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 #: 1002202 Application #: 12DRB-70291
Project Name: Winrock Center Addition
Agent: Huitt-Zollars Inc. Phone #:

Your request was approved on 10-24-12 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): to record

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.

12. **Project# 1003871**
12DRB-70330 SKETCH PLAT REVIEW AND COMMENT

BOHANNAN HUSTON INC agent(s) for PAISANO PARTNERS LLC request(s) the above action(s) for all or a portion of Block(s) 3 & 4, Tract(s) B-1, **LA CUESTA** zoned C-3, located on PAISANO BETWEEN I-40 AND CENTRAL containing approximately 2 acre(s). (K-22) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. Other Matters:

PROJECT # 1002202 – Request for Final Plat Approval
- Approved

PROJECT # 1002632 – Request for Amended Sidewalk Variance Exhibit
- Approved pro

ADJOURNED:

DRB CASE ACTION LOG - BLUE SHEET

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

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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 Easement (FP)

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** Clarify SPS Amendments (SPS) (FP) - OK utility signatures OK

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.**

DONE 3-18-14

DRB CASE ACTION LOG - BLUE SHEET

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

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Project #: **1002202** *Application #:* 13DRB-70670, 13DRB-70671

Project Name: **WINROCK CENTER ADDN.**

Agent: DEKKER PERICH SABATINI *Phone #:*

****Your request was approved on** 10-9-13 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:** OK

☐ **CITY ENGINEER / AMAFCA:** SBP - record S/H

☐ **PARKS / CIP:**

☐ **PLANNING (Last to sign):** SPS - E'ment Recording Info - OK
SPB - " " " and
OK revise exit and landscaping @ city road

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.**

Complete

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 #: 1002702 Application #: 12DRB-70291
Project Name: Winrock Center Addition
Agent: Huitt-Zollars Inc. Phone #:

Your request was approved on 10-24-12 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): to record

PLATS:

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

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-Tax certificate from the County Treasurer.
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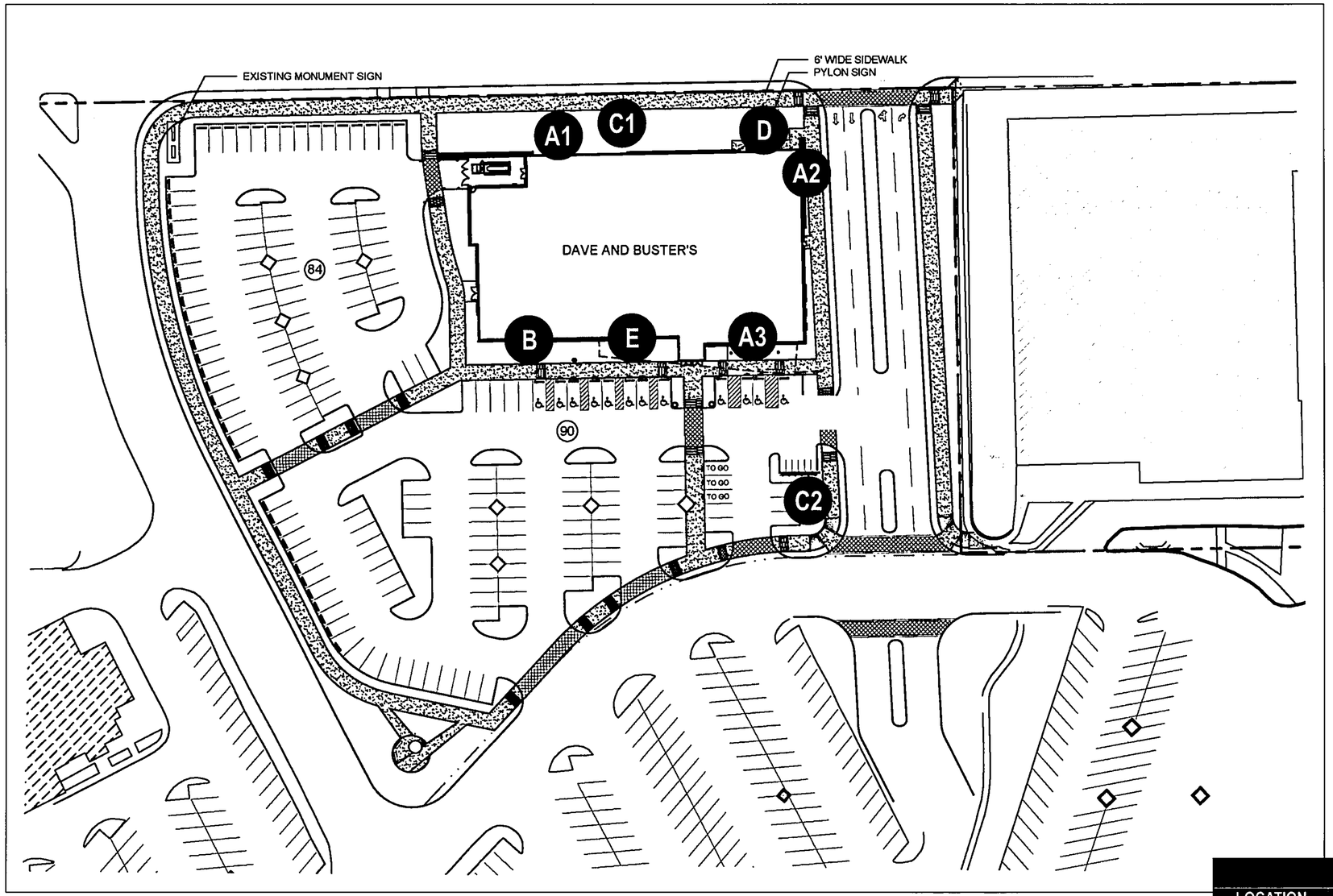
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

☐ Property Management's signature must be obtained prior to Planning Department's signature.
☐ ok AGIS DXF File approval required.
☐ Copy of recorded plat for Planning.

ALL SITE PLANS:

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



N
W E
S

SITE
SCALE SEE LEGEND

SIGN KEY		
LOCATION	DESCRIPTION	SQ FOOTAGE
	SIGNS	
A1, A2, A3	WALL SIGN	113 EA
B	WALL SIGN	108
C1, C2	MONUMENT	30 EA
D	WALL GRAPHICS	393.59
E	CHANNEL LETTERS	254.61

DAVE & BUSTER'S

Client
DAVE & BUSTER'S

Design #
C131468R3

Sheet 1 **of** 8

Address
ALBUQUERQUE, NM

Account Rep. J MUELLER

Designer E SIMON

Date 06/05/13

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1:HG:6/26/13:REVISE ALL W/ NEW LOGO; RESCALE ELEVATIONS & RESIZE SIGNS AS SHOWN

R2:JH:8/13/13: REVISED W/ NEW ELEVATIONS.

R3:AG:08/14/13: UPDATE DIMS/LAYOUT (C).

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1335 Park Center Dr. Vista, CA 92081
760.967.7003 Fax 760.967.7033
2584 Sand Hill Point Cir. Davenport, FL 33837
863-420-1100 Fax 863.424.1160
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206 Doral Drive Portland, TX 78374
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963 Baxter Ave., Suite 200 Louisville, KY 40204
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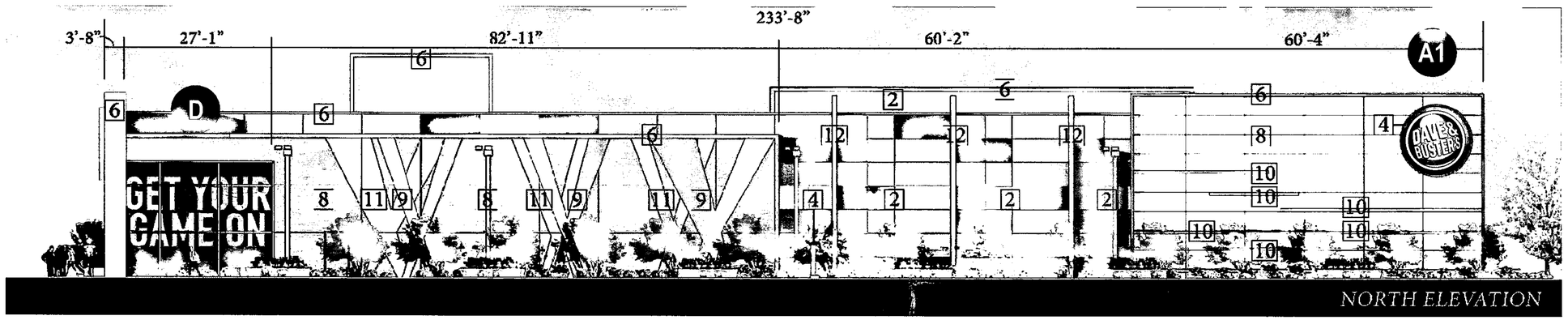
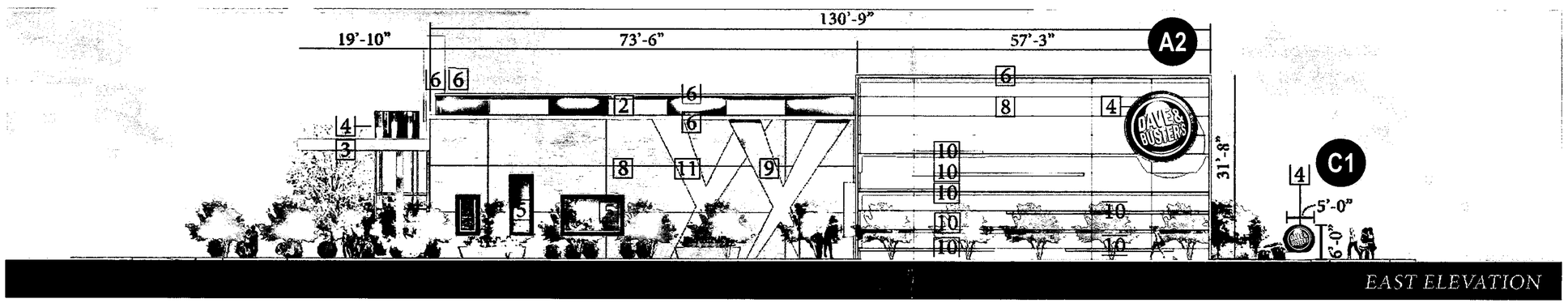


NORTH ELEVATION



EAST ELEVATION

ELEVATION

SCALE 3/64" = 1' - 0"

Client

DAVE & BUSTER'S

Design #

C131468R3

Sheet 2 of 8

Address

ALBUQUERQUE, NM

Account Rep. J MUELLER

Designer E SIMON

Date 06/05/13

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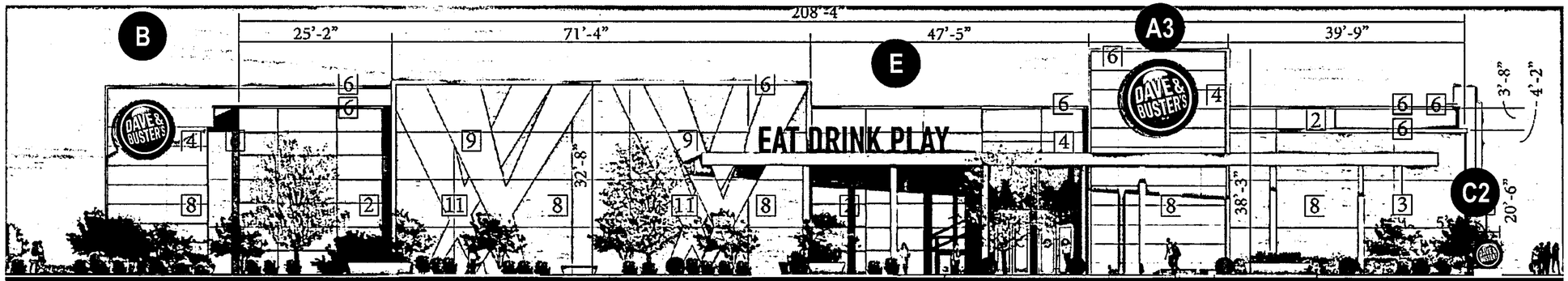
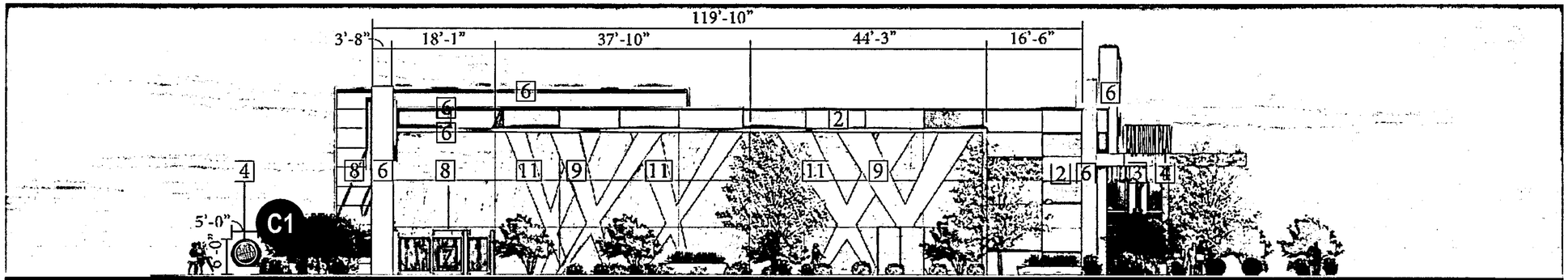


SOUTH ELEVATION



WEST ELEVATION

ELEVATION
SCALE 3/64" = 1' - 0"

Client
DAVE & BUSTER'S

Design #
C131468R3

Sheet 3 of 8

Address
ALBUQUERQUE, NM

Account Rep. J MUELLER

Designer E SIMON

Date 06/05/13

Approval / Date

Client	
Sales	
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Art	
Engineering	
Landlord	

Revision / Date

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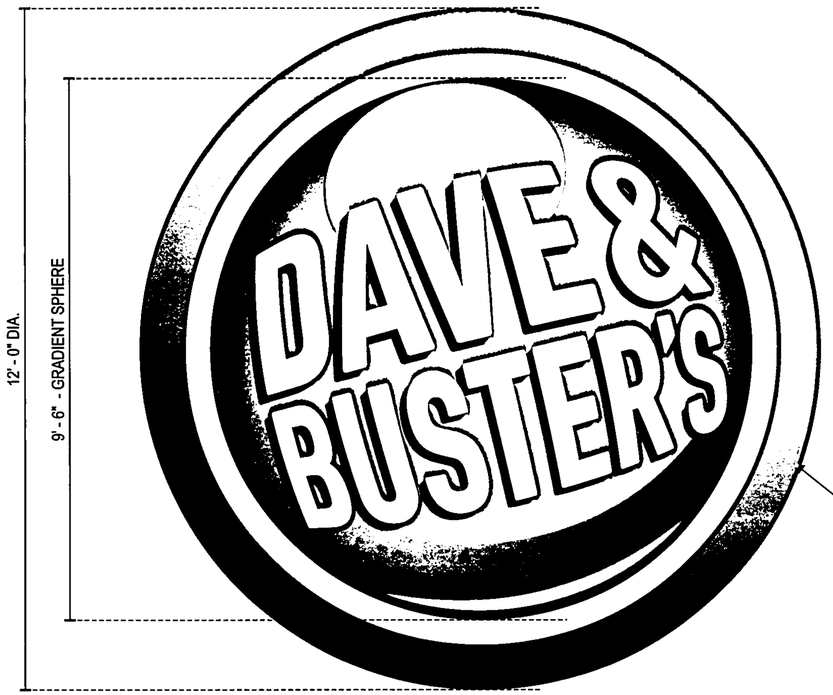


ALUMINUM CABINET W/ BLEED RETAINER, RETURN PAINTED DARK BLUE TO MATCH PMS 654C SATIN FINISH.

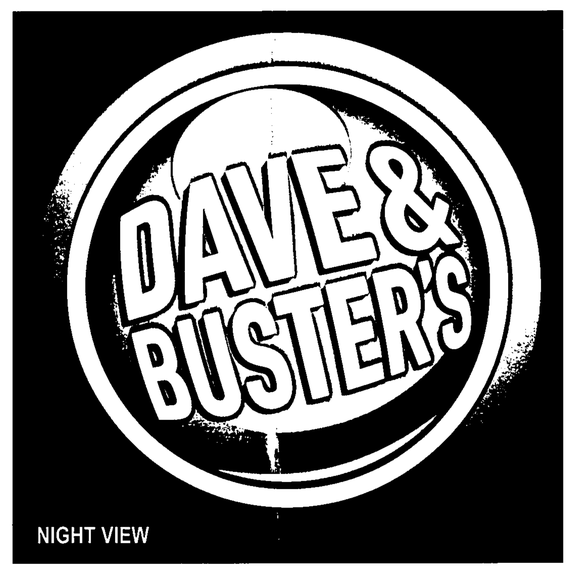
WHITE FLEX FACE W/ 1ST SURFACE DIGITAL PRINT TO MATCH D&B CONTROL SAMPLE (MIRATEC).

ILLUMINATE W/ H.O. FLUORESCENT LAMPS.

END VIEW

A1 A2 A3 EXTERIOR S/F LOGO — 113 SQ. FT.

SCALE — 3/8" = 1' - 0"



NIGHT VIEW

Client: DAVE & BUSTER'S

Design #: C131468R3

Sheet 4 of 8

Address: ALBUQUERQUE, NM

Account Rep. J MUELLER

Designer E SIMON

Date 06/05/13

Approval / Date	
Client	
Sales	
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Art	
Engineering	
Landlord	

Revision / Date

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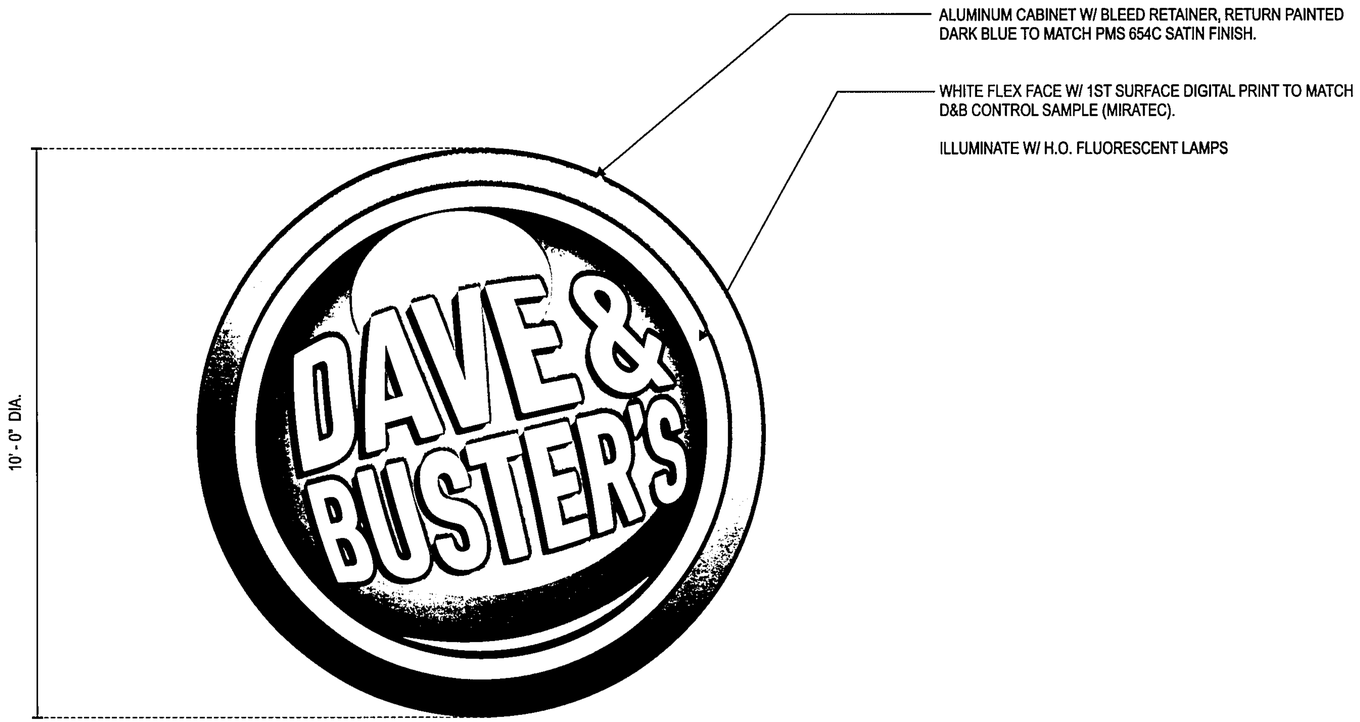
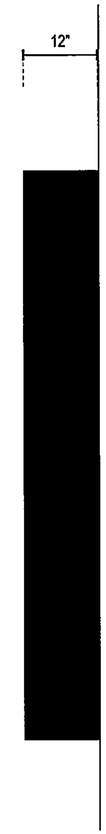
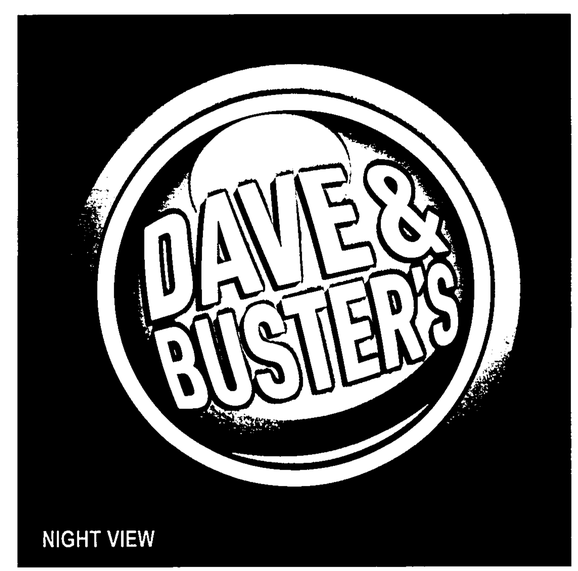


B WALL SIGN — 78 SQ. FT.

SCALE 3/8" = 1' - 0"



SIDE VIEW



NIGHT VIEW

Client
DAVE & BUSTER'S

Design #
C131468R3

Sheet 5 **of** 8

Address
ALBUQUERQUE, NM

Account Rep. J MUELLER

Designer E SIMON

Date 06/05/13

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

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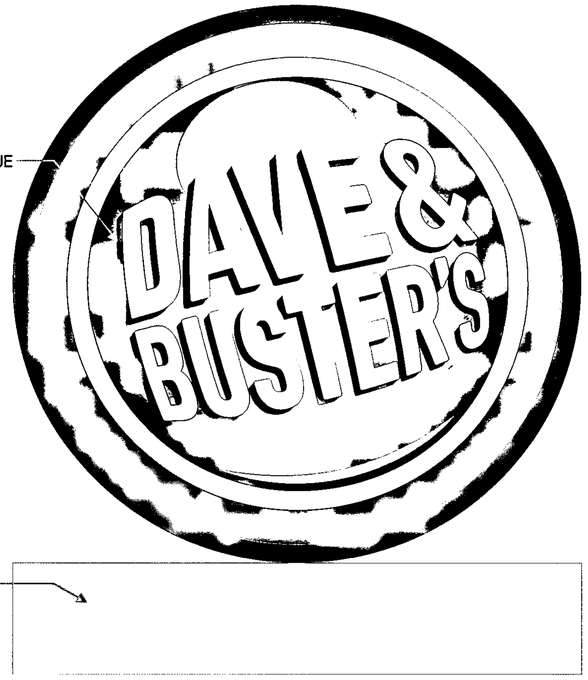
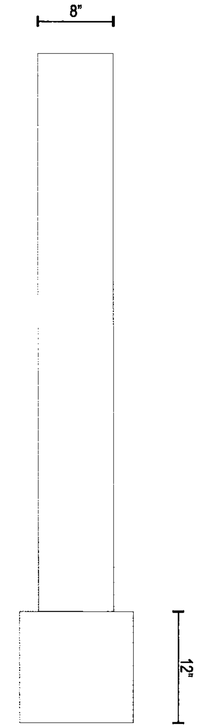
8" DEEP ALUMINUM CABINET PTM PMS 654C BLUE
WHITE POLYCARBONATE FACE W/ 1ST
SURFACE DIGITAL PRINT PER APPROVED
MIRATEC CONTROL SAMPLE.

ILLUMINATE W/ HO FLUORESCENT LAMPS, TYP

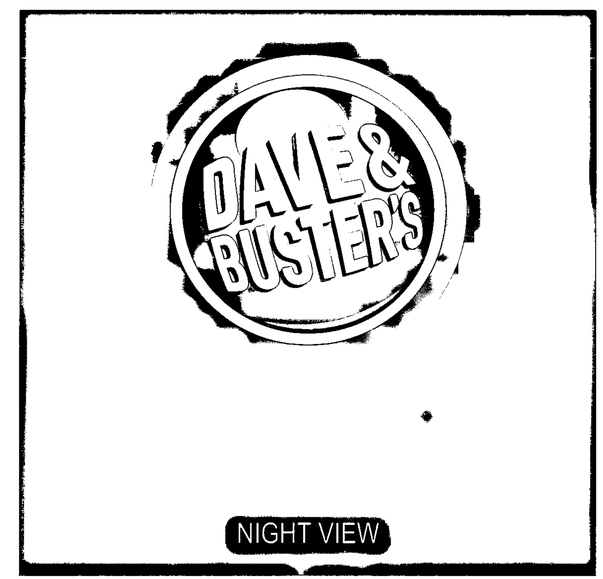
MOUNTING CONDITIONS TO BE VERIFIED
PRIOR TO MANUFACTURE

ALUMINUM BASE PAINTED BRUSHED ALUMINUM





C1 C2 D/F MONUMENT 30 SQ. FT.
SCALE 3/4" = 1' - 0"



Client
DAVE & BUSTER'S

Design #
C131468R3

Sheet 6 of 8

Address
ALBUQUERQUE, NM

Account Rep. J MUELLER

Designer E SIMON

Date 06/05/13

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

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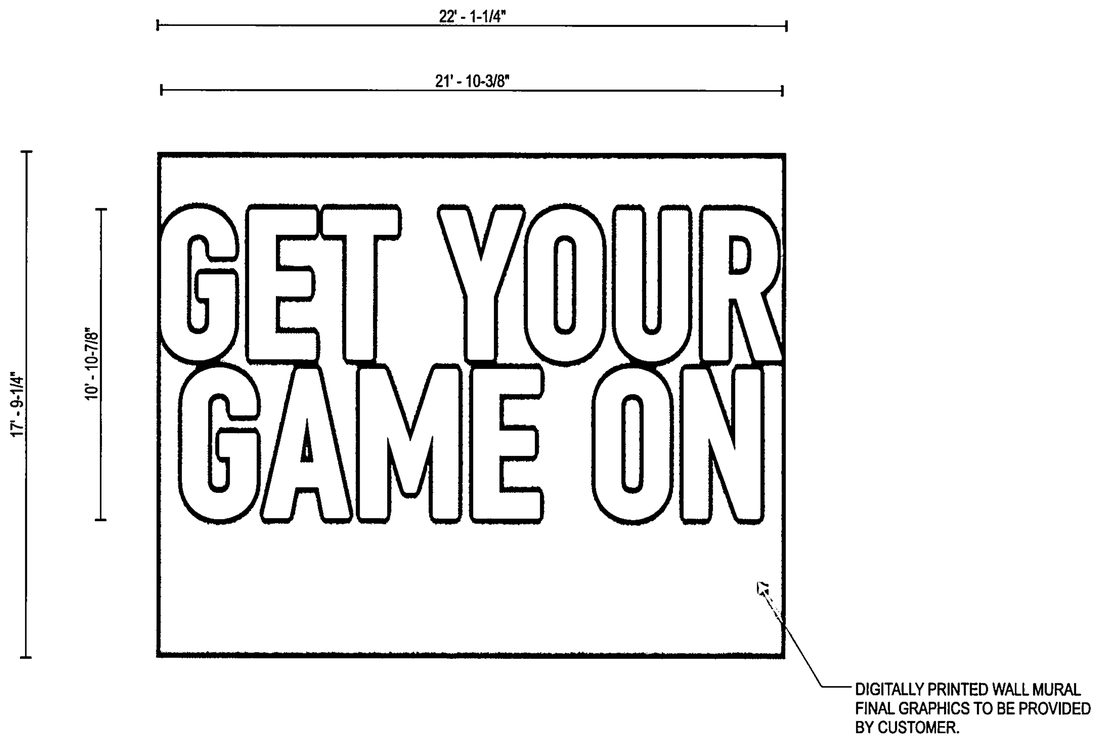

D WALL GRAPHICS

393.59 SQFT

SCALE: 3/16" = 1' - 0"

Client

DAVE & BUSTER'S

Design #

C131468R3

Sheet 7 **of** 8

Address

ALBUQUERQUE, NM

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Designer E SIMON

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R1:HG:6/26/13:REVISE ALL W/ NEW LOGO; RESCALE ELEVATIONS & RESIZE SIGNS AS SHOWN

R2:JH:8/13/13: REVISED W/ NEW ELEVATIONS.

R3:AG:08/14/13: UPDATE DIMS/LAYOUT (C).

Chandler Signs

www.chandlersigns.com

3201 Manor Way Dallas, TX 75235
214.902.2000 Fax 214.902.2044

12106 Valliant San Antonio, TX 78216
210.349.3804 Fax 210.349.8724

1335 Park Center Dr. Vista, CA 92081
760.967.7003 Fax 760.967.7033

2584 Sand Hill Point Cir. Davenport, FL 33837
863-420-1100 Fax 863.424.1150

37 Waterfront Park Ct. Dawsonville, GA 30534
800-851-7062 Fax 210.349.8724

P.O. Box 125
206 Doral Drive Portland, TX 78374
361-563-5599 Fax 361-643-6533

963 Baxter Ave., Suite 200 Louisville, KY 40204
502-479-3075 Fax 502-412-0013

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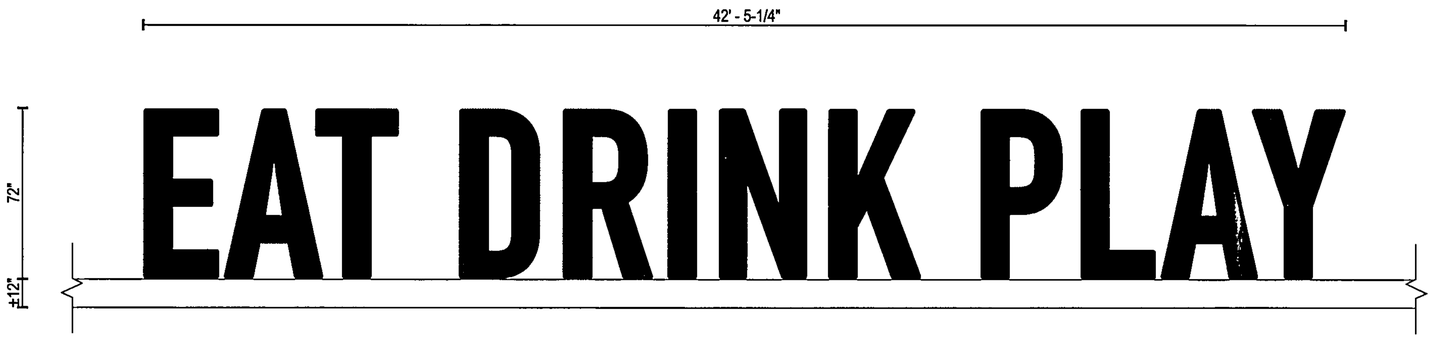
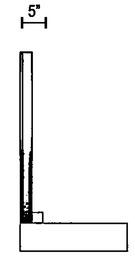
FINAL ELECTRICAL CONNECTION BY CUSTOMER

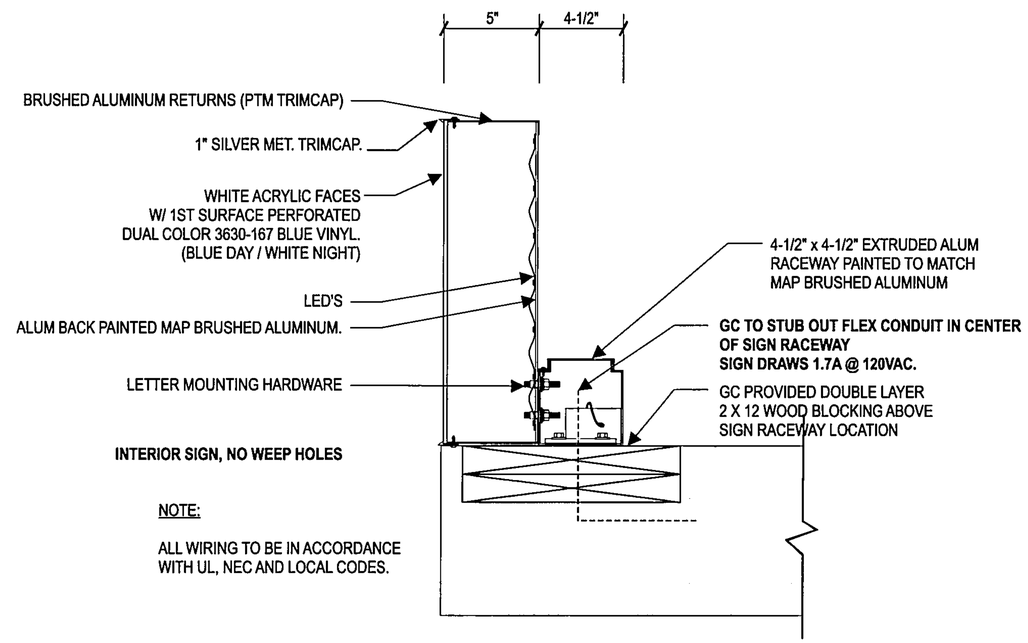
THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).





SIDE VIEW

E CHANNEL LETTERS ON CANOPY 254.61 SQ. FT.
SCALE 3/16" = 1' - 0"



NOTE:

ALL WIRING TO BE IN ACCORDANCE
WITH UL, NEC AND LOCAL CODES.

PRELIMINARY LETTER DETAIL

Client
DAVE & BUSTER'S

Design #
C131468R3

Sheet 8 **of** 8

Address
ALBUQUERQUE, NM

Account Rep. J MUELLER

Designer E SIMON

Date 06/05/13

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1:HG:6/26/13:REVISE ALL W/ NEW LOGO; RESCALE ELEVATIONS & RESIZE SIGNS AS SHOWN

R2:JH:8/13/13: REVISED W/ NEW ELEVATIONS.

R3:AG:08/14/13: UPDATE DIMS/LAYOUT (C).

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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 #: 1002202 *Application #:* 13DRB-70489
13DRB-70488

Project Name: **WINROCK CENTER ADDITION**

Agent: CLIFF A SPIROCK RLS 4972 *Phone #:*

****Your request was approved on 3-27-13 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):** SPS - address Planning comments
FP - SPS sign-off & utilities

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.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 27, 2013
DRB Comments

ITEM # 6

PROJECT # 1002202 **APPLICATION # 13-70484/ 70489**

RE: Winrock Center

The proposed site plan amendment needs to retain as much information and consistency with the current site plan as possible.
Rather than "BEING A REPLAT…" this document is intended "TO CREATE A REPLAT…."
Remove notations "(*NOT A PART OF THIS PLAT*)" from site development plan – this is a site plan that still does cover the whole Winrock Center.
Signalized intersections need to be shown/ retained from approved plan. Likewise, notes for Landscaping and Phasing, as well as the drawing for the Phasing Plan need to be shown/ retained.
Please provide reference in Parcel table for previous Lot designations (1-5).
If possible, please provide a lighter line type for parking stalls.

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

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/05/2010 Issued By: E08375 92708

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 315** **Category Code 910**

Application Number: 10DRB-70315, Vacation Of Public Easement

Address:

Location Description: LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL NE

Project Number: 1002202

Applicant / Owner
WINROCK PARTNERS LLC

100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109
348-0016

Agent / Contact
Consensus Planning
James Strozier
302 8th St Nw
Albuquerque NM 87102

cp@consensusplanning

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

11/5/2010 12:11PM LOC: ANNX
WS# 008 TRANS# 0025
RECEIPT# 00124328-00124328
PERMIT# 2010070315 TRSDMG
Trans Amt $140.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
CA $140.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/22/2010 Issued By: E08375 86602

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 366** **Category Code 910**

Application Number: 10DRB-70366, Major - Amended Sdp Bp/Subd

Address:

Location Description: LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL BLVD NE

Project Number: 1002202

Applicant
WINROCK PARTNERS LLC

100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109
346-0016

Agent / Contact
Consensus Planning
James Strozier
302 8th St Nw
Albuquerque NM 87102

cp@consensusplanning

Application Fees

441018/4943000	APN Fee	$75.00
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	$255.00
	TOTAL:	**$350.00**

City Of Albuquerque
Treasury Division

12/22/2010 11:29AM LOC: ANNX
WS# 008 TRANS# 0006
RECEIPT# 00126081-00126081
PERMIT# 2010070366 TRSCCS
Trans Amt $350.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $255.00
CK $350.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/27/2011 Issued By: E08375 110785

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 150** **Category Code 910**

Application Number: **11DRB-70150**, Minor - Sdp For Building Permit

Address:

Location Description: LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL RD NE

Project Number: 1002202

Applicant
WINROCK PARTNERS, LLC

100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109
346-0016

Agent / Contact
Consensus Planning
James Strozier
302 8th St Nw
Albuquerque NM 87102

cp@consensusplanning

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	$385.00
	TOTAL:	**$405.00**

City Of Albuquerque
Treasury Division

5/27/2011 9:52AM LOC: ANNX
WS# 006 TRANS# 0003
RECEIPT# 00133831-00133831
PERMIT# 2011070150 TRSSVG
Trans Amt $405.00
Conflict Manag. Fee $20.00
DRB Actions $385.00
CK $405.00
CHANGE $0.00
Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/29/2011 Issued By: E08375 113979

Category Code 910
2011 070 177

Application Number: **11DRB-70177**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL RD NE

Project Number: 1002202

Applicant
WINROCK PARTNERS, LLC

100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109
346-0016

Agent / Contact
CONSENSUS PLANNING
JAMES STROZIER
302 8TH ST NW
ALBUQUERQUE NM 87102

CP@CONSENSUSPLANNING

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$215.00**
	TOTAL:	**$235.00**

City Of Albuquerque
Treasury Division

6/30/2011 2:09PM LOC: ANNX
WS# 006 TRANS# 0026
RECEIPT# 00135414-00135414
PERMIT# 2011070177 TRSSVC
Trans Amt $235.00
Conflict Manag. Fee $20.00
DRB Actions $215.00
CK $235.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

01/25/2012 Issued By: E08375 134593

Category Code 910
2012 070 020

Application Number: **12DRB-70020**, Vacation Of Public Easement

Address:

Location Description: LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL NE

Project Number: 1002202

Applicant
WINROCK PARTNERS LLC

100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109
346-0016

Agent / Contact
HUITT-ZOLLARS, INC

333 RIO RANCHO BLVD SUITE 101
RIO RANCHO NM 87124
892-5141
JIKAR@HUITT-ZOLLARS.COM

Application Fees

441018/4943000	APN Fee	**$75.00**
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$45.00**
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

1/25/2012 2:49PM LOC: ANNX
WS# 010 TRANS# 0010
RECEIPT# 00003637-00003637
PERMIT# 2012070020 TRSSVG
Trans Amt $140.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00
MC $140.00
CHANGE $0.00
Thank You

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1002202 AGENDA ITEM NO: 8

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Label all existing access easements and provide the recording information.
The sidewalk easement along Louisiana Boulevard should extend along the entire lot's frontage.

RESOLUTION:

08-31-11

APPROVED __; DENIED __; DEFERRED _X; 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: AUGUST 24, 2011

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1002202

AGENDA ITEM NO: 8

SUBJECT:

Plat Approval

ENGINEERING COMMENTS:

Hydrology would like to see the plat to confirm the cross-lot drainage easements.

A recorded SIA is required for Plat approval.

RESOLUTIONCOMMENTS:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

DATE: 8-24-11

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1002202 AGENDA ITEM NO: 7

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Label all existing access easements and provide the recording information.
The sidewalk easement along Louisiana Boulevard should extend along the entire lot's frontage.

RESOLUTION:

09-07-11

APPROVED __; DENIED __; DEFERRED _X_; 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: AUGUST 31, 2011

DRB CASE ACTION LOG
(Preliminary/Final)

DRB Application No.: 11DRB-70177 Project # 1002202
Project Name: Winrock Center Addition
Agent: Huitt-Zollars Inc. Phone No.:

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

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ☐ **TRANSPORTATION:**
- ☐ **ABCWUA:**
- ☐ **CITY ENGINEER / AMAFCA:**
- ☐ **PARKS / CIP:**
- ☐ **PLANNING (Last to sign):**
- ☐ **Planning must record this plat. Please submit the following items:**

  -The original plat and a mylar copy for the County Clerk.
  -Tax certificate from the County Treasurer.
  -Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
  -Tax printout from the County Assessor.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB
Review Comments
Utility Development Section
Phone: 505.924.3989

D.R.B. Case No:	Date:	Item No:
1002202	06/08/2011	#4
Zone Atlas Page:	LOCATION: Winrock Center Addition	
J-19	New multi-screen theatre construction.	
Request For:		
Site Development Plan for Building Permit		

ABCWUA Comment: The existing public water lines on site must be relocated to accommodate the building. A full work order will be needed with ABCWUA in order to accomplish this relocation. As such, ABCWUA will not sign off on the SDP until the work order is initiated and/or the necessary infrastructure is financially guaranteed.

SIGNED:_____ **DATE:**_____

UTILITY DEVELOPMENT

1002202

UPTOWN
PROGRESSTEAM

Uptown Progress Team Board of Directors
David Shaffer • Mary Jo Griffin • Louis Abruzzo • Mickey Gowdy
Randy Sanchez • Paul L. Silverman • James Dobbie • Richard Sertich
Mark Bidwell • Jeff Stuve

January 17, 2011

Debbie Stover
City of Albuquerque Planning Director
600 2nd Street NW
Albuquerque, NM 87103

Re: Phase I of the redevelopment of Winrock Mall
DRB Hearing on January 19, 1011

Dear Mrs. Stover,

On behalf of the Uptown Progress Team Board of Directors the Uptown Progress Team would like to take this opportunity to give our support to the proposed development of the 16 screen Regal I-Max Theater and proposed pad sites in Phase I at Winrock Mall. Please let this serve as notification that on January 11, 2011 the Board of Directors of the Uptown Progress Team voted to express our support for this theater project.

With the ongoing efforts to revitalize and improve the Uptown area, and in keeping in line with the Uptown Sector Plan, the new development would be a welcome addition. The I-Max Theater is not only unique to the Uptown area but also to the entire state. Ultimately the theater will help bolster a thriving new business district in the Winrock area.

Sincerely,
Uptown Progress Team Board of Directors

David Shaffer
President

cc: Richard Sertich

6565 Americas Parkway NE, Suite 200, Albuquerque, NM 87110
Tel: 505.563.5969 / Toll Free: 888.766.4899 / Fax: 505.563.5969 / www.uptownprogressteam.com

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 19, 2011

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

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

AMAFCA

No comments.

COG

MRCOG has no comment on the proposed application.

TRANSIT

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

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

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

Site plan requirements
None.

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT

No comments.

NEIGHBORHOOD COORDINATION

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

APS

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

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

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

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

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

POLICE DEPARTMENT

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

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

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

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

FIRE DEPARTMENT

No comments.

PNM ELECTRIC & GAS

No comments.

COMCAST

No comments.

QWEST

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

ENVIRONMENTAL HEALTH

No comments.

M.R.G.C.D

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

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

No adverse comments provided existing contours are shown.

TRANSPORTATION DEVELOPMENT

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

PARKS AND RECREATION

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

ABCWU.A

ABCWUA has no adverse comment

PLANNING DEPARTMENT

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

NOTATION

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

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

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

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

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

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

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

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

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

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: December 1, 2010 **Project#** 1002202

Zone Atlas Page: J-19 **App#** 10DRB 70315

Notification Radius: 260 ft

Cross Reference and Location: Louisiana Blvd NE Between I-40 and Indian School NE

Applicant: Winrock Partners LLC
100 Sun Ave Suite 100
Alb. NM 87109

Agent: Consensus Planning, Inc
302 8th St NW
Alb NM 87102

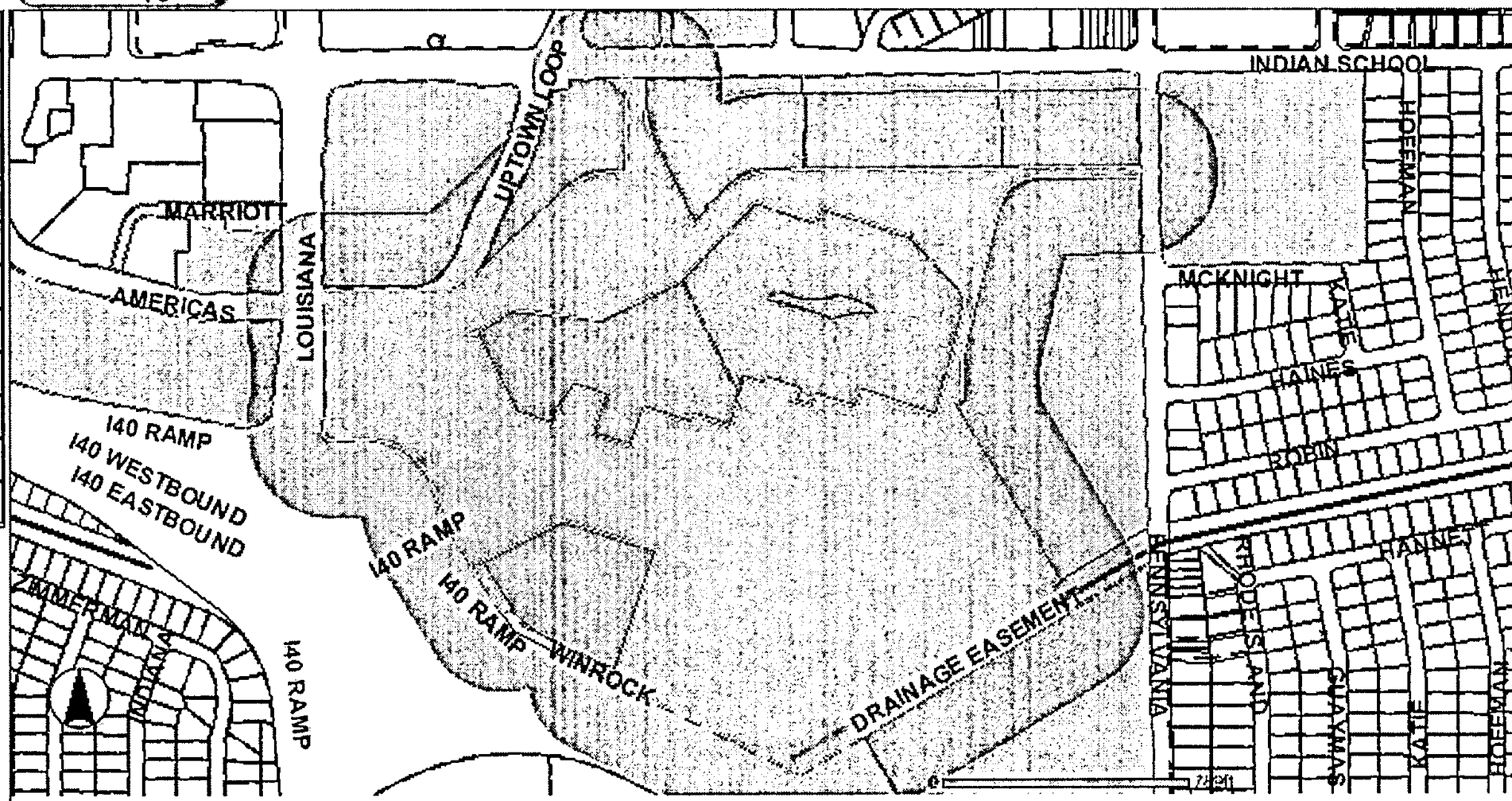
Special Instructions:

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

Date Mailed: 11-12-10
Signature:

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- [x] STREETS
- [x] BASEMAP
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  - [ ] METRO ADDRESS
  - [ ] ZONING
  - [x] OWNERSHIP
  - [ ] 2FT CONTOUR
  - [ ] ADDRESS POINTS
  - [ ] LANDUSE
  - [ ] EASEMENTS
- [ ] INFRASTRUCTURE
- [ ] TRANSIT/SUNTRAN
- [x] BOUNDARIES
- [ ] SITES
- [ ] ENVIRONMENT
- [ ] APS
- [ ] TRAFFIC ENG.
- [ ] AIR PHOTO
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OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER (
1	101805847343211519	CONNECTICUT GENERAL LIFE INSURANCE CO C/O MARRIOTT INT'L INC 765	2101 LOUISIANA BLVD NE	ALBUQUER
2	101905808350420415	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUER

Zoom In SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101805847343211000	CONNECTICUT GENERAL LIFE INSURANCE CO C/O MARRIOTT INT'L INC 765	2101 LOUISIANA BLVD NE	ALBUQUERQUE	NM	87110	C	A1A	TR 2B PLAT OF TR 2A & 2B PARK SQUAREADDN CONT 7.410 AC	7.22108603
2	101905806350420000	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	V	A1A	TR B PLAT OF TRACTS A & B HUNT-SPECTRUM DEVELOPMENT SITEA REPLAT OF A PORTION OF TRACT A NW 1/4 SEC 18 T10N R4ECONT 2.4765 AC	2.46567936
3	101905831050011000	REGENTS OF UNM REAL ESTATE OFFICE	SCHOLES HALL 252	ALBUQUERQUE	NM	87131	C	A1A	TRACT A INEZ ELEMENTARY SCHOOL PLAT OF TRACT A INEZELEMENTARY SCHOOL CONT 9.2293 AC	9 22926541
4	101905910101731000	HUNT UPTOWN IV LLC C/O TTA EPROPERTY TAX-DEPT 125	PO BOX 4900	SCOTTSDALE	AZ	85261	C	A1A	TR B-1-A-1 PLAT OF TRACT B-1-A-1 & B-1-A-2 ST PIUS XSUBD (A REPLAT OF TRACTS B-1-A ST PIUS X SUBD)CONT 1.1490 AC	1 14793404
5	101905802849920000	HUNT UPTOWN II LLC C/O TTA EPROPERTY TAX-DEPT 125	PO BOX 4900	SCOTTSDALE	AZ	85261	V	A1A	TR A PLAT OF TRACTS A & B HUNT-SPECTRUM DEVELOPMENT SITEA REPLAT OF A PORTION OF TRACT A NW 1/4 SEC 18 T10N R4ECONT 7.4666 AC	7 46559713
6	101905912705531000	HUNT UPTOWN DEVELOPMENT LLC C/O TTA/EPROPERTYTAX- DEPT 125	PO BOX 4900	SCOTTSDALE	AZ	85261	R	A1A	TR B-2-A PLAT OF TRACTS B-1-A & B-2-A ST. PIUS X SUBDIVISION(A REPLAT OF TRACTS B-1 & B-2 ST. PIUS X SUBDIVISION)CONT 6.5256 AC	6 52793138
7	101905808536020411L1	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL B OF REPLAT OF WINROCK CENTER ADDN WITHIN SEC 18 T10N R4E	3 62157827
8	101905813040020410L1	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL A-1-A OF PARCEL A-1-A WINROCK CENTER ADDITION (EXCLPORT OUT TO R/W) CONT 50.2296 AC +/-	50.17584441
9	101805850546511000	TRADECOR UPTOWN ABQ1 LLC	4110 N SCOTTSDALE RD 155	SCOTTSDALE	AZ	85251	C	A1A	TR 1-F REPL OF TRS 1-A-1, 1-B-1, 1-C-1, 1-D-1A, 1-E-1A, 1-F,1-G, & 1-H-1 PARK SQUARE ADDN CONT 66,001 SQ FT	1.52188153
10	101905817045020406L1	WINROCK PARTNERS LLC	100 SUN AVE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL A-2 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN CONT 9.6888 AC M/L OR 422,044 SQ FT M/L	9 6821451
11	101905813551020404L1	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 7 PARCEL C-2A WINROCK CENTER ADDN CONT 3.8468 AC M/L OR 167,567 SQ FT M/L	3 84610316
12	101905818950820408L1	WINROCK PARTNERS LLC	100 SUN AVE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN CONT 4.1304 AC M/L	4.28269597
13	101905810043520405L1	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN CONT 5.7766 AC M/L OR 251,629 SQ FT M/L	5 77067998
14	101905823750820000	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	V	A1A	PARCEL E-1 WINROCK CENTER ADDN (BEING A REPL OF PARCELS D &E WINROCK CENTER ADDN) CONT 3.0821 AC +-	3 10931864
15	101905911003531000	HUNT UPTOWN IV LLC C/O TTA EPROPERTY TAX-DEPT 125	PO BOX 4900	SCOTTSDALE	AZ	85261	V	A1A	TR B-1-A-2 PLAT OF TRACT B-1-A-1 & B-1-A-2 ST PIUS XSUBDIVISION (A REPLAT OF TRACTS B-1-A ST PIUS X SUBD)CONT .7019 AC	0 70311832
16	101805851148111000	HUB ACQUISITION TRUST/ HRPT PROPERTIES C/O THOMSON PROPERTY TAX SERV	1125 17TH ST SUITE 1575	DENVER	CO	80202	V	A1A	TRACT 1-H-1A PARK SQUARE ADDN PLAT OF TRS 1-C-1A, 1-E-1A-1,1-G-1 & 1-H-1A PARK SQUARE ADDN CONT 37,130 SQ FT M/L	0.85436328
17	101905823242820507L1	BARCHESTER CORP	3234 RIVERVIEW LN	DAYTONA BEACH	FL	32118	R	A1A	PARCEL K LAND DIVISION PLAT OF WINROCK CENTER EXC NLY PORT CONT 17.39 AC M/L	14 58942756
18	101905824131420312L1	BARCHESTER CORP	3234 RIVERVIEW LN	DAYTONA BEACH	FL	32118	R	A1A	PARCEL L-1 WINROCK SHOPPING CENTER ADDITION NO 2 EXCPOR OUT TO R/W CONT 13 3213 AC +/-	13 51591177

OR CURRENT OWNER
WINROCK PARTNERS LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
HUB ACQUISITION TRUST/ TIRPT PROPERTIES
C/O THOMSON PROPERTY TAX SERV
1125 17TH ST SUITE 1575
DENVER, CO 80202

OR CURRENT OWNER
CONNECTICUT GENERAL LIFE INSURANCE CO
C/O MARRIOTT INT'L INC 765
2101 LOUISIANA BLVD NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
BARCHESTER CORP
3234 RIVERVIEW LN
DAYTONA BEACH, FL 32118

OR CURRENT OWNER
TRADECOR UPTOWN ABQ1 LLC
4110 N SCOTTSDALE RD 155
SCOTTSDALE, AZ 85251

OR CURRENT OWNER
HUNT UPTOWN IV LLC C/O TTA EPROPERTY
TAX-DEPT 125
PO BOX 4900
SCOTTSDALE, AZ 85261

OR CURRENT OWNER
REGENTS OF UNM REAL ESTATE OFFICE
SCHOLES HALL 252
ALBUQUERQUE, NM 87131

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: January 19, 2010 **Project#** 1002202

Zone Atlas Page: J-19 **App#** 10DRB 70366

Notification Radius: 250'

Cross Reference and Location: Louisiana Blvd Between

I-40 and Indian School Rd

Applicant: Winrock Partners LLC
100 Sun Ave NE Suite 100
Alb. NM, 87109

Agent: Consensus Planning Inc
302 8th St NW
Alb. NM, 87102

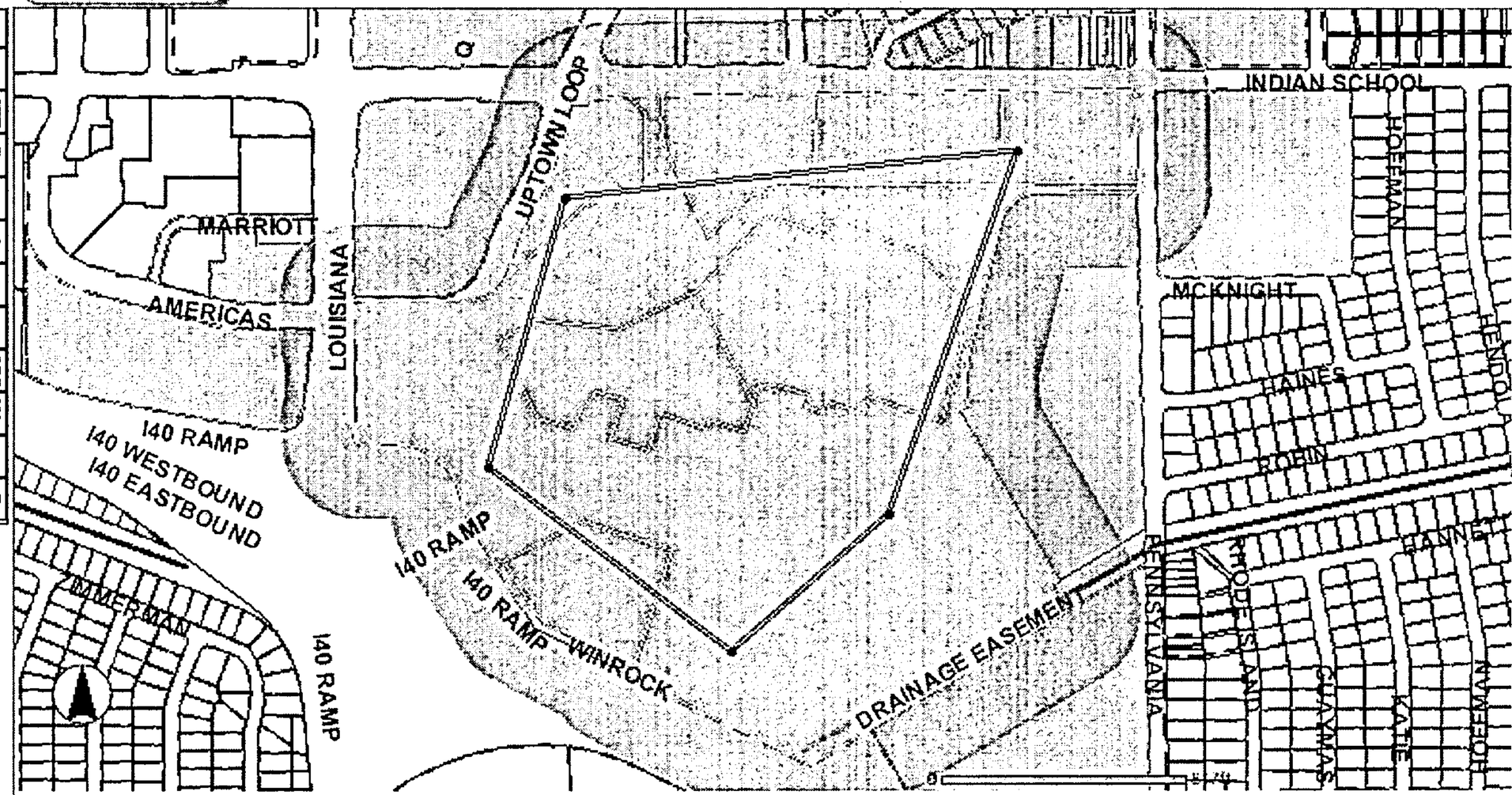
Special Instructions:

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

Date Mailed:
Signature:

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



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  - [ ] ADDRESS POINTS
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OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER (
26	101905918502730305	FRENCH JEANETTE	7405 MORROW AVE NE	ALBUQUER
27	101905818950820408L1	WINROCK PARTNERS LLC	100 SUN AVE SUITE 100	ALBUQUER
28	101905929801740104	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUER

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Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101905923303030000	DVORAK ANGELO D & ANMARIE	7512 MORROW AVE NE	ALBUQUERQUE	NM	87112	R	A1A	* 029 001ZUNI ADDN	0.1884628
2	101905918002230000	TALBERT ROSCOE & DOLORES R & LYNAM MARK E & JOSEPHINE A	7401 MORROW AVE NE	ALBUQUERQUE	NM	87110	R	A1A	* 031 002ZUNI ADDN	0.28233312
3	101805847343211000	CONNECTICUT GENERAL LIFE INSURANCE CO C/O MARRIOTT INT'L INC 765	2101 LOUISIANA BLVD NE	ALBUQUERQUE	NM	87110	C	A1A	TR 2B PLAT OF TR 2A & 2B PARK SQUAREADDN CONT 7.410 AC	7.22108603
4	101905808350420000	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	V	A1A	TR B PLAT OF TRACTS A & B HUNT-SPECTRUM DEVELOPMENT SITEA REPLAT OF A PORTION OF TRACT A NW 1/4 SEC 18 T10N R4E CONT 2.4765 AC	2.46567936
5	101905831050011000	REGENTS OF UNM REAL ESTATE OFFICE	SCHOLES HALL 252	ALBUQUERQUE	NM	87131	C	A1A	TRACT A INEZ ELEMENTARY SCHOOL PLAT OF TRACT A INEZELEMENTARY SCHOOL CONT 9.2293 AC	9.22926541
6	101905924003030000	DURAN PHIL L & WANDA GAY	7600 MORROW RD NE	ALBUQUERQUE	NM	87110	R	A1A	* 030 001ZUNI ADDN	0.23019724
7	101905922101230000	SUNROOMS PLUS	7401 INDIAN SCHOOL RD NE	ALBUQUERQUE	NM	87109	C	A1A	LT 18A BLK 1 ZUNI ADDN (BEING A REPL OF LTS 18 & 19 BLK 1ZUNI ADDN) CONT 0.1512 AC	0.15092342
8	101905905506030000	HUNT UPTOWN DEVELOPMENT LLC C/O TTA/EPROPERTY TAX-DEPT 125	PO BOX 4900	SCOTTSDALE	AZ	85261	C	A1A	TR A-1 PLAT OF TRACT A-1 ABO UPTOWN SITE (A REPLAT OF TRACTA ABO UPTOWN SITE) CONT 17.6729 AC	17.65524111
9	101905922202630000	FRANKEL EDITA	7504 MORROW NE	ALBUQUERQUE	NM	87110	R	A1A	* 027 001ZUNI ADD	0.16976056
10	101905910101731000	HUNT UPTOWN IV LLC C/O TTA EPROPERTY TAX-DEPT 125	PO BOX 4900	SCOTTSDALE	AZ	85261	C	A1A	TR B-1-A-1 PLAT OF TRACT B-1-A-1 & B-1-A-2 ST PIUS XSUBD (A REPLAT OF TRACTS B-1-A ST PIUS X SUBD)CONT 1.1490 AC	1.14793404
11	101905802849920000	HUNT UPTOWN II LLC C/O TTA EPROPERTY TAX-DEPT 125	PO BOX 4900	SCOTTSDALE	AZ	85261	V	A1A	TR A PLAT OF TRACTS A & B HUNT-SPECTRUM DEVELOPMENT SITEA REPLAT OF A PORTION OF TRACT A NW 1/4 SEC 18 T10N R4E CONT 7.4666 AC	7.46559713
12	101905924401330000	RIO REAL ESTATE INVESTMENTS OPPORTUNITIES LLC	8618 MENAUL BLVD NE SUITE D	ALBUQUERQUE	NM	87112	C	A1A	10A REPLAT OF LTS 8 9 & 10 BLK 1 AND THE ELY 25FT OF TRA TOGETHER WITH THE	0.39382824
13	101905923101330000	INDIAN SCHOOL ASSOC C/O DR LARRY B LUBAR NE	7611 INDIAN SCHOOL RD NE SUITE 201	ALBUQUERQUE	NM	87110	C	A1A	TR A EXC ELY 25FT REPL LTS 11 THRU 17 BLK 1 ZUNI ADDN	0.56211077
14	101905912705531000	HUNT UPTOWN DEVELOPMENT LLC C/O TTA/EPROPERTY TAX- DEPT 125	PO BOX 4900	SCOTTSDALE	AZ	85261	R	A1A	TR B-2-A PLAT OF TRACTS B-1-A & B-2-A ST. PIUS X SUBDIVISION(A REPLAT OF TRACTS B-1 & B-2 ST. PIUS X SUBDIVISION)CONT 6.5256 AC	6.52793138
15	101905924903030000	JAQUEZ ABRAHAM & LETICIA	7605 MORROW RD NE	ALBUQUERQUE	NM	87110	R	A1A	* 031 001ZUNI ADD	0.24975898
16	101905920501830000	HART LEE EDWARD	2033 UTAH ST NE	ALBUQUERQUE	NM	87110	R	A1A	* 024 001ZUNI ADDN	0.17441463
17	101905808536020411L1	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL B OF REPLAT OF WINROCK CENTER ADDN WITHIN SEC 18 T10N R4E	3.62157827
18	101905813040020410L1	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL A-1-A OF PARCEL A-1-A WINROCK CENTER ADDITION (EXCLPORT OUT TO R/W) CONT 50.2296 AC +/-	50.17584441
19	101805850546511000	TRADECOR UPTOWN ABQ1 LLC	4110 N SCOTTSDALE RD 155	SCOTTSDALE	AZ	85251	C	A1A	TR 1-F REPL OF TRS 1-A-1, 1-B-1, 1-C-1, 1-D-1A, 1-E-1A, 1-F,1-G, & 1-H-1 PARK SQUARE ADDN CONT 66,001 SQ FT	1.52188153
20	101905817045020406L1	WINROCK PARTNERS LLC	100 SUN AVE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL A-2 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN CONT 9.6888 AC M/L OR 422,044 SQ FT M/L	9.68214451
21	101905813551020404L1	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 7 PARCEL C-2A WINROCK CENTER ADDN CONT 3.8468 AC M/L OR 167,567 SQ FT M/L	3.84610316
22	101905918800830000	BENYAK DAVID	7402 MORROW RD NE	ALBUQUERQUE	NM	87110	R	A1A	* 023 001ZUNI ADDN S POR L23	0.12304201
23	101905921002030000	MONTOYA LUCILLE C	7416 MORROW AVE NE	ALBUQUERQUE	NM	87110	R	A1A	* 025 001ZUNI ADDN	0.17004036
24	101905919201130000	LUTHEY EARL M & SHARON R TRUSTEES LUTHEY FAMILY TRUST	7406 MORROW AVE NE	ALBUQUERQUE	NM	87110	R	A1A	* 023 001ZUNI ADDN MIDDLE POR L23	0.15729657
25	101905922802930000	VALDEZ WILLIAM M & LECHUGA CHALANE E	7508 MORROW AVE NE	ALBUQUERQUE	NM	87110	R	A1A	* 028 001ZUNI ADD	0.18334395
26	101905918502730000	FRENCH JEANETTE	7405 MORROW AVE NE	ALBUQUERQUE	NM	87110	R	A1A	* 030 002ZUNI ADDN	0.2016276
27	101905818950820408L1	WINROCK PARTNERS LLC	100 SUN AVE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN CONT 4.1304 AC M/L	4.28269597
28	101905929801740000	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	019INEZ ADDN TAYLOR PARK	2.67530915
29	101905919901330000	BONDS LINDA J	7408 MORROW AVE NE	ALBUQUERQUE	NM	87110	R	A1A	* 023 001ZUNI ADDN E65FT L23	0.16851284
30	101905916701530000	BAUMAN DOW & LEON PC	7309 INDIAN SCHOOL RD NE	ALBUQUERQUE	NM	87110	C	A1A	TR D-1 PLAT OF TR "D-1" BLK 2 ZUNI ADDN (A REPLAT OF TR "D"TOGETHER WITH A POR OF THE R/W'S OF ESPANOLA ST NE & INDIANSCHOOL RD NE CONT 0.8705 AC M/L	0.82732133
31	101905916002930000	JARAMILLO PHILIP & CHARLOTTE	PO BOX 30163	ALBUQUERQUE	NM	87190	R	A1A	* 001 002ZUNI ADDN	0.2216204
32	101905810043520405L1	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	PARCEL A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN CONT 5.7766 AC M/L OR 251,629 SQ FT M/L	5.77067998
33	101905823750820000	WINROCK PARTNERS LLC	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	V	A1A	PARCEL E-1 WINROCK CENTER ADDN (BEING A REPL OF PARCELS D &E WINROCK CENTER ADDN) CONT 3.0821 AC +-	3.10931864
34	101905925201330000	NEW HOPE MISSIONARY BAPTIST CHURCH	1901 PENNSYLVANIA NE	ALBUQUERQUE	NM	87110	C	A1A	* 005 001ZUNI ADDN L5 & 6 & 7	0.30700419
35	101905911003531000	HUNT UPTOWN IV LLC C/O TTA EPROPERTY TAX-DEPT 125	PO BOX 4900	SCOTTSDALE	AZ	85261	V	A1A	TR B-1-A-2 PLAT OF TRACT B-1-A-1 & B-1-A-2 ST PIUS XSUBDIVISION (A REPLAT OF TRACTS B-1-A ST PIUS X SUBD)CONT .7019 AC	0.70311832
36	101905920900930000	HITCHNER DONALD B & ANITA L	6871 MOSSMAN PL NE	ALBUQUERQUE	NM	87110	C	A1A	001ZUNI ADD LOTS 20 21 X 22	0.32340436
37	101805851148111000	HUB ACQUISITION TRUST/ HRPT PROPERTIES C/O THOMSON PROPERTY TAX SERV	1125 17TH ST SUITE 1575	DENVER	CO	80202	V	A1A	TRACT 1-H-1A PARK SQUARE ADDN PLAT OF TRS 1-C-1A, 1-E-1A-1,1-G-1 & 1-H-1A PARK SQUARE ADDN CONT 37,130 SQ FT M/L	0.85436328
38	101905823242820507L1	BARCHESTER CORP	3234 RIVERVIEW LN	DAYTONA BEACH	FL	32118	R	A1A	PARCEL K LAND DIVISION PLAT OF WINROCK CENTER EXC NLY PORT CONT 17.39 AC M/L	14.58942756
39	101905921602230000	HEFLICK GAIL	7500 MORROW AVE NE	ALBUQUERQUE	NM	87110	R	A1A	* 026 001ZUNI ADDN	0.16735101
40	101905824131420312L1	BARCHESTER CORP	3234 RIVERVIEW LN	DAYTONA BEACH	FL	32118	R	A1A	PARCEL L-1 WINROCK SHOPPING CENTER ADDITION NO 2 EXCPOR OUT TO R/W CONT 13.3213 AC +/-	13.51591177
41	101905926002330000	NEW HOPE MISSIONARY BAPTIST CHURCH	1901 PENNSYLVANIA NE	ALBUQUERQUE	NM	87110	V	A1A	* 001 001ZUNI ADDN & 32 & 33 & 1 & 2 & 3 & 4	0.80005301

OR CURRENT OWNER
BARCHESTER CORP
3234 RIVERVIEW LN
DAYTONA BEACH, FL 32118

OR CURRENT OWNER
BAUMAN DOW & LEON PC
7309 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
BENYAK DAVID
7402 MORROW RD NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
BONDS LINDA J
7408 MORROW AVE NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
CONNECTICUT GENERAL LIFE INSURANCE CO
C/O MARRIOTT INT'L INC 765
2101 LOUISIANA BLVD NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
DURAN PHIL L & WANDA GAY
7600 MORROW RD NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
DVORAK ANGELO D & ANMARIE
7512 MORROW AVE NE
ALBUQUERQUE, NM 87112

OR CURRENT OWNER
FRANKEL EDITA
7504 MORROW NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
FRENCH JEANETTE
7405 MORROW AVE NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
HART LEE EDWARD
2033 UTAH ST NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
HEFLICK GAIL
7500 MORROW AVE NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
HITCHNER DONALD B & ANITA L
6871 MOSSMAN PL NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
HUB ACQUISITION TRUST/ HRPT PROPERTIES
C/O THOMSON PROPERTY TAX SERV
1125 17TH ST SUITE 1575
DENVER, CO 80202

OR CURRENT OWNER
HUNT UPTOWN IV LLC C/O TTA EPROPERTY
TAX-DEPT 125
PO BOX 4900
SCOTTSDALE, AZ 85261

OR CURRENT OWNER
INDIAN SCHOOL ASSOC C/O DR LARRY B
LUBAR NE
7611 INDIAN SCHOOL RD NE SUITE 201
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
JAQUEZ ABRAHAM & LETICIA
7605 MORROW RD NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
JARAMILLO PHILIP & CHARLOTTE
PO BOX 30163
ALBUQUERQUE, NM 87190

OR CURRENT OWNER
LUTHEY EARL M & SHARON R TRUSTEES
LUTHEY FAMILY TRUST
7406 MORROW AVE NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
MONTOYA LUCILLE C
7416 MORROW AVE NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
NEW HOPE MISSIONARY BAPTIST CHURCH
1901 PENNSYLVANIA NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
REGENTS OF UNM REAL ESTATE OFFICE
SCHOLES HALL 252
ALBUQUERQUE, NM 87131

OR CURRENT OWNER
RIO REAL ESTATE INVESTMENTS
OPPORTUNITIES LLC
8618 MENAUL BLVD NE SUITE D
ALBUQUERQUE, NM 87112

OR CURRENT OWNER
SUNROOMS PLUS
7401 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
TALBERT ROSCOE & DOLORES R & LYNAM
MARK E & JOSEPHINE A
7401 MORROW AVE NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
TRADECOR UPTOWN ABQ1 LLC
4110 N SCOTTSDALE RD 155
SCOTTSDALE, AZ 85251

OR CURRENT OWNER
VALDEZ WILLIAM M & LECHUGA CHALANE E
7508 MORROW AVE NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
WINROCK PARTNERS LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE, NM 87109

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 121

04/16/2012 Issued By: BLDAVM 142928

Application Number: **12DRB-70121,** Minor - Sdp For Building Permit

Address:

Location Description: LOUISIANA BETWEEN INDIAN SCHOOL AND UPTOWN LOOP

Project Number: 1002202

Applicant
WINROCK PARTNERS LLC

100 SUN AVE NE, SUITE 100
ALBUQUERQUE NM 87109

Agent / Contact
STEPHEN DUNBAR (MODULUS ARCHITECTS)

220 COPPER AVE NW
ALBUQUERQUE NM 87102
338-1499

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$385.00**
	TOTAL:	**$405.00**

City of Albuquerque Treasury
Date:4/16/2012 Office:ANNEX
Stat ID:WS000008 Cashier:TRSCCS
Batch: 77 Trans #:22
Permit: 2012070121
Receipt Num 00007053
Payment Total:$405.00

0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$385.00
MastCard	Tendered :	$405.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

03/23/2012 Issued By: BLDAVM 140455

Category Code 910
2012 070 106

Application Number: **12DRB-70106**, Major - Amended Sdp Bp/Subd

Address:

Location Description: AMERICA'S PARKWAY BETWEEN LOUISIANA AND PENNSYLVANIA

Project Number: 1002202

Applicant
GOODMAN REALTY GROUP

100 SUN AVE SUITE 100
ALBUQUERQUE NM 87109
892-5141

Agent / Contact
HUITT-ZOLLARS, INC.

333 RIO RANCHO DR NE, SUITE 101
RIO RANCHO NM 87124

SEDDINGS@HUITT-ZOLLAS.COM

Application Fees

441018/4943000	APN Fee	**$75.00**
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$255.00**
	TOTAL:	**$350.00**

City Of Albuquerque
Treasury Division

3/23/2012 12:12PM LOC: ANNX
WS# 007 TRANS# 0031
RECEIPT# 00155862-00155862
PERMIT# 2012070106 TRELJG
Trans Amt $350.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $255.00
AD $350.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/17/2012 Issued By: BLDAVM 163202

Category Code 910
2012 070 291

Application Number: **12DRB-70291**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: WEST OF PENNSYLVANIA BETWEEN LOUISIANA AND PENNSYLVANIA

Project Number: 1002202

Applicant
WINROCK PARTNERS, LLC

100 SOUTH AVE NE, SUITE 100
ALBUQUERQUE NM 87109

Agent / Contact
HUITT-ZOLLARS, INC.
JARROD LIKAR
333 RIO RANCHO DR NE, SUITE 101
RIO RANCHO NM 87124

Application Fees

APN Fee		
Conflict Mgmt Fee		**$20.00**
DRB Actions		**$285.00**
	TOTAL:	**$305.00**

City of Albuquerque Treasury
Date:9/17/2012 Office:ANNEX
Stat ID:WS000009 Cashier:TRSCCS
Batch: 759 Trans #:8
Permit: 2012070291
Receipt Num 00053721
Payment Total:$305.00

0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$285.00
	Check Tendered :	$235.00
	DISCOVER Tendered :	$70.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

03/19/2013 Issued By: BLDAVM 184165

Category Code 910
2013 070 489

Application Number: **13DRB-70489**, Amended Sdp For Subdivision

Address:

Location Description: PENNSYLVANIA BETWEEN I-40 AND INDIAN SCHOOL

Project Number: 1002202

Applicant
WINROCK PARTNERS LLC

GOODMAN REALTY GROUP, 100 SON AVE NE
ALBUQUERQUE NM 87109

Agent / Contact
CLIFF A SPIROCK RLS 4972

COMMUNITY SCIENCES CORP., PO BOX 1328
CORRALES NM 87048
5052501227

Application Fees

APN Fee	
Conflict Mgmt Fee	
DRB Actions	**$50.00**
TOTAL:	**$50.00**

City of Albuquerque Treasury
Date:3/19/2013 Office:ANNEX
Stat ID:WS000008 Cashier:TRSSIV
Batch: 1639 Trans #:39
Permit: 2013070489
Receipt Num 00109035
Payment Total:$50.00

0903 DRB Actions $50.00
American Expr Tendered : $355.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 488

03/19/2013 Issued By: BLDAVM 184164

Application Number: **13DRB-70488**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: PENNSYLVANIA BETWEEN I-40 AND INDIAN SCHOOL

Project Number: 1002202

Applicant
WINROCK PARTNERS LLC

GOODMAN REALTY GROUP, 100 SON AVE NE
ALBUQUERQUE NM 87109

Agent / Contact
CLIFF A SPIROCK RLS 4972

COMMUNITY SCIENCES CORP., PO BOX 1328
CORRALES NM 87048
5052501227

Application Fees

APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$285.00**
TOTAL:	**$305.00**

City of Albuquerque Treasury
Date:3/19/2013 Office:ANNEX
Stat ID:WS000008 Cashier:TRSSIV
Batch: 1639 Trans #:39
Permit: 2013070488
Receipt Num 00109034
Payment Total:$305.00

0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$285.00
American Expr Tendered :		$305.00

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1002202 AGENDA ITEM NO: 8

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

The sidewalk easement along Louisiana Boulevard should extend along the entire lot's frontage.

RESOLUTION:

09-14-11

APPROVED __; DENIED __; DEFERRED _X; 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: SEPTEMBER 7, 2011

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

February 7, 2011

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Winrock Town Center, Site Plan for Subdivision Condition

Dear Mr. Cloud:

The DRB placed a condition on the new Winrock Town Center's Site Plan for Subdivision that requires withdrawal of the prior Site Plan for Building Permit. This letter shall serve as a withdrawal of the Winrock Marketcenter Site Plan for Building Permit (dated April 4, 2006, Project Number: 1002202, Application number: 05EPC-0086). The Winrock property owner will be proceeding with new Site Plans for Building Permit in conformance with the recently approved Site Plan for Subdivision for the Winrock Town Center, and the prior plan is no longer applicable.

Sincerely,

Karen R. Marcotte, AICP
Principal
Agent for Winrock Partners, LLC

C: Winrock Town Center Project Team
Carmen Marrone, City Planning Department

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP

DRB CASE ACTION LOG

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

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

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

Project Name: Winrock Center

Agent: Consensus Planning Phone No.:

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☑ **CITY ENGINEER / AMAFCA:** S/A

☐ **PARKS / CIP:**

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

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

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

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

DRB CASE ACTION LOG

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

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

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

Project Name: Winrock Center

Agent: Consensus Planning Phone No.:

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☑ **CITY ENGINEER / AMAFCA:** N/A

☐ **PARKS / CIP:**

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

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

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

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

Current DRC
Project No. 4553.81

ORIGINAL

Date Submitted: September 17, 2012
Date Site Plan for Bldg Permit Approve
Date Site Plan for Sub. Approved:
Date Preliminary Plat Approved: 7-26-12
Date Preliminary Plat Expires: 7-26-13

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DRB Project No. 1002202

WINROCK TOWN CENTER
(PARCEL A-1-A, WINROCK CENTER ADDITION)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
B	455381	8" DIA (1,500 LF)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	LOOP AROUND PROPOSED THEATER	SPORTS AUTHORITY	BED, BATH AND BEYOND	/	/	/
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							/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Jarrod Likar	9/17/2012		9-26-12	Carol S. Dumont	9-26-12
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & ~~GENERAL SERVICES~~ Recreation	DATE
Huitt-Zollars			09-26-12		
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
			9-26-12		9-26-12
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. 455381

ORIGINAL

Date Submitted: June 14, 2011
Date Site Plan for Bldg Permit Approve
~~Date Site Plan for Sub. Approved:~~ 6-22-11

~~Date Preliminary Plat Approved:~~

~~Date Preliminary Plat Expires:~~

DRB Project No. 1002202

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SUBDIVISION – WINROCK TOWN CENTER PHASE 1 (PARCEL A-1-A,WINROCK CENTER ADDITION) ~~SITE PLAN~~

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS									
B	455381	8" DIA (1,500 LF)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOOP AROUND PROPOSED THEATER	SPORTS AUTHORITY	BED, BATH AND BEYOND	/	/	/
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AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Jarrod Likar, PE	6/14/2011		6-22-11	C Sandoval	6/22/11
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
HUITT-ZOLLARS, INC.			06-22-11		
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
		Allen Porter	06/22/11	Curtis a Chen	6-22-11
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					
					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. 455381

ORIGINAL

Date Submitted: June 14, 2011
Date Site Plan for Bldg Permit Approve 6-22-11
~~Date Site Plan for Sub. Approved:~~
~~Date Preliminary Plat Approved:~~
~~Date Preliminary Plat Expires:~~

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DRB Project No. 1002202

WINROCK TOWN CENTER PHASE 1
(PARCEL A-1-A,WINROCK CENTER ADDITION) SITE PLAN

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
B	455381	8" DIA (1,500 LF)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	LOOP AROUND PROPOSED THEATER	SPORTS AUTHORITY	BED, BATH AND BEYOND	/	/	/
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							/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Jarrod Likar, PE	6/14/2011		6-22-11	C Sandoval	6/22/11
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
HUITT-ZOLLARS, INC.			06-22-11		
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
		Allan Porter	06/22/11	Curtis a Chen	6-22-11
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

2202

DXF Electronic Approval Form

DRB Project Case #: 1002202

Subdivision Name: TRACTS A1A1A & A1A1B, WINROCK CENTER ADDITION

Surveyor: CLIFF A SPIROCK

Contact Person: CLIFF A SPIROCK

Contact Information: 897-0000

DXF Received: 2/27/2013 Hard Copy Received: 2/27/2013

Coordinate System: NMSP Grid (NAD 83)

Tim Brauldon 2-28-2013

Approved Date

13DRB70488 EW

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **2202** to agiscov on **3/21/2013** Contact person notified on **3/21/2013**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): CLIFF A. SPIROCK PLS 4972 PHONE: 505-250-1227
ADDRESS: COMMUNITY SCIENCES CORP., P.O. BOX 1328 FAX: 505-898-5195
CITY: CORRALES STATE NM ZIP 87048 E-MAIL: caspirock@communitysciences.com

APPLICANT: WINROCK PARTNERS LLC PHONE: 505-881-0100
ADDRESS: GOODMAN REALTY GROUP 100 SUN AVENUE NE FAX: 505-881-0101
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: sand@goodmanrealty.com
Proprietary interest in site: DEVELOPER List all owners:

DESCRIPTION OF REQUEST: TO CREATE TRACT A1A1B FROM A1A1 AND RENAME REMNANT A1A1A. CREATE CROSS ACCESS EASEMENT & PARKING ON A1A1A

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

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

Lot or Tract No. TRACT A1A1 Block: NA Unit: NA
Subdiv/Addn/TBKA: WINROCK CENTER ADDITION
Existing Zoning: SU-3 Proposed zoning: N/A MRGCD Map No N/A
Zone Atlas page(s): J-19-Z UPC Code: 101905813040020410 L1

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 12DRB70291

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): 49.82
LOCATION OF PROPERTY BY STREETS: On or Near: PENNSYLVANIA STREET NE
Between: INTERSTATE I040 and INDIAN SCHOOL ROAD NE
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE (AGENT) DATE 3/13/13
(Print Name) CLIFF A. SPIROCK Applicant: ☐ Agent: ☒

Revised: 6/2011

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
13DRB-70488	P&F		$285.00
-	CMF		$20.00
-70489	SPS		$50.00
-			$
-			$
		Total	$355.00

Hearing date

3-19-13
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.**

X 5 Acres or more: Certificate of No Effect or Approval ✓
X 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 ✓
NA Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies** ✓
X 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** ✓
X Zone Atlas map with the entire property(ies) clearly outlined ✓
X 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 ✓
X 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

45 more

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

agent CLIFF A. SPIROCK
Applicant name (print)

3/18/13
Applicant signature / date

Form revised October 2007

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

Application case numbers
13 - DRB - 70488
___ - ___ - ___
___ - ___ - ___

3-19-13
Planner 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**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
N/A Infrastructure List, if relevant to the site plan see plat
N/A 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.

agent CLIFF A. SPIRODE
Applicant name (print)

3/18/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70489
___ - ___ - ___
___ - ___ - ___

3-19-13
Planner signature / date

Project # 1002202

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): CLIFF A. SPIROCK RLS 4972 PHONE: 505-250-1227
ADDRESS: COMMUNITY SCIENCES CORP., P.O. BOX 1328 FAX: 505-898-5195
CITY: CORRALES STATE NM ZIP 87048 E-MAIL: casspirock@communityscienceS.com

APPLICANT: WINROCK PARTNERS LLC PHONE: 505-881-0100
ADDRESS: GOODMAN REALTY GROUP 100 SON AVENUE NE FAX: 505-881-0101
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: sand@goodmanrealty.com
Proprietary interest in site: DEVELOPER List all owners:

DESCRIPTION OF REQUEST: TO CREATE TRACT A1A1B FROM A1A1 AND RENAME REMNANT A1A1A. CREATE CROSS ACCESS EASEMENT & PARKING ON A1A1A

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

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

Lot or Tract No. TRACT A1A1 Block: NA Unit: NA
Subdiv/Addn/TBKA: WINROCK CENTER ADDITION
Existing Zoning: SU-3 Proposed zoning: N/A MRGCD Map No N/A
Zone Atlas page(s): J-19-Z UPC Code: 101905813040020410 L1

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 12DRB70291

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): 49.82
LOCATION OF PROPERTY BY STREETS: On or Near: PENNSYLVANIA STREET NE
Between: INTERSTATE I040 and INDIAN SCHOOL ROAD NE
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE (AGENT) DATE 3/13/13
(Print Name) CLIFF A. SPIROCK Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	13DRB-70488	P&F		$285.00
☒ All fees have been collected		CMF		$20.00
☒ All case #s are assigned	-70489	SPS		$50.00
☒ AGIS copy has been sent				$
☐ Case history #s are listed				$
☐ Site is within 1000ft of a landfill				$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date			$355.00

3-19-13
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.

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__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
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☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

X 5 Acres or more: Certificate of No Effect or Approval ✓
X 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 ✓
NA Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
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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 ✓
X 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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__ 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

45 more

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

agent CLIFF BRSPIROCK
Applicant name (print)

3/18/13
Applicant signature / date

Form revised October 2007

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

Application case numbers
13 - DRB - 70488
- - -
- - -

3-19-13
Planner 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
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__ 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

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☐ **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**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
N/A Infrastructure List, if relevant to the site plan see plat
N/A 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.

agent CLIFF A. SPIROCK
Applicant name (print)
3/18/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13 - DRB - 70489
____ - ____ - ____
____ - ____ - ____

3-19-13
Planner signature / date

Project # 1002202

community sciences corporation

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

City of Albuquerque
Development Review Board
One Civic Plaza
Albuquerque, New Mexico

March 13, 2013

DRB Case Number: 1002202
Applicant: Winrock Partners LLC.
Agent: Community Sciences Corporation, Cliff A. Spirock NMPLS #4972
Zone Atlas: J-19

Subject: Purpose of Minor Subdivision Plat, Landfill Buffer, Perimiter Walls and Certificate of no-effect.

Purpose:	The purpose of this plat is to create Tract A1A1A and A1A1B. Tract A1A1B is within and enclosed by Existing Winrock Tract A1A1. The remander of Tract A1A1 is now renamed A1A1A. Tract A1A1B is intended for lease to 30 West Pershing, LLC, and sublease to Regal Cinemas, Inc. (25+ yrs). The plat respects all existing easements known (no vacations) and creates a cross-access and parking easement on remnant Tract A1A1A.
Landfill Buffer:	The site is not within a landfill location nor buffer area per AGIS interactive mapping website 03/06/13.
Perimeter Walls:	There are no perimiter walls for this request.
Certificate of no-effect:	A copy of the certificate for the prior subdivision of Tract A-1-A is attached. Dr. Matthew Schmader, acting City Archeologist and the Environmental Health Department has approvrd this for the current request (e-mail 3/13/13). The site is currently under construction with the appropriate permits.

Attachments are as noted on the DRB checklist and as provided by Studio SW Inc. for the Site Plan elements.

Respectfully Submitted,

Cliff A. Spirock, agent
NMPLS #4972

LAND SURVEYING
DEVELOPMENT CONSULTING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

February 17, 2013

To whom it may concern:

Subject: Letter of Authorization for Subdivision Plat

Reference: Winrock Addition Replat, Tracts A-1-A-1-A and A-1-A-1-B

Surveyor: Community Sciences Corporation, Cliff A. Spirock NMPS #4972

Winrock Partners LLC hereby authorizes Community Sciences Corporation to act as our agent for the processing and recording of the aforementioned Plat of Subdivision.

Winrock Partners LLC

By: Andrew J. Hayden, Esq.

Title: Corporate Counsel

Date: February 27, 2013

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 March 22, 2012

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1002202
Case Number(s):
Agent: Huitt-Zollars, Inc.
Applicant: Goodman Realty Group
Legal Description: Tract A-1-A Winrock Center Addition
Zoning: SU-3
Acreage: 81.4 ac
Zone Atlas Page: J-19

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

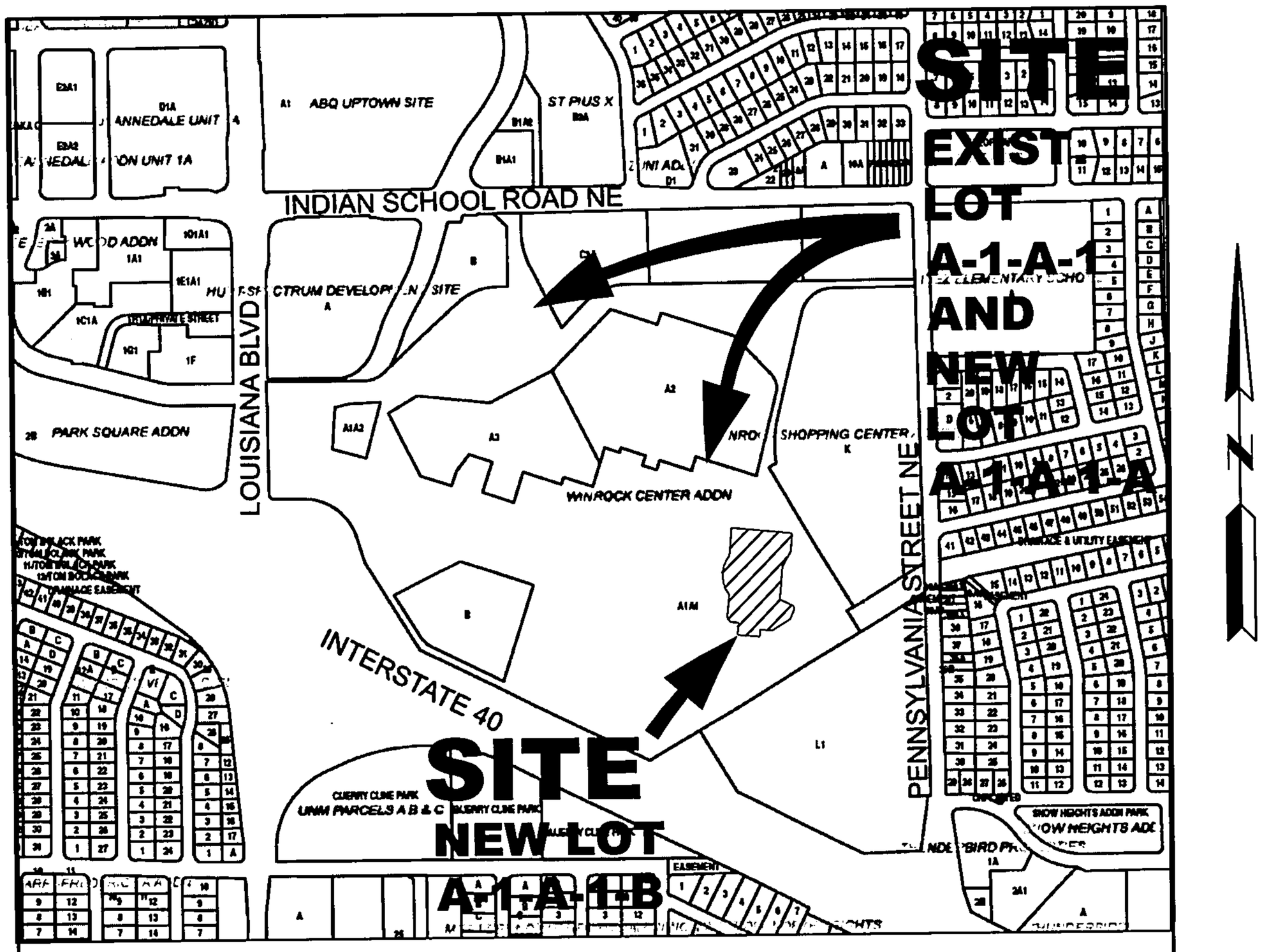
SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

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

NOTE: Overexcavation of materials in excess of 6 feet in depth will require additional consultation and more specific locational information due to past discoveries of paleontological / skeletal remains when Winrock was originally constructed.

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



VICINITY MAP J-19-Z NTS

FIGURE 7
ESTIMATE SHEET
INFRASTRUCTURE IMPROVEMENTS

City Project No.4553.81
DRB Case No. 1002202

Sheet 1 of 5
Map No.J-19

Date Estimate Prepared: 7/5/11
Date DRC Chair Approved:7/6/11

Agreement Procedure: B (A,B, or C)

1. *APPLICANT INFORMATION*:

a. Developer: Winrock Partners, LLC
Contact Person: Darin Sand
Mailing Address: 100 South Ave. NE, Suite 100
Phone No.: (505) 881-0100 Zip Code: 87109

b. Consulting Engineer: Huitt-Zollars, Inc.
Contact Person: Jarrod Likar
Mailing Address: 6501 Americas Parkway Suite 550
Phone No.: 883-8114 Zip Code: 87110

c. Agent/Owner Representative: Huitt-Zollars, Inc.
Mailing Address: 6501 Americas Parkway Suite 550
Phone No.: 883-8114 Zip Code: 87110

2. *TITLE & GENERAL SCOPE OF PROJECT*:
Winrock Market Center Infrastructure Improvements
8" Water Line Relocation within the Southeast Corner of the Property (Work Order)
Storm Drain Improvements and New Connection to the Embudo Channel (Work Order)
Parking Lot Reconfiguration for New Theater Location (Private)

3. *SUBDIVISION NAME & EXISTING LEGAL DESCRIPTION OF PROPERTY TO BE SERVED*:
Parcel A-1-A Winrock Center Addition

Recording Info: Date: 10/28/1996 Book:96C Page: 446 UPC: 101905813040020410L1

4. *PROPOSED SUBDIVISION NAME AND LEGAL DESCRIPTION*:
Parcel A-1-A Winrock Center Addition

5. *DETAILED SUMMARY OF IMPROVEMENTS* .

Location	From	To	W	SAS	SD	P	Misc.
Parcel A-1-A-1	Sports Authority	Bed,Bath&Beyond	☒	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐

This page to be filled out by applicant.

6. Item No.	7. Short Description	8. Est. Unit Price	9. Est. Quantity	10. Est. Amount	11. As-Built Quantity	12. As-Built Amount
4.010	Construction Staking, compl.	$ 1,858.00	1	$ 1,858.00		
6.050	Construction Mobilization,compl.	$ 6,332.00	1	$ 6,332.00		
19.010	Construction Traffic Control & Barricading,compl.	$ 2,788.00	1	$ 2,788.00		
30.020	NPDES Permitting, compl.	$ 836.00	1	$ 836.00		
336.024	Residential Asphalt Concrete, Type A, 2 inch thick, machine laydown, cip.	$ 9.52	4,040	$ 38,460.80		
340.050	Curb & Gutter, Standard, Portland Cement Concrete, incl. subgrade preparation,cip. SD 2415	$ 20.31	260	$ 5,280.60		
343.010	Existing Pavement, Asphalt Concrete, remove & dispose, sawcut not required, any thickness,compl.	$ 6.15	4,040	$ 24,846.00		
343.080	Existing Curb & Gutter or Valley Gutter, PC Concrete ,remove & dispose, compl.	$ 6.43	260	$ 1,671.80		
801.002	6" Waterline Pipe excl. fittings,(std. spec. sec. 801), incl. trench & compacted backfill to 6' depth, cip.	$ 21.28	83	$ 1,766.24		
801.003	8" Waterline Pipe excl. fittings, (std. spec. sec. 801), incl. trench & compacted backfill to 6' depth, cip.	$ 22.24	1,500	$ 33,360.00		
801.059	Non-pressurized Connection,existing waterline, all sizes, incl. fittings, compl.	$ 1,027.77	3	$ 3,083.31		
801.065	Ductle Iron MJ Fittings, Class 250, 4" to 14" waterline, incl. jointing material, cip.	$ 3.30	452	$ 1,491.60		
801.081	6" Gate Valve, cip. SD 2333	$ 689.69	4	$ 2,758.76		
801.082	8" Gate Valve,cip. SD 2333	$ 875.06	6	$ 5,250.36		
801.113	Fire Hydrant, 4' bury, MJ, incl. blocking & aggregate, cip. SD 2340	$ 2,310.58	4	$ 9,242.32		

NOTE:

- If itemized estimate sheet is retyped, use 8 ½" x 11" paper only
- Estimate **must** be in this format
- Item No. Refers to City of Albuquerque City Engineer's Unit Price designation

This page to be filled out by applicant.

PROJECT NO.4553.81 SHEET 3 OF 5

13. *REQUIRED INFORMATION (TO BE COMPLETED BY CITY PROJECT REVIEW SECTION)*

a. ☐ Request For Outstanding Pro-rata determination Required: (See Form Figure 8)
☐ Request For Outstanding Pro-rata determination Not Required.

b. ☐ Pro-rata to be assessed against adjacent parcels: (See Form Figure 21)
☐ No Pro-rata to be assessed against adjacent parcel.

14. *EASEMENTS/PERMITS/DOCUMENTS REQUIRED*:

	Prior to Signoff	Prior to W.O.	Prior to Plat Sign	Prior to Acceptance
a. Agreement & Covenant	☐	☐	☐	☐
b. Drainage Covenant	☐	☐	☐	☐
c. License Agreement	☐	☐	☐	☐
d. Revocable Permit	☐	☐	☐	☐
e. Encroachment	☐	☐	☐	☐
f. Easement	☐	☐	☐	☐
g. State Highway Permit Required	☐	☐	☐	☐
h. MRGCD License Agreement	☐	☐	☐	☐
I. Other _____	☐	☐	☐	☐
j. Other _____	☐	☐	☐	☐

Notes: _____

OTHER PERMITS REQUIRED:

Work Order - Excavation Ordinance Permits (1 Block = 660 Lin. Ft.)

Sanitary Sewer Lines	_____	Block(s)	@ $ 42.00 =	
Sewer Services. . (see NOTE 1)	_____	Each	@ $ 42.00 =	
Water Lines	2	Block(s)	@ $ 42.00 =	$84.00
Storm Drainage Facilities	1	Block(s)	@ $ 42.00 =	$42.00
Street Grading	_____	Block(s)	@ $ N.C.	
Curb & Gutter	_____	Block(s)	@ $ 42.00 =	
Valley Gutter	_____	Block(s)	@ $ 42.00 =	
Drive Pads.(see NOTE 2)	_____	Each	@ $ 42.00 =	_____
Wheelchair Ramps.(see NOTE 3)	1	Each	@ $ 42.00 =	$42.00
Sidewalk.(unless deferred)	_____	Block(s)	@ $ 42.00 =	

Subtotal = $168.00

NOTE 1 -No charge if these are constructed in conjunction with a new sewer line.
NOTE 2 -No charge if these are constructed contiguous with curb & gutter at time of Work Order.
NOTE 3 -No charge if these are constructed contiguous with sidewalk at time of Work Order.

Street Restoration Fee ___(LF of excavation @ centerline + 30)x
(paved street width) x (1/9) x ($_____) =

Subtotal = _____

Work Order Sidewalk Ordinance (if staked by City Surveyor)

Curb & Gutter..... L.F. _____ @ $_____ =
Valley Gutter..... L.F. _____ @ $_____ =

Subtotal = _____

This page to be filled out by City Design Review Section

PROJECT NO. 4553.81

15. SIGNATURES:

Prepared By:

_____

Name Date

_____

Firm

- All work shall be done in accordance with the City of Albuquerque Standard Specifications for Public Works construction, (Most Current Edition).
- If work order is not issued with in one (1) year of DRC Chairman's Approval (item 16), then this document must be revised and resubmitted prior to entering into construction contract.

16. REVIEWED AND APPROVED BY:

_____

D.R.C. Chairman Date

17. WORK ORDER DOCUMENTATION COMPLETE AND ACCEPTABLE:

_____

Project Administrator Date

18. ☐ See Financial Guaranty provided under separate cover

Approved Estimate Amount		$144,566.39		
Contingency Amount:	10 %	$14,456.64		
Subtotal:		$159,023.03		
NMGRT	7.000 %	$11,131.61		
Subtotal:		$170,154.64		
Engineering Fee	6.60 %	$11,230.21		
Testing Fee	2.00 %	$3,403.09		
Subtotal:		$184,787.94		
Financial Guaranty Rate			1.25 %	
Total Financial Guaranty Required:				**$230,984.93**:

*****FEES DUE *****

19. Amount of DESIGN DEPOSIT FEE (Figure 5) paid: $ 6,805.95

Receipt of ENGINEERING FEES (Procedures "A" and "B") paid: $ _____

_____
Project Administrator Date

Amount of PRO-RATA assessed against property $_____

******FOR CONSTRUCTION******

20. WORK ORDER PACKAGE TO CONSTRUCTION MANAGEMENT DIVISION:

_____
Received By Date

21. APPROVED FOR CONSTRUCTION:

_____
Construction Management Division Date

22. WORK ORDER RECEIVED:

_____
Name/Firm Date

PROPOSED STARTING DATE:

_____

PROJECT

1002202

App #	Action	Date
13-70488	P&F	3-27-13
13-70489	SPS	3-27-13

community sciences corporation

FILE

City of Albuquerque
Development Review Board
One Civic Plaza
Albuquerque, New Mexico

March 13, 2013

DRB Case Number: 1002202
Applicant: Winrock Partners LLC.
Agent: Community Sciences Corporation, Cliff A. Spirock NMPLS #4972
Zone Atlas: J-19

Subject: Purpose of Minor Subdivision Plat, Landfill Buffer, Perimiter Walls and Certificate of no-effect.

Purpose:	The purpose of this plat is to create Tract A1A1A and A1A1B. Tract A1A1B is within and enclosed by Existing Winrock Tract A1A1. The remander of Tract A1A1 is now renamed A1A1A. Tract A1A1B is intended for lease to 30 West Pershing, LLC, and sublease to Regal Cinemas, Inc. (25+ yrs). The plat respects all existing easements known (no vacations) and creates a cross-access and parking easement on remnant Tract A1A1A.
Landfill Buffer:	The site is not within a landfill location nor buffer area per AGIS interactive mapping website 03/06/13.
Perimeter Walls:	There are no perimiter walls for this request.
Certificate of no-effect:	A copy of the certificate for the prior subdivision of Tract A-1-A is attached. Dr. Matthew Schmader, acting City Archeologist and the Environmental Health Department has approvrd this for the current request (e-mail 3/13/13). The site is currently under construction with the appropriate permits.

Attachments are as noted on the DRB checklist and as provided by Studio SW Inc. for the Site Plan elements.

Respectfully Submitted,

Cliff A. Spirock, agent
NMPLS #4972

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

LAND SURVEYING
DEVELOPMENT CONSULTING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

February 17, 2013

To whom it may concern:

Subject: Letter of Authorization for Subdivision Plat

Reference: Winrock Addition Replat, Tracts A-1-A-1-A and A-1-A-1-B

Surveyor: Community Sciences Corporation, Cliff A. Spirock NMPS #4972

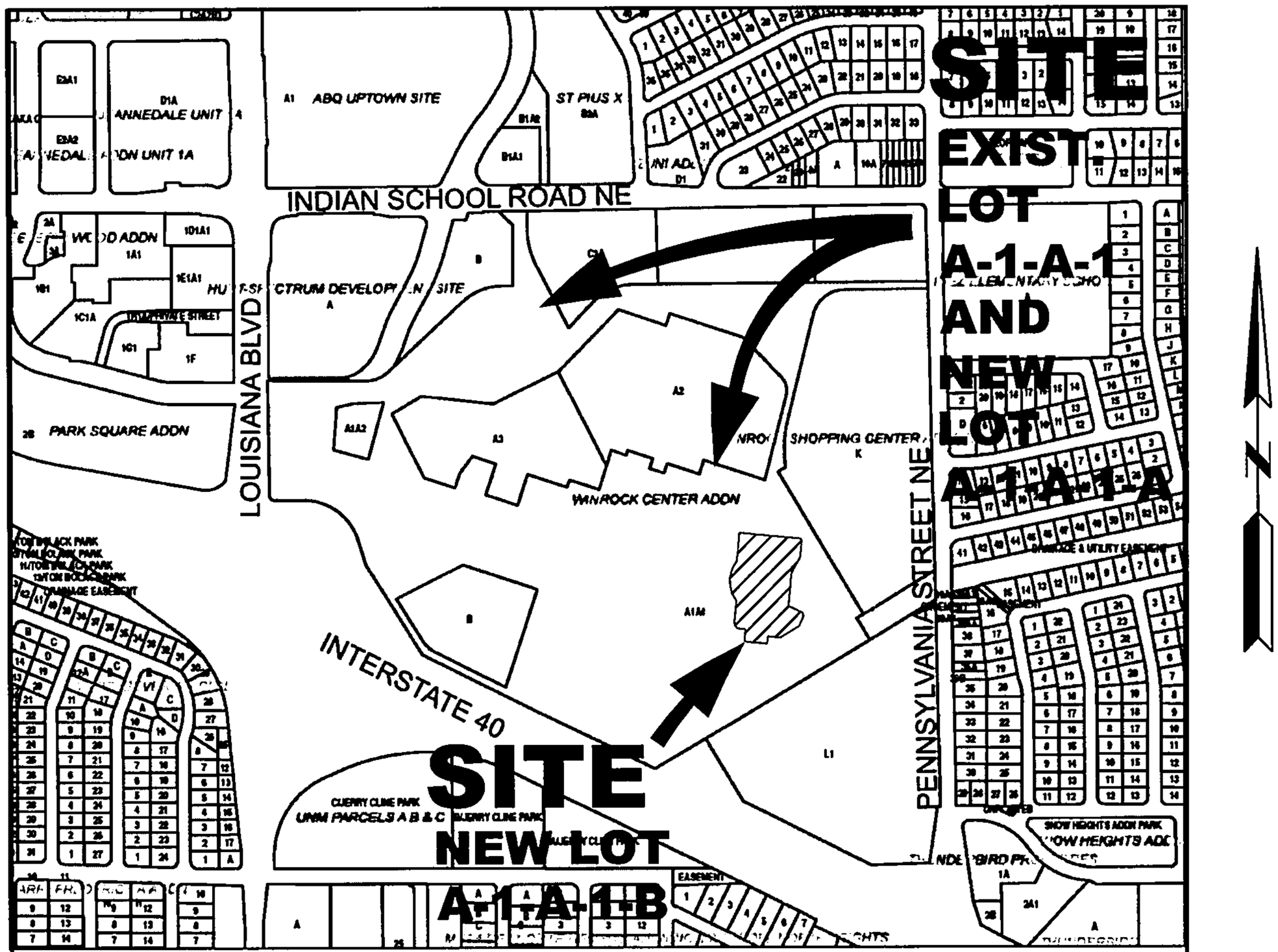
Winrock Partners LLC hereby authorizes Community Sciences Corporation to act as our agent for the processing and recording of the aforementioned Plat of Subdivision.

Winrock Partners LLC

By: Andrew J. Hayden, Esq.

Title: Corporate Counsel

Date: February 27, 2013



VICINITY MAP J-19-Z NTS

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 March 22, 2012

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1002202
Case Number(s):
Agent: Huitt-Zollars, Inc.
Applicant: Goodman Realty Group
Legal Description: Tract A-1-A Winrock Center Addition
Zoning: SU-3
Acreage: 81.4 ac
Zone Atlas Page: J-19

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

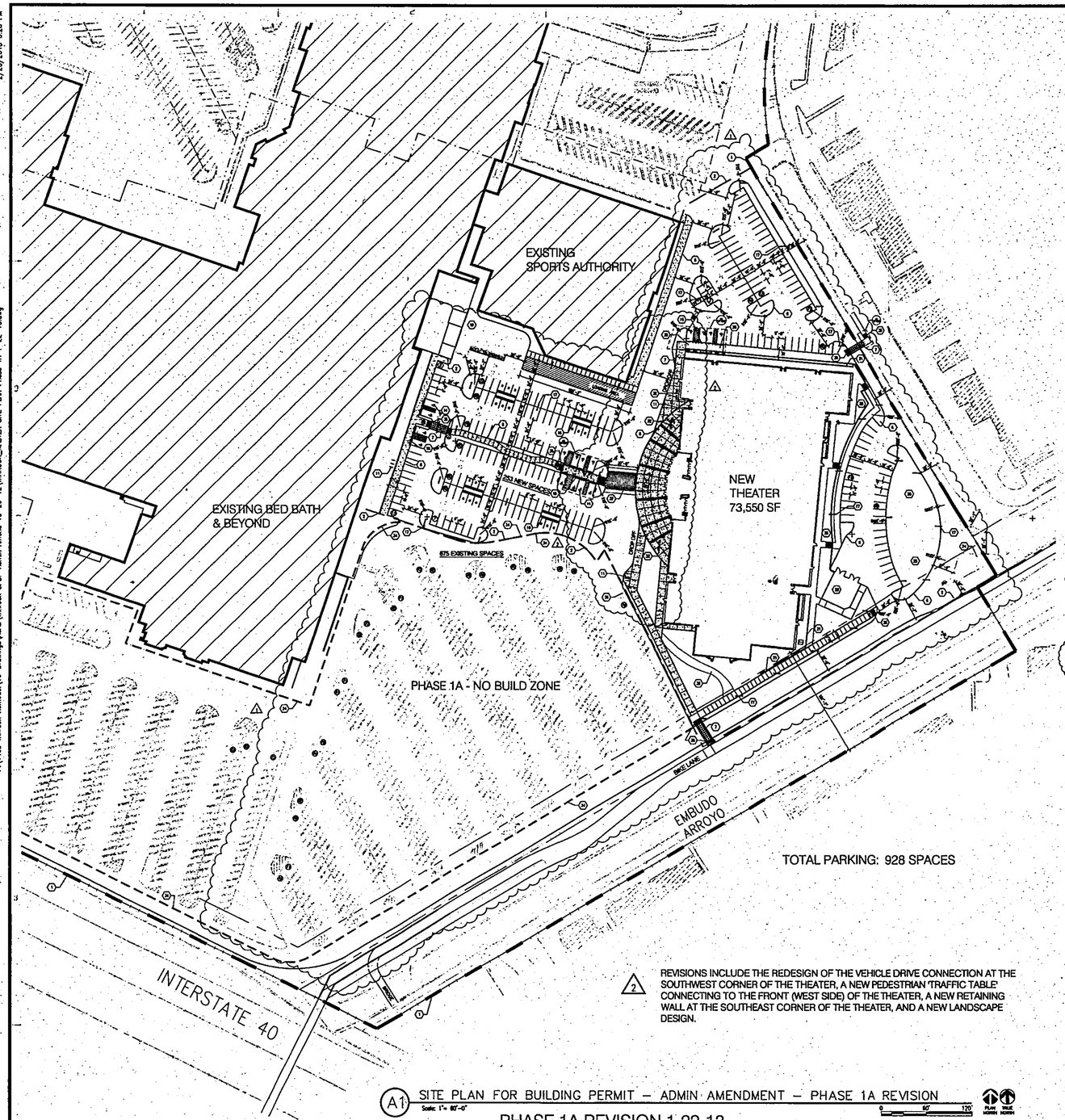
SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

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

NOTE: Overexcavation of materials in excess of 6 feet in depth will require additional consultation and more specific locational information due to past discoveries of paleontological / skeletal remains when Winrock was originally constructed.

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



REVISIONS INCLUDE THE REDESIGN OF THE VEHICLE DRIVE CONNECTION AT THE SOUTHWEST CORNER OF THE THEATER, A NEW PEDESTRIAN 'TRAFFIC TABLE' CONNECTING TO THE FRONT (WEST SIDE) OF THE THEATER, A NEW RETAINING WALL AT THE SOUTHEAST CORNER OF THE THEATER, AND A NEW LANDSCAPE DESIGN.

A1 SITE PLAN FOR BUILDING PERMIT – ADMIN AMENDMENT – PHASE 1A REVISION
Scale: 1"= 60'-0"

PHASE 1A REVISION 1-22-13

ADMINISTRATIVE AMENDMENT
FILE # 13-10129 PROJECT # 1002202
amend drive aisle in front of theatre + LS Plan
LMarrone 2/25/13
APPROVED BY DATE

SYMBOLS LEGEND

- PROPERTY LINE
- CURB
- PHASE BOUNDARY LINE FOR ADMIN AMMEND.
- CONSTRUCTION PHASE BOUNDARY "NO BUILD ZONE"

KEYED NOTES

(NOT ALL KEYNOTES ARE USED ON EVERY PLAN)

1) PROPERTY LINE
2) LIMITS OF PHASE 1A
3) LIMITS OF PHASE 1B
4) LIMITS OF PHASE 1C
5) CONSTRUCTION PHASE BOUNDARY "NO BUILD ZONE"
6) CONCRETE CURB AND GUTTER, TYP.
7) 6' MIN WIDTH PEDESTRIAN COLORED TEXTURED CONCRETE CROSSWALK TYP.
8) 6' CONCRETE WALKWAY
9) 8' CONCRETE WALKWAY
10) 10' CONCRETE WALKWAY
11) BICYCLE RACK-TYP. EACH RACK HOLDS AT LEAST 2 BIKES (SEE DETAIL B5/S-103
12) 4X8 MOTORCYCLE PARKING SPACE
13) MOTORCYCLE PARKING SIGNAGE TYP. (SEE DETAIL A6/S-103)
14) HANDICAP PARKING SYMBOL, TYP. (SEE DETAIL A1/S-103)
15) HANDICAP PARKING SIGN, TYP. (SEE DETAIL A6&B6/S-103)
16) 6' CONCRETE WHEEL STOP, TYP. (SEE DETAIL B3/S-103)
17) 30' MAX PARKING LIGHT FIXTURE, POLE, BASE (SEE DETAIL C4/S-103)
18) SERVICE DRIVE
19) BIKE PATH
20) BOLLARD (SEE B4/S-103)
21) RETAINING WALL (SEE DETAILS, SHEET C-106)
22) LOADING DOCK
23) TRASH AND RECYCLING ENCLOSURE (SEE DETAILS SHEET A-104)
24) EXISTING CURB
25) WATER HARVESTING AREA W/CURB CUTS (SEE GRADING AND DRAINAGE PLAN)
26) FIRE HYDRANT, TYP.
27) ADA COMPLIANT RAMP (SEE DETAILS ON S-103)
28) ELECTRIC VEHICLE PARKING, TYP.
29) ELECTRIC VEHICLE SIGN (SEE DETAIL A6/S-103) TYP.
30) 30' FIRE MARSHALL ACCESS
31) AT GRADE PLANTERS, TYP. (SEE LANDSCAPE PLAN, SHEET L-103)
32) PEDESTRIAN BENCH SEATING 2
33) EXISTING REMAIN
34) BOUNDARY OF "NO BUILD ZONE"
35) WC RAMP. (SEE DETAILS SHEET A5-103 ALONG W/ VARIOUS CORRESPONDING RAMP CONDITIONS)
36) NEW PARKING STRIPING TO TIE-IN TO NEW SITEWORK 2
37) RAISED TRAFFIC TABLE WITH TEXTURED SURFACE. SEE C2/S103
38) GRAVEL WALK PATH – SEE LANDSCAPE

SHEET INDEX

S-101	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
S-101B	PHASING PLANS
S-102	SITE DEVELOPMENT PLAN FOR SUBDIVISION
S-103	SITE PLAN DETAILS
LP-01	LANDSCAPE PLAN OVERVIEW
LP-02	LANDSCAPE PLAN
LP-03	LANDSCAPE PLAN
LP-04	LANDSCAPE PLAN
LP-05	LANDSCAPE PLAN NOTES
C-101	GRADING INDEX SHEET
C-102	GRADING PLAN
C-103	GRADING PLAN
C-104	GRADING PLAN
C-105	GRADING PLAN
C-106	RETAINING WALL DETAILS
C-107	CUT/FILL PLAN
C-108	UTILITY OVERALL
C-109	EXISTING/PROPOSED EASEMENTS
A-101	EXTERIOR ELEVATIONS – SOUTH BUILDING
A-102	EXTERIOR ELEVATIONS – SOUTH BUILDING
A-103	EXTERIOR ELEVATIONS – NORTH BUILDING
A-104	EXTERIOR ELEVATIONS – NORTH BUILDING & RECYCLE/COMPACTOR ENCLOSURE DETAILS
A-105	EXTERIOR ELEVATIONS – REGAL THEATER

PROJECT NUMBER: 1002202
APPLICATION NUMBER:

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

DRB SITE DEVELOPMENT PLAN APPROVAL

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

PROJECT SUMMARY

THE PROPOSED PROJECT IS A SINGLE STORY THEATER PLUS TWO ONE-STORY BUILDINGS FOR RETAIL, RESTAURANT AND/OR OFFICE USE. ALL ELEMENTS OF THE SITE PLAN AND BUILDING ELEVATIONS SHALL COMPLY WITH THE DESIGN GUIDELINES OF THE UPTOWN SECTOR DEVELOPMENT PLAN. THE PROJECT WILL BE BUILT IN PHASES. THE FIRST PHASE (PHASE 1-A) INCLUDES A NEW TEMPORARY PARKING LOT DIRECTLY WEST OF THE NEW THEATER. THE SECOND PHASE (PHASE 1-B) ADDS A NEW PERMANENT PARKING AREA SOUTH OF THE TEMPORARY PARKING LOT IN THE AREA DESCRIBE AS THE "NO BUILD ZONE" IN PHASE 1A. THE NEXT PHASE (PHASE 1-C) ADDS A NEW RETAIL/RESTAURANT PAD DIRECTLY WEST OF THE THEATER BETWEEN THE PHASE 1-A TEMP PARKING AND THE PHASE 1-B NEW PARKING LOT. FINALLY, PHASE 1-D REMOVES THE TEMPORARY PARKING LOT FROM PHASE 1-A AND REPLACES WITH A PEDESTRIAN PLAZA AREA.

GENERAL NOTES

1) THE SITE PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE COA ZONE CODE, SECTION 14-16-3-9 AND THE UPTOWN SECTOR DEVELOPMENT PLAN.
2) THIS SITE PLAN REPLACES THE PREVIOUSLY APPROVED SITE PLAN FOR BUILDING PERMIT (DATED APRIL 4, 2006, PROJECT NUMBER 1002202, APPLICATION NUMBER: 05EPC-00086).
3) ANY MODIFICATIONS TO THE SITE PLAN FOR BUILDING PERMIT THAT IMPACT PROPERTY BOUNDARIES SHALL BE REFLECTED ON THE SITE PLAN FOR SUBDIVISION & SHALL BE APPROVED THROUGH THE REVIEW PROCESS IDENTIFIED IN THE UPTOWN SECTOR DEVELOPMENT PLAN OR THE CITY COMPREHENSIVE CODE, WHICHEVER SHALL APPLY.
4) DEVELOPMENT IN EACH PHASE WILL REQUIRE ADMINISTRATIVE APPROVAL

PROJECT DATA

LEGAL DESCRIPTION
A PORTION OF LOT 5 OF THE REPLAT OF THE WINROCK CENTER ADDITION

ZONING:
SU-3 MU-UPT

PROPOSED USE:
THEATER, RETAIL, RESTAURANT, OFFICE

AREAS BY PHASE

PHASE 1-A:	304,888 SF (6.99 ACRES)
PHASE 1-B:	268,980 SF (6.17 ACRES)
PHASE 1-C:	60,758 SF. (1.39 ACRES)
PHASE 1-D:	134,653 SF (3.1 ACRES)

BICYCLE & TRAIL ACCESS:
TRAIL ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PASEO DE LAS MONTANAS TRAIL & CONTINUES ALONG WINROCK'S SOUTHERN EDGE & CONNECTS TO THE PEDESTRIAN OVERPASS & CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER.

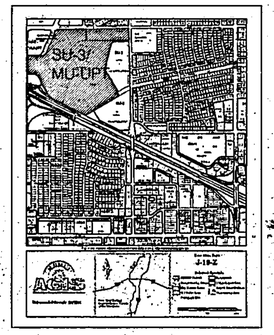
TRANSIT:
SITE IS SERVED BY ADJACENT ROUTE #766, RED LINE RAPID RIDE, WHICH PASSES THE SITE ON UPTOWN LOOP. COMMUTER ROUTES #6 & #12, INDIAN SCHOOL ROUTE & CONSTITUTION ROUTE, PASS SITE ON INDIAN SCHOOL ROAD & PENNSYLVANIA ROAD THAT SERVE THE AFOREMENTIONED COMMUTER ROUTES. ONE BUS STOP EXISTS LOCATED ADJACENT TO THE UPTOWN SHOPPING CENTER ON INDIAN SCHOOL ROAD SERVING ROUTE #766 WESTBOUND. LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR. 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 113 PARKING SPACES PROVIDED.

PARKING:

PARKING REQUIRED (2 PER 1000 SF)	234
PARKING PROVIDED	253
HANDICAP PARKING PARKING REQUIRED	16
HANDICAP PARKING PROVIDED	16
BICYCLE PARKING REQUIRED (1:20 AUTOS)	12
BICYCLE PARKING REQUIRED	12
MOTORCYCLE PARKING REQUIRED (150-300 AUTOS)	5
MOTORCYCLE PARKING PROVIDED	6

PARKING SIGNAGE
SIGNAGE SHALL BE PROVIDED TO IDENTIFY EACH PARKING SPACE RESERVED FOR ADA ACCESSIBLE PARKING, MOTORCYCLE PARKING AND ELECTRIC VEHICLE (EV) PARKING AS IDENTIFIED IN THE KEYED NOTES ON THIS SHEET.

LIGHTING:
ALL LIGHT FIXTURES SHALL BE SHIELDED AND IN CONFORMANCE WITH THE LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE SECTION 14-16-3-9 AND THE UPTOWN SECTOR DEVELOPMENT PLAN. HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE POLE. ALL LIGHTING SHALL COMPLY WITH NM NIGHT SKY PROTECTION ACT.



ZONE ATLAS MAP

STUDIO SW ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studiosw arch.com
E-Mail: mail@studiosw arch.com

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CONSULTANTS

Architect Engineer

NOT FOR CONSTRUCTION

WINROCK TOWN CENTER

ALBUQUERQUE, NM

Key Plan
NTS

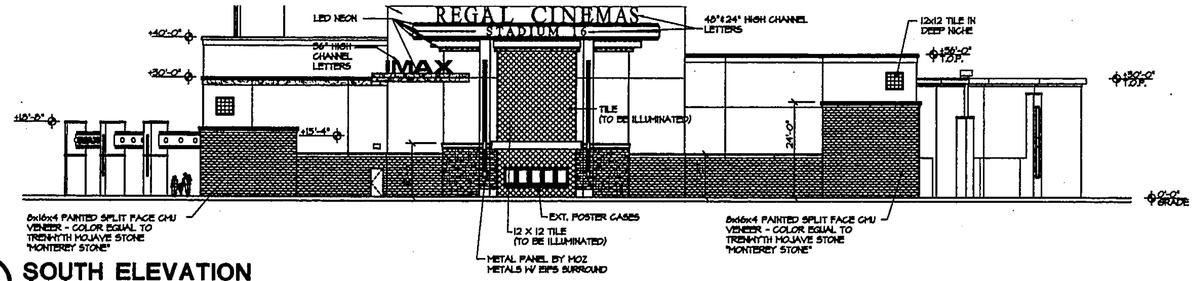
MARK	DATE	DESCRIPTION
2	1/22/13	AA REVISION
1	6/27/12	ADMIN. AMMENDMENT 1A

ISSUE:	SD CHARETTE
PROJECT NO:	0000
CAD DWG FILE:	1103AS-101.DWG
DRAWN BY:	
CHECKED BY:	
DATE:	1/22/13

SHEET TITLE
SITE PLAN – PHASE 1A

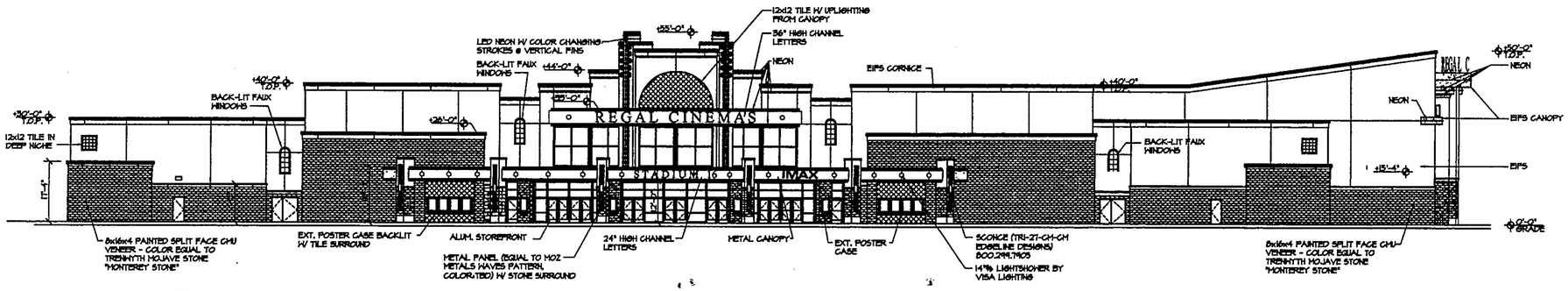
S-101

P:\1103 Winrock Remodel\10-Drawings\ADAD\Winrock SPBP Admin Amend 10-29-12\WINROCK_MASTER SITE PLAN Phase 1A 1-22-13.dwg
2/20/2013 3:28 PM
CWILSEY



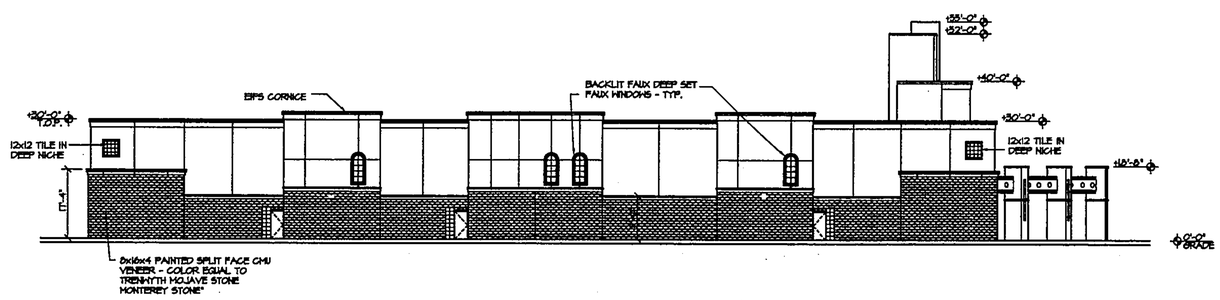
A A3.1 **SOUTH ELEVATION**

SCALE : 1/16" = 1'-0"



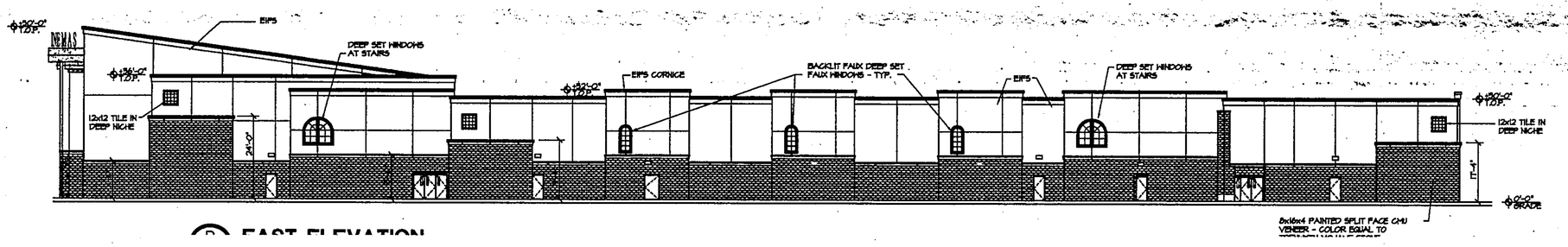
B A3.1 **WEST ELEVATION (ENTRANCE)**

SCALE : 1/16" = 1'-0"



B A3.1 **NORTH ELEVATION**

SCALE : 1/16" = 1'-0"



B **EAST ELEVATION**

Winrock
TOWN CENTER

OWNER/DEVELOPER
WINROCK PARTNERS, LLC

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

SITE DEVELOPMENT PLAN BUILDING PERMIT
EXTERIOR ELEVATIONS

FIGURE 7
ESTIMATE SHEET
INFRASTRUCTURE IMPROVEMENTS

City Project No.4553.81 | Sheet 1 of 5
DRB Case No. 1002202 | Map No.J-19

Date Estimate Prepared: 7/5/11 | Agreement Procedure: B (A,B, or C)
Date DRC Chair Approved:7/6/11

1. *APPLICANT INFORMATION*:

a. Developer: Winrock Partners, LLC
Contact Person: Darin Sand
Mailing Address: 100 South Ave. NE, Suite 100
Phone No.: (505) 881-0100 Zip Code: 87109

b. Consulting Engineer: Huitt-Zollars, Inc.
Contact Person: Jarrod Likar
Mailing Address: 6501 Americas Parkway Suite 550
Phone No.: 883-8114 Zip Code: 87110

c. Agent/Owner Representative: Huitt-Zollars, Inc.
Mailing Address: 6501 Americas Parkway Suite 550
Phone No.: 883-8114 Zip Code: 87110

2. *TITLE & GENERAL SCOPE OF PROJECT*:
Winrock Market Center Infrastructure Improvements
8" Water Line Relocation within the Southeast Corner of the Property (Work Order)
Storm Drain Improvements and New Connection to the Embudo Channel (Work Order)
Parking Lot Reconfiguration for New Theater Location (Private)

3. *SUBDIVISION NAME & EXISTING LEGAL DESCRIPTION OF PROPERTY TO BE SERVED*:
Parcel A-1-A Winrock Center Addition

Recording Info: Date: 10/28/1996 Book:96C Page: 446 UPC: 101905813040020410L1

4. *PROPOSED SUBDIVISION NAME AND LEGAL DESCRIPTION*:
Parcel A-1-A Winrock Center Addition

5. *DETAILED SUMMARY OF IMPROVEMENTS* .

Location	From	To	W	SAS	SD	P	Misc.
Parcel A-1-A-1	Sports Authority	Bed,Bath&Beyond	✠	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐
			☐	☐	☐	☐	☐

This page to be filled out by applicant.

PROJECT NO. 4553.81 DATE 8/24/10 SHEET 2 OF 5

6. Item No.	7. Short Description	8. Est. Unit Price	9. Est. Quantity	10. Est. Amount	11. As-Built Quantity	12. As-Built Amount
4.010	Construction Staking, compl.	$ 1,858.00	1	$ 1,858.00		
6.050	Construction Mobilization,compl.	$ 6,332.00	1	$ 6,332.00		
19.010	Construction Traffic Control & Barricading,compl.	$ 2,788.00	1	$ 2,788.00		
30.020	NPDES Permitting, compl.	$ 836.00	1	$ 836.00		
336.024	Residential Asphalt Concrete, Type A, 2 inch thick, machine laydown, cip.	$ 9.52	4,040	$ 38,460.80		
340.050	Curb & Gutter, Standard, Portland Cement Concrete, incl. subgrade preparation,cip. SD 2415	$ 20.31	260	$ 5,280.60		
343.010	Existing Pavement, Asphalt Concrete, remove & dispose, sawcut not required, any thickness,compl.	$ 6.15	4,040	$ 24,846.00		
343.080	Existing Curb & Gutter or Valley Gutter, PC Concrete ,remove & dispose, compl.	$ 6.43	260	$ 1,671.80		
801.002	6" Waterline Pipe excl. fittings,(std. spec. sec. 801), incl. trench & compacted backfill to 6' depth, cip.	$ 21.28	83	$ 1,766.24		
801.003	8" Waterline Pipe excl. fittings, (std. spec. sec. 801), incl. trench & compacted backfill to 6' depth, cip.	$ 22.24	1,500	$ 33,360.00		
801.059	Non-pressurized Connection,existing waterline, all sizes, incl. fittings, compl.	$ 1,027.77	3	$ 3,083.31		
801.065	Ductle Iron MJ Fittings, Class 250, 4" to 14" waterline, incl. jointing material, cip.	$ 3.30	452	$ 1,491.60		
801.081	6" Gate Valve, cip. SD 2333	$ 689.69	4	$ 2,758.76		
801.082	8" Gate Valve,cip. SD 2333	$ 875.06	6	$ 5,250.36		
801.113	Fire Hydrant, 4' bury, MJ, incl. blocking & aggregate, cip. SD 2340	$ 2,310.58	4	$ 9,242.32		

NOTE:

- If itemized estimate sheet is retyped, use 8 ½" x 11" paper only
- Estimate **must** be in this format
- Item No. Refers to City of Albuquerque City Engineer's Unit Price designation

This page to be filled out by applicant.

PROJECT NO.4553.81 SHEET 3 OF 5

13. *REQUIRED INFORMATION (TO BE COMPLETED BY CITY PROJECT REVIEW SECTION)*

a. ☐ Request For Outstanding Pro-rata determination Required: (See Form Figure 8)
☐ Request For Outstanding Pro-rata determination Not Required.

b. ☐ Pro-rata to be assessed against adjacent parcels: (See Form Figure 21)
☐ No Pro-rata to be assessed against adjacent parcel.

14. *EASEMENTS/PERMITS/DOCUMENTS REQUIRED*:

	Prior to Signoff	Prior to W.O.	Prior to Plat Sign	Prior to Acceptance
a. Agreement & Covenant	☐	☐	☐	☐
b. Drainage Covenant	☐	☐	☐	☐
c. License Agreement	☐	☐	☐	☐
d. Revocable Permit	☐	☐	☐	☐
e. Encroachment	☐	☐	☐	☐
f. Easement	☐	☐	☐	☐
g. State Highway Permit Required	☐	☐	☐	☐
h. MRGCD License Agreement	☐	☐	☐	☐
I. Other _____	☐	☐	☐	☐
j. Other _____	☐	☐	☐	☐

Notes: _____

_____

OTHER PERMITS REQUIRED:

Work Order - Excavation Ordinance Permits (1 Block = 660 Lin. Ft.)

Sanitary Sewer Lines	_____	Block(s)	@ $ 42.00 =	
Sewer Services. . (see NOTE 1)	_____	Each	@ $ 42.00 =	
Water Lines	2	Block(s)	@ $ 42.00 =	$84.00
Storm Drainage Facilities	1	Block(s)	@ $ 42.00 =	$42.00
Street Grading	_____	Block(s)	@ $ N.C.	
Curb & Gutter	_____	Block(s)	@ $ 42.00 =	
Valley Gutter	_____	Block(s)	@ $ 42.00 =	
Drive Pads.(see NOTE 2)	_____	Each	@ $ 42.00 =	_____
Wheelchair Ramps.(see NOTE 3)	1	Each	@ $ 42.00 =	$42.00
Sidewalk.(unless deferred)	_____	Block(s)	@ $ 42.00 =	

Subtotal = $168.00

NOTE 1 -No charge if these are constructed in conjunction with a new sewer line.
NOTE 2 -No charge if these are constructed contiguous with curb & gutter at time of Work Order.
NOTE 3 -No charge if these are constructed contiguous with sidewalk at time of Work Order.

Street Restoration Fee __(LF of excavation @ centerline + 30)x
(paved street width) x (1/9) x ($_____) =

Subtotal = _____

Work Order Sidewalk Ordinance (if staked by City Surveyor)

Curb & Gutter..... L.F. _____ @ $_____ =
Valley Gutter..... L.F. _____ @ $_____ =

Subtotal = _____

This page to be filled out by City Design Review Section

PROJECT NO. 4553.81

15. SIGNATURES:

Prepared By:

_____

Name Date

_____

Firm

- All work shall be done in accordance with the City of Albuquerque Standard Specifications for Public Works construction, (Most Current Edition).
- If work order is not issued with in one (1) year of DRC Chairman's Approval (item 16), then this document must be revised and resubmitted prior to entering into construction contract.

16. REVIEWED AND APPROVED BY:

_____

D.R.C. Chairman Date

17. WORK ORDER DOCUMENTATION COMPLETE AND ACCEPTABLE:

_____

Project Administrator Date

18. ☐ See Financial Guaranty provided under separate cover

Approved Estimate Amount		$144,566.39		
Contingency Amount:	10 %	$14,456.64		
Subtotal:		$159,023.03		
NMGRT	7.000 %	$11,131.61		
Subtotal:		$170,154.64		
Engineering Fee	6.60 %	$11,230.21		
Testing Fee	2.00 %	$3,403.09		
Subtotal:		$184,787.94		
Financial Guaranty Rate			1.25 %	
Total Financial Guaranty Required:				**$230,984.93**:

*****FEES DUE *****

19. Amount of DESIGN DEPOSIT FEE (Figure 5) paid: $ 6,805.95

Receipt of ENGINEERING FEES (Procedures "A" and "B") paid: $ _____

_____
Project Administrator Date

Amount of PRO-RATA assessed against property $_____

******FOR CONSTRUCTION******

20. WORK ORDER PACKAGE TO CONSTRUCTION MANAGEMENT DIVISION:

_____
Received By Date

21. APPROVED FOR CONSTRUCTION:

_____
Construction Management Division Date

22. WORK ORDER RECEIVED:

_____
Name/Firm Date

PROPOSED STARTING DATE:

_____

community sciences corporation

City of Albuquerque
Development Review Board
One Civic Plaza
Albuquerque, New Mexico

March 18, 2013

DRB Case Number: 1002202
Applicant: Winrock Partners LLC.
Agent: Community Sciences Corporation, Cliff A. Spirock NMPLS #4972
Zone Atlas: J-19

Subject: Site Plan for Subdivision Amendment.

Purpose: The purpose of this request is to amend the Site Plan for Subdivision regarding the Regal Cinema building (City Project 1002202). This will create Tract A1A1B for the building location (long term lease). Tract A1A1B is within and enclosed by Existing Winrock Tract A1A1. The remander of Tract A1A1 will be renamed A1A1A.

Tract A1A1B is intended for lease to 30 West Pershing, LLC, and sublease to Regal Cinemas, Inc. (25+ yrs).

The plat will create a cross-access and parking easement on remnant Tract A1A1A.

Attachments are as noted on the DRB checklist and as provided by Huitt-Zollers and Studio SW Inc. for the Site Plan elements.

Respectfully Submitted,

Cliff A. Spirock, agent
NMPLS #4972

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

LAND SURVEYING
DEVELOPMENT CONSULTING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

February 17, 2013

To whom it may concern:

Subject: Letter of Authorization for Subdivision Plat

Reference: Winrock Addition Replat, Tracts A-1-A-1-A and A-1-A-1-B

Surveyor: Community Sciences Corporation, Cliff A. Spirock NMPS #4972

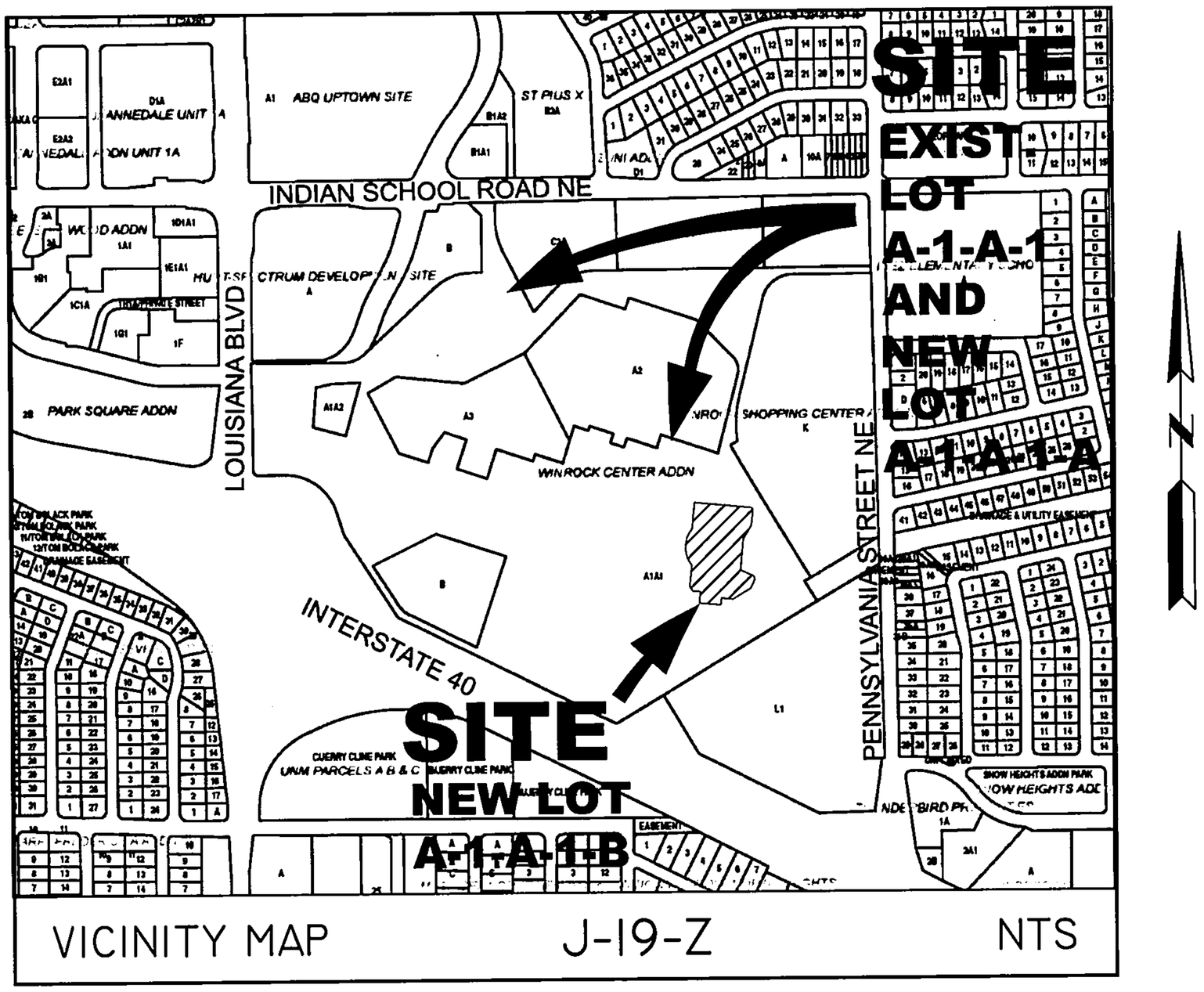
Winrock Partners LLC hereby authorizes Community Sciences Corporation to act as our agent for the processing and recording of the aforementioned Plat of Subdivision.

Winrock Partners LLC

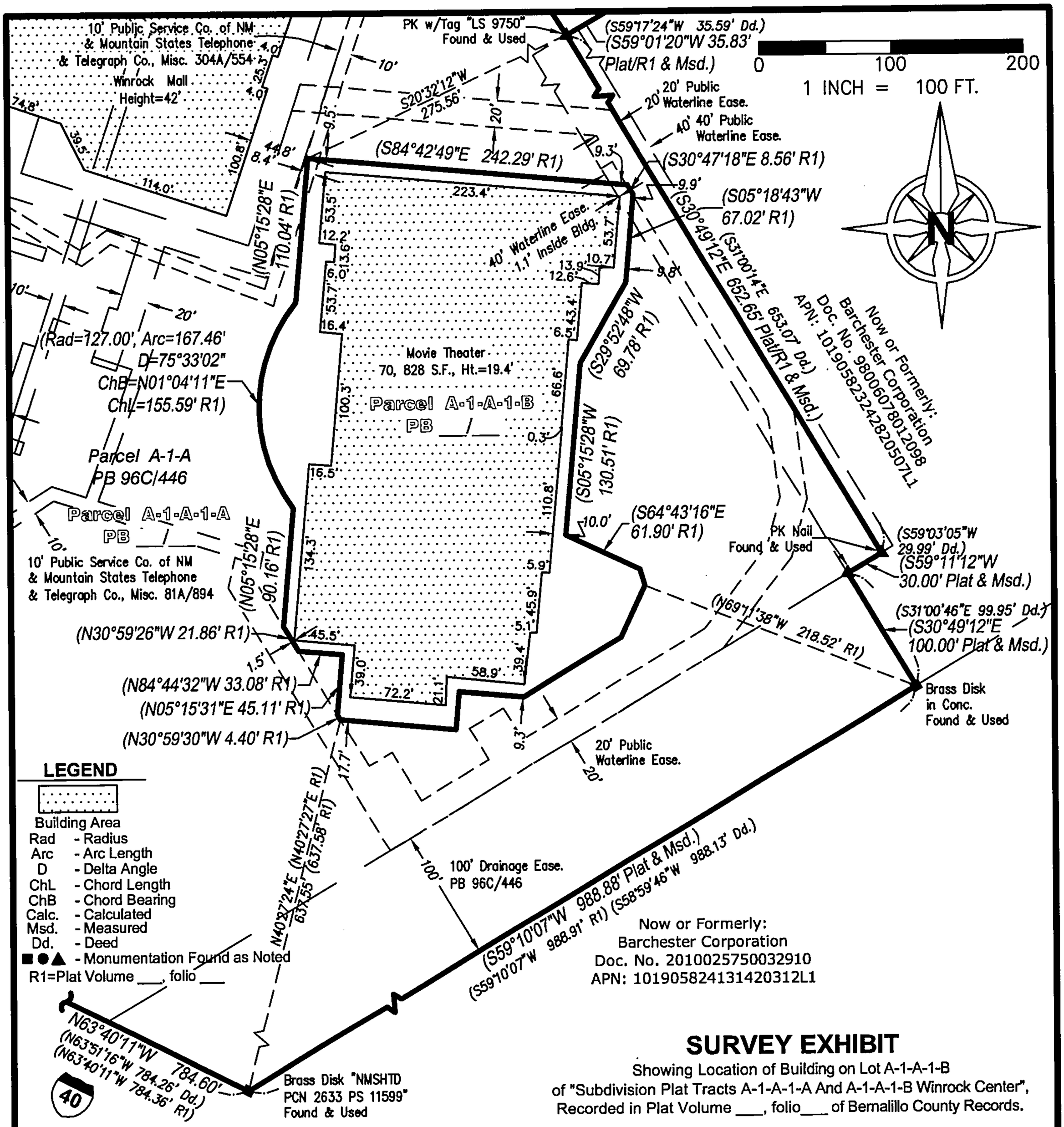
By: Andrew J. Hayden, Esq.

Title: Corporate Counsel

Date: February 27, 2013



VICINITY MAP J-19-Z NTS



SURVEY EXHIBIT

Showing Location of Building on Lot A-1-A-1-B
of "Subdivision Plat Tracts A-1-A-1-A And A-1-A-1-B Winrock Center",
Recorded in Plat Volume ___, folio___ of Bernalillo County Records.

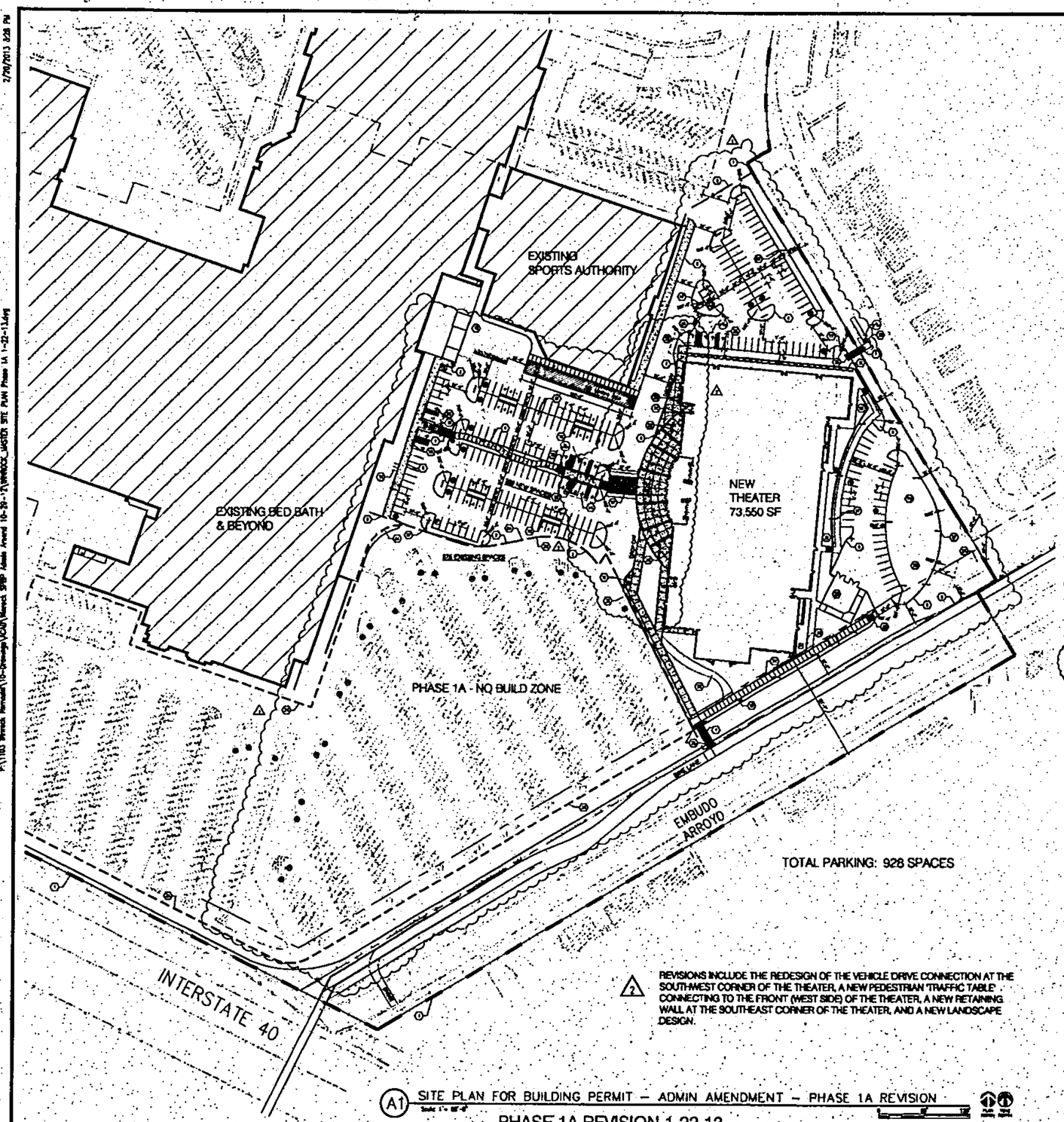
CERTIFICATION: THE PURPOSE OF THIS SURVEY EXHIBIT IS TO ESTABLISH THE MOVIE THEATER BUILDING ON TRACT A-1-A-1-B OF "SUBDIVISION PLAT TRACTS A-1-A-1-A AND A-1-A-1-B WINROCK CENTER", RECORDED IN PLAT VOLUME ___, FOLIO ___ OF BERNALILLO COUNTY RECORDS. IT DOES NOT REPRESENT A BOUNDARY SURVEY OF TRACT A-1-A-1-B.

Last Revised: 3/19/13

TIMOTHY A. FINKE, PS
NEW MEXICO PROFESSIONAL LAND SURVEYOR NO. 20161

ALS Site No.: 1220

AVALON LAND SURVEYING
4154 Vira Road, Stow, OH 44224
www.AvalonLandSurveying.com
Info@AvalonLandSurveying.com
Phone: (330) 475-8000



REVISIONS INCLUDE THE REDESIGN OF THE VEHICLE DRIVE CONNECTION AT THE SOUTHWEST CORNER OF THE THEATER, A NEW PEDESTRIAN 'TRAFFIC TABLE' CONNECTING TO THE FRONT (WEST SIDE) OF THE THEATER, A NEW RETAINING WALL AT THE SOUTHEAST CORNER OF THE THEATER, AND A NEW LANDSCAPE DESIGN.

A1 SITE PLAN FOR BUILDING PERMIT – ADMIN AMENDMENT – PHASE 1A REVISION

PHASE 1A REVISION 1-22-13

ADMINISTRATIVE AMENDMENT
FILE # 13-10119 PROJECT # 1002392
[illegible] curb cuts in front of theater + LS plan
[illegible] 2/25/13
APPROVED BY DATE

SYMBOLS LEGEND

- PROPERTY LINE
- CURB
- PHASE BOUNDARY LINE FOR ADMIN AMEND.
- CONSTRUCTION PHASE BOUNDARY "NO BUILD ZONE"

KEYED NOTES

(NOT ALL KEYNOTES ARE USED ON EVERY PLAN)

1) PROPERTY LINE
2) LIMITS OF PHASE 1A
3) LIMITS OF PHASE 1B
4) LIMITS OF PHASE 1C
5) CONSTRUCTION PHASE BOUNDARY "NO BUILD ZONE"
6) CONCRETE CURB AND GUTTER, TYP.
7) 6' MIN WIDTH PEDESTRIAN COLORED TEXTURED CONCRETE CROSSWALK TYP.
8) 6' CONCRETE WALKWAY
9) 8' CONCRETE WALKWAY
10) 10' CONCRETE WALKWAY
11) BICYCLE RACK TYP. EACH RACK HOLDS AT LEAST 2 BIKES (SEE DETAIL B5/S-103)
12) 9X18 MOTORCYCLE PARKING SPACE
13) MOTORCYCLE PARKING SIGNAGE TYP. (SEE DETAIL A6/S-103)
14) HANDICAP PARKING SYMBOL, TYP. (SEE DETAIL A1/S-103)
15) HANDICAP PARKING SIGN, TYP. (SEE DETAIL A6&B6/S-103)
16) 6" CONCRETE WHEEL STOP, TYP. (SEE DETAIL B3/S-103)
17) 30' MIN PARKING LIGHT FIXTURE, POLE, BASE (SEE DETAIL C4/S-103)
18) SERVICE DRIVE
19) BIKE PATH
20) BOLLARD (SEE B4/S-103)
21) RETAINING WALL (SEE DETAILS, SHEET C-106)
22) LOADING DOCK
23) TRASH AND RECYCLING ENCLOSURE (SEE DETAILS SHEET A-104)
24) EXISTING CURB
25) WATER HARVESTING AREA W/CURB CUTS (SEE GRADING AND DRAINAGE PLAN)
26) FIRE HYDRANT, TYP.
27) ADA COMPLIANT RAMP (SEE DETAILS ON S-103)
28) ELECTRIC VEHICLE PARKING, TYP.
29) ELECTRIC VEHICLE SIGN (SEE DETAIL A6/S-103) TYP.
30) 20' FIRE MARSHALL ACCESS
31) AT GRADE PLANTERS, TYP (SEE LANDSCAPE PLAN, SHEET L-103)
32) PEDESTRIAN BENCH SEATING
33) CROSSWALK
34) BOUNDARY OF "NO BUILD ZONE"
35) WC RAMP. (SEE DETAILS SHEET A6-103 ALONG W/ VARIOUS CORRESPONDING RAMP COMMENTS)
36) NEW PARKING STRIPING TO RE-FIT TO NEW GRADING
37) RAISED TRAFFIC TABLE WITH TEXTURED SURFACE. SEE C2/S103
38) GRAVEL WALK PATH – SEE LANDSCAPE

SHEET INDEX

S-101	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
S-101B	PHASING PLANS
S-102	SITE DEVELOPMENT PLAN FOR SUBDIVISION
S-103	SITE PLAN DETAILS
LP-01	LANDSCAPE PLAN OVERVIEW
LP-02	LANDSCAPE PLAN
LP-03	LANDSCAPE PLAN
LP-04	LANDSCAPE PLAN
LP-05	LANDSCAPE PLAN NOTES
C-101	GRADING INDEX SHEET
C-102	GRADING PLAN
C-103	GRADING PLAN
C-104	GRADING PLAN
C-105	GRADING PLAN
C-106	RETAINING WALL DETAILS
C-107	CUT/FILL PLAN
C-108	UTILITY OVERALL
C-109	EXISTING/PROPOSED EASEMENTS
A-101	EXTERIOR ELEVATIONS – SOUTH BUILDING
A-102	EXTERIOR ELEVATIONS – SOUTH BUILDING
A-103	EXTERIOR ELEVATIONS – NORTH BUILDING
A-104	EXTERIOR ELEVATIONS – NORTH BUILDING & RECYCLE/COMPACTOR ENCLOSURE DETAILS
A-105	EXTERIOR ELEVATIONS – REGAL THEATER

PROJECT NUMBER: 1002392
APPLICATION NUMBER:

IS AN INFRASTRUCTURE LIST REQUIRED ( ) YES ( ) NO. IF YES, THAN A SET OF APPROVED SIDE 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 ENGINEER, TRANSPORTATION DIVISION	DATE
AMAFCA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPT. (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPT.	DATE

PROJECT SUMMARY

THE PROPOSED PROJECT IS A SINGLE STORY THEATER PLUS TWO ONE-STORY BUILDINGS FOR RETAIL, RESTAURANT AND/OR OFFICE USE. ALL ELEMENTS OF THE SITE PLAN AND BUILDING ELEVATIONS SHALL COMPLY WITH THE DESIGN GUIDELINES OF THE UPTOWN SECTOR DEVELOPMENT PLAN. THE PROJECT WILL BE BUILT IN PHASES. THE FIRST PHASE (PHASE 1-A) INCLUDES A NEW TEMPORARY PARKING LOT DIRECTLY WEST OF THE NEW THEATER. THE SECOND PHASE (PHASE 1-B) ADDS A NEW PERMANENT PARKING AREA SOUTH OF THE TEMPORARY PARKING LOT IN THE AREA DESCRIBE AS THE "NO BUILD ZONE" IN PHASE 1A. THE NEXT PHASE (PHASE 1-C) ADDS A NEW RETAIL/RESTAURANT AND DIRECTLY WEST OF THE THEATER BETWEEN THE PHASE 1-A TEMP PARKING AND THE PHASE 1-B NEW PARKING LOT. FINALLY, PHASE 1-D REMOVES THE TEMPORARY PARKING LOT FROM PHASE 1-A AND REPLACES WITH A PEDESTRIAN PLAZA AREA.

GENERAL NOTES

1) THE SITE PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE COA ZONE CODE, SECTION 14-16-3-8 AND THE UPTOWN SECTOR DEVELOPMENT PLAN.
2) THIS SITE PLAN REPLACES THE PREVIOUSLY APPROVED SITE PLAN FOR BUILDING PERMIT (DATED APRIL 4, 2006, PROJECT NUMBER 1002392, APPLICATION NUMBER: 06EPC-40088).
3) ANY MODIFICATIONS TO THE SITE PLAN FOR BUILDING PERMIT THAT IMPACT PROPERTY BOUNDARIES SHALL BE REFLECTED ON THE SITE PLAN FOR SUBDIVISION & SHALL BE APPROVED THROUGH THE REVIEW PROCESS ESTABLISHED IN THE UPTOWN SECTOR DEVELOPMENT PLAN OR THE CITY COMPREHENSIVE CODE, WHICHEVER SHALL APPLY.
4) DEVELOPMENT OF EACH PHASE WILL REQUIRE ADMINISTRATIVE APPROVAL.

PROJECT DATA

LEGAL DESCRIPTION:
A PORTION OF LOT 5 OF THE REPLAT OF THE WINROCK CORPORATION

ZONING:
SU-3 MU-UPT

PROPOSED USE:
THEATER, RETAIL, RESTAURANT, OFFICE

AREAS BY PHASE:

PHASE 1-A:	304,888 SF (6.99 ACRES)
PHASE 1-B:	288,980 SF (6.63 ACRES)
PHASE 1-C:	66,739 SF (1.53 ACRES)
PHASE 1-D:	134,863 SF (3.1 ACRES)

VEHICLE & BIKE ACCESS:
BIKE ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PAVED DE LAS NORTEAMAS TRAIL & CONTINUES ALONG WINROCK'S SOUTHERN EDGE & CONNECTS TO THE PEDESTRIAN OVERPASS & CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER.

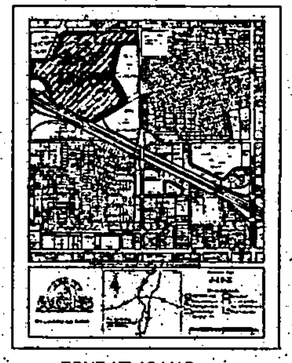
TRANSIT:
SITE IS SERVED BY ADJACENT ROUTE (766, RED LINE RAPID RIDE, WHICH PASSES THE SITE ON UPTOWN LOOP COMMUTER ROUTES 24 & 212, INDIAN SCHOOL ROUTE & CONSTITUTION ROUTE, PASS SITE ON INDIAN SCHOOL ROAD & PENNSYLVANIA ROAD THAT SERVE THE AFORMENTIONED COMMUTER ROUTES. ONE BUS STOP EXISTS LOCATED ADJACENT TO THE UPTOWN SHOPPING CENTER ON INDIAN SCHOOL ROAD SERVING ROUTE (766 WESTBOUND. LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHEAST CORNER OF WINROCK TOWN CENTER WITH 113 PARKING SPACES PROVIDED.

PARKING:

PARKING REQUIRED (2 PER 1000 SF)	234
PARKING PROVIDED	253
HANDICAP PARKING PARKING REQUIRED	10
HANDICAP PARKING PROVIDED	16
BICYCLE PARKING REQUIRED (1:20 AUTOS)	12
BICYCLE PARKING REQUIRED	12
MOTORCYCLE PARKING REQUIRED (154-200 AUTOS)	5
MOTORCYCLE PARKING PROVIDED	9

PARKING SIGNAGE:
SIGNAGE SHALL BE PROVIDED TO IDENTIFY EACH PARKING SPACE RESERVED FOR ADA ACCESSIBLE PARKING, MOTORCYCLE PARKING AND ELECTRIC VEHICLE (EV) PARKING AS IDENTIFIED IN THE KEYED NOTES ON THIS SHEET.

LIGHTING:
ALL LIGHT FIXTURES SHALL BE SHIELDED AND IN CONFORMANCE WITH THE LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE SECTION 14-16-3-9 AND THE UPTOWN SECTOR DEVELOPMENT PLAN. HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE POLE. ALL LIGHTING SHALL COMPLY WITH THE DARK SKY PROTECTION ACT.



ZONE ATLAS MAP

STUDIO SW ARCHITECTS
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9638 fax 505.843.9683
Web Site: www.studiosw.com
E-Mail: mail@studiosw.com

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CONSULTANTS

Architect Engineer

NOT FOR CONSTRUCTION

WINROCK TOWN CENTER

ALBUQUERQUE, NM

Key Plan
NTS

MARK	DATE	DESCRIPTION
2	1/22/13	AA REVISION
1	6/27/12	ADMIN. AMENDMENT 1A

ISSUE:	SD CHARRETTE
PROJECT NO:	0000
CAD DWG FILE:	1103NS-101.DWG
DRAWN BY:	
CHECKED BY:	
DATE:	1/22/13

SHEET TITLE
SITE PLAN – PHASE 1A

S-101

P:\1103 Winrock Remodel\10-Drawings\CD\Working SDRP Admin Amend 10-29-12\WINROCK_MASTER SITE PLAN Phase 1A 1-22-13.dwg 2/26/2013 8:28 PM
CHELSEY

TRACT A

(39) A ROAD AND UNDERGROUND UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 24, 2004, RECORDED IN BOOK 877 PAGE 9768, AS DOCUMENT NO. 2004069960, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

LOUISIANA BOULEVARD N.E.

2'
8'
6'
5'
4'
8'
6'
9'

PRUWINROCK LLC,
a Delaware Limited Liability Company
Area of Take:
412 square meters / 0.0412 hectares
(4,432 Sq. ft. / 0.1017 Acre)

PARCEL A-1-A-1

N

0 50
SCALE: 1"= 50'

Designed For
WINROCK PARTNERS, LLC.

SIDEWALK EXHIBIT A

WINROCK CENTER ADDITION
LOUISIANA BOULEVARD N.E.

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-6141 Fax (505) 892-3259

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ST. PIUS X SUBDIVISION
BOOK 2001C PAGE 140
REC. 05-10-01

INDIAN SCHOOL ROAD N.E. (103' WIDE R/W)

EXISTING FENCE

TRACT B

PARCEL C-2A
BOOK 94C PAGE 281
REC. 8-23-94

PARCEL A-1-A-1

N

0 50
SCALE: 1"= 50'

Designed For:
WINROCK PARTNERS, LLC.

SIDEWALK EXHIBIT B

WINROCK CENTER ADDITION
INDIAN SCHOOL ROAD N.E.

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-0141 Fax (505) 892-3259

02AU011 (ARG)

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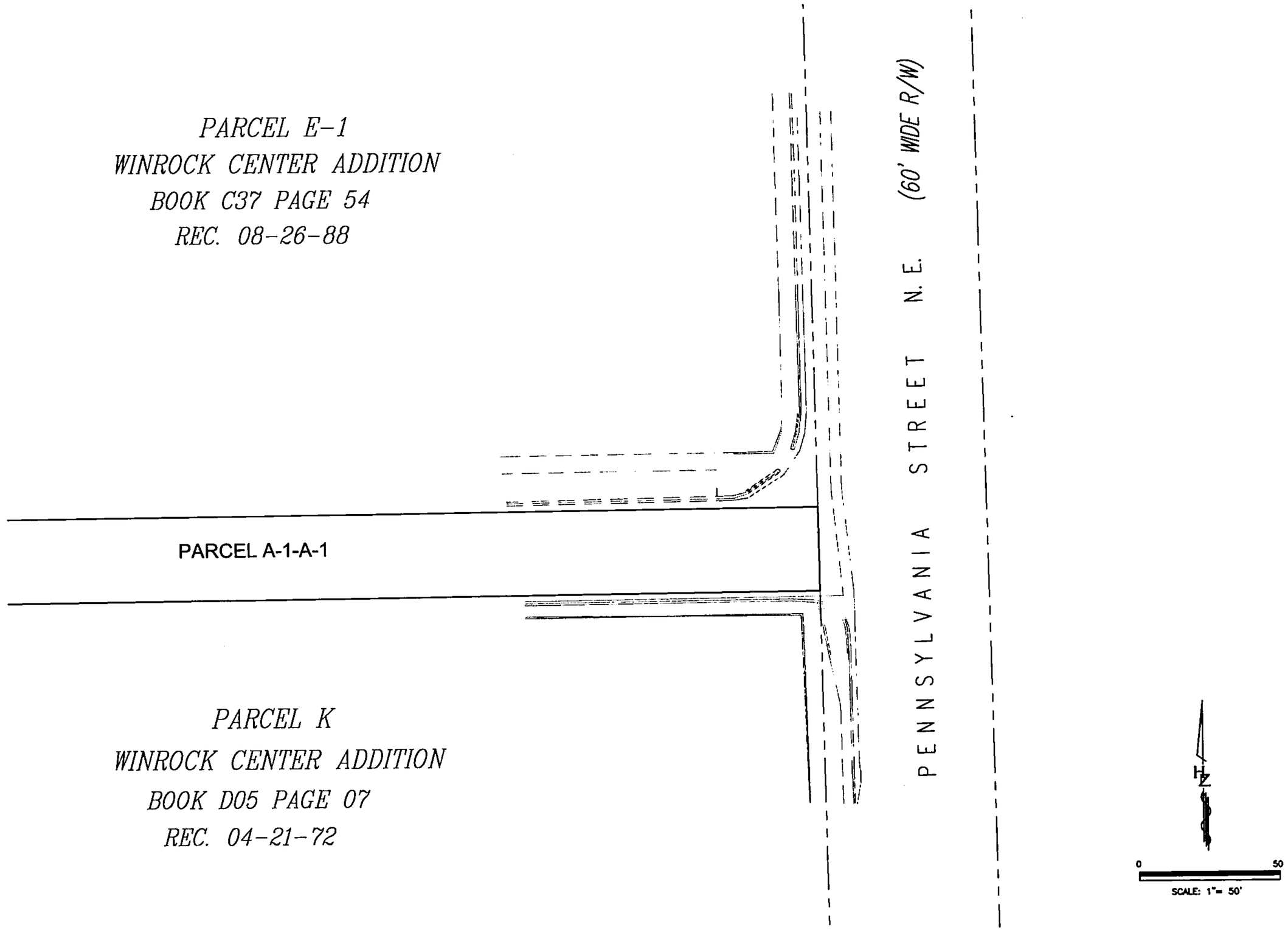

Designed For:

WINROCK PARTNERS, LLC.

SIDEWALK EXHIBIT C

WINROCK CENTER ADDITION
PENNSYLVANIA STREET N.E.

Designed By:

HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

02AUG11 (ARG)

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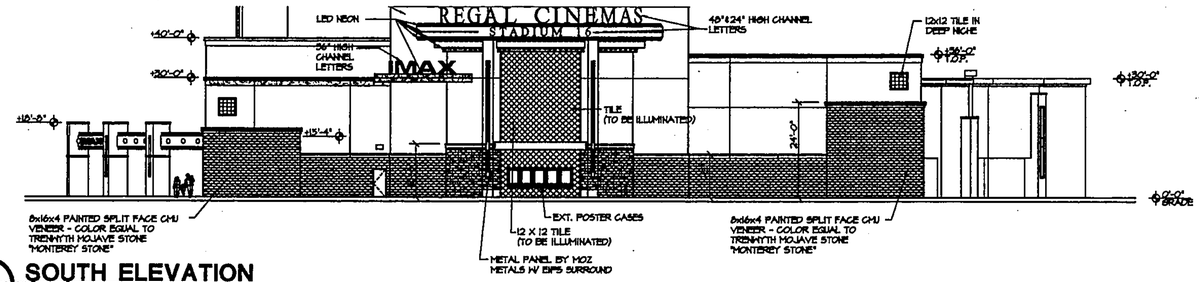
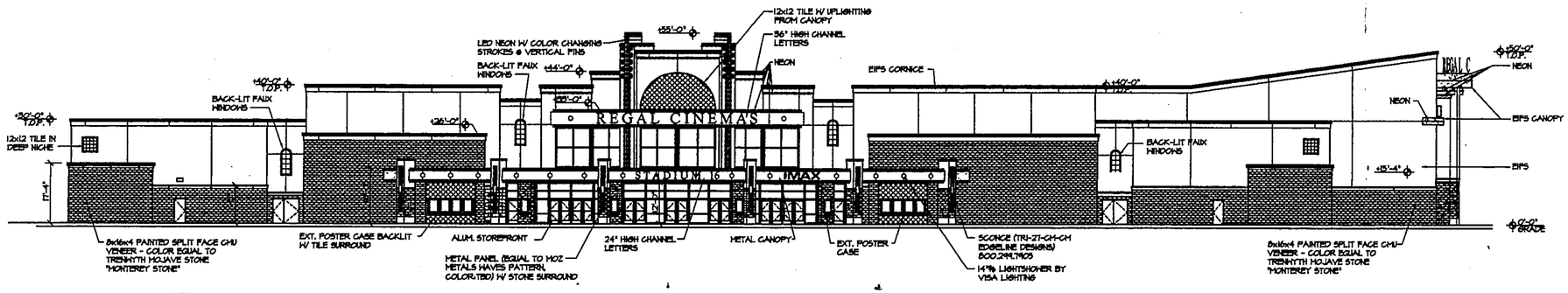


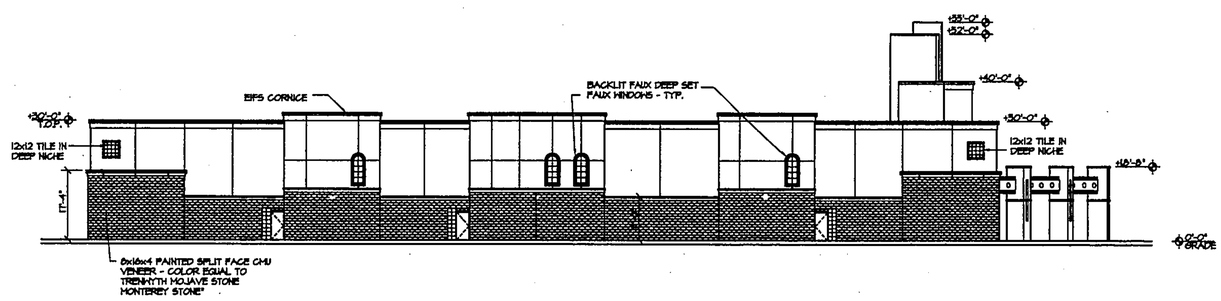
A A3.1 **SOUTH ELEVATION**

SCALE : 1/16" = 1'-0"



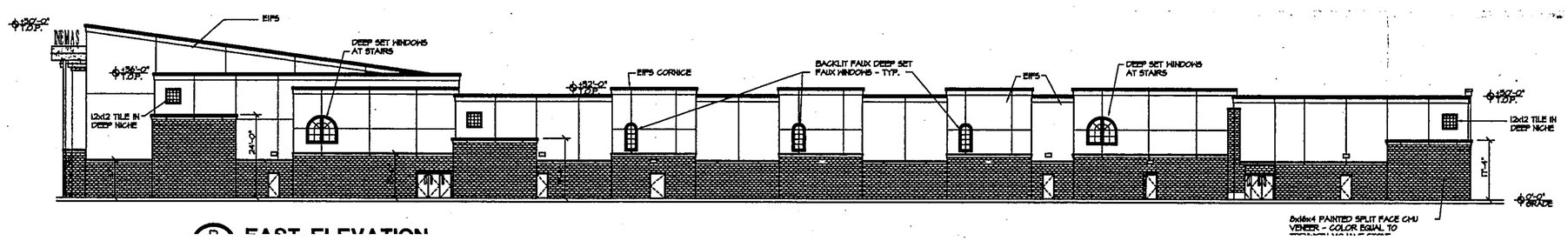
B A3.1 **WEST ELEVATION (ENTRANCE)**

SCALE : 1/16" = 1'-0"



B A3.1 **NORTH ELEVATION**

SCALE : 1/16" = 1'-0"

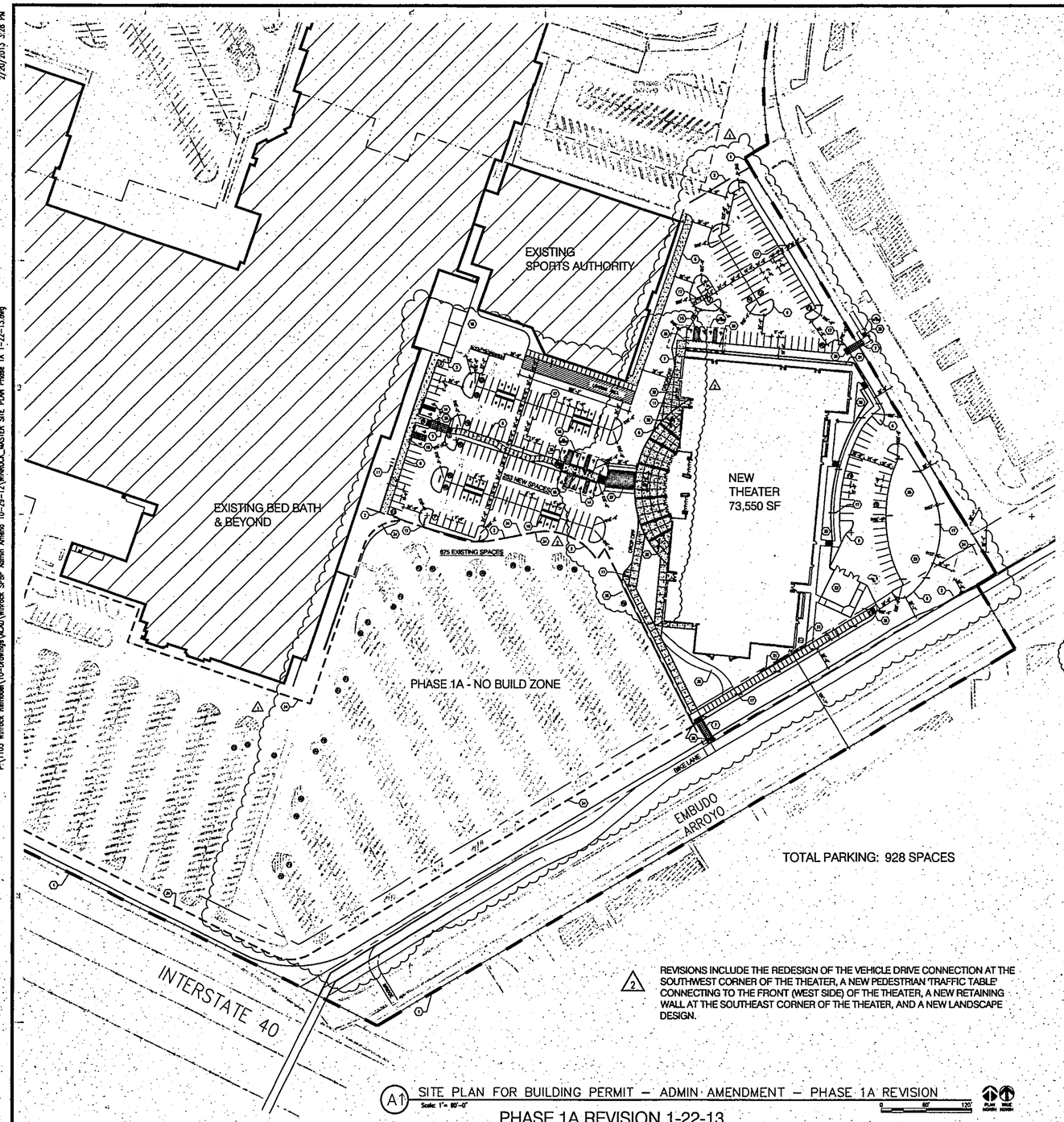


Winrock
TOWN CENTER

OWNER/DEVELOPER
WINROCK PARTNERS, LLC

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

SITE DEVELOPMENT PLAN BUILDING PERMIT
EXTERIOR ELEVATIONS



2 REVISIONS INCLUDE THE REDESIGN OF THE VEHICLE DRIVE CONNECTION AT THE SOUTHWEST CORNER OF THE THEATER, A NEW PEDESTRIAN 'TRAFFIC TABLE' CONNECTING TO THE FRONT (WEST SIDE) OF THE THEATER, A NEW RETAINING WALL AT THE SOUTHEAST CORNER OF THE THEATER, AND A NEW LANDSCAPE DESIGN.

A1 SITE PLAN FOR BUILDING PERMIT – ADMIN AMENDMENT – PHASE 1A REVISION
Scale: 1"= 60'-0"

PHASE 1A REVISION 1-22-13

0 60' 120'

PLAN NORTH TRUE NORTH

ADMINISTRATIVE AMENDMENT
FILE # 13-10124 PROJECT # 1002202
amend drive aisle in front of theatre + LS Plan

Marrone 2/25/13
APPROVED BY DATE

SYMBOLS LEGEND

- PROPERTY LINE
- CURB
- PHASE BOUNDARY LINE FOR ADMIN AMMEND.
- CONSTRUCTION PHASE BOUNDARY "NO BUILD ZONE"

KEYED NOTES

(NOT ALL KEYNOTES ARE USED ON EVERY PLAN)

1) PROPERTY LINE
2) LIMITS OF PHASE 1A
3) LIMITS OF PHASE 1B
4) LIMITS OF PHASE 1C
5) CONSTRUCTION PHASE BOUNDARY "NO BUILD ZONE"
6) CONCRETE CURB AND GUTTER, TYP.
7) 6' MIN WIDTH PEDESTRIAN COLORED TEXTURED CONCRETE CROSSWALK TYP.
8) 6' CONCRETE WALKWAY
9) 8' CONCRETE WALKWAY
10) 10' CONCRETE WALKWAY
11) BICYCLE RACK-TYP. EACH RACK HOLDS AT LEAST 2 BIKES (SEE DETAIL B5/S-103
12) 4X8 MOTORCYCLE PARKING SPACE
13) MOTORCYCLE PARKING SIGNAGE TYP. (SEE DETAIL A6/S-103)
14) HANDICAP PARKING SYMBOL, TYP. (SEE DETAIL A1/S-103)
15) HANDICAP PARKING SIGN, TYP. (SEE DETAIL A6&B6/S-103)
16) 6' CONCRETE WHEEL STOP, TYP. (SEE DETAIL B3/S-103)
17) 30' MAX PARKING LIGHT FIXTURE, POLE, BASE (SEE DETAIL C4/S-103)
18) SERVICE DRIVE
19) BIKE PATH
20) BOLLARD (SEE B4/S-103)
21) RETAINING WALL (SEE DETAILS, SHEET C-106)
22) LOADING DOCK
23) TRASH AND RECYCLING ENCLOSURE (SEE DETAILS SHEET A-104)
24) EXISTING CURB
25) WATER HARVESTING AREA W/CURB CUTS (SEE GRADING AND DRAINAGE PLAN)
26) FIRE HYDRANT, TYP.
27) ADA COMPLIANT RAMP (SEE DETAILS ON S-103)
28) ELECTRIC VEHICLE PARKING, TYP.
29) ELECTRIC VEHICLE SIGN (SEE DETAIL A6/S-103) TYP.
30) 30' FIRE MARSHALL ACCESS
31) AT GRADE PLANTERS, TYP. (SEE LANDSCAPE PLAN, SHEET L-103)
32) PEDESTRIAN BENCH SEATING 2
33) EXISTING SIDEWALK
34) BOUNDARY OF "NO BUILD ZONE"
35) WC RAMP. (SEE DETAILS SHEET A5-103 ALONG W/ VARIOUS CORRESPONDING RAMP CONDITIONS) 2
36) NEW PARKING STRIPING TO TIE-IN TO NEW SITEWORK
37) RAISED TRAFFIC TABLE WITH TEXTURED SURFACE. SEE C2/S103
38) GRAVEL WALK PATH – SEE LANDSCAPE

SHEET INDEX

S-101	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
S-101B	PHASING PLANS
S-102	SITE DEVELOPMENT PLAN FOR SUBDIVISION
S-103	SITE PLAN DETAILS
LP-01	LANDSCAPE PLAN OVERVIEW
LP-02	LANDSCAPE PLAN
LP-03	LANDSCAPE PLAN
LP-04	LANDSCAPE PLAN
LP-05	LANDSCAPE PLAN NOTES
C-101	GRADING INDEX SHEET
C-102	GRADING PLAN
C-103	GRADING PLAN
C-104	GRADING PLAN
C-105	GRADING PLAN
C-106	RETAINING WALL DETAILS
C-107	CUT/FILL PLAN
C-108	UTILITY OVERALL
C-109	EXISTING/PROPOSED EASEMENTS
A-101	EXTERIOR ELEVATIONS – SOUTH BUILDING
A-102	EXTERIOR ELEVATIONS – SOUTH BUILDING
A-103	EXTERIOR ELEVATIONS – NORTH BUILDING
A-104	EXTERIOR ELEVATIONS – NORTH BUILDING & RECYCLE/COMPACTOR ENCLOSURE DETAILS
A-105	EXTERIOR ELEVATIONS – REGAL THEATER

PROJECT NUMBER: 1002202
APPLICATION NUMBER:

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

DRB SITE DEVELOPMENT PLAN APPROVAL

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

PROJECT SUMMARY

THE PROPOSED PROJECT IS A SINGLE STORY THEATER PLUS TWO ONE-STORY BUILDINGS FOR RETAIL, RESTAURANT AND/OR OFFICE USE. ALL ELEMENTS OF THE SITE PLAN AND BUILDING ELEVATIONS SHALL COMPLY WITH THE DESIGN GUIDELINES OF THE UPTOWN SECTOR DEVELOPMENT PLAN. THE PROJECT WILL BE BUILT IN PHASES. THE FIRST PHASE (PHASE 1-A) INCLUDES A NEW TEMPORARY PARKING LOT DIRECTLY WEST OF THE NEW THEATER. THE SECOND PHASE (PHASE 1-B) ADDS A NEW PERMANENT PARKING AREA SOUTH OF THE TEMPORARY PARKING LOT IN THE AREA DESCRIBE AS THE "NO BUILD ZONE" IN PHASE 1A. THE NEXT PHASE (PHASE 1-C) ADDS A NEW RETAIL/RESTAURANT PAD DIRECTLY WEST OF THE THEATER BETWEEN THE PHASE 1-A TEMP PARKING AND THE PHASE 1-B NEW PARKING LOT. FINALLY, PHASE 1-D REMOVES THE TEMPORARY PARKING LOT FROM PHASE 1-A AND REPLACES WITH A PEDESTRIAN PLAZA AREA.

GENERAL NOTES

1) THE SITE PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE COA ZONE CODE, SECTION 14-16-3-9 AND THE UPTOWN SECTOR DEVELOPMENT PLAN.
2) THIS SITE PLAN REPLACES THE PREVIOUSLY APPROVED SITE PLAN FOR BUILDING PERMIT (DATED APRIL 4, 2006, PROJECT NUMBER 1002202, APPLICATION NUMBER: 05EPC-00086).
3) ANY MODIFICATIONS TO THE SITE PLAN FOR BUILDING PERMIT THAT IMPACT PROPERTY BOUNDARIES SHALL BE REFLECTED ON THE SITE PLAN FOR SUBDIVISION & SHALL BE APPROVED THROUGH THE REVIEW PROCESS IDENTIFIED IN THE UPTOWN SECTOR DEVELOPMENT PLAN OR THE CITY COMPREHENSIVE CODE, WHICHEVER SHALL APPLY.
4) DEVELOPMENT IN EACH PHASE WILL REQUIRE ADMINISTRATIVE APPROVAL

PROJECT DATA

LEGAL DESCRIPTION
A PORTION OF LOT 5 OF THE REPLAT OF THE WINROCK CENTER ADDITION

ZONING:
SU-3 MU-UPT

PROPOSED USE:
THEATER, RETAIL, RESTAURANT, OFFICE

AREAS BY PHASE

PHASE 1-A:	304,888 SF (6.99 ACRES)
PHASE 1-B:	268,980 SF (6.17 ACRES)
PHASE 1-C:	60,759 SF. (1.39 ACRES)
PHASE 1-D:	134,653 SF (3.1 ACRES)

BICYCLE & TRAIL ACCESS:
TRAIL ACCESS IS PROVIDED ACROSS PENNSYLVANIA VIA THE PASEO DE LAS MONTAÑAS TRAIL & CONTINUES ALONG WINROCK'S SOUTHERN EDGE & CONNECTS TO THE PEDESTRIAN OVERPASS & CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER.

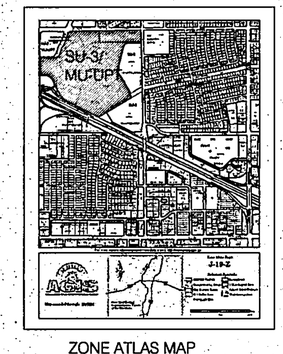
TRANSIT:
SITE IS SERVED BY ADJACENT ROUTE #766, RED LINE RAPID RIDE, WHICH PASSES THE SITE ON UPTOWN LOOP. COMMUTER ROUTES #6 & #12, INDIAN SCHOOL ROUTE & CONSTITUTION ROUTE PASS SITE ON INDIAN SCHOOL ROAD & PENNSYLVANIA ROAD THAT SERVE THE AFOREMENTIONED COMMUTER ROUTES. ONE BUS STOP EXISTS LOCATED ADJACENT TO THE UPTOWN SHOPPING CENTER ON INDIAN SCHOOL ROAD SERVING ROUTE #766 WESTBOUND. LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR. 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 113 PARKING SPACES PROVIDED.

PARKING:

PARKING REQUIRED (2 PER 1000 SF)	234
PARKING PROVIDED	253
HANDICAP PARKING PARKING REQUIRED	16
HANDICAP PARKING PROVIDED	16
BICYCLE PARKING REQUIRED (1:20 AUTOS)	12
BICYCLE PARKING REQUIRED	12
MOTORCYCLE PARKING REQUIRED (150-300 AUTOS)	5
MOTORCYCLE PARKING PROVIDED	6

PARKING SIGNAGE
SIGNAGE SHALL BE PROVIDED TO IDENTIFY EACH PARKING SPACE RESERVED FOR ADA ACCESSIBLE PARKING, MOTORCYCLE PARKING AND ELECTRIC VEHICLE (EV) PARKING AS IDENTIFIED IN THE KEYED NOTES ON THIS SHEET.

LIGHTING:
ALL LIGHT FIXTURES SHALL BE SHIELDED AND IN CONFORMANCE WITH THE LIGHTING REGULATIONS OF THE COMPREHENSIVE CITY ZONING CODE SECTION 14-16-3-9 AND THE UPTOWN SECTOR DEVELOPMENT PLAN. HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE POLE. ALL LIGHTING SHALL COMPLY WITH NM NIGHT SKY PROTECTION ACT.



ZONE ATLAS MAP

STUDIO SW ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9638 fax 505.843.9683
Web Site: www.studiosw.com
E-Mail: mail@studiosw.com

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CONSULTANTS

Architect Engineer

NOT FOR CONSTRUCTION

WINROCK TOWN CENTER

ALBUQUERQUE, NM

Key Plan
NTS

MARK	DATE	DESCRIPTION
2	1/22/13	AA REVISION
1	6/27/12	ADMIN. AMMENDMENT 1A

ISSUE:	SD CHARETTE
PROJECT NO:	0000
CAD DWG FILE:	1103AS-101.DWG
DRAWN BY:	
CHECKED BY:	
DATE:	1/22/13

SHEET TITLE
SITE PLAN – PHASE 1A

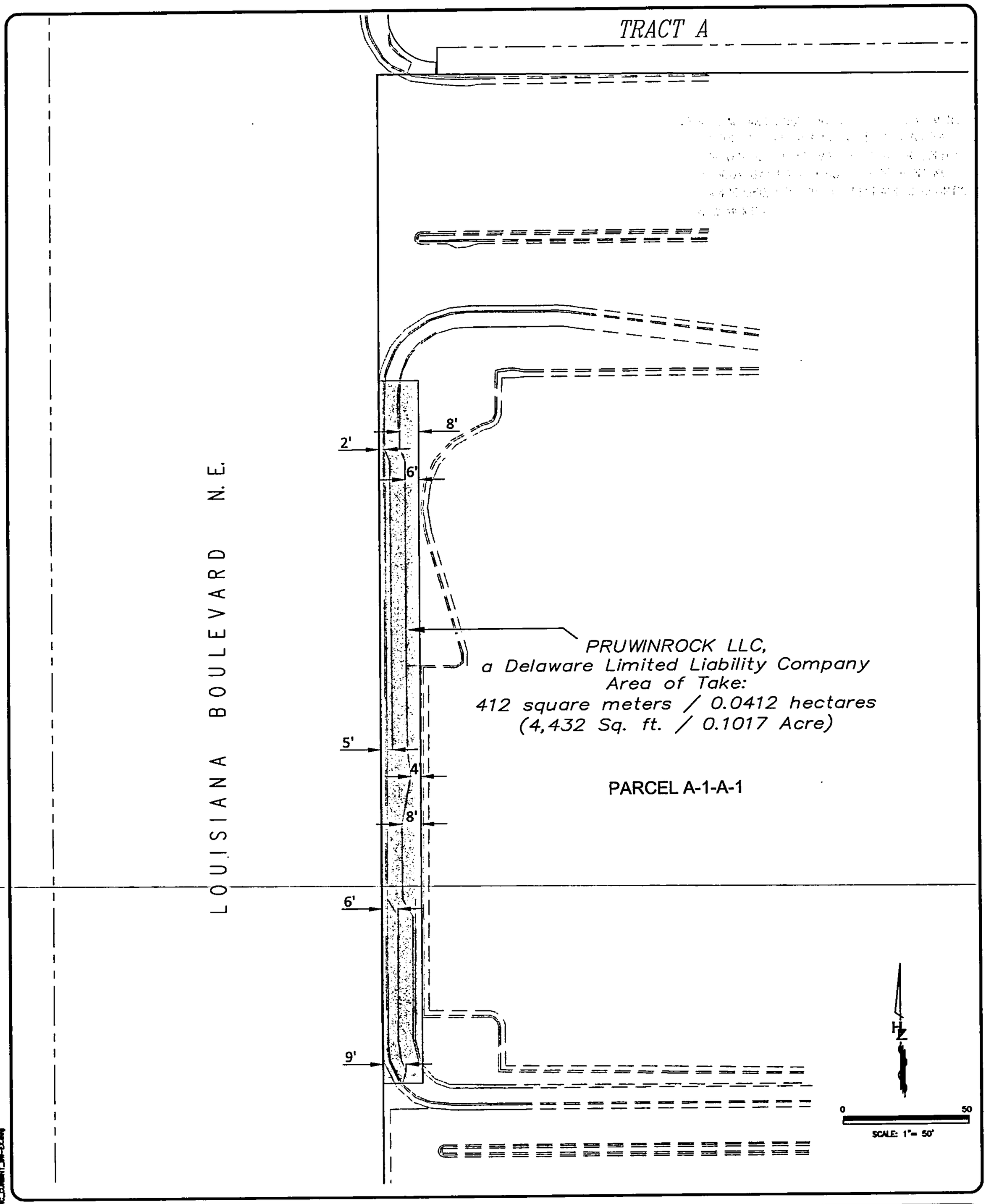
S-101

P:\1103 Winrock Remodel\10-Drawings\AC\AD\Winrock SPBP Admin Amend 10-29-12\WINROCK_MASTER SITE PLAN Phase 1A 1-22-13.dwg 2/20/2013 3:28 PM

DWLSEY

Application # :

Project # 1002202
12-70291



Designed For:

WINROCK PARTNERS, LLC.

SIDEWALK EXHIBIT A

WINROCK CENTER ADDITION
LOUISIANA BOULEVARD N.E.

Designed By:

HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

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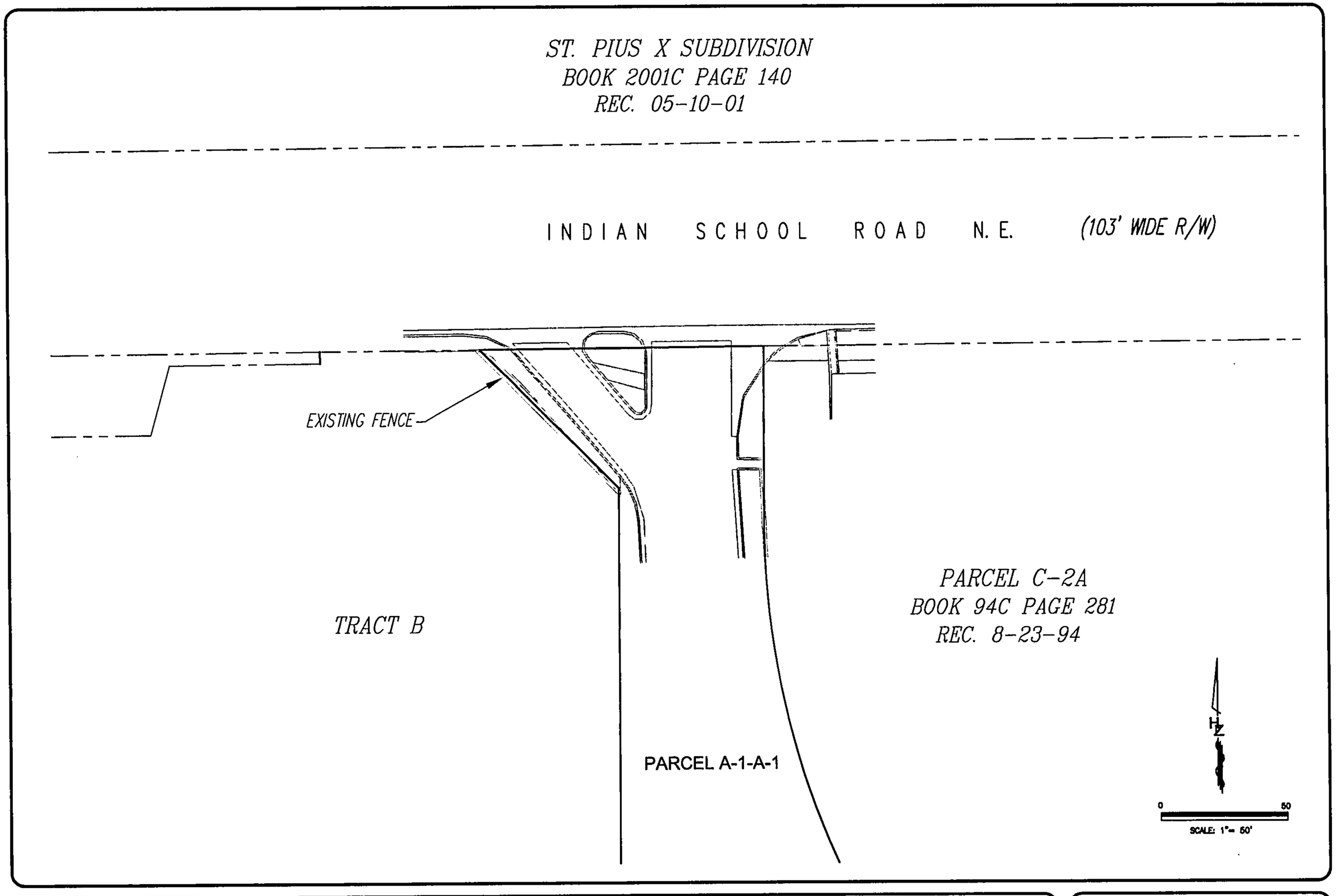

Designed For:

WINROCK PARTNERS, LLC.

SIDEWALK EXHIBIT B

WINROCK CENTER ADDITION
INDIAN SCHOOL ROAD N.E.

Designed By:

HUITT-ZOLLARS

Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

02JU011 (ARG)

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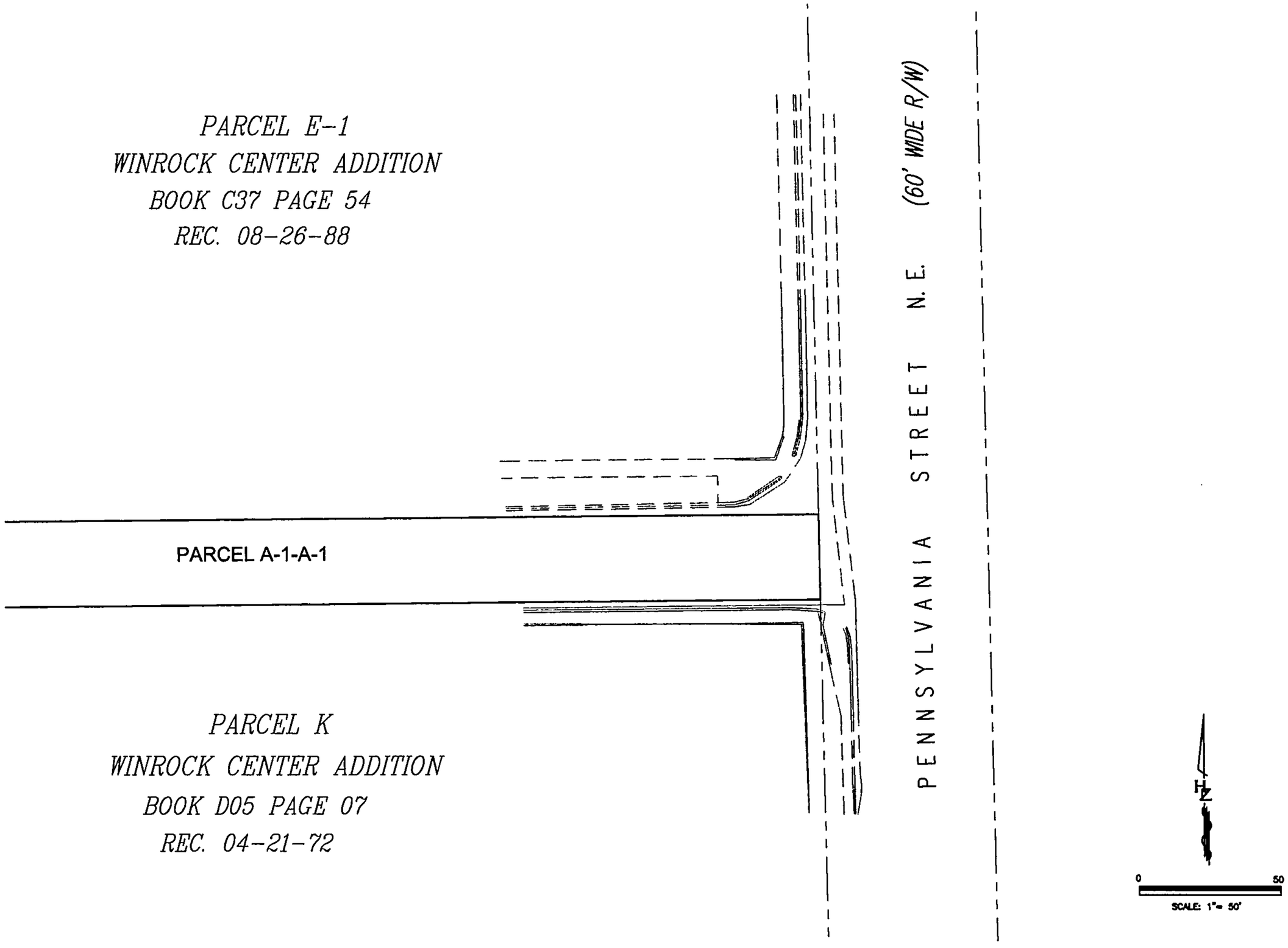

Designed For:

WINROCK PARTNERS, LLC.

SIDEWALK EXHIBIT C

WINROCK CENTER ADDITION
PENNSYLVANIA STREET N.E.

Designed By:

HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-6141 Fax (505) 892-6259

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02JU011 (ARG)

****

March 27. 2013

Current DRC
Project No. 4553.81

Date Submitted: September 17, 2012
Date Site Plan for Bldg Permit Approve
Date Site Plan for Sub. Approved:

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No. 1002202

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

WINROCK TOWN CENTER
(PARCEL A-1-A, WINROCK CENTER ADDITION)

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC WATERLINE IMPROVEMENTS						
B	455381	8" DIA (1,500 LF)	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	LOOP AROUND PROPOSED THEATER	SPORTS AUTHORITY	BED, BATH AND BEYOND	/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Jarrod Likar	9/17/2012				
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
Huitt-Zollars					
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): HUITT-ZOLLARS, INC. PHONE: (505) 892-5141
ADDRESS: 333 RIO RANCHO BLVD. SUITE 101 FAX: (505) 892-3259
CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL:

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

DESCRIPTION OF REQUEST: THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF EXISTING WATERLINE EASEMENTS EASEMENTS AND GRANT A NEW TWENTY FOOT PUBLIC WATERLINE EASEMENT TO THE ALBUQUERQUE BERNALILLO WATER UTILTY AUTHORITY WITHIN PARCEL A-1-A-1 OF THE WINROCK CENTER ADDITION.
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 Block: _____ Unit: _____
Subdiv/Addn/TBKA: WINROCK CENTER ADDITION
Existing Zoning: SU-3 Proposed zoning: SU-3 MRGCD Map No _____
Zone Atlas page(s): J-19-Z UPC Code: 101905813040020410L1

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

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 2 Total area of site (acres): 50.4704
LOCATION OF PROPERTY BY STREETS: On or Near: WEST OF PENNSYLVANIA STREET NE
Between: LOUISIANA BOULEVARD NE and PENNSYLVANIA STREET NE

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

SIGNATURE [signature] DATE 9/17/12
(Print) Jarrod Likar Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	12 - DRB - 70291	DRF		$285.00
☒ All fees have been collected	- -	CMF		$20.00
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date Sept. 26, 2012			$305.00

[signature] 9-17-12
Planner 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.**

N/A 5 Acres or more: Certificate of No Effect or Approval
X 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
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A 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**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X Fee (see schedule)
X List any original and/or related file numbers on the cover application
X Infrastructure list if required **(verify with DRB Engineer)**
X 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.

JACOB LIKAR
Applicant name (print)

9-17-12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers 12 - DRB - 70291

9-17-12
Planner signature / date

Project # 1002202

HUITT-ZOLLARS

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

September 17, 2012

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

Ref: Winrock Towne Center Phase 1 Redevelopment – Minor Plat

Dear Chairman Cloud and DRB Board Members:

The purpose of this letter is to explain our request to be scheduled for the minor subdivision preliminary/final plat approval. This platting action was attached to the approval of the site plan for subdivision DRB Case #1002202. The previous approval of the plat has expired as of July 20, 2011. The plat has been signed off by the city surveyor, owner and dry utility companies. The SIA for the required improvements has been recorded as of March 20th, 2012 along with approved plans through DRC on September 5, 2012. We respectfully request to be placed on the next available DRB meeting to request approval of the plat.

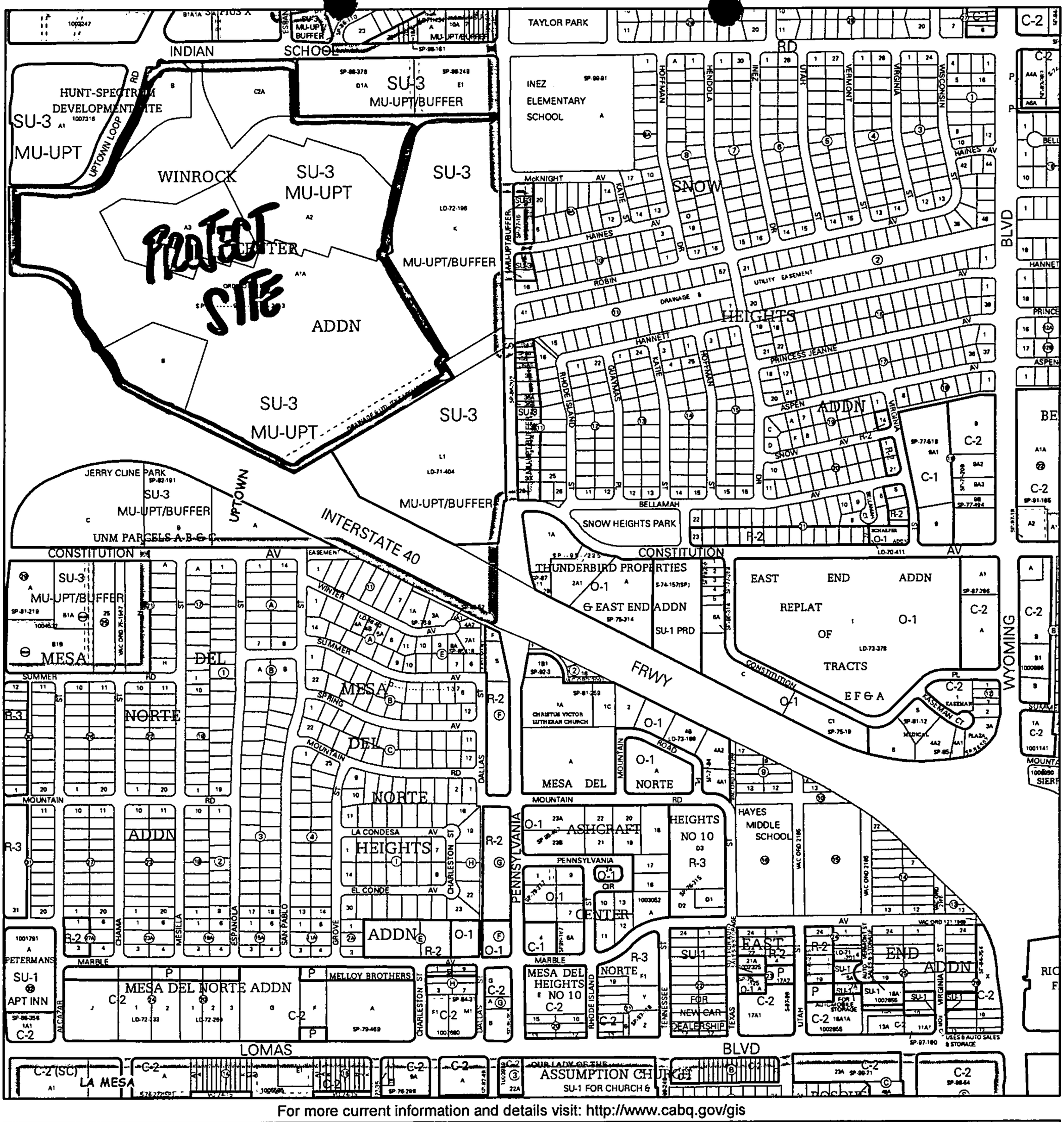
Sincerely,

HUITT-ZOLLARS, INC.

Jarrod Likar, PE
Associate

cc: Mr. Darin Sand, Goodman Realty Group

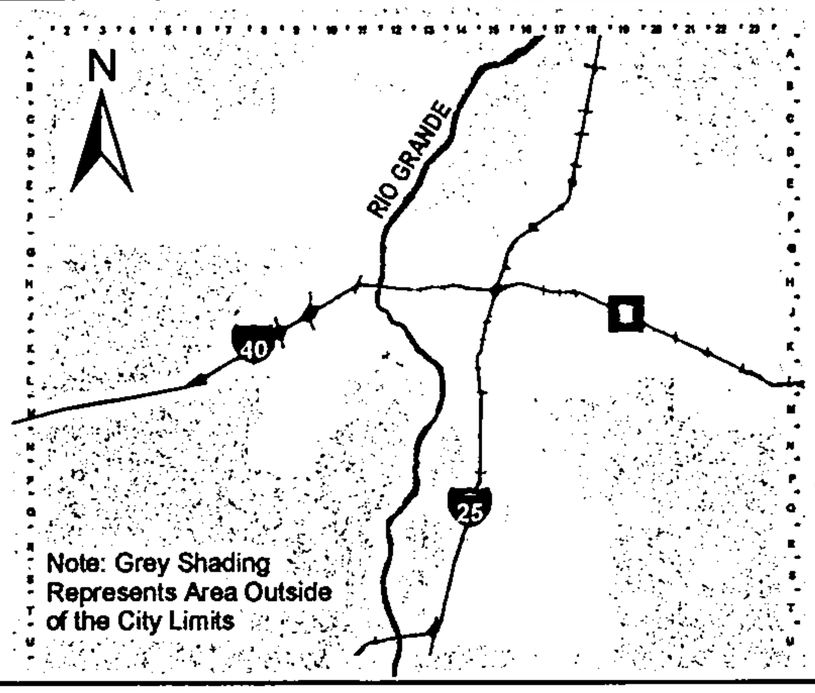
Attachments: Sidewalk Exhibits, Proposed Plat



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



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

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1002202

Wednesday, April 18, 2012

Comments must be received by:

Friday, April 11, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, April 18, 2012,** beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **April 17, 2012,** beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1002202 12DRB-70106 MAJOR - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION	HUITT-ZOLLARS, INC. agent(s) for GOODMAN REALTY GROUP request(s) the referenced/ above action(s) for **WINROCK CENTER ADDITION,** zoned SU-3 MU-UPT (Mixed Use – Uptown) and SU-3 MU-UPT/BUFFER, located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19)
Project# 1002962; # 1003354; # 1003353; # 1002929; # 1002928; # 1003403 12DRB-70099 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	THE TRAILS, LLC request(s) the referenced/ above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) I & 2, plus SANTA FE, TAOS, & RESERVE AT THE TRAILS** [Tract(s) A, B, C, D, & F of THE TRAILS], zoned RD, located on either side of RAINBOW BLVD NW between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 76 acre(s). (C-9)
Project# 1004353 12DRB-70098 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)	THE TRAILS, LLC request(s) the referenced/ above action(s) for all **SANTA FE 2 AT THE TRAILS UNIT 2,** zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9)

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

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 2, 2012.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

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

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Huitt-Zollars, Inc. PHONE: 892-5141
ADDRESS: 333 Rio Rancho Blvd FAX: 892-3259
CITY: Rio Rancho STATE nm ZIP 87122 E-MAIL: seddings@huitt-zollars.com

APPLICANT: Goodman Realty Group PHONE: 881-0100
ADDRESS: 100 Sun Ave, Suite 100 FAX:
CITY: Alb STATE NM ZIP 87109 E-MAIL: sand@goodmanrealty.com
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Site Plan for Subdivision Amendment. Relocate access along Americas Perkway and create lot 6.

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. ___ Block: ___ Unit: ___
Subdiv/Addn/TBKA: Winrock Center - See Attached
Existing Zoning: SU-3 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): J-19 UPC Code: See Attached

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? ___
No. of **existing** lots: 8 No. of **proposed** lots: 6 Total site area (acres): 81.4
LOCATION OF PROPERTY BY STREETS: On or Near: Americas Parkway
Between: Louisiana and Pennsylvania

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

SIGNATURE Scott Eddings DATE 3/23/12
(Print Name) Scott Eddings Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
12DRB-70106	ASPS		$255.00
-	ADV		$75.00
-	CMF		$20.00
-			$
-			$
			Total $350.00

Hearing date April 16 2012

3-23-12
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"**

NA 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
NA 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
NA 6 copies of the Infrastructure List, if relevant to the site plan
NA TIS/AQIA/Traffic Impact Study form with required signature
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

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

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

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

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

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

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

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

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

Scott Eddings
Applicant name (print)

3/23/12
Applicant signature / date

Form revised **October 2007**

Planner signature / date

Project # 1002202

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

Application case number
12DRB-70106

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

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

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

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

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ADDRESS: 333 Rio Rancho Blvd FAX: 892-3259
CITY: Rio Rancho STATE nm ZIP 87122 E-MAIL: seddings@huitt-zollars.com

APPLICANT: Goodman Realty Group PHONE: 881-0100
ADDRESS: 100 Sun Ave, Suite 100 FAX:
CITY: Alb STATE NM ZIP 87109 E-MAIL: sand@goodmanrealty.com

Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Site Plan for Subdivision Amendment. Relocate access along Americas Parkway and create lot 6.

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. ___ Block: ___ Unit: ___
Subdiv/Addn/TBKA: Winrock Center - See Attached
Existing Zoning: SU-3 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): J-19 UPC Code: See Attached

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? ___
No. of existing lots: 8 No. of proposed lots: 6 Total site area (acres): 81.4
LOCATION OF PROPERTY BY STREETS: On or Near: Americas Parkway
Between: Louisiana and Pennsylvania

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

SIGNATURE Scott Eddings DATE 3/23/12
(Print Name) Scott Eddings Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
12DRB-70106	ASBP		$255.00
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Hearing date April 18 2012

3-23-12
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"**

NA 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Letter of authorization from the property owner if application is submitted by an agent
NA 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
NA 6 copies of the Infrastructure List, if relevant to the site plan
NA TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

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

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

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

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

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

✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
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✓ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
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✓ Letter of authorization from the property owner if application is submitted by an agent
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
✓ 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

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Scott Eddings
Applicant name (print)

3/23/12
Applicant signature / date

Form revised **October 2007**

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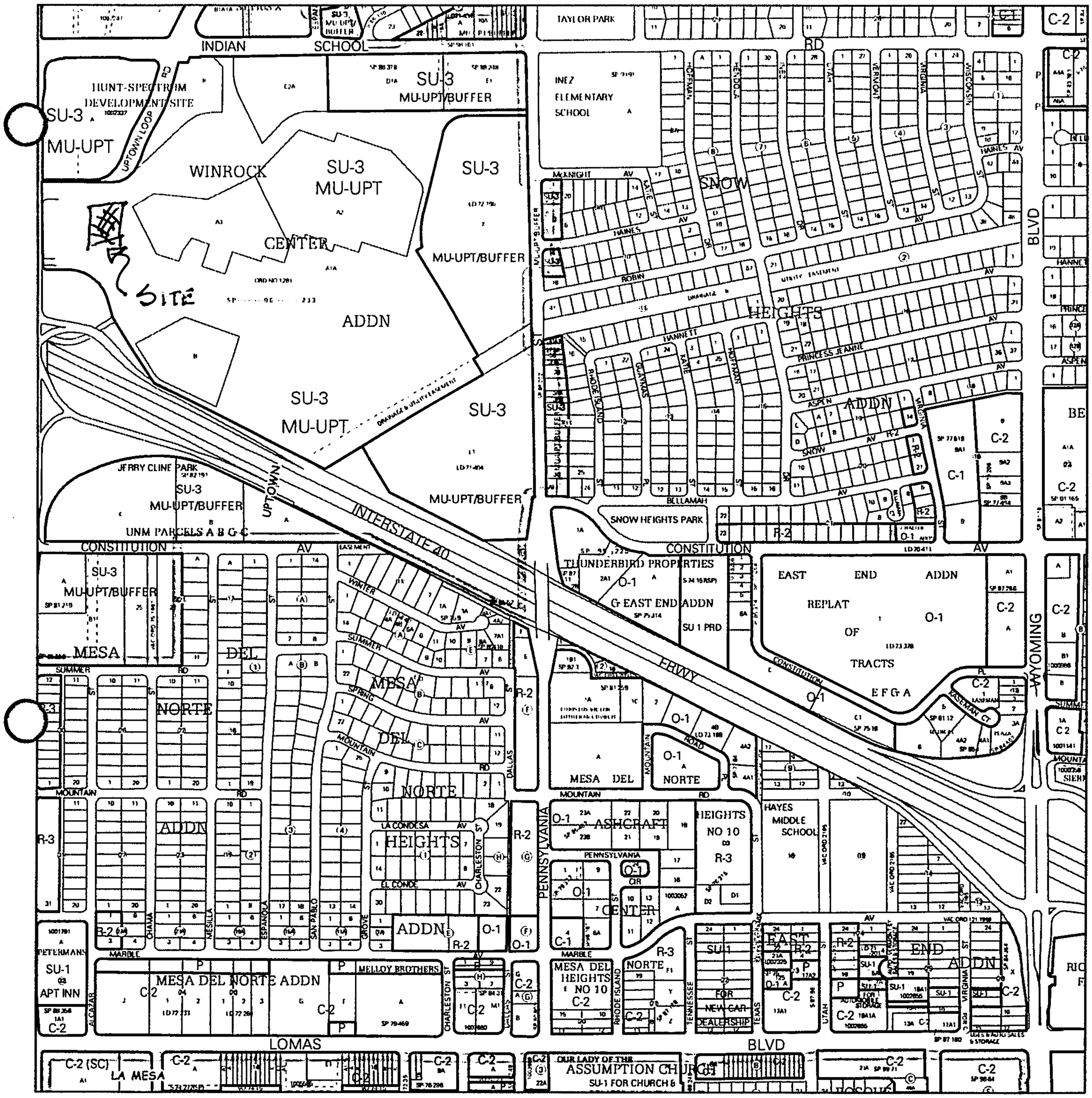
☒ Case #s assigned
☒ Related #s listed

Application case number
12DRB-70106

Planner signature / date

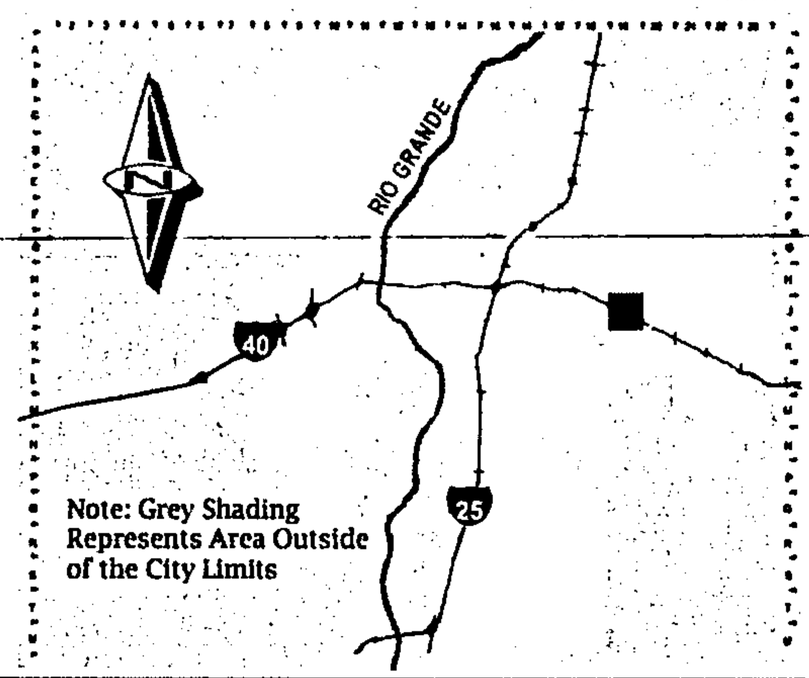
Project # 1002202



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



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

HUITT-ZOLLARS

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

March 23, 2012

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

Ref: Winrock Towne Center Site Plan for Subdivision Amendment

Dear Chairman Cloud and DRB Board Members:

The purpose of this letter is to explain our request for amending the approved Winrock Towne Center Site Plan for Subdivision. A long term lease with renewal options that exceeds 25-years has been signed for a portion of land on parcel A-1-A. The area of land being considered for this long term lease is shown as lot 6 within the application. Currently, a site plan application for lot 6 has been submitted to the City's URT by Modulus Architects, and upon approval, a DRB Site Plan application will be submitted and processed.

Lastly, the Subdivision Improvement Agreement with financial guarantee for the plat of parcel A-1-A-1 was submitted on March 12, 2012 to the City's Design Review Section.

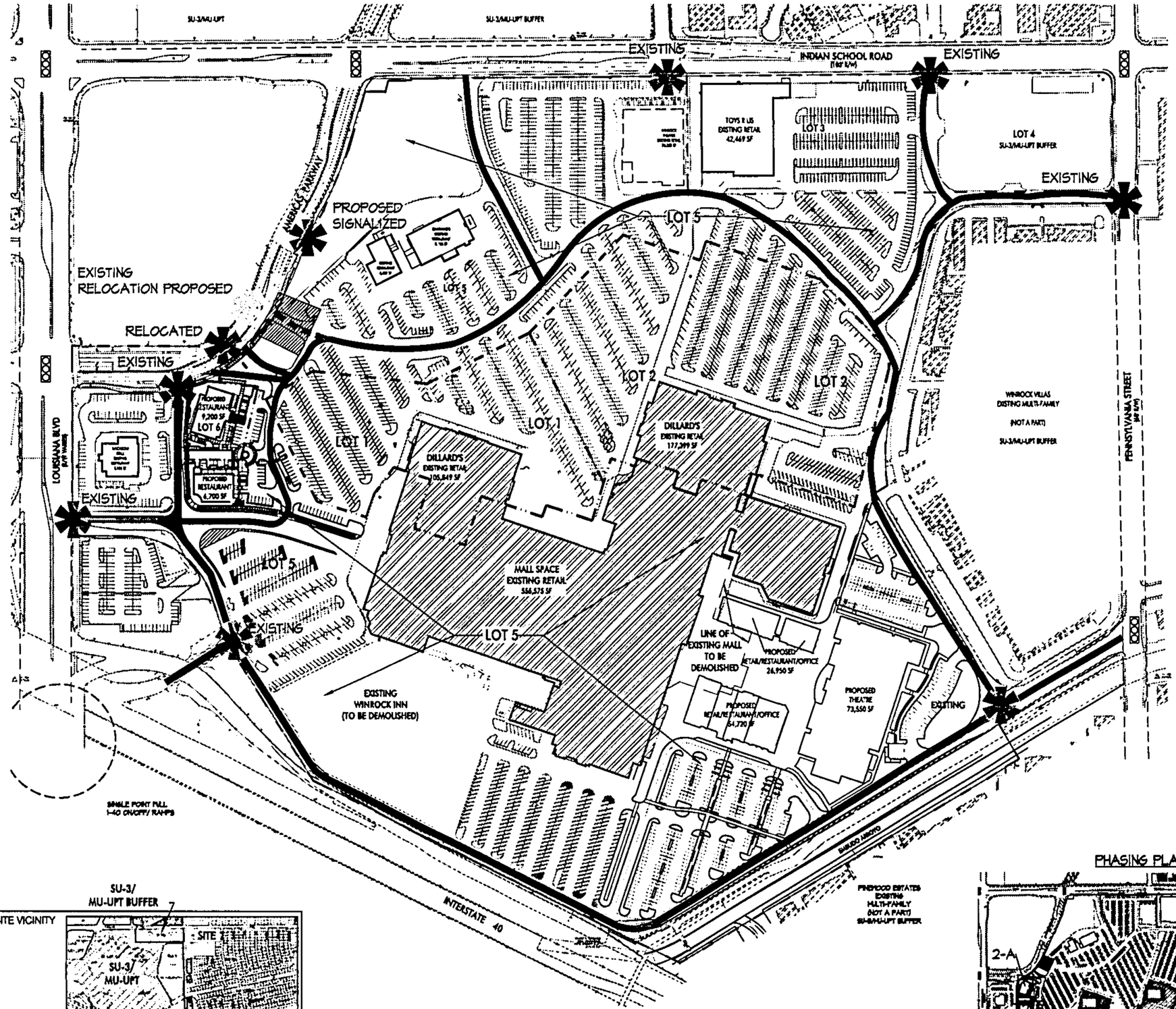
Sincerely,

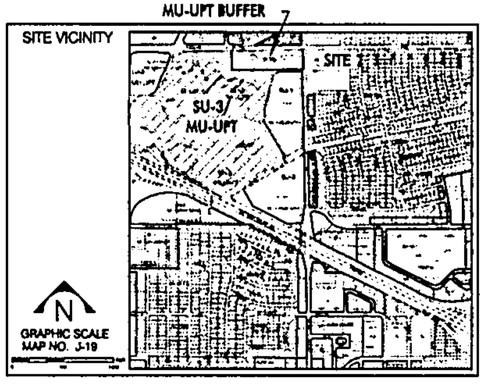
HUITT-ZOLLARS, INC.

Scott Eddings, PE
Associate

cc: Mr. Darin Sand, Goodman Realty Group

Attachments: Winrock Towne Center - Site Plan for Subdivision Amendment





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

GENERAL NOTES:

1. LOT LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLATTING FOR THE WINROCK TOWN CENTER SHALL OCCUR AT THE END OF SITE AND BUILDING CONSTRUCTION WITH INDIVIDUAL LOT BOUNDARIES FOR THE SU-3 AREAS AS AGREED TO WITH THE PLANNING DIRECTOR.
2. PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
3. FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
4. PARKING AS SHOWN IS ILLUSTRATIVE AND SUBJECT TO COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS.
5. WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY
6. SUFFICIENT WAYFINDING SIGNAGE AND RING ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO TENANT LOCATIONS AS WELL AS TO PROJECT EXITS.
7. SURPLUS PARKING AND OPEN SPACE IN PHASE I SHALL BE ATTRIBUTABLE TO FUTURE PHASES.

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

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

THE SITE:
THE SITE CONSISTS OF APPROXIMATELY 30.31 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-8 AND A-2) FOR THE MEN'S AND WOMEN'S DILLARDS STORES AND A PORTION OF THEIR PARKING FIELDS. TRACT 3 IS THE EXISTING TOYS R US LOT (5-1A). TRACT 4 IS THE EXISTING VACANT LOT IN EAST TRACT 5 IS THE REMAINING LOT COMPRISING THE REST OF THE WINROCK CENTER ADDITION (PARCELS A1A 1B, AND C.3A PLUS PARCEL 8 OF THE MINT-SPECTRUM DEVELOPMENT SITE. TRACTS 1, 2 AND _ ARE ZONED SU-3 MU-UPT AND TRACTS _-_ ARE ZONED MU-UPT/BUFFER.

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

LOT 1 [illegible] SF 5.18 AC.	LOT 4 [illegible] SF 8.30 AC.
LOT 2 [illegible] SF 4.84 AC.	LOT 5 [illegible] SF 97.91 AC.
LOT 3 [illegible] SF 4.16 AC.	LOT 6 [illegible] SF 0.65 AC.

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

*RETAIL/RESTAURANT/THEATER [illegible] S.F.
*OFFICE [illegible] S.F.
*HOTEL: 114 ROOMS
*MULTI-FAMILY: 66 UNITS (AREA - 8.8 AC.
GROSS DENSITY-[illegible] DU/AC)

*USES AND SQUARE FOOTAGES ARE APPROVE FOR PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
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 PARES DE LAS MONTANAS TRAIL, AND CONTINUES ALONG WINROCK'S SOUTHERN EDGE AND CONNECTS TO THE PEDESTRIAN OVERPASS AND CONTINUES ACROSS I-40. SIDEWALKS WILL PROVIDE PEDESTRIAN CONNECTIVITY WITHIN WINROCK TOWN CENTER CONSISTENT WITH THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

TRANSIT ACCESS:
LOUISIANA BOULEVARD IS DESIGNATED A MAJOR TRANSIT CORRIDOR, WITH A REGULAR BUS ROUTE AND A RAPID RIDE ROUTE. AND INDIAN SCHOOL ROAD INCLUDES A COMMUTER ROUTE. THE UPTOWN TRANSIT CENTER IS LOCATED NEARBY OFF INDIAN SCHOOL ROAD, WEST OF LOUISIANA BOULEVARD. A TRANSIT FACILITY IS PROVIDED AT THE SOUTHWEST CORNER OF WINROCK TOWN CENTER, WITH 100 PARKING SPACES PROVIDED.

INTERNAL CIRCULATION REQUIREMENTS:
INTERNAL CIRCULATION IS PROVIDED THROUGH THE SITE VIA A RING 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-3 AREA	BUILDING	F.A.R.
[illegible] SF/[illegible] AC)	[illegible] S.F.	.31

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

PHASING:
OVERALL PHASE I DEVELOPMENT INCLUDES THE DEMOLITION OF THE MONTGOMERY WARD BUILDING AND THE WINROCK INN.

PHASE 2 DEVELOPMENT INCLUDES RELOCATING AN ACCESS POINT ON AMERICAS PARKWAY AND CREATING LOT 6 FOR A RESTAURANT.

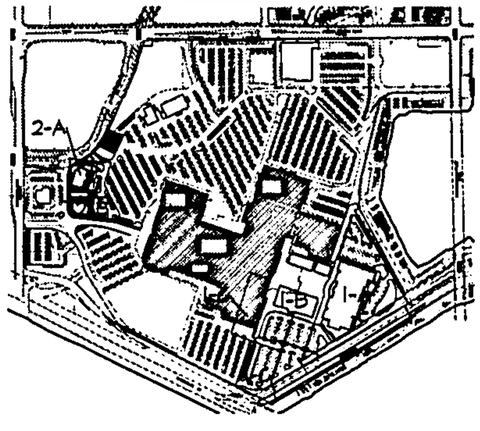
PROJECT NUMBER: 1002202
APPLICATION NUMBER: _____

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

PHASING PLAN



Winrock
TOWN CENTER

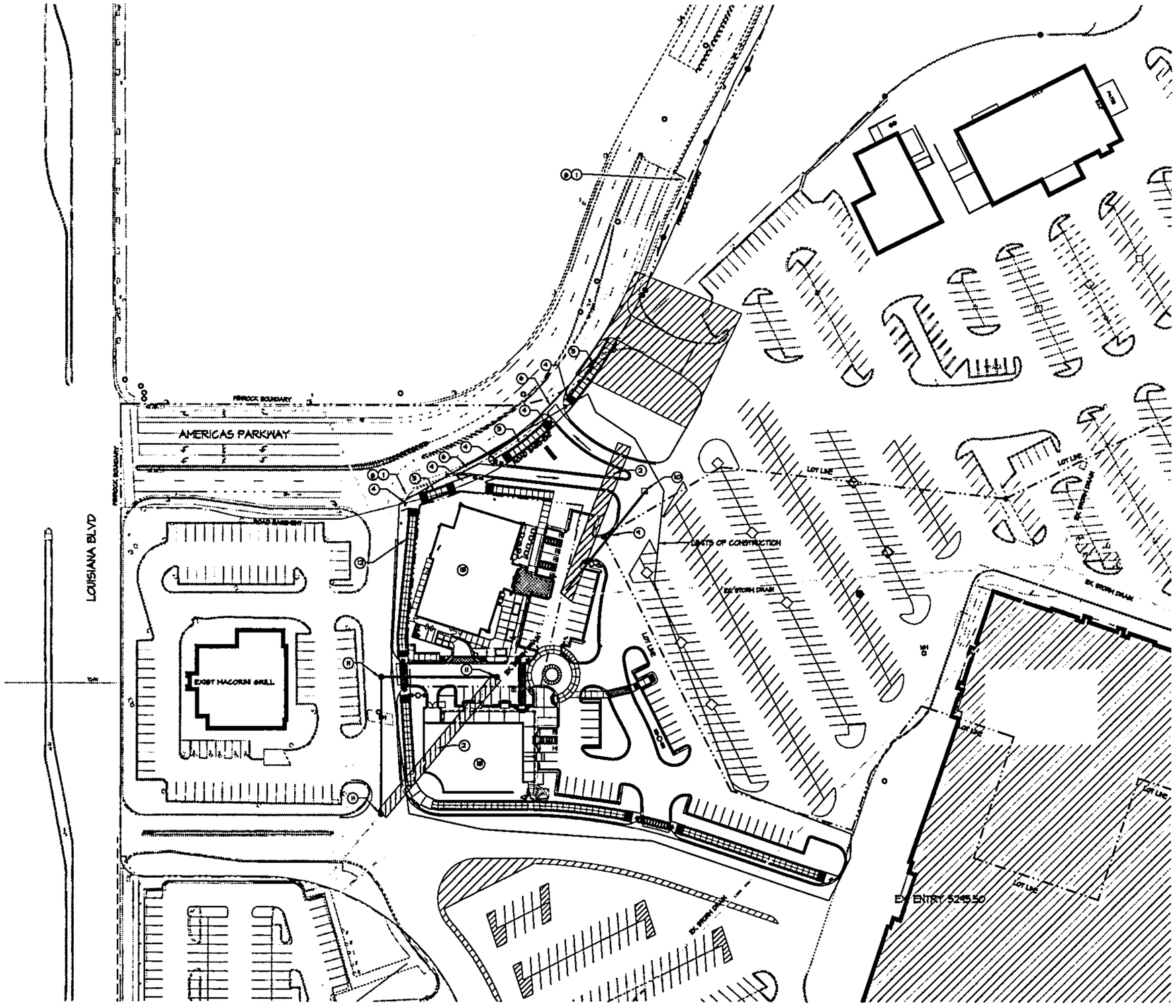
OWNER/DEVELOPER
GOODMAN REALTY

PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
SITE PLAN

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

SHEET S-100
MARCH 23, 2012



NOTES:

1. REMOVE EXISTING ASHPALT CURB ALONG AMERICAS PARKWAY
2. REMOVE EXISTING STORM DRAIN
3. MAINTAIN EXISTING 6' BIKE LANE ALONG AMERICAS PARKWAY
4. INSTALL ADA SIDEWALK RAMP - IN ACCORDANCE WITH CITY STANDARDS
5. INSTALL 10' WIDE CONCRETE SIDEWALK - IN ACCORDANCE WITH CITY STANDARDS
6. INSTALL 14' WIDE VEHICULAR ENTRY - IN ACCORDANCE WITH CITY STANDARDS
7. INSTALL 14' WIDE VEHICULAR EXIT - IN ACCORDANCE WITH CITY STANDARDS
8. INSTALL 6" CONCRETE CURB AND GUTTER IN ACCORDANCE WITH CITY STANDARDS - APPROX. 480 LF
9. RELOCATED STORM DRAIN
10. RELOCATED DROP INLET
11. INSTALL STORM DRAIN MANHOLE
12. INSTALL SIDEWALK CULVERT
13. NEW RESAURANT

Winrock
TOWN CENTER

OWNER/DEVELOPER
GOODMAN REALTY

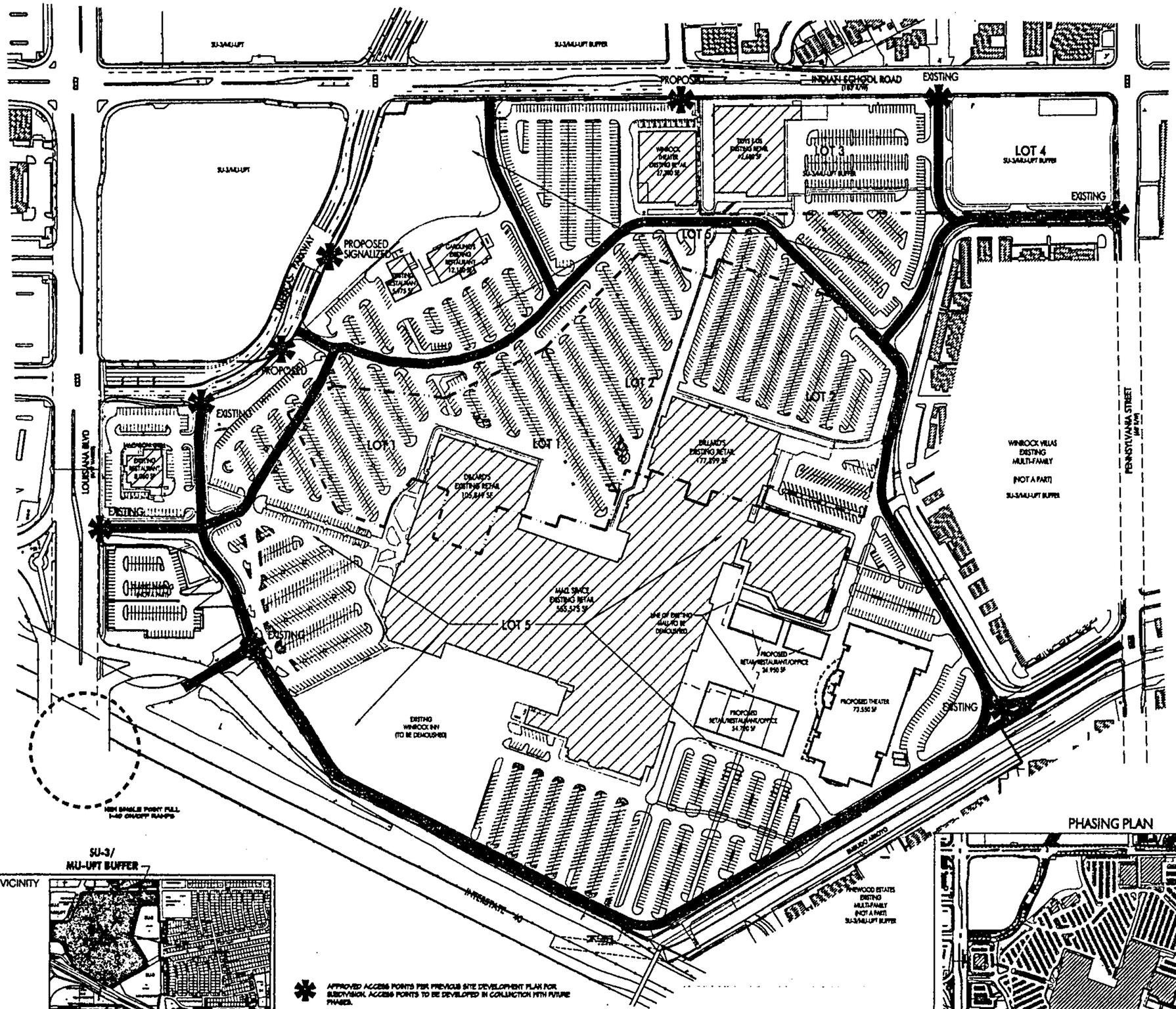
PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
ENLARGED SITE PLAN

NORTH

20 0 40 80
SCALE: 1" = 40'

SHEET S-101
MARCH 23, 2012



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDS THE PRIOR APPROVED WINROCK MARKET CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB*C0091A), PROJECT NO. 1002202.

THE SITE:
THE SITE CONSISTS OF APPROXIMATELY 51.97 ACRES. THE INTERIOR PARCEL LINES SHOWN ON THIS SITE PLAN ARE ILLUSTRATIVE ONLY. PLATTING WILL OCCUR AS SPECIFIC DEVELOPMENT PROJECTS ARE PROPOSED. THE SUBJECT PROPERTY IS PROPOSED TO BE SUBDIVIDED INTO FIVE SEPARATE TRACTS. TRACT 1 AND TRACT 2 ARE THE EXISTING PARCELS (A-8 AND A-2) FOR THE MINTS AND POMENTS DILLARDS STORES AND A PORTION OF THEIR PARKING FIELDS; TRACT 3 IS THE EXISTING TOYS 'R US LOT (D-14); TRACT 4 IS THE EXISTING VACANT LOT (B) EAST OF TOYS 'R US, COMMONLY CALLED THE "CHRISTMAS TREE LOT" AT THE NORTHEAST CORNER OF THE SITE; AND TRACT 5 IS THE REMAINING LOT CONTAINING THE REST OF THE WINROCK CENTER ADDITION (PARCELS A1A, B, AND C2A PLUS PARCEL B OF THE MAY-SPECTRUM DEVELOPMENT SITE). TRACTS 1, 2 AND 3 ARE ZONED SU-3 MU-UPT AND TRACTS 3-4 ARE ZONED MU-UPT/BUFFER.

LOT 1	225,644 SF	5.18 AC.	LOT 4	194,870 SF	9.10 AC.
LOT 2	422,280 SF	9.69 AC.	LOT 5	2,584,696 SF	59.34 AC.
LOT 3	181,058 SF	4.16 AC.			

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

*RETAIL/RESTAURANT/THEATER:	109,280 S.F.	*USES AND SQUARE FOOTAGES ARE APPROVED FOR PREVIOUS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
*OFFICE:	34,000 S.F.	
*HOTEL:	114 ROOMS	
*MULTI-FAMILY:	66 UNITS (AREA-6.11 AC. GROSS DENSITY-10.8 DU/AC.)	

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
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.

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

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

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

SU-3

AREA	BUILDING	F.A.R.
3,344,418 S.F. (51.97 AC.)	1,010,608 S.F.	.30

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

PHASING:
OVERALL PHASE 1 DEVELOPMENT INCLUDES THE DEMOLITION OF THE MONTGOMERY WARD BUILDING AND THE WINROCK INN.

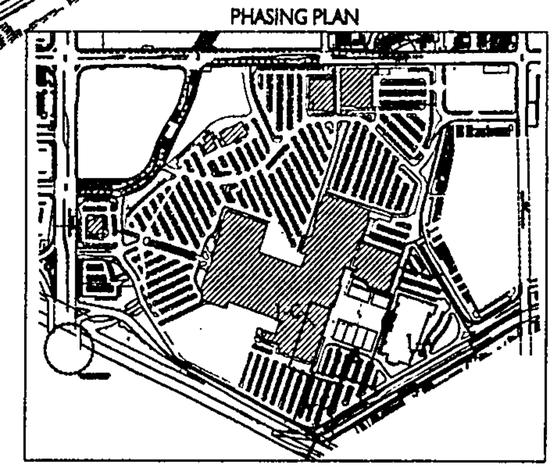
PROJECT NUMBER: 1002202
APPLICATION NUMBER:

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 02-09-11
AMAFCA	DATE 02/09/11
PARKS AND RECREATION DEPARTMENT	DATE 2/9/11
CITY ENGINEER	DATE 2/9/11
*ENVIRONMENTAL HEALTH DEPARTMENT-(CONDITIONAL)	DATE N/A
SOLID WASTE MANAGEMENT	DATE N/A
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 2-16-11

PHASING PLAN



Winrock
TOWN CENTER

OWNER/DEVELOPER
WINROCK PARTNERS, LLC

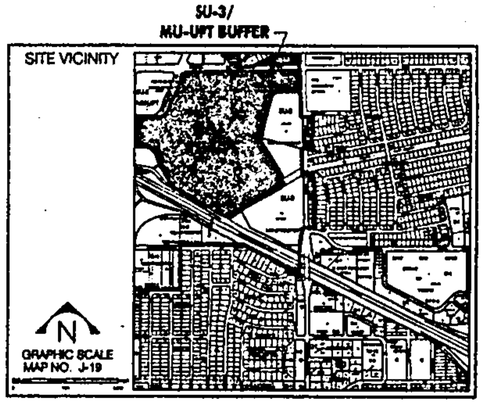
PROJECT TEAM
ENGINEERING
HUITT-ZOLLARS
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING
SURROUNDINGS STUDIO
ARCHITECTURE
STUDIO SOUTHWEST ARCHITECTS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
SITE PLAN

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

SHEET S-102
FEBRUARY 10, 2011

SITE VICINITY



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

GENERAL NOTES:
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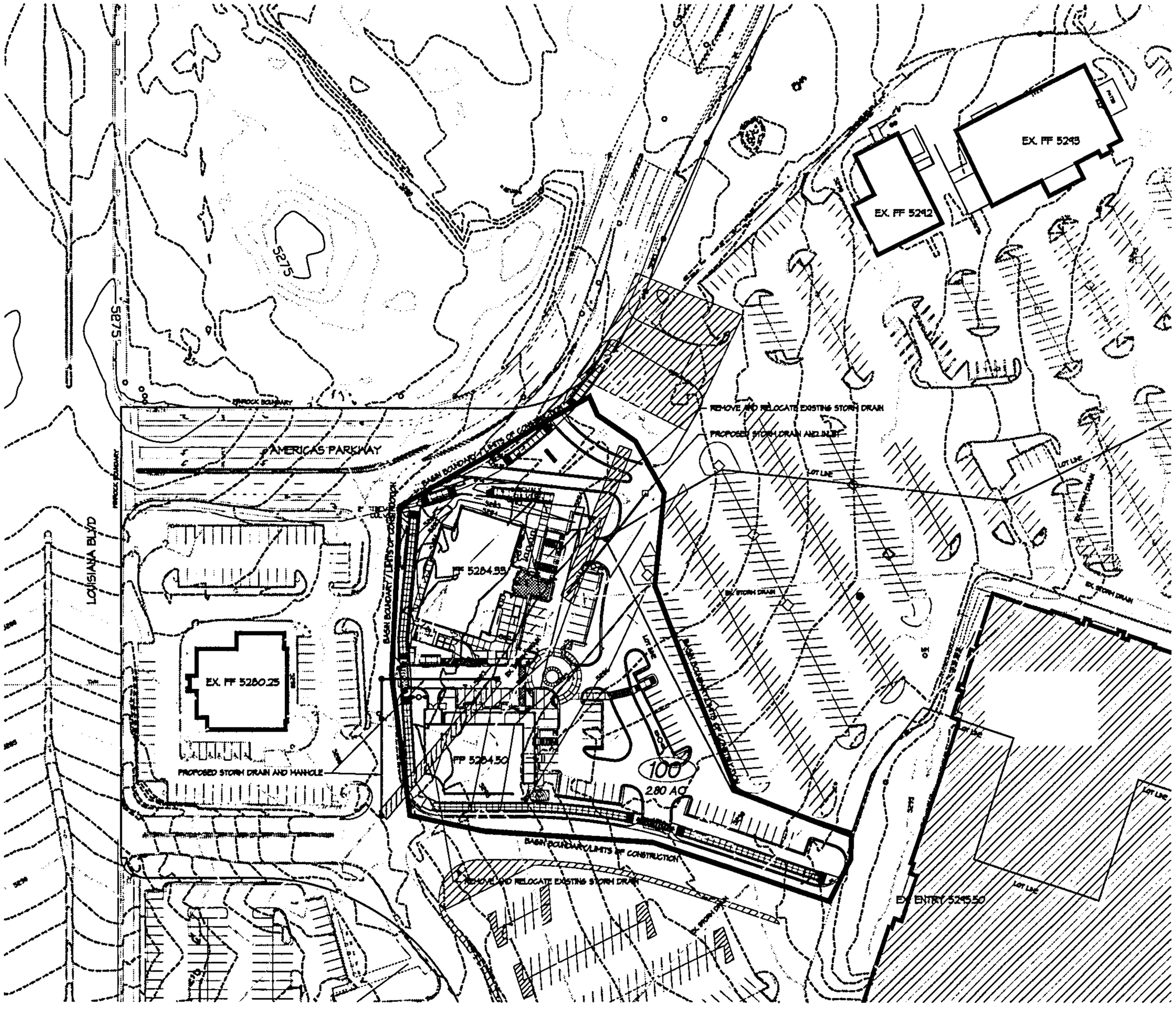
2. PHASING AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN.
3. FUTURE APPROVALS FOR SPECIFIC DEVELOPMENT PROJECTS SHALL BE IN COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN AND THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION.
4. PARKING AS SHOWN IS ILLUSTRATIVE AND SUBJECT TO COMPLIANCE WITH THE UPTOWN SECTOR DEVELOPMENT PLAN. A SHARED PARKING AGREEMENT WILL BE REQUIRED FOR THE SITE TENANTS.
5. WINROCK MANAGEMENT SHALL PROVIDE SUFFICIENT ON-SITE SECURITY.
6. SUFFICIENT WAYFINDING SIGNAGE AND RING ROAD STRIPING SHALL BE PROVIDED TO DIRECT USERS TO TENANT LOCATIONS AS WELL AS TO PROJECT EXITS.
7. SURPLUS PARKING AND OPEN SPACE IN PHASE I SHALL BE ATTRIBUTABLE TO FUTURE PHASES.



HYDROLOGY

CURRENTLY THE SITE CONSISTS PREDOMINANTLY OF ASPHALT PAVEMENTS AND BUILDINGS AND THE DISTURBED AREA IS APPROXIMATELY 2.8 AC.

A DETAILED DRAINAGE REPORT SHALL BE PREPARED, SUBMITTED, AND PROCESSED FOR THE SITE PLAN FOR BUILDING PERMIT. IT IS ANTICIPATED THAT STORM-WATER DISCHARGE WITHIN THE LIMITS OF THIS PROJECT SHALL BELOW HISTORIC DISCHARGE RATES.

CONCEPTUAL GRADING SHOWN ON THIS PLAN DO NOT DISRUPT OR ALTER HISTORICAL STORM WATER FLOW PATTERNS ON THE WINROCK SITE.

THE SITE PLAN IMPACTS AN EXISTING STORM DRAIN WHICH SHALL BE RELOCATED AS PART OF THE SITE DEVELOPMENT PROCESS.

SITE GRADING WILL IMPLEMENT LID TECHNIQUES TO THE MAXIMUM EXTENT POSSIBLE. LANDSCAPE AREAS SHALL BE DEPRESSED. DRAINAGE FROM ROOF DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPE AREAS.

DRAINAGE AREA 100 AREA = 2.80 ac

DRAINAGE ZONE 3
PRECIPITATION: 360 = 2.60 in
1440 = 3.10 in
10day = 4.60 in

	EXCESS PRECIPITATION	PEAK DISCHARGE
TREATMENT A	0.68 in	1.87 cfs/ac
TREATMENT B	0.92 in	2.60 cfs/ac
TREATMENT C	1.29 in	3.45 cfs/ac
TREATMENT D	2.30 in	5.62 cfs/ac

	EXISTING CONDITIONS AREA	PROPOSED CONDITIONS AREA
TREATMENT A	0.00 ac	0.00 ac
TREATMENT B	0.00 ac	0.00 ac
TREATMENT C	0.28 ac	0.42 ac
TREATMENT D	2.52 ac	2.38 ac

EXISTING EXCESS PRECIPITATION

Weighted E = (0.00)x(0.00)+(0.00)x(0.00)+(1.29)x(0.28)+(2.30)x(2.52)/ 2.80 ac
= 2.28 in
V100-360 = (2.28)x(2.60)/ 12 = 0.525700 ac-ft = 22900 cf

EXISTING PEAK DISCHARGE

Q100 = (1.87)x(0.00)+(2.60)x(0.00)+(3.45)x(0.28)+(5.62)x(2.52)= 13.02 cfs

PROPOSED EXCESS PRECIPITATION

Weighted E = (0.00)x(0.00)+(0.00)x(0.00)+(1.29)x(0.42)+(2.30)x(2.38)/ 2.80 ac
= 2.28 in
V100-360 = (2.28)x(2.60)/ 12.0 = 0.513217 ac-ft = 22356 cf

V100-1440 = (0.51)x(2.30)x(3.10 / 2.60)/ 12 = 0.912363 ac-ft = 39675 cf

V100-10day = (0.51)x(2.30)x(4.60 / 2.60)/ 12 = 0.969583 ac-ft = 42226 cf

PROPOSED PEAK DISCHARGE

Q100 = (1.87)x(0.00)+(2.60)x(0.00)+(3.45)x(0.42)+(5.62)x(2.38)= 13.48 cfs

LEGEND

EXISTING BUILDING	FLOW DIRECTION
BASIN BOUNDARY LINE	TYPE 'D' DRAINAGE INLET
PROPOSED STORM DRAIN	TYPE 'C' DRAINAGE INLET
EXISTING STORM DRAIN	STORM DRAIN MANHOLE
PROPOSED CURB AND GUTTER	EXISTING CURB AND GUTTER
PROPOSED CONTOUR (1' INTERVAL)	EXISTING CONTOURS

Winrock
TOWN CENTER

OWNER/DEVELOPER
GOODMAN REALTY

PROJECT TEAM
ENGINEERING/SURVEYING
HUITT-ZOLLARS

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION
CONCEPTUAL GRADING PLAN

NORTH

SCALE: 1" =40'

SHEET C-100
MARCH 23, 2012

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 SUBDIVISION *CHECKLIST*

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional but STRONGLY recommended)

Note: If 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 should be provided to guide future development. The design standards should address the following elements of design at a minimum. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement plan check.

Site Design

- Overall layout of site and buildings, relationship to adjacent sites
- Building placement, orientation, setbacks, and heights
- Pedestrian and vehicular connectivity (internal and external)
- Parking location and design (shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc.
- Dumpster and service area locations and screening techniques
- Location, height, design and purpose of all walls and wall openings
- Location, height, design and purpose of all lighting
- Topographic challenges/opportunities
- Screening/buffering techniques
- 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 – location and type of trees

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
- Building height, scale, massing, materials, colors, and articulation

Signage

- Standards for wall-mounted and monument signs: location of signs; max. number of signs for entire site; max. height and face area of signs; and signage materials and lighting.

Winrock Town Center Site Plan for Subdivision Amendment Legal descriptions:

PARCEL A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN
CONT 5.7766
UPC: 019058100435204 05L

PARCEL A-2 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN
CONT 9.6888
UPC: 101905817045020406L1

PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN
CONT 4.1304
UPC: 101905818950820408L1

PARCEL E-1 WINROCK CENTER ADDN (BEING A REPL OF PARCELS D &E WINROCK CENTER ADDN)
CONT 3.0821 AC
UPC: 101905823750820409

SPECTRUM DEVELOPMENT SITEA REPLAT OF A PORTION OF TRACT A NW ¼ SEC 18 T10N R4E
CONT 2.4765 AC
UPC: 101905808350420415

PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 7 PARCEL C-2A WINROCK CENTER ADDN
CONT 3.8468 AC
UPC: 101905813551020404L1

PARCEL B OF REPLAT OF WINROCK CENTER ADDN WITHIN SEC 18 T10N R4E
UPC: 019058085360204 11L

PARCEL A-1-A OF PARCEL A-1-A WINROCK CENTER ADDITION (EXCL PORT OUT TO R/W)
CONT 50.2296 AC
UPC: 101905813040020410L

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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 13, 2012

Darin Sand
Winrock Partners, LLC
100 Sun Avenue NE, Suite 100/87109
Phone: 505-881-0100, ext. 111/Fax: 505-881-0101
E-mail: sand@goodmanrealty.com

Dear Darin:

Thank you for your inquiry of **March 13, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – WINROCK CENTER ADDITION, PARCEL A-1-A, LOCATED ON LOUISIANA BOULEVARD NE BETWEEN LOUISIANA BOULEVARD NE, INDIAN SCHOOL ROAD NE, PENNSYLVANIA STREET NE AND I-40 FREEWAY** zone map **J-19.**

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

See "Attachment A" for names of neighborhood and/or homeowner associations to contact in regards to this DRB Submittal - swinklepleck

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Acting Division Manager
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(01/03/12)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

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

[X] **Copies of the certified receipts to Neighborhood Associations *(if there are associations).* A copy must be submitted with application packet.**

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

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

Thank you for your cooperation on this matter.

* * * \

"Attachment A"

Darin Sand
Winrock Partners, LLC
100 Sun Avenue NE, Suite 100/87109
Phone: 505-881-0100, ext: 111/Fax: 505-881-0101
E-mail: sand@goodmanrealty.com
Zone Map: J-19

ABQ-Park Neighborhood Association "R"

Sandra Jamison
7615 Leah Dr. NE/87110 410-1207 (h)

Alex Morgan
7414 Leah Dr. NE/87110 883-6996 (h)

Alvarado Park Neighborhood Association "R"

Dori Millner
5819 Aspen NE/87110
948-1234 (h)

Jane Cohn
1931 Palomas NE/87110
265-71790 (h)

Classic Uptown Neighborhood Association "R"

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

Cara Gregory
2812 Alcazar St. NE/87110 417-7434 (h)

Inez Neighborhood Association "R"

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

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

Jerry Cline Park Neighborhood Association "R"

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

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

Mark Twain Neighborhood Association "R"

Barbara Lohbeck
1402 California NE/87111 254-0285 (h)

Charlotte Rode
1409 California St. NE/87110 440-6635 (h)

Quigley Park Neighborhood Association "R"

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

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

Snow Heights Neighborhood Association "R"

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

Shirley Marquez
7905 Hannett NE/87110 235-0722 (h)

Uptown Progress Team, Inc. "R"

William Steadman
2424 Louisiana Blvd. NE, Ste. 300/87110
880-7070 (w)

Kim Corcoran
P.O. Box 93488/87199 342-2797 (w)

Winrock South Neighborhood Association "R"

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

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

Goodman
REALTY GROUP

March 15, 2012

Virginia Kinney
Winrock South Neighborhood Association
7110 Constitution Ave. NE
Albuquerque, NM 87110

RE: Site Winrock Development Plan for Subdivision Amendment

Dear Ms. Kinney:

This letter serves as notification that Winrock Mall, located at 2100 Louisiana Blvd. NE, is submitting an application to the City of Albuquerque's Development Review Board (DRB) requesting approval on a Site Development Plan for Subdivision Amendment. The subdivision amendment is specifically tied to a new restaurant, BJ's Restaurant and Brewhouse, and defines the parcel on which BJ's will be situated. BJ's will be constructed slightly east of Macaroni Grill on the existing Winrock Center Addition parcel A-1-A, Lot 5.

The hearing for this request is scheduled April 18, 2012, in the Plaza Del Sol lower level hearing room located at 600 Second Street NW. Please check the DRB schedule prior to the proposed hearing date to ensure that this request is still on the April 18 schedule.

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

Thank you.

Darin Sand

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

Enclosure

7009 0820 0001 0021 1609

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

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Sent To: Julie Jones
Street, Apt. No., or PO Box No.: Jerry Cline Park Neighborhood Association
City, State, ZIP+4: 7625 Winter Ave. NE
Albuquerque, NM 87110

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Sent To: Winnie Schmidt
Street, Apt. No., or PO Box No.: Quigley Park Neighborhood Association
City, State, ZIP+4: 2916 Cuervo Dr. NE
Albuquerque, NM 87110

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Sent To: Charlotte Rode
Street, Apt. No., or PO Box No.: Mark Twain Neighborhood Association
City, State, ZIP+4: 1409 California St. NE
Albuquerque, NM 87110

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Street, Apt. No., or PO Box No.: Uptown Progress Team, Inc.
City, State, ZIP+4: PO Box 93488
Albuquerque, NM 87199

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

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7008 1830 0002 1171 1802

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

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Street, Apt. or PO Box Alvarado Park Neighborhood Association
City, State 1931 Palomas NE
Albuquerque, NM 87110

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City, State 2111 Hoffman Dr. NE
Albuquerque, NM 87110

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Sent To Sandra Jamison
Street, Apt. or PO Box ABQ-Park Neighborhood Association
City, State 7615 Leah Dr. NE
Albuquerque, NM 87110

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7008 1830 0002 1171 1833

Sent To Ron Goldsmith
Street, Apt. or PO Box Jerry Cline Park Neighborhood Association
City, State 1216 Alcazar St. NE
Albuquerque, NM 87110

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7008 1830 0002 1171 1827

Sent To William Steadman
Street, Apt. or PO Box Uptown Progress Team, Inc.
City, State 2424 Louisiana Blvd NE
Albuquerque, NM 87110

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

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Sent To: Dori Millner
Street, Apt. or PO Box: Alvarado Park Neighborhood Association
City, State: 5819 Aspen NE
Albuquerque, NM 87110

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

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Sent To: Alex Morgan
Street, Apt. or PO Box: ABQ-Park Neighborhood Association
City, State: 7414 Leah Dr. NE
Albuquerque, NM 87110

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Sent To: Virginia Kinney
Street, Apt. or PO Box: Winrock South Neighborhood Association
City, State: 7110 Constitution Ave. NE
Albuquerque, NM 87110

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ALBUQUERQUE, NM 87109

Sent To: Shirley Marquez
Street, Apt. or PO Box: Snow Heights Neighborhood Association
City, State: 7905 Hannett NE
Albuquerque, NM 87110

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PERFECTLY LEGAL CPU MAR 16 2012 ALBUQUERQUE, NM 87103

Sent To Richard Peterson
Street, A or PO B Winrock South Neighborhood Association
City, Sta 7110 Constitution Ave. NE
Albuquerque, NM 87110

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CPU MAR 16 2012 ALBUQUERQUE, NM 87103

Stephen Verchinski
Classic Uptown Neighborhood Association
2700 Espanola NE
Albuquerque, NM 87110

PS Form 3800, August 2006 See Reverse for Instruction

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 18, 2012
DRB Comments

ITEM # 1
PROJECT # 1002202 APPLICATION # 12-70106
RE: Winrock Center Addition

Per the definitions of Uptown Sector Development Plan, a Site Development Plan for Subdivision is usually not as detailed as a Site Development Plan for Building Permit. Sidewalk patterns and extra shading need to be removed from proposed Phase 2-A; line types for buildings, sidewalks, lot lines, etc, should be consistent and allow for overall readability of a site plan at this scale. Likewise, detailed drainage data needs to be removed from Sheet C-100 as these are not being approved at this time. Add the word "BE" in front of the word "BELOW" at the end of the second paragraph on this sheet, and all legend icons need to be readable. Sheet S-101 should be removed from the site plan set, so that the final approved amendment is only two sheets.

The area of the existing restaurants and theater in the northwest and north portion of the site have changed from the approved site plan – please provide clarification. Proposed Use has increased Retail Etc. by 15,900 square feet, yet is still noted as approved per previous site plan – again, please provide correction or clarification.

Phase 2-A will need to cover all areas modified for the proposed development; this would include closing of the existing access on Uptown Loop Rd/ Americas Parkway, as well as end islands for modified parking rows.

Proposed revisions to the ring road system which introduce multiple and acute angles and a three way intersection do not provide safe and convenient circulation for this Internal Street as defined by the sector plan. The Transportation Goals of the sector plan include mitigation of traffic congestion – a more direct route needs to be maintained to the I-40 single point access from the northern interior of the shopping center.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 18, 2012
DRB Comments

ITEM # 1
PROJECT # 1002202 APPLICATION # 12-70106
RE: Winrock Center Addition

Per the definitions of Uptown Sector Development Plan, a Site Development Plan for Subdivision is usually not as detailed as a Site Development Plan for Building Permit. Sidewalk patterns and extra shading need to be removed from proposed Phase 2-A; line types for buildings, sidewalks, lot lines, etc, should be consistent and allow for overall readability of a site plan at this scale. Likewise, detailed drainage data needs to be removed from Sheet C-100 as these are not being approved at this time. Add the word "BE" in front of the word "BELOW" at the end of the second paragraph on this sheet, and all legend icons need to be readable. Sheet S-101 should be removed from the site plan set, so that the final approved amendment is only two sheets.

The area of the existing restaurants and theater in the northwest and north portion of the site have changed from the approved site plan – please provide clarification. Proposed Use has increased Retail Etc. by 15,900 square feet, yet is still noted as approved per previous site plan – again, please provide correction or clarification.

Phase 2-A will need to cover all areas modified for the proposed development; this would include closing of the existing access on Uptown Loop Rd/ Americas Parkway, as well as end islands for modified parking rows.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 18, 2012

Project# 1002202
12DRB-70106 MAJOR - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

AMAFCA
No comments provided

COG
No comments provided

TRANSIT
Project # 1002202
12DRB-70106
AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

Adjacent and nearby routes	Route#766, Rapid Ride route, and Route #6, Indian School commuter route, pass the site on Winrock.
Adjacent bus stops	None.
Site plan requirements	None.
Large site TDM suggestions	None.

ZONING ENFORCEMENT
No comments provided

NEIGHBORHOOD COORDINATION

APS
This will have no adverse impacts to the APS district.

POLICE DEPARTMENT
No Crime Prevention or CPTED comments concerning the proposed Amended Site Development Plan request at this time

FIRE DEPARTMENT
No comments provided

PNM ELECTRIC & NMGAS
No comments provided

COMCAST
No comments provided

CenturyLink
No comments provided

ENVIRONMENTAL HEALTH

No comments provided
M.R.G.C.D 1. Previously reviewed 02/13/2012. 2. No Adverse Comments.
OPEN SPACE DIVISION No Adverse Comment
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT
PARKS AND RECREATION No comments
ABCWUA
PLANNING DEPARTMENT Comments will be provided at the DRB meeting.

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

FIRST AMENDMENT TO
INTERSTATE 40/LOUISIANA BOULEVARD
INTERCHANGE AND ROAD IMPROVEMENTS AGREEMENT

The Interstate 40/Louisiana Boulevard Interchange and Road Improvements Agreement ("Agreement") was made and entered into on January 22, 2002 by and between the Prudential Insurance Company of America, a New Jersey corporation ("Prudential"), the then owner of Winrock Shopping Center, the Regents of the University of New Mexico, a body corporate of the State of New Mexico (the "University"), the then owner of the land upon which Winrock Center is located, the New Mexico State Highway and Transportation Department, a department of the Executive Branch of State Government (the "Department"), operator of Interstate 40, and the City of Albuquerque, New Mexico, a New Mexico municipal corporation (the "City"), collectively (the "Parties").

PruWinrock LLC, a Delaware limited liability company ("PruWinrock"), the successor-in-interest to Prudential and the University and the Department and the City now desire to amend the Agreement in light of changed circumstances and pursuant to that certain Settlement Mutual Release and Non-Interference Agreement ("Settlement Agreement") in settlement of United States District Court Action for the District of New Mexico Cause No. CIV 02-01520 BB/RLP.

IT IS THEREFORE AGREED that the Agreement shall be amended as follows:

1. Delete and remove Exhibit A-1 to the Agreement and substitute and insert in its place substitute Exhibit A-1 ("Substitute Exhibit A-1"), a copy of which is attached as Attachment A to this First Amendment.

2. The language of the Agreement and the exhibits thereto shall be considered to be and is hereby amended to the extent necessary to be consistent with and reflect the substitution of Substitute Exhibit A-1 for Exhibit A-1 to the Agreement.

3. The language of the Agreement and the exhibits thereto shall be considered to be and is hereby amended to delete references to Prudential and the University and to substitute PruWinrock in the place and stead of Prudential and of the University.

4. The time frame for performance by the City, the Department, and PruWinrock, as to each other, set forth at paragraphs 12, 14, 15 and 16 shall be amended by deletion and substitution as follows: delete "Within 15 days after advertising for construction of either the City Project and/or the Interim Improvements or the Department Project, by either the City or the Department...." and substitute in its place:

> On or before the date on which PruWinrock is to convey to the City the Modified Winrock Property Interests and to the

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Page: 1 of 9
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Mary Herrera Bern. Co. AMND R 25.00

Department the property interests which the Department is seeking to acquire in the condemnation action in Bernalillo County Cause CV-200307942 styled *State of New Mexico ex. rel New Mexico Department of Transportation v. PruWinrock LLC, et al.* ("Condemnation Action"), pursuant to that certain Settlement, Mutual Release and Non-Interference agreement entered into on May 19, 2004, and as may subsequently be amended, by and between the City, PruWinrock, Cousins Properties, Inc., a Georgia corporation ("Cousins"), and Hunt Uptown LLC, a New Mexico limited liability company ("Hunt I"), and Hunt Uptown II LLC, a New Mexico limited liability company ("Hunt II") (Hunt I and Hunt II are collectively referred to here as "Hunt").

5. Paragraph 19 of the Agreement is hereby deleted in its entirety. A new paragraph 19 is substituted as follows: Any adjustment to the New Street A alignment shown on Substitute Exhibit A-1 shall be subject to the prior written approval of the Federal Highway Administration and the Department.

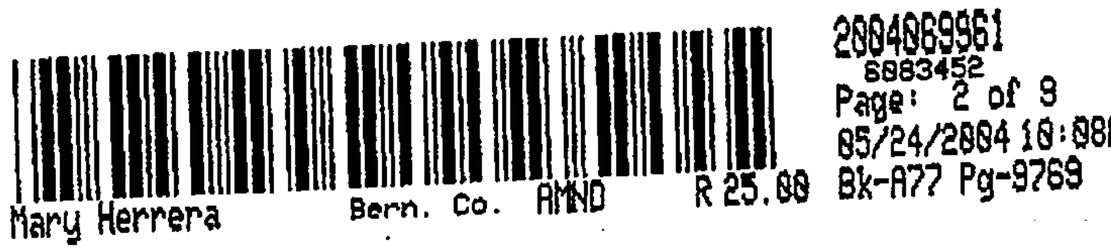
6. PruWinrock and the City acknowledge and agree that the Agreement and the new I-40/Louisiana/Loop Road Project alignment as defined in the Settlement Agreement and also as shown on Substitute Exhibit A-1 to this First Amendment is not inconsistent with, or contrary to, the City's Uptown Sector Development Plan, (the "Uptown Plan") and in fact implements the G-5 alignment as contained in the Uptown Plan and that a sector plan amendment to the Uptown Plan is not required to effectuate the road alignments shown on Substitute Exhibit A-1 to this Amendment. Furthermore, PruWinrock agrees, after consultation with its counsel, to expressly waive, relinquish and abandon any claim or argument whether ascertained now or in the future that the Agreement and this Amendment, 1) constitute an amendment to the Uptown Plan, or 2) require City Council approval, or 3) modify in any way the G-5 alignment as contained in the Uptown Plan, or 4) is an illegal or void contract.

7. The City's responsibility to reimburse PruWinrock for the costs of removing and replacing the signage specified at paragraphs 8(r)(iii) and 8(r)(iv) of the Agreement is deleted in its entirety.

8. The City's responsibility to construct sidewalks, pedestrian walkways, replacement landscaping and to maintain lighting under the City's Project is deleted in its entirety. The language of the Agreement and Exhibits thereto shall be considered to be and are herein, amended to delete any responsibility of the City to construct sidewalks, construct pedestrian walkways, replacement of landscaping, and maintaining of lighting.

9. The City's responsibility to reimburse PruWinrock $20,000 under paragraph 11 of the Agreement is hereby deleted in its entirety.

10. The City's responsibility to repave and re-stripe the Postal Area concrete slab under paragraph 8(v) of the Agreement is hereby deleted in its entirety.



11. Paragraph 8(e) of the Agreement is hereby deleted in its entirety.

12. The City's responsibility to provide necessary drawings and other reasonable documentation indicating that the parking space count at Winrock will not be reduced under paragraph 8(u) of the Agreement is hereby deleted in its entirety.

13. Paragraph 7(a) of the Agreement is deleted in its entirety and replaced with the following language:

> a. Designing and constructing and/or having the Department Project designed and constructed at its cost or as otherwise provided for in the Settlement Agreement.

14. Paragraph 7(j) of the Agreement is hereby deleted in its entirety.

15. PruWinrock agrees that all monies deposited pursuant to the Condemnation Action shall not be withdrawn by PruWinrock and that PruWinrock shall make no further claims for compensation or damages for the property interests to be conveyed to the Department. Furthermore, PruWinrock has no objection to the return of the deposit and accrued interest to the Department.

16. PruWinrock and the Department agree to enter into a stipulated judgment in the Condemnation Action in which PruWinrock agrees to convey to the Department the property interests sought to be acquired in the Condemnation Action by the Department and agrees to waive any claim for compensation or damages for the property interests conveyed to the Department and PruWinrock and the Department agree to the dismissal of the Condemnation Action in which PruWinrock and the Department agree that each shall bear its own litigation costs and attorney fees.

17. PruWinrock agrees to cooperate with the Department to amend the property descriptions in the Condemnation Action, if necessary, to comply with the revised alignments shown on Substitute Exhibit A-1 to this Amendment and to pay the cost of revised property descriptions, construction design revisions, and construction change orders in the amount and to the extent the cost of the revised property descriptions, construction design revisions, and construction change orders is over and above the cost of implementing Exhibit A-1 to the Agreement.

18. Except as provided herein, the provisions, terms, and conditions of the Agreement shall otherwise remain in full force and effect including, but not limited to, the responsibility of the Department to construct the park and ride facility south of Macaroni Grill shown on Attachment A, at its cost, and to convey the park and ride facility to the City which shall, in turn, grant to PruWinrock a non-exclusive permanent easement for vehicular parking within the park and ride facility at no cost to PruWinrock other than the consideration provided to the City and the Department pursuant to the Agreement and this First Amendment to the Agreement.

Mary Herrera Bern. Co. AMND R 25.00
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19. This Agreement may be executed in separate counterparts. It shall be fully executed when each party whose signature is required has signed at least one counterpart even though no one counterpart contains the signatures of all of the parties to this Agreement.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date indicated next to their respective signatures with the effective date of this First Amendment being the date of the last signature affixed hereto.

Mary Herrera Bern. Co. AMND R 25.00
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PruWinrock LLC, a Delaware
Limited Liability Company

By: The Prudential Insurance Company of America
a New Jersey corporation, its sole member and
manager

By: _____
Kevin R. Smith
Principal

ACKNOWLEDGEMENT
FOR PRUWINROCK LLC

STATE OF New Jersey)
) **ss.**
COUNTY OF Morris)

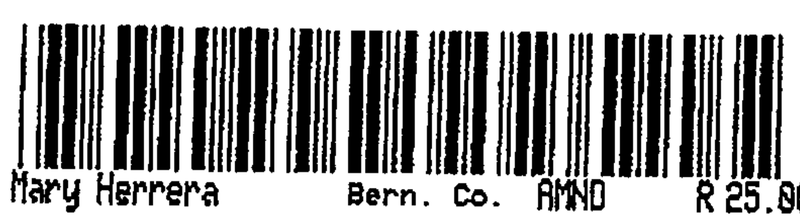
This instrument was acknowledged before me on May 10th, 2004, by Kevin R. Smith, who is a Principal of The Prudential Insurance Company of America, a New Jersey corporation, the sole member and manager of PruWinrock LLC, a Delaware Limited Liability Company, on behalf of PruWinrock LLC.

Karen M. Pascale
NOTARY PUBLIC

KAREN M. PASCALE
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES 11/04/2004

My commission expires:

_____



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NEW MEXICO DEPARTMENT OF TRANSPORTATION

By: _____
Rhonda G. Faught, P.E.
Cabinet Secretary

ACKNOWLEDGMENT
FOR THE NEW MEXICO DEPARTMENT OF TRANSPORTATION

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me on the 19th day of May, 2004, by Rhonda G. Faught, P.E., Cabinet Secretary, on behalf of the New Mexico Department of Transportation.

_____
Notary Public

My Commission Expires:

8/27/04

Mary Herrera Bern. Co. AMND R 25.00
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IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date indicated next to their respective signatures with the effective date of this First Amendment being the date of the last signature affixed hereto.

PRUWINROCK LLC, a Delaware
Limited Liability Company

By: The Prudential Insurance Company of America
A New Jersey corporation, its sole member and
Manager

By:_____
Kevin R. Smith
Principal
Dated:_____

CITY OF ALBUQUERQUE

By:_____ 5/19/04
Jay Czar
Chief Administrative Officer

NEW MEXICO DEPARTMENT OF TRANSPORTATION

By:_____
Rhonda Faught
Secretary

ACKNOWLEDGMENT OF
PRUWINROCK LLC

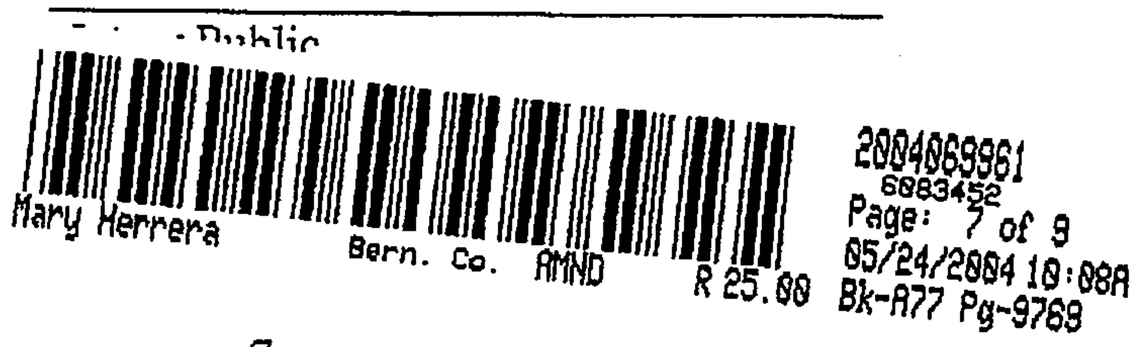
STATE OF NEW MEXICO)
) **ss.**
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by Kevin R. Smith, Principal of The Prudential Insurance Company of America, a New Jersey corporation, the sole member and manager of PruWinrock LLC, a Delaware Limited Liability Company, on behalf of PruWinrock LLC.

My commission expires:

_____

_____
Notary Public



ACKNOWLEDGMENT OF
THE CITY OF ALBUQUERQUE

STATE OF NEW MEXICO)
) **ss.**
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 24 day of May, 2004 by Jay Czar, Chief Administrative Officer, City of Albuquerque, a New Mexico municipal corporation, on behalf of the City of Albuquerque.

NOTARY

My commission expires:
9-10-2004

Notary Public

ACKNOWLEDGMENT OF THE
NEW MEXICO DEPARTMENT OF TRANSPORTATION

STATE OF NEW MEXICO)
) **ss.**
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by Rhonda Faught, Secretary, New Mexico Department of Transportation, a department of the executive branch of the New Mexico State government, on behalf of the New Mexico Department of Transportation.

My commission expires:
_____

_____
Notary Public

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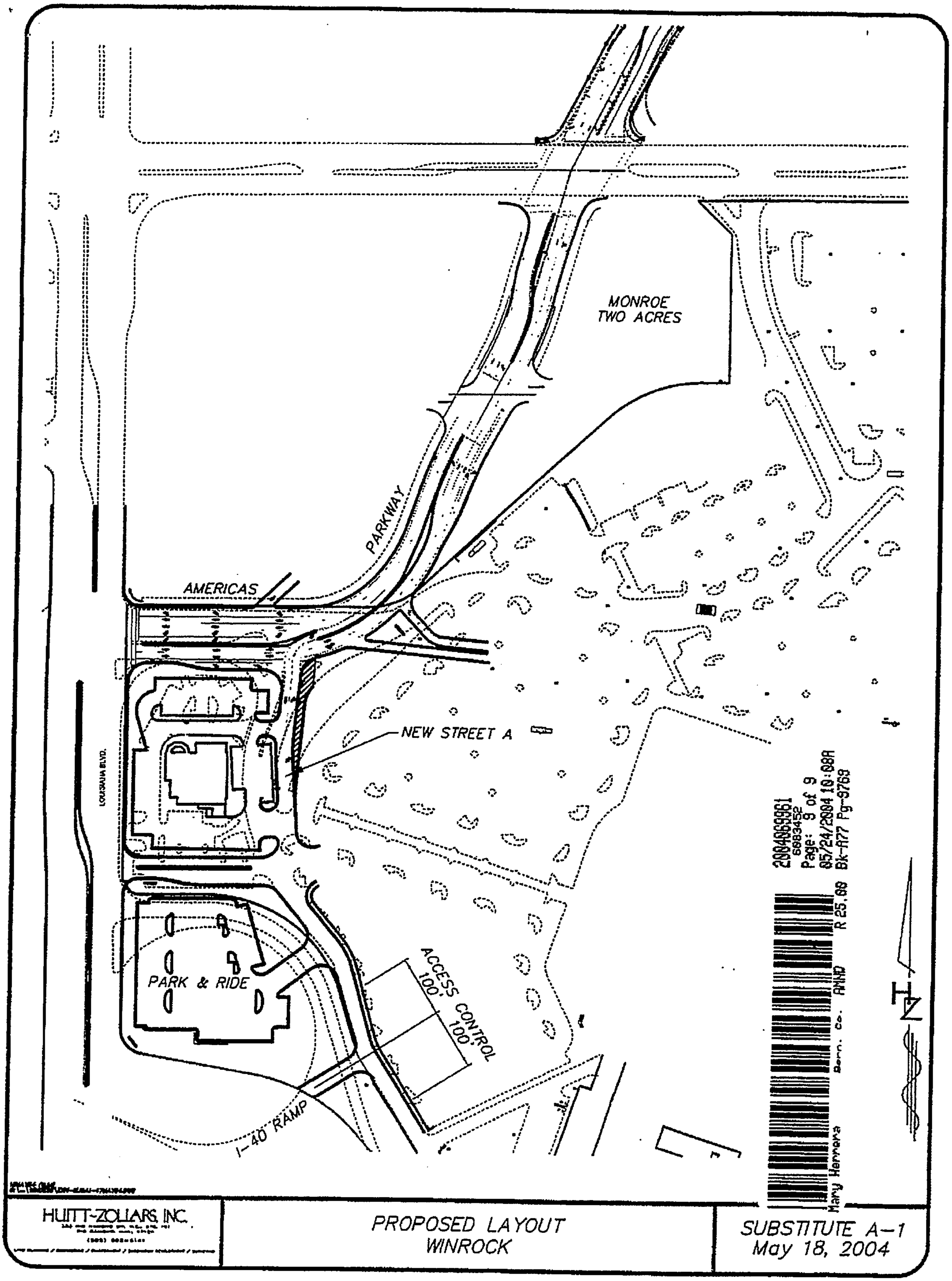
Mary Herrera Bern. Co. AMND R 25.00


MONROE
TWO ACRES
PARKWAY
AMERICAS
NEW STREET A
LOUISIANA BLVD.
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ACCESS CONTROL
100'
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I-40 RAMP
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Page: 9 of 9
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Bern. Co.
Mary Herrera
HUITT-ZOLLARS, INC.
PROPOSED LAYOUT
WINROCK
SUBSTITUTE A-1
May 18, 2004

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: **March 23, 2012**
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Winrock Town Center Site Plan for Subdivision Amendment
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1-A Winrock Center Addition
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Standard Concrete Curb and Gutter	Americas Parkway South Side	N/S Access Road	Approx. 480 feet north of intersection	/	/	/
		10' Wide	Standard Concrete Sidewalk	Americas Parkway South Side	N/S Access Road	Approx. 480 feet north of intersection	/	/	/
		10' Wide	ADA Sidewalk Ramps	Americas Parkway	N/S Access Road	Approx. 480 feet north of intersection	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

revised 07/01/01

NOTES

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AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Scott Eddings NAME (print)	DRB CHAIR - date	PARKS & GENERAL RECREATION - date
Hvitt- Zollars FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Scott Eddings 3/23/12 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: **March 23, 2012**
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Winrock Town Center Site Plan for Subdivision Amendment
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1-A Winrock Center Addition
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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		10' Wide	Standard Concrete Sidewalk -	Americas Parkway South Side	N/S Access Road	Approx. 480 feet north of intersection	/	/	/
		10' Wide	ADA Sidewalk Ramps -	Americas Parkway -	N/S Access Road	Approx. 480 feet north of intersection	/	/	/
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revised 07/01/01

NOTES

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AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Scott Eddings NAME (print)	DRB CHAIR - date	PARKS & GENERAL RECREATION - date
Hvitt- Zollars FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Scott Eddings 3/23/12 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Goodman
REALTY GROUP

March 15, 2012

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

RE: Site Development Plan for Subdivision Amendment

Dear Chairman Cloud:

Winrock Partners LLC, owner of Winrock Mall located at 2100 Louisiana Boulevard NE, authorizes Huitt-Zollars Inc. to act as its agent on the request for a Site Development Plan for Subdivision Amendment as it relates to the Winrock Center Addition, Parcel A-1-A.

Sincerely,

Darin Sand

Darin Sand
Winrock Partners LLC

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 March 22, 2012

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1002202
Case Number(s):
Agent: Huitt-Zollars, Inc.
Applicant: Goodman Realty Group
Legal Description: Tract A-1-A Winrock Center Addition
Zoning: SU-3
Acreage: 81.4 ac
Zone Atlas Page: J-19

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

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

NOTE: Overexcavation of materials in excess of 6 feet in depth will require additional consultation and more specific locational information due to past discoveries of paleontological / skeletal remains when Winrock was originally constructed.

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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from April 3, 2012 To April 18, 2012

5. REMOVAL

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

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

Scott Ell 3/23/12
(Applicant or Agent) (Date)

I issued 2 signs for this application, 3-23-12 (Date) (Staff Member)

DRB PROJECT NUMBER: 1002202

Rev. 1/11/05