



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 19, 2011

Project# 1002202

10DRB-70366 MAJOR - AMENDED SITE DEVELOPMENT PLAN FOR
SUBDIVISION

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

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

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 The previous Site Development Plan for Building Permit shall be withdrawn.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

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

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

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

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

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PAGE 2 OF 2

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

A handwritten signature in blue ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

Cc: Consensus Planning Inc., - 302 8th Street NW – Albuquerque, NM 87102

Cc: Winrock Partners LLC – 100 Sun Ave. NE Ste 100 – Albuquerque, NM 87109

Jim Dobbie – Uptown Progress – 201 3rd St. Suite 1150 – Albuquerque, NM 87102

Virginia Kinney – 7110 Constitution NE – Albuquerque, NM

Evelyn Feltner – 2014 Utah NE – Albuquerque, NM

Marilyn Maldonado

file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2010

Project# 1002202
10DRB-70315 VACATION OF PUBLIC EASEMENTS

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

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

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

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

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

CONDITIONS:

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

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

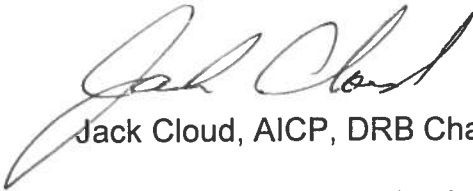
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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



Jack Cloud, AICP, DRB Chair

Cc: Consensus Planning Inc. – 302 8th Street NW – Albuquerque, NM 87102

Cc: Winrock Partners LLC – 100 Sun Avenue NE Ste 100 – Albuquerque, NM 87109

Marilyn Maldonado

Scott Howell

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 19, 2006

1. Project # 1002202

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

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

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

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

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

1. All easements of record and easement agreements shall be reflected on the final plat.
2. Any final plat approved will provide for a "blanket" easement pending final construction and location of final public easements.



OFFICIAL NOTICE OF DECISION

PAGE 3

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

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

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

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

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

Sheran Matson, AICP, DRB Chair

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 19, 2006

1. Project # 1002202

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

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

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

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

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

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OFFICIAL NOTICE OF DECISION

PAGE 2

3. Label access easement for Toys R Us, "Temporary access easement to benefit Parcel D-1A, Parcel E-1 and Parcel A-1-A to be maintained by Parcel A-1-A".
4. Maintain 10-foot distance from face of curb to right-of-way boundaries. Create public access easements where necessary.
5. Research original plat for access easement maintenance at Americas Parkway.
6. Relocate leader for easement '5' on Sheet 5 of 6 to clarify identification.
7. Show 100-foot access control limits on the plat at the Interstate 40 access ramp entrance.
8. Verify location of the 84-inch storm drain behind the Macaroni Grill and if necessary, adjust the easement.
9. Create a public access easement at all sidewalks and handicap ramps along Indian School Road and along Americas Parkway.
10. Research Easement 17.

06DRB-00526 Minor-SiteDev Plan BldPermit/EPC

06DRB-00525 Minor-SiteDev Plan Subd/EPC

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

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



OFFICIAL NOTICE OF DECISION

PAGE 3

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

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A handwritten signature in cursive script, reading "S. Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

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