC approval.
e. The site plan furthers the third Goal of the *USDP* by encouraging the further development of the area as an urban center. The objective of this goal is to promote an integrated mix of land uses including employment, retail, entertainment, and housing, as well as to promote pedestrian activity with specialty retail and restaurants at the ground level, reinforced by pedestrian streetscapes and plazas.
f. The proposed site plan contains a mix of employment, retail, entertainment uses, housing and office uses. The design of open space promotes a walkable urban form that promotes pedestrian activity where possible with a plaza in the center of the building arrangements. Retail and restaurant occupants are proposed along the ground floors of the development to encourage a diverse and walkable form.

g. The applicant completed an Access Analysis to comply with Goal 4. The applicant is required to comply with the transportation requirements of the Mobility Section of the *USDP* and Appendix A in the *USDP*. A preliminary Air Quality Impact Assessment is not required because a Traffic Impact Analysis was not required of the applicant.
h. The proposed development furthers Goal 5 in the *USDP* by constructing a parking structure and underground parking that helps to control the amount of asphalt development by stacking parking spaces vertically.
i. The site plan shows some and should show more and better strategically located pedestrian facilities to help capture the maximum number of users. Wide internal pedestrian links and walkways would benefit the site. Pedestrian walkways connecting to the site should be wider and more abundant in order to meet the intent of Goal 6 of the *USDP*.
j. The submittal furthers Goal 7 in the *USDP* by limiting roadway improvements to those listed in the plan and by emphasizing transit and ridesharing alternatives to the single-occupancy automobile solutions to the growing mobility demands of Uptown. The applicant should address this further by initiating a Transportation Demand Management (TDM) Plan process with the transit Department.
k. By initiating a Transportation Demand Management (TDM) Plan, the applicant will help to further Goal 8 of the *USDP*. Mitigation measures in the form of alternative transportation and multi occupancy vehicles will be encouraged.
l. Traffic mitigation measures discussed in this report will help curb potential future violations of air quality in the area, helping to meet the intent of Goal 9.
m. The submittal establishes pedestrian connections to buildings from the Uptown Loop road, as required by Goal 10 of the *USDP*. The recommended conditions of approval will help this redevelopment project to meet the intent of this goal.
n. The site plan meets Goal 11 of the *USDP* by providing amenities for the area that help shape the proposed development in a way that denote this as a changing space that provides elements such as outdoor seating, shaded areas, plazas and landscaping.

19. The request meets the required Floor Area Ratios as stated in the *USDP* (p. 16).

20. The request does include an office building, as specified in the *USDP*, and is therefore subject to the 25-foot setback from the street right-of-way (p. 16). The submittal is meeting this requirement.

21. The proposal assists in keeping the Uptown Center within rigid boundaries and avoids deleterious impacts on the surrounding residential areas, as required by the *USDP*. This proposal will develop within those boundaries and will not bleed out into the surrounding single-family residential neighborhoods. Nor will it cause serious and deleterious effects resulting from traffic and other causes to impact these neighborhoods.

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuq. NM 87102
Gene Tatum, Alavarado Park NA, 1916 Madeira NE, Albuq. NM 87110
Bill Sterchi, Alvarado Park NA, 5607 Princess Jeanne NE, Albuq. NM 87110
David Stafford, Classic Uptown NA, 2812 San Pablo NE, Albuq. NM 87110
Colin Hallahan, Classic Uptown NA, 2701 Chama NE, Albuq. NM 87110
Evelyn Feltner, Inez NA, 2014 Utah St. NE, Albuq. NM 87110
Bette Weber, Inez NA, 1927 Virginia St. NE, Albuq. NM 87110
Julie Jones, Jerry Cline Park NA, 7625 Winter Ave. NE, Albuq. NM 87110
Eric Shirley, Jerry Cline Park NA, 900 Grove St. NE, Albuq. NM 87110
Lou Weiss, Quigley Park NA, 2838 Alvarado Dr. NE, Albuq. NM 87110
Winnie Schmidt, Quigley Park NA, 2916 Cuervo Dr. NE, Albuq. NM 87110
Wayne Baxter, Snow Heights NA, 1606 Inez Dr. NE, Albuq. NM 87110
Mary A. Glasener, Snow Heights NA, 7742 Haines NE, Albuq. NM 87110
Evelyn Carter, Uptown Progress Team, Inc., 6501 Americas Parkway NE, #1000, Albuq. NM 87110
Paul Bidwell, Uptown Progress Team, Inc., 6400 Indian School Rd. NE, Albuq. NM 87110
Richard Peterson, Winrock South NA, 1112 San Pedro NE, #309, Albuq. NM 87110
Virginia Kinney, Winrock South NA, 1112 San Pedro NE, #309, Albuq. NM 87110
Davis Lee, Zuni NA, 7401 Euclid Ave. NE, Albuq. NM 87110
Lois Ranftle, Zuni NA, 7602 Euclid Ave. NE, Albuq. NM 87110
Jeff Weagley, 1313 San Pablo NE, Albuq. NM 87110
Marit Tully, 1107 Poblana NW, Albuq. NM 87107
David Campbell, 6100 Uptown blvd. NE, Suite 500, Albuq. NM 87110

22. According to the *USDP*, it is recognized that an urban center is a major contributor in improving Albuquerque's air quality in the future through the provision of dense employment and retail development along with residential opportunities in an urban, pedestrian environment. The applicant was not required to perform a preliminary Air Quality Impact Analysis because a Traffic Impact Study was not required.

23. The submittal complies with the SU-3 Zone for the Uptown Urban Center Inside and Outside the Intense Core. Because it is a redevelopment project, the regulations of this plan apply to the redevelopment portions of the subject site.

24. The submittal contains all information that is required of a site development plan for subdivision as defined in the *Comprehensive City Zoning Code.*

25. The subject site will need to comply with the Impact Fees Ordinance and Regulations for Public Safety and Park and Recreation services.

26. The 2 year clock would start ticking with the DRB approval rather than the EPC approval. The Planning Commission would support an extension of 6 months as per the Uptown Sector Development Plan for extending the site plan approval by the Planning Director.

27. The original submittal proposed a traffic signal at the intersection of Indian School Road and Espanola. No signal warrant analysis was performed to determine the need for a signal at this location. Therefore, a traffic signal at this location will not be permitted at this time. In addition, the geometry shown does not meet the minimum requirements for a multi-lane signalized intersection (40 feet width minimum).

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The site contains three zone categories, SU-3, SU-2/R-2 & C-2 and SU-2/ R-2 & O-1. Each of the zone categories have their own regulations, therefore, the site development plan for subdivision shall clearly identify the zone category for each zone area.

3. The submittal shall demonstrate Floor Area Ratio calculations and shall be provided for those areas zoned SU-3 and SU-2 separately.

4. Density calculations shall be provided for the portion of the submittal that will contain residential uses and shall comply with the *Uptown Sector Development Plan* and the *Comprehensive City Zoning Code.*

5. The exact setback distances of all buildings adjacent to public right-of-way and shall be identified on the submittal and shall be in compliance with the *Uptown Sector Development Plan.*

6. The area on the southwest portion of the site, identified as "Public Mass Transit Facility Transfer Center" is not a part of the subject site and shall contain a note indicating "Not a part of this submittal."

7. A note shall be provided on the submittal indicating that all applicants requesting modification to the site development plan that affects off-street parking shall notify all property owners within the portions zoned SU-3.

8. The submittal shall contain information such as a listing of acreage for each individual lot. The numbering of the lots shall be corrected to reflect 42 lots. The site development plan for subdivision shall contain a listing referencing the new lot name/number to the lot that was identified in the site development plan for subdivision if the legal description is to be modified on the subdivision plat.

9. A note shall be provided on the submittal indicating that phasing and construction of the proposed buildings shall be in compliance with the *Uptown Sector Development Plan.* This site development approval shall expire as indicated in the *Uptown Sector Development Plan.*

10. The applicant shall meet the conditions of approval as specified by the City Engineer and the Department of Municipal Development:
    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
    b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    c. A Traffic Assessment (access and circulation) has been submitted and reviewed by Transportation Staff. The site development plan will need to reflect the recommendations of the analysis (i.e. deceleration lanes, queuing, turning radii, etc.).

d. On the site development plan, indicate the existing traffic signal on Pennsylvania at the Winrock entrance.

e. Modify median, as shown on site plan, on Indian School at Americas Parkway to reflect actual conditions (i.e. left turn bay). Just east of this location, as shown on site plan, modify the median opening to reflect actual conditions (i.e. closed/no median opening).

f. Provide detailed truck circulation route (i.e. turning templates and radii along route). This will ensure proper circulation for delivery, fire and solid waste vehicles.

g. Provide detailed bus circulation route (i.e. turning templates and radii along route). This will ensure proper circulation for buses.

h. The applicant shall analyze the number of multiple access points to Upper Ring Road. Access points will be determined at DRB and may not be required.

i. Garden center of major 3 shall not be located adjacent to arrival court of hotel or ensure that the proposed location has no conflicts between trucks and passenger vehicles.

j. Provide cross access agreement.

k. Site plan shall comply and be designed per DPM Standards.

On July 21, 2005 the Environmental Planning Commission voted to approve Project 1002202/ 05EPC 05EPC-00877, an amendment to the Site Development Plan for Building Permit, for Tracts A-1-A, A-2, A-3, B, C-2A, D-1A, & E-1, Winrock Center Addition, Tract B, Hunt-Spectrum Development Site, located at the northeast intersection of I-40 and Louisiana NE, containing approximately 81.4 acres, zoned SU-3 and SU-2/R-2 & C-2 and SU-2/R-2 & O-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site development plan for building permit for Tracts A-1-A, A-2, A-3, B, C-2A, D-1A, & E-1, Winrock Center Addition, Tract B, Hunt-Spectrum Development Site, located at the northeast intersection of I-40 and Louisiana NE, containing approximately 81.4 acres, zoned SU-3 and SU-2 R-2 & C-2 and SU-2 R-2 & O-1. This site contains a major shopping center site currently known as Winrock Mall.

2. The proposed submittal allow for a major renovation to the site that will include the demolition and redevelopment of existing retail space, movie theater and hotel space. The applicant is also proposing to construct a 24,000 square foot office building with three stories, multi-family residential (66 units) and a multi-level parking structure.

3. The applicant has also submitted an application for a site development plan for subdivision and is proposing to subdivide the existing eight lots into 42 separate lots. A vast majority of the lots will contain property boundaries that follow the pattern of the respective building footprints.

4. The applicant recently acquired ownership of the parcel of land that includes the old Winrock Inn hotel and a remnant piece of the old Monroe School site that was bifurcated by the construction of Americas Parkway; both these sites have been included in this request.

5. A recent remodel of the Louisiana/Interstate 40 interchange modified the external street system adjacent to the subject site, along Louisiana, Americas Parkway and Indian School.

6. In May of 2004, the Planning Department entered into a settlement agreement with Winrock and Hunt in which the Planning Department agreed to support a conceptual drawing of a redevelopment of Winrock Shopping Center. The boundaries included the current configuration of the shopping mall and also included a remnant piece of old Monroe school site. The proposed request has been modified from the conceptual drawing approved within the settlement but is generally consistent with the conceptual drawing within the settlement agreement.

7. The Settlement Agreement reached between the City of Albuquerque, Winrock, and adjacent project owner on May 19, 2004 stipulates Winrock's redevelopment approach for the MarketCenter project and its related interpretations of the policies of the Uptown Sector Plan for this site. The owners and developers of the Winrock MarketCenter, and City Planning, have relied upon the Settlement Agreement, and the substantial negotiation that preceded it, as the basis upon which to proceed and evaluate the current site plan application before the Environmental Planning Commission.

8. The current Market Center site plan application is essentially similar to the concept plan in that the layout is similar, the uses are similar and the overall concept of a modified Market Center (Power Center) has been retained. The proposed submittal articulates a plan based on the original concept plan that accompanied the settlement agreement.

9. The proposed site development plan and proposed land uses identified on the site plan are permissive within existing zoning, consistent with the *Uptown Sector Development Plan* and includes a mix of multi-family residential, office, retail, and entertainment uses.

10. The building square footage amounts identified on the Market Center site plan define the replacement and redevelopment of existing retail space consistent with the Settlement Agreement and the *Uptown Sector Development Plan*.

11. The previously approved Site Plan for Building Permit (Z-484-4) Finding #3 stipulated that a TIS/AQIA would not be required as long as the square footage amount did not exceed 941,061. An additional access study was required by the City and the applicant has completed that study. No additional TIS/AQIA is required.

12. The existing Winrock Inn and the multi-family parcel were not part of the previously approved site plan and the floor area threshold established under Finding #3 does not govern development on these two parcels. The existing Winrock Inn will be demolished and redeveloped into a new hotel with the same number of rooms.

13. The Winrock site is surrounded on three sides by established single-family residential neighborhoods and Interstate 40, which restricts height and density as identified in the site plan.

14. The site is within the *Uptown Sector Development Plan* and is required to meet the policies and goals of that plan and must also comply with the Albuquerque/Bernalillo *Comprehensive Plan* and the *Comprehensive City Zoning Code.*

15. The subject site is located in the area designated Established Urban by the *Comprehensive Plan.* The submittal meets the goal of this area by creating an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and mixture of uses, while creating a visually built environment. The submittal furthers the policies of the Established Urban Area as follows:
    a. The location, intensity and design of this development respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern (Policy 5d, *Comprehensive Plan*). An Access Analysis demonstrated that the proposed plan will not have deleterious impacts on surrounding uses, established neighborhoods, or community amenities.
    b. This request proposes to locate employment and service uses in a manner that minimizes adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 5i, *Comprehensive Plan*).
    c. This request constitutes new growth that will be accommodated through development in an area where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be ensured. (Policy 5e, *Comprehensive Plan*). This request represents new commercial development and is located in an existing commercially zoned area (Policy 5j, *Comprehensive Plan*).
    d. The subject site is adjacent to arterial streets and is planned to minimize harmful effects of traffic, livability and safety of established residential neighborhoods (Policy 5k, *Comprehensive Plan*).
    e. This request represents redevelopment and rehabilitation of an older neighborhood in the Established Area (*Policy 5o, Comprehensive Plan*).

16. This request is within a Major Activity Center as designated by the Centers and Corridors section of the *Albuquerque/Bernalillo County Comprehensive Plan.* The submittal meets the Polices of the Major Activities Center designation as follows:

a. The request is helps to shape an urban by providing a mixture of uses that should help to promote transit and pedestrian access both to and within the center, and maximizes cost-effectiveness of City services (*Comprehensive Plan*, Policy II. B. 7. a).

b. This request will assist in the development of a Major Activity Center as defined by the *Comprehensive Plan* by providing a location for commercial, service, employment, office and residential uses in conjunction with area-wide needs, serving the entire metropolitan population and beyond, being accessible by all modes of travel, including pedestrian and bikes; it is located near major roadways and/or major transit stops and transfer points, will be served by off-street parking with parking structures as encouraged by the plan, and will contain walkways designed to allow for pedestrians and have transit connections within the site.

c. This request will also assist in the development of a Major Activity Center as defined by the *Comprehensive Plan* by locating in an area 300 acres or more with land uses typical in modern commercial, office, and technology centers.

d. This request meets the policies of the *Comprehensive Plan* by providing buildings that are 3-stories tall and higher with appropriate floor area ratios and urban land uses and amenities, with connections between buildings and sidewalks, buildings close or touching, opportunities for park and ride, structure parking, plazas and paths, and greater opportunity for public-private partnership in creating public spaces (*Comprehensive Plan*, Activity Center Goal, Policy A, Major Activity Centers).

e. This request further meets the policies of the *Comprehensive Plan* because structures that would dominate their surroundings are located in a Major Activity Center to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access (*Comprehensive Plan*, Policy II. B. 7. c)

f. The subject site does not abut any single-family residential property. The *Comprehensive Plan* is furthered in that the most intense activity centers uses are proposed to be located away from any nearby low-density residential development and is buffered from those residential uses by a transition area of less intensive development (Policy II. B. 7. f.).

17. Transportation:

a. An Access Analysis was completed by the applicant in May of 2005 and has been reviewed by the Planning Department (Transportation Development) and the Department of Municipal Development (DMD). The Access Analysis was conducted in accordance with the scoping letter and procedures cited in the City's Development Process Manual.

b. Louisiana and Indian School are designated as principal arterial roads with existing bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeways System.

c. The intersection of Espanola Street and Indian School Road currently does not warrant a traffic signal.

d. In order for a traffic signal to be considered at this intersection in the future, the pavement width of the south leg of the intersection will need to be widened from 30 feet to a *minimum* of 40 feet to allow for a multi-lane exit from the Winrock site.

18. The subject site is located Outside the Intense Core of the *Uptown Sector Development Plan* (*USDP*) and is zoned SU-3 Outside Intense Core and SU-2 R-2 C-2 and SU-2 R-2 O-1. As such, the EPC has the authority to approve a site development plan for building permit. The request meets the 12 goals of the *USDP* as follows:

a. This proposal provides a suitable site for a moderately high intensity mixture of retail, commercial, and service uses. The uses of office, institutional and residential are permissive in this zone and are proposed within this submittal. The design and general layout of these uses are controlled by the standards found in Sections 2, 3 and 4 of the *USDP* (pp. 15-30).

b. The redevelopment of existing retail space is permitted within the USDP, as noted in Section 2. of the plan (p. 15, A.1.)

c. This request meets the first Goal of the *USDP* for an Urban Center (Major Activity Center) by proposing a site contained within the rigid boundaries set out in the plan and avoids negative consequences to surrounding residential neighborhoods. The subject site borders no single-family residential areas. Parking for the site will continue to be surface parking with the addition of a parking structure containing 700 spaces and two subterranean parking areas totaling 971 parking spaces. Noise impact on surrounding residential areas will be minimal, considering the new proposal will have no more impact than the existing development and due to the distance separation between this site and the location of those neighborhoods. The visual impact of lighting and signage upon surrounding residential areas is negligible due to the nature of the minimal change from the existing to the proposed.

d. Opportunities for accessible transit are presented with this site and can be utilized, which will facilitate the goal of providing better opportunities for mass transit within the area, as per the second Goal of the *USDP*. In addition, the applicant has conducted an Access Analysis which indicates that this development does not meet the requirements for a Traffic Impact Analysis. However, a limited traffic analysis was required prior to EPC approval.

e. The site plan furthers the third Goal of the *USDP* by encouraging the further development of the area as an urban center. The objective of this goal is to promote an integrated mix of land uses including employment, retail, entertainment, and housing, as well as to promote pedestrian activity with specialty retail and restaurants at the ground level, reinforced by pedestrian streetscapes and plazas.

f. The proposed site plan contains a mix of employment, retail, entertainment uses, housing and office uses. The design of open space promotes a walkable urban form that promotes pedestrian activity where possible with a plaza in the center of the building arrangements. Retail and restaurant occupants are proposed along the ground floors of the development to encourage a diverse and walkable form.

g. The applicant completed an Access Analysis to comply with Goal 4. The applicant is required to comply with the transportation requirements of the Mobility Section of the *USDP* and Appendix A in the *USDP*. A preliminary Air Quality Impact Assessment is not required because a Traffic Impact Analysis was not required of the applicant.

h. The submittal furthers Goal 7 in the *USDP* by limiting roadway improvements to those listed in the plan and by emphasizing transit and ridesharing alternatives to the single-occupancy automobile solutions to the growing mobility demands of Uptown. The applicant should address this further by initiating a Transportation Demand Management (TDM) Plan process with the transit Department.

i. By initiating a Transportation Demand Management (TDM) Plan, the applicant will help to further Goal 8 of the *USDP*. Mitigation measures in the form of alternative transportation and multi occupancy vehicles will be encouraged.

j. Traffic mitigation measures discussed in this report will help curb potential future violations of air quality in the area, helping to meet the intent of Goal 9.

19. The request meets the required Floor Area Ratios as stated in the *USDP* (p. 16).

20. The request does include an office building, as specified in the *USDP*, and is therefore subject to the 25-foot setback from the street right-of-way (p. 16). The submittal is meeting this requirement.

21. The proposal assists in keeping the Uptown Center within rigid boundaries and avoids deleterious impacts on the surrounding residential areas, as required by the *USDP*. This proposal will develop within those boundaries and will not bleed out into the surrounding single-family residential neighborhoods. Nor will it cause serious and deleterious effects resulting from traffic and other causes to impact these neighborhoods.

22. According to the *USDP*, it is recognized that an urban center is a major contributor in improving Albuquerque's air quality in the future through the provision of dense employment and retail development along with residential opportunities in an urban, pedestrian environment. The applicant was not required to perform a preliminary Air Quality Impact Analysis because a Traffic Impact Study was not required.

23. The submittal complies with the SU-3 Zone for the Uptown Urban Center Inside and Outside the Intense Core. Because it is a redevelopment project, the regulations of this plan apply to the redevelopment portions of the subject site.

24. The submittal contains all the elements of a site development plan for building permit as defined in the *Comprehensive City Zoning Code*.

25. The subject site will need to comply with the Impact Fees Ordinance and Regulations.

26. The 2 year clock would start ticking with the DRB approval rather than the EPC approval. The Planning Commission would support an extension of 6 months as per the Uptown Sector Development Plan for extending the site plan approval by the Planning Director.

27. The original submittal proposed a traffic signal at the intersection of Indian School Road and Espanola. No signal warrant analysis was performed to determine the need for a signal at this location. Therefore a traffic signal at this location would not be permitted at this time. In addition, the geometry shown does not meet the minimum requirements for a multi-lane signalized intersection (40 feet width minimum).

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. A note shall be provided on the submittal indicating that all applicants requesting modification to the site development plan that affects off-street parking shall notify all property owners within the portions zoned SU-3.

3. A note shall be provided indicating that any modifications to the site development plan for building permit that affect property boundaries shall be reflected on the site development plan for subdivision and shall be approved through the review process identified in the *Uptown Sector Development Plan*, or the *Comprehensive City Zoning Code*, whichever shall apply.

4. The submittal shall clearly identify building entrances and shall be located toward the street or plazas, rather than parking areas.

5. The applicant shall either move the garden center from the west side of Major 3 or shall provide an attractive and functional design for the garden centers' west edge to create a landscaped boulevard or atrium like entry with a clear drive aisles for traffic entering the site.

6. The parking layout for each parking levels within the parking structure and the underground parking areas shall be provided on the submittal. All pertinent parking information, such as size, width and location of handicap spaces shall also be provided on the submittal.

7. Parking places that are designated as carpool spaces for employees shall be specified on the site plan in the affected lots and shall be located near the entrances of the buildings. Such spaces shall be clearly reserved for employee carpoolers (three or more individuals per vehicle).

8. A sidewalk shall be provided along all building facades that have a main entrance. The dimension of the sidewalk shall be at least eight feet in width for those buildings that are less than 10,000 square feet, ten feet in width for those buildings between 10,000 and 30,000 square feet, and one foot in width per 10,000 square feet of building size to a maximum required width of 15 feet for those buildings above 30,000 square feet.

9. An illustration of trash receptacles and kiosks shall be provide and shall demonstrate the material, color, height and width of all these elements.

10. All dedicated plaza areas shall have a connection to an adjacent right-of-way by a "Pedestrian Link" as required in the *Uptown Sector Development Plan.*

11. The applicant shall ensure that a "Pedestrian Link" has been provided between Pennsylvania and the adjacent plaza areas.

12. Amenities, such as directional signs, and bicycle racks shall be provided along the Commuter Bike Route as identified in the submittal to assist such cyclists.

13. The applicant shall meet with the Transit Department and show a potential and preferred transit route with sheltered bus stops on the subject site plan.

14. The submittal shall contain a notation indicating that the site will be in compliance with Section 14-16-3-9, Area Lighting Regulations of the *Comprehensive City Zoning Code.*

15. The site shall contain 3 foot high parking barrier walls or a dense landscape screen for off-street parking areas that have more than 50 off-street parking spaces and more than 100 linear feet of street frontage as required in Section 14-16-3-1(E)(4) of the *Comprehensive City Zoning Code.* Exception to the screening requirement is allowed where the parking area is three feet or more below the grade of the public street

16. The submittal shall clearly demonstrate what, if any, landscaping will remain.

17. The applicant shall provide documentation that demonstrates that all proposed species are pollution resistant.

18. The submittal shall demonstrate that the number of trees provided within the site zoned SU-3 is consistent with one tree for each 10 off-street parking spaces.

19. A notation shall be provided indicating that each planting area will contain 75% of living ground cover as required in the *Comprehensive City Zoning Code.*

20. Adequate plaza seating shall be provided throughout the site, according to the *USDP*. The site shall contain at least one linear foot of seating space for each linear foot in the perimeter of the plaza. The submittal shall demonstrate, through total plaza linear footage and total seating area linear footage calculations provided on the site plan, that this requirement has been met.

21. The color palette provided for the buildings shall be in general statements, such as browns, greens, reds, etc. to determine the meaning of each color.

22. Each building façade shall meet the standard for facades under "Pedestrian Features" section of the General Building and Site Design for Non-Residential buildings within the *Comprehensive City Zoning Code* that states, "Major Facades shall incorporate at least one or a combination of the following features (as described in Section 14-16-3-18(B)(2)) along no less than 50% of the length of the façade. Such features shall be distributed along the length of the façade in order to avoid creating a blank façade greater than 30 feet in length."

23. All "Major Facades" greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building façade. Each seat shall be a minimum of 24 inches in width and 15 inches in height. Benches, raised planters, ledges or similar seating features may be counted as seating space. When the outdoor seating is located on the south or west side of the building, at least 25% of the seating area shall be shaded.

24. The submittal shall contain the elevation views of all sides of the buildings to determine compliance with the *Uptown Sector Development Plan* and the *Comprehensive City Zoning Code.*

25. The approximate location of all mechanical equipment and the method used for screen shall be provided on the submittal. Screening shall be in compliance with Section 15-16-3-18(C)(5) of the *Comprehensive City Zoning Code.*

26. All building mounted and freestanding signs shall comply with the regulation of the *Uptown Sector Development Plan* and the General Sign Regulations within the *Comprehensive City Zoning Code.* Sheet 14 shall contain signs that are in compliance with the *Uptown Sector Development Plan.* The existing "Pylon" signs shown at 84 and 72 feet in height may only be modified to reflect the color and logo of the Market Center project. Advertisement of individual tenants on the subject site shall not be allowed on the existing "Pylon" signs.

27. The submittal shall provide an illustration of Permanent Identification and Private Traffic Directional Signs as described and regulated in the *Comprehensive City Zoning Code.*

28. The applicant shall consider all of the elements provided in the Environmental Performance Objectives found in Section 3 of the *Uptown Sector Development Plan.*

29. A note shall be provided on the submittal indicating that phasing and construction of the proposed buildings shall be in compliance with the *Uptown Sector Development Plan*. This site development approval shall expire as indicated in the *Uptown Sector Development Plan*.

30. The site shall not exceed the allowed number of off-street parking spaces given the vehicular modifications that may occur as a result of mitigating all of theses conditions of approval.

31. The applicant shall meet the conditions of approval as specified by the City Engineer and the Department of Municipal Development:

    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

    b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

    c. A Traffic Assessment (access and circulation) has been submitted and reviewed by Transportation Staff. The site development plan will need to reflect the recommendations of the analysis (i.e. deceleration lanes, queuing, turning radii, etc.).

    d. On the site development plan, indicate the existing traffic signal on Pennsylvania at the Winrock entrance.

    e. Modify median, as shown on site plan, on Indian School at Americas Parkway to reflect actual conditions (i.e. left turn bay). Just east of this location, as shown on site plan, modify the median opening to reflect actual conditions (i.e. closed/no median opening).

    f. Provide detailed truck circulation route (i.e. turning templates and radii along route). This will ensure proper circulation for delivery, fire and solid waste vehicles.

    g. Provide detailed bus circulation route (i.e. turning templates and radii along route). This will ensure proper circulation for buses.

    h. Suggest the number of multiple access points to Upper Ring Road be reduced. Access points will be determined at DRB and may not be required.

    i. Suggest garden center of major 3 not be located adjacent to arrival court of hotel or ensure that the proposed location has no conflicts between trucks and passenger vehicles.

    j. Provide cross access agreement.

    k. Site plan shall comply and be designed per DPM Standards.

32. 2 motorcycle parkings per building.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **AUGUST 5, 2005** IN THE MANNER DESCRIBED BELOW. 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 I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Richard Dineen
Planning Director

RD/JG/ac

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME PU. WINROCK

AGENT CONSENSUS PLANNING

ADDRESS ~~100~~

PROJECT & APP # 1002202 / 06DRB- 00525, 00524

PROJECT NAME WINROCK MARKET CENTER

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 TOTAL AMOUNT DUE

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.*

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

4/11/2006 11:44AM LOC: ANNX
RECEIPT# 00060714 WS# 007 TRANS# 0030
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $20.00
J24 Misc
$20.00
VI $20.00
CHANGE $0.00
Thank You

ORIGINAL

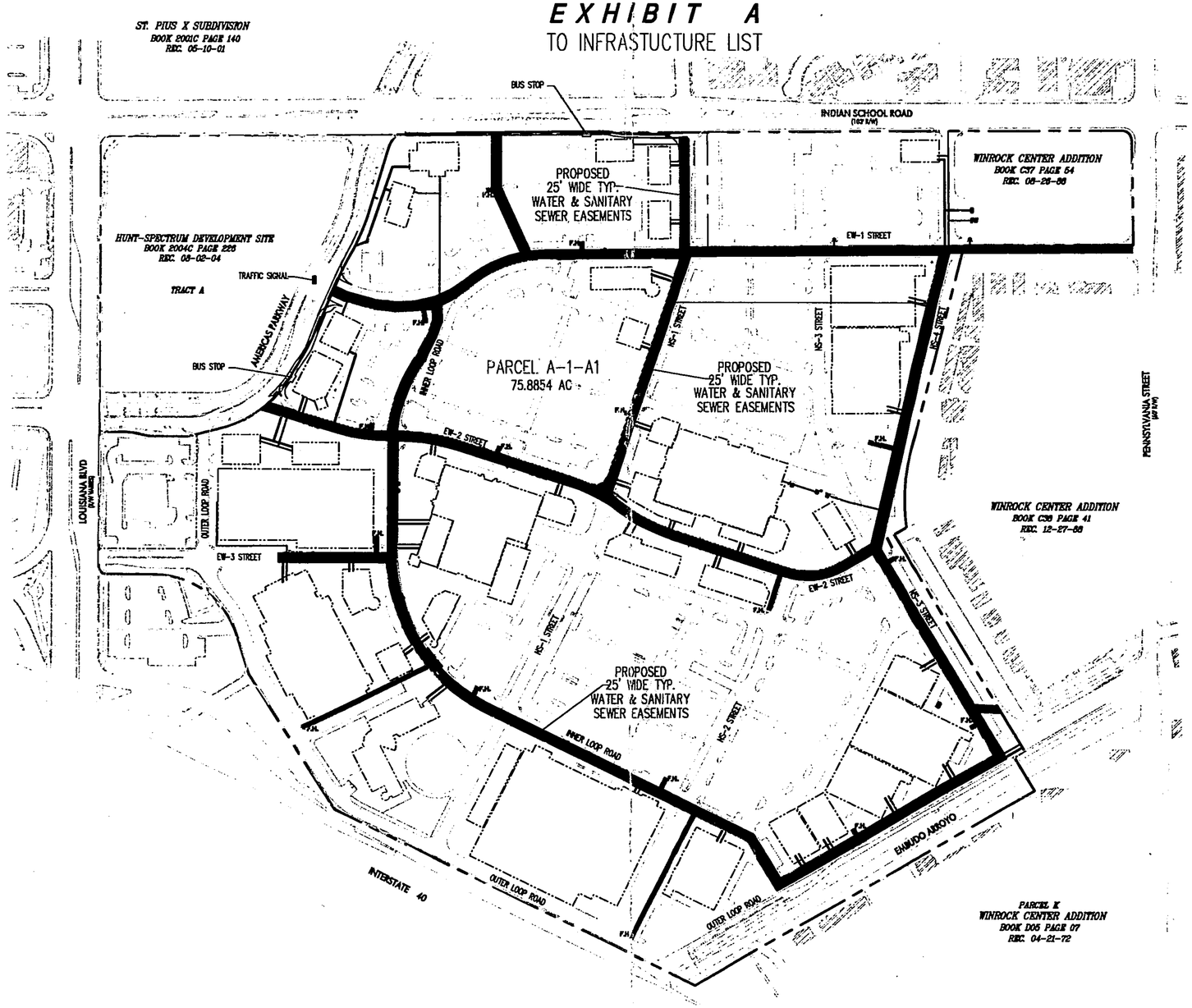
WINROCK CENTER ADDITION

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

EXHIBIT A

TO INFRASTUCTURE LIST



NOT TO SCALE

HUITT-ZOLLARS

333 RIO RANCHO DR. N.E., STE. 101

RIO RANCHO, N.M., 87124

(505) 892-5141

MARCH, 2006

03-17-06

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ORIGINAL

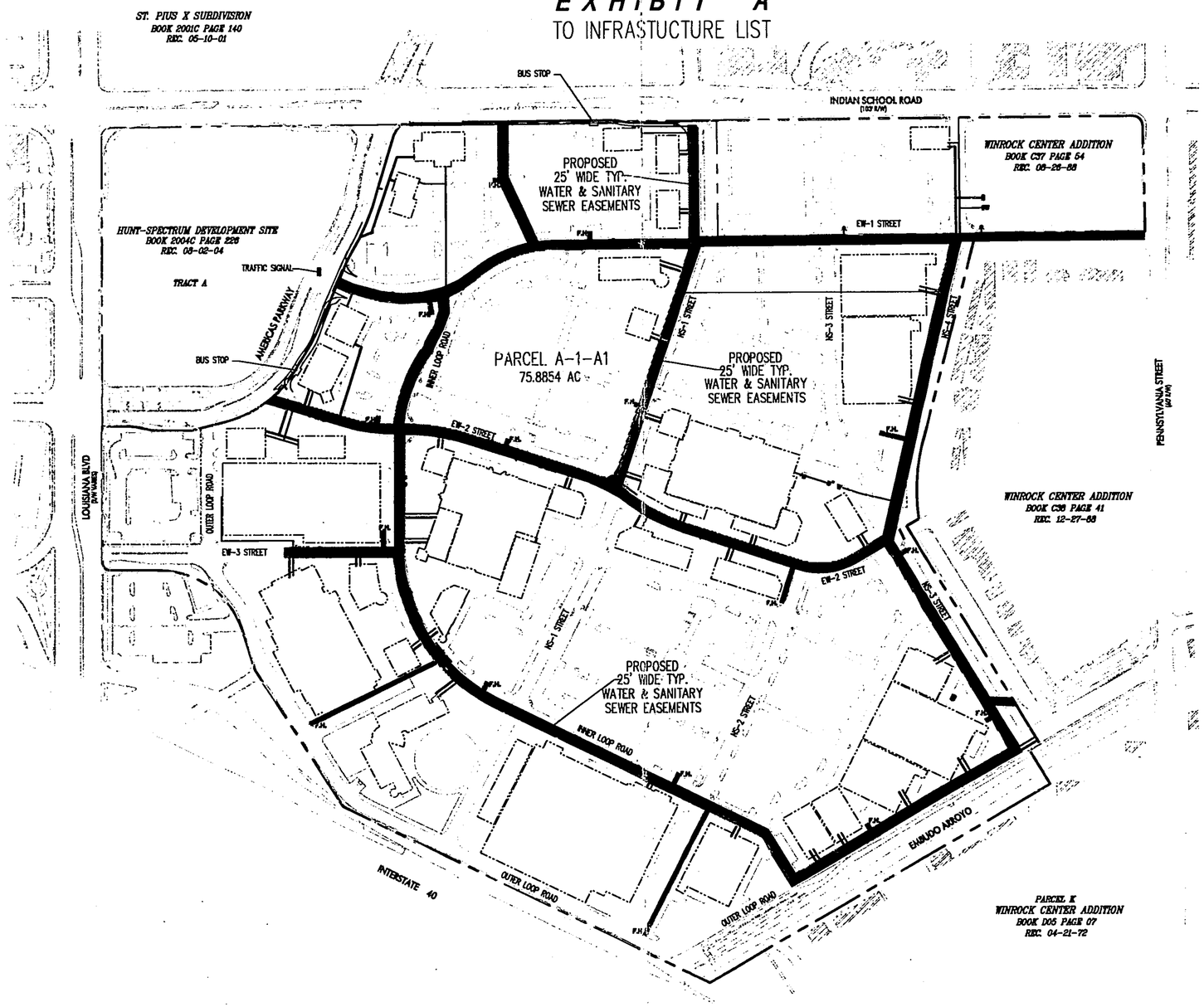
WINROCK CENTER ADDITION

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

EXHIBIT A

TO INFRASTUCTURE LIST



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EXISTING EASEMENTS BEING VACATED WITHIN THE BOUNDARY OF BY THIS PLAT

16. EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1989, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8946173, REFILLED MAY 25, 1989, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8946743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

17. DECLARATION OF EASEMENT, FILED OCTOBER 24, 1969, RECORDED IN BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 514A, PAGE 599, AS DOCUMENT NO. 08777630, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

18. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 20, 1984, RECORDED IN BOOK MISC. 157A, PAGE 321, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

19. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 554, AS DOCUMENT NO. 858249A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

20. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 17, 1984, RECORDED IN BOOK MISC. 81A, PAGE 894, AS DOCUMENT NO. 843826, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLATS RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.

21. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 30, 1991, RECORDED IN BOOK BCR 91-2, PAGE 3512, AS DOCUMENT NO. 916993, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

22. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 553, AS DOCUMENT NO. 858248A, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

23. UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 14, 1996, RECORDED IN BOOK 96-13, PAGE 6463, AS DOCUMENT NO. 96054182 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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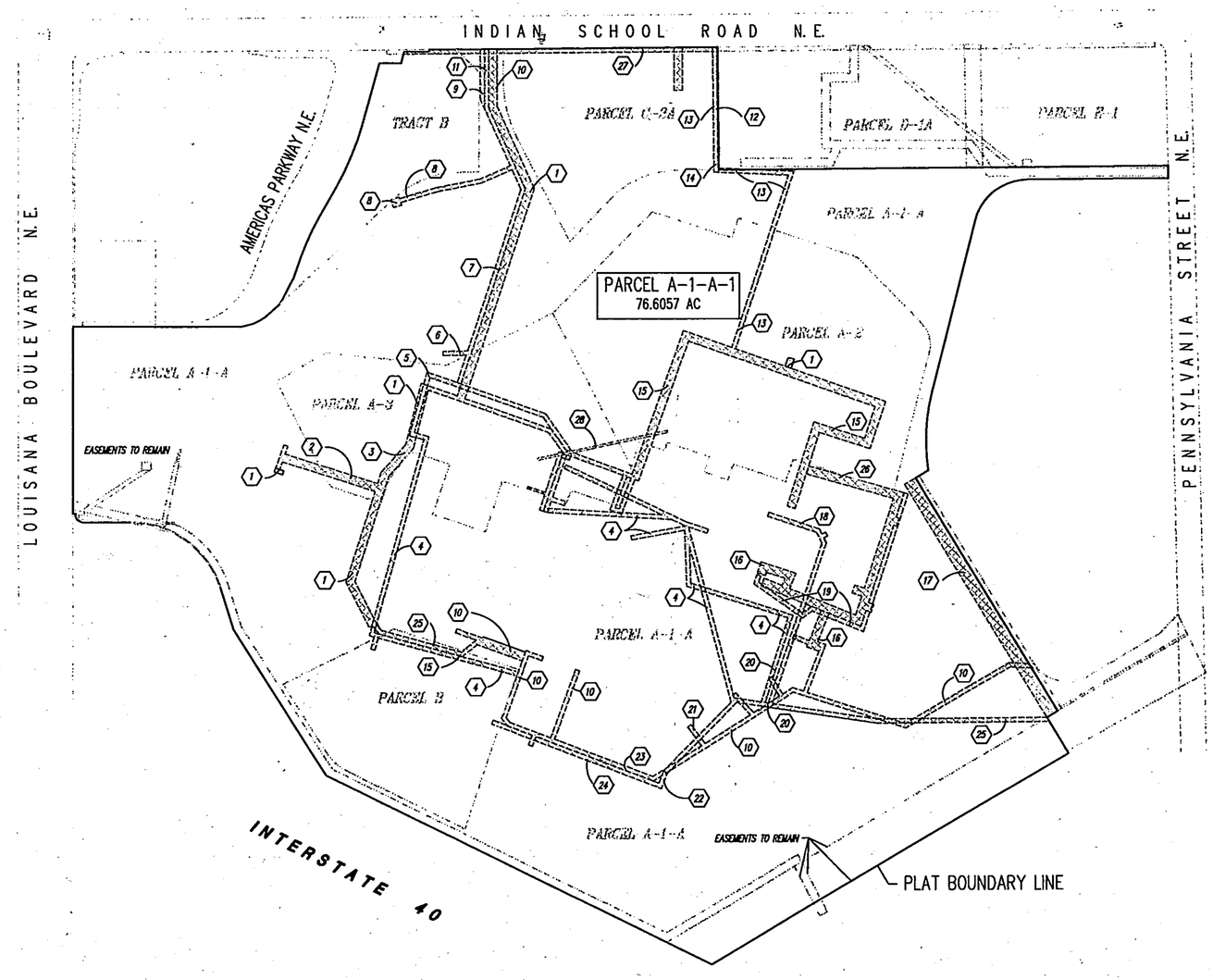

24. EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 95C, FOLIO 446.

25. EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP, TO WINROCK ENTERPRISES, INC., AN ARKANSAS CORPORATION AND J.L. WHITE INVESTMENTS, INC., FILED AUGUST 13, 1962, RECORDED IN BOOK D 654, PAGE 583, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

26. EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 26, 1988, IN PLAT BOOK C37, FOLIO 54.

27. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 9, 1960, RECORED IN BOOK D 574, PAGE 79, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

28. COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND DILLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION FILED MARCH 8, 1995, RECORDED IN BOOK 95-6, PAGE 2371, AS DOCUMENT NO. 95023422, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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03-18-08
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EXISTING EASEMENTS BEING VACATED WITHIN THE BOUNDARY OF THIS PLAT

1. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 9, 1993, RECORDED IN BOOK 93-6, PAGE 1435, AS DOCUMENT NO. 93023664, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

2. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123089, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

3. WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, AS DOCUMENT NO. 93096984, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

4. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

5. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3120, AS DOCUMENT NO. 93093164, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

6. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1994, RECORDED IN BOOK 94-7, PAGE 4859, AS DOCUMENT NO. 94028293, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

7. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3126, AS DOCUMENT NO. 93093165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO,

8. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, AS DOCUMENT NO. 93134663, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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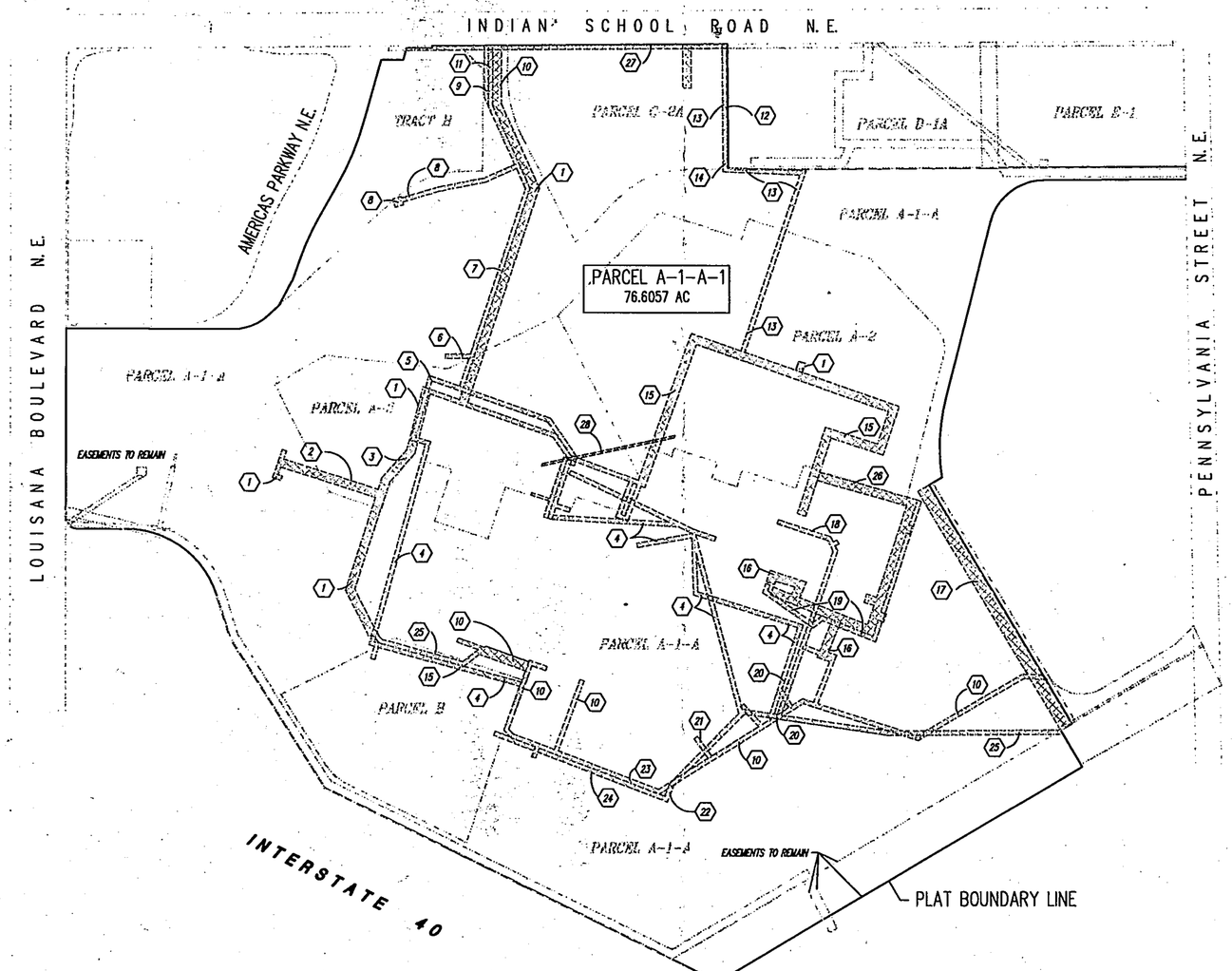

9. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, RECORDED IN BOOK D 571, PAGE 432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

10. EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK C4, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C5, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54. (AS TO

11. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1960, RECORDED IN BOOK D 536, PAGE 597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

12. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1985, RECORDED IN BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 8526079, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

13. UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 12, 1986, RECORDED IN BOOK MISC. 382A, PAGE 553, AS DOCUMENT NO. 8674791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

14. RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 8490471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

15. GRANT OF EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED JANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157; (AS TO PARCELS 1 AND 5); FILED MAY 26, 1972, RECORDED IN BOOK MISC. 262, PAGE 167, (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203, (AS TO A2 OF PARCEL 4 AND PARCEL 5), RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS CONTAINED IN QUITCLAIM DEED, FILED FEBRUARY 3, 1967, RECORDED IN BOOK D 822, PAGE 940, AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

~~SEE SHEET 4 OF 6~~

EXHIBIT B
Date 4/19/06

HUITT-ZOLLARS
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03-16-06
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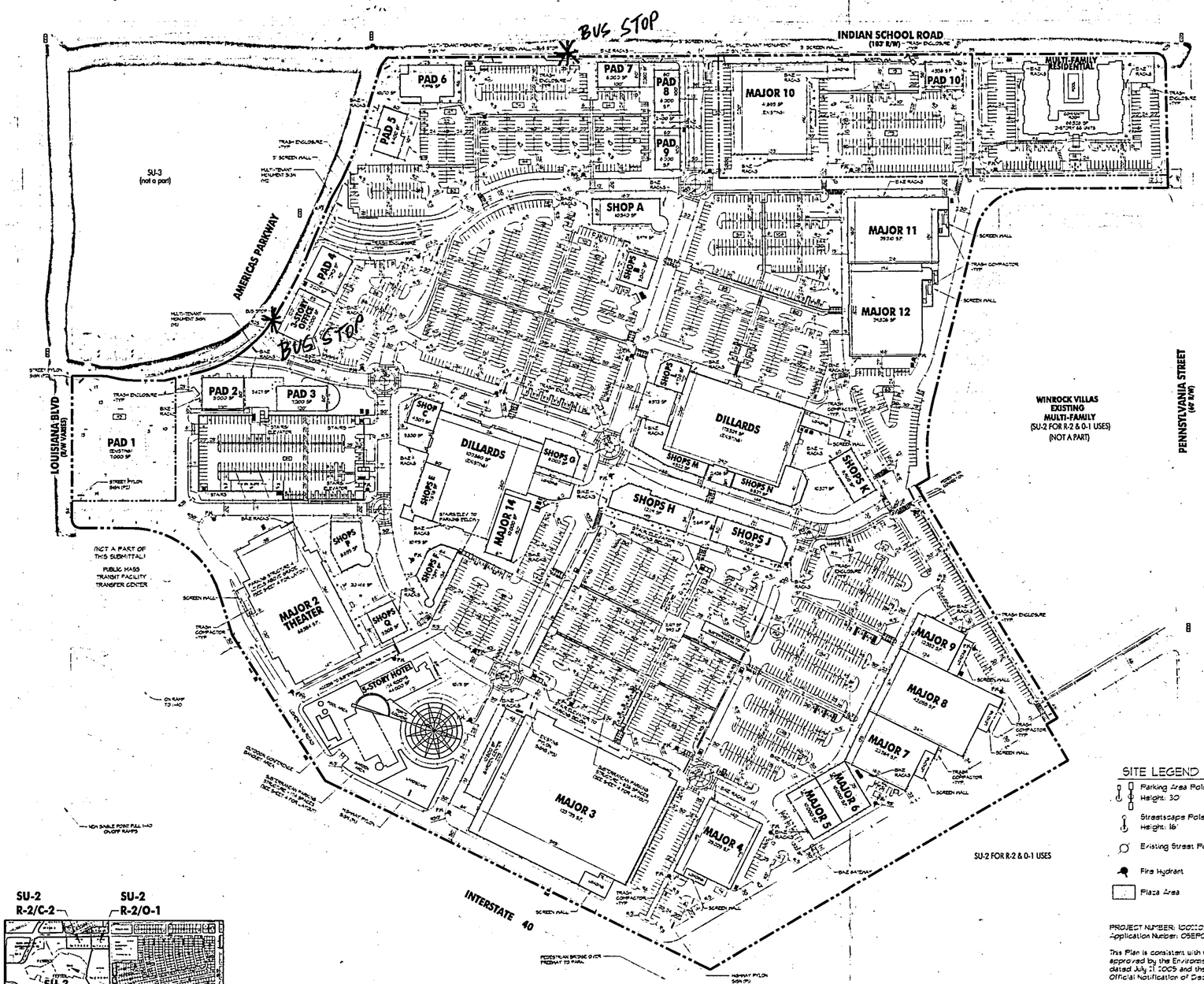

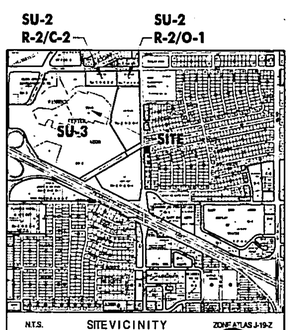

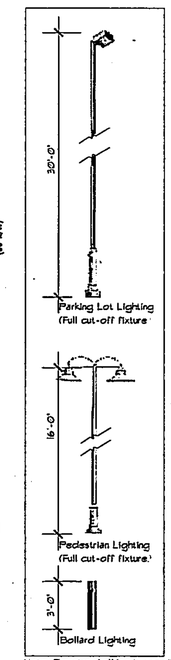

Note: The site shall be in compliance with Section 14-16-3-9 Area Lighting Regulations of the Comprehensive City Zoning Code.

SITE LEGEND

- Parking Area Pole Light Height: 30'
- Streetscape Pole Light Height: 16'
- Existing Street Pole Light
- Fire Hydrant
- Plaza Area

PROJECT NUMBER: 1001102
Application Number: 05EPC-00811; 05EPC-00816

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated July 21 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

SITE DATA

Land: SU-3: 7.46 AC (325,058.384 SF) and SU-2: 12.14 AC (529,066.760 SF)
Zoning: SU-3 and SU-2
Building: Retail/Restaurants-906,282 SF, Office-24,000 SF, Hotel-84,000 SF, Multi-Family-88,326 SF
F.A.R.: SU-3: .30, SU-2: .37

GENERAL NOTES:

1. This Site Plan for Building Permit amends the previously approved Site Plan for Building Permit (04-5844).
2. Any modifications to the Site Plan for Building Permit that impact property boundaries shall be reflected in the Site Plan for Subdivision and shall be approved through the revised process identified in the Uptown Sector Development Plan or the City Comprehensive Zoning Code whichever shall apply.
3. This property falls within the Uptown Sector Development Plan area which designates it as "outside the interior core" with specific design standards attached.
4. Phasing and construction of site and buildings shall be in compliance with the Uptown Sector Development Plan.
5. Pedestrian crosswalks shall have a minimum width of 6 feet and shall be highlighted with decorative paving patterns or materials different than that used in parking areas.
6. Outdoor plaza space shall include seating areas at a rate of 1 linear foot per each linear foot measured at the perimeter of the plaza. Benches, seating walls, planter ledges, etc. may all be counted towards meeting this requirement.
7. Outdoor plazas shall be constructed of decorative paving patterns or materials different from that used in parking areas and shall have pedestrian scale lighting, trash receptacles, kiosks, etc.
8. A minimum of 40% of the plaza area shall be devoted to landscape - see Sheet 6 Landscape Plan for more detail on these elements.
9. Pedestrian link between plaza space and Americas Parkway and other public sidewalks shall be a minimum of 10 feet in width.
10. All applicants requesting modifications to the Site Plans for Building Permit and Subdivision that affects off-street parking shall notify all property owners within the SU-3 area of Winrock Marketcenter.
11. A shared parking agreement shall be provided for all tenants at Winrock Marketcenter.
12. No more than one building-mounted sign per facade per business is allowed. The size of the building-mounted signs (except for marquee signs) shall not exceed:
    a) 5% of the facade area to which it is applied; the lower 30 feet are excluded from the calculation of the facade area.
    b) 10% of the facade area to which it is applied in the lower 30 feet of the facade if the sign is not fully visible from any abutting arterial, collector or freeway.
    c) 15% of the area of the facade to which it is applied in the 30 feet of the facade if the sign is wholly visible from an abutting arterial, collector or freeway.
13. One free-standing sign shall be permitted for each building frontage provided the street frontage is a minimum of 100 feet in width.
14. Free-standing signs shall not exceed 75 SF if facing a local street or 100 feet SF if facing a collector or arterial street. Free-standing signs shall not exceed 10 feet in height, with the exception of the signs facing I-40 which shall not exceed 30 feet in height.
15. Two existing signs at the northeast corner of Major 3 are grandfathered.
16. All pedestrian walkways shall meet ADA requirements.

PARKING DATA:

The amount of parking for existing retail shall remain at the existing ratio. The amount of parking for new and or redevelopment buildings shall be at the ratio identified by the Uptown Sector Plan and the City Comprehensive Zone Code.

VEHICULAR PARKING REQUIRED

USE	RATIO	SF/ROOMS/SEATS	REQUIRED	ACCESSIBLE	MOTORCYCLE
Existing Retail					
Toys R Us	5/1,000	47,883 SF	210	15	2 PER BUILDING
Macaroni Grill	5/1,000	7,000 SF	35	-	
Dillards 1	45/1,000	100,860 SF	454	-	
Dillards 2	45/1,000	113,528 SF	182	-	
Retail/Restaurants	4/1,000	910,871 SF	3,644	31	
Office					
1st Floor	5/1,000	8,000 SF	40	4	
2nd Floor	3/1,000	8,000 SF	24	-	
3rd Floor	3/1,000	8,000 SF	24	-	
Theater	1/4 Seats	3,218 Seats	805	20	
Hotel	1/Room	114 Rooms	114	6	
Multi-Family					
1 Bedroom/1 Bath	1.5/1	45 Units	68	8	
2 Bedroom/2 Bath	2/1	21 Units	42	-	
TOTAL			4,704	86	80

VEHICULAR PARKING PROVIDED (Carpool + CP, Motorcycle + M)

PARKING AREA	SPACES	ACCESSIBLE	MOTORCYCLE
Surface Parking	2,935	87	80
Garage	565	4	
Substandard (Hotel and north of Major 3)	800	-	
TOTAL	4,304	101	80

BICYCLE PARKING	RATIO	REQUIRED	PROVIDED
4,704	1/20	236	240

PLAZA SPACE	MULTIPLIER	PLAZA REQUIRED	PLAZA PROVIDED
TOTAL PARKING 4,704	15 SF	70,560 SF	81,869 SF

PLAZA SPACE	SEATING REQUIRED	SEATING PROVIDED
5143 L.F.	5143 L.F.	5143 L.F.

WINROCK MARKETCENTER

WINROCK
MARKETCENTER

OWNER/DEVELOPER
PRUWINROCK, LLC
COUSINS PROPERTIES, INC.

PROJECT TEAM
ARCHITECTURE
NADEL ARCHITECTS
ENGINEERING
HUITT-ZOLLARS
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SITE PLAN

SCALE: 1" = 100'
NORTH 50 0 100 200

SHEET 2 OF 34
APRIL 4, 2006