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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2014

Project# 1002202
14DRB-70376 EXT OF PRELIMINARY PLAT

TIERRA WEST LLC agent(s) for WINROCK PARTNERS LLC C/O GOODMAN REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) PARCEL A-1-A-1 & E-1, **WINROCK CENTER ADDITION** zoned SU-3 MU-UPT, located on INDIAN SCHOOL RD NE BETWEEN LOUISIANA AND PENNSYLVANIA STREET NE containing approximately 61.09 acre(s). (J-19)


At the November 12, 2014 Development Review Board meeting, an extension of the preliminary plat was approved to June 23, 2014.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



Jack Cloud, DRB Chair

3. **Project# 1010060**
14DRB-70357 VACATION OF PUBLIC
RIGHT-OF-WAY 

THE SKARSGARD FIRM PC agents for RED
SHAMROCK 10 LLC request the referenced/ above
action for the 20 FT PUBLIC ALLEY adjacent to Lot 9-
B-1, Block A, **KIRTLAND ADDITION UNIT 2** and
Tract A, **AIRPORT CENTER SUBDIVISION** zoned
C-1 and C-3, located on the north side of LOVELACE
RD SE between WELLS ST SE and MESA DR SE
containing approximately .03 acre. (M-15) **THE
VACATION WAS RECOMMENDED FOR APPROVAL
BY THE CITY COUNCIL. THIS RECOMMENDATION
WAS MADE BASED ON EXHIBIT 'B 'IN THE
PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND
(B) (1)(3) OF THE SUBDIVISION ORDINANCE.**


4. **Project# 1005182**
14DRB-70318 PRELIMINARY PLAT 

WILSON & COMPANY agents for D.R. SCOTT LLC
request the referenced/ above actions for LA
CUENTISTA SUBDIVISION Unit II, zoned R-1,
located on the southwest corner of ROSA PARKS RD
NW and KIMMICK DR NW containing approximately
34.47 acres. (C-10 & C-11) [*Deferred from 10/8/14, 11/5/14*]
DEFERRED TO 12/3/14.

5. **Project# 1004205**
14DRB-70313 SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT 

BOHANNAN HUSTON INC agents for LOOP
INDUSTRIAL LLC request the referenced/ above action
for Tract 1, **LOOP INDUSTRIAL PARK** zoned SU-
2/M or M-1, located on the north side of PASEO DEL
NORTE NE between the NORTH DIVERSION
CHANNEL and WASHINGTON ST NE containing
approximately 9.31 acres. (C-17) [*deferred from 10/8/14,
10/29/14, 11/5/14*] **THE SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT WAS APPROVED WITH FINAL
SIGN-OFF DELEGATED TO PLANNING FOR 15 DAY
APPEAL PERIOD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

6. **Project# 1002202**
14DRB-70376 EXT OF PRELIMINARY
PLAT 

TIERRA WEST LLC agent(s) for WINROCK PARTNERS
LLC C/O GOODMAN REALTY GROUP request(s) the
above action(s) for all or a portion of Tract(s) PARCEL A-
1-A-1 & E-1, **WINROCK CENTER ADDITION** zoned
SU-3 MU-UPT, located on INDIAN SCHOOL RD NE
BETWEEN LOUISIANA AND PENNSYLVANIA
STREET NE containing approximately 61.09 acre(s). (J-19)
**AN EXTENSION TO 6/23/14 OF THE PRELIMINARY
PLAT WAS APPROVED.**



**DEVELOPMENT REVIEW BOARD
AGENDA**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

October 9, 2013

MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project# 1002202

**13DRB-70670 – SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
13DRB-70671 - AMENDED SITE PLAN FOR
SUBDIVISION**

**DEKKER PERICH SABATINI agent(s) for WINROCK PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) C-2A, WINROCK CENTER ADDITION zoned SU-3, located on INDIAN SCHOOL BETWEEN LOUISIANA AND PENNSYLVANIA containing approximately 3.8468 acre(s). (J-19)
[Deferred from 9/18/13, 10/2/13]**

**13DRB-70696 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL**

TIERRA WEST LLC agent(s) for WINROCK PARTNERS LLC C/O GOODMAN REALTY GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1-A-1 & E-1, WINROCK CENTER ADDN zoned SU-3 MU-UPT, located on INDIAN SCHOOL RD NE BETWEEN LOUISIANA BLVD AND PENNSYLVANIA ST NE containing approximately 61.09 acre(s). (J-19)

7. **Project# 1007140**
14DRB-70102 VACATION OF
PRIVATE EASEMENT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A, **JUAN TABO HILLS** zoned SU-1/RD, located on JUAN TABO HILLS BETWEEN MONACHOS AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22)
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 CONDITION OF APPROVAL IS FOR AN AMENDED SITE PLAN FOR SUBDIVISION BE SUBMITTED WITH RE-PLAT.

8. **Project# 1002202**
14DRB-70106 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
14DRB- MINOR –
AMENDED SITE PLAT FOR
SUBDIVISION

HUITT-ZOLLARS, INC. agent(s) for WINROCK PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) C-2A, **WINROCK CENTER ADDITION** zoned SU-3, located on INDIAN SCHOOL BETWEEN LOUISIANA AND PENNSYLVANIA containing approximately 3.8467 acre(s). (J-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR PRIVATE WATER SERVICE EASEMENT, AND TO PLANNING DEPARTMENT. THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CLARIFICATION OF AMENDMENTS.**

9. Other Matters: None

Adjourned. 9:40

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1002202 Application #: 14DRB-70106, 14DRB - 70

Project Name: Winrock Center Addn

Agent: Huitt Zollars Inc. Phone #:

Your request was approved on 4-23-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA: Private Water E'ment (SPS)

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): clarify amendments to (SPS)
(FP) with signatures

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

#9

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PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1002202

AGENDA ITEM NO: ~~26~~

SUBJECT:

SKETCH PLAT

ENGINEERING COMMENTS:

A cross access easement is required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: APRIL 2, 2014

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**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1002202

AGENDA ITEM NO: 6

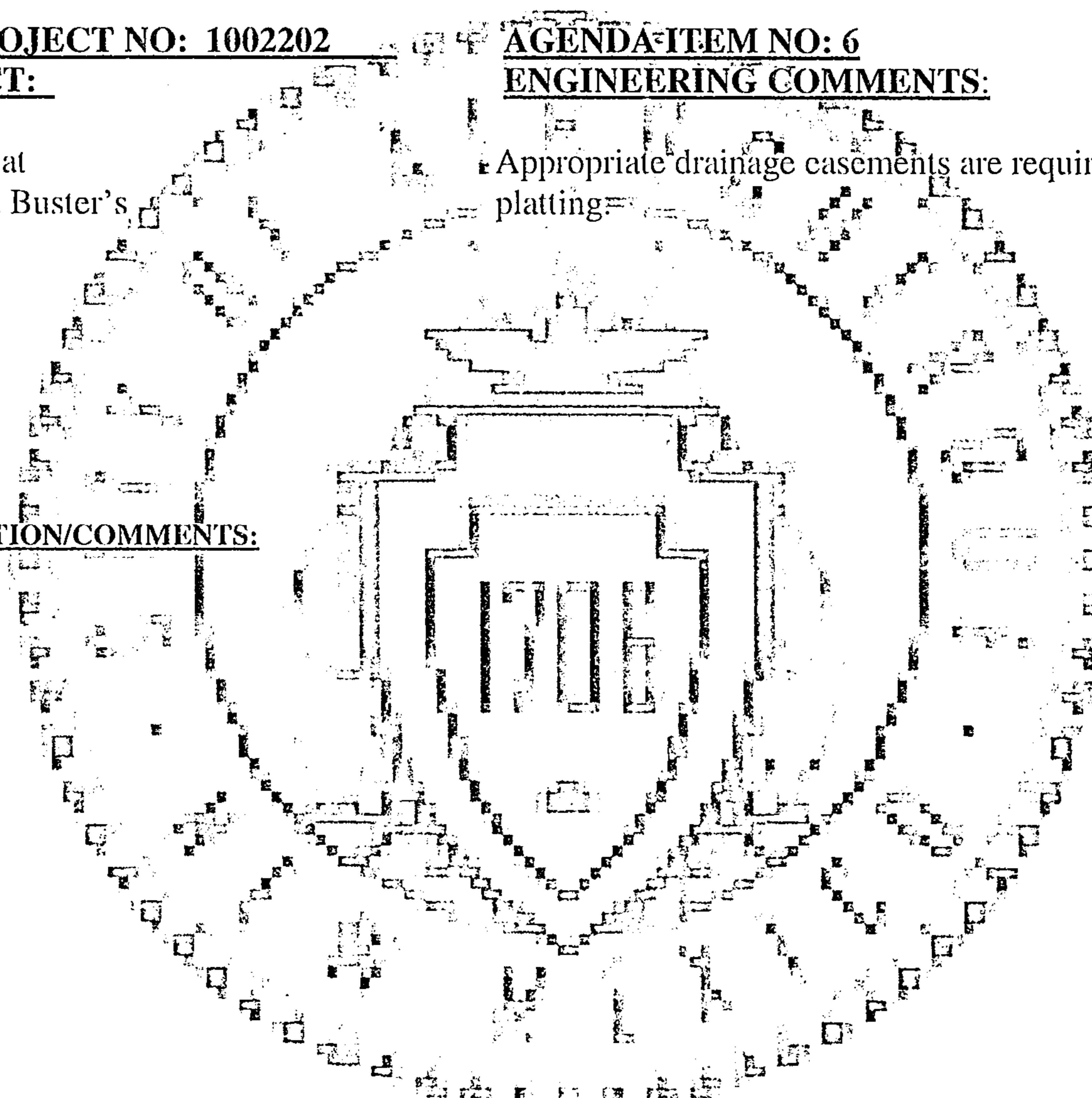
SUBJECT:

ENGINEERING COMMENTS:

Sketch Plat
Dave and Buster's

Appropriate drainage easements are required when platting.

RESOLUTION/COMMENTS:



SIGNED:

DATE: 4-2-14

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

April 2, 2014
DRB Comments

ITEM # 6

PROJECT # 1002202

APPLICATION # 14-70077

RE: Parcel C-2A, Winrock Center

Proposed small parking lot parcel is not consistent with the Purpose and Intent of the Subdivision Ordinance for orderly development of land by virtue of the small strip of land between the building lot and the street, nor is it appropriate or suitable to subdivide a small parcel for parking only.

If a new lot is desired to be created for the proposed building only, the parking lot needs to be incorporated into adjacent Parcel A-1-A-1.



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 2, 2014
DRB Comments

ITEM # 6

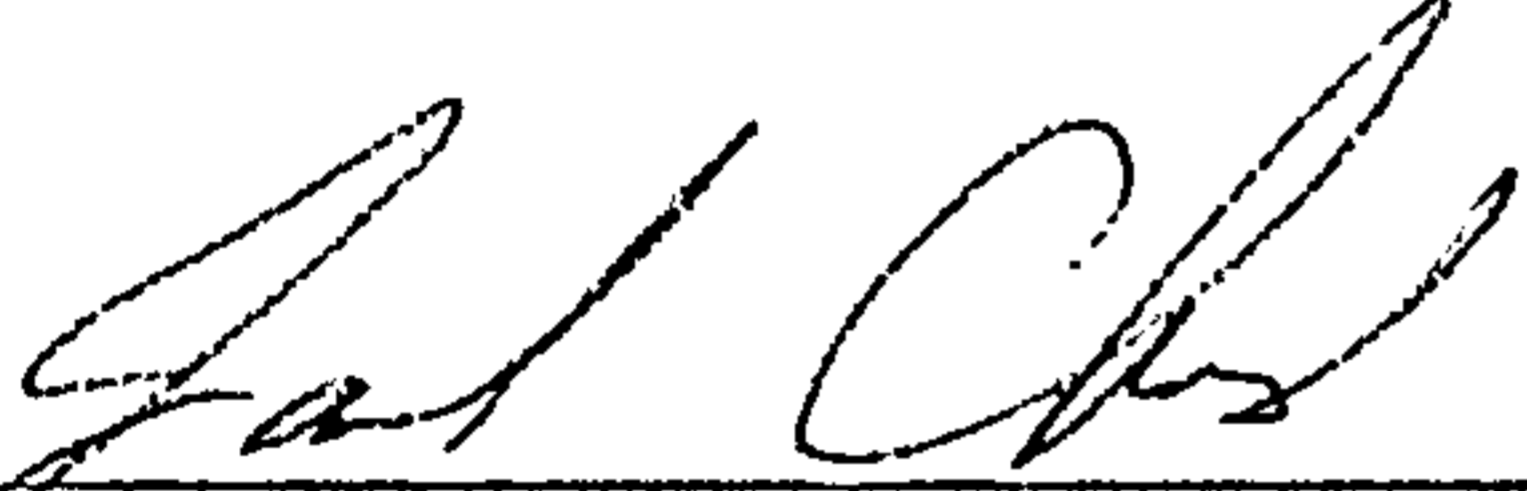
PROJECT # 1002202

APPLICATION # 14-70077

RE: Parcel C-2A, Winrock Center

Proposed small parking lot parcel is not consistent with the Purpose and Intent of the Subdivision Ordinance for orderly development of land by virtue of the small strip of land between the building lot and the street, nor is it appropriate or suitable to subdivide a small parcel for parking only.

If a new lot is desired to be created for the proposed building only, the parking lot needs to be incorporated into adjacent Parcel A-1-A-1.



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

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DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 100220Z Application #: 13DRB-70698
Project Name: Ultimate Center Add'n
Agent: Tierra West Phone #:

Your request was approved on 11-13-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): idp, city signatures
Julie Common Plans

PLATS:



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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

8. **Project# 1009730**
 13DRB-70741 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
 13DRB-70742 SUBDN DESIGN VARIANCE
 FROM MIN DPM STDS
- THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on OAKLAND AVE BETWEEN LOUISIANA BLVD AND QUAIL SPRINGS PLACE containing approximately .7302 acre(s). (C-19) [Deferred from 11/6/13] **DEFERRED TO 11/21/13.**
9. **Project# 1002202**
 13DRB-70696 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL 
- TIERRA WEST LLC agent(s) for WINROCK PARTNERS LLC C/O GOODMAN REALTY GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1-A-1 & E-1, **WINROCK CENTER ADDN** zoned SU-3 MU-UPT, located on INDIAN SCHOOL RD NE BETWEEN LOUISIANA BLVD AND PENNSYLVANIA ST NE containing approximately 61.09 acre(s). (J-19) [deferred from 10/09/13, 11/6/13] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CLARIFICATION OF COMMON AREAS, AGIS DXF AND UTILITY COMPANY SIGNATURES.**
10. **Project# 1008630**
 13DRB-70682 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
- HUITT-ZOLLARS, INC., agents for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C, **MANZANO MESA** zoned C-2, located on ON JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containing approximately 3 acre(s). (L-21) [deferred from 9/25/13, 10/23/13, 11/6/13] **DEFERRED TO 11/21/13.**
11. **Project# 1009542**
 13DRB-70694 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL 
- WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE/DMD request(s) the above action(s) for all or a portion of Lot(s) BA-1A, 8A-2A & 8A-1, PORTION OF LOTS 24-39, Block(s) 6, **TRACTION PARK & CITY ELECTIRC ADDITION & WESTPARK ADDITION** zoned C-2, located on INTERSECTION OF NEW YORK AND CENTRAL SE containing approximately 2.7094 acre(s). (J-12) [deferred from 10/9/13, 10/23/13, 11/6/13] **DEFERRED TO 11/21/13.**



Winstock

#2

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1002202

Date: _____

NAME: Davis Lee ADDRESS: 7401 Euclid Ave NE ZIP: 87110

NAME: MARK DOW ADDRESS: 4301 1/2 7309 Indian School, NE ZIP: 87110

NAME: Alex Morgan ADDRESS: 7414 Keph Dr NE ZIP: 87110

NAME: Laura Ramero ADDRESS: 7521 Cthor NE ZIP: 87110

NAME: Conrad Ramer ADDRESS: 7521 Cthor NE ZIP: 87110

NAME: Ursula King ADDRESS: 7418 Th, Court NE ZIP: _____

NAME: James May ADDRESS: 2301 Espana NE ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____



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DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1002202

Date: 10-9-13

Beard App

NAME: James Sundemo ADDRESS: Sundemo ABQ Park N'hood Ass 7501 Prospect NE ZIP: 87110

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: MARK DOW ADDRESS: 7301/7309 Indian School ZIP: 87110

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____



#2

DRB PUBLIC HEARING SIGN IN SHEET

Project #: 1002202

Date: 9-18-13

NAME: Alex Morgan ADDRESS: 7414 Leah Dr. NE ZIP: 87110

NAME: Evelyn Feltner ADDRESS: 2814 Utah NE ZIP: 87110

NAME: Davis Lee ADDRESS: 7401 Euclid Ave NE ZIP: 87110

NAME: James Sundmo ADDRESS: 7501 Prospect Ave NE ZIP: 87110

NAME: Laura Romero ADDRESS: 7521 Culler NE ZIP: 87110

NAME: Tom Smicklas ADDRESS: 830 North Blvd. ZIP: 60301

NAME: _____ ADDRESS: Ork Park IL ZIP: _____

NAME: Yacqueline Garcia ADDRESS: 7424 Euclid Ave NE ZIP: 87110



DRB PUBLIC HEARING SIGN IN SHEET

Project #: _____

Date: _____

For Mat

NAME: Evelyn Feltner ADDRESS: 2014 Alameda ZIP: 87110

*** NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____

NAME: _____ ADDRESS: _____ ZIP: _____



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1002702

Application No. 15DRB-70070

TO: ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

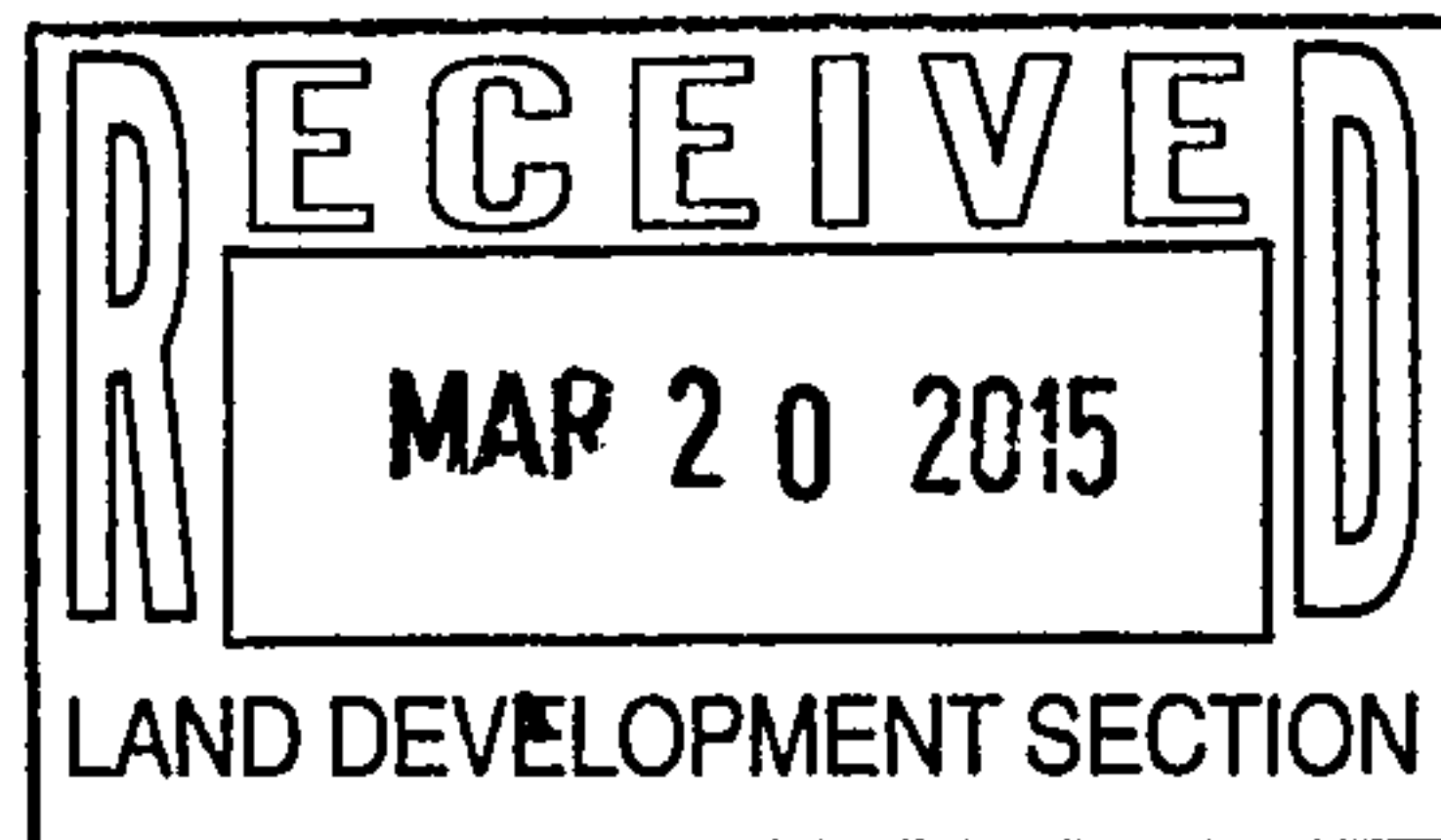
Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: MAR 25th

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: DRB-73 submitted info



4:30 PM

CONTACT NAME: [Signature]

TELEPHONE: 417-4164 EMAIL: SDUNBAR@MODULUSARCHITECTS.COM



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1002602

TO: ALL MEMBERS

Application No. 15DRB-70070

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

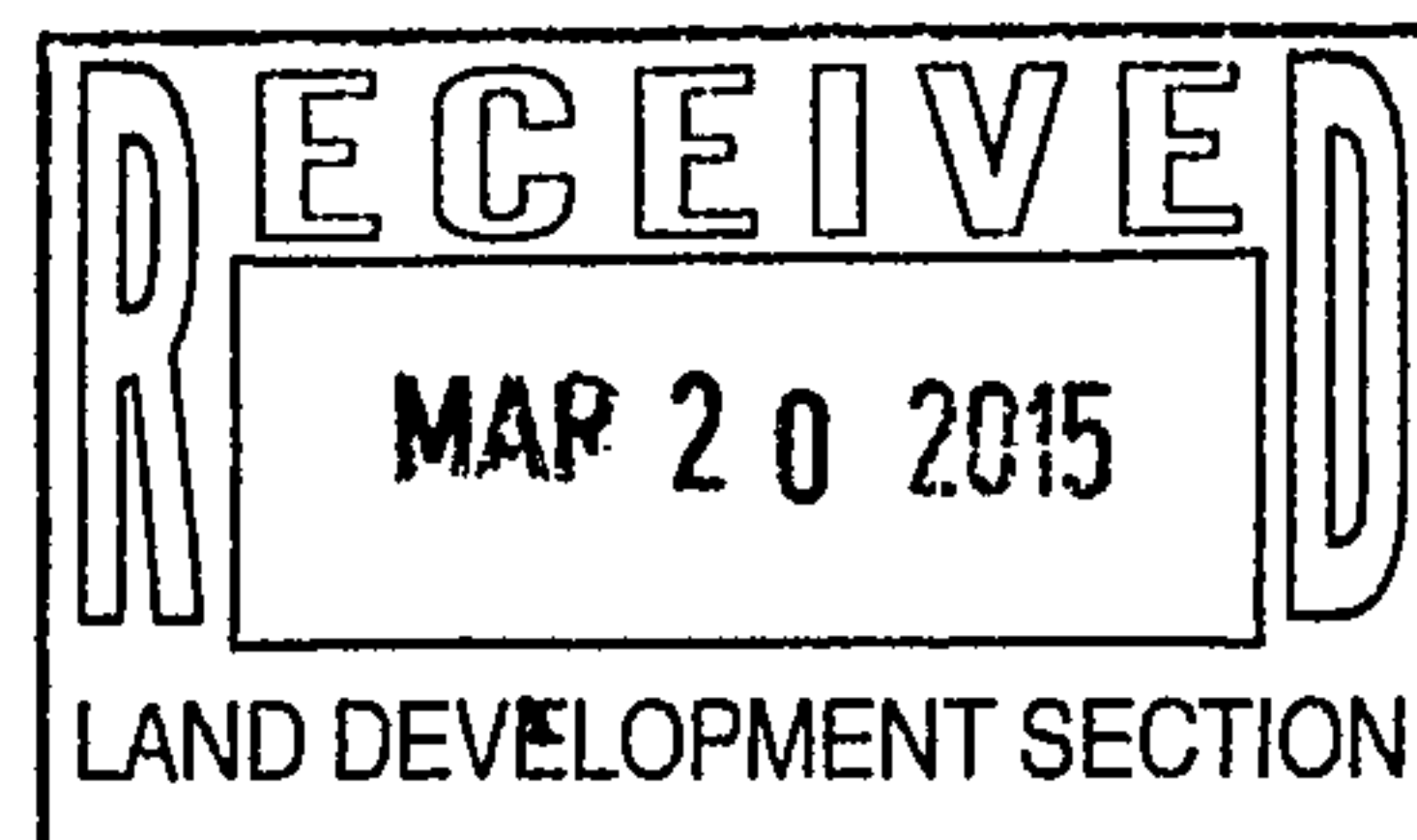
Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: MAR 25th

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: DRB-75 submitted info



4:30 PM

CONTACT NAME: [Signature]

TELEPHONE: 417-4164 EMAIL: SDUNBAR@MODULINSARCHITECTS.COM



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Winrock Partners LLC c/o Goodman Realty Group PHONE: 505-346-0011
 ADDRESS: 100 Sun Avenue NE, Suite 100 FAX: 505-881-0101
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: sand@goodmandrealty.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Extension of Minor Preliminary/Final Plat Approval

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-1 & E-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Winrock Center Addition
 Existing Zoning: SU-3 MU-UPT Proposed zoning: SU-3 MRGCD Map No _____
 Zone Atlas page(s): J-19-Z UPC Code: 100190581314012041011/101905823750820409

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, 1008660, Z-484-Z, AA-96-130, DRB-93-404

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 61.09 +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Indian School Road NE
 Between: Louisiana Boulevard and Pennsylvania Street NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 11/04/2014
 (Print Name) Ronald R. Bohannan Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 ORB - 70376</u>	<u>EDR</u>		<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>Nov. 12, 2014</u>			Total <u>\$70.00</u>

[Signature] 11-4-14
 Staff signature & Date

Project # 1002202

**
UNADVERTISED
**

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF ~~MAJOR~~ ^{MINOR} PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - ~~N/A~~ Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request ****Requested From Angela**
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Ronald R. Bohannon, PE

 Applicant name (print)
 11/04/2014

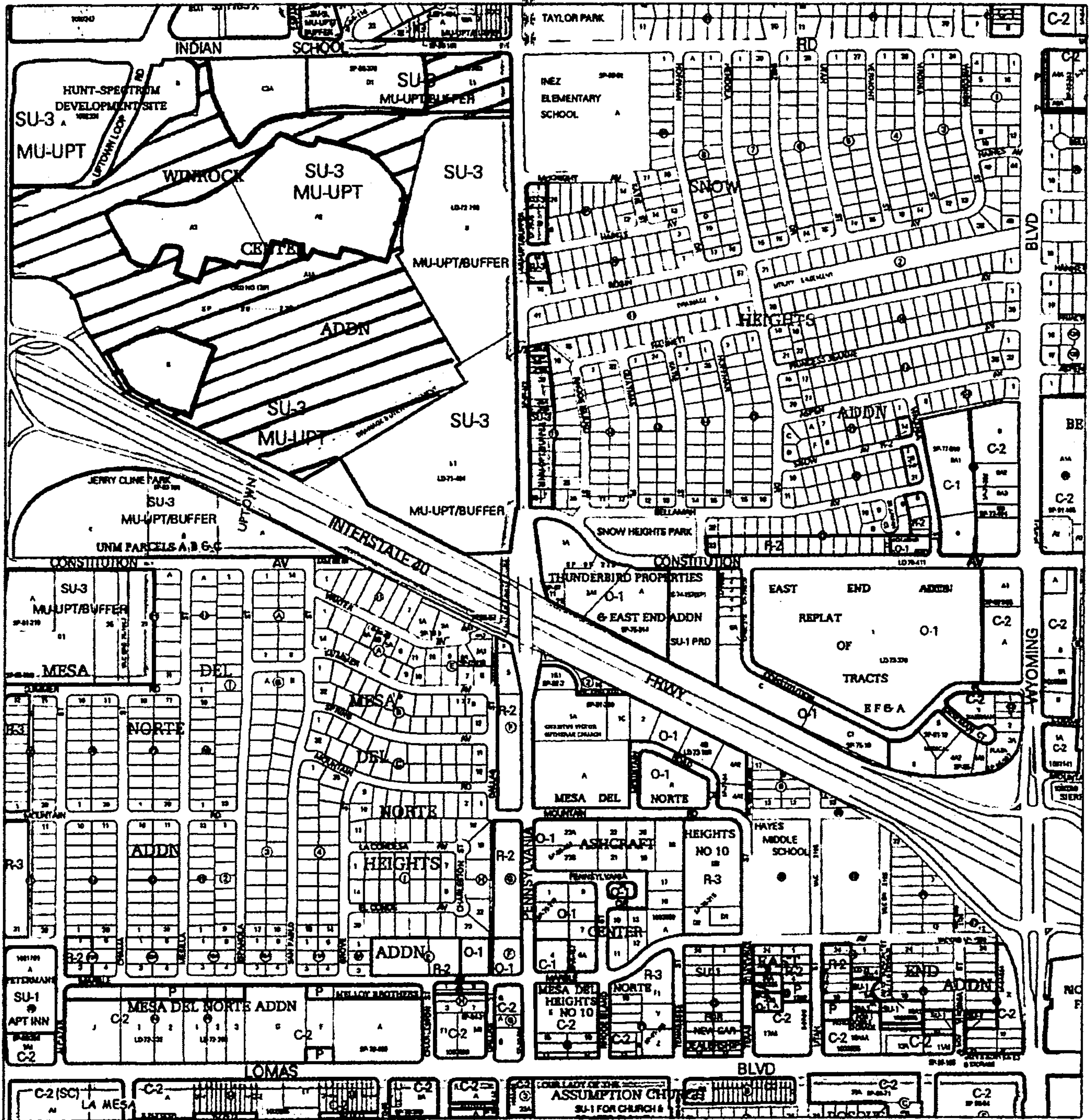
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 1A - DRB - 70376

_____ #11-4-14
 Planner signature / date
 Project # 1002202



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-19-Z

Selected Symbols

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

Map amended through: 2/4/2010

gaw

TIERRA WEST, LLC

November 4, 2014

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: EXTENSION OF MINOR SUBDIVISION PRELIMINARY/FINAL PLAT
WINROCK LOT E-1
PROJECT # 1002202
ZONE ATLAS PAGE J-19-Z**

Dear Mr. Cloud:

We are requesting a one year extension to the Preliminary Plat approval for the project referenced above. The owners of the parcel have been working toward meeting the requirements for the original approval and need more time to complete.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



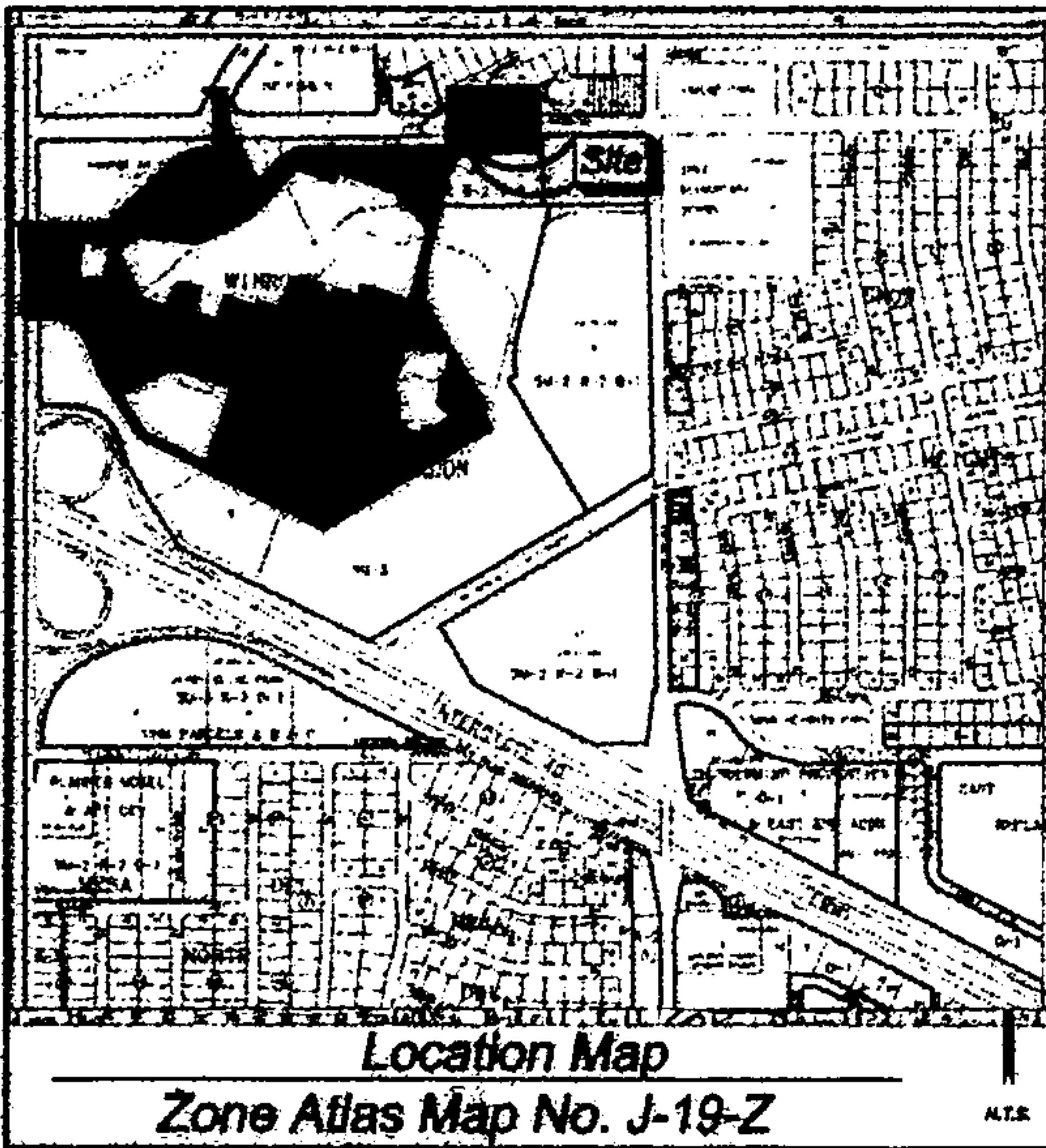
Ronald R. Bohannon, P.E.

cc: Darin Sand

Enclosure/s

JN: 2013029
RRB/vc/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



Subdivision Data:

ZONING: SU-3
 GROSS SUBDIVISION ACRES: 60.7000 ACRES±
 ZONE ATLAS INDEX NO.: J-19-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: JUNE 2013

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT 2 EXISTING PARCELS INTO 2 NEW PARCELS, AND GRANT AN EASEMENT.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - C. QWEST CORPORATION D/B/A CENTURYLINK OC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTEE FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK OC AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK OC AND NMG DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

RECORDING STAMP

Legal Description

SEE SHEET 2 OF 4 FOR LEGAL DESCRIPTION

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED. SAID OWNERS FURTHER WARRANT THAT THEY HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: [Signature] 9/11/13
 WINROCK PARTNERS, LLC
 GARY B. GOODMAN, AUTHORIZED SIGNATORY: DATE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 11 2013
 BY GARY B. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

[Signature]
 MY COMMISSION EXPIRES: 11-9-15



Replat of
Parcel A-1-A-1-A-1 and Parcel E-1-A
Winrock Center Addition
 Albuquerque, Bernalillo County, New Mexico
 August 2013

- Project No. 1002202
 Application No. 13DRB-70656
- Utility Approvals**
- | | |
|--|------------------|
| <u>[Signature]</u> | <u>6-20-14</u> |
| PNM | DATE |
| <u>[Signature]</u> | <u>1/31/2014</u> |
| NEW MEXICO GAS COMPANY | DATE |
| <u>[Signature]</u> | <u>11/27/13</u> |
| QWEST CORPORATION D/B/A CENTURYLINK OC | DATE |
| <u>[Signature]</u> | <u>2/2/14</u> |
| COMCAST | DATE |
- City Approvals**
- | | |
|--|-----------------|
| <u>[Signature]</u> | <u>9-24-13</u> |
| CITY SURVEYOR | DATE |
| <u>[Signature]</u> | <u>11-13-13</u> |
| TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT | DATE |
| <u>[Signature]</u> | <u>11/13/13</u> |
| A.B.C.W.U.A. | DATE |
| <u>[Signature]</u> | <u>11-13-13</u> |
| PARKS AND RECREATION DEPARTMENT | DATE |
| <u>[Signature]</u> | <u>11-13-12</u> |
| AMAFCA | DATE |
| <u>[Signature]</u> | <u>11-13-13</u> |
| CITY ENGINEER | DATE |
| <u>[Signature]</u> | <u>6-23-14</u> |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

TREASURER CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 9/24/13
 LARRY W. MEDRANO
 N.M.P.S. No. 11893 DATE



INDEXING INFORMATION FOR COUNTY CLERK
 OWNER WINROCK PARTNERS, LLC
 SECTION 18, TOWNSHIP 10 N., RANGE 4 E.
 SUBDIVISION WINROCK CENTER ADDITION

OFFICE LOCATION
 8571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS
 PO Box 90626
 Albuquerque, NM 87199

854-442-8011 TOLL FREE
 805-864-5700 PHONE
 805-864-7900 FAX

Legal Description

A PARCEL OF LAND LYING AND SITUATE WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF:

PARCEL A-1-A-1-A OF THE PLAT OF PARCELS A-1-A-1-A AND A-1-A-1-B OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 28, 1986, IN PLAT VOLUME C-37, FOLIO 54, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

TOGETHER WITH: PARCEL E-1 OF THE PLAT OF PARCELS D-1 AND E-1 OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 28, 1986, IN PLAT VOLUME C-37, FOLIO 54, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED PARCEL, LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, N.E. (R.O.W. VARIES), MARKED BY A FOUND PK NAIL STAMPED "PS 10472", FROM WHENCE A TIE TO A.L.S. MONUMENT "20"118" BEARS N 03°38'18" W, A DISTANCE OF 1348.84 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, S 88°48'48" E, A DISTANCE OF 385.41 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL STAMPED "PS 10472";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 84.32 FEET, A RADIUS OF 128.00 FEET, A DELTA ANGLE OF 43°14'04", A CHORD BEARING OF N 88°33'36" E, AND A CHORD LENGTH OF 92.10 FEET, TO A POINT MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 10472";

THENCE N 48°36'38" E, A DISTANCE OF 408.78 FEET TO A POINT OF CURVATURE MARKED BY A FOUND BRASS CAPPED MARKED "WINROCK";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 170.83 FEET, A RADIUS OF 230.00 FEET, A DELTA ANGLE OF 42°33'21", A CHORD BEARING OF N 08°12'28" E, AND A CHORD LENGTH OF 168.93 FEET, TO A POINT MARKED BY A FOUND PK NAIL STAMPED "PS 10472";

THENCE N 88°25'28" E, A DISTANCE OF 44.80 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL MARKED "PS 10472";

THENCE N 00°16'23" E, A DISTANCE OF 240.78 FEET TO AN ANGLE POINT MARKED BY A FOUND BRASS CAP MARKED "WINROCK";

THENCE N 48°07'28" W, A DISTANCE OF 77.48 FEET TO AN ANGLE POINT LYING ON SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, N.E. MARKED BY A FOUND BRASS CAP MARKED "WINROCK PT 8";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 88°24'04" E, A DISTANCE OF 112.33 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X" DIMPLE;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 02°21'21" W, A DISTANCE OF 88.73 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL STAMPED "PS 8750";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 181.38 FEET, A RADIUS OF 322.00 FEET, A DELTA ANGLE OF 28°58'11", A CHORD BEARING OF S 13°08'53" E, AND A CHORD DISTANCE OF 148.98 FEET, MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP "PS 8750";

THENCE S 28°38'34" E, A DISTANCE OF 278.80 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL STAMPED "PS 10472";

THENCE N 43°17'18" E, A DISTANCE OF 140.57 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP "PS 8780";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 178.02 FEET, A RADIUS OF 220.45 FEET, A DELTA ANGLE OF 48°18'06", A CHORD BEARING OF N 08°28'44" E, AND A CHORD LENGTH OF 173.22 FEET, TO A POINT MARKED BY FOUND PK NAIL STAMPED "PS 8750";

THENCE N 88°33'48" E, A DISTANCE OF 100.10 FEET TO A POINT MARKED BY A FOUND CHISELED "X";

THENCE N 88°28'48" E, A DISTANCE OF 808.44 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 00°28'57" W, A DISTANCE OF 295.18 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, N.E. MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 88°29'04" E, A DISTANCE OF 427.87 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X", ALSO BEING THE NORTHEAST CORNER OF DESCRIBED PARCEL;

THENCE LEAVING SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, LYING ON THE WEST RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 38.57 FEET, A RADIUS OF 28.08 FEET, A DELTA ANGLE OF 81°03'48", A CHORD BEARING OF S 48°03'08" E, AND A CHORD LENGTH OF 32.48 FEET, TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X" DIMPLE;

THENCE ALONG SAID WEST RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE, S 01°22'23" E, A DISTANCE OF 303.20 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL STAMPED "PS 12851";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 88°30'17" W, A DISTANCE OF 330.11 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL MARKED "HUGO PS 8785";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 178.08 FEET, A RADIUS OF 128.84 FEET, A DELTA ANGLE OF 78°38'24", A CHORD BEARING OF S 51°44'41" W, AND A CHORD LENGTH OF 158.90 FEET TO A POINT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 12851";

THENCE S 13°50'58" W, A DISTANCE OF 427.78 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 188.49 FEET, A RADIUS OF 488.38 FEET, A DELTA ANGLE OF 28°58'11", A CHORD BEARING OF S 02°01'28" W, AND A CHORD LENGTH OF 188.29 FEET, TO AN ANGLE POINT MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP "PS 10472";

THENCE S 58°43'21" W, A DISTANCE OF 38.18 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL MARKED "HUGO PS 8750";

THENCE S 30°08'28" E, A DISTANCE OF 852.85 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;

THENCE S 58°08'48" W, A DISTANCE OF 30.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH NO CAP;

THENCE S 30°41'48" E, A DISTANCE OF 100.08 FEET TO THE SOUTHEAST CORNER, MARKED BY A FOUND BRASS CAP MARKED "WINROCK 1878 DTM 1010";

THENCE S 58°40'07" W, A DISTANCE OF 808.81 FEET TO AN ANGLE POINT MARKED BY A FOUND BRASS CAP "WINROCK 1878 DTM 1010", LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 40 (ROW VARIES);

THENCE ALONG SAID RIGHT OF WAY LINE FOR THE NEXT 5 COURSES, N 63°40'11" W, A DISTANCE OF 784.38 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 28°18'48" E, A DISTANCE OF 8.03 FEET, TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 83°40'12" W, A DISTANCE OF 182.38 FEET, TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 76.28 FEET, A RADIUS OF 185.00 FEET, A DELTA ANGLE OF 23°37'38", A CHORD BEARING OF N 51°54'24" W, AND A CHORD LENGTH OF 73.75 FEET, TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE S 48°54'25" W, A DISTANCE OF 2.48 FEET, TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF INTERSTATE 40, N 32°16'41" W, A DISTANCE OF 378.80 FEET, TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 17°24'38" W, A DISTANCE OF 108.85 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED "X" DIMPLE;

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 282.48 FEET, A RADIUS OF 822.30 FEET, A DELTA ANGLE OF 72°47'56", A CHORD BEARING OF N 53°33'57" W, AND A CHORD LENGTH OF 263.83 FEET TO A POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE S 88°57'38" W, A DISTANCE OF 112.84 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP "PS 10472";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 31.34 FEET, A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 88°47'17", A CHORD BEARING OF N 43°08'48" W, AND A CHORD LENGTH OF 28.33 FEET, TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, N.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT SIX COURSES, N 88°22'44" W, A DISTANCE OF 8.88 FEET TO THE SOUTHWEST CORNER OF DESCRIBED PARCEL, AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 00°02'22" W, A DISTANCE OF 48.88 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 88°58'38" E, A DISTANCE OF 15.88 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 00°00'24" E, A DISTANCE OF 280.42 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 88°38'38" W, A DISTANCE OF 15.82 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 00°02'10" E, A DISTANCE OF 122.41 FEET, TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 72.8384 ACRES (3,184,173 SQUARE FEET), MORE OR LESS, LESS THAN AND EXCEPTING THE FOLLOWING FOUR PARCELS;

EXCEPTIONS

PARCELS A-2 AND A-3

PARCEL A-2 AND PARCEL A-3 OF THE PLAT OF PARCELS A-1 THRU A-3 AND C-2 OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 23, 1984, IN BOOK R-4, PAGE 281, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED PARCEL, FROM WHENCE A TIE TO A FOUND BRASS CAP MARKED "WINROCK PT 8" ON THE SOUTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, N.E. AND THE MOST NORTHWESTERLY CORNER OF PARCEL A-1-A-1-A, BEARS N 28°09'17" E, A DISTANCE OF 807.74 FEET MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE FROM SAID POINT OF BEGINNING, N 58°22'09" E, A DISTANCE OF 138.37 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 5823";

THENCE S 83°52'00" E, A DISTANCE OF 288.00 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 5823";

THENCE N 63°40'48" E, A DISTANCE OF 284.42 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 8750";

THENCE N 44°08'23" E, A DISTANCE OF 340.54 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 8750";

THENCE S 71°37'05" E, A DISTANCE OF 200.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 8750";

THENCE N 18°23'02" E, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 8750";

RECORDING STAMP

THENCE S 71°37'14" E, A DISTANCE OF 300.00 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 8750";

THENCE S 43°51'57" E, A DISTANCE OF 220.38 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL WITH WASHER "PS 8750";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 78.38 FEET, A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 58°20'02", A CHORD BEARING OF S 14°38'23" E, AND A CHORD LENGTH OF 73.10 FEET MARKED BY A FOUND PK NAIL WITH WASHER "PS 8750";

THENCE S 14°18'28" W, A DISTANCE OF 348.88 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND PK NAIL WITH WASHER "PS 8750";

THENCE N 71°38'58" W, A DISTANCE OF 252.18 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 8750";

THENCE S 18°21'02" W, A DISTANCE OF 57.70 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 71°38'58" W, A DISTANCE OF 132.78 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE S 18°21'02" W, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 71°38'58" W, A DISTANCE OF 80.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 18°21'02" E, A DISTANCE OF 40.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 71°38'58" W, A DISTANCE OF 105.82 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE S 18°21'02" W, A DISTANCE OF 20.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 71°41'41" W, A DISTANCE OF 82.83 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE S 17°23'18" W, A DISTANCE OF 182.18 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE N 71°50'21" W, A DISTANCE OF 121.08 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE S 20°13'48" W, A DISTANCE OF 30.19 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE N 71°38'18" W, A DISTANCE OF 181.58 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE S 18°21'44" W, A DISTANCE OF 128.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 71°38'18" W, A DISTANCE OF 131.90 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 18°21'44" E, A DISTANCE OF 128.00 FEET TO AN ANGLE POINT (CALCULATED POINT-UNABLE TO SET);

THENCE N 71°38'18" W, A DISTANCE OF 87.85 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE S 37°04'08" W, A DISTANCE OF 83.73 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE S 18°34'29" W, A DISTANCE OF 80.83 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE N 71°57'34" W, A DISTANCE OF 127.82 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11808";

THENCE N 28°47'32" W, A DISTANCE OF 284.38 FEET TO THE POINT OF BEGINNING, CONTAINING 15.4701 ACRES (873,877 SQUARE FEET), MORE OR LESS

PARCEL A-1-A-2

PARCEL A-1-A-2 OF THE PLAT OF PARCELS A-1-A-1 AND A-1-A-2 OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 31, 2012, IN BOOK 2012C, PAGE 130, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF DESCRIBED PARCEL MARKED BY A SET CHISELED "X" FROM WHENCE A TIE TO A FOUND PK NAIL STAMPED "PS 10472", BEARS N 75°43'44" W, A DISTANCE OF 363.00 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 83°43'03" E, A DISTANCE OF 123.78 FEET TO THE NORTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE S 13°28'08" W, A DISTANCE OF 187.41 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND CHISELED "X";

THENCE N 90°00'00" W, A DISTANCE OF 130.01 FEET TO THE SOUTHWEST CORNER OF DESCRIBED PARCEL MARKED BY A SET CHISELED "X";

THENCE N 03°38'02" W, A DISTANCE OF 50.04 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 08°18'54" E, A DISTANCE OF 132.98 FEET TO A POINT OF CURVATURE MARKED BY A SET CHISELED "X";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 43.82 FEET, A RADIUS OF 311.82 FEET, A DELTA ANGLE OF 08°00'52", A CHORD BEARING OF N 71°57'58" E, AND A CHORD LENGTH OF 43.58 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.8531 ACRES (26,450 SQUARE FEET), MORE OR LESS

PARCEL B

PARCEL B OF THE PLAT OF HUNT SPECTRUM DEVELOPMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 28, 1978, DOG-184, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND PK NAIL WITH SHINER FROM WHENCE A TIE TO A FOUND PK NAIL STAMPED "PS 10472", BEARS N 48°27'03" W, A DISTANCE OF 1057.81 FEET;

Replat of Parcel A-1-A-1-A-1 and Parcel E-1-A Winrock Center Addition Albuquerque, Bernalillo County, New Mexico August 2013

THENCE FROM SAID POINT OF BEGINNING, S 71°40'58" E, A DISTANCE OF 308.82 FEET TO THE NORTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE S 18°18'04" W, A DISTANCE OF 403.41 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE N 63°40'58" W, A DISTANCE OF 312.32 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 5823";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 65.74 FEET, A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 31°23'22", A CHORD BEARING OF N 47°58'04" W, AND A CHORD LENGTH OF 64.92 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 5823";

THENCE N 32°17'38" W, A DISTANCE OF 185.42 FEET TO THE SOUTHWEST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND PK NAIL WITH WASHER "PS 10472";

THENCE N 83°18'04" E, A DISTANCE OF 298.78 FEET TO THE POINT OF BEGINNING, CONTAINING 3.8250 ACRES (157,803 SQUARE FEET), MORE OR LESS

PARCEL A-1-A-1-B

PARCEL A-1-A-1-B OF THE PLAT OF TRACTS A-1-A-1-A AND A-1-A-1-B OF THE WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 04, 2013, IN BOOK 2013C, PAGE 28, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983 AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER DESCRIBED PARCEL FROM WHENCE A TIE TO THE SOUTHWEST CORNER OF PARCEL A-1-A-1-A MARKED BY A FOUND BRASS CAP "WINROCK 1878 DTM 1010", LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 40 (ROW VARIES), BEARS N 40°27'27" E, A DISTANCE OF 837.58 FEET;

THENCE FROM SAID POINT OF BEGINNING, N 30°58'30" W, A DISTANCE OF 4.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 05°18'31" E, A DISTANCE OF 45.11 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 84°44'32" W, A DISTANCE OF 33.08 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 30°58'28" W, A DISTANCE OF 21.88 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 05°15'28" E, A DISTANCE OF 90.18 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 187.46, A RADIUS OF 127.00 FEET, A DELTA ANGLE OF 73°33'02", A CHORD BEARING OF N 01°04'11" E, AND A CHORD LENGTH OF 155.6 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 05°15'28" E, A DISTANCE OF 110.04 FEET TO THE NORTHWEST CORNER OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE S 84°42'48" E, A DISTANCE OF 242.28 FEET TO THE NORTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE S 30°47'18" E, A DISTANCE OF 8.58 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE S 05°18'43" W, A DISTANCE OF 87.02 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE S 28°52'48" W, A DISTANCE OF 89.78 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE S 05°15'28" W, A DISTANCE OF 130.51 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE S 84°43'18" E, A DISTANCE OF 61.90 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE S 15°38'08

PROJECT#
1002202

NOVEMBER 12.2014

EPD

April 23, 2014

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

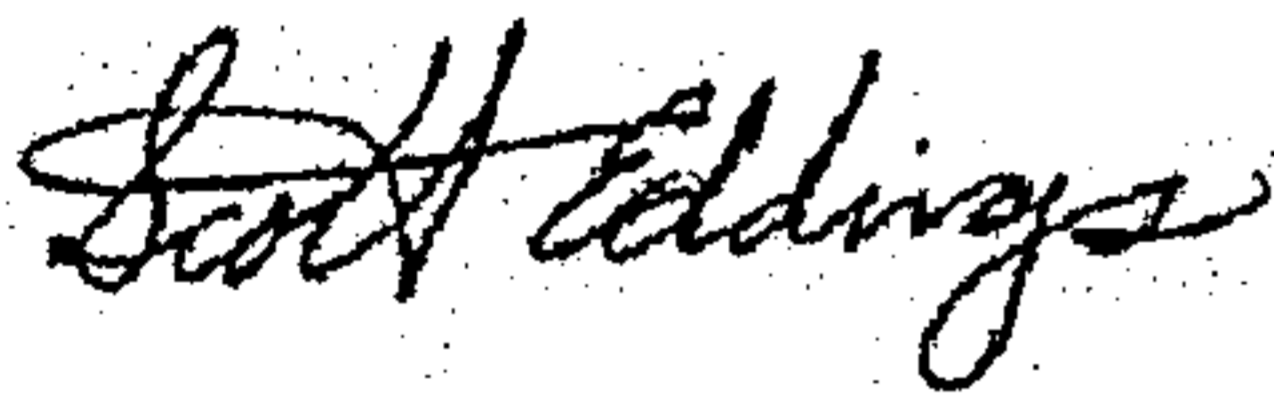
**RE: Winrock Town Center Project Number 1002202
DRB-14DRB-70077 – Site Plan Amendment for Subdivision
(Zone Atlas J-19)**

Dear Mr. Cloud:

Huitt-Zollars, Inc., on behalf of Winrock Partners, LLC, requests Site Plan Amendment for Subdivision approval for parcels C-2A-1 and C-2A-2 of the Winrock Center Addition. The purpose of the request is to re-plat parcel C-2A into two parcels (C-2A1 and C-2A2). There are two changes included with this request. The first is we found a small variance in the gross acreage of the parcels on the previous application and second a C-2A2 is split from Lot 5.

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

Sincerely,
Huitt-Zollars, Inc.



Scott Eddings, P.E.
Associate

CC: Darin Sand, Goodman Realty Group

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

04/23/2014 Issued By: E08375 235003

Category Code **910**
2014 070 117

Application Number: 14DRB-70117, Amended Sdp For Subdivision

Address:

Location Description: INDIAN SCHOOL BETWEEN LOUISIANA AND PENNSYLVANIA

Project Number: 1002202

Applicant

WINROCK PARTNERS LLC
C/O GOODMAN REALTY GROUP
100 SUN AVE NE, SUITE 100
ALBUQUERQUE NM 87109

Agent / Contact

HUITT-ZOLLARS, INC.
SCOTT EDDINGS
333 RIO RANCHO BLVD NE, SUITE 101
RIO RANCHO NM 87124

Application Fees

APN Fee

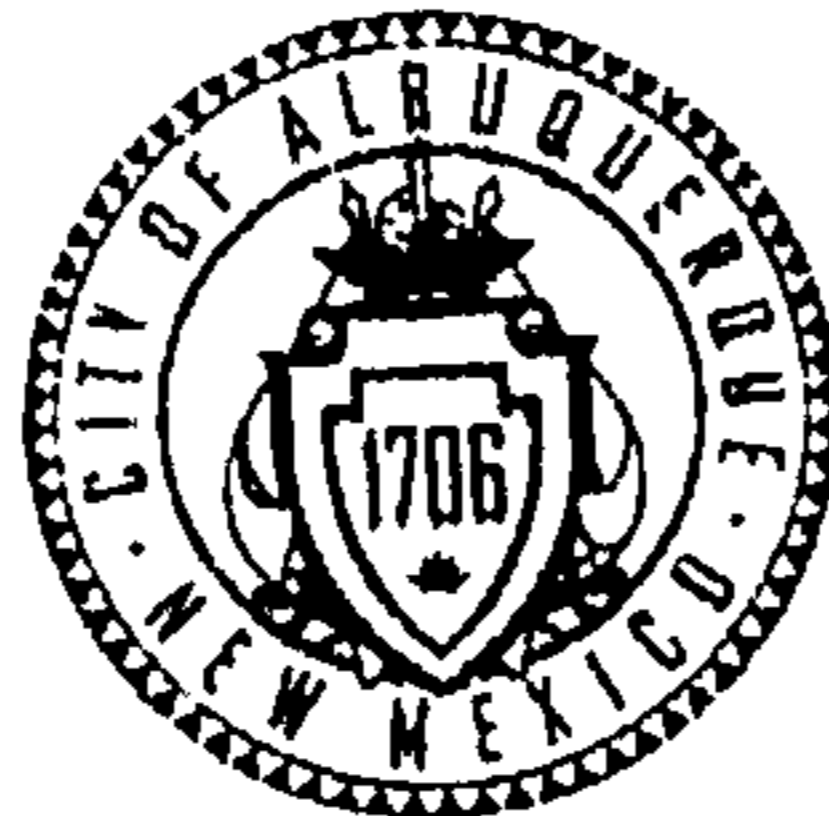
Conflict Mgmt Fee

DRB Actions \$50.00

TOTAL: \$50.00

City of Albuquerque Treasury
Date: 4/23/2014 Office: ANNEX
Stat ID: W5000007 Cashier: TRSRBC
Batch: 3560 Trans #: 4
Permit: 2014070117
Receipt Num 00194293
Payment Total: \$50.00
0903 DRB Actions
American Expr Tendered :

\$50.00
\$50.00



Date: 4/23/2014
Office: ANNEX Cashier: TRSBLC
Batch: 3560 Tran #: 4

=====

	DRB
9:12 AM	Station IDWS000007
Office	ANNEX
Receipt #:	00194293
Permit:	2014070117
Trans Amt:	\$50.00

0903 DRB Actions	\$50.00
Payment Total:	\$50.00
=====	
Transaction Total:	\$50.00
American Expr Tendered :	\$50.00

Thank you for your payment.
Have a nice day!

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

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) **6 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
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

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) **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) 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
- 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)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)

Maximum Size: 24" x 36"

- 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) **6 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
- 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)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- 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) **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 for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon 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.

Scott Eddings
Applicant name (print)
Scott Eddings 4/23/14
Applicant signature / date



Form revised October 2007

V. [Signature] 4-23-14
Planner signature / date
Project # 1002202

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

Application case numbers
14DRB - - 70117



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Huitt-Zollars, Inc. PHONE: (505) 892-5141
 ADDRESS: 333 Rio Rancho Blvd. NE Suite 101 FAX: (505) 892-3259
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: _____

APPLICANT: Winrock Partners LLC c/o Goodman Realty Group PHONE: (505) 346-0011
 ADDRESS: 100 Sun Avenue NE, Suite 100 FAX: (505) 858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: sand@goodmanrealty.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

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. C-2A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Winrock Center Addition
 Existing Zoning: SU-3 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-19-Z UPC Code: 1019058135510204044

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 3.8467
 LOCATION OF PROPERTY BY STREETS: On or Near: Indian School Road NE
 Between: Louisiana Boulevard and Pennsylvania Street NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Scott Eddings DATE 4/15/14
 (Print Name) Scott Eddings Applicant: Agent:

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 72106</u>	<u>P&F</u>		<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee/rebate				\$ _____
				Total
				<u>\$ 305.00</u>

Hearing date April 23, 2014
4-15-14 Project # 1002202
 Staff signature & Date

[Handwritten signature]

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM -V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- NA 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- NA Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- NA Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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)
Scott Eddings 4/15/14
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14 - DRB - 70106

[Signature]
 Planner signature / date
 Project # 1002202

4-15-14



Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major subdivision action</p> <p><input checked="" type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input checked="" type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment/Approval (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z</p> <p>V</p> <p>P</p> <p>D</p> <p>L A</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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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. NE Suite 101 FAX: (505) 892-3259
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: _____

APPLICANT: Winrock Partners LLC c/o Goodman Realty Group PHONE: (505) 346-0011
 ADDRESS: 100 Sun Avenue NE, Suite 100 FAX: (505) 858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: sand@goodmanrealty.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

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. C-2A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Winrock Center Addition
 Existing Zoning: SU-3 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-19-Z UPC Code: 1019058135510204044

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 3.8467
 LOCATION OF PROPERTY BY STREETS: On or Near: Indian School Road NE
 Between: Louisiana Boulevard and Pennsylvania Street NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Scott Eddings DATE 4/15/14
 (Print Name) Scott Eddings Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>14DRB - 70106</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Action</p> <p><u>P&F</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>285.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>305.00</u></p>
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Hearing date April 23, 2014
4-15-14
 Staff signature & Date

Project # 1002202

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM -V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ~~NA~~ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - ~~NA~~ Infrastructure list if required (verify with DRB Engineer)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- 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.
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- Amended preliminary plat approval expires after one year

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)
[Signature] 4/15/14
Applicant signature / date



Form revised October 2007

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

Application case numbers
14 - DRB - 70106

[Signature] 4-15-14
Planner signature / date
Project # 1002202

April 15, 2014

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

**RE: Winrock Town Center Project Number 1002202
DRB-14DRB-70077
(Zone Atlas J-19)**

Dear Mr. Cloud:

Huitt-Zollars, Inc., on behalf of Winrock Partners, LLC, requests Preliminary / Final Plat approval for parcels C-2A-1 and C-2A-2 of the Winrock Center Addition. The purpose of the request is to re-plat parcel C-2A into two parcels (C-2A1 and C-2A2), grant a public waterline easement, and a public sidewalk easement..

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

Sincerely,
Huitt-Zollars, Inc.



Scott Eddings, P.E.
Associate

CC: Darin Sand, Goodman Realty Group

Eddings, Scott

From: Bradley, Catherine P. [cbradley@cabq.gov]
Sent: Thursday, April 03, 2014 3:01 PM
To: Eddings, Scott
Cc: Gaulden, Tim H.; Gricius, Michelle A.
Subject: RE: Dave and Buster's Plat - DFX format

Scott, the dxf of project #1002202 has been approved.

**Catherine Bradley
GIS Coordinator
AGIS, Planning Department
600 2nd St NW
Albuquerque, NM 87102**

**(505)924-3929
(505)924-3812 (fax)**

From: Gricius, Michelle A.
Sent: April 02, 2014 11:40 AM
To: 'Eddings, Scott'
Cc: Bradley, Catherine P.; Gaulden, Tim H.
Subject: RE: Dave and Buster's Plat - DFX format

Scott,

Thanks for the dxf. We will also need the PDF of the plat. Please send to me and Tim and Catherine (copied on this email).

Thanks,

Michelle

*Michelle Gricius
GIS Manager
Planning Department
City of Albuquerque
505-924-3816
mgricius@cabq.gov*

From: Eddings, Scott [<mailto:seddings@Huitt-Zollars.com>]
Sent: Wednesday, April 02, 2014 11:38 AM
To: Gricius, Michelle A.; Stelzer, Kim
Subject: FW: Dave and Buster's Plat - DFX format

4/8/2014

Hi Michelle –

Enclosed is the dxf for an upcoming DRB plat submittal the original project number is 1002202 the case number is 14DRB-70077.

Please let me know if you need anything else.

Scott

From: Stelzer, Kim
Sent: Wednesday, April 02, 2014 9:53 AM
To: Eddings, Scott
Subject: Dave and Buster's Plat - DFX format

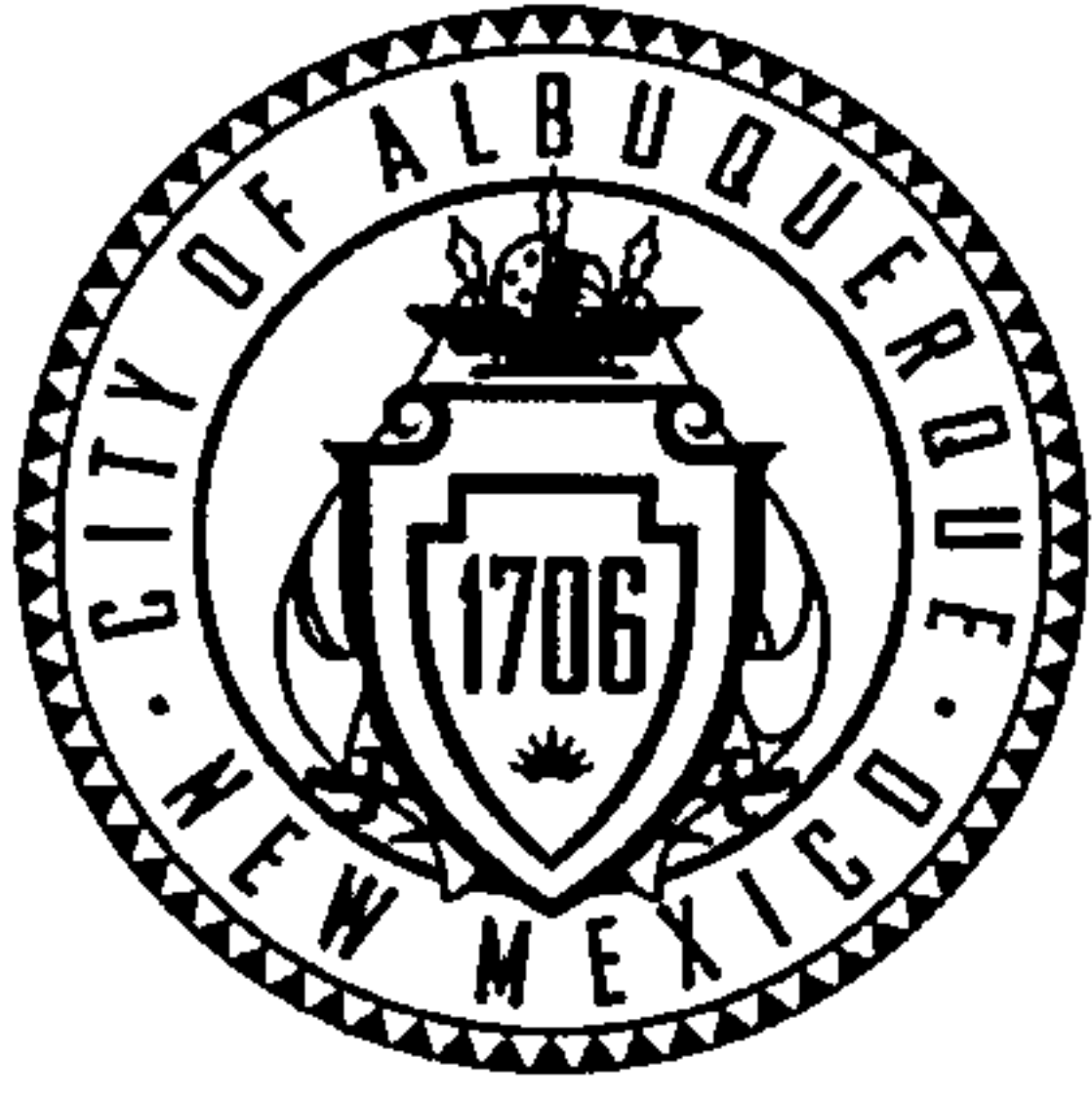
Scott
Here is the Dave and Buster's Plat in DXF format

HUITT-ZOLLARS, Inc.

Kim Stelzer, NMPLS

333 Rio Rancho Blvd.
Suite 101
Rio Rancho, NM 87122
505.892.5141 Office
505.892.3259 Fax
505.239.4762 Cell

4/8/2014



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Perry, CAO
April 7, 2014

Robert J.

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s): 1002202 , 13DRB -70670

Agent: Huitt-Zollars, Inc.

Applicant: Winrock Partners, LLC

Legal Description: Parcel C-2A

Zoning: SU-3

Acreage: 3.85 acres

Zone Atlas Page: J-19

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

SITE VISIT:

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

Stelzer, Kim

From: Acosta, David <dpacosta@cabq.gov>
Sent: Monday, April 14, 2014 11:39 AM
To: Stelzer, Kim
Subject: RE: Winrock Center - Revised Parcel C-2A2

Kim, Go ahead and proceed with your filing. The changes are acceptable.

Thanks,

David P. Acosta, PS

City Surveyor | City of Albuquerque | 505-768-3609

From: Stelzer, Kim [<mailto:kstelzer@Huitt-Zollars.com>]
Sent: Monday, April 14, 2014 11:35 AM
To: Acosta, David
Subject: Winrock Center - Revised Parcel C-2A2

David,

Here is a PDF of the revised C-2A2.

The change is:

Then north line of C-2A2 is now the south right-of-way line of Indian School Road NE
The pervious configuration of C-2A2 had a strip of C-2A1 between C-2A2 and Indian School Road NE

HUITT-ZOLLARS, Inc.

Kim Stelzer, NMPLS

333 Rio Rancho Blvd.
Suite 101
Rio Rancho, NM 87122
505.892.5141 Office
505.892.3259 Fax
505.239.4762 Cell

April 23. 20K1

#1002202 (P&F)



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L	A	APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Huitt-Zollars, Inc. PHONE: 505-892-5141
 ADDRESS: 333 Rio Rancho Blvd FAX: 505-892-3259
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: seddings@huitt-zollars.com

APPLICANT: Wincock Partners LLC/ C/O Goodman Realty Group PHONE: 505-346-0011
 ADDRESS: 100 Sun Ave NE, Suite 100 FAX: 505-881-0011
 CITY: Alb STATE NM ZIP 87109 E-MAIL: sand@goodmanrealty.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Sketch Plat Approval

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. C-2A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Wincock Center Addn
 Existing Zoning: SU-3 Proposed zoning: SU-3 MRGCD Map No _____
 Zone Atlas page(s): J-19-2 UPC Code: 1019058135510200404L1

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 13DRB-70670

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 3.85
 LOCATION OF PROPERTY BY STREETS: On or Near: Indian School Road NE
 Between: Louisiana Blvd NE and Pennsylvania St. NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Scott Eddings DATE 3/18/14
 (Print Name) Scott Eddings Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB-70077</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date April 2, 2014

King
 Staff signature & Date 3-18-14

Project # 1002202

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 2, 2014
DRB Comments**

ITEM # 6

PROJECT # 1002202

APPLICATION # 14-70077

RE: Parcel C-2A, Winrock Center

Proposed small parking lot parcel is not suitable for subdivision – if a new lot is created for the proposed building only, the parking lot needs to be incorporated into adjacent Parcel A-1-A-1.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **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) **6 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
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **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) **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) 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
 - 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)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - 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) **6 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
 - 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)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - 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 for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon 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.

Scott Eddings
Applicant name (print)
Scott Eddings 3/18/14
Applicant signature / date



Form revised October 2007

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

Application case numbers
1402B - 70077

Y. Aguirre 3-18-14
Planner signature / date
Project # 1002707

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist is used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Because development proposals vary in type and scale, there may be submittal requirements that are not specified here and Planning Staff may require additional information. Nonetheless, it is the applicant's responsibility to provide a complete submittal.

Site development plans should generally be composed of the following plan sheets. **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

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

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Vicinity Map
- 5. Signature Block (for DRB site dev. plans only)
- 6. The Site (property lines)
- 7. Current/Existing Zoning
- 8. Proposed Use(s) and List of Applicable Plans
- 9. Pedestrian Ingress and Egress (Access)
- 10. Vehicular Ingress and Egress (Access)
- 11. Any Internal Circulation Requirements
- 12. Existing easements with recording information
- 13. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

SHEET # 2 – CONCEPTUAL GRADING AND DRAINAGE PLAN

- A. Conceptual Grading and Drainage Plan is required for the following:
- Commercial Development: The applicant shall consult with the City Engineer or his/her designee to determine what documentation is necessary to provide the EPC and/or DRB with an understanding of site topography and how it relates to adjacent property.
 - Residential Development, Volcano Heights Sector Development Plan, or other sector development plans that do not require a site development plan for building permit submittal: Show existing and proposed contours, Finished Floor Elevation, retaining wall heights, approximate street slopes, ponding and flood zone status.
- B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required to be submitted, but does not have to be approved at time of submittal.

SHEET # 3 – DESIGN STANDARDS (OPTIONAL – beneficial if seeking delegation of EPC approval authority for future site development plans for building permit)

ACCOMPANYING MATERIAL

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions
- E. **Electronic Copy (pdf) of Site Development Plan**

SITE DEVELOPMENT PLAN FOR SUBDIVISION *CHECKLIST*

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT

In cases where sites are not governed by design regulations other than those in the Zoning Code, and where an applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards shall be provided and approved by the EPC to guide future development. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement and should reference compliance with applicable plans and regulations. Since Zoning Code design requirements are considered minimal, the proposed Design Standards should go above and beyond what is already required by the Zoning Code.

At a minimum, the design standards should address the following elements of design.

Site Design

- Overall layout of site and buildings, relationship to adjacent buildings and sites
- Building placement, orientation, and setbacks
- Pedestrian and vehicular circulation and connectivity (internal and external)
- Parking location and design (parking should not dominate the street frontage; shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc. (aggregate outdoor space is strongly encouraged)
- Screening/buffering techniques
- Design and purpose of all walls and wall openings
- Design and purpose of all lighting
- How to address topographic challenges/opportunities
- Sustainable techniques such as permeable paving and other "green" features

Street Realm

- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – subject to the Street Tree Ordinance

Landscaping

- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Building Design

- Context
- Architectural theme or style
- Maximum building height, scale, massing, materials, colors, and articulation

Signage

- Signage Plan indicating the general dimensions, location, colors, lighting and materials of all proposed signage.

March 18, 2014

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

**RE: Winrock Town Center Project Number 1002202
DRB-13DRB-7067
(Zone Atlas J-19)**

Dear Mr. Cloud:

Winrock Partners, LLC is seeking to replat tract C-2A into C-2A1 and C-2A2 for leasing purposes. This application is consistent with the Site Development Plan for Building Permit 13DRB-70670. Included with this application is an updated Site Development Plan for Subdivision and a Sketch Plat. We will submit the preliminary and final plat to the DRB as soon as possible.

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

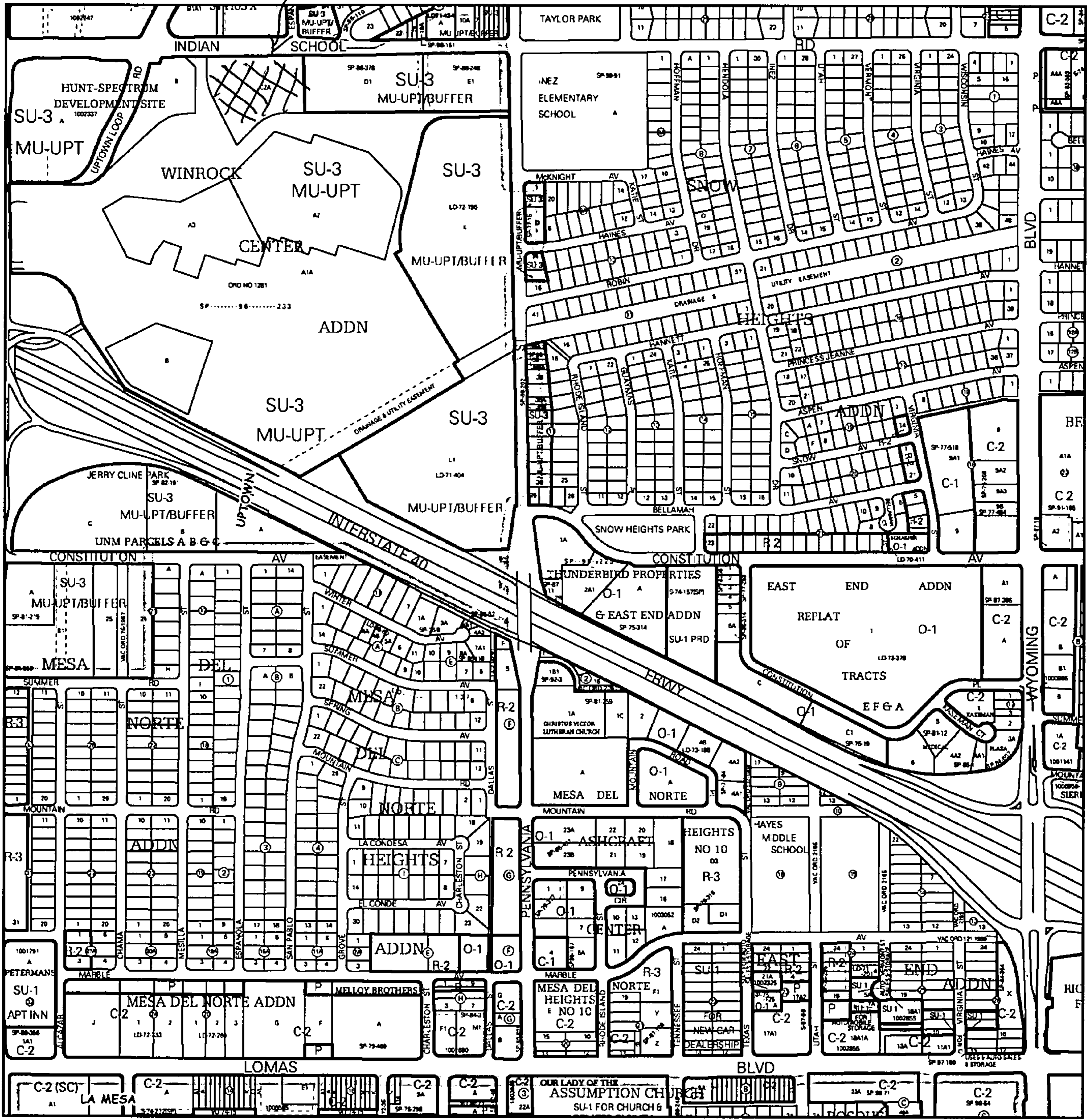
Sincerely,
Huitt-Zollars, Inc.



Scott Eddings, P.E.
Associate

CC: Darin Sand, Goodman Realty Group

SITE



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

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

April 2. 2014

(#^{PROJ.}1002202)

(SK)



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: (505) 268-8828
 ADDRESS: 128 Monroe Street NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: Winrock Partners, LLC PHONE: 505-881-0100 ext 111
 ADDRESS: 100 Sun Avenue NE, Suite 210 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: sand@goodmanrealty.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Approval of Sketch Plat

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. Parcels A-1-A-1-A, A-1-A-1-B, A-1-A-2, A-2, A-3, B, C-2-A, D-1-A, & E-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Winrock Center Addition and Tract B, Hunt-Spectrum Development Site (tbka Winrock Town Center)
 Existing Zoning: SU-3, MU-Uptown Proposed zoning: Same as Existing MRGCD Map No _____
 Zone Atlas page(s): J-19 UPC Code: See Attached Page

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 10 No. of proposed lots: 15 Total site area (acres): 83.25
 LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Blvd NE
 Between: Indian School Rd NE and I-40

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Genevieve Donart DATE 3/11/14
 (Print Name) Genevieve Donart Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB-70068</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>March 19, 2014</u>				Total \$ <u>0</u>

3-11-14 Staff signature & Date Project # 1002202

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **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) **6 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
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **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) **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) 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
 - 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)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - 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) **6 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
 - 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)
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Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - 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 for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Genevieve Donart
Genevieve Donart Applicant name (print)
3/11/14 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14 - DRB - 70068

3-11-14 Planner signature / date
 Project # 1002202



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
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 Zone Atlas page(s): J-19 UPC Code: See Attached Page

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CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 10 No. of proposed lots: 15 Total site area (acres): 83.25
 LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Blvd NE
 Between: Indian School Rd NE and I-40

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Genevieve Donart DATE 3/11/14
 (Print Name) Genevieve Donart Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70068</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
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Hearing date <u>March 19, 2014</u>				Total \$ <u>0</u>

3-11-14
 Staff signature & Date

Project # 1002202

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SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

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- Infrastructure List, if relevant to the site plan
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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

(DRB17)

Maximum Size: 24" x 36"

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AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)

Maximum Size: 24" x 36"

- 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) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
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FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

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- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
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Genevieve Donart

Genevieve Donart Applicant name (print)
3/11/14 Applicant signature/ date

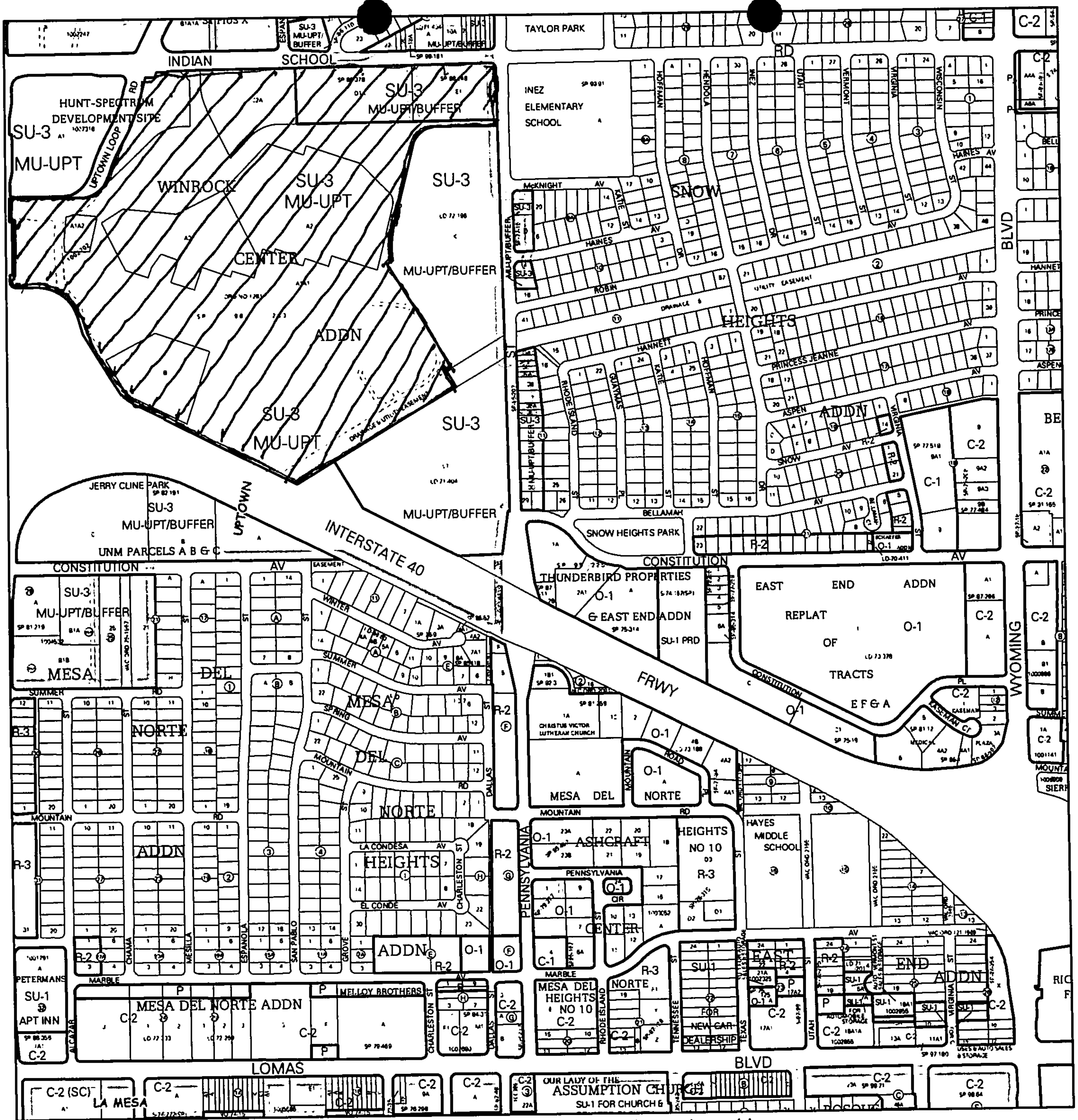


Form revised October 2007

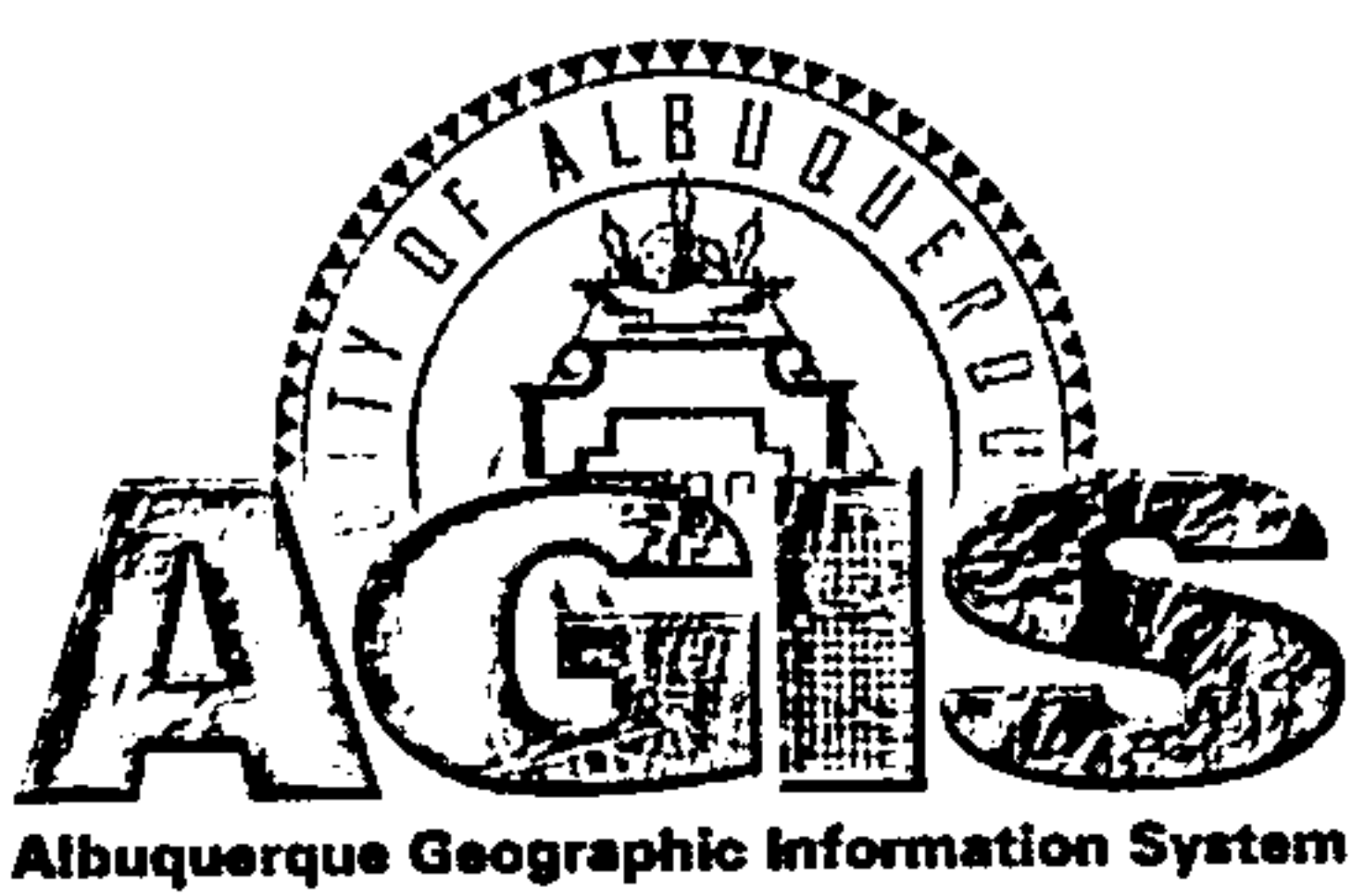
- Checklists complete
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- Case #s assigned
- Related #s listed

Application case numbers
14-DRB-10068

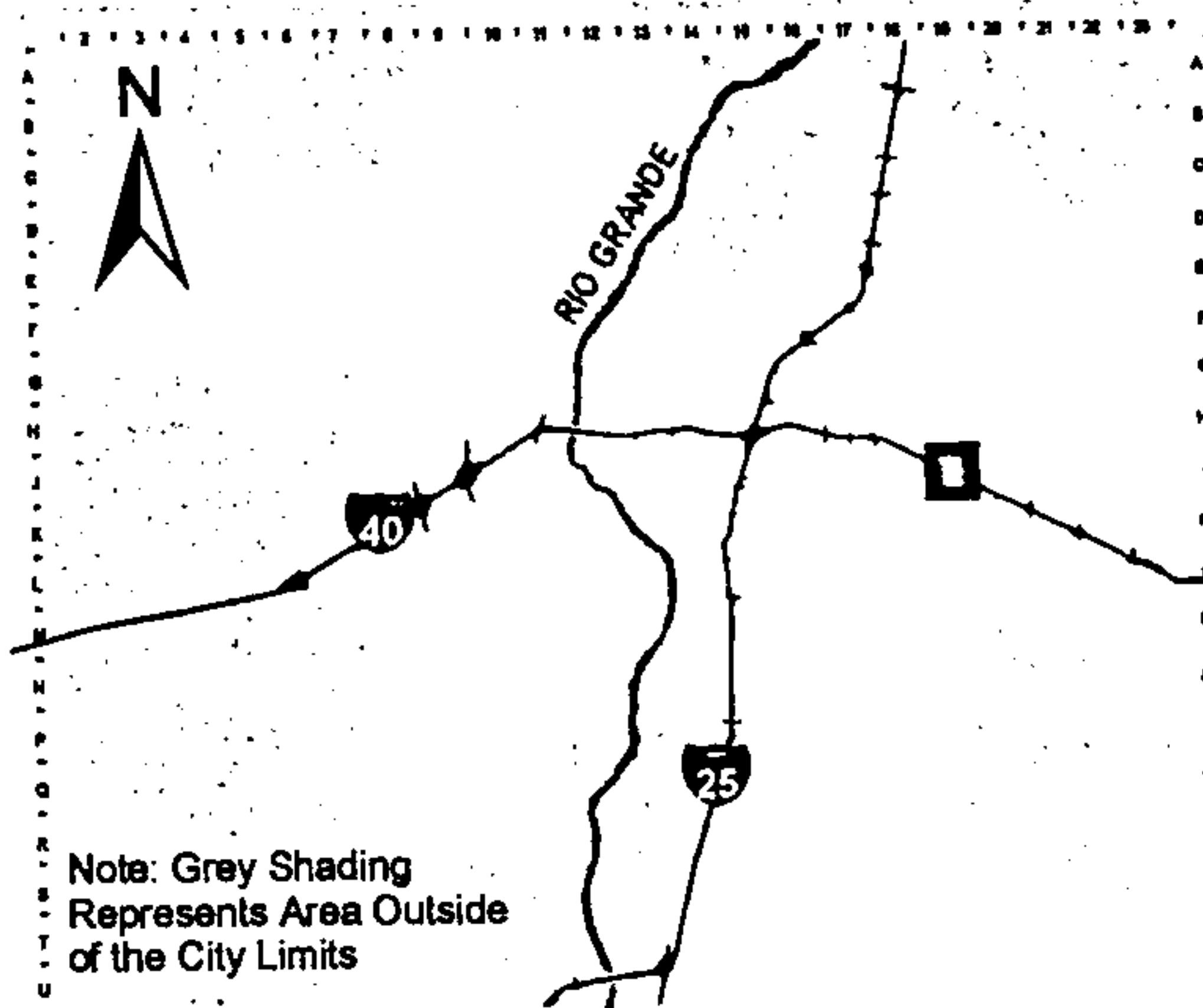
[Signature] 3-11-14
 Planner signature / date
 Project # 1002202



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



Map amended through: 1/10/2013



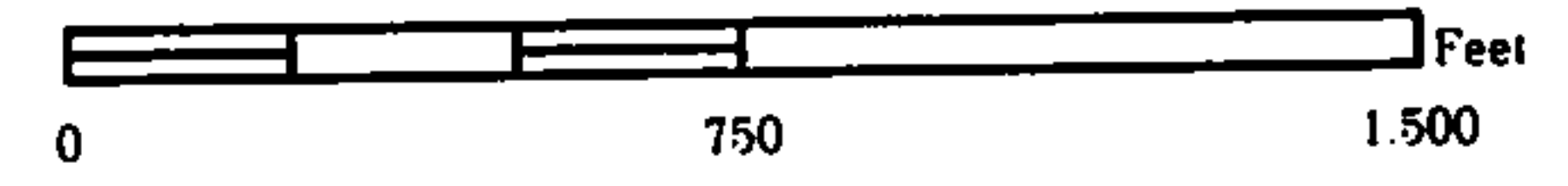
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-19-Z

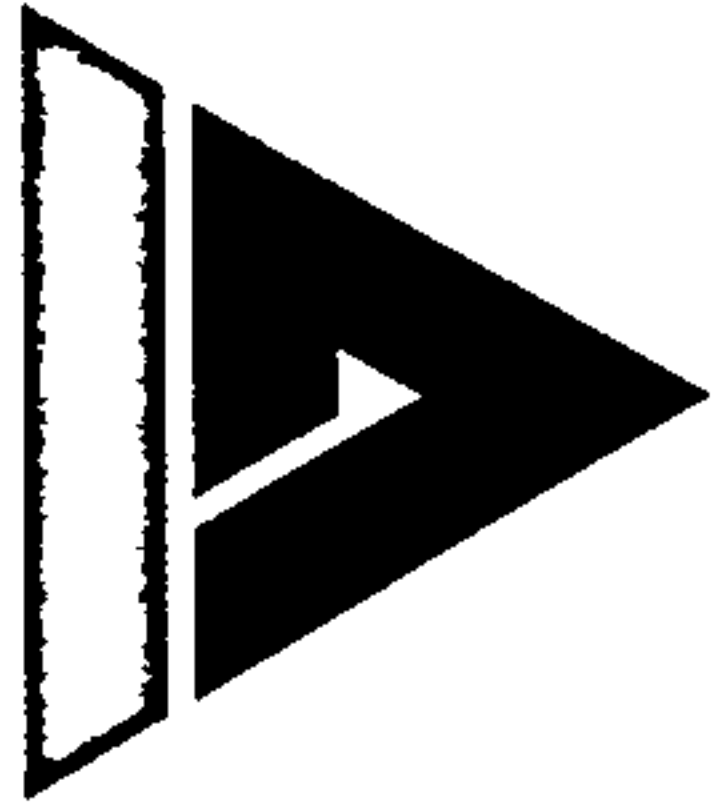
Selected Symbols

- 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



Winrock Town Center Lots and UPCs

LOT #	SUBDIVISION	UPC #
PARCEL A-1-A-1-A	Winrock Center Addition	101905813140120410L1
PARCEL A-1-A-1-B	Winrock Center Addition	101905813140120410L1
PARCEL A-1-A-2	Winrock Center Addition	101905804144220412
PARCEL A-2	Winrock Center Addition	101905817045020406L1
PARCEL A-3	Winrock Center Addition	101905810043520405L1
PARCEL B	Winrock Center Addition	101905808536020411L1
PARCEL C-2A	Winrock Center Addition	101905813551020404L1
PARCEL D1A	Winrock Center Addition	101905818950820408L1
PARCEL E-1	Winrock Center Addition	101905823750820409
TR B	Hunt-Spectrum Development Site	101905808350420415



March 7, 2014

Mr. Jack Cloud, DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

**RE: Winrock Town Center
Sketch Plat submittal**

Dear Mr. Cloud;

Isaacson & Arfman, P.A., as agents for Winrock Partners, LLC, is providing the attached submittal for sketch plat for the Winrock Town Center project.

The items included in this submittal are:

1. The sketch plat, showing the proposed rights-of-way and tracts
2. The proposed site plan
3. The existing topography
4. A copy of the latest plat for the site.
5. A copy of the Tax Increment Development District (TIDD) agreements in place for the Winrock site.
6. The "TIDD items for discussion" spreadsheet which presents items that we would like to discuss with the City, that we will be requesting for the project.
7. A street variance exhibit, conceptual paving details, and a public right-of-way street matrix. Together these show how we envision the streets sections, and what we anticipate as variances from the DPM we would request.
8. A conceptual utility plan that shows a conceptual layout for the utilities, including:
 - a. water
 - b. Sewer
 - c. A gray water system that would collect to a treatment plant on the east side of the site. The treated water would then be used for irrigation and / or flushing toilets.
 - d. Storm drains that mostly drain to a cistern under the park, with an overflow for the cistern that would discharge to an existing storm drain along the south side of the property.
 - e. Dry utility corridors

We look forward to discussing these items with you.

Sincerely,
ISAACSON & ARFMAN P.A.

Genny Donart, PE
GD/gld

March 19. 2014

(SK)



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Winrock Partners LLC C/O Goodman Realty Group PHONE: 505-346-0011
 ADDRESS: 100 Sun Avenue NE, Suite 100 FAX: 505-881-0101
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: sand@goodmanrealty.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

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-1 & E-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Winrock Center Addn
 Existing Zoning: SU-3 MU-UPT Proposed zoning: SU-3 MRGCD Map No _____
 Zone Atlas page(s): J-19-Z UPC Code: 1019058131401204101.1/101905823750820409

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 1008660, Z-484-2, AA-96-130, DRB-93-404

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): +/- 61.09acre
 LOCATION OF PROPERTY BY STREETS: On or Near: Indian School Road NE
 Between: Louisiana Boulevard and Pennsylvania Street NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 10/01/2013
 (Print Name) Ronald R. Bohannon, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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
BAA - 20696

Action	S.F.	Fees
<u>P&F</u>	_____	<u>\$ 285.00</u>
<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
		Total
		<u>\$ 305.00</u>

Hearing date October 9, 2013

[Signature]

10-1-13
 Staff signature & Date

Project # 1002202

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Ronald R. Bohannon, PE

[Signature]
 Applicant name (print) _____
 10/01/13
 Applicant signature / date _____



Form revised **October 2007**

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

Application case numbers
 13AA - 701296

[Signature] 10-1-13
 Planner signature / date _____
 Project # 100202



Supplemental Form (SF)

<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	ZONING & PLANNING	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor subdivision action				
<input type="checkbox"/> Vacation				
<input type="checkbox"/> Variance (Non-Zoning)				
SITE DEVELOPMENT PLAN				
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> V			Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> for Building Permit				
<input type="checkbox"/> Administrative Amendment/Approval (AA)	<input type="checkbox"/> P			Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> IP Master Development Plan				Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> Cert. of Appropriateness (LUCC)				
STORM DRAINAGE (Form D)				
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	<input type="checkbox"/> D			Street Name Change (Local & Collector)
	<input type="checkbox"/> L	<input type="checkbox"/> A	APPEAL / PROTEST of...	
				Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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SIGNATURE [Signature] DATE 10/01/2013
 (Print Name) Ronald R. Bohannon, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>BAA -70696</u>	<u>PBF</u>		<u>\$285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$305.00</u>

Hearing date October 9, 2013

[Signature] 10-1-13 Staff signature & Date

Project # 1002202

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

Ronald R. Bohannon, PE

Applicant name (print)

10/01/13

Applicant signature / date



Form revised October 2007

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

Application case numbers

13AA - 701216

Project # 100202

Planner signature / date

Project #



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-19-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 2/4/2010

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TIERRA WEST, LLC

September 30, 2013

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

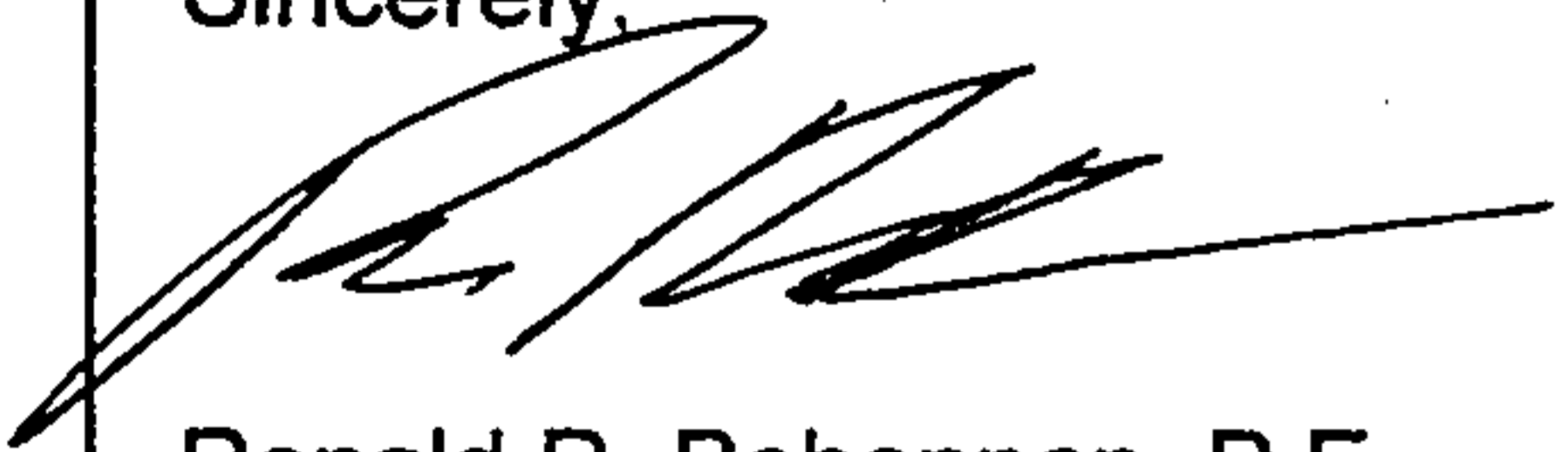
**RE: WINROCK
PRELIMINARY / FINAL PLAT LOT E-1
ZONE ATLAS PAGE J-19**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Winrock Partners, LLC, requests Preliminary / Final Plat approval for Parcels A-1-A-1-A-1 and E-1-A of the Winrock Center Addition. The purpose of the request is to replat 2 parcels into 2 new parcels and to grant non-exclusive drainage, parking and access easements for the benefit of Parcel E-1-A.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



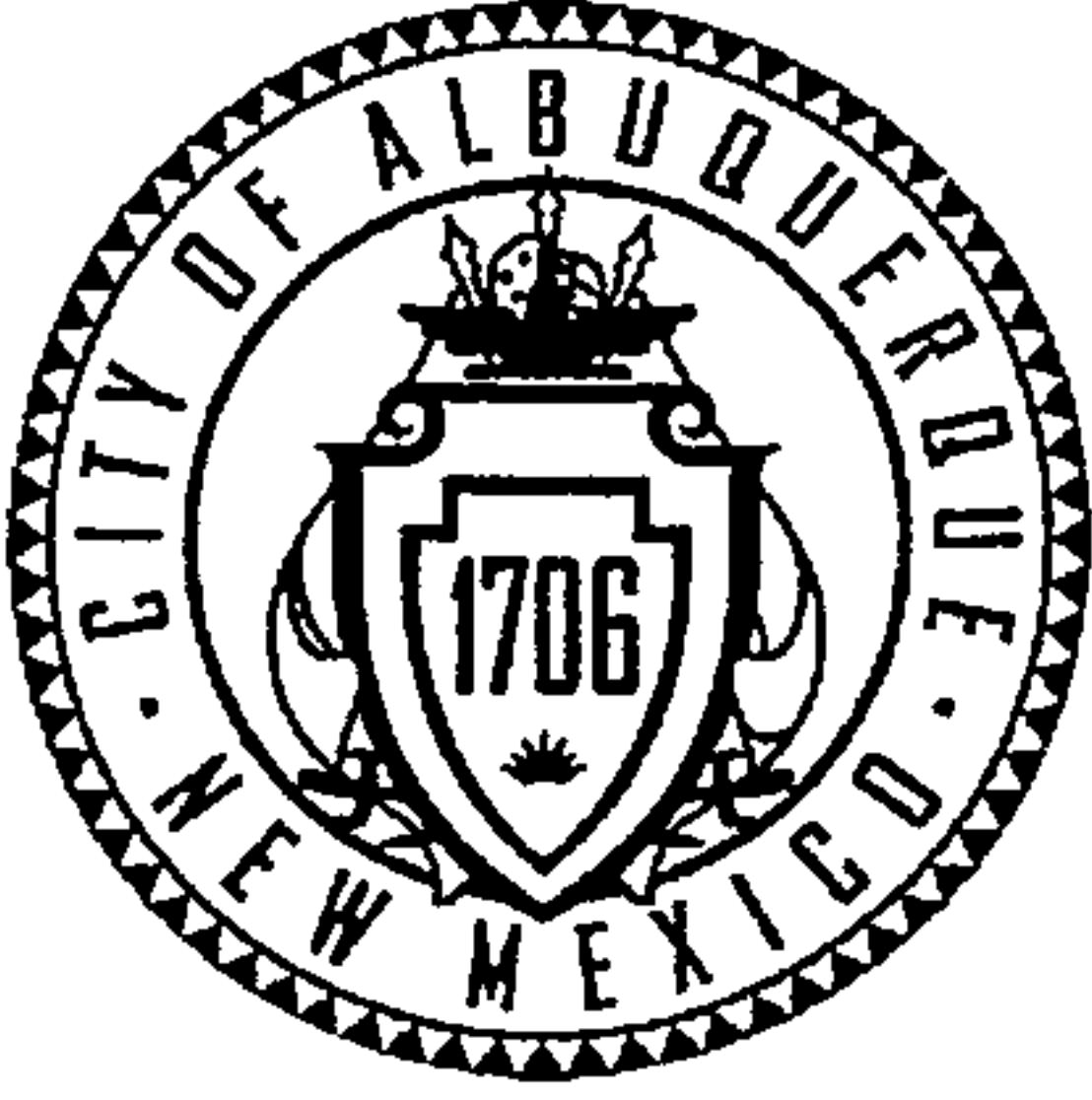
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Gary Goodman, Winrock Partners, LLC

JN: 2013029
RRB/VC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
Robert J. Perry, CAO
DATE 08/27/2013

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s): 1002202 , 1008660

Agent: Tierra West, LLC

Applicant: Winrock Partners, LLC

Legal Description: Parcel A-1-A-1-A-1 and Parcel E-1-A

Zoning: SU-3

Acreage: 50.7080

Zone Atlas Page: J-19-Z

CERTIFICATE OF NO EFFECT: Yes _____ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

**TREATMENT PLAN REVIEW:
DISCOVERY:**

**SUPPORTING DOCUMENTATION:
SITE VISIT:**

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)***
- ***(ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***
- ***(ref O-07-72 Section 4B(3), information potential exhausted for LA).***
- ***CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan required).***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

Jaimie Garcia

From: Donna Medina <donna@presurv.com>
Sent: Tuesday, October 01, 2013 8:44 AM
To: 'Sammons, Joshua R.'
Cc: Jaimie Garcia; Marco Cisneros; 'Gaulden, Tim H.'; 'Gricius, Michelle A.'; 'Bradley, Catherine P.'; Larry Medrano
Subject: DXF submittal for COA Project No. 1002202- Winrock Split
Attachments: 1002202.dxf; 134084P-PLAT COA (1).pdf; 134084P-PLAT COA (2) Legal Desc.pdf; 134084P-PLAT page 3_Bndry.pdf; 134084P-PLAT page 4_Esmts.pdf

Good Afternoon,

Attached is a dxf file for project no. 1002202 as well as pdf's of the plat. The coordinate system used was NAD 1983, Central Zone. File provided is based on grid coordinates for the referenced system.

Please call if you have any questions.

Thank you,

Donna Medina
Survey Office Technician
505-856-5700 phone

If this email is spam, report it to www.OnlyMyEmail.com

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TIERRA WEST, LLC

October 4, 2013

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: MINOR SUBDIVISION PRELIMINARY/FINAL PLAT
WINROCK
PROJECT # 1002202
ZONE ATLAS PAGE J-19-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Winrock Partners LLC c/o Goodman Realty Group, requests a 30 day deferral of the Minor Subdivision for Preliminary/Final plat Approval for the above-referenced site to the November 6, 2013 hearing. The deferral is requested to allow another current platting action on the same property to be decided upon by the Development Review Board.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,


Vincent Carrica, P.E.

Enclosure/s

JN: 2013029
VC/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



Tierra West, LLC.

(505) 858-3100

5571 Midway Park Place NE, Albuquerque, NM 87109

TC Jack Cloud

DRB

P.O. Box 1293

Albuquerque, NM 87103

LETTER OF TRANSMITTAL

DATE: 10/7/2013	JOB NO: 2013029
ATTENTION: Jack Cloud	
RE: Winrock	
Project# 1002202	
PHONE: 505-924-3880	

- WE ARE SENDING YOU Attached Under Separate cover via _____ the following items
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order Check _____

COPIES	DATED	NO.	DESCRIPTION
			1 month Deferral Request Letter Winrock Project#1002202
			Minor Subdivision Preliminary / Final Plat Approval

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted FOR SIGNATURE(S)
- For your use Approved as noted _____
- As requested Returned for your records
- For review and comments _____
- FOR BIDS DUE _____ 20 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO _____

RECEIVED BY _____ Date: _____

SIGNED Jaimie Garcia for Vincent Carrica P.E.

October 9. 2013




City of Albuquerque

Planning Department

Inter-Office Memorandum

September 17, 2013

TO: Jack Cloud, AICP, DRB Chair
FROM: Christopher Hyer, Senior Planner 
RE: Dave & Buster's at Winrock Town Center

The URT has reviewed the Dave & Buster's submittal and found that it meets all intents of the Uptown Sector Development Plan (USDP). All specific regulations presented in the Plan have been met except for two issues regarding walkways. These are:

1. There is a walkway for the public sidewalk on the west side of the entrance road that aligns with Espanola (from Indian School) that narrows to 8' adjacent to the building. Walkways in the Uptown Area are to be 10' wide (Chapter V., H. Walkways, paragraph 3, page 70). However, there are two walkways from the public sidewalk to the sidewalk at the front of the building – one on either side of the building. Also, this vehicular entrance to the Winrock Town Center (adjacent to the site) is flanked with another sidewalk on the opposite side of the road. Pedestrian access is well served and the intent of the USDP is met.
2. The USDP requires that a sidewalk shall be provided along a building façade that is adjacent to any street (Chapter V., H. Walkways, paragraph 8 (page 71)). The site plan shows that this sidewalk would parallel the public sidewalk along Indian School. The spacing between the building and the public sidewalk is 20', an area that is used for water harvesting and is a landscape area. There is a service walkway to the service entry at the back of the building; the rest of the building is an inaccessible wall with no public entrances. Thus, this technical requirement is not met (having the sidewalk run the entire length of the building), but the intent of the USDP is met with the sidewalk along Indian School.

Thus, the Planning Department is in support of this site plan as submitted. If you should have any questions regarding this case, please do not hesitate to call me at 924-3927.

Thank you.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 18, 2013
DRB Comments**

ITEM # 2

PROJECT # 1002202

RE: Tract C-2A, Winrock Center Addition

APPLICATION # 13-70670

Site Development Plan for Building Permit

The site development plan needs to be reproducible with basic equipment – please provide black & white elevations with colors noted, and reduce the shading on Sheet 01.

Keyed Note 38 on Sheet 01 indicates a vacation of easement – this would need to be accomplished prior to plan sign-off.

More detail is needed for interface with Tract D1A on the east, particularly regarding ‘blending’ of proposed curb ramp with existing pedestrian and curb improvements. Likewise, the Connectivity Plan and proposed Area Of Work need to address pedestrian crossing of the Existing Drive (a.k.a. the Ring Road on Tract A1A1).

More information is needed regarding easements rights and responsibilities for the Ring Road, also whether there is an existing Public Sidewalk Easement on Indian School Road; it appears a Design Variance may be needed for brick edging on the Indian School Road sidewalk. An additional pedestrian connection with step(s) is appropriate and needed for the west side of the bus shelter.

There are several planes of walls greater than 25 feet in length that need enhanced articulation to comply with regulations of the Uptown Sector Plan; the theme of the building could be continued for the most part by simply increasing the scale of Recessed and Stand Off elements (9” and 12” instead of 2” and 6”), however it is difficult to understand how the north façade along the arterial Indian School Road meets the Intent and Goal of the Uptown Sector Plan to be “welcoming to visitor and residents.” It is expected to have store fronts along street frontages, even if only in the form of display windows.

ITEM # 2 (continued)

PROJECT # 1002202

RE: Tract C-2A, Winrock Center Addition

APPLICATION # 13-70671

Site Development Plan for Subdivision

This current submittal should be an amendment for the site development plan for subdivision that was approved earlier this year.

- ✓ The proposal for Right of Way does not conform to the Long Range Major Street Plan and thus does not conform to the Subdivision Ordinance, nor does it appear to comply with the Fundamental Considerations of the Subdivision Ordinance for General Appropriateness or Land Suitability; refer to comments from Transportation Development.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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ZONING & PLANNING

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V

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Street Name Change (Local & Collector)

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

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APPLICATION INFORMATION:

Professional/Agent (if any): Dekker, Perich, Sabatini PHONE: 761-9700
 ADDRESS: 7601 Jefferson St NE #100 FAX: 761-4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisgedpsdesign.org

APPLICANT: Winrock Partners LLC PHONE: 881-0100
 ADDRESS: 100 Sun Ave NE, Suite 210 FAX: 881-0101
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: sandegoodmanrealty.com
 Proprietary interest in site: owner List all owners: Winrock Partners LLC

DESCRIPTION OF REQUEST: Dave & Busters Site Development Plan for Subdivision & Building Permit

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. C-2-A Block: 0000 Unit: N/A
 Subdiv/Addn/TBKA: Winrock Center Addition
 Existing Zoning: SU-3 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): J-19-Z UPC Code: _____

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 3.8

LOCATION OF PROPERTY BY STREETS: On or Near: Indian School
 Between: Louisiana and Pennsylvania

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

Chris Gunning DATE _____
 (Print Name) Chris Gunning for DPS Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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
<u>BDRB - 70670</u>	<u>SBD</u>	_____	<u>\$385.00</u>
<u>_____</u>	<u>CMF</u>	_____	<u>\$20.00</u>
<u>_____</u>	<u>SBU</u>	_____	<u>\$55.00</u>
<u>_____</u>	_____	_____	\$ _____
<u>_____</u>	_____	_____	\$ _____

Hearing date 9-18-13

Revised: 4/2012

Total \$660.00

[Signature]
9-9-13
 Staff 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 **8**
 - 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
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 - 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
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 - 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
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Chris Cunningham for DRB (Agent)
Chummin Applicant name (print)
9/6/13 Applicant signature / date



Form revised October 2007

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

Application case numbers
13 - DRB-70670
70671

[Signature] 9-9-13
 Planner signature / date
 Project # 1002202



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Dekker, Perich, Sabatini PHONE: 761-9700
 ADDRESS: 7601 Jefferson St NE #100 FAX: 761-4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisgedpsdesign.org

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 Proprietary interest in site: owner List all owners: Winrock Partners LLC

DESCRIPTION OF REQUEST: Dave A Busters Site Development Plan for Subdivision & Building Permit

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

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Lot or Tract No. C-2-A Block: 0000 Unit: N/A
 Subdiv/Addn/TBKA: Winrock Center Addition
 Existing Zoning: SU-3 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): J-19-2 UPC Code: _____

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 3.8

LOCATION OF PROPERTY BY STREETS: On or Near: Indian School
 Between: Louisiana and Pennsylvania

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE _____
 (Print Name) Chris Gunning for DPS Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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
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Application case numbers	Action	S.F.	Fees
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<u>— 70671</u>	<u>CMF</u>	—	<u>\$20.00</u>
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<u>—</u>	—	—	\$
<u>—</u>	—	—	\$
<u>—</u>	—	—	\$
Hearing date <u>9-18-13</u>			Total <u>\$660.00</u>

Revised: 4/2012

[Signature]

9-9-13
 Staff signature & Date

Project # 1002202

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

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

Chris Gunning for DRB (Agent)
Chunning Applicant name (print)
9/6/13 Applicant signature / date

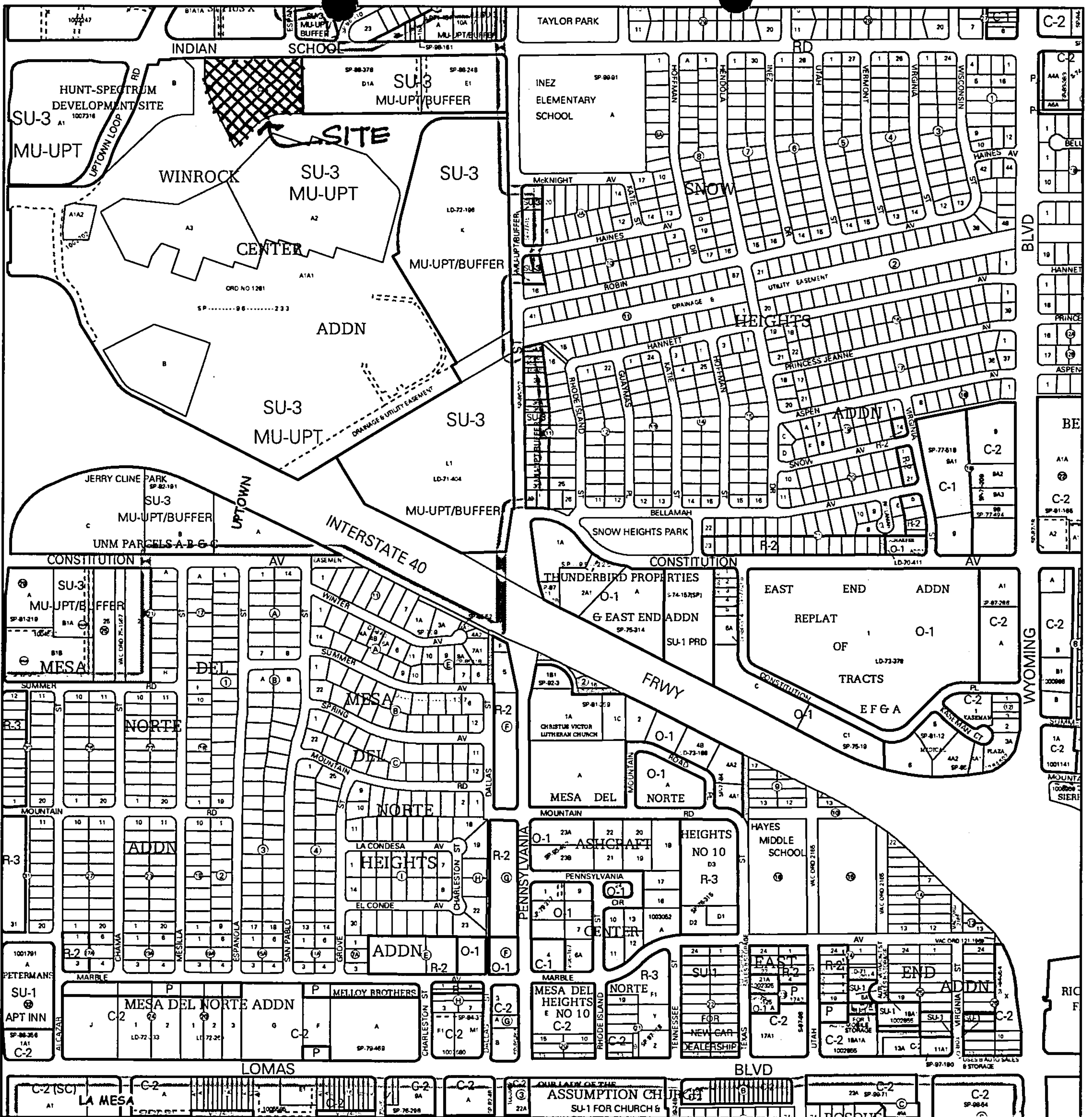


Form Revised October 2007

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

Application case numbers
13 - DRB-70670
70671

[Signature] 9-9-13
 Planner signature / date
 Project # 1002202



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/10/2013

Zone Atlas Page:
J-19-Z

Selected Symbols

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

Note: Grey Shading Represents Area Outside of the City Limits

Scale: 0, 750, 1,500 Feet

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s) and List of Applicable Plans
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 50 provided: 325
Handicapped spaces (included in required total) required: 12 provided: 12
Motorcycle spaces (in addition to required total) required: 6 provided: 6
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 17 provided: 21
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

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

SHEET #2 LANDSCAPING PLAN

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

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Backflow prevention detail
- 10. Planting Beds, indicating square footage of each bed
- 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- 16. Planting or tree well detail
- 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

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

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

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

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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



Goodman

REALTY GROUP

September 6, 2013

Mr. Jack Cloud, Chairman
City of Albuquerque Development Review Board
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Winrock Town Center – Dave & Buster's Restaurant - Site Development Plan for Subdivision and Site Development Plan for Building Permit

Dear Chairman Cloud and DRB Board Members:

The purpose of this letter is to describe, explain and justify our request for the subdivision approval and building permit for the Dave & Buster's Restaurant at Winrock Town Center. Winrock Partners has signed a ground lease with Dave & Buster's Restaurant. The establishment will be situated on the north side of the Winrock property on Lot C-2-A, Winrock Center Addition, in the approximate location of the former Winrock 6 Theatre. In addition, the current access point into the theater parking lot, located off of Indian School Road, will be expanded to become a full access entrance for the shopping center.

The term of the ground lease includes renewal options that exceed 25 years. The lease requires that the land be subdivided for the purpose therein. The area of land being considered for this long term lease is shown as Lot C-2-A within the application being submitted today. A site plan application for this project has been submitted to and approved by the city's Uptown Review Team.

The Dave & Buster's Restaurant will be a first class business operation that will add vitality to the uptown area and, more specifically, to the redevelopment of Winrock. We look forward to its popularity with both the Albuquerque community and with visitors to our city.

This project will not require any variance from the city approved plan and will amend the current site plan for subdivision #1002202 to accommodate the new Dave & Buster's Restaurant on Lot C-2-A. All development will be in accordance with the current Uptown Sector Development Plan and zoning requirements of the City's comprehensive zoning code.

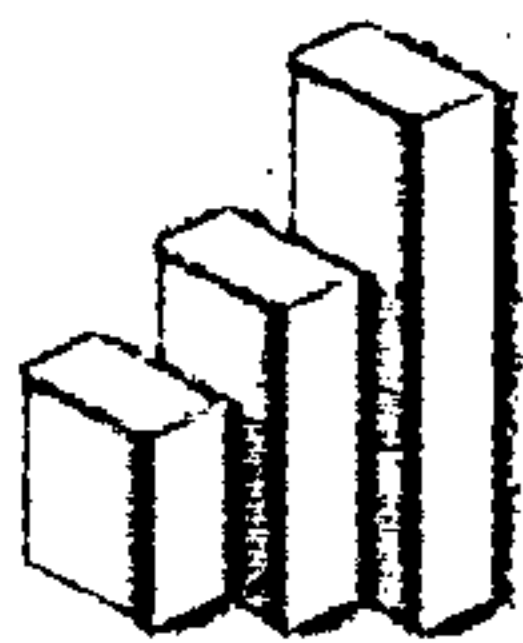
Sincerely,

Winrock Partners LLC

Darin Sand, LEED AP
Vice President of Development

DS/lg





Goodman

REALTY GROUP

September 10, 2013

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

Re: Winrock Town Center – Dave & Buster's Restaurant - Site Development Plan for Building Permit and Site Development Plan for Subdivision

Dear Chairman Cloud and DRB Board Members:

Winrock Partners LLC, owner of Winrock Town Center, located at 2100 Louisiana Boulevard NE, authorizes Dekker/Perich/Sabatini Architects to act as its agent on the request for a Site Development Plan for Building Permit for the Winrock property as it relates to the Dave & Buster's Restaurant and the restaurant's parking lot.

Winrock Partners LLC also authorizes Huitt-Zollars, Inc. to act as its agent on the request for a Site Development Plan for Subdivision with respect to the Dave & Buster's Restaurant location.

Sincerely,

Winrock Partners LLC

Darin Sand, LEED AP
Vice President of Development

DS/lg



Dave & Buster's Albuquerque - Exterior Design Description

09/05/13

When Dave & Buster's began looking at the Albuquerque market, the Winrock Town Center seemed to be a natural location choice. The aging mall was being redeveloped into a powerful shopping hub that promotes itself as the "Jewel of Uptown's shopping district".

Dave & Buster's wanted to be a part of this cohesive, dynamic area by offering an immersive experience with innovative food and drinks, and the latest and greatest games in a cool and current environment.

Dave & Buster's will fulfill a major goal of the UDSP by providing a gathering place for the community. It can be utilized for corporate gatherings, social events such as birthday parties, wedding rehearsal events, for student and youth group meetings, team building and as a travel and tourism destination.

The building itself is a dynamic-looking facility that evokes strong energy by utilizing various elements to meet the required regulations set forth by the Uptown Development Sector Plan and the City of Albuquerque's zoning ordinance.

Materials

The materials used in the façade design include aluminum storefronts, glass, EIFS, synthetic stucco, metal trim and metal panels. All materials are of a high quality and together provide variety and interest along all sides of the building.

Articulation

All sides of the building utilize vertical and horizontal articulation in different ways. The articulation is distributed along each façade such that more than 50% of each face has some element of vertical or horizontal projection or relief. The building uses five of the required elements for articulation:

1. Canopies
2. Bracket, projecting
3. Entrances extending outward from the façade
4. Glazing
5. Multiple finishes (stucco, glass, metal)

The following is a breakdown of elements used for each façade.

South Elevation (Main Entry):

- Glass and aluminum storefront entry vestibule that extends out from the building and is covered with a metal clad canopy.
- The canopy projects out from the building to define the entry point as well as providing shade and shelter to the benches along the sidewalk per section C.3 of City Ordinance 14-16-3-18.
- Vertical plane to the right of the entry is EIFS with grooved reveals and extends past the parapet to provide a background for the branded signage.
- Linear color blocked synthetic stucco provide visual breaks along the wall and parapet throughout the façade.
- Neutral colored EIFS areas that project from the face of the wall. Within the EIFS wall are recessed areas which are painted a lighter color to provide articulation.
- Metal panels which are bracketed to the EIFS walls project from the face and mimic the size and shape of the EIFS recessed areas.

West Elevation:

- Linear color blocked synthetic stucco element continues around from the front facade
- Neutral colored EIFS areas that project from the face of the wall. Within the EIFS wall are recessed areas which are painted a lighter color to provide articulation.
- Metal panels which are bracketed to the EIFS walls project from the face and mimic the size and shape of the EIFS recessed areas.
- Wood gates provide screen at the service yard entrance per Chapter V section B.1 of the Uptown Sector Development Plan
- The EIFS wing-wall element extends from the façade further concealing the service yard from the North elevation.

North Elevation:

- The metal framed EIFS wing-wall element with grooved reveals runs parallel to the façade and provides a backdrop for branded signage. The bottom portion of the wall steps in and out to create depth and break up the plane. The horizontal articulation is further accentuated by metal banding.
- Linear color blocked synthetic stucco provides visual breaks along the main wall and parapet.
- Three vertical metal fins project out from the façade and above the parapet to break up the color blocked wall.
- Neutral colored EIFS areas that project from the face of the wall. Within the EIFS wall are recessed areas which are painted a lighter color to provide articulation.
- Metal panels which are bracketed to the EIFS walls project from the face and mimic the size and shape of the EIFS recessed areas.

- A glass portion of the wall allows for graphic signage and lighting element within the building to be seen by patrons as they enter the site from the adjacent road.
- All roof top equipment will be screened by using parapet walls to block the views from the public right of way per Chapter V section B.1 of the Uptown Sector Development Plan and section C.6.a of City Ordinance 14-16-3-18.

East Elevation:

- Another metal framed EIFS wing-wall element runs parallel to the façade and provides a backdrop for branded signage. The bottom portion of the wall steps in and out to create depth and break up the plane. The horizontal articulation is further accentuated by metal banding.
- The neutral painted EIFS wall wraps the corner from the front façade with painted accent lines throughout that articulate design lines both horizontally and vertically. Within the EIFS wall are recessed areas which are painted a lighter color to provide articulation.
- Metal panels which are bracketed to the EIFS walls project from the face and mimic the size and shape of the EIFS recessed areas.
- Linear color blocked synthetic stucco continues along the parapet.
- Framed window elements of various sizes provide articulation within the neutral EIFS wall.

architectural
interior
landscape
planning
engineering

**Dekker
Perich
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ARCHITECT

**DRB
SUBMITTAL**

ENGINEER



PROJECT

**Dave & Buster's
Winrock Town Center
2100 Louisiana Blvd NE
Albuquerque, New Mexico**

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AHEADS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION DRB#00078, PROJECT NO. 1002202.

THE SITE CONSISTS OF APPROXIMATELY 800 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 SIX SEPARATE TRACTS. TRACT 1 AND TRACT 2 ARE THE EXISTING PARCELS (A-9 AND A-2) FOR THE HENRY AND HENRIETTA DILLARD STORES AND A PORTION OF THEIR PARKING FIELDS. TRACT 3 IS THE EXISTING TOY'S R US LOT (B-4). TRACT 4 IS THE EXISTING VACANT LOT (B) EAST TRACT 5 IS THE REMAINING LOT COVERING THE REST OF THE WINROCK CENTER ADDITION (PARCELS A-1A, B, AND C-2A PLUS PARCEL B OF THE UNIT-SPECTRUM DEVELOPMENT SITE). TRACTS 1, 2 AND 3 ARE ZONED SU-8 MU-UP/PT AND TRACTS 4-6 ARE ZONED MU-UP/PT/RT.

PROPOSED USE:
THE SITE IS ZONED SU-8 MU-UP/PT AND MU-UP/PT/RT AS FOLLOWS:
LOT 1 25844 SF 0.59 AC LOT 4 8450 SF 0.19 AC
LOT 2 42220 SF 0.96 AC LOT 5 20280 SF 0.46 AC
LOT 3 38420 SF 0.88 AC LOT 6 28391 SF 0.65 AC
LOT 7 7850 SF 0.18 AC

PROPOSED USE:
THE SITE IS ZONED SU-8 MU-UP/PT AND MU-UP/PT/RT. LAND USES ARE AS FOLLOWS:
RETAIL/RESTAURANT/THEATER 18540 SF. USES AND SQUARE FOOTAGES ARE APPROVED
OFFICE 24000 SF. PER PREVIOUS SITE DEVELOPMENT PLAN FOR
HOTEL 74 ROOMS SUBDIVISION
MULTI-FAMILY 66 UNITS (AREA = 3.5 AC.
GROSS DENSITY 0.15 DU/AC)

PEDESTRIAN AND VEHICULAR IMPROVEMENTS AND IMPROVEMENTS:
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 PARCELS DE LAS MONTAÑAS 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 18 PARKING SPACES PROVIDED.

INTERNAL CIRCULATION REQUIREMENTS:
INTERNAL CIRCULATION IS PROVIDED THROUGH THE SITE VIA A ROAD SYSTEM. SIDEWALKS SHALL BE DEVELOPED CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

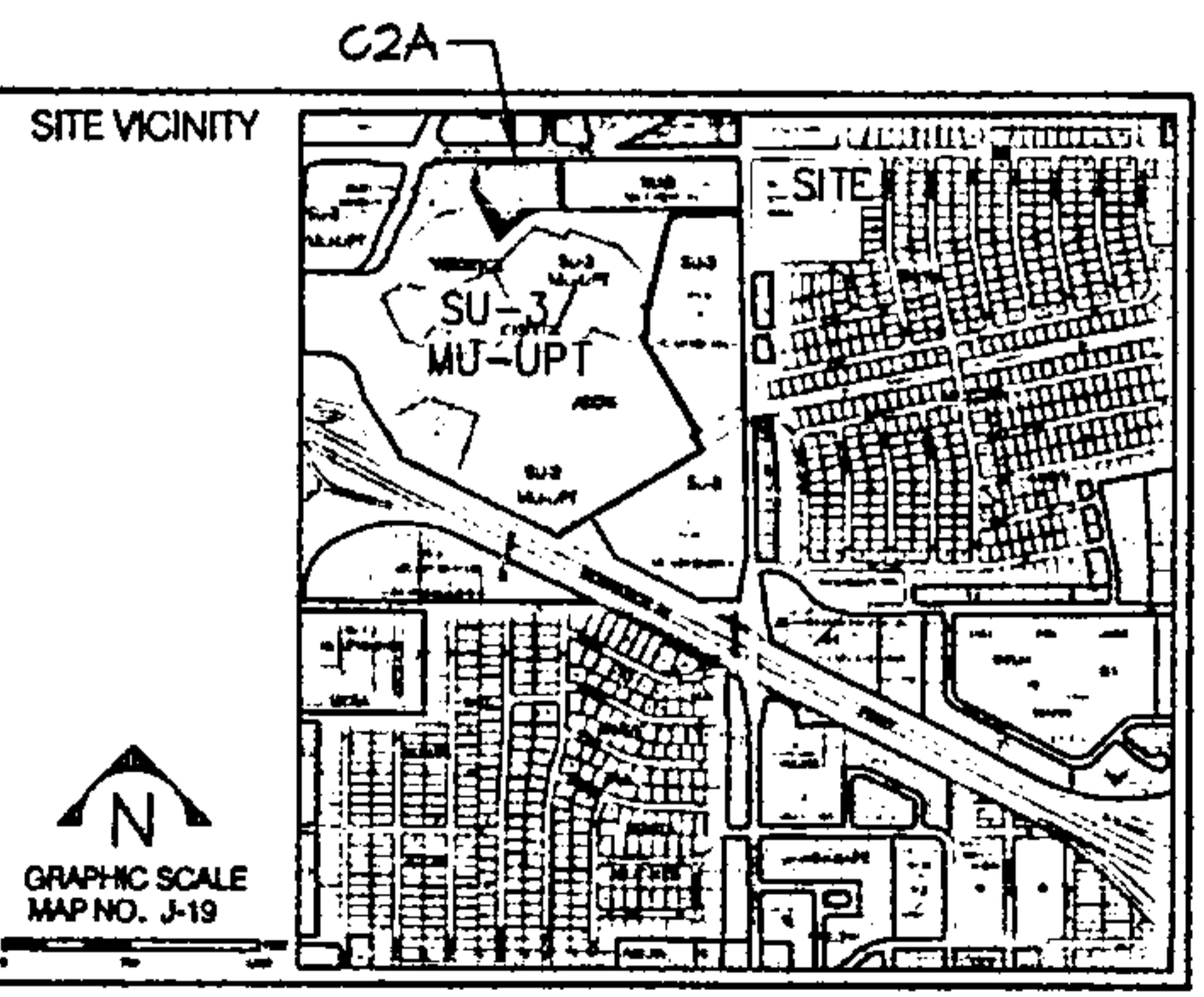
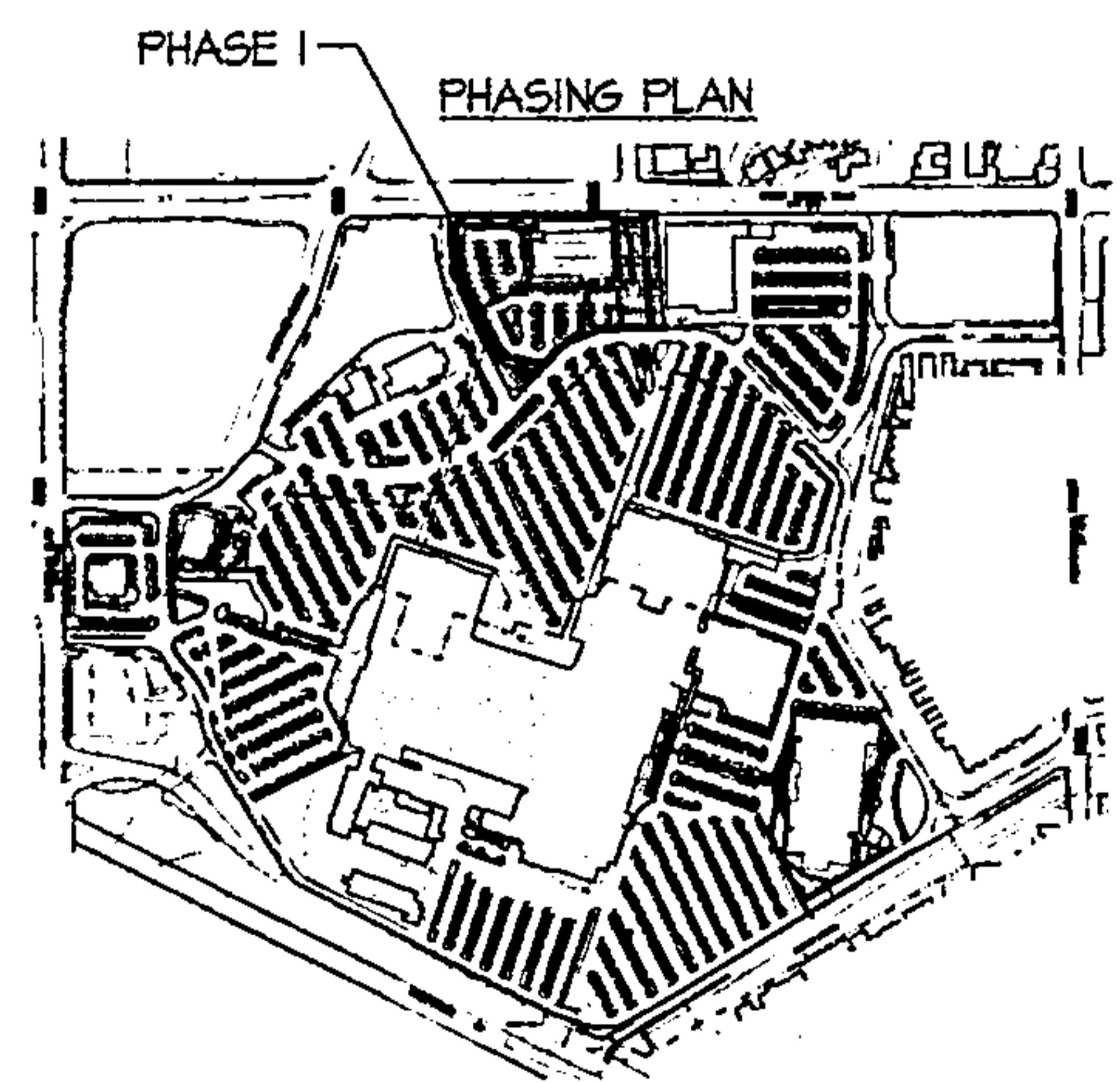
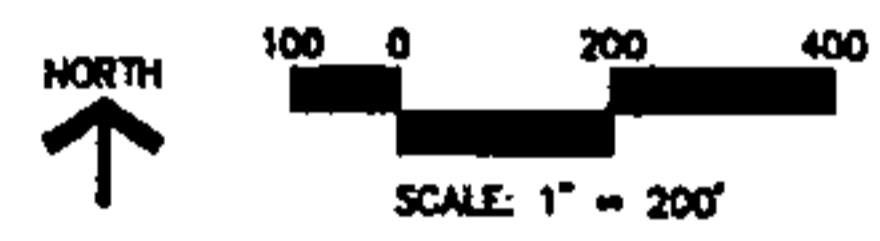
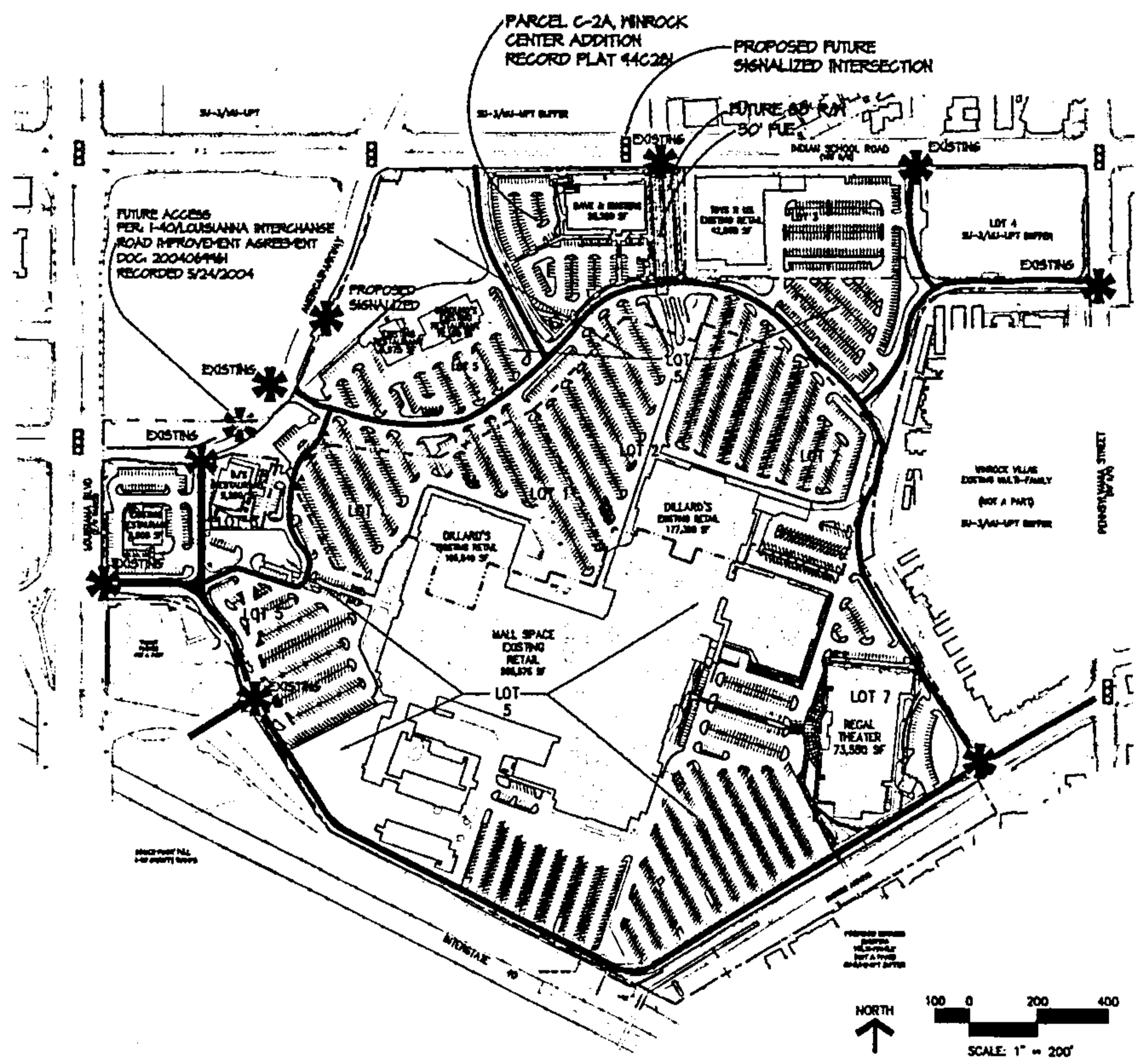
BUILDING HEIGHTS AND SETBACKS:
BUILDING HEIGHTS AND SETBACKS SHALL BE CONSISTENT WITH THE REQUIREMENTS IN THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

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

SU-8 AREA	BUILDING	FAR
9,344,719 SF (215.1 AC)	1,000,000 SF	30

LANDSCAPE PLAN:
LANDSCAPE PLAN SHALL BE CONSISTENT WITH CITY STANDARDS AND POLICES REGARDING WATER CONSERVATION AND POLLUTION. THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY COMPREHENSIVE ZONING CODE.

PHASING:
OVERALL PHASE 1 DEVELOPMENT INCLUDES THE DEVELOPMENT OF THE WINROCK 6 THEATER.
PHASE 2 DEVELOPMENT INCLUDES ALL WORK NECESSARY FOR NEW DAVE AND BUSTERS.



GRAPHIC SCALE
MAP NO. J-19

- * APPROVED ACCESS POINTS PER PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION ACCESS POINTS TO BE DEVELOPED IN CONNECTION WITH FUTURE PHASES.
- GENERAL NOTES:**
- 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-8 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR.
 - PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
 - FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
 - PHASING AS SHOWN IS ILLUSTRATIVE AND SUBJECT TO COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TOWNS.
 - WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY.
 - SUFFICIENT MATTERING SIGNAGE AND ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO TRAFFIC LOCATIONS AS WELL AS TO PROJECT ENTRY.
 - SURFILL PARKING AND OVER SPACE IN PHASE 1 SHALL BE ATTRIBUTABLE TO FUTURE PHASES.

PROJECT NUMBER:	1002202
APPLICATION NUMBER:	
IS AN INFRASTRUCTURE LIFT REQUIRED? () YES () NO IF YES THEN A SET OF APPROVED DRG 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
ABQDMA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**Winrock
TOWN CENTER**

OWNER/DEVELOPER
GOODMAN REALTY

PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS

REVISIONS
▲
▲
▲
▲

DRAWN BY: _____
REVIEWED BY: _____
DATE: _____
PROJECT NO.: 12-0022
DRAWING NAME: _____

SITE PLAN FOR SUBDIVISION

SDPS-1

September 18. 2013