

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 18, 2025

Scott Eddings, PE
Huitt-Zollars, Inc.
6501 Americas Parkway NE Suite 803
Albuquerque, NM 87110

**RE: Winrock Town Center
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 6/17/25
Hydrology File: J19D058L
Case # HYDR-2025-00220**

Dear Mr. Eddings:

PO Box 1293

Based upon the information provided in your submittal received 06/18/2025, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit and for action by the Development Hearing Officer (DHO) on platting.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

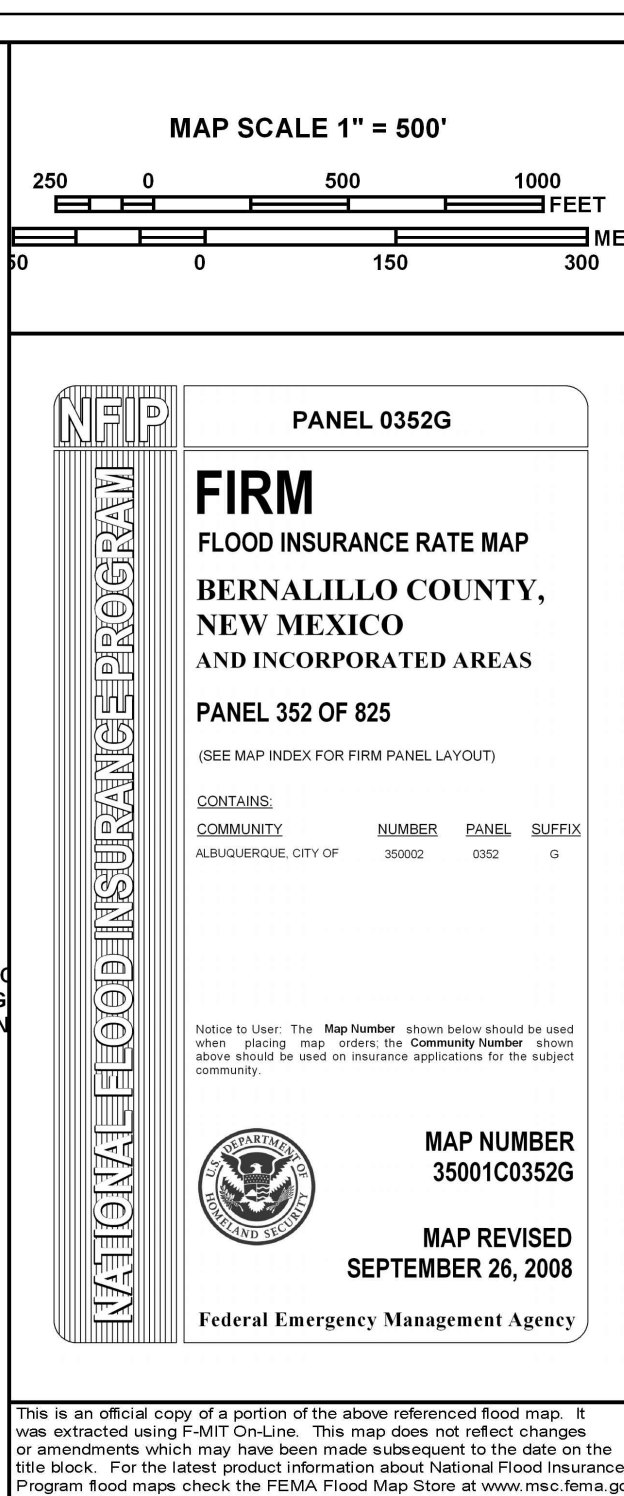
If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

- ① PROPOSED 6" CURB & GUTTER PER COA STD DWG 2415A
- ② PROPOSED CURB RAMP. SEE SITE PLAN.
- ③ PROPOSED SIDEWALK. SEE SITE PLAN
- ④ EXISTING STORM DRAIN
- ⑤ PROPOSED STORM DRAIN - SEE DRAINAGE REPORT FOR SIZE
- ⑥ PROPOSED INLET

 BASIN BOUNDARY
 DISCHARGE LOCATION
 FLOW DIRECTION
 LIMITS OF DISTURBANCE
 BASIN ID



PROJECT LOCATION

IDO Zone Atlas
May 2018

AGIS

IDO Zone Information as of May 12, 2018
The Zone, Districts and Overlay Zones are established by the Intersecting Development Ordinance (IDO).

Zone Atlas Page J-19-Z

Easement Escarpment

Metropolis National Monument
Areas Outside of City Limits

Airport Protection Overlay (APO) Zone
Character Protection Overlay (CPO) Zone
Historic Protection Overlay (HPO) Zone
View Protection Overlay (VPO) Zone

Gray Shading Represents Areas Outside of the City Limits

0 100 200 Feet

THE PROJECT SITE IS WITHIN PARCEL X WINROCK TOWN CENTER. PARCELX IS APPROXIMATELY 0.339 ACRES AND PART OF THE LARGER WINROCK TOWN CENTER REDEVELOPMENT PROJECT. THE PROJECT SITE IS IMMEDIATELY SOUTH OF ROAD B AND EAST OF ROAD A.

PER THE FEMA MAP NUMBER 35001C0352G DATED SEPTEMBER 26, 2008 SHOWS THE SITE IS NOT LOCATED WITHIN FLOOD HAZARD ZONE X.

- NMDOT LOUISIANA / INTERSTATE 40 INTERCHANGE IMPROVEMENT AND CITY OF ALBUQUERQUE AMERICAS PARKWAY EXTENSION - 2004 THRU 2005
- DRAINAGE STUDIES FOR THESE PROJECTS WERE PREPARED BY BOHANNAN HUSTON DATED AUGUST 2003 AND JANUARY 2004 RESPECTIVELY.
- AS PART OF THESE PROJECTS ALTERATIONS WERE MADE TO THE LAYOUT AND DRAINAGE OF THE MARONI GRILL PARKING LOT.
- PARKING LOT WAS REALIGNED DUO TO RIGHT-OF-WAY TAKE ALONG LOUISIANA BOULEVARD AND DRIVEWAY ACCESS ONTO LOUISIANA BOULEVARD WAS ELIMINATED.
- PARKING LOT DRAINAGE IMPROVEMENTS INCLUDED THE FOLLOWING:
 - WITHIN THE NORTHERN PORTION OF THE PARKING LOT A SURFACE DISCHARGE ONTO WINROCK LOOP WAS REPLACED WITH A DROP INLET AND NEW PUBLIC STORM DRAIN.
 - WITHIN THE SOUTHERN PORTION OF THE PARKING LOT A NEW DROP INLET AND STORM DRAIN LATERAL WAS INSTALLED AS PART OF THE STORM DRAIN IMPROVEMENTS ASSOCIATED WITH AMERICAS PARKWAY EXTENSION AND LOUISIANA / INTERSTATE 40 INTERCHANGE PROJECTS. -ZOLLARS, INC. DATED 7/20/2015

THE SITE IS AN EXISTING ACCESS ROAD PARKING LOT.

THIS PROJECT CONSTRUCTS A NEW SITE ENTRANCE ROAD (ROAD A) TO UPTOWN LOOP ROAD, EXTENDS ROAD D TO UPTOWN LOOP, PARKING LOT MODIFICATIONS AND CREATES TWO BUILDING PADS FOR FUTURE DEVELOPMENT

PROJECT IMPROVEMENTS MAINTAIN DRAINAGE PATTERNS AND FLOW IN ACCORDANCE WITH THE EXISTING APPROVED DRAINAGE PLAN. THE INTERIM EXISTING POND AT THE SOUTHEAST CORNER OF INTERSECTION UPTOWN LOOP AND ROAD D WILL BE FILLED IN AS STORM DRAINAGE IS EXTENDED.

IT IS PROPOSED TO DEFER STORMWATER QUALITY PAYMENTS TO THE GRADING PLAN FOR BUILDING PERMIT. THIS PROJECT IS MOSTLY A RESURFACING PROJECT WITH UTILITY IMPROVEMENTS.

A STANDARD CITY OF ALBUQUERQUE MONUMENT "20_H18" 3 1/2"
ALUMINUM DISC. NEW MEXICO STATE PLANE COORDINATES (CENTRAL
ZONE - N.A.D. 1983)
N=1,493,154.978 U.S. SURVEY FEET
E = 1,545,048.210 U.S. SURVEY FEET
PUBLISHED ELEVATION = 5283.222 U.S. SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.99966158 DELTA ALPHA ANGLE =
-0°11'00.11".

MONUMENT FROM N/W CORNER OF BUILDING IS 2,362.39' BEARING
N32°21'31"W.

AN EROSION SEDIMENT CONTROL PLAN IS NOT REQUIRED.

PROVIDED BY HUITT-ZOLLARS, DATED MARCH 2020



WINCOCK TOWN CENTER
2100 LOUSIANNA BLVD - ROAD A
ALBUQUERQUE, NM

TITLE: CONCEPTUAL GRADING PLAN

Design Review Committee	City Engineer	Last Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	XXXX.XX	Zone Map No.	J-19-Z	Sheet	Of	C101
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CONCEPTUAL GRADING & DRAINAGE PLAN

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 6/18/2025
BY: *Anthony M. Hunt*
HydroTrans # J19D0581

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

Plotted: 6/17/2025 5:46:15 PM, By: Eddings, Scott
 Path: I:\proj\R313479.02 - Winrock Town Ctr Rd A and Park - Phase D\10 CADD & BIM\10.1 AutoCAD\1SHEET SET\Grading Plan.dwg
 Last Saved: 6/17/2025 4:56:54 PM, settings

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: 2100 & 2160 LOUISIANA BLVD NE ALBUQUERQUE NM 87110

☐ **Hydrology:**

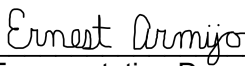
- | | | | |
|-------------------------------------|--------------------------|-----------------|------------------|
| • Sensitive Lands Analysis (5-2(C)) | <u> </u> Approved | <u> </u> X | <u> </u> NA |
| • Grading and Drainage Plan | <u> </u> X Approved | <u> </u> | <u> </u> NA |
| • AMAFCA | <u> </u> Approved | <u> </u> X | <u> </u> NA |
| • Bernalillo County | <u> </u> Approved | <u> </u> X | <u> </u> NA |
| • NMDOT | <u> </u> Approved | <u> </u> X | <u> </u> NA |
| • MRGCD | <u> </u> Approved | <u> </u> X | <u> </u> NA |


Hydrology Department

6/23/2025
Date

☐ **Transportation:**

- | | | | |
|--------------------------------------|--------------------------|-----------------|------------------|
| • Traffic Circulations Layout (TCL) | <u> </u> X Approved | <u> </u> | <u> </u> NA |
| • Traffic Impact Study (TIS) | <u> </u> Approved | <u> </u> X | <u> </u> NA |
| • Neighborhood Impact Analysis (NIA) | <u> </u> Approved | <u> </u> X | <u> </u> NA |
| • Bernalillo County | <u> </u> Approved | <u> </u> X | <u> </u> NA |
| • NMDOT | <u> </u> Approved | <u> </u> X | <u> </u> NA |


Transportation Department

6/25/2025
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):** PENDING

- | | | | |
|---------------------------|------------------------|---------------|------------------|
| • Availability Statement: | <u> </u> Approved | <u> </u> | <u> </u> NA |
| • Development Agreement: | <u> </u> Approved | <u> </u> | <u> </u> NA |
| • If None Explain: _____ | | | |

ABCWUA

Date

- ☐ Infrastructure Improvements Agreement (IIA*) N/A Approved
- ☐ AGIS (DXF File**) N/A Approved

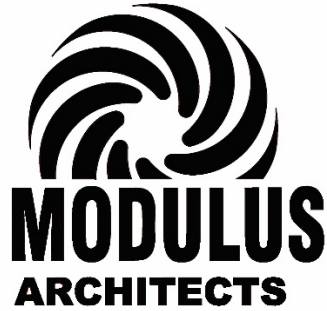
☐ **Signatures on Plat:** N/A

- | | | | |
|-----------------|-------------------|---------------|------------------|
| • Owner(s) | <u> </u> Yes | | |
| • City Surveyor | <u> </u> Yes | | |
| • AMAFCA*** | <u> </u> Yes | <u> </u> | <u> </u> NA |
| • NM Gas*** | <u> </u> Yes | | |
| • PNM *** | <u> </u> Yes | | |
| • COMCAST*** | <u> </u> Yes | | |
| • MRGCD*** | <u> </u> Yes | <u> </u> | <u> </u> NA |

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application



Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

July 7, 2025

RE: Preliminary Plat – Winrock Town Center

To whom it may concern,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Winrock Partners, hereafter referred to as “Applicant.” We, “Agent” are requesting review of a Preliminary Plat review.

The parcel (the “subject site”) is 72 acres in size, zoned MX-H and is located south of Indian School Rd. just north of the Interstate 40 Freeway. This portion of Winrock Town Center is legally described as the following:

Situs Address: 2160 LOUISIANA BLVD NE ALBUQUERQUE NM 87110

Legal Description: PARCEL Z-1 FINAL PLAT PARCEL Z-1 & Z-2 AND TRACTS E-1, E-2, F-2, F-3 & J WINROCK CENTER ADDITION CONT 26.0241 AC

Situs Address: LOUISIANA BLVD NE ALBUQUERQUE NM 87110

Legal Description: TR H FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & HWINROCK CENTER ADDITION CONT 2.4388 AC

Situs Address: 2100 LOUISIANA BLVD NE ALBUQUERQUE NM 87110

Legal Description: 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

Winrock Town Center is planned as an integrated mixed-use project in which innovative planning techniques encourage a diverse mix of land uses with appropriate densities located within an Urban Center Designation. It promotes multi-modal transportation and live-work play opportunities.

Proposed Preliminary Plat:

This Preliminary plat proposes the reconfiguration of three parcels—Tracts Z-1-A, H-1, and B-1 as well as granting Public Access, Drainage, Water and Sanitary Sewer Easements —within the Winrock Town Center site. The intent of this platting action is to facilitate a more cohesive site layout and accommodate evolving development needs within the Winrock Tax Increment Development District (TIDD). As part of this replat,

a new public roadway, referred to as Roadway A, will be dedicated to enhance circulation, support future phases of development, and improve multimodal connectivity across the site.

This submittal is being processed in conjunction with a Major Amendment to the approved Master Composite Plan for Winrock Town Center (Project No. PR-2018-001579/ Application SD-2021-00305). That amendment includes the realignment of parcels, incorporation of updated infrastructure, and revised phasing to reflect the current development program. To support this reconfiguration and new roadway, updated utility infrastructure—water, sanitary sewer, and storm drainage—will be designed and constructed to align with the proposed plat and Master Plan amendment. These improvements are critical to ensuring the continued viability of the development and are consistent with the goals and funding mechanisms of the Winrock TIDD.

Sketch Plat Comments

Water Utility Authority

1. The purpose of the application is not clear. Please clarify.

Applicant Response: This has been identified on the prelim plat under “Purpose of Plat”

2. This appears to be a subdivision that is creating a new Tract K and reconfiguring roadways.

Applicant Response: This has been identified on the prelim plat under “Purpose of Plat”

3. Please place a Request for Availability online at the following link:

http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

Applicant Response: A request has been submitted and is now pending.

Transportation

1. Louisiana is a Principal Arterial within a Center and requires 10’ sidewalk with a 6’ to 8’ landscape buffer. All other adjacent roads are private and require 5’ sidewalks. Please provide dimensions of all existing sidewalks and buffers to determine if widening is required.

Applicant Response: See attachment named “Sidewalk Exhibit” and “SITE SKETCH”.

Planning

1. This is a request for a Sketch Plat review of a future platting application in conjunction with a Major Amendment to the approved Master Composite Plan for Winrock Town Center to reconfigure three parcels: Tracts Z-1-A, H-1, and B-1, as well as grant Public Access, Drainage, Water and Sanitary Sewer Easements and dedicate a new public roadway referred to in the Sketch Plat application as ‘Roadway A’ to enhance circulation, support future phases of development, and improvement multimodal connectivity across the site.

Applicant Response: Correct.

2. The subject site is zoned MX-H – Mixed-Use – High Intensity Zone District, and is located within the Uptown Urban Center.

Applicant Response: Noted

3. Louisiana is a Principal Arterial within a Center and requires 10' sidewalk with a 6' to 8' landscape buffer. All other adjacent roads are private and require 5' sidewalks.

Applicant Response: See attachment named "Sidewalk Exhibit" and "SITE SKETCH".

4. The Master Composite Plan for Winrock Town Center was last amended by the Development Review Board (DRB) per the approval of PR-2018-001579 / SI-2021-00305 on January 19th, 2022.

Applicant Response: There was a Major Amendment submitted concurrently with this application (SP-2025-00050/PR-2018-001579)

5. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

Applicant Response: Completed pending ABCWUA.

6. The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.

Applicant Response: Completed

7. All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Major Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application.

Applicant Response: Notices have been complete

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

Best regards,

Angela M. Piarowski, CEO/Principal

Modulus Architects & Land Use Planning

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 999.8016

Email: angela@modulusarchitects.com

Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

Join us on Instagram: [Modulus Architects on Instagram](#)

Find me on LinkedIn: [Angela LinkedIn Profile](#)

New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois





ARCHITECTS & LAND USE PLANNING

Darin Sand
Senior Vice President of Development
Winrock Partners, LLC
Phone: 505.441.2307
Email: sand@goodmanrealty.com

RE: Letter of Authorization for DFT Site Plan Amendment and Subdivision Plat

To whom it may concern,

I, Darin Sand, Senior Vice President of Development and have authority to give authorization for the Winrock Partners, LLC. Do hereby give authorization to Modulus Architects & Land Use Planning, Inc., our agent in regards to the Site Plan Amendment and subdivision for the Winrock Town Center project. The subject property is located at 2100 Louisiana Blvd Ne, Albuquerque, New Mexico 87110 and legally described as: PARCEL A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN CONT 5.7766 AC

The agent shall have the authority to act on our behalf for the master plan amendment and subdivision platting action and obtaining documentation or certificates from the City of Albuquerque or Bernalillo County needed for above outlined actions.

Thank you,

A handwritten signature in dark ink, appearing to read "Darin Sand". The signature is written in a cursive, flowing style.

Darin Sand, Senior Vice President
Winrock Partners, LLC.

A handwritten date in dark ink, "6/16/2025". The date is written in a clear, legible style.

Date

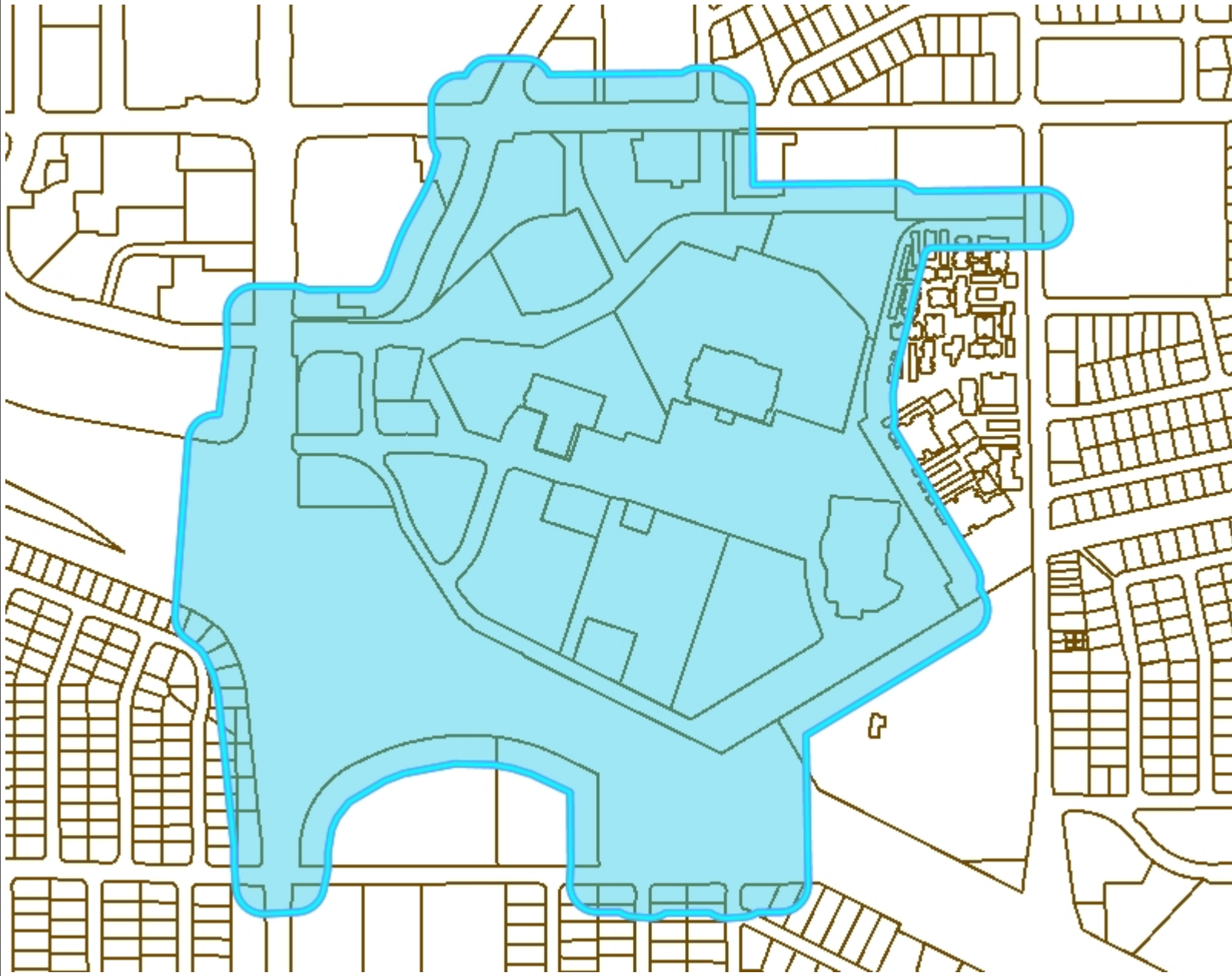


2160 Louisiana Blvd NE



Legend

■ Bernalillo County Parcels



Notes

Buffer: 100 Ft.
ROW: I-40; Constitution Ave NE; Indian School Rd NE; Louisiana Blvd NE; Pennsylvania St NE; Uptown Loop NE

1,047 0 524 1,047 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/7/2025 © City of Albuquerque

1: 6,284

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

ABQ UPTOWN LLC SIMON PROPERTY
TAX DEPT
PO BOX 6120
INDIANAPOLIS IN 46206

ABQ UPTOWN PAD LLC
4455 E CAMELBACK RD SUITE E-180
PHOENIX AZ 85018-2861

ABQ UPTOWN PERIPHERAL LLC ATTN:
MELISSA BREEDEN
225 W WASHINGTON ST
INDIANAPOLIS IN 46204-3435

ABQ UPTOWN PERIPHERAL LLC SIMON
PROPERTY TAX DEPT
PO BOX 6120
INDIANAPOLIS IN 46206

ALB PINEWOOD LLC
3234 RIVERVIEW LN
DAYTONA BEACH FL 32118-6218

ALB WINROCK LLC
3234 RIVERVIEW LN
DAYTONA BEACH FL 32118-6218

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

ARAGON RHEANNON & TORREZ SERGIO
7601 WINTER AVE NE
ALBUQUERQUE NM 87110-7335

BARBIER WENDY
2705 VERMONT ST NE
ALBUQUERQUE NM 87110-3743

BASS ALVIN SR & NANCY J
1509 ESPANOLA ST NE
ALBUQUERQUE NM 87110

BELTRAN MANUEL E & MESA DEL
BELTRAN CONSUELO
341 ALCAZAR ST NE
ALBUQUERQUE NM 87108-2007

BERNAL DIEGO I
1840 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

BRONSTEIN LLC
4455 E CAMELBACK RD SUITE E-180
PHOENIX AZ 85018-2843

BROWN ELIZABETH IOLENE
7609 WINTER AVE NE
ALBUQUERQUE NM 87110-7335

BUTT MARTIN R & WILLIE J
6705 ZIMMERMAN AVE NE
ALBUQUERQUE NM 87110-5936

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

COLE THOMAS D
1513 ESPANOLA ST NE
ALBUQUERQUE NM 87110

COLUMBIA PROPERTIES ALBUQUERQUE
LLC
740 CENTRE VIEW BLVD
COVINGTON KY 41017-5434

DREAMCATCHER LLC
8901 ADAMS ST NE SUITE A
ALBUQUERQUE NM 87113-2718

ESPANO JEREMY R
1505 SAN PABLO ST NE
ALBUQUERQUE NM 87110-7245

FAJARDO PHILIP L II & SYLVIA J
7605 WINTER AVE NE
ALBUQUERQUE NM 87110-7335

GLACIER ALBUQUERQUE CORP C/O
SENTINEL REAL ESTATE CORP
1251 AVENUE OF THE AMERICAS
NEW YORK NY 10020-1104

GUSTAF REBECCA
1812 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

HIGH RIDGE DEVELOPMENT LLC
4700 MONTGOMERY BLVD NE SUITE 200
ALBUQUERQUE NM 87109-2050

K369 LLC
PO BOX AA
MESILLA NM 88046-4627

KARNES KEAGAN & ANGELIQUE
1836 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

LAU IVY W & GINETTE TAM VAN LY LAU
FAMILY TRUST
1512 MESILLA ST NE
ALBUQUERQUE NM 87110-7230

LIU HSINJEN & HUNG YING
6709 ZIMMERMAN AVE NE
ALBUQUERQUE NM 87110-5936

LOZANO MELISSA ABIGAIL
1844 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

MADRIGAL FRANCES IRENE
1828 KENTUCKY ST NE
ALBUQUERQUE NM 87110

MANG RONALD G & VICTORIA L
1512 ESPANOLA ST NE
ALBUQUERQUE NM 87110

MONTOYA ADRIAN T
1802 DELUVINA DR SW
ALBUQUERQUE NM 87105-2753

NORFOLK & WHEI LLC
1720 LOUISIANA BLVD NE SUITE 100
ALBUQUERQUE NM 87110-7022

OVERSLAUGH GORDON C & THOMAS M
BARTLETT
1832 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

POSS BRITTANY L
7200 CONSTITUTION AVE NE
ALBUQUERQUE NM 87110-7202

PROVENCHER MARGARITA &
PROVENCHER AUDREY B
1808 KENTUCKY ST NE
ALBUQUERQUE NM 87110

PUBLIC SERVICE CO OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

PUBLIC SERVICE COMPANY OF NEW
MEXICO
ALVARADO SQUARE
ALBUQUERQUE NM 87158

REGENTS OF UNM REAL ESTATE DEPT
MSC06-3595-1 UNIVERSITY OF NM
ALBUQUERQUE NM 87131-0001

ROBBINS JEAN
1816 KENTUCKY ST NE
ALBUQUERQUE NM 87110

RSC CONTROL LLC
1717 LOUISIANA BLVD NE SUITE 111
ALBUQUERQUE NM 87110-7014

RUDOLPH MANAGEMENT LLC
1803 LOUISIANA BLVD NE F-2
ALBUQUERQUE NM 87110-6951

SMITH WANDA JAYNE
1820 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

SONA AGNES & LOPEZ DANNY JR
1804 KENTUCKY ST NE
ALBUQUERQUE NM 87110

STOCKTON SONDRAL
6717 ZIMMERMAN AVE NE
ALBUQUERQUE NM 87110-5936

TAFOYA JOHN T & ANNE M
1504 ESPANOLA ST NE
ALBUQUERQUE NM 87110

TARGET CORPORATION T-2813 C/O
PROPERTY TAX DEPARTMENT
PO BOX 9456
MINNEAPOLIS MN 55440-9456

THOMAS DAN M
1824 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

TOYS-R-US INC C/O COFORGE BPS
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334

WCH LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109-4660

WINROCK C/O DILLARDS
100 SUN AVE NE SUITE 210
ALBUQUERQUE NM 87109-4675

WINROCK FIDELITY LLC
100 SUN AVE NE SUITE #100
ALBUQUERQUE NM 87109-4660

WINROCK LOFTS LLC
100 SUN AVE NE SUITE #100
ALBUQUERQUE NM 87109-4660

WINROCK PADS LLC C/O COFORGE BPS
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334

WINROCK PARTNERS LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109-4660

WINROCK PARTNERS LLC ATTN:
DILLARDS PROPERTY TAX DEPT
100 SUN AVE SUITE 210
ALBUQUERQUE NM 87109-4675

WINROCK PORTLAND LLC
100 SUN AVE NE SUITE 210
ALBUQUERQUE NM 87109-4675

WINROCK VILLAS CONDOS ASSOC
1601 PENNSYLVANIA ST NE
ALBUQUERQUE NM 87110-5546

WINROCK WEST LLC
100 SUN AVE NE SUITE #100
ALBUQUERQUE NM 87109-4660

ABQ Park NA
Shirley Lockyer
7501 Sky Court Circle NE
Albuquerque NM 87110

ABQ Park NA
Matt Mirarchi
7540 Leah NE
Albuquerque NM 87110

District 7 Coalition of Neighborhood Associations
Michael Kious
7901 Palo Duro Avenue NE
Albuquerque NM 87110

District 7 Coalition of Neighborhood Associations
Janice Arnold-Jones
7713 Sierra Azul Avenue NE
Albuquerque NM 87110

Inez NA
Donna Yetter
2111 Hoffman Drive NE
Albuquerque NM 87110

Inez NA
Maya Sutton
7718 Cutler Avenue NE
Albuquerque NM 87110

Jerry Cline Park NA
Eric Shirley
900 Grove Street NE
Albuquerque NM 87110

Jerry Cline Park NA
Danielle Boardman
1001 Grove Street NE
Albuquerque NM 87110

Mark Twain NA
Barbara Lohbeck
1402 California Street NE
Albuquerque NM 87110

Mark Twain NA
Michele Benton
1104 Florida NE
Albuquerque NM 87110

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 7/7/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 2160 & 2100 & 99999 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Location Description Winrock Town Center - Indian School and Louisiana
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning(agent)/WINROCK PARTNERS LLC (applicant)
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major Preliminary (Minor or Major or Bulk Land)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³:

We are reaching out to inform you of our ongoing work at Winrock Town Center involving a Subdivision Action to realign Roadway A, which will improve internal circulation and connectivity within the development. In conjunction with this, we are pursuing a Master Site Plan Amendment to identify and formalize future building areas within the center. As part of this effort, public and private utilities will be reconfigured, and internal parking areas will be adjusted to better support the evolving layout and functionality of Winrock Town Center. These updates are part of our ongoing commitment to realizing the long-term vision for the site in a way that enhances accessibility, usability, and compatibility with the surrounding community.

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: July 30, 2025

Location*⁴: VIA Zoom

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Modulus Architects & Land Use Planning

Email: Angela M. Piarowski

Phone: 505.338.1499



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*



Others: Zone Atlas Map



Online website or project page: _____

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-19-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application Preliminary Plat

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum: N/A

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] +/- 72 acres
 - 2. IDO Zone District MX-H
 - 3. Overlay Zone(s) [if applicable]
 - 4. Center or Corridor Area [if applicable] Uptown Urban Center, Americas Pkwy/Louisiana Major Transit Corridor
- Current Land Use(s) [vacant, if none] Commercial Retail
-

NOTE: Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Major Preliminary Plat Application

Decision-making Body: Development Hearing Officer (DHO)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 2160 & 2100 & 99999 LOUISIANA BLVD NE ALBUQUERQUE NM 87110

Name of property owner: WINROCK PARTNERS LLC

Name of applicant: Modulus Architects & Land Use Planning, Inc. (agent)/WINROCK PARTNERS LLC (applicant)

Date, time, and place of public meeting or hearing, if applicable:

Anticipated Hearing on July 30, 2025 @9AM, VIA ZOOM

Address, phone number, or website for additional information:

Regina Okoye with Modulus Architects and Land Use Planning, rokoye@modulusarchitects.com, 505.338.1499 (Ext. 1003)

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request. Preliminary Plat

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Regina Okoye

Digitally signed by Regina Okoye
DN: c=US, o=Modulus Architects & Land Use Planning, Inc., cn=Regina Okoye, email=rokoye@modulusarchitects.com
Reason: I am the author of this document
Location:
Date: 2024.09.11 13:15:28-06'00'
Foxit PDF Reader Version: 2023.3.0

(Applicant signature)

7/7/25

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: N/A

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, June 10, 2025 2:01 PM
To: Regina Okoye
Subject: 2100 & 2160 LOUISIANA BLVD NE : Public Notice Inquiry Sheet Submission
Attachments: 02 - Zone Atlas_marked.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
ABQ Park NA		Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM	87110	5057107314	
ABQ Park NA		Matt	Mirarchi	mattmirarchi@gmail.com	7540 Leah NE	Albuquerque	NM	87110	9193570548	
District 7 Coalition of Neighborhood Associations		Michael	Kious	mikekious@aol.com	7901 Palo Duro Avenue NE	Albuquerque	NM	87110	5059778967	
District 7 Coalition of Neighborhood Associations		Janice	Arnold-Jones	jearnoldjones70@gmail.com	7713 Sierra Azul Avenue NE	Albuquerque	NM	87110		5053790902
Inez NA	inezneighassn@yahoo.com	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	87110	5055504715	
Inez NA	inezneighassn@yahoo.com	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	NM	87110	5054634263	5052478070
Jerry Cline Park NA		Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	NM	87110	5052682595	
Jerry Cline Park NA		Danielle	Boardman	bluestealth93@gmail.com	1001 Grove Street NE	Albuquerque	NM	87110	5059805216	
Mark Twain NA		Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA		Michele	Benton	mkbenton@swcp.com	1104 Florida NE	Albuquerque	NM	87110	5052395237	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, June 10, 2025 10:31 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Hearing Officer
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Modulus Architects - Regina Okoye
Telephone Number
5052677686
Email Address
rokoye@modulusarchitects.com
Company Name
Modulus Architects
Company Address
8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)
City
Albuquerque
State
NM
ZIP
87113

Legal description of the subject site for this project:
Situs Address: 2160 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Legal Description: PARCEL Z-1 FINAL PLAT PARCEL Z-1 & Z-2 AND TRACTS E-1, E-2,F-2, F-3 & J WINROCK CENTER ADDITION CONT 26.0241 AC

Situs Address: LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Legal Description: TR H FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & HWINROCK CENTER ADDITION CONT 2.4388 AC

Situs Address: 2100 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Legal Description: 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

Physical address of subject site:
2100 & 2160 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Subject site cross streets:

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

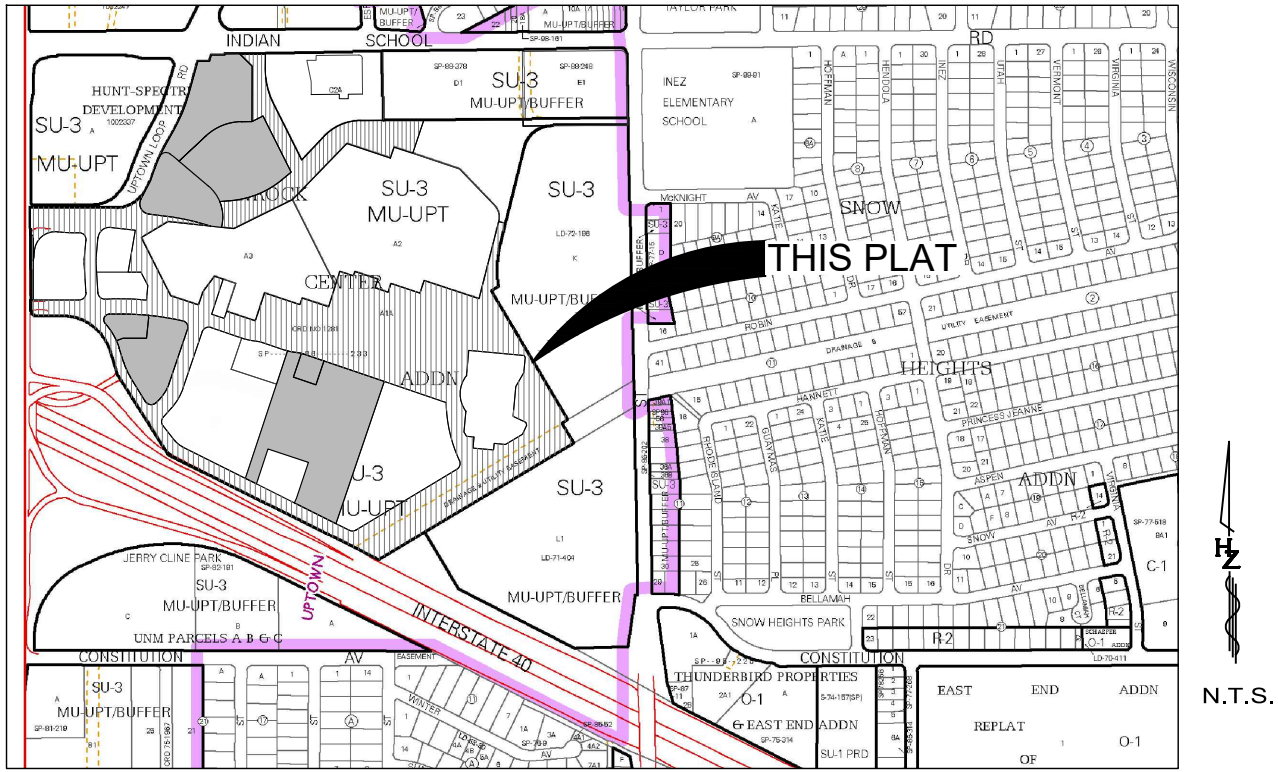
Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



ZONE ATLAS J-19-Z

SUBDIVISION DATA

DHO NO.		PLAT ACRES (Gross)	71.9380
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	8	PARCEL ACRES	43.5680
NO. OF TRACTS	13	TRACT ACRES	28.3700
STREET MILES (FULL)	0	STREET ACRES	0

PURPOSE OF THIS PLAT

- VACATE PORTION OF EXISTING PUBLIC PARK EASEMENT.
- SUBDIVIDE EXISTING PARCEL Z-1 INTO TWO (2) PARCELS.
- SUBDIVIDE EXISTING TRACT D INTO TWO (2) TRACTS.
- TRACT LINE ADJUSTMENT FOR TRACT F-2 AND F-3. CREATE TRACTS F-2A AND F-3A.
- TRACT LINE ADJUSTMENT FOR TRACT H. CREATE TRACT H-1
- INCORPORATE TRACT B HUNT SPECTRUM DEVELOPMENT SITE INTO WINROCK CENTER ADDITION. CREATE TRACT B-1.
- CREATE TRACT K FROM PORTIONS OF PARCEL Z-1, TRACT B, AND TRACT H

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESE (S65°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "1_H19A ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS. WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE). HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

FREE CONSENT

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT: ALL PUBLIC ROADWAY, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

TRACT B

[Signature] DATE
WINROCK PADS LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PADS LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT D

[Signature] DATE
WINROCK WEST LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK WEST LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT F-2

[Signature] DATE
WCH LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WCH LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT F-3

[Signature] DATE
WINROCK PORTLAND LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PORTLAND LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT Z-1

[Signature] DATE
WINROCK PARTNERS LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 1 OF 15

PROJECT NO. PR-2018-001579

APPLICATION NO. _____

DHO APPROVAL: _____

LEGAL DESCRIPTION

PARCEL Z-1 WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 26.0241 ACRES (1,133,610 SQ. FT.) MORE OR LESS.

TRACT B HUNT-SPECTRUM DEVELOPMENT SITE AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 2, 2004 IN VOLUME 2004C, PAGE 226, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 2.4765 ACRES (107,876.34 SQ. FT.) MORE OR LESS.

TRACT D WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON SEPTEMBER 23, 2019 IN VOLUME 2019C, PAGE 0088, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 2.0002 ACRES (87,129 SQ. FT.) MORE OR LESS.

TRACT F-2 WINROCK CENTER ADDITION AS RECORDER IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 5.3295 ACRES (232,153 SQ. FT.) MORE OR LESS.

TRACT F-3 WINROCK CENTER ADDITION AS RECORDER IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 0.2145 ACRES (X SQ. FT.) MORE OR LESS.

TRACT H WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON SEPTEMBER 23, 2019 IN VOLUME 2019C, PAGE 0088, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 2.4386 ACRES (106,225 SQ. FT.) MORE OR LESS.

APPROVED

Loren N. Risenhoover P.S. 7/3/2025
CITY SURVEYOR DATE

[Signature] 7/3/25
GARY D. GOODMAN, AUTHORIZED SIGNATORY DATE

SURVEYOR'S CERTIFICATION

[Signature] 7-2-25
JAMES D. HARRIS N.M.P.L.S. NO. 30537 DATE



HUITT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

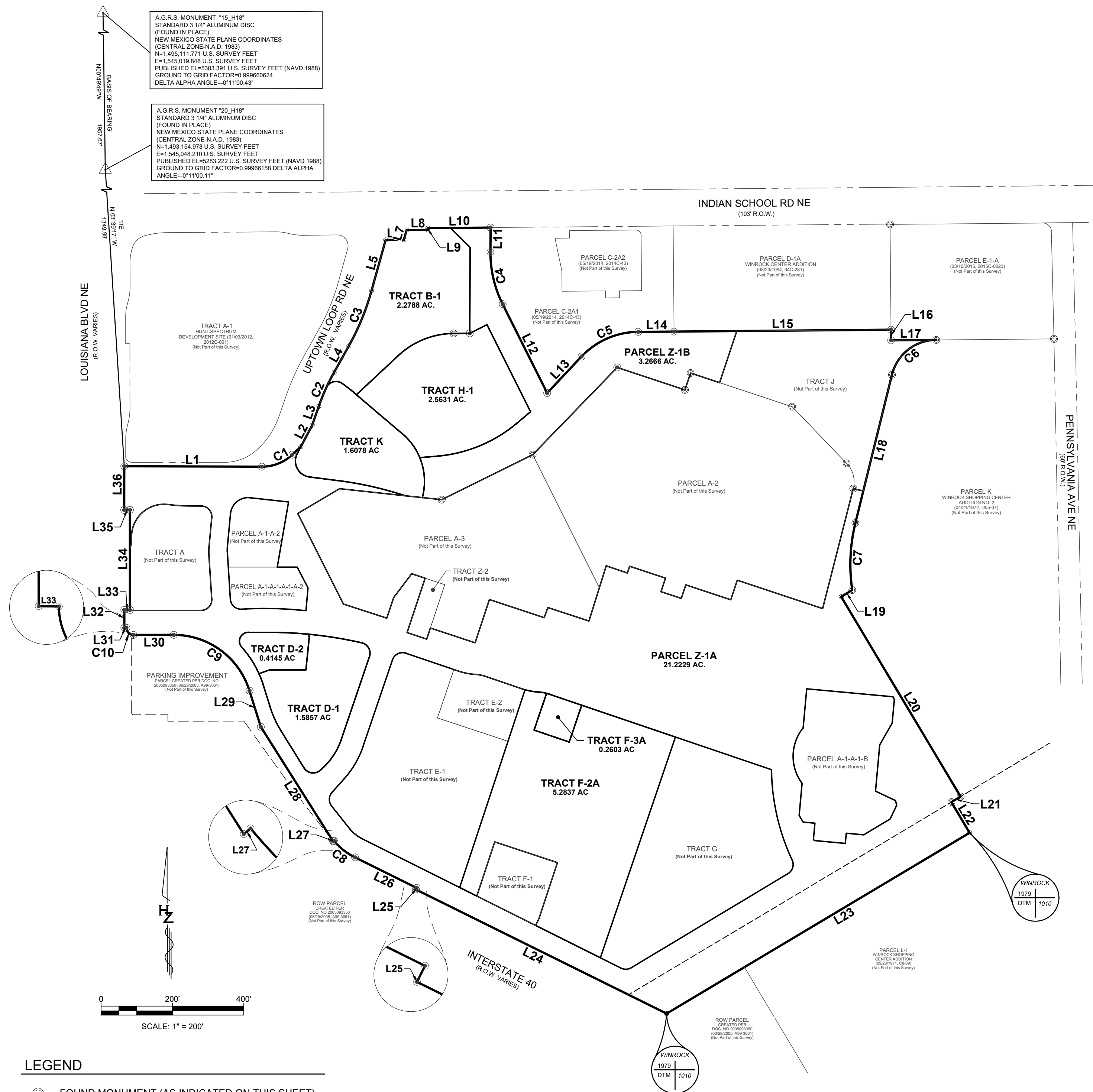
SOLAR NOTE

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

UTILITY DISCLAIMER

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

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L19	S58°43'21"W	36.18'
L20	S30°50'26"E	652.55'
L21	S59°09'48"W	30.01'
L22	S30°41'42"E	100.08'
L23	S59°10'07"W	988.91'
L24	N63°40'11"W	784.36'
L25	N26°19'48"E	5.03'
L26	N63°40'12"W	192.36'
L27	S49°54'25"W	2.48'
L28	N32°16'41"W	379.80'
L29	N17°24'39"W	105.95'
L30	S89°57'36"W	112.84'
L31	N89°22'44"W	5.66'
L32	N00°02'22"W	49.88'
L33	N89°59'36"E	15.69'
L34	N00°00'24"E	280.42'
L35	N89°59'36"W	15.92'
L36	N00°02'10"E	122.41'



- FOUND MONUMENT (AS INDICATED ON THIS SHEET)
- CALCULATED CORNER UNABLE TO SET
- FOUND MONUMENT: REBAR W/CAP HZI LS 7482 OR
MAGNAIL W/WASHER HZI LS 7482

Plotted: 6/30/2025 8:55:11 AM. By: Tafoya, Linda
H:\proj\R13\13480-01 - Winrock Sketch and Final Plat05 Design\05 11 Survey\PLAT\PARCEL_Z1A-Z1B - TRACTS B1 D1 D2
- F2A F3A H1 KW\inrock\Center_PARCEL_Z1A-Z1B - Tract.dwg
Last Saved: 6/30/2025 8:54:45 AM, Tafoya

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



WINROCK PADS LLC C/O COFORGE BPS
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



Mark Twain NA
Michele Benton
1104 Florida NE
Albuquerque NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



WINROCK PARTNERS LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109-4660

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



Jerry Cline Park NA
Danielle Boardman
1001 Grove Street NE
Albuquerque NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



WINROCK LOFTS LLC
100 SUN AVE NE SUITE #100
ALBUQUERQUE NM 87109-4660

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



Mark Twain NA
Barbara Lohbeck
1402 California Street NE
Albuquerque NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



WINROCK FIDELITY LLC
100 SUN AVE NE SUITE #100
ALBUQUERQUE NM 87109-4660

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



WINROCK VILLAS CONDOS ASSOC
1601 PENNSYLVANIA ST NE
ALBUQUERQUE NM 87110-5546

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



WINROCK C/O DILLARDS
100 SUN AVE NE SUITE 210
ALBUQUERQUE NM 87109-4675

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



WINROCK PORTLAND LLC
100 SUN AVE NE SUITE 210
ALBUQUERQUE NM 87109-4675

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



District 7 Coalition of Neighborhood Associations
Janice Arnold-Jones
7713 Sierra Azul Avenue NE
Albuquerque NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



Inez NA
Donna Yetter
2111 Hoffman Drive NE
Albuquerque NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



District 7 Coalition of Neighborhood Associations
Michael Kiou
7901 Palo Duro Avenue NE
Albuquerque NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



Inez NA
Maya Sutton
7718 Cutler Avenue NE
Albuquerque NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



ABQ Park NA
Matt Mirarchi
7540 Leah NE
Albuquerque NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



WINROCK WEST LLC
100 SUN AVE NE SUITE #100
ALBUQUERQUE NM 87109-4660

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



ABQ Park NA
Shirley Lockyer
7501 Sky Court Circle NE
Albuquerque NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



WINROCK PARTNERS LLC ATTN:
DILLARDS PROPERTY TAX DEPT
100 SUN AVE SUITE 210
ALBUQUERQUE NM 87109-4675

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



TOYS-R-US INC C/O COFORGE BPS
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



TARGET CORPORATION T-2813 C/O
PROPERTY TAX DEPARTMENT
PO BOX 9456
MINNEAPOLIS MN 55440-9456

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



THOMAS DAN M
1824 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



TAFOYA JOHN T & ANNE M
1504 ESPANOLA ST NE
ALBUQUERQUE NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



SMITH WANDA JAYNE
1820 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



STOCKTON SONDRA L
6717 ZIMMERMAN AVE NE
ALBUQUERQUE NM 87110-5936

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



NORFOLK & WHEI LLC
1720 LOUISIANA BLVD NE SUITE 100
ALBUQUERQUE NM 87110-7022

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



RSC CONTROL LLC
1717 LOUISIANA BLVD NE SUITE 111
ALBUQUERQUE NM 87110-7014

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



BRONSTEIN LLC
4455 E CAMELBACK RD SUITE E-180
PHOENIX AZ 85018-2843

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



ROBBINS JEAN
1816 KENTUCKY ST NE
ALBUQUERQUE NM 87110

MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113

ABQ UPTOWN PERIPHERAL LLC ATTN:
MELISSA BREEDEN
225 W WASHINGTON ST
INDIANAPOLIS IN 46204-3435



MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113

KARNES KEAGAN & ANGELIQUE
1836 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938



MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113

HIGH RIDGE DEVELOPMENT LLC
4700 MONTGOMERY BLVD NE SUITE 200
ALBUQUERQUE NM 87109-2050



MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113

BERNAL DIEGO I
1840 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938



MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113

K369 LLC
PO BOX AA
MESILLA NM 88046-4627



MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113

BROWN ELIZABETH IOLENE
7609 WINTER AVE NE
ALBUQUERQUE NM 87110-7335



MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113

MANG RONALD G & VICTORIA L
1512 ESPANOLA ST NE
ALBUQUERQUE NM 87110



MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113

BARBIER WENDY
2705 VERMONT ST NE
ALBUQUERQUE NM 87110-3743



MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293



MODULUS
ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113

POSS BRITTANY L
7200 CONSTITUTION AVE NE
ALBUQUERQUE NM 87110-7202



MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



Jerry Cline Park NA
Eric Shirley
900 Grove Street NE
Albuquerque NM 87110

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



PUBLIC SERVICE COMPANY OF NEW
MEXICO
ALVARADO SQUARE
ALBUQUERQUE NM 87158

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



ALB WINROCK LLC
3234 RIVERVIEW LN
DAYTONA BEACH FL 32118-6218

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



REGENTS OF UNM REAL ESTATE DEPT
MSC06-3595-1 UNIVERSITY OF NM
ALBUQUERQUE NM 87131-0001

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



ABQ UPTOWN PAD LLC
4455 E CAMELBACK RD SUITE E-180
PHOENIX AZ 85018-2861

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



MONTOLYA ADRIAN T
1802 DELUVINA DR SW
ALBUQUERQUE NM 87105-2753

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



PROVENCER MARGARITA &
PROVENCER AUDREY B
1808 KENTUCKY ST NE
ALBUQUERQUE NM 87110

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



RUDOLPH MANAGEMENT LLC
1803 LOUISIANA BLVD NE F-2
ALBUQUERQUE NM 87110-6951

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



PUBLIC SERVICE CO OF NM
ALVARADO SQUARE
ALBUQUERQUE NM 87158

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



MADRIGAL FRANCES IRENE
1828 KENTUCKY ST NE
ALBUQUERQUE NM 87110

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



LOZANO MELISSA ABIGAIL
1844 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



LAU IVY W & GINETTE TAM VAN LY LAU
FAMILY TRUST
1512 MESILLA ST NE
ALBUQUERQUE NM 87110-7230

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



ARAGON RHEANNON & TORREZ SERGIO
7601 WINTER AVE NE
ALBUQUERQUE NM 87110-7335

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

MODULUS
ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



LIU HSINJEN & HUNG YING
6709 ZIMMERMAN AVE NE
ALBUQUERQUE NM 87110-5936

MODULUS

ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



SONA AGNES & LOPEZ DANNY JR
1804 KENTUCKY ST NE
ALBUQUERQUE NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



OVERSLAUGH GORDON C & THOMAS M
BARTLETT
1832 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

MODULUS

ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



BUTT MARTIN R & WILLIE J
6705 ZIMMERMAN AVE NE
ALBUQUERQUE NM 87110-5936

MODULUS

ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



BASS ALVIN SR & NANCY J
1509 ESPANOLA ST NE
ALBUQUERQUE NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



ALB PINEWOOD LLC
3234 RIVERVIEW LN
DAYTONA BEACH FL 32118-6218

MODULUS

ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



ABQ UPTOWN PERIPHERAL LLC SIMON
PROPERTY TAX DEPT
PO BOX 6120
INDIANAPOLIS IN 46206

MODULUS

ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



ABQ UPTOWN LLC SIMON PROPERTY
TAX DEPT
PO BOX 6120
INDIANAPOLIS IN 46206

MODULUS

ARCHITECTS & LAND USE PLANNING

8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



BELTRAN MANUEL E & MESA DEL
BELTRAN CONSUELO
341 ALCAZAR ST NE
ALBUQUERQUE NM 87108-2007

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



WCH LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109-4660

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



FAJARDO PHILIP L II & SYLVIA J
7605 WINTER AVE NE
ALBUQUERQUE NM 87130-7335

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



GLACIER ALBUQUERQUE CORP C/O
SENTINEL REAL ESTATE CORP
1251 AVENUE OF THE AMERICAS
NEW YORK NY 10020-1104

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



COLE THOMAS D
1513 ESPANOLA ST NE
ALBUQUERQUE NM 87110

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



GUSTAF REBECCA
1812 KENTUCKY ST NE
ALBUQUERQUE NM 87110-6938

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



COLUMBIA PROPERTIES ALBUQUERQUE
LLC
740 CENTRE VIEW BLVD
COVINGTON KY 41017-5434

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



DREAMCATCHER LLC
8901 ADAMS ST NE SUITE A
ALBUQUERQUE NM 87113-2718

MODULUS

ARCHITECTS & LAND USE PLANNING
8220 San Pedro Dr. NE Suite 520
Albuquerque, NM 87113



ESPANO JEREMY R
1505 SAN PABLO ST NE
ALBUQUERQUE NM 87110-7245

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, June 10, 2025 2:01 PM
To: Regina Okoye
Subject: 2100 & 2160 LOUISIANA BLVD NE : Public Notice Inquiry Sheet Submission
Attachments: 02 - Zone Atlas_marked.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
ABQ Park NA		Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM	87110	5057107314	
ABQ Park NA		Matt	Mirarchi	mattmirarchi@gmail.com	7540 Leah NE	Albuquerque	NM	87110	9193570548	
District 7 Coalition of Neighborhood Associations		Michael	Kious	mikekious@aol.com	7901 Palo Duro Avenue NE	Albuquerque	NM	87110	5059778967	
District 7 Coalition of Neighborhood Associations		Janice	Arnold-Jones	jearnoldjones70@gmail.com	7713 Sierra Azul Avenue NE	Albuquerque	NM	87110		5053790902
Inez NA	inezneighassn@yahoo.com	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	87110	5055504715	
Inez NA	inezneighassn@yahoo.com	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE	Albuquerque	NM	87110	5054634263	5052478070
Jerry Cline Park NA		Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	NM	87110	5052682595	
Jerry Cline Park NA		Danielle	Boardman	bluestealth93@gmail.com	1001 Grove Street NE	Albuquerque	NM	87110	5059805216	
Mark Twain NA		Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA		Michele	Benton	mkbenton@swcp.com	1104 Florida NE	Albuquerque	NM	87110	5052395237	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, June 10, 2025 10:31 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Hearing Officer
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Modulus Architects - Regina Okoye
Telephone Number
5052677686
Email Address
rokoye@modulusarchitects.com
Company Name
Modulus Architects
Company Address
8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)
City
Albuquerque
State
NM
ZIP
87113

Legal description of the subject site for this project:
Situs Address: 2160 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Legal Description: PARCEL Z-1 FINAL PLAT PARCEL Z-1 & Z-2 AND TRACTS E-1, E-2,F-2, F-3 & J WINROCK CENTER ADDITION CONT 26.0241 AC

Situs Address: LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Legal Description: TR H FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & HWINROCK CENTER ADDITION CONT 2.4388 AC

Situs Address: 2100 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Legal Description: 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

Physical address of subject site:
2100 & 2160 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Subject site cross streets:

Indian School and Louisiana

Other subject site identifiers:

This site is located on the following zone atlas page:

J-19-Z

Captcha

x

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 7/7/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 2160 & 2100 & 99999 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Location Description Winrock Town Center - Indian School and Louisiana
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning(agent)/WINROCK PARTNERS LLC (applicant)
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major Preliminary (Minor or Major or Bulk Land)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: July 30, 2025

Location*⁴: VIA Zoom

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Modulus Architects & Land Use Planning

Email: Angela M. Piarowski

Phone: 505.338.1499



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*



Others: _____



Online website or project page: _____

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ J-19-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] +/- 72 acres
 - 2. IDO Zone District MX-H
 - 3. Overlay Zone(s) [if applicable]
 - 4. Center or Corridor Area [if applicable] Uptown Urban Center, Americas Pkwy/Louisiana Major Transit Corridor
- Current Land Use(s) [vacant, if none] Commercial Retail
-

NOTE: Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Major Preliminary Plat Application

Decision-making Body: Development Hearing Officer (DHO)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 2160 & 2100 & 99999 LOUISIANA BLVD NE ALBUQUERQUE NM 87110

Name of property owner: WINROCK PARTNERS LLC

Name of applicant: Modulus Architects & Land Use Planning, Inc. (agent)/WINROCK PARTNERS LLC (applicant)

Date, time, and place of public meeting or hearing, if applicable:

Anticipated Hearing on July 30, 2025 @9AM, VIA ZOOM

Address, phone number, or website for additional information:

Regina Okoye with Modulus Architects and Land Use Planning, rokoye@modulusarchitects.com, 505.338.1499 (Ext. 1003)

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Regina Okoye
Digitally signed by Regina Okoye
DN: cn=Modulus Architects & Land Use Planning, Inc., o=CN=Regina Okoye, e=rokoye@modulusarchitects.com
Reason: I am the author of this document
Location:
Date: 2024.09.11 13:15:28-06'00'
Foxit PDF Reader Version: 2023.3.0

7/7/25 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

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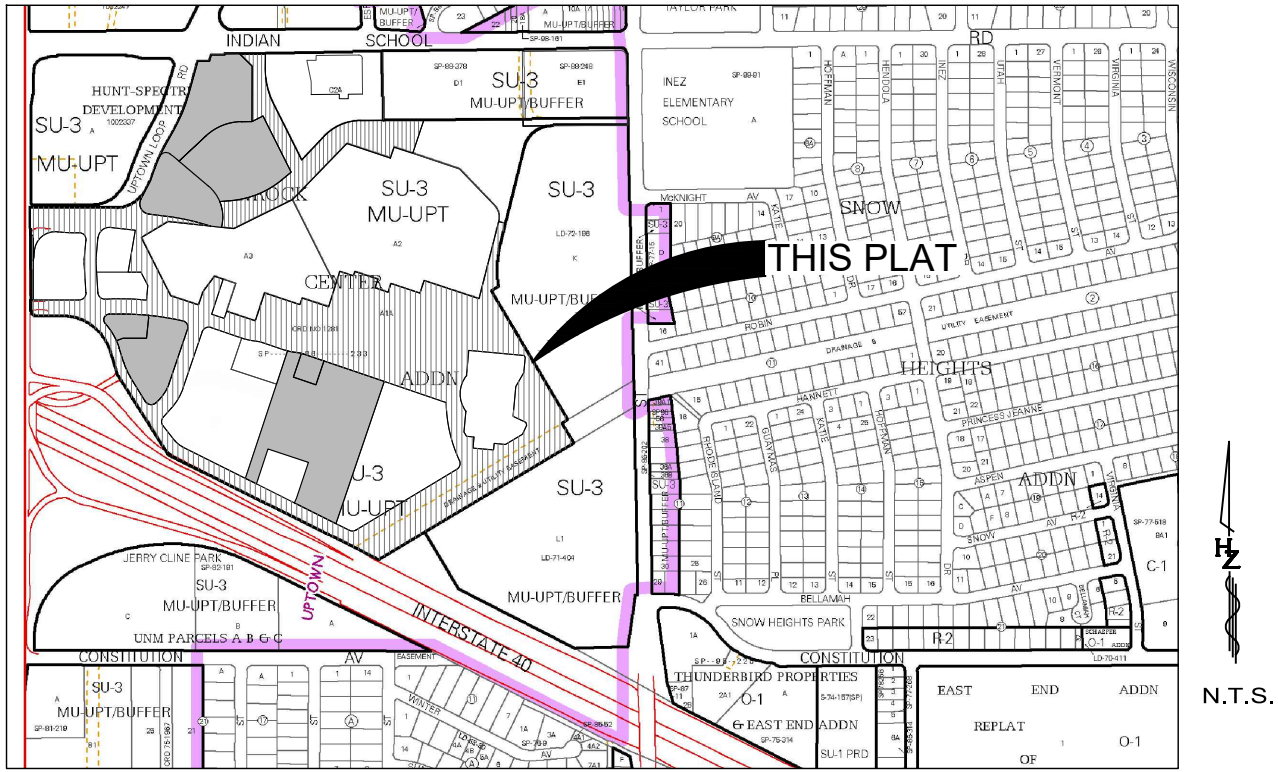
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ZONE ATLAS J-19-Z

SUBDIVISION DATA

DHO NO.		PLAT ACRES (Gross)	71.9380
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	8	PARCEL ACRES	43.5680
NO. OF TRACTS	13	TRACT ACRES	28.3700
STREET MILES (FULL)	0	STREET ACRES	0

PURPOSE OF THIS PLAT

- VACATE PORTION OF EXISTING PUBLIC PARK EASEMENT.
- SUBDIVIDE EXISTING PARCEL Z-1 INTO TWO (2) PARCELS.
- SUBDIVIDE EXISTING TRACT D INTO TWO (2) TRACTS.
- TRACT LINE ADJUSTMENT FOR TRACT F-2 AND F-3. CREATE TRACTS F-2A AND F-3A.
- TRACT LINE ADJUSTMENT FOR TRACT H. CREATE TRACT H-1
- INCORPORATE TRACT B HUNT SPECTRUM DEVELOPMENT SITE INTO WINROCK CENTER ADDITION. CREATE TRACT B-1.
- CREATE TRACT K FROM PORTIONS OF PARCEL Z-1, TRACT B, AND TRACT H

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESEIZE (S65°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "1_H19A ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS. WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE). HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

FREE CONSENT

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT: ALL PUBLIC ROADWAY, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

TRACT B

WINROCK PADS LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY: _____ DATE _____

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PADS LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT D

WINROCK WEST LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY: _____ DATE _____

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK WEST LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT F-2

WCH LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY: _____ DATE _____

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WCH LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT F-3

WINROCK PORTLAND LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY: _____ DATE _____

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PORTLAND LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT Z-1

WINROCK PARTNERS LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY: _____ DATE _____

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 1 OF 15

PROJECT NO. PR-2018-001579

APPLICATION NO. _____

DHO APPROVAL: _____

LEGAL DESCRIPTION

PARCEL Z-1 WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. CONTAINING 26.0241 ACRES (1,133,610 SQ. FT.) MORE OR LESS.

TRACT B HUNT-SPECTRUM DEVELOPMENT SITE AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 2, 2004 IN VOLUME 2004C, PAGE 226, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. CONTAINING 2.4765 ACRES (107,876.34 SQ. FT.) MORE OR LESS.

TRACT D WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON SEPTEMBER 23, 2019 IN VOLUME 2019C, PAGE 0088, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. CONTAINING 2.0002 ACRES (87,129 SQ. FT.) MORE OR LESS.

TRACT F-2 WINROCK CENTER ADDITION AS RECORDER IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. CONTAINING 5.3295 ACRES (232,153 SQ. FT.) MORE OR LESS.

TRACT F-3 WINROCK CENTER ADDITION AS RECORDER IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. CONTAINING 0.2145 ACRES (X SQ. FT.) MORE OR LESS.

TRACT H WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON SEPTEMBER 23, 2019 IN VOLUME 2019C, PAGE 0088, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. CONTAINING 2.4386 ACRES (106,225 SQ. FT.) MORE OR LESS.

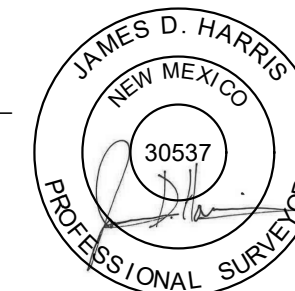
APPROVED

Loren N. Risenhoover P.S.
CITY SURVEYOR 7/3/2025
DATE

GARY D. GOODMAN, AUTHORIZED SIGNATORY 7/3/25
DATE

SURVEYOR'S CERTIFICATION

JAMES D. HARRIS N.M.P.L.S. NO. 30537 7-2-25
DATE



HUITT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

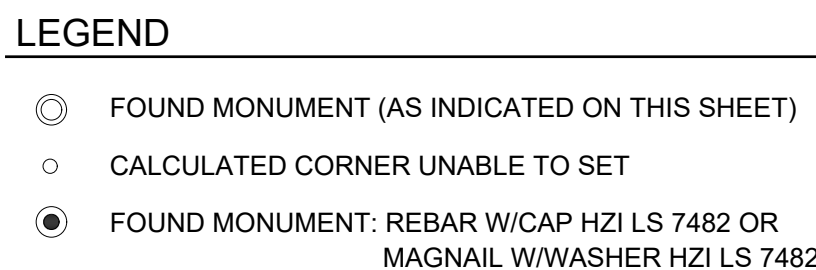
SOLAR NOTE

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

UTILITY DISCLAIMER

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

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L19	S58°43'21"W	36.18'
L20	S30°50'26"E	652.55'
L21	S59°09'48"W	30.01'
L22	S30°41'42"E	100.08'
L23	S59°10'07"W	988.91'
L24	N63°40'11"W	784.36'
L25	N26°19'48"E	5.03'
L26	N63°40'12"W	192.36'
L27	S49°54'25"W	2.48'
L28	N32°16'41"W	379.80'
L29	N17°24'39"W	105.95'
L30	S89°57'36"W	112.84'
L31	N89°22'44"W	5.66'
L32	N00°02'22"W	49.88'
L33	N89°59'36"E	15.69'
L34	N00°00'24"E	280.42'
L35	N89°59'36"W	15.92'
L36	N00°02'10"E	122.41'



Plotted: 6/30/2025 8:55:11 AM. By: Tafoya, Linda
H:\proj\R1313480-01 - Winrock Sketch and Final Plat05 Design\05 11 Survey\PLAT\PARCEL_Z1A-Z1B - TRACTS B1 D1 D2
Last Saved: 6/30/2025 8:54:45 AM. Itafoya

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 3 OF 15

EXISTING EASEMENTS WITHIN THE BOUNDARY
OF THIS PLAT

- 1) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 9, 1993, RECORDED IN BOOK 93-6, PAGE 1435, AS DOCUMENT NO. 93023664
- 2) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, DOCUMENT NO. 93123089
- 3) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, DOCUMENT NO. 93096984
- 4) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531
- 5) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3120, DOCUMENT NO. 93093164,
- 6) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1994, RECORDED IN BOOK 94-7, PAGE 4859, DOCUMENT NO. 94028293,
- 7) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3126, DOCUMENT NO. 93093165
- 8) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, DOCUMENT NO. 93134663
- 9) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, RECORDED IN BOOK D 571, PAGE 432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
- 10) EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK C4, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C5, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54. AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996 IN PLAT BOOK 96C, FOLIO 446
- 11) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1960, RECORDED IN BOOK D 536, PAGE 597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
- 12) RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1985, RECORDED IN BOOK MISC. 217A, PAGE 375, DOCUMENT NO. 8526079
- 13) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 12, 1986, RECORDED IN BOOK MISC. 382A, PAGE 553, DOCUMENT NO. 8674791
- 14) RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, DOCUMENT NO. 8490471
- 15) 20' EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED JANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157; (AS TO PARCELS 1 AND 5); FILED MAY 26, 1972, RECORDED IN BOOK MISC. 262, PAGE 167, (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203, (AS TO A2 OF PARCEL 4 AND PARCEL 5); RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS CONTAINED IN QUITCLAIM DEED, FILED FEBRUARY 3, 1967, RECORDED IN BOOK D 822, PAGE 940, AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
- 16) EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1989, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8946173, REFILED MAY 25, 1989, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8946743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 17) DECLARATION OF INGRESS, EGRESS EASEMENT, FILED OCTOBER 24, 1969, RECORDED IN BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 514A, PAGE 599, AS DOCUMENT NO. 08777630, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, DOCUMENT NO. 7973017
- 18) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 20, 1984, RECORDED IN BOOK MISC. 157A, PAGE 321, DOCUMENT NO. 8472494,
- 19) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 554, DOCUMENT NO. 858249A
- 20) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 17, 1984, RECORDED IN BOOK MISC. 81A, PAGE 894, DOCUMENT NO. 843826, PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLATS RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.
- 21) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 30, 1991, RECORDED IN BOOK BCR 91-2, PAGE 3512, DOCUMENT NO. 916993
- 22) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 553, DOCUMENT NO. 858248A
- 23) UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 14, 1996, RECORDED IN BOOK 96-13, PAGE 6463, DOCUMENT NO. 96054182
- 24) WATER, ELECTRICAL AND TELEPHONE EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

25) NOT USED

- 26) EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 26, 1988, IN PLAT BOOK C37, FOLIO 54.
- 27) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 9, 1960, RECORDED IN BOOK D 574, PAGE 79
- 28) COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND DILLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION FILED MARCH 8, 1995, RECORDED IN BOOK 95-6, PAGE 2371, DOCUMENT NO. 95023422
- 29) 15' WATER TRANSMISSION LINE EASEMENT FILED JANUARY 12, 1967, RECORDED IN BOOK R/W 143, PAGE 599.
- 30) 100' PUBLIC DRAINAGE AND UTILITY EASEMENT FILED APRIL 1, 1953, VOL. D1, FOLIO 86.
- 31) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2823-2826.
- 32) P.N.M. AND U.S. WEST COMMUNICATIONS, INC. TRANSFORMER EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2827-2830.
- 33) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.
- 34) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2819-2822.
- 35) NOT USED
- 36) NOT USED
- 37) 20' WATER LINE EASEMENT, FILED AUGUST 26, 1988, BOOK C37, PAGE 54
- 38) GRANT OF EASEMENT FOR ENCROACHMENT, FILED SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.
- 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, DOCUMENT NO. 2004069960,
- 40) PERMANENT SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED APRIL 20, 1992, RECORDED IN BOOK BCR 92-9, PAGE 1889, DOCUMENT NO. 9235897,
- 41) 10' ELECTRIC LINE XING EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED ON AUGUST 11, 2004, IN BOOK A82, PAGE 3527.
- 42) DRAINAGE EASEMENT, DOCUMENT NO. 2018035923 RECORDED ON 04/25/2018
- 43) 10' PUBLIC SIDEWALK EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130
- 44) 20' PUBLIC WATERLINE EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130
- 45) 10' WATERLINE EASEMENT FILED: 09/20/1965, VOL.D-786 PAGES 426-429, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1994, BOOK 94C, FOLIO 281, AND PLAT FILED: 10/28/1996, IN PLAT BOOK 96C, FOLIO 446
- 46) WATERLINE EASEMENTS FILED: 10/10/1972, BOOK D5 FOLIO 54, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1994, BOOK 94C, FOLIO 281, AND PLAT FILED: 10/28/1996, IN PLAT BOOK 96C, FOLIO 446
- 47) DRAINAGE EASEMENT 7-CME-1, RECORDED 06/29/2005 BERNALILLO COUNTY CLERK BOOK A99, PAGE 3061
- 48) INGRESS/INGRESS RIGHT EASEMENT FILED: 10/24/1969 MISC. BOOK 154, FOLIO 42-44
- 49) PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC LINE EASEMENT FILED: 09/26/2012, DOCUMENT NO. 2012100043
- 50) 10' PUBLIC SERVICE COMPANY OF NEW MEXICO LINE AND TRANSFORMER EASEMENT FILED: 07/25/2013 DOC. NO. 2013083443

- 51) 15' PRIVATE DRAINAGE EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 52) 10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 53) 10' PUBLIC WATER EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 54) 20' PUBLIC SAS EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 55) PRIVATE ACCESS EASEMENT FILED: 03/13/2014 DOCUMENT NO. 2014020686
- 56) SIDEWALK EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 57) 8' PUBLIC UTILITY EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 58) 20' PUBLIC WATER EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 59) PRIVATE DRAINAGE EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 60) 15' PRIVATE WATER EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 61) 10' CENTURYLINK EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 62) A.B.C.W.U.A WATERLINE EASEMENT AS SHOWNED ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
- 63) A.B.C.W.U.A WATERLINE & SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
- 64) 10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
- 65) 10' PNM UNDERGROUND EASEMENT: DOC. #2003100585 FILED 06/12/2003, BK. A58, PG. 377
- 66) 10' PNM EASEMENT: DOC. #2014070409 FILED: 09/05/2014
- 67) PNM EASEMENT, WIDTH VARIES: DOC. #2014073532 FILED: 09/17/2014
- 68) 10' PNM EASEMENT: DOC. #2014073533 FILED: 09/17/2014
- 69) 10' PNM EASEMENT: DOC. #2014073534 FILED: 09/17/2014
- 70) 10' PNM EASEMENT: DOC. #2016018864 FILED: 02/29/2016
- 71) 10' PNM EASEMENT: DOC. #2016040790 FILED: 05/05/2016
- 72) 10' PNM EASEMENT: DOC. #2016104465 FILED: 11/04/2016
- 73) 10' PNM EASEMENT: DOC. #2016110482 FILED: 11/23/2016
- 74) 15' SANITARY SEWER EASEMENT: BOOK 96C, PG. 446 (1-13) FILED: 10/28/1996
- 75) 10' A.B.C.W.U.A. EASEMENT: DOC. #2017017419 FILED: 2/27/2017
- 76) 42' ROAD AND UNDERGROUND UTILITY EASEMENT (STREET 'A' EASEMENT) FILED: 05/24/2004, BK. A77, PG. 9768, Doc. No. 2004069960.
- 77) 10' A.B.C.W.U.A. EASEMENT: DOC. #2017026648 FILED: 03/20/2017
- 78) 10' A.B.C.W.U.A. EASEMENT: DOC. #2017026647 FILED: 03/20/2017
- 79) 10' A.B.C.W.U.A. EASEMENT: DOC. #2017026649 FILED: 03/20/2017
- 80) 10' PRIVATE SEWERLINE EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 81) 20' MOUNTAIN STATES EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 82) 20' FIRE HYDRANT EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 83) 50' PRIVATE ACCESS EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 84) 5' OVERHEAD UTILITY EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 85) 7' PNM EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 86) 3.5' MOUNTAIN STATES EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 87) 12' PUBLIC ROADWAY EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 88) 40' ACCESS EASEMENT: MISC. 154. FOLIO 42-44 FILED: 10/24/1969

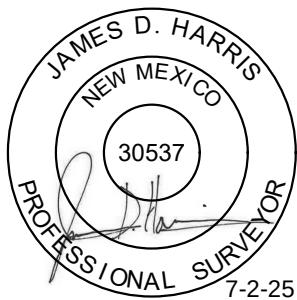
- 89) 20' PUBLIC DRAINAGE EASEMENT FILED: 9/23/2019 DOC. NO. 2019080902 BOOK 2019C, PAGE 0088
- 90) 20' PUBLIC DRAINAGE EASEMENT FILED: 9/23/2019 DOC. NO. 2019080902 BOOK 2019C, PAGE 0088
- 91) 50' PUBLIC ACCESS EASEMENT FILED: 9/23/2019 DOC. NO. 2019080902 BOOK 2019C, PAGE 0088
- 92) NOT USED
- 93) 20' PUBLIC DRAINAGE EASEMENT FILED: 9/23/2019 DOC. NO. 2019080902 BOOK 2019C, PAGE 0088
- 94) PUBLIC ROADWAY, DRAINAGE AND A.B.C.W.U.A. EASEMENT WIDTH VARIES FILED: 9/23/2019 DOC. NO. 2019080902 BOOK 2019C, PAGE 0088

NOTE:
EXISTING PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PG. 130 FOR THE BENEFIT OF PARCELS A-2, A-3, B, C-2A, D-1 AND E-1 (NOW E-1-A) OF WINROCK ADDITION, ARE BENEFICIARIES OF ALL RECIPROCAL EASEMENTS, A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C PG. 13. A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PG. 130, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNERS OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

NON-EXCLUSIVE, CROSS LOT DRAINAGE, PARKING AND ACCESS EASEMENTS ARE GRANTED BY THE REPLAT OF PARCEL A-1-A-1-A-1 AND PARCEL E-1-A FILED: 03/10/2015, BK. 2015C, PG. 023, OVER AND UPON THE COMMON AREAS AND OTHER COMMON FACILITIES LOCATED ON PARCELS A-1-A-1-A-1 AND E-1-A FOR THE BENEFIT OF ALL TRACTS WITHIN WINROCK CENTER ADDITION AND THE EMPLOYEES, CUSTOMERS, PATRONS AND INVITEES OF THE BUSINESSES LOCATED ON SAID TRACTS. IN ADDITION, TRACT E-1-A IS ENTITLED TO THE BENEFIT OF EACH CROSS EASEMENT RIGHT BENEFITING TRACT A-1-A-1-A-1. SUCH EASEMENTS TO BE MAINTAINED BY THE OWNERS OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

NOTE:
THE TERMS 'COMMON AREAS' AND 'COMMON FACILITIES' MEAN COLLECTIVELY, DRIVEWAYS, WALKWAYS, PARKING AREAS (WHETHER SURFACE OR STRUCTURE), ROADWAYS NOT DEDICATED TO THE PUBLIC, SIDEWALKS, LANDSCAPED AND HARDSCAPED AREAS, EXTERIOR COURTS AND COURTYARDS, AND ALL OTHER AREAS AND FACILITIES THAT ARE PROVIDED AND DESIGNATED, FROM TIME TO TIME, BE OWNER FOR THE GENERAL NONEXCLUSIVE USE AND CONVENIENCE OF OWNER AND OTHER TENANTS, OCCUPANTS AND INVITEES OF THE

NOTE:
NM GAS HAS A 10' WIDE EASEMENT "AS INSTALLED" ON THE MAIN LINES, WITHIN PARCEL A-1-A-1-A-1-A-1 (AKA PARCEL Z) FOR MAINTENANCE AND PROVIDING SERVICE.



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B

AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**

AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1

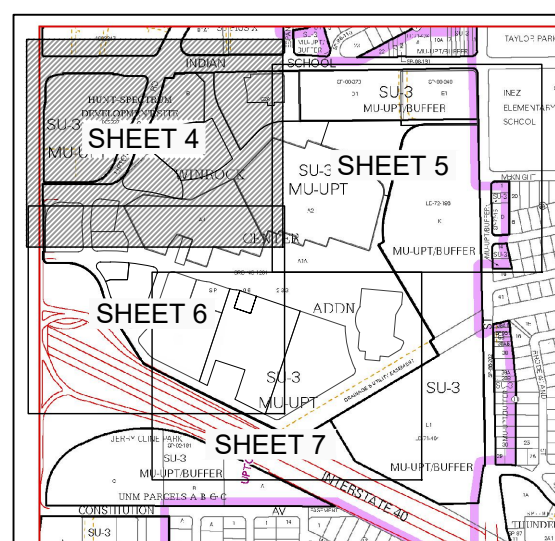
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO

JUNE 2025

SHEET 4 OF 15

EXISTING EASEMENTS



SHEET KEY MAP

LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	---
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	---
PUBLIC ACCESS EASEMENT	---
PUBLIC DRAINAGE EASEMENT	SD
PUBLIC ELECTRIC EASEMENT	E
TELECOMMUNICATIONS EASEMENT	T
TRACT/PARCEL LINE	---
CITY RIGHT-OF-WAY	---

LOUISIANA BLVD NE
(R.O.W. VARIES)

PARCEL A-1
HUNT-SPECTRUM
DEVELOPMENT SITE
(01/03/2012, 2012C-001)
(Not Part of this Survey)

TRACT A
WINROCK CENTER ADDITION
(09/23/2019, 2019C-008)
(NOT PART OF THIS SURVEY)
1.4708 AC

PARCEL A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.6543 AC

PARCEL A-1-A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.5651 AC

TRACT K
1.6079 AC.
GRANTED BY THIS PLAT

TRACT B-1
2.2788 AC.
GRANTED BY THIS PLAT

TRACT H-1
2.5631 AC.
GRANTED BY THIS PLAT

PARCEL Z-1B
3.2666 AC.
GRANTED BY
THIS PLAT

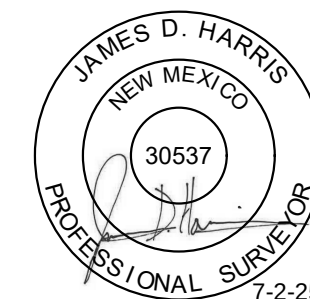
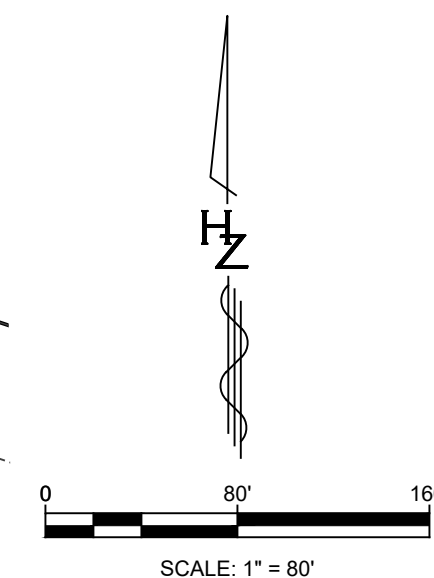
PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

TRACT Z-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.2100 AC

INDIAN SCHOOL RD NE
(103' R.O.W.)

UPTOWN LOOP RD NE
(R.O.W. VARIES)



HUITT-ZOLLARS
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PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B

AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**

AND
**HUNT-SPECTRUM
DEVELOPMENT SITE**

TRACT B-1

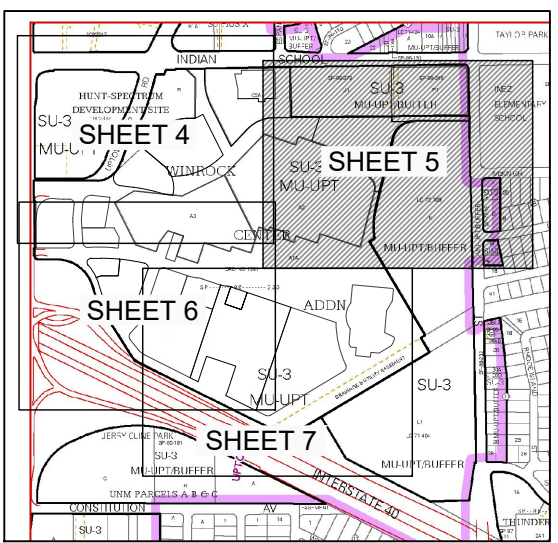
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO

JUNE 2025

SHEET 5 OF 15

EXISTING EASEMENTS



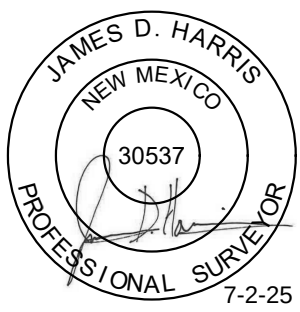
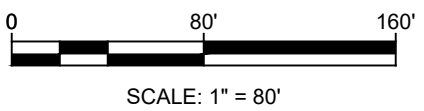
SHEET KEY MAP
NOT TO SCALE

PENNSYLVANIA AVE NE
(60' R.O.W.)

LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	---
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	---
PUBLIC ACCESS EASEMENT	---
PUBLIC DRAINAGE EASEMENT	---SD---
PUBLIC ELECTRIC EASEMENT	---E---E---
TELECOMMUNICATIONS EASEMENT	---T---T---
TRACT/PARCEL LINE	---
CITY RIGHT-OF-WAY	---

H
Z



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

INDIAN SCHOOL RD NE
(103' R.O.W.)

PARCEL D-1A
WINROCK CENTER ADDITION
(08/23/1994, 94C-281)
(Not Part of this Survey)

PARCEL E-1-A
(03/10/2015, 2015C-0023)
(Not Part of this Survey)

PARCEL Z-1-B
3.2666 AC.
GRANTED BY
THIS PLAT

TRACT J
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
2.8397 AC

PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

PARCEL K
WINROCK SHOPPING CENTER
ADDITION NO. 2
(04/21/1972, D05-07)
(Not Part of this Survey)

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B

AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**

AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO

JUNE 2025

SHEET 6 OF 15

EXISTING EASEMENTS

LOUISIANA BLVD NE
(R.O.W. VARIES)

PARKING IMPROVEMENT
PARCEL CREATED PER DOC. NO
2005093350 (06/29/2005, A99-3061)
(Not Part of this Survey)

TRACT D-2
0.1515 AC
GRANTED BY THIS PLAT

TRACT D-1
1.8487 AC
GRANTED BY THIS PLAT

TRACT Z-2
WINROCK CENTER
ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.21 AC

TRACT E-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.7157 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

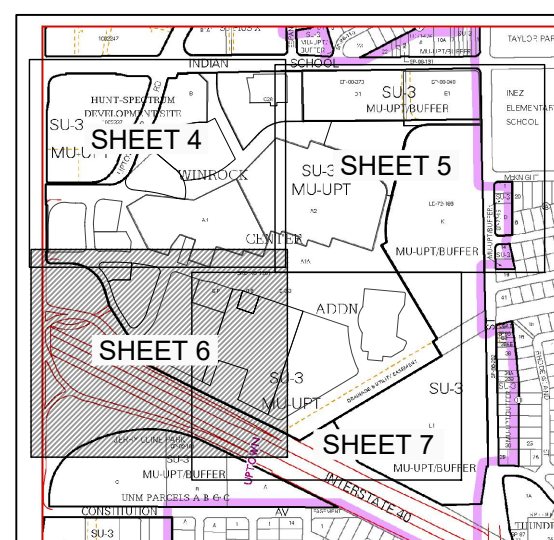
TRACT F-3A
0.2603 AC
GRANTED BY
THIS PLAT

TRACT F-2A
5.2837 AC
GRANTED BY THIS PLAT

TRACT E-1
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
4.1729 AC

TRACT F-1
WINROCK TOWN CENTER
(09/23/2019, 2019C-0088)
(NOT PART OF THIS SURVEY)
0.7365 AC

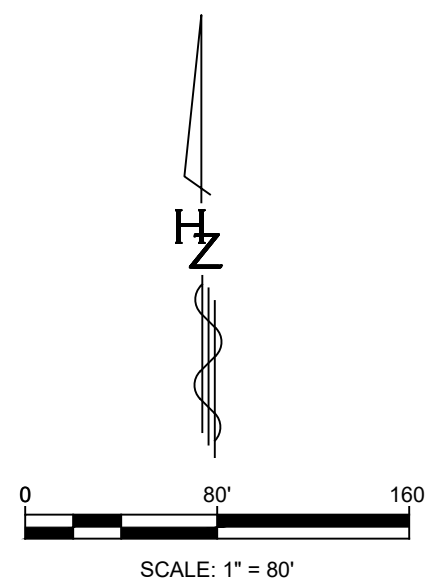
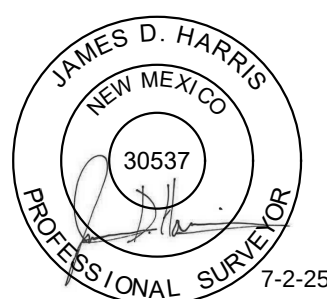
ROW PARCEL
CREATED PER
DOC. NO 2005093350
(06/29/2005, A99-3061)
(Not Part of this Survey)



SHEET KEY MAP
Not to Scale

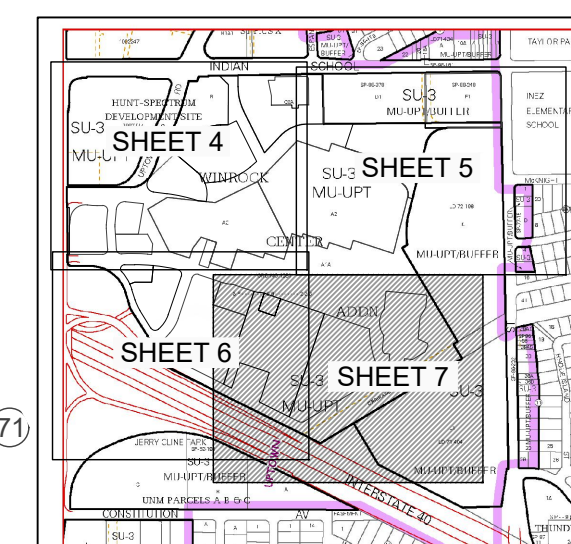
LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	---
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	---
PUBLIC ACCESS EASEMENT	---
PUBLIC DRAINAGE EASEMENT	---SD---
PUBLIC ELECTRIC EASEMENT	---E---E---
TELECOMMUNICATIONS EASEMENT	---T---T---
TRACT/PARCEL LINE	---
CITY RIGHT-OF-WAY	---

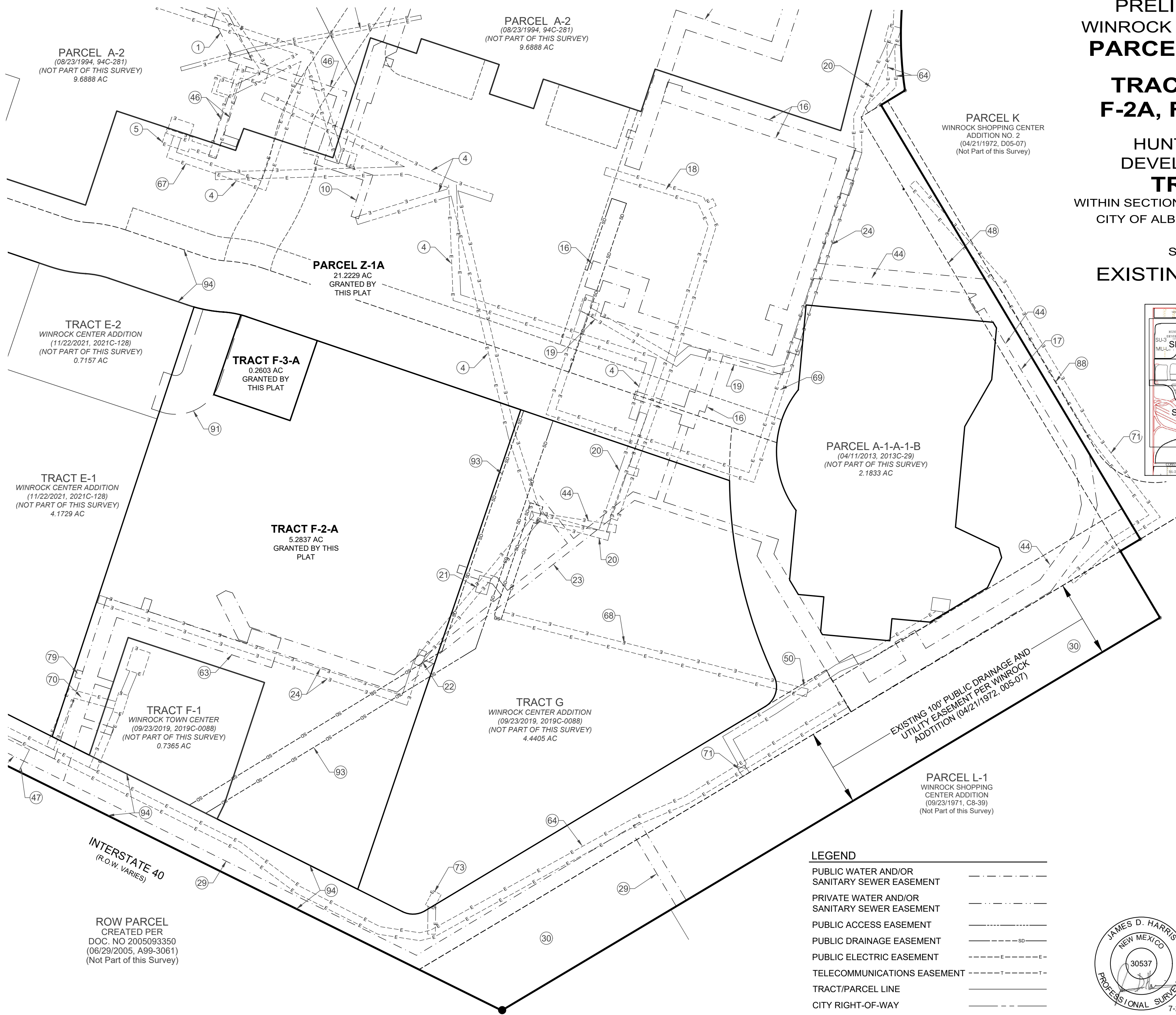


HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 7 OF 15
EXISTING EASEMENTS

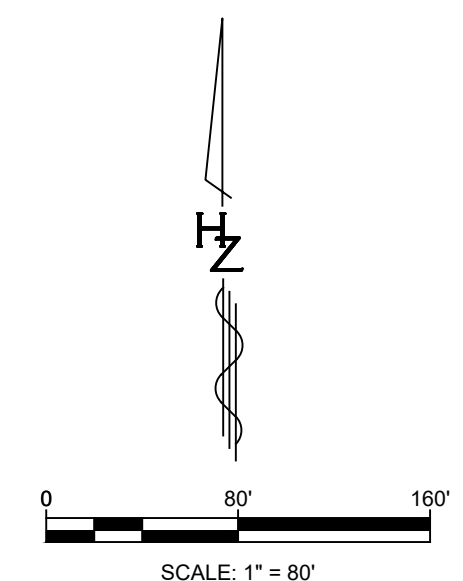
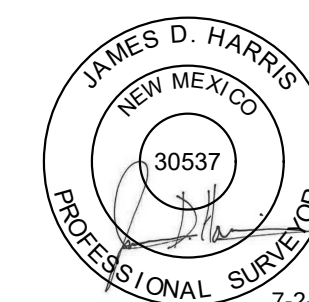


SHEET KEY MAP
Not to Scale



LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	---
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	---
PUBLIC ACCESS EASEMENT	---
PUBLIC DRAINAGE EASEMENT	---
PUBLIC ELECTRIC EASEMENT	---
TELECOMMUNICATIONS EASEMENT	---
TRACT/PARCEL LINE	---
CITY RIGHT-OF-WAY	---



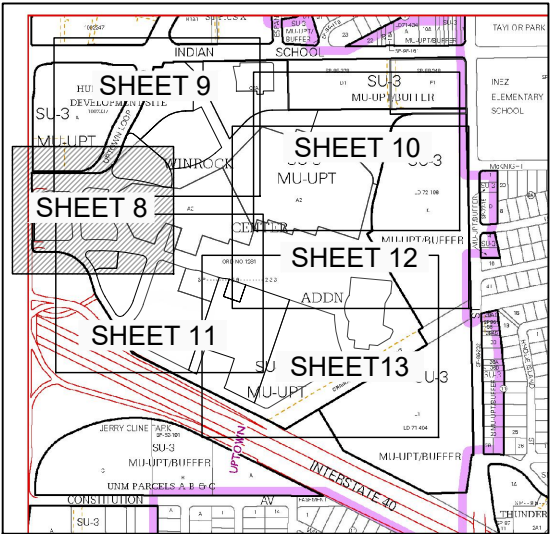
HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 6/30/2025 8:55:16 AM, By: Talaya, Linda
H:\proj\R313430_01 - Winrock Sketch and Final Plat\05 Design\05.11 Survey\PLAT\PARCEL Z1A-Z1B - TRACTS B1 D1 D2
F2A F3A H1 K\WinrockCenter - PARCEL Z1A-Z1B + TRACTS Plat.dwg
Last Saved: 6/30/2025 8:54:45 AM, ltafoya

INTERSTATE 40
(R.O.W. VARIES)

ROW PARCEL
CREATED PER
DOC. NO 2005093350
(06/29/2005, A99-3061)
(Not Part of this Survey)

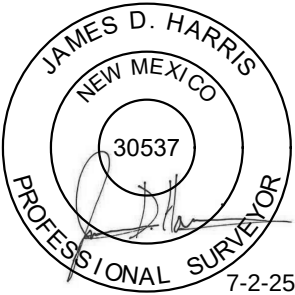
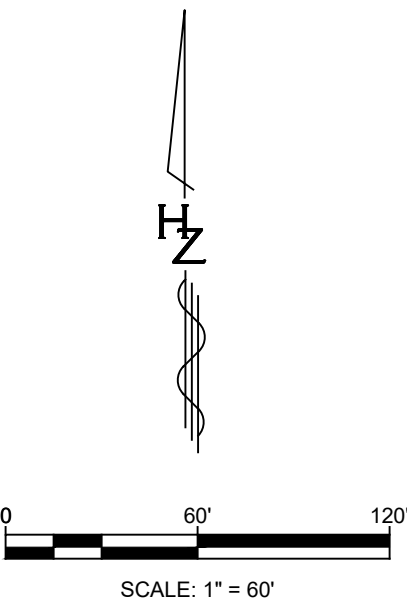
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 8 OF 15



SHEET KEY MAP
Not to Scale

LEGEND

○ LINE/CURVE SEGMENT INDICATOR



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

TRACT K
1.6078 AC.
GRANTED BY THIS PLAT

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

TRACT Z-1-B
3.2666 AC.
GRANTED BY THIS
PLAT

PARCEL A-1
HUNT-SPECTRUM
DEVELOPMENT SITE
(01/03/2012, 2012C-001)
(Not Part of this Survey)

EXIST. ROADWAY EASEMENT
(Filed 5/24/2004 Bk. 877 Pg. 9768)

EXIST. PUBLIC DRAINAGE &
A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

TRACT A
WINROCK CENTER ADDITION
(09/23/2019, 2019C-0088)
(NOT PART OF THIS SURVEY)
1.4708 AC

PARCEL A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.6543 AC

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL A-1-A-1-A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.5651 AC

EXISTING PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

EXIST. 66' PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

TRACT D-2
0.4145 AC
GRANTED BY
THIS PLAT

PARKING IMPROVEMENT
PARCEL CREATED PER DOC. NO
2005093350 (06/29/2005, A99-3061)
(Not Part of this Survey)

TRACT D-1
1.5857 AC
GRANTED BY THIS PLAT

TRACT E-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.7157 AC

TRACT E-1
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
4.1729 AC

ROW PARCEL
CREATED PER
DOC. NO 2005093350
(06/29/2005, A99-3061)
(Not Part of this Survey)

LOUISIANA BLVD NE
(R.O.W. VARIES)

EXIST. PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

EXIST. PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

EX. 64' PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

INTERSTATE 40
(R.O.W. VARIES)

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 9 OF 15

PARCEL A-1
HUNT -SPECTRUM
DEVELOPMENT SITE
(01/03/2012, 2012C-001)
(Not Part of this Survey)

TRACT B-1
2.2788 AC.
GRANTED BY THIS PLAT

PARCEL C-2A2
(05/19/2014, 2014C-43)
(Not Part of this Survey)

PARCEL C-2A1
(05/19/2014, 2014C-43)
(Not Part of this Survey)

PARCEL D-1A
WINROCK CENTER ADDITION
(08/23/1994, 94C-281)
(Not Part of this Survey)

EXIST. PUBLIC
ACCESS
EASEMENT
(Filed 3/13/2014)

82'

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

EXIST. PUBLIC ROADWAY EASEMENT
(Filed 9/23/2019 Bk. 20-19-C Pg. 0086)

TRACT H-1
2.5631 AC.
GRANTED BY THIS PLAT

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

TRACT Z-1-B
3.2666 AC.
GRANTED BY
THIS PLAT

PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

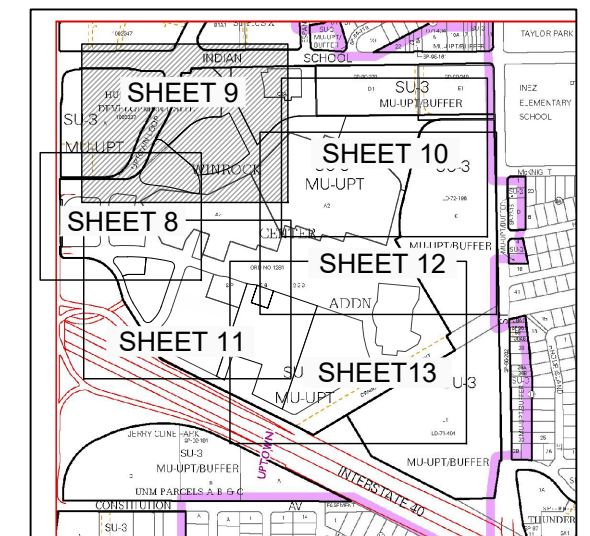
TRACT K
1.6078 AC.
GRANTED BY THIS PLAT

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

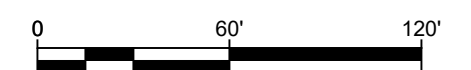
PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC



SHEET KEY MAP
Not to Scale

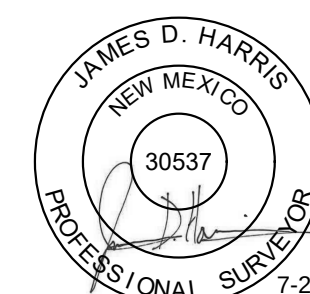
LEGEND

- LINE/CURVE SEGMENT INDICATOR



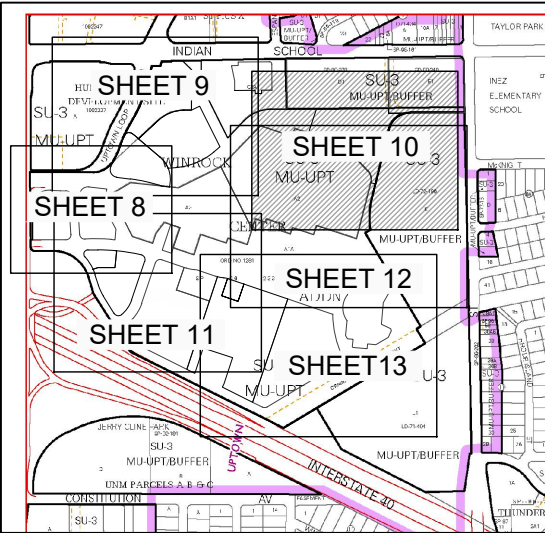
SCALE: 1" = 60'

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



Plotted: 6/30/2025 8:55:18 AM, By: Tafaya, Linda
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Last Saved 6/30/2025 8:54:45 AM, Itafayea

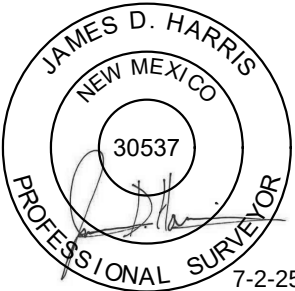
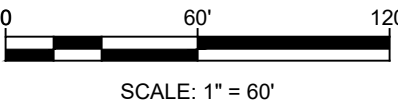
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 10 OF 15



SHEET KEY MAP
Not to Scale

LEGEND

○ LINE/CURVE SEGMENT INDICATOR



HUITT-ZOLLARS
333 RIO RANCHO DR., N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PARCEL D-1A
WINROCK CENTER ADDITION
(08/23/1994, 94C-281)
(Not Part of this Survey)

TRACT Z-1-B
3.2666 AC.
GRANTED BY THIS
PLAT

TRACT J
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
2.8397 AC

PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

EXIST. PUBLIC
ACCESS EASEMENT

PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

PARCEL K
WINROCK SHOPPING CENTER
ADDITION NO. 2
(04/21/1972, D05-07)
(Not Part of this Survey)

EXIST. PUBLIC
PARK EASEMENT

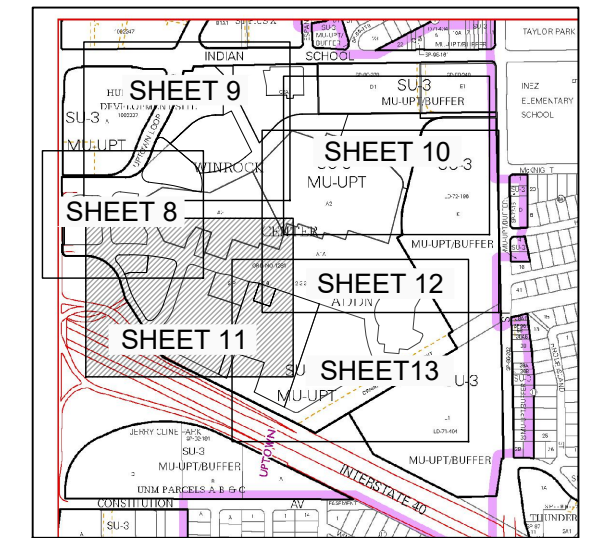
NEW BLDG 1 OF PUBLIC
PARK EASEMENT
GRANTED BY THIS PLAT

PARCEL Z-1A
21.2229 AC
GRANTED BY THIS PLAT

40'

EXISTING ACCESS EASEMENT
(Filed 10/24/1998, Misc. 154, Folio 42-44)

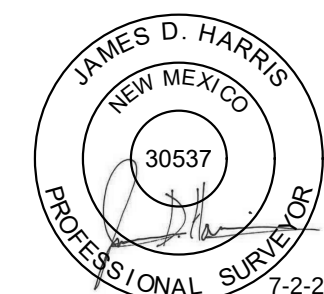
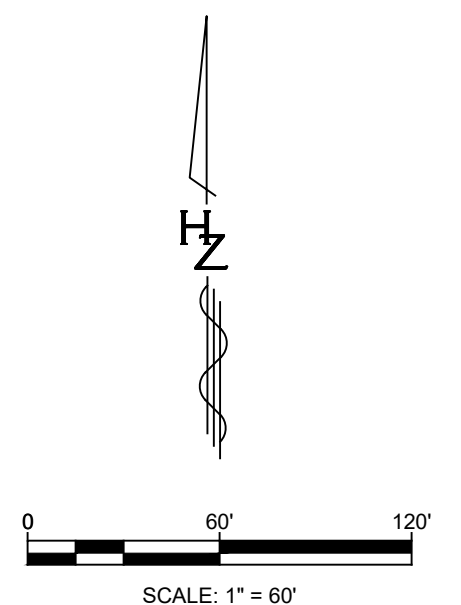
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 11 OF 15



SHEET KEY MAP
Not to Scale

LEGEND

- LINE/CURVE SEGMENT INDICATOR



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

TRACT Z-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.2100 AC

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

EXIST.PUBLIC
PARK EASEMENT

**NEW BLDG 1 OF PUBLIC
PARK EASEMENT**
GRANTED BY THIS PLAT

EXIST. PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

TRACT D-1
1.5857 AC
GRANTED BY THIS PLAT

EXIST. PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

TRACT E-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.7157 AC

TRACT F-3A
0.2602 AC
GRANTED BY
THIS PLAT

EXIST. 66' PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

EXIST. 50' PUBLIC
ACCESS EASEMENT
(Filed 9/23/2019 Bk. 2019C
Pg. 0088)

TRACT E-1
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
4.1729 AC

TRACT F-2A
5.2837 AC
GRANTED BY THIS PLAT

TRACT F-1
WINROCK TOWN CENTER
(09/23/2019, 2019C-0088)
(NOT PART OF THIS SURVEY)
0.7365 AC

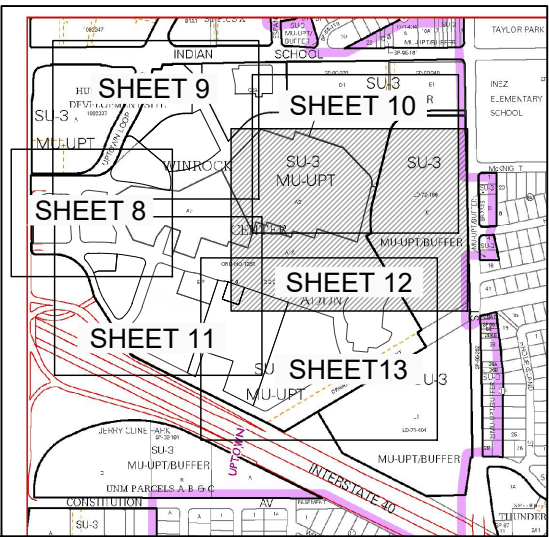
TRACT G
WINROCK CENTER ADDITION
(09/23/2019, 2019C-0088)
(NOT PART OF THIS SURVEY)
4.4405 AC

EXIST. PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

INTERSTATE 40
(R.O.W. VARIES)

ROW PARCEL
CREATED PER
DOC. NO 2005093350
(06/29/2005, A99-3061)
(Not Part of this Survey)

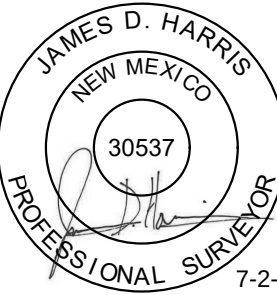
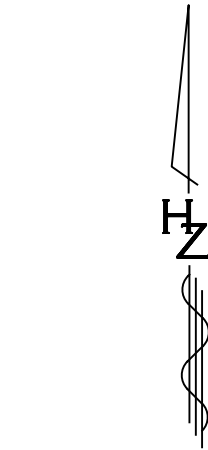
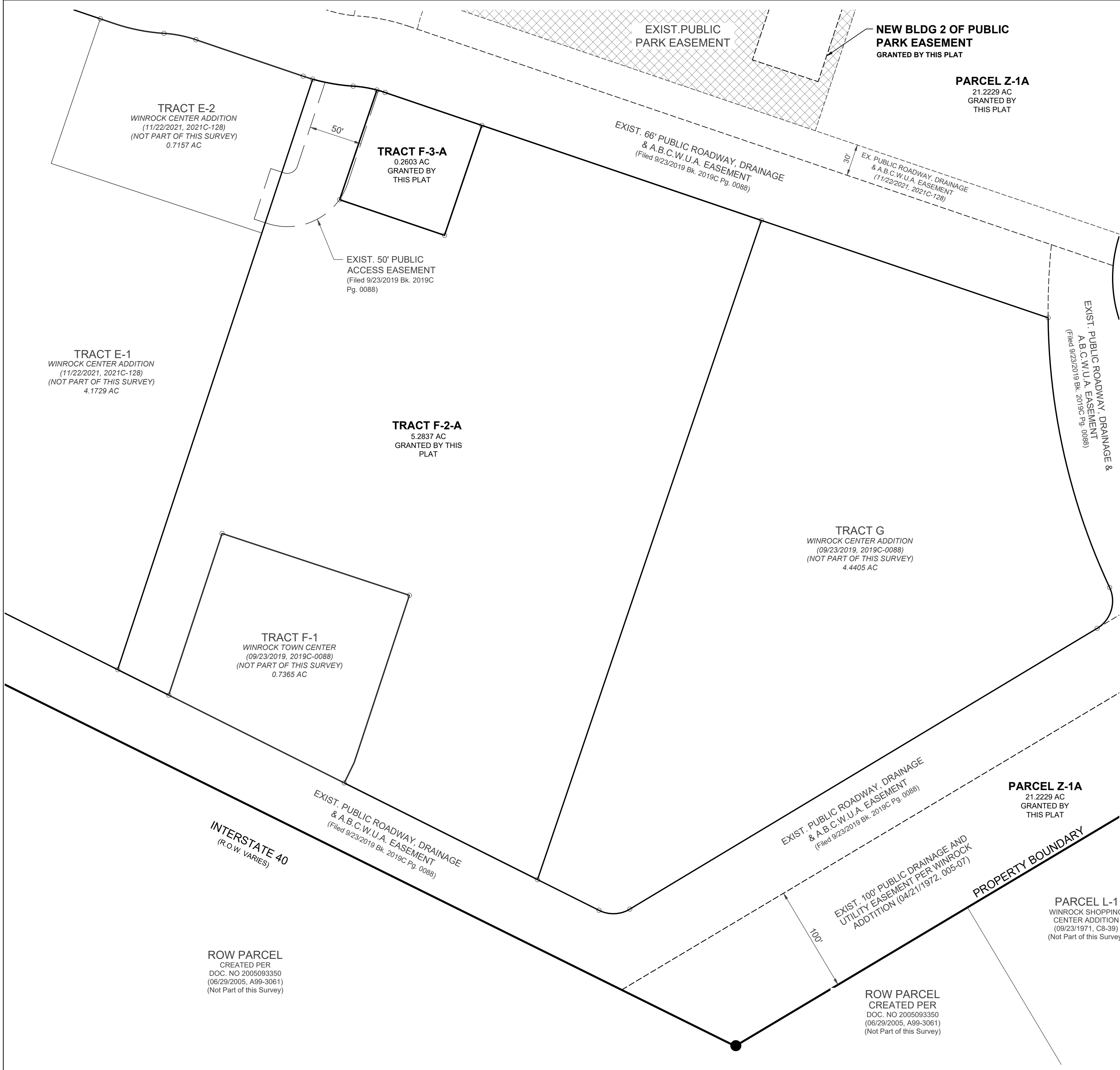
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 12 OF 15



SHEET KEY MAP
Not to Scale

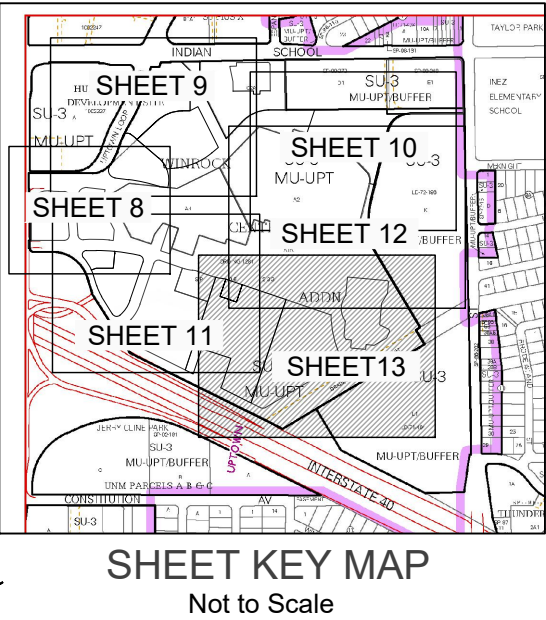
LEGEND

- LINE/CURVE SEGMENT INDICATOR



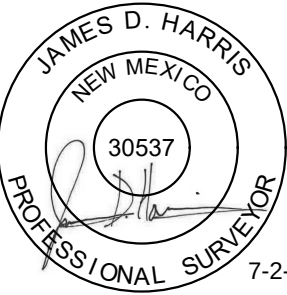
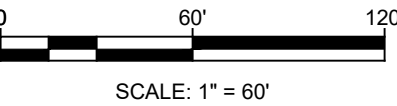
HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 13 OF 15



LEGEND

○ LINE/CURVE SEGMENT INDICATOR



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

EXIST.PUBLIC
PARK EASEMENT

NEW BLDG 1 OF PUBLIC
PARK EASEMENT
GRANTED BY THIS PLAT

NEW BLDG 2 OF PUBLIC
PARK EASEMENT
GRANTED BY THIS PLAT

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

EXISTING ACCESS EASEMENT
(Filed 10/24/1969 Misc. Bk. 154 Folio 42-44)

EXIST. 66' PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

EX. PUBLIC ROADWAY, DRAINAGE &
A.B.C.W.U.A. EASEMENT

PARCEL A-1-A-1-B
(04/11/2013, 2013C-29)
(NOT PART OF THIS SURVEY)
2.1833 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

EXIST. PUBLIC ROADWAY, DRAINAGE &
A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

EXIST. PUBLIC ROADWAY EASEMENT
(Filed 10/24/1969 Misc. Bk. 154 Pg. 42 - 44)

TRACT F-2A
5.2837 AC
GRANTED BY THIS PLAT

TRACT G
WINROCK CENTER ADDITION
(09/23/2019, 2019C-0088)
(NOT PART OF THIS SURVEY)
4.4405 AC

EXIST. 100' PUBLIC DRAINAGE AND
UTILITY EASEMENT PER WINROCK
ADDITION (04/21/1972, 005-07)

EXIST. PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

PARCEL L-1
WINROCK SHOPPING
CENTER ADDITION
(09/23/1971, C8-39)
(Not Part of this Survey)

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B

AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**

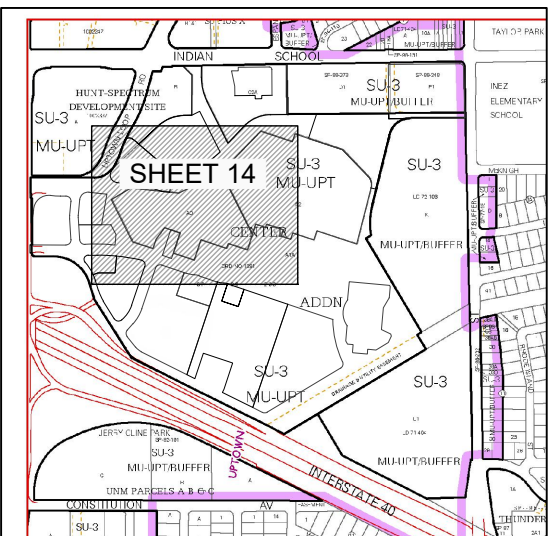
AND
HUNT-SPECTRUM
DEVELOPMENT SITE

TRACT B-1

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO

JUNE 2025

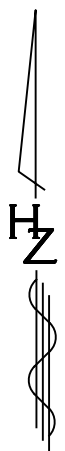
SHEET 14 OF 15



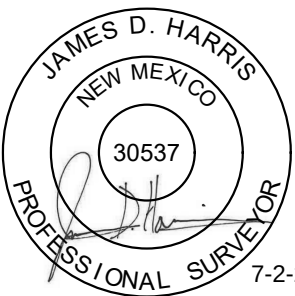
SHEET KEY MAP
Not to Scale

LEGEND

○ LINE/CURVE SEGMENT INDICATOR



0 60' 120'
SCALE: 1" = 60'



7-2-25

HUITT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

TRACT B-1
2.2788 AC.
GRANTED BY THIS PLAT

TRACT H-1
2.5631 AC.

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL C-2A1
(05/19/2014, 2014C-43)
(Not Part of this Survey)

TRACT Z-1-B
3.2666 AC.
GRANTED BY THIS
PLAT

TRACT K
1.6078 AC.
GRANTED BY THIS PLAT

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.6543 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

PARCEL A-1-A-1-A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.5651 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

TRACT D-2
0.4145 AC
GRANTED BY
THIS PLAT

TRACT D-1
1.5857 AC
GRANTED BY THIS PLAT

TRACT E-1
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
4.1729 AC

**EXIST. 66' PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT**
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

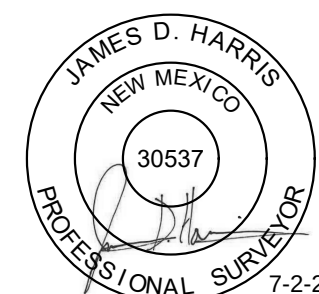
TRACT Z-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.4100 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

LEGEND

-

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



Plotted: 6/30/2025 8:55:23 AM, By: Tafoya, Linda
H:\proj\R31\3480-01 - Winrock Sketch and Final Plat\05 Design\05 11 Survey\PLAT\PARCEL Z1A-Z1B - TRACTS B1 D1 D2
Last Saved:6/30/2025 8:54:45 AM, Itafoya

Regina Okoye

From:

Sent:

To:

Cc:

Subject:

Attachments:

Regina Okoye

Monday, July 7, 2025 11:07 AM

inezneighassn@yahoo.com; shirleylockyer@gmail.com; mattmirarchi@gmail.com; mikekious@aol.com; jearnoldjones70@gmail.com; Donna Yetter; yemaya@swcp.com; ericshirley@comcast.net; bluestealth93@gmail.com; bardean12@comcast.net; mkbenton@swcp.com

Angela Williamson; Stephen Dunbar

Public Notice of a Proposed Project in the City of Albuquerque - Winrock Town Center

onc response.pdf; Zone Atlas_marked.pdf; Prelim Plat.pdf; 02 - CABQ_Public_Notice_Checklist.pdf; Emailed-Mailed-Notice-PublicHearing-Print&Fill 7.7.25.pdf

Tracking:	Recipient	Delivery
	inezneighassn@yahoo.com	
	shirleylockyer@gmail.com	
	mattmirarchi@gmail.com	
	mikekious@aol.com	
	jearnoldjones70@gmail.com	
	Donna Yetter	
	yemaya@swcp.com	
	ericshirley@comcast.net	
	bluestealth93@gmail.com	
	bardean12@comcast.net	
	mkbenton@swcp.com	
	Angela Williamson	Delivered: 7/7/2025 11:08 AM
	Stephen Dunbar	Delivered: 7/7/2025 11:08 AM

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Hearing**

Date of Notice*: 7/7/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to (mark as relevant):

- ☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO [§14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2160 & 2100 & 99999 LOUISIANA BLVD NE ALBUQUERQUE NM 87110
Location Description Winrock Town Center - Indian School and Louisiana
2. Property Owner* WINROCK PARTNERS LLC
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning (agent) WINROCK PARTNERS LLC (applicant)
4. Application Type(s)*² per IDO [Table 6-1-1](#)
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major Preliminary (Minor or Major or Bulk Land)
 - ☐ Vacation (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver (DHO or Wireless Telecommunication Facility)
 - ☐ Other:

Summary of project/request³:

We are reaching out to inform you of our ongoing work at Winrock Town Center involving a Subdivision Action to realign Roadway A, which will improve internal circulation and connectivity within the development. In conjunction with this, we are pursuing a Master Site Plan Amendment to identify and formalize future building areas within the center. As part of this effort, public and private utilities will be reconfigured, and internal parking areas will be adjusted to better support the evolving layout and functionality of Winrock Town Center. We plan to submit our Master Site Plan Amendment on June 23rd, with an anticipated Development Facilitation Team (DFT) meeting scheduled for July 2nd. The Subdivision Action will follow at a later date. These updates are part of our ongoing commitment to realizing the long-term vision for the site in a way that enhances accessibility, usability, and compatibility with the surrounding community.

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here:

<https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: July 30, 2025
Location*: VIA Zoom

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:
Preferred project contact information:
Name: Modulus Architects & Land Use Planning
Email: Angela M. Piarowski
Phone: 505.338.1499

- ☒ Attachments:
☒ Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
☒ Others:

☐ Online website or project page:

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*: J-19-Z
2. Project Illustrations, as relevant*⁶
☐ Architectural drawings
☐ Elevations of the proposed building(s)
☐ Other illustrations of the proposed application
See attachments or the website/project page noted above for the items marked above.
3. The following exceptions to IDO standards have been requested for this project*:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
Explanation*:
N/A

⁴ Physical address or Zoom link
⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>
⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:

☐ Total gross floor area of proposed project.

☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

1. Area of Property [typically in acres] +/- 72 acres
2. IDO Zone District MX-H
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable] Uptown Urban Center, Americas Pkwy/Louisiana Major Transit Corridor
- Current Land Use(s) [vacant, if none] Commercial Retail

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>
IDO Interactive Map: <https://tinyurl.com/idozoningmap>

Regina Okoye, Vice President

Modulus Architects & Land Use Planning, Inc.

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Direct: 505.808.3868

Email: rokoye@modulusarchitects.com

Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

Join us on Instagram: [Modulus Architects on Instagram](#)

New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 24, 2025

Stephen Dunbar R.A
Modulus Architects
8220 San Pedro Dr. NE
Albuquerque NM 87113

Re: Winrock Town Center
2160 Louisiana Blvd NE
Traffic Circulation Layout
Architect's Stamp 06-24-2025 (J19D058)
TRANS-2025-00155

Dear Mr. Dunbar,

The TCL submittal received 06-24-2025 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

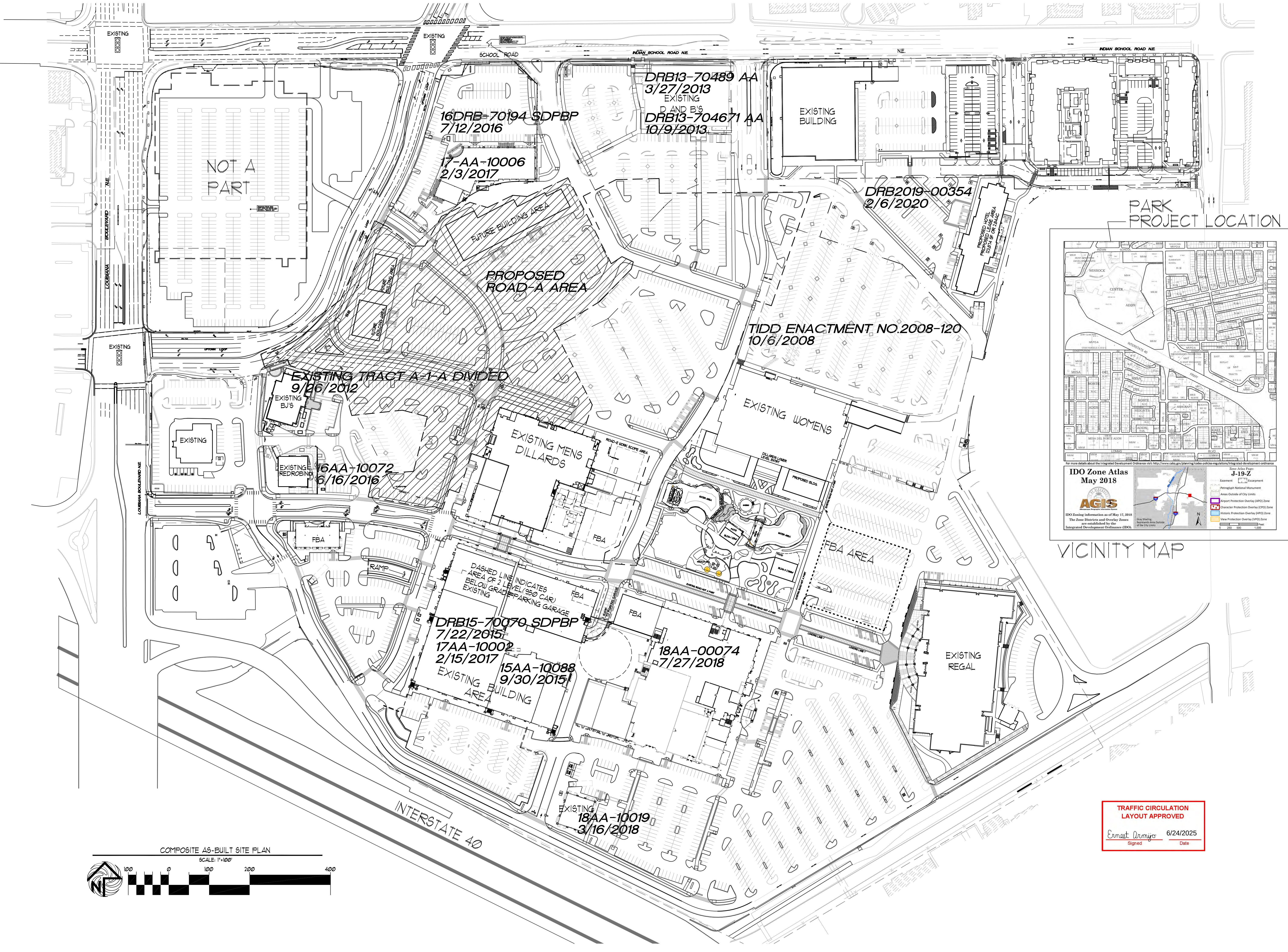
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and submitted to ABQ-Plan for review.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

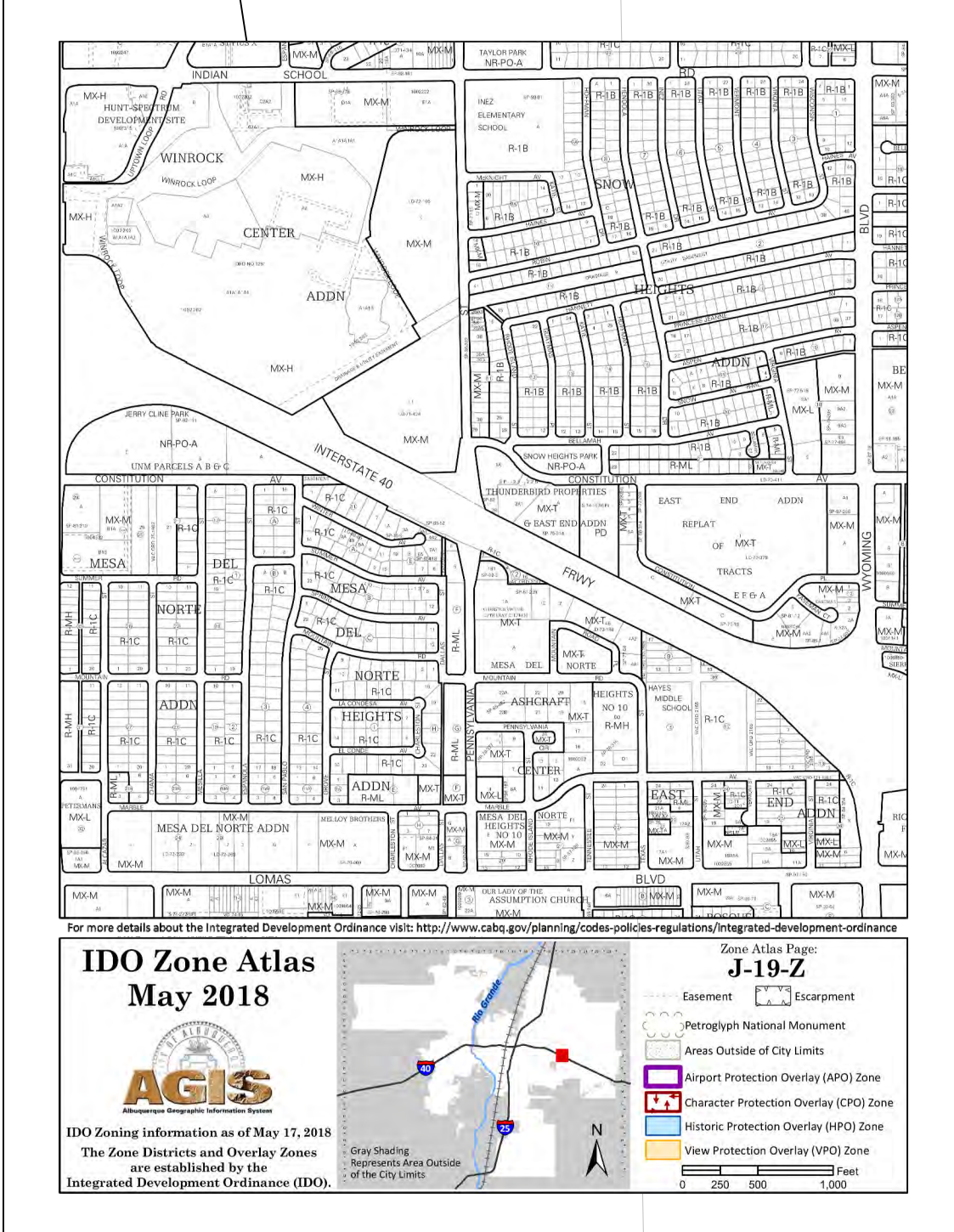
Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

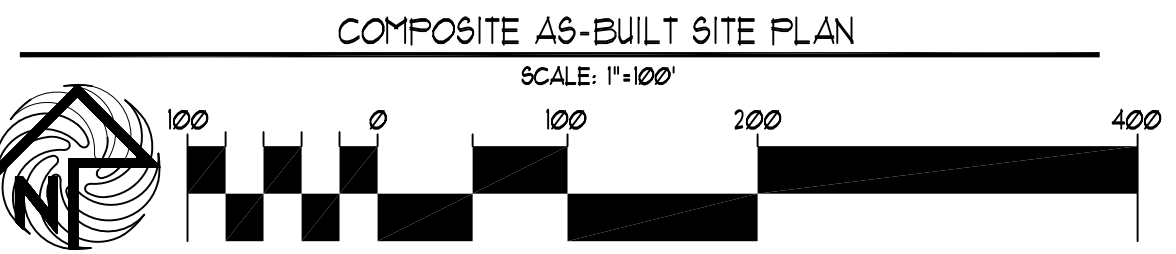


PARK PROJECT LOCATION



VICINITY MAP

TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Dumas 6/24/2025
Signed Date

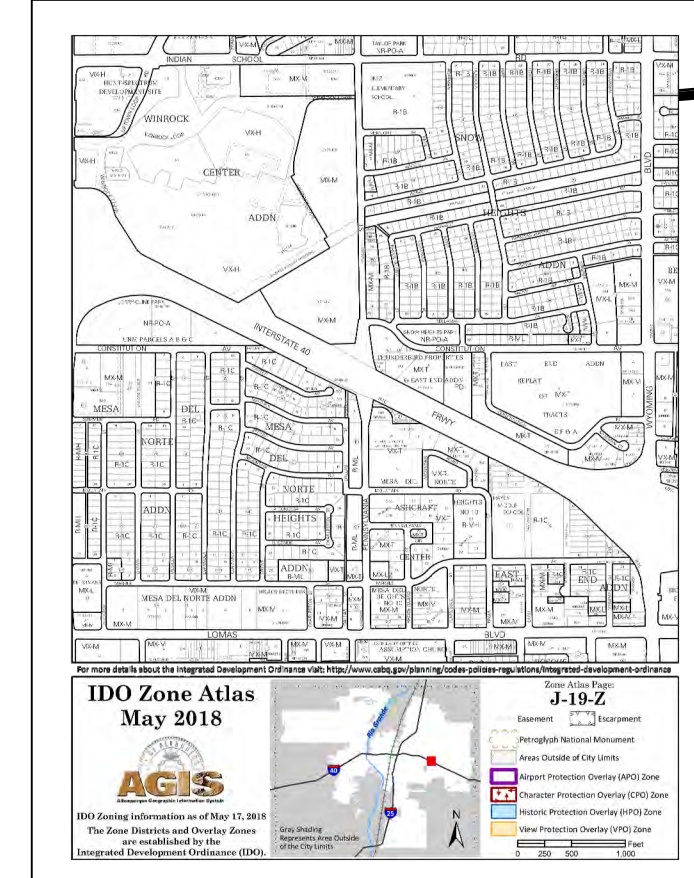
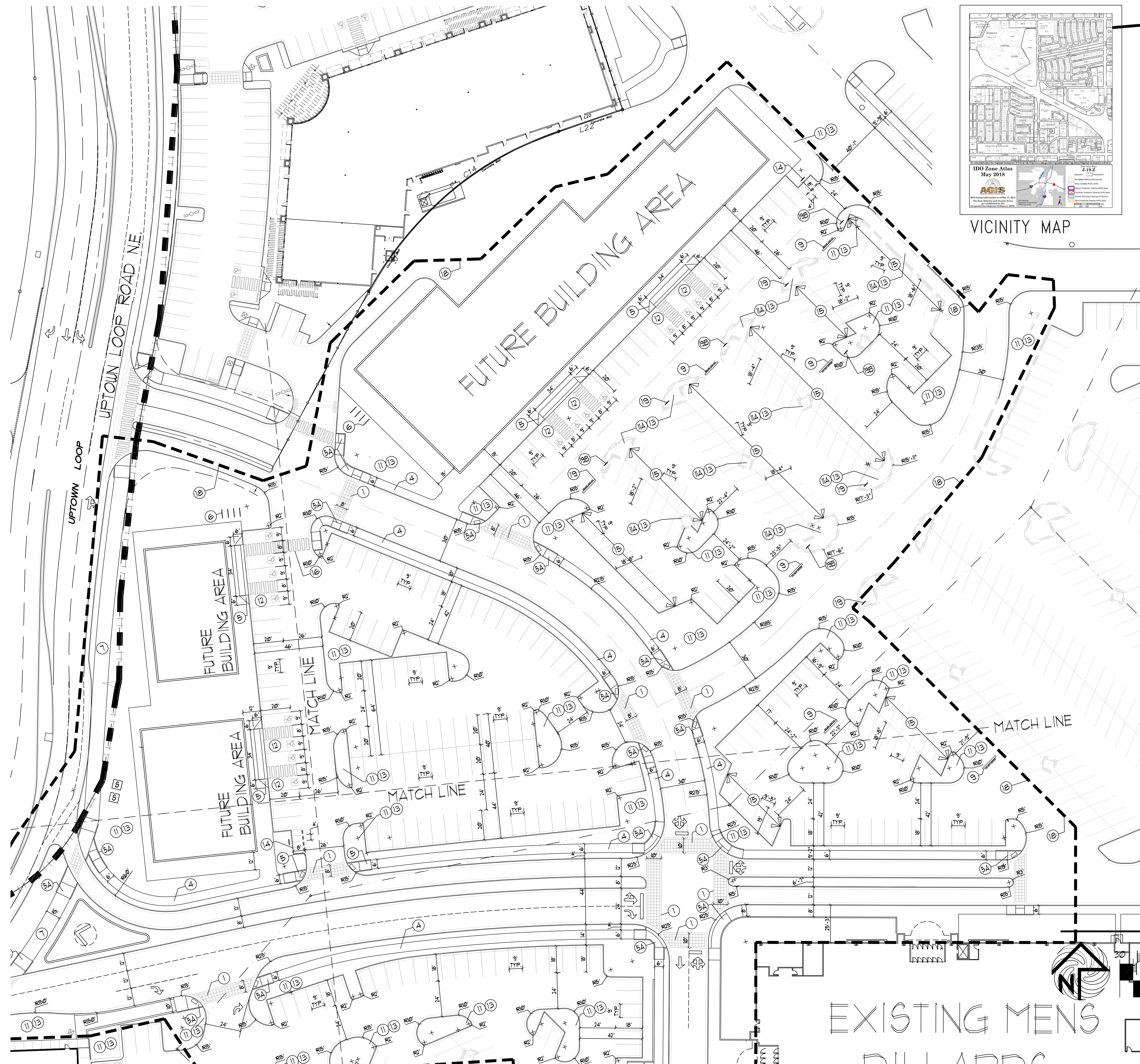


REV	DATE	BY	REVISION
1	6/24/2025	SD	ISSUED FOR PERMIT
2	6/24/2025	SD	REVISED PER CITY COMMENTS
3	6/24/2025	SD	REVISED PER CITY COMMENTS
4	6/24/2025	SD	REVISED PER CITY COMMENTS
5	6/24/2025	SD	REVISED PER CITY COMMENTS
6	6/24/2025	SD	REVISED PER CITY COMMENTS

**MODULUS ARCHITECTS
AND LAND USE PLANNING**
8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
REGISTERED ARCHITECT
STEPHEN A. DUNBAR
No. 4218
6/24/2025

PROJECT TITLE WINROCK TOWN CENTER 2000 LOUISIANA BLVD. NE ALBUQUERQUE, NM	JOB NO. ROAD-B	DRAWN BY S	SHEET TITLE COMPOSITE AS-BUILT SITE PLAN
DATE: 4/20/2025	Sheet: SP-1	RE: SCALE	



PROJECT
LOCATION

- KEYED NOTE:
- ① INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
 - ② 25' LIGHT POLE LOCATION
 - ③ 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION
TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL =
 - ④ 6' CONC. SIDEWALK
 - ⑤ HANDICAP RAMP PER COA STANDARD
AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
RE: DETAIL 1/G4
 - ⑤A HANDICAP RAMP PER COA STANDARD
AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
RE: DETAIL 5/G4
 - ⑥ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY)
RE: DETAIL 16/G4
TYPICAL BIKE RACK GRAPHIC SYMBOL =
 - ⑦ 10' INTEGRALLY COLORED CONC. SIDEWALK
 - ⑧ TRASH RECEPTACLE PROVIDED AND INSTALLED BY OWNER
 - ⑨ INDICATES "DO NOT ENTER" PAVEMENT MARKING RE: DETAIL 11/G4
 - ⑩ NOT A PART-FUTURE REDEVELOPMENT PHASE
 - ⑪ 6" HIGH CONC. ISLAND
RE: SITE GRADING PLAN FOR INFO
EXISTING 6" HIGH CONC. ISLAND TO REMAIN
RE: SITE GRADING PLAN FOR INFO
 - ⑪A HC PARKING STALL. RE: DETAIL 9/G4
 - ⑬ LANDSCAPE AREA
RE: LANDSCAPE PLAN FOR INFO
 - ⑭ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE
RE: SITE PLAN FOR LOCATIONS. RE: DETAIL 14/G4 SIGNAGE DETAIL
RE: DETAIL 10/G4 FOR PAINTED DESIGNATION "MC" WITHIN EACH STALL.
 - ⑮ EXISTING PARKING LOT STRIP/STALL TO REMAIN.
 - ⑯ INDICATES PAINTED CROSS WALK STRIPE
 - ⑰ EXISTING HYDRANT LOCATION TO REMAIN
 - ⑱ DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
 - ⑲ INDICATES "ONE WAY" SIGNAGE LOCATION RE: DETAIL 13/G4
 - ⑲B INDICATES "DO NOT ENTER" SIGNAGE LOCATION RE: DETAIL 13/G4
 - ⑳ INDICATES VEHICLE STOP SIGN LOCATION
- LINETYPE LEGEND
- PROJECT SCOPE AREA
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 6/24/2025
Signed Date

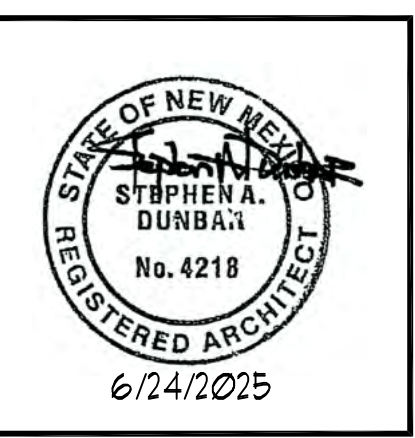
ENLARGED SITE PLAN

SCALE: 1"=30'



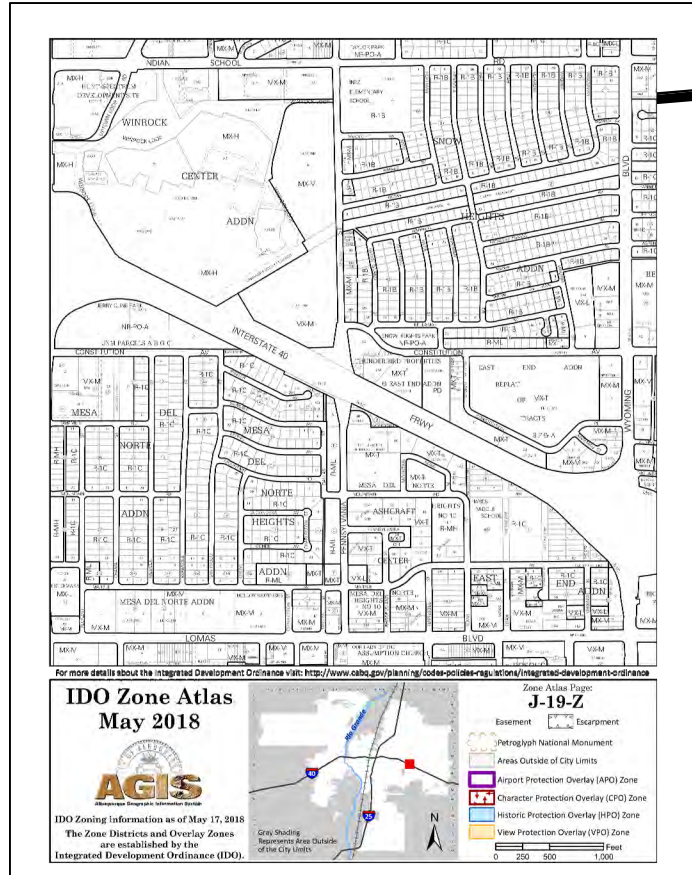
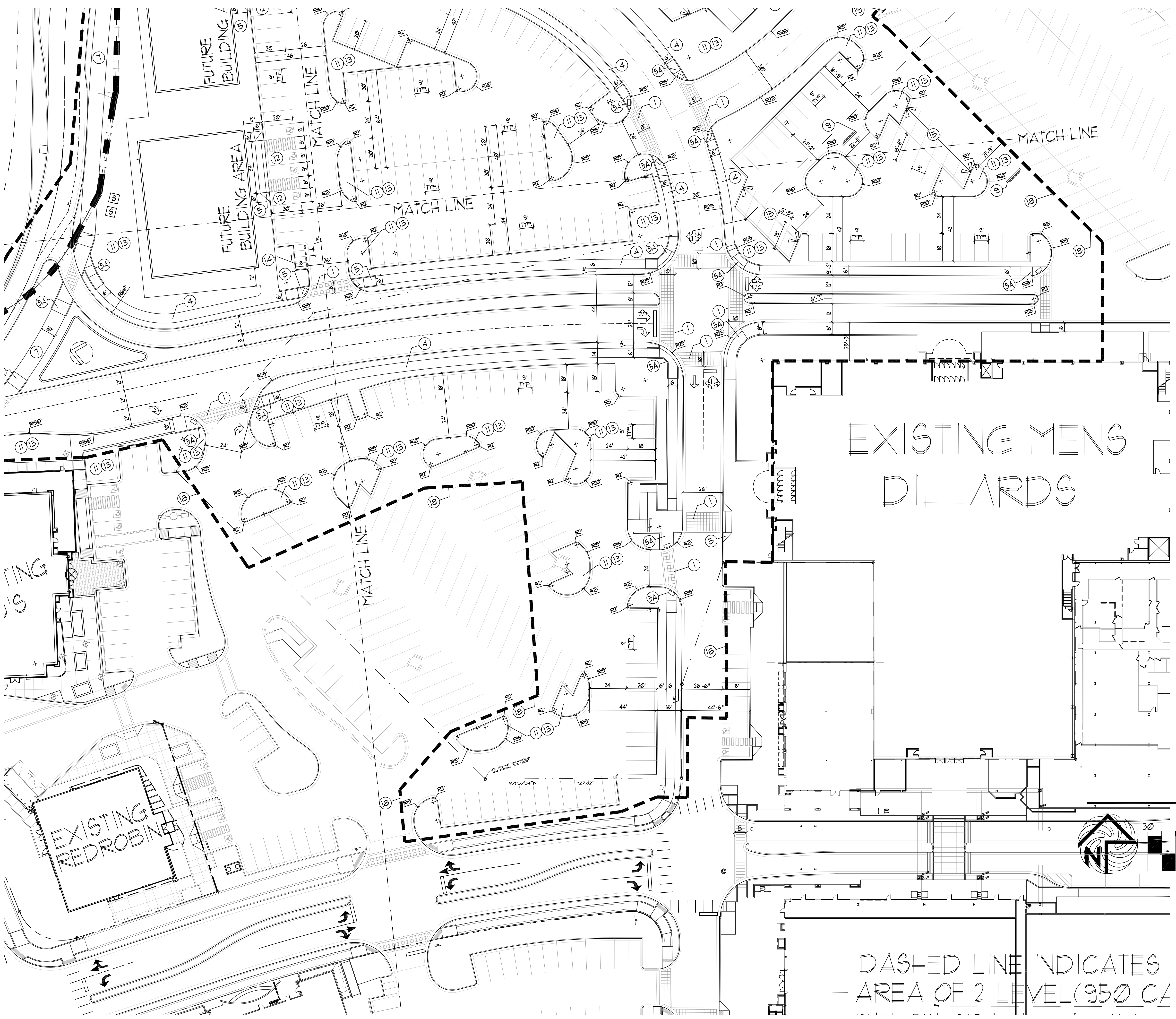
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**MODULUS ARCHITECTS
AND LAND USE PLANNING**
8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE WINROCK TOWN CENTER 2000 LOUISIANA BLVD. NE ALBUQUERQUE, NM	JOB NO. ROAD-B	DRAWN BY S
PROJECT MANAGER STEPHEN DUNBAR, AIA	ROAD-B	
SHEET TITLE PROPOSED ROAD-B		

DATE: 4/20/2025	SHEET: SP-1B
SCALE: RE: SCALE	

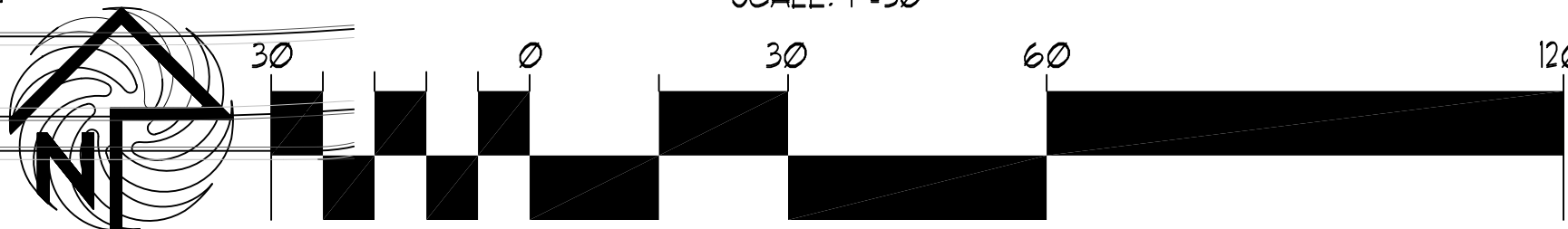


PROJECT LOCATION

- KEY NOTE**
- ① INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
 - ② 25' LIGHT POLE LOCATION
 - ③ 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION
TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL =
 - ④ 6' CONC. SIDEWALK
 - ⑤ HANDICAP RAMP PER COA STANDARD
AT 1:2 MAX SLOPE WITH TRUNCATED DORIES PER COA STANDARDS
RE: DETAIL 1/G4
 - ⑤A HANDICAP RAMP PER COA STANDARD
AT 1:2 MAX SLOPE WITH TRUNCATED DORIES PER COA STANDARDS
RE: DETAIL 5/G4
 - ⑥ INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY)
RE: DETAIL 16/G4
TYPICAL BIKE RACK GRAPHIC SYMBOL =
 - ⑦ 10' INTEGRALLY COLORED CONC. SIDEWALK
 - ⑧ TRASH RECEPTACLE PROVIDED AND INSTALLED BY OWNER
 - ⑨ INDICATES "DO NOT ENTER" PAVEMENT MARKING RE: DETAIL 11/G4
 - ⑩ NOT A PART-FUTURE REDEVELOPMENT PHASE
 - ⑪ 6" HIGH CONC. ISLAND
RE: SITE GRADING PLAN FOR INFO
 - ⑪A EXISTING 6" HIGH CONC. ISLAND TO REMAIN
RE: SITE GRADING PLAN FOR INFO
 - ⑫ HC PARKING STALL. RE: DETAIL 9/G4
 - ⑬ LANDSCAPE AREA
RE: LANDSCAPE PLAN FOR INFO
 - ⑭ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
NOTE: EACH ON-SITE STALL MEASURES 4' X 8' IN SIZE
RE: SITE PLAN FOR LOCATIONS. RE: DETAIL 14/G4 SIGNAGE DETAIL
RE: DETAIL 10/G4 FOR PAINTED DESIGNATION "MC" WITHIN EACH STALL.
EXISTING PARKING LOT STRIP/STALL TO REMAIN.
 - ⑮ INDICATES PAINTED CROSS WALK STRIPE
 - ⑯ EXISTING HYDRANT LOCATION TO REMAIN
 - ⑰ DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
 - ⑱ INDICATES "ONE WAY" SIGNAGE LOCATION RE: DETAIL 13/G4
 - ⑲B INDICATES "DO NOT ENTER" SIGNAGE LOCATION RE: DETAIL 13/G4
 - ⑳ INDICATES VEHICLE STOP SIGN LOCATION
- LINE TYPE LEGEND**
- PROJECT SCOPE AREA
 - EXISTING PROPERTY LINE
 - EXISTING CURB LINE
 - PROPOSED CURB LINE

ENLARGED SITE PLAN

SCALE: 1"=30'



DASHED LINE INDICATES
AREA OF 2 LEVEL (950 C/

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 6/24/2025
Signed Date

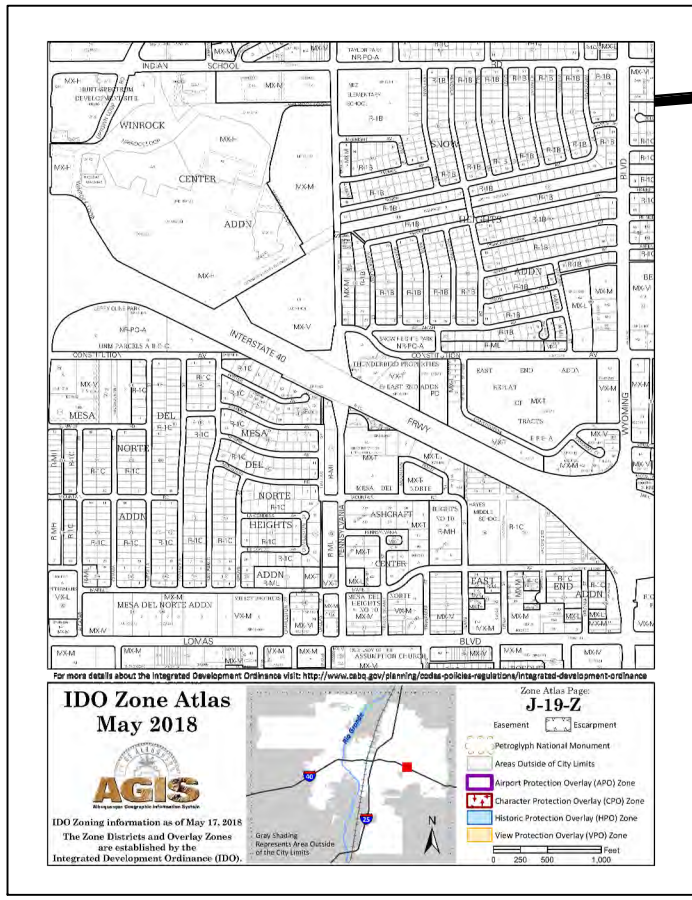
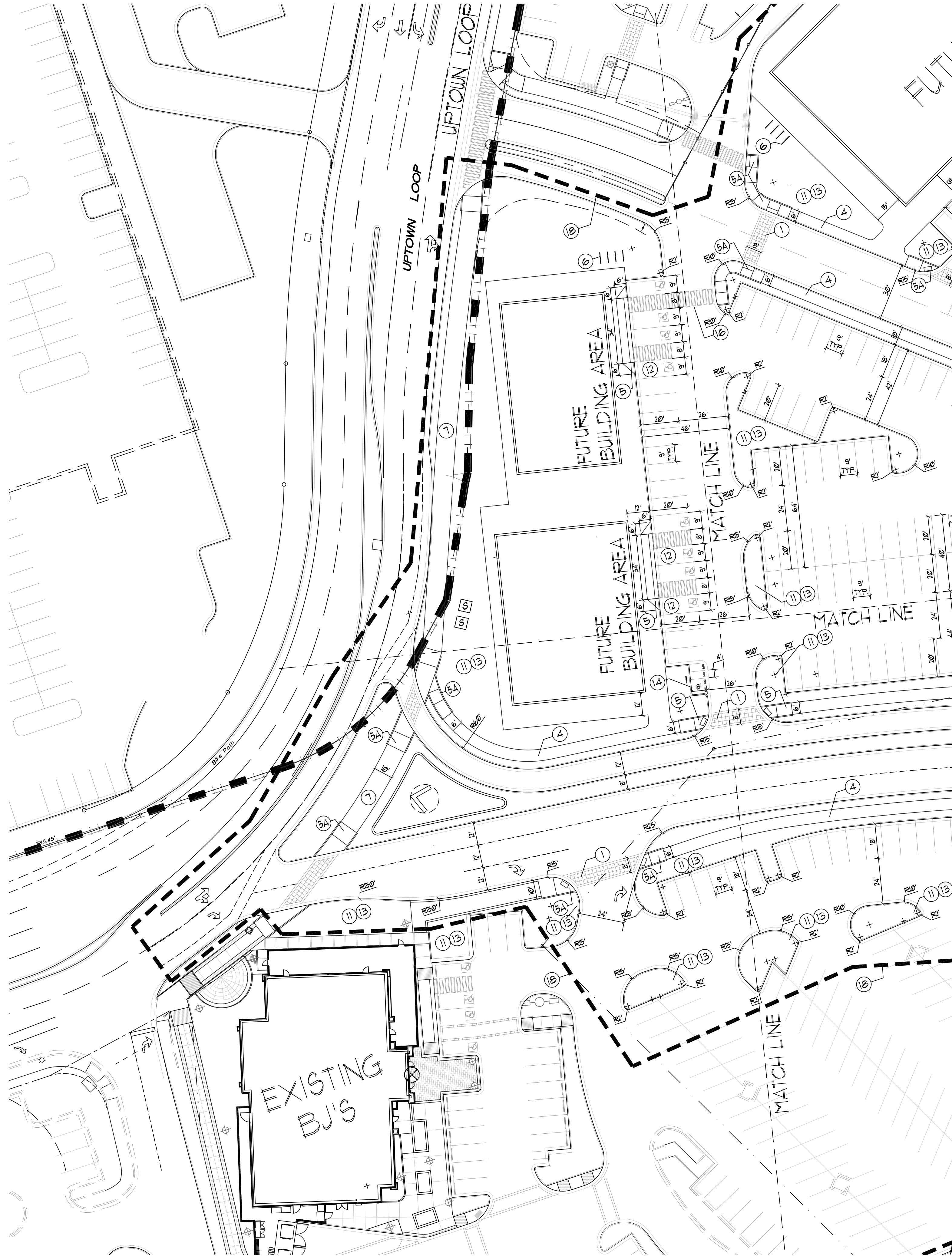
REV	DATE	BY	REVISION
6			
5			
4			
3			
2			

**MODULUS ARCHITECTS
AND LAND USE PLANNING**
8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
REGISTERED ARCHITECT
STEPHEN A. DUNBAR
No. 4218
6/24/2025

PROJECT TITLE WINROCK TOWN CENTER 2000 LOUISIANA BLVD. NE ALBUQUERQUE, NM	JOB NO. ROAD-B	DRAWN BY S
PROJECT MANAGER STEPHEN DUNBAR, AIA	DATE 6/24/2025	SHEET TITLE PROPOSED ROAD-B

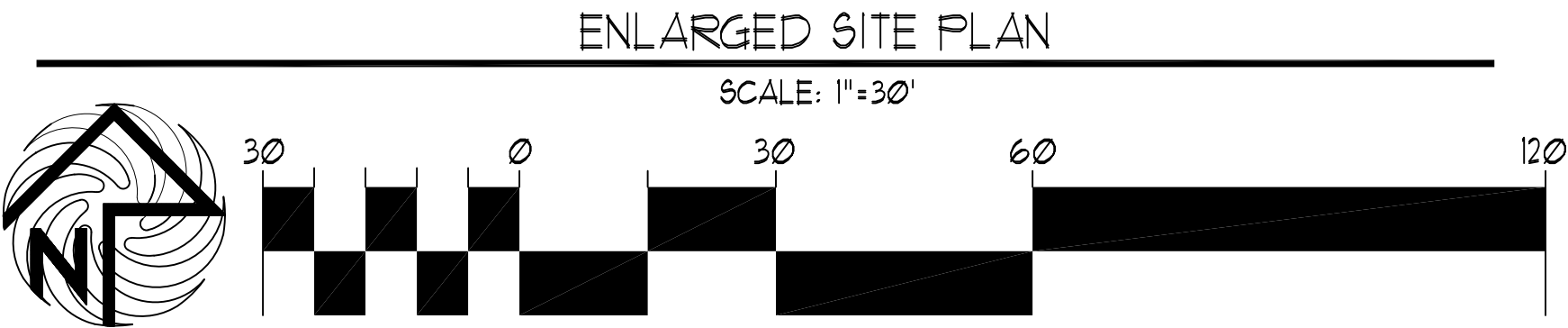
DATE: 4/20/2025	SHEET: SP-10
SCALE: RE: SCALE	DATE:



PROJECT LOCATION

VICINITY MAP

- KEYED NOTE:
- 1 INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
 - 2 25' LIGHT POLE LOCATION
 - 3 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION
 - 4 6' CONC. SIDEWALK
 - 5 HANDICAP RAMP PER COA STANDARD AT 1:12 MAX SLOPE WITH TRUNCATED DORIES PER COA STANDARDS RE: DETAIL 1/G4
 - 5A HANDICAP RAMP PER COA STANDARD AT 1:12 MAX SLOPE WITH TRUNCATED DORIES PER COA STANDARDS RE: DETAIL 5/G4
 - 6 INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 16/G4 TYPICAL BIKE RACK GRAPHIC SYMBOL = [Symbol]
 - 7 10' INTEGRALLY COLORED CONC. SIDEWALK
 - 8 TRASH RECEPTACLE PROVIDED AND INSTALLED BY OWNER
 - 9 INDICATES "DO NOT ENTER" PAVEMENT MARKING RE: DETAIL 11/G4
 - 10 NOT A PART-FUTURE REDEVELOPMENT PHASE
 - 11 6" HIGH CONC. ISLAND RE: SITE GRADING PLAN FOR INFO
 - 11A EXISTING 6" HIGH CONC. ISLAND TO REMAIN RE: SITE GRADING PLAN FOR INFO
 - 12 H.C. PARKING STALL. RE: DETAIL 9/G4
 - 13 LANDSCAPE AREA RE: LANDSCAPE PLAN FOR INFO
 - 14 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION NOTE: EACH ON-SITE STALL MEASURES 4' X 8' IN SIZE RE: SITE PLAN FOR LOCATIONS. RE: DETAIL 14/G4 SIGNAGE DETAIL RE: DETAIL 10/G4 FOR PAINTED DESIGNATION "MC" WITHIN EACH STALL.
 - 15 EXISTING PARKING LOT STRIP/STALL TO REMAIN.
 - 16 INDICATES PAINTED CROSS WALK STRIPE
 - 17 EXISTING HYDRANT LOCATION TO REMAIN
 - 18 DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
 - 18 INDICATES "ONE WAY" SIGNAGE LOCATION RE: DETAIL 13/G4
 - 18B INDICATES "DO NOT ENTER" SIGNAGE LOCATION RE: DETAIL 13/G4
 - 19 INDICATES VEHICLE STOP SIGN LOCATION
- LINE TYPE LEGEND
- | | |
|------------------------|---------------|
| PROJECT SCOPE AREA | [Dashed Line] |
| EXISTING PROPERTY LINE | [Solid Line] |
| EXISTING CURB LINE | [Dashed Line] |
| PROPOSED CURB LINE | [Dashed Line] |



TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 6/24/2025

Signed Date

REV	DATE	BY	REVISION
1	6/24/2025		
2	6/24/2025		
3	6/24/2025		
4	6/24/2025		
5	6/24/2025		
6	6/24/2025		

MODULUS ARCHITECTS
AND LAND USE PLANNING

8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
REGISTERED ARCHITECT
STEPHEN A. DUNBAR
No. 4218
6/24/2025

PROJECT TITLE
WINROCK TOWN CENTER
2000 LOUISIANA BLVD. NE
ALBUQUERQUE, NM

PROJECT MANAGER
STEPHEN DUNBAR, AIA

JOB NO.
ROAD-B

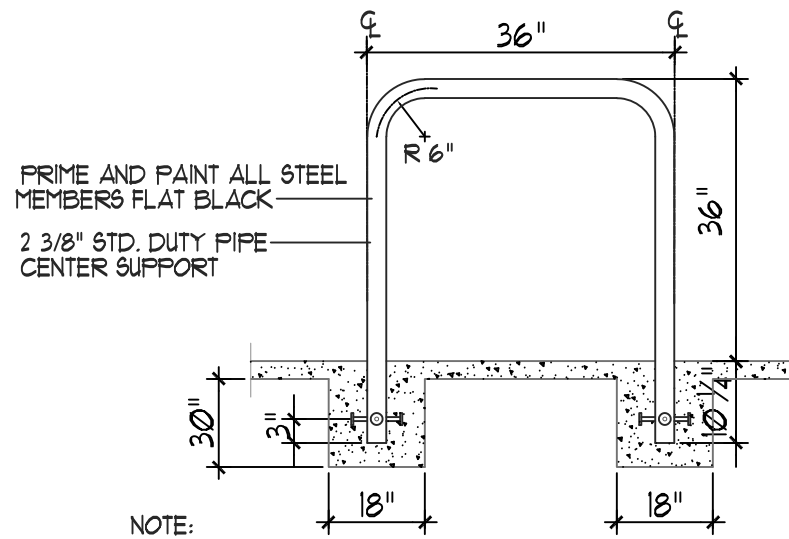
DRAWN BY
S

SHEET TITLE
PROPOSED ROAD-B

DATE:
4/20/2025

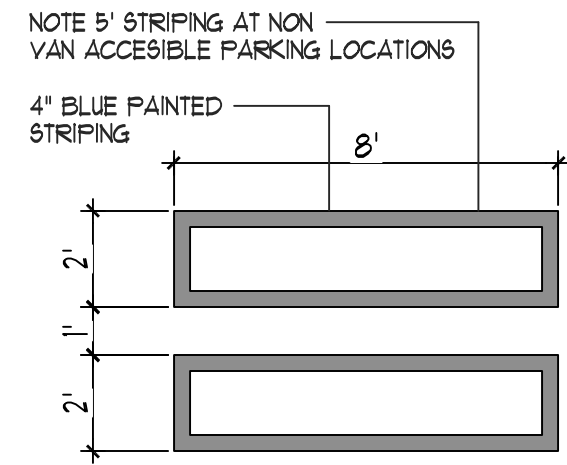
SCALE:
RE: SCALE

SHEET:
SP-1D

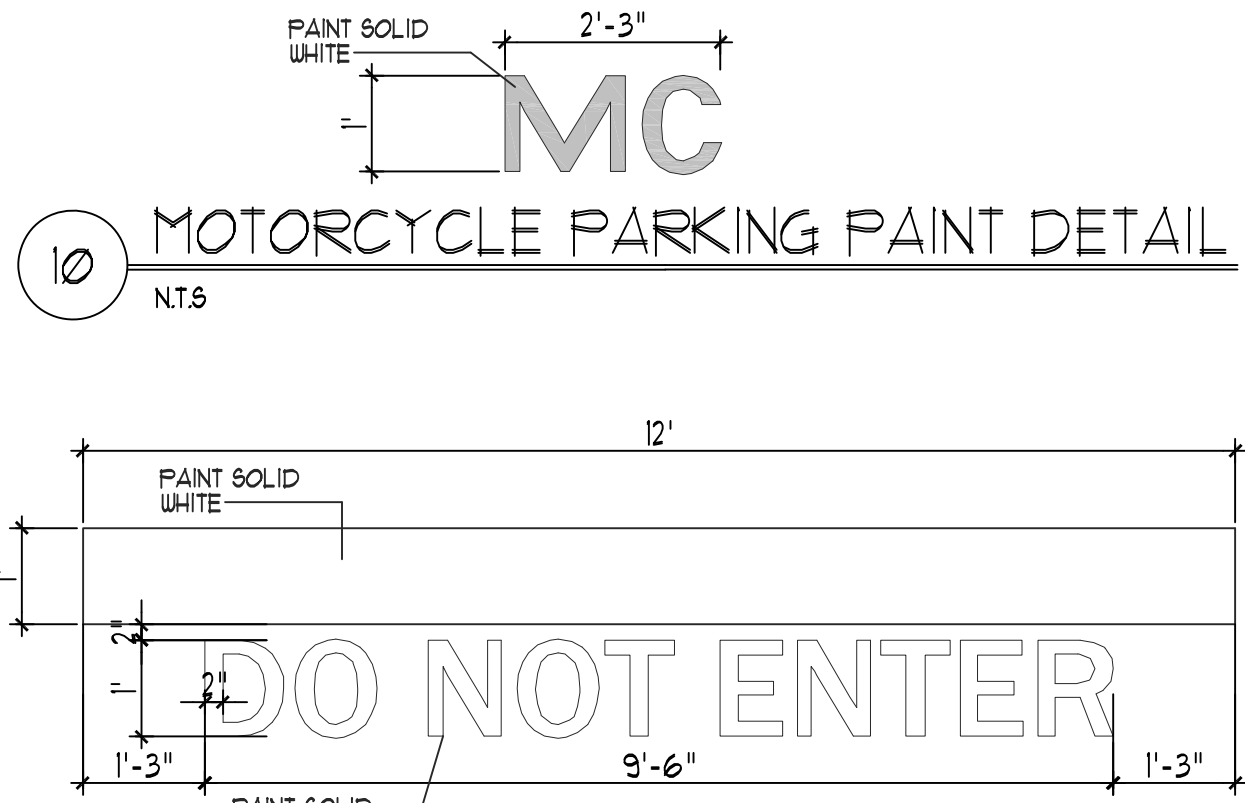


NOTE: BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:
A. THE RACK SHALL BE MINIMUM 36" TALL AND 36" WIDE.
B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.
C. COMB/TOASTER RACKS ARE NOT ALLOWED.
D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
E. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
F. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
G. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

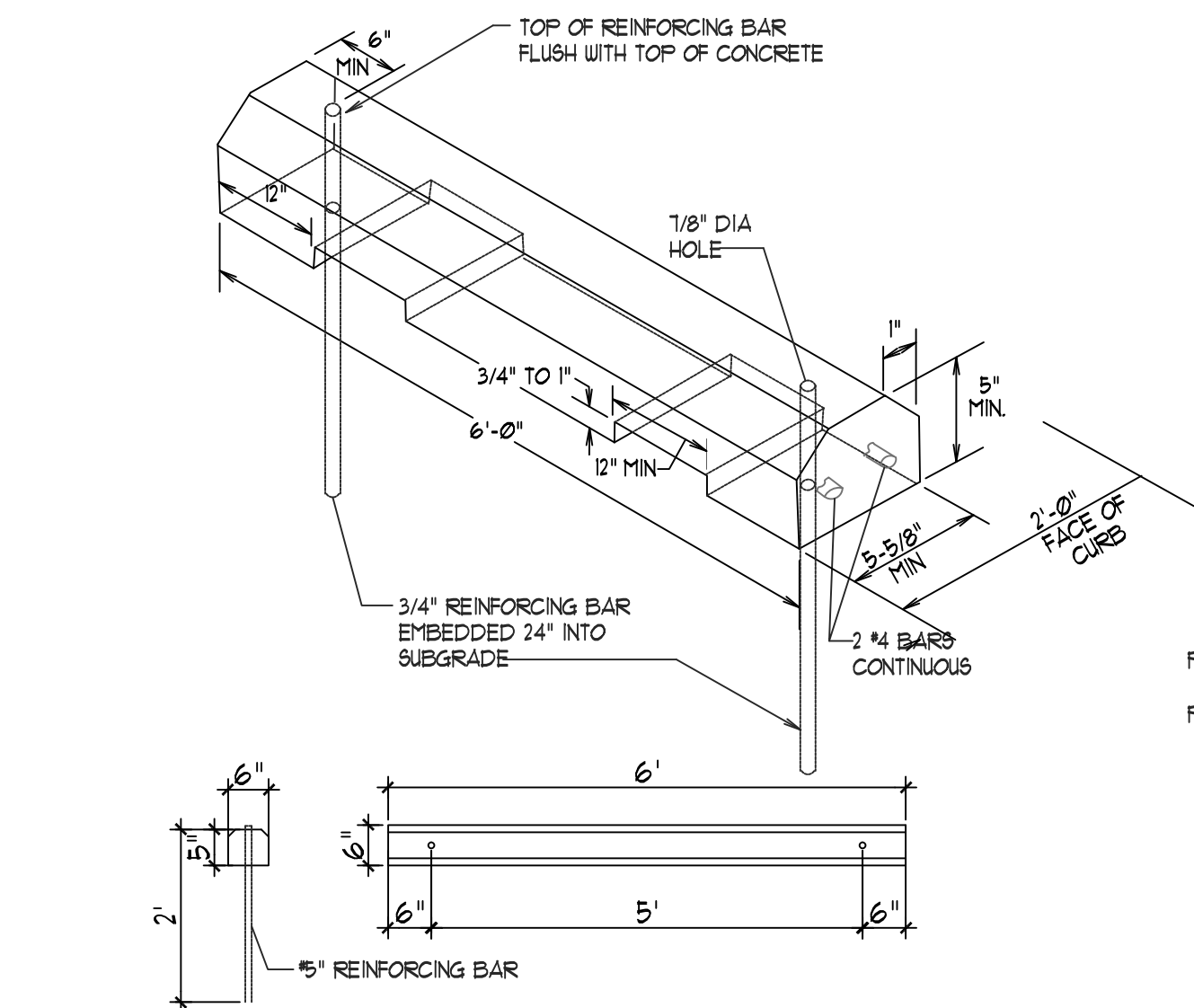
16 BIKE RACK
NTS



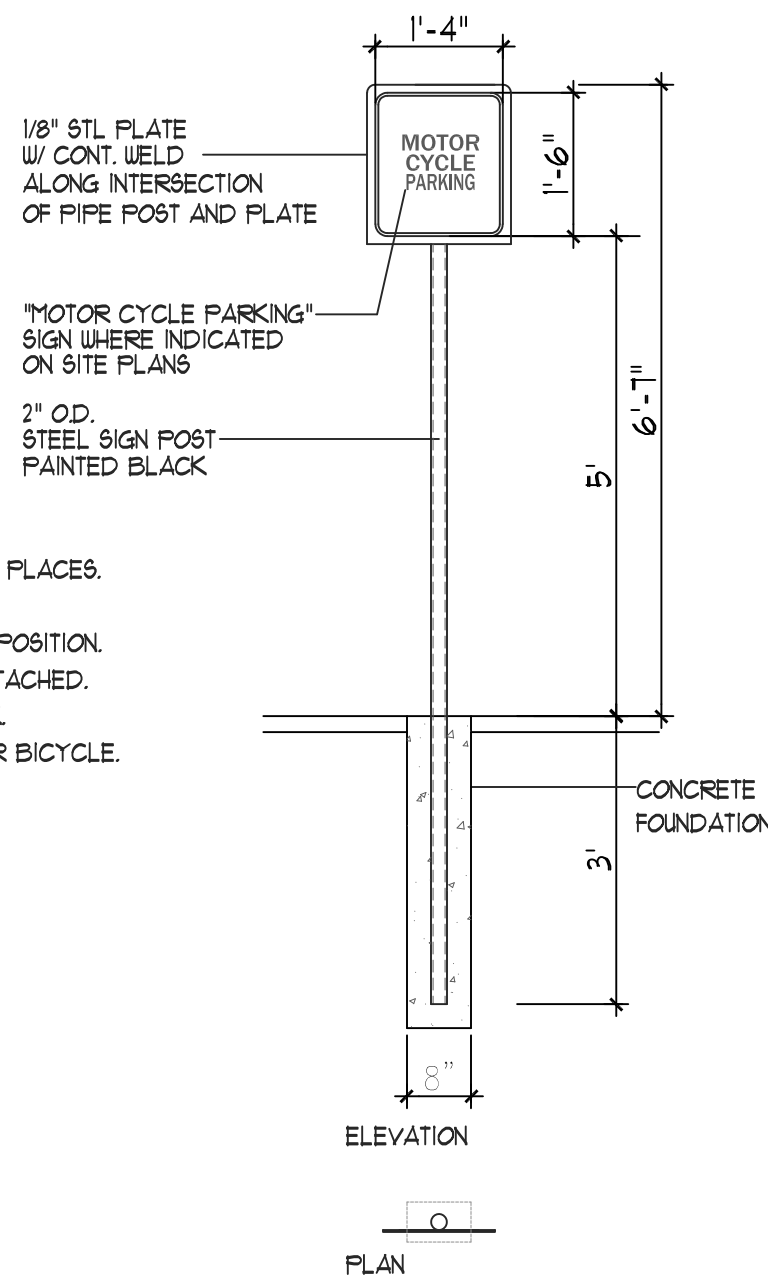
15 H.C. PARKING-WALK PAINT DETAIL
NTS



10 MOTORCYCLE PARKING PAINT DETAIL
NTS

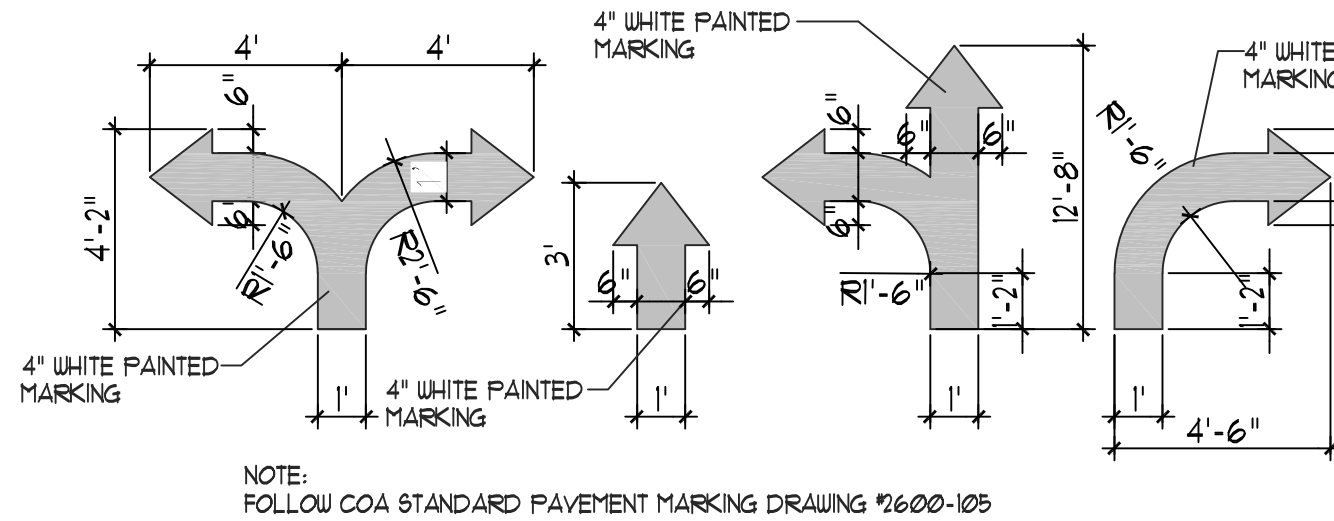


4 WHEEL STOP
NTS

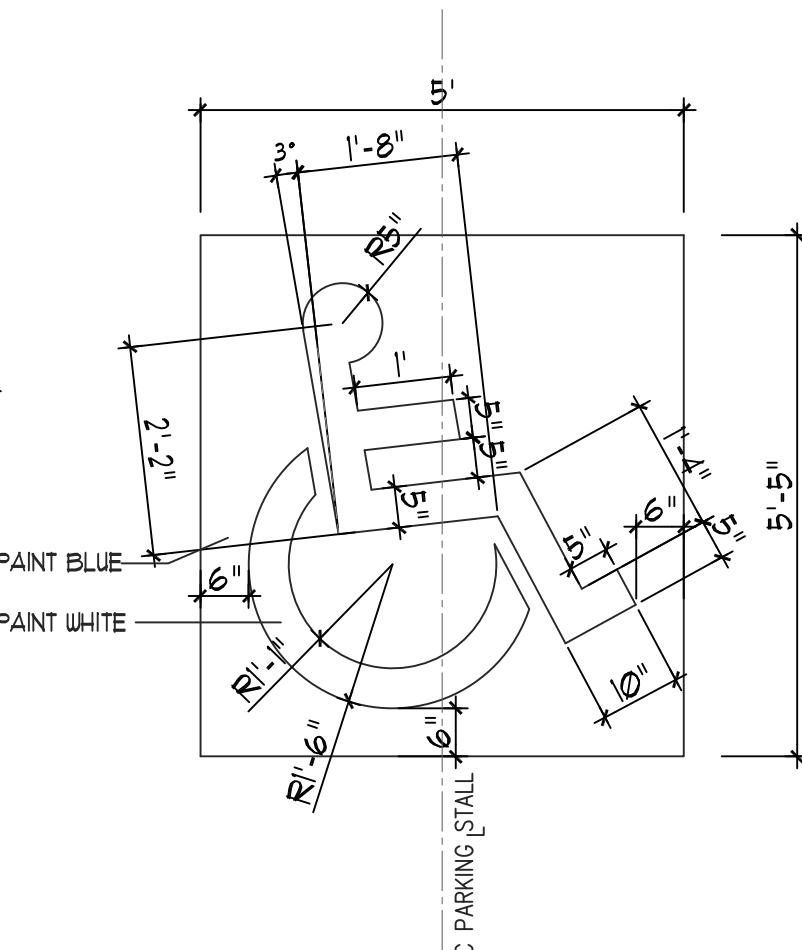


14 MOTORCYCLE SIGNAGE
NTS

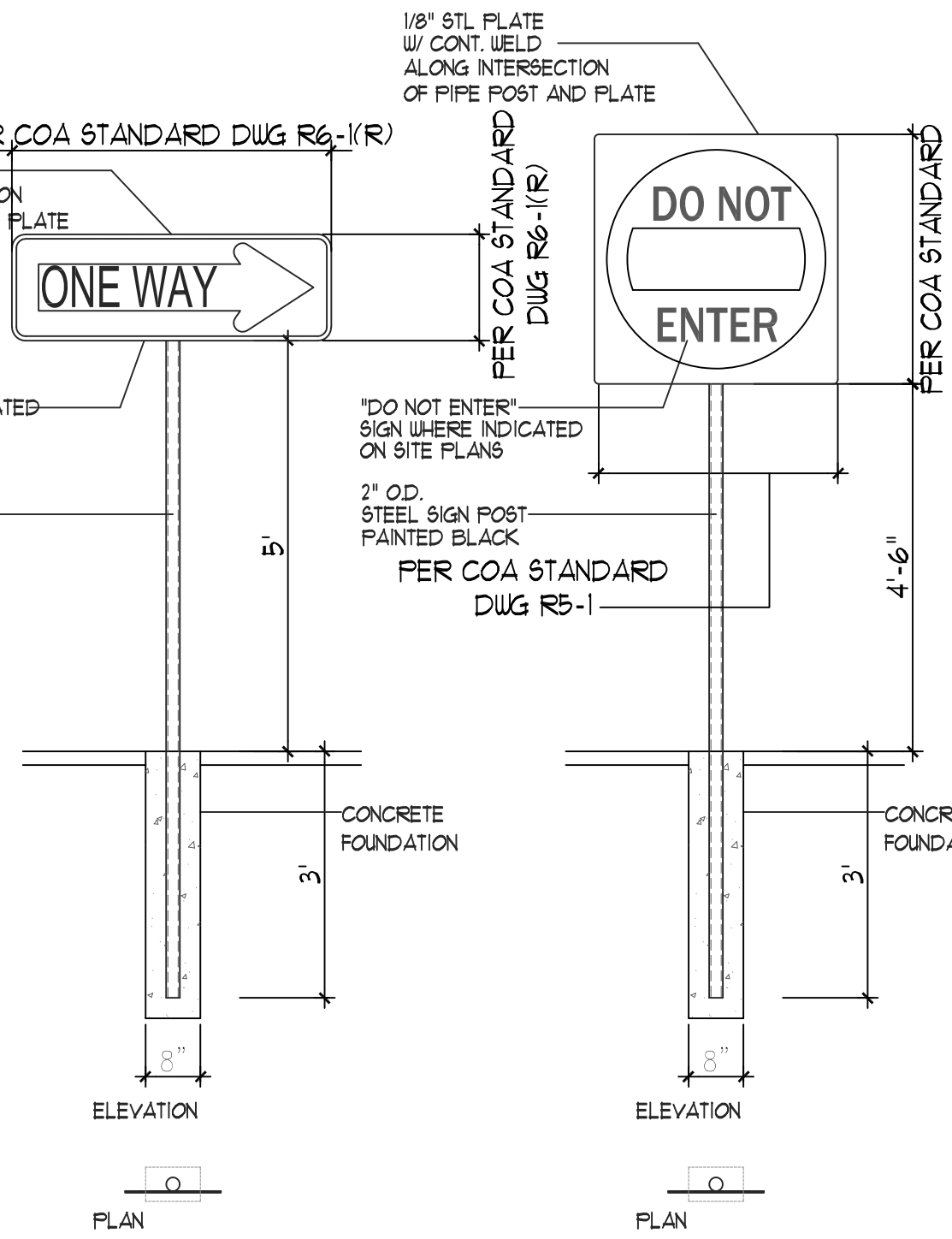
TRAFFIC CIRCULATION
LAYOUT APPROVED
Ernest Dmijic 6/24/2025
Signed Date



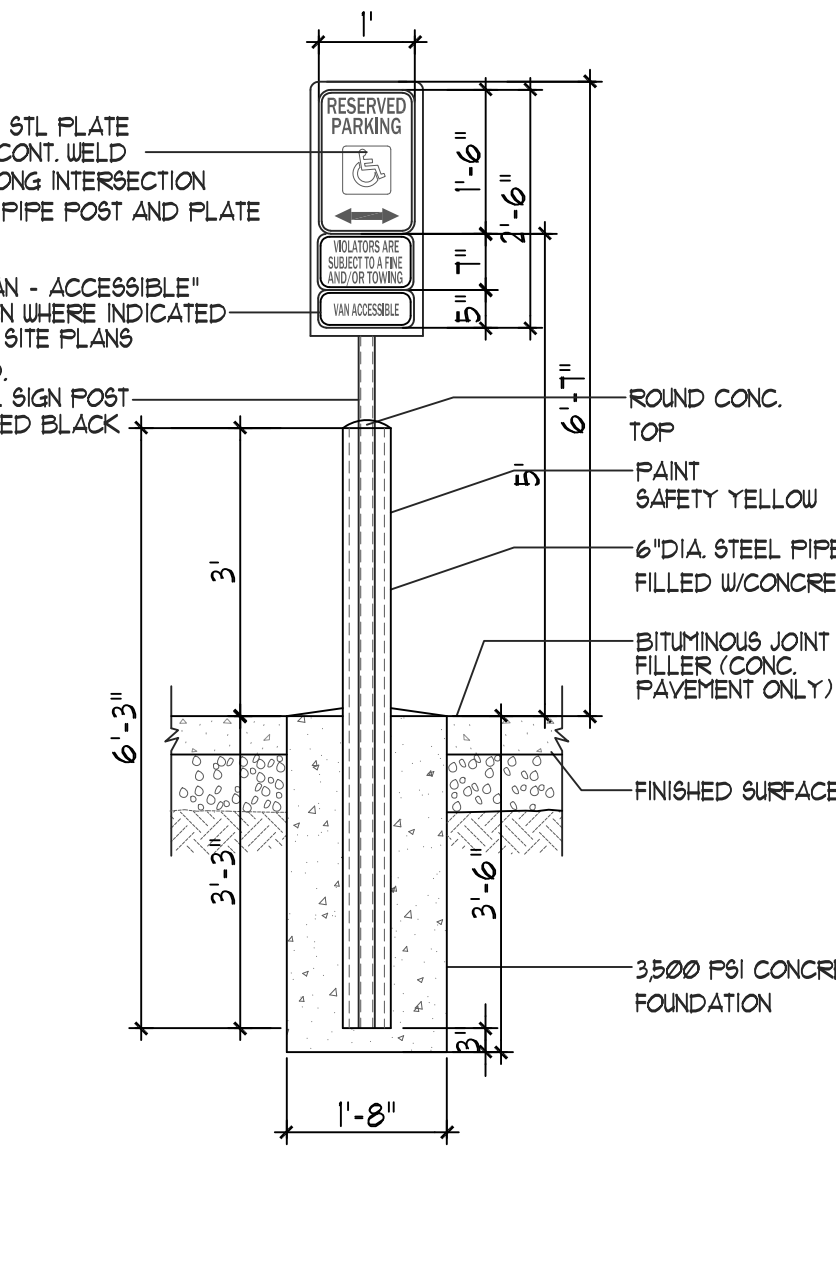
8 SITE DIRECTIONAL PAINT DETAIL
NTS



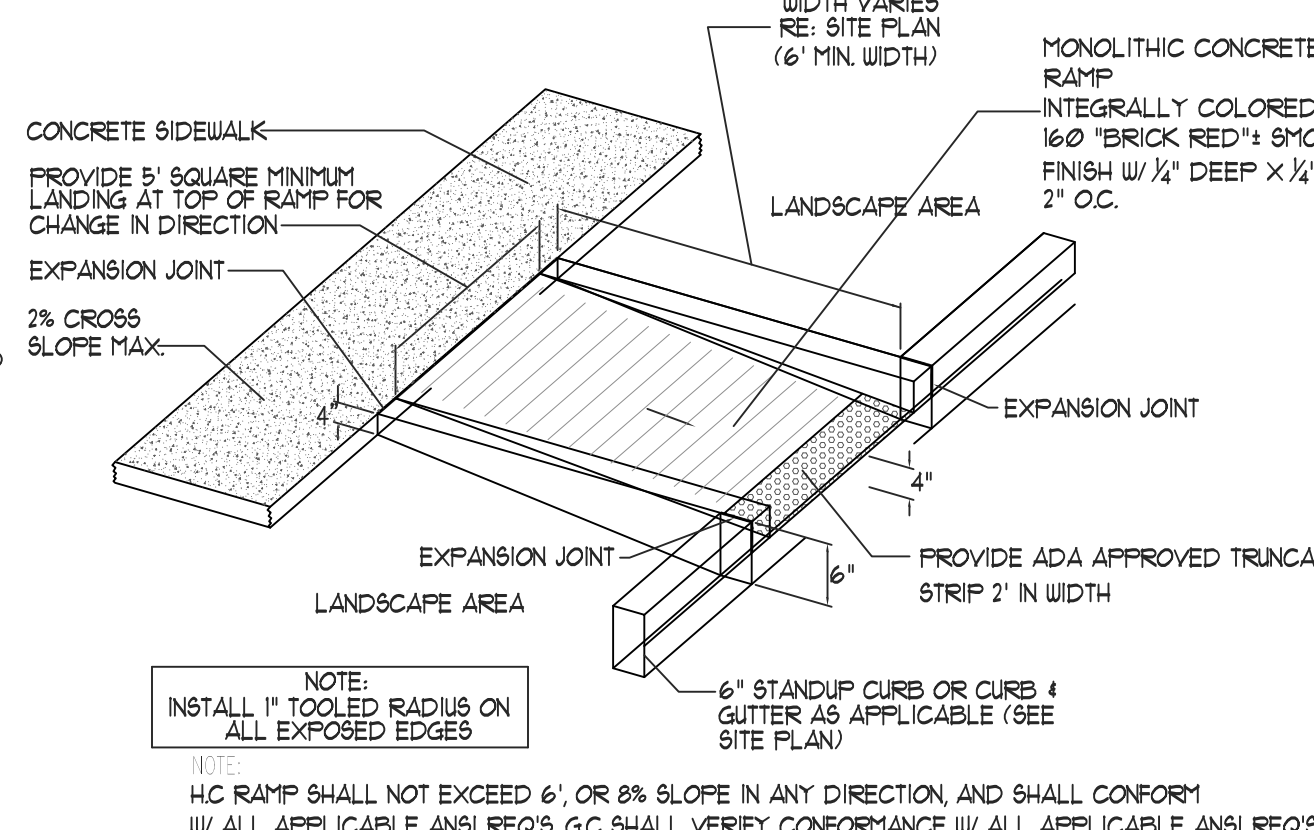
3 H.C. SIGNAGE
NTS



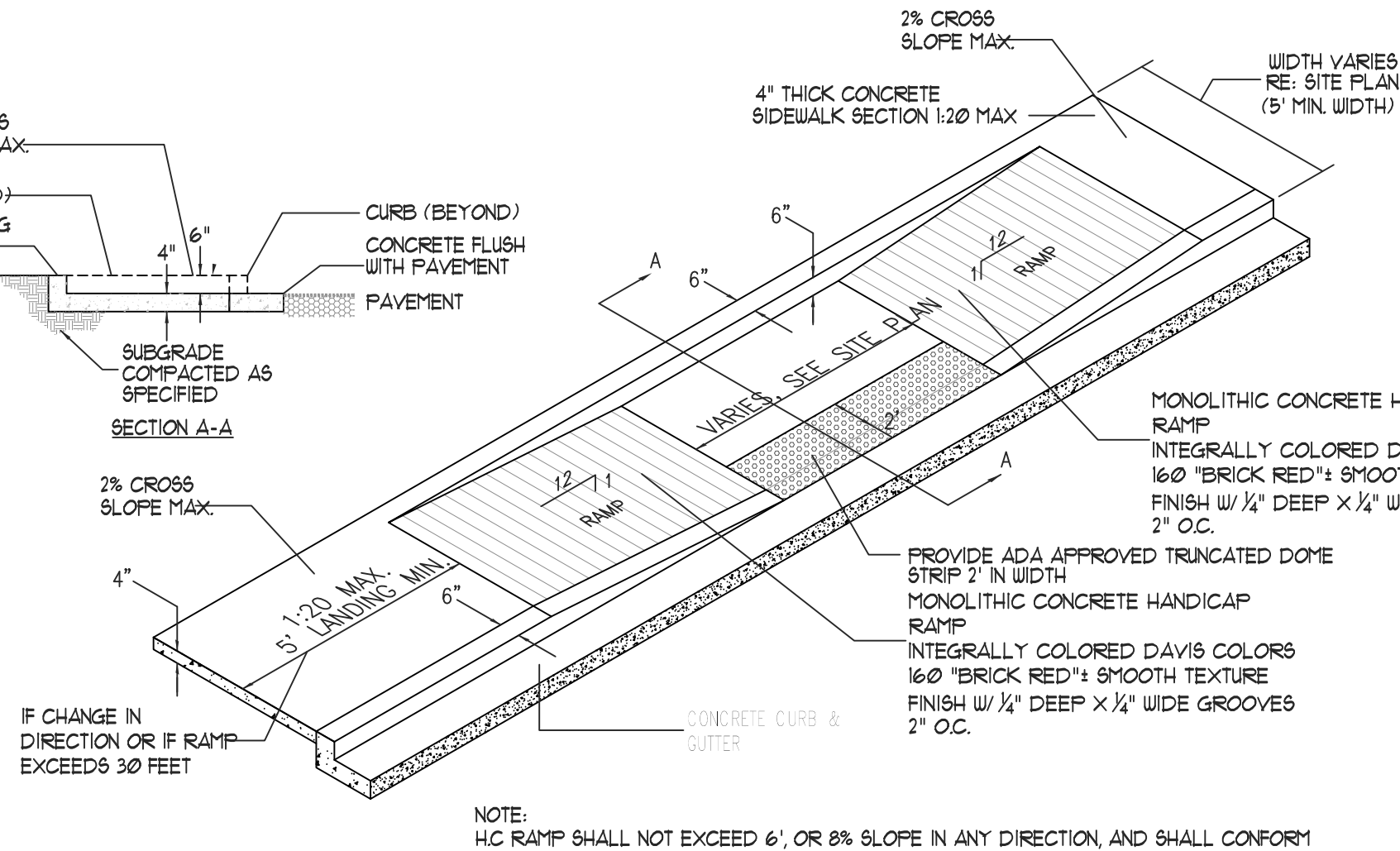
13 DIRECTIONAL SIGNAGE
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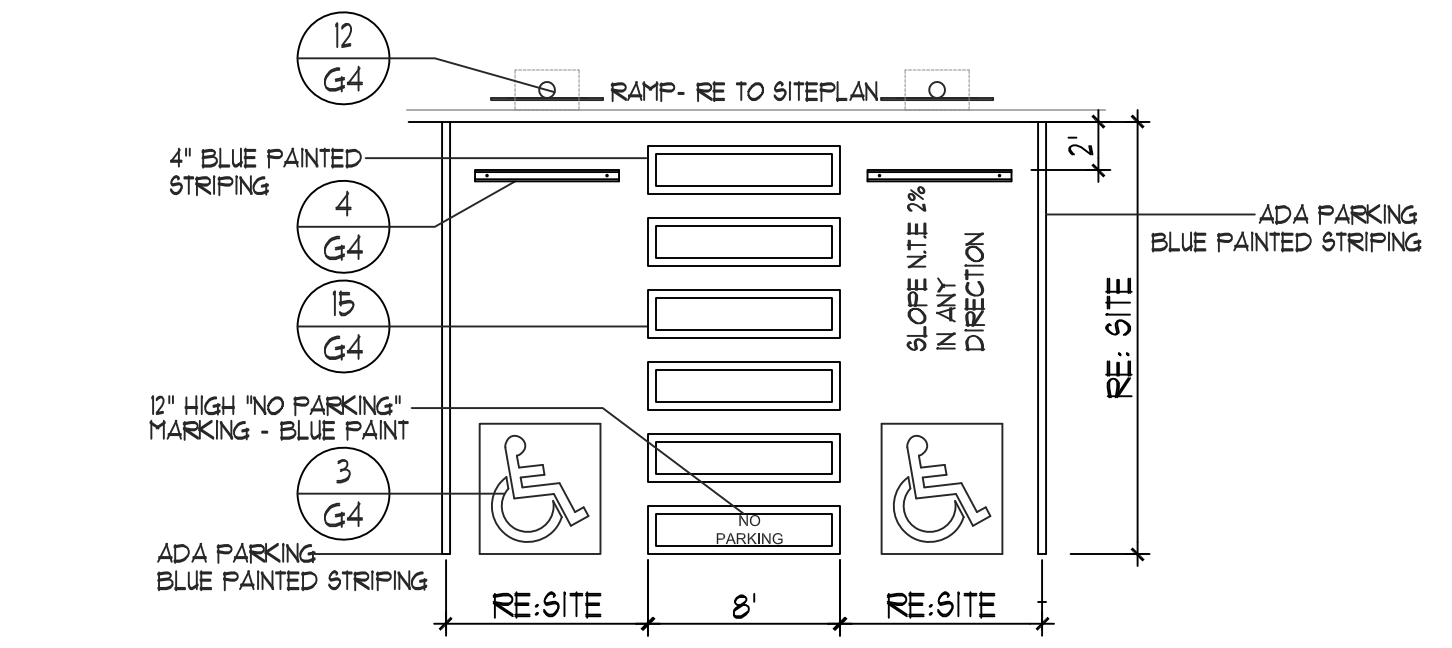
12 H.C. SIGNAGE
NTS



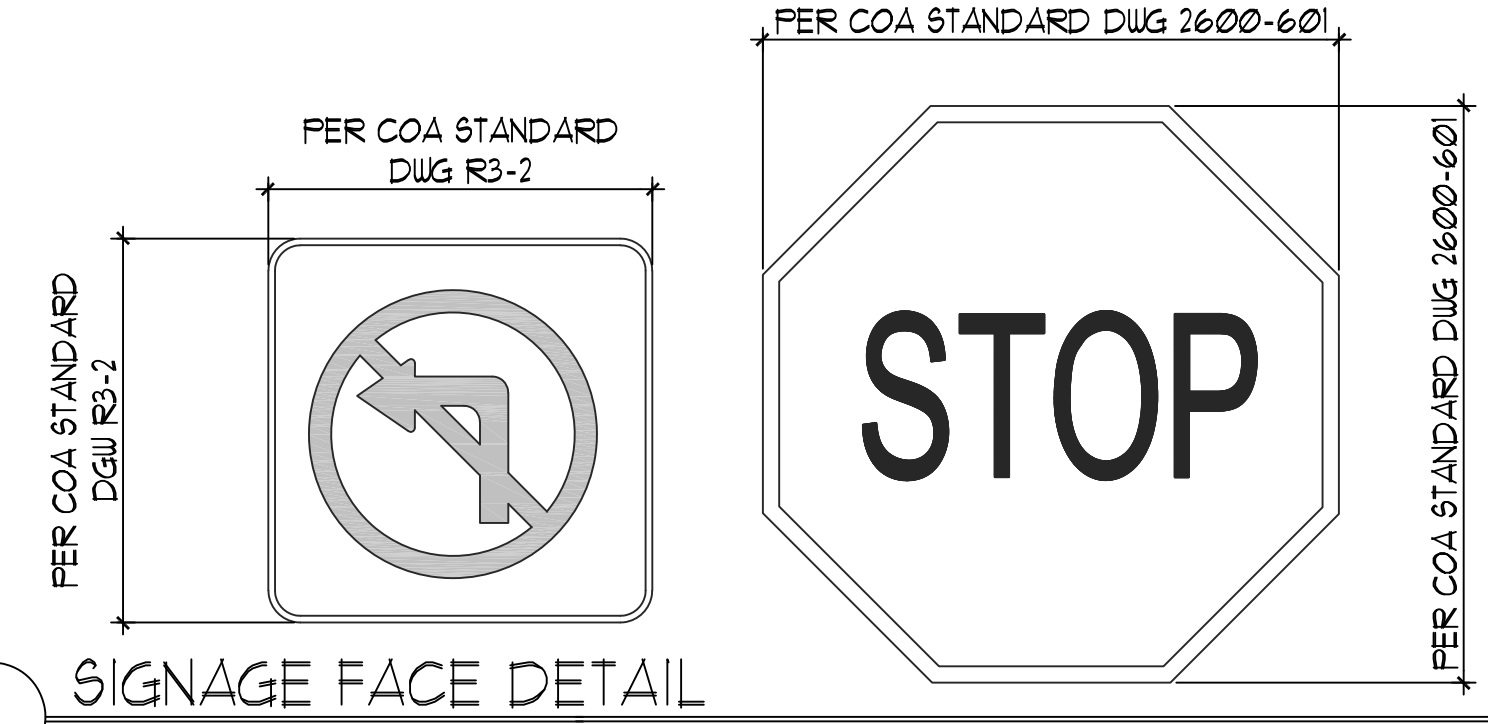
1 CURBED RAMP DETAIL
NTS



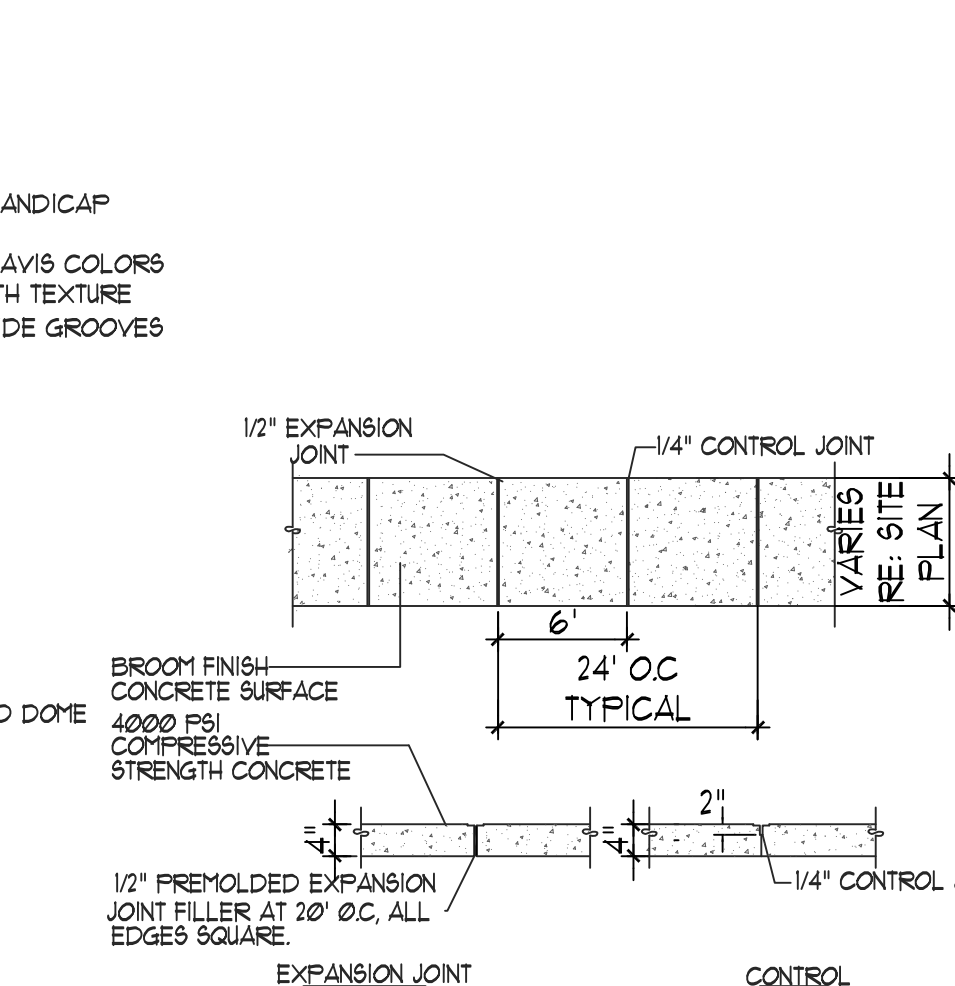
2 TAPERED RAMP DETAIL
NTS



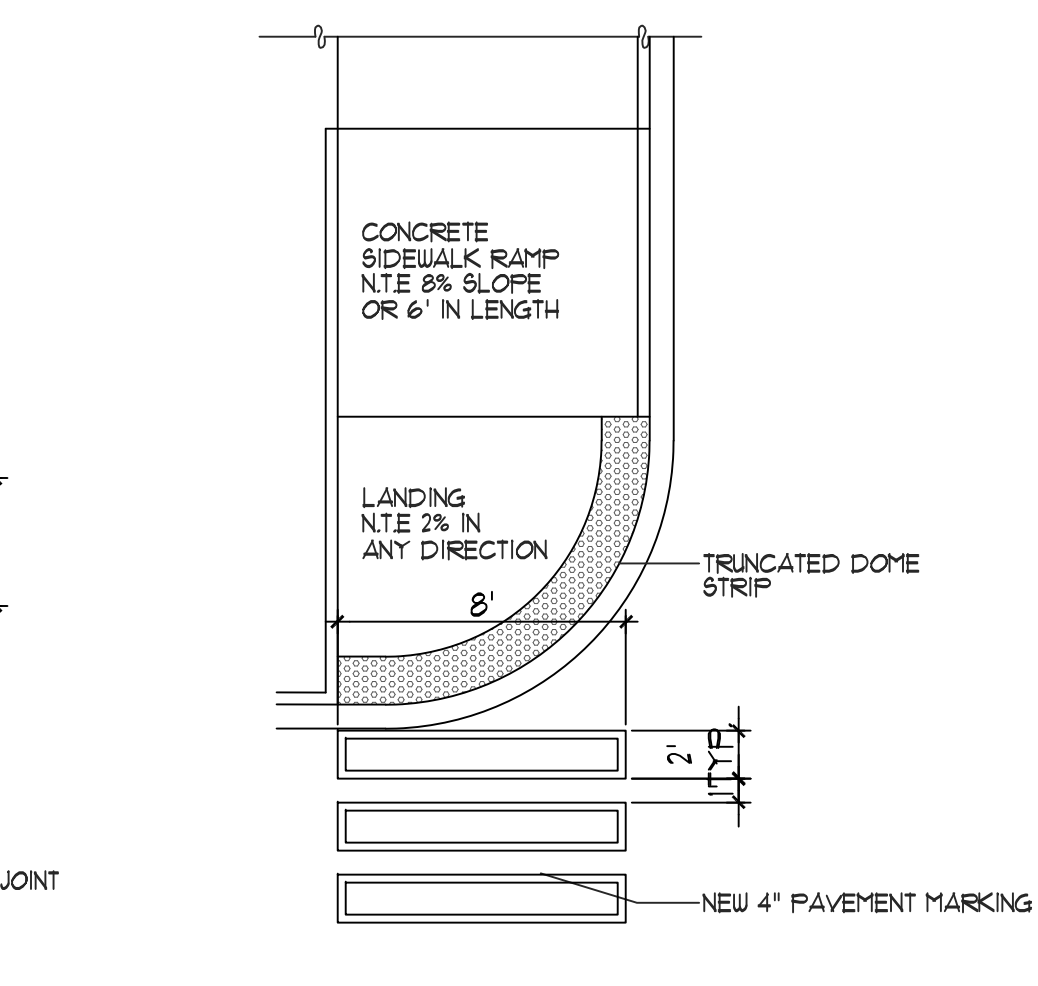
17 H.C. PARKING PLAN DETAIL (VAN ACCESSIBLE)
NTS



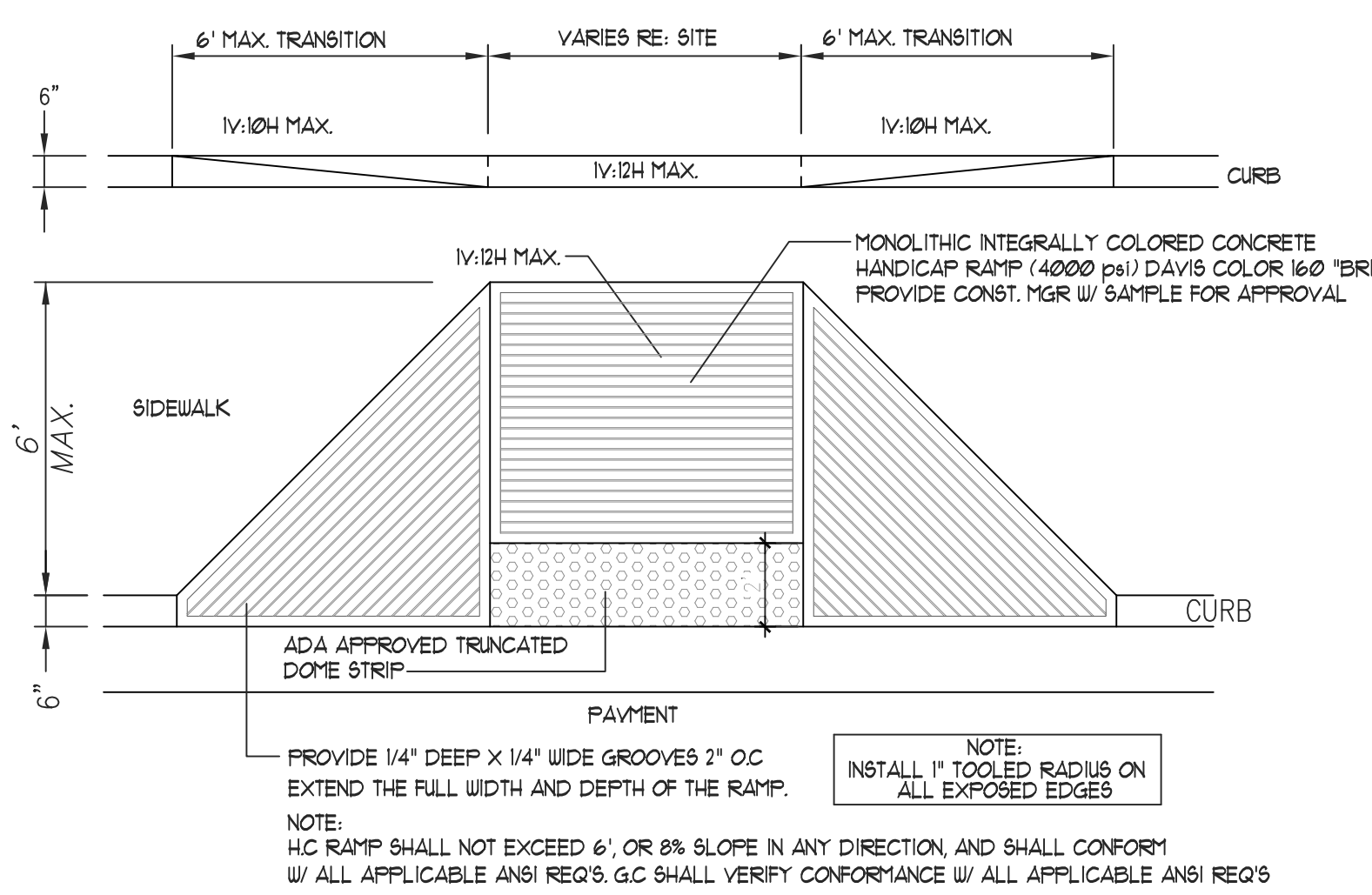
11 SIGNAGE FACE DETAIL
NTS



6 TYPICAL SIDEWALK
NTS



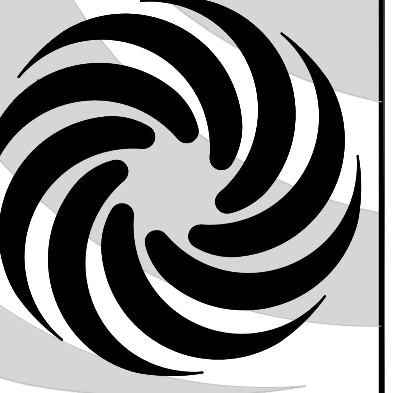
5 TYPICAL CONC. CROSSWALK
NTS



1 FLARED H.C. RAMP
NTS

REV	DATE	BY	REVISION
1	6/24/2025	SD	INITIALS
2			
3			
4			
5			

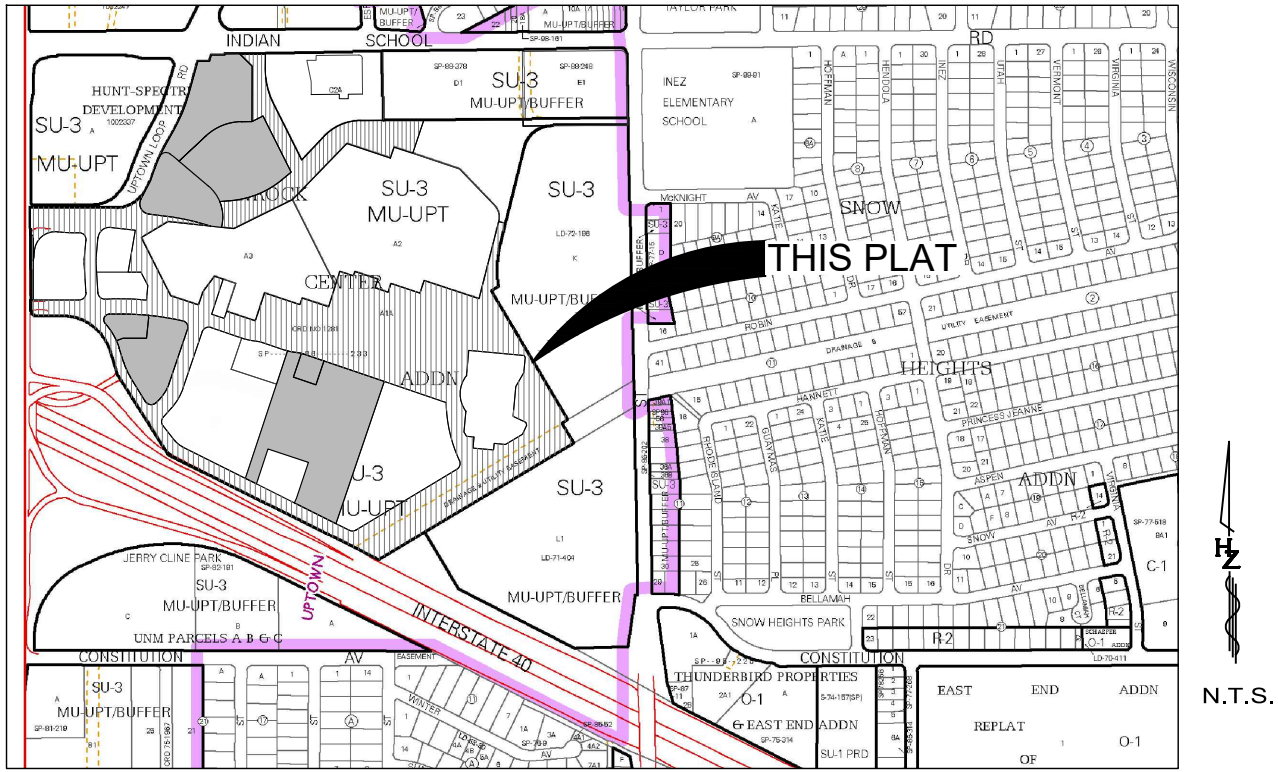
**MODULUS ARCHITECTS
AND LAND USE PLANNING**
8220 SAN PEDRO DR. N.E. SUITE 520
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



STATE OF NEW MEXICO
REGISTERED ARCHITECT
STEPHEN A. DUNBAR
No. 4218
6/24/2025

PROJECT TITLE
WINROCK TOWN CENTER
200 LOUISIANA BLVD. NE
ALBUQUERQUE, NM
PROJECT MANAGER
STEPHEN DUNBAR, AIA
DRAWN BY
SD
JOB NO.
ROAD-B
SHEET TITLE
SITE DETAILS

DATE
4/20/2025
SCALE
RE: SCALE
sheet
G4
of



ZONE ATLAS J-19-Z

SUBDIVISION DATA

DHO NO.		PLAT ACRES (Gross)	71.9380
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	8	PARCEL ACRES	43.5680
NO. OF TRACTS	13	TRACT ACRES	28.3700
STREET MILES (FULL)	0	STREET ACRES	0

PURPOSE OF THIS PLAT

- VACATE PORTION OF EXISTING PUBLIC PARK EASEMENT.
- SUBDIVIDE EXISTING PARCEL Z-1 INTO TWO (2) PARCELS.
- SUBDIVIDE EXISTING TRACT D INTO TWO (2) TRACTS.
- TRACT LINE ADJUSTMENT FOR TRACT F-2 AND F-3. CREATE TRACTS F-2A AND F-3A.
- TRACT LINE ADJUSTMENT FOR TRACT H. CREATE TRACT H-1
- INCORPORATE TRACT B HUNT SPECTRUM DEVELOPMENT SITE INTO WINROCK CENTER ADDITION. CREATE TRACT B-1.
- CREATE TRACT K FROM PORTIONS OF PARCEL Z-1, TRACT B, AND TRACT H

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESE (S65°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "1_H19A ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS. WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE). HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

FREE CONSENT

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT: ALL PUBLIC ROADWAY, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

TRACT B

WINROCK PADS LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY: _____ DATE _____

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PADS LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT D

WINROCK WEST LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY: _____ DATE _____

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK WEST LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT F-2

WCH LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY: _____ DATE _____

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WCH LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT F-3

WINROCK PORTLAND LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY: _____ DATE _____

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PORTLAND LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT Z-1

WINROCK PARTNERS LLC
GARY D. GOODMAN, AUTHORIZED SIGNATORY: _____ DATE _____

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 1 OF 15

PROJECT NO. PR-2018-001579

APPLICATION NO. _____

DHO APPROVAL: _____

LEGAL DESCRIPTION

PARCEL Z-1 WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 26.0241 ACRES (1,133,610 SQ. FT.) MORE OR LESS.

TRACT B HUNT-SPECTRUM DEVELOPMENT SITE AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 2, 2004 IN VOLUME 2004C, PAGE 226, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 2.4765 ACRES (107,876.34 SQ. FT.) MORE OR LESS.

TRACT D WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON SEPTEMBER 23, 2019 IN VOLUME 2019C, PAGE 0088, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 2.0002 ACRES (87,129 SQ. FT.) MORE OR LESS.

TRACT F-2 WINROCK CENTER ADDITION AS RECORDER IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 5.3295 ACRES (232,153 SQ. FT.) MORE OR LESS.

TRACT F-3 WINROCK CENTER ADDITION AS RECORDER IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 0.2145 ACRES (X SQ. FT.) MORE OR LESS.

TRACT H WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON SEPTEMBER 23, 2019 IN VOLUME 2019C, PAGE 0088, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 2.4386 ACRES (106,225 SQ. FT.) MORE OR LESS.

APPROVED

Loren N. Risenhoover P.S.
CITY SURVEYOR 7/3/2025
DATE

GARY D. GOODMAN, AUTHORIZED SIGNATORY 7/3/25
DATE

SURVEYOR'S CERTIFICATION

JAMES D. HARRIS N.M.P.L.S. NO. 30537 7-2-25
DATE



HUITT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

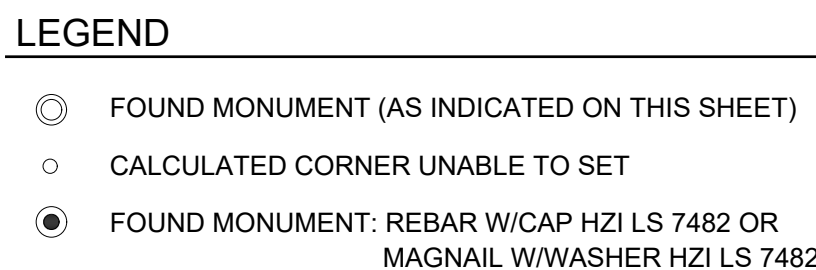
SOLAR NOTE

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

UTILITY DISCLAIMER

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

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L19	S58°43'21"W	36.18'
L20	S30°50'26"E	652.55'
L21	S59°09'48"W	30.01'
L22	S30°41'42"E	100.08'
L23	S59°10'07"W	988.91'
L24	N63°40'11"W	784.36'
L25	N26°19'48"E	5.03'
L26	N63°40'12"W	192.36'
L27	S49°54'25"W	2.48'
L28	N32°16'41"W	379.80'
L29	N17°24'39"W	105.95'
L30	S89°57'36"W	112.84'
L31	N89°22'44"W	5.66'
L32	N00°02'22"W	49.88'
L33	N89°59'36"E	15.69'
L34	N00°00'24"E	280.42'
L35	N89°59'36"W	15.92'
L36	N00°02'10"E	122.41'



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H:\proj\R1313480-01 - Winrock Sketch and Final Plat05 Design\05 11 Survey\PLAT\PARCEL_Z1A-Z1B - TRACTS B1 D1 D2
Last Saved: 6/30/2025 8:54:45 AM. Itafoya

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 3 OF 15

EXISTING EASEMENTS WITHIN THE BOUNDARY
OF THIS PLAT

- 1) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 9, 1993, RECORDED IN BOOK 93-6, PAGE 1435, AS DOCUMENT NO. 93023664
- 2) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, DOCUMENT NO. 93123089
- 3) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3652, DOCUMENT NO. 93096984
- 4) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1961, RECORDED IN BOOK D 605, PAGE 531
- 5) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3120, DOCUMENT NO. 93093164,
- 6) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1994, RECORDED IN BOOK 94-7, PAGE 4859, DOCUMENT NO. 94028293,
- 7) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 25, 1993, RECORDED IN BOOK 93-23, PAGE 3126, DOCUMENT NO. 93093165
- 8) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 1098, DOCUMENT NO. 93134663
- 9) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, RECORDED IN BOOK D 571, PAGE 432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
- 10) EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK C4, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C5, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C8, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54. AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996 IN PLAT BOOK 96C, FOLIO 446
- 11) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1960, RECORDED IN BOOK D 536, PAGE 597, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
- 12) RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1985, RECORDED IN BOOK MISC. 217A, PAGE 375, DOCUMENT NO. 8526079
- 13) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 12, 1986, RECORDED IN BOOK MISC. 382A, PAGE 553, DOCUMENT NO. 8674791
- 14) RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 788, DOCUMENT NO. 8490471
- 15) 20' EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED JANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157; (AS TO PARCELS 1 AND 5); FILED MAY 26, 1972, RECORDED IN BOOK MISC. 262, PAGE 167, (AS TO A2 OF PARCEL 4 AND PARCEL 5); FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203, (AS TO A2 OF PARCEL 4 AND PARCEL 5); RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS CONTAINED IN QUITCLAIM DEED, FILED FEBRUARY 3, 1967, RECORDED IN BOOK D 822, PAGE 940, AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
- 16) EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1989, RECORDED IN BOOK MISC. 751A, PAGE 761, AS DOCUMENT NO. 8946173, REFILED MAY 25, 1989, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8946743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 17) DECLARATION OF INGRESS, EGRESS EASEMENT, FILED OCTOBER 24, 1969, RECORDED IN BOOK MISC. 154, PAGE 40, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 514A, PAGE 599, AS DOCUMENT NO. 08777630, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, DOCUMENT NO. 7973017
- 18) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 20, 1984, RECORDED IN BOOK MISC. 157A, PAGE 321, DOCUMENT NO. 8472494,
- 19) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 554, DOCUMENT NO. 858249A
- 20) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 17, 1984, RECORDED IN BOOK MISC. 81A, PAGE 894, DOCUMENT NO. 843826, PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLATS RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.
- 21) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 30, 1991, RECORDED IN BOOK BCR 91-2, PAGE 3512, DOCUMENT NO. 916993
- 22) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 553, DOCUMENT NO. 858248A
- 23) UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 14, 1996, RECORDED IN BOOK 96-13, PAGE 6463, DOCUMENT NO. 96054182
- 24) WATER, ELECTRICAL AND TELEPHONE EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.

25) NOT USED

- 26) EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 26, 1988, IN PLAT BOOK C37, FOLIO 54.
- 27) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 9, 1960, RECORDED IN BOOK D 574, PAGE 79
- 28) COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND DILLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION FILED MARCH 8, 1995, RECORDED IN BOOK 95-6, PAGE 2371, DOCUMENT NO. 95023422
- 29) 15' WATER TRANSMISSION LINE EASEMENT FILED JANUARY 12, 1967, RECORDED IN BOOK R/W 143, PAGE 599.
- 30) 100' PUBLIC DRAINAGE AND UTILITY EASEMENT FILED APRIL 1, 1953, VOL. D1, FOLIO 86.
- 31) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2823-2826.
- 32) P.N.M. AND U.S. WEST COMMUNICATIONS, INC. TRANSFORMER EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2827-2830.
- 33) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.
- 34) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2819-2822.
- 35) NOT USED
- 36) NOT USED
- 37) 20' WATER LINE EASEMENT, FILED AUGUST 26, 1988, BOOK C37, PAGE 54
- 38) GRANT OF EASEMENT FOR ENCROACHMENT, FILED SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.
- 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, DOCUMENT NO. 2004069960,
- 40) PERMANENT SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED APRIL 20, 1992, RECORDED IN BOOK BCR 92-9, PAGE 1889, DOCUMENT NO. 9235897,
- 41) 10' ELECTRIC LINE XING EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED ON AUGUST 11, 2004, IN BOOK A82, PAGE 3527.
- 42) DRAINAGE EASEMENT, DOCUMENT No. 2018035923 RECORDED ON 04/25/2018
- 43) 10' PUBLIC SIDEWALK EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130
- 44) 20' PUBLIC WATERLINE EASEMENT FILED: 10/31/2012 BOOK 2012C, PAGE 130
- 45) 10' WATERLINE EASEMENT FILED: 09/20/1965, VOL.D-786 PAGES 426-429, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1994, BOOK 94C, FOLIO 281, AND PLAT FILED: 10/28/1996, IN PLAT BOOK 96C, FOLIO 446
- 46) WATERLINE EASEMENTS FILED: 10/10/1972, BOOK D5 FOLIO 54, AS SHOWN ON THE RECORDED PLAT FILED: 08/23/1994, BOOK 94C, FOLIO 281, AND PLAT FILED: 10/28/1996, IN PLAT BOOK 96C, FOLIO 446
- 47) DRAINAGE EASEMENT 7-CME-1, RECORDED 06/29/2005 BERNALILLO COUNTY CLERK BOOK A99, PAGE 3061
- 48) INGRESS/INGRESS RIGHT EASEMENT FILED: 10/24/1969 MISC. BOOK 154, FOLIO 42-44
- 49) PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC LINE EASEMENT FILED: 09/26/2012, DOCUMENT NO. 2012100043
- 50) 10' PUBLIC SERVICE COMPANY OF NEW MEXICO LINE AND TRANSFORMER EASEMENT FILED: 07/25/2013 DOC. NO. 2013083443

- 51) 15' PRIVATE DRAINAGE EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 52) 10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 53) 10' PUBLIC WATER EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 54) 20' PUBLIC SAS EASEMENT AS SHOWN ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 55) PRIVATE ACCESS EASEMENT FILED: 03/13/2014 DOCUMENT NO. 2014020686
- 56) SIDEWALK EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 57) 8' PUBLIC UTILITY EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 58) 20' PUBLIC WATER EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 59) PRIVATE DRAINAGE EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 60) 15' PRIVATE WATER EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 61) 10' CENTURYLINK EASEMENT AS SHOWNED ON THE REPLAT FILED: 05/19/2014, BK. 2014C, PG. 043
- 62) A.B.C.W.U.A WATERLINE EASEMENT AS SHOWNED ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
- 63) A.B.C.W.U.A WATERLINE & SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
- 64) 10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT FILED: 07/20/2015, BK. 2015C, PG. 082
- 65) 10' PNM UNDERGROUND EASEMENT: DOC. #2003100585 FILED 06/12/2003, BK. A58, PG. 377
- 66) 10' PNM EASEMENT: DOC. #2014070409 FILED: 09/05/2014
- 67) PNM EASEMENT, WIDTH VARIES: DOC. #2014073532 FILED: 09/17/2014
- 68) 10' PNM EASEMENT: DOC. #2014073533 FILED: 09/17/2014
- 69) 10' PNM EASEMENT: DOC. #2014073534 FILED: 09/17/2014
- 70) 10' PNM EASEMENT: DOC. #2016018864 FILED: 02/29/2016
- 71) 10' PNM EASEMENT: DOC. #2016040790 FILED: 05/05/2016
- 72) 10' PNM EASEMENT: DOC. #2016104465 FILED: 11/04/2016
- 73) 10' PNM EASEMENT: DOC. #2016110482 FILED: 11/23/2016
- 74) 15' SANITARY SEWER EASEMENT: BOOK 96C, PG. 446 (1-13) FILED: 10/28/1996
- 75) 10' A.B.C.W.U.A. EASEMENT: DOC. #2017017419 FILED: 2/27/2017
- 76) 42' ROAD AND UNDERGROUND UTILITY EASEMENT (STREET 'A' EASEMENT) FILED: 05/24/2004, BK. A77, PG. 9768, Doc. No. 2004069960.
- 77) 10' A.B.C.W.U.A. EASEMENT: DOC. #2017026648 FILED: 03/20/2017
- 78) 10' A.B.C.W.U.A. EASEMENT: DOC. #2017026647 FILED: 03/20/2017
- 79) 10' A.B.C.W.U.A. EASEMENT: DOC. #2017026649 FILED: 03/20/2017
- 80) 10' PRIVATE SEWERLINE EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 81) 20' MOUNTAIN STATES EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 82) 20' FIRE HYDRANT EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 83) 50' PRIVATE ACCESS EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 84) 5' OVERHEAD UTILITY EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 85) 7' PNM EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 86) 3.5' MOUNTAIN STATES EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 87) 12' PUBLIC ROADWAY EASEMENT: BOOK C37, PG 54 FILED: 08/26/1988
- 88) 40' ACCESS EASEMENT: MISC. 154. FOLIO 42-44 FILED: 10/24/1969

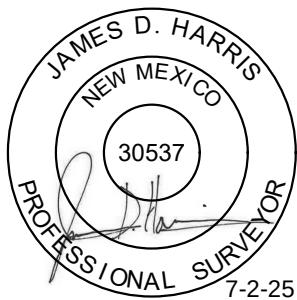
- 89) 20' PUBLIC DRAINAGE EASEMENT FILED: 9/23/2019 DOC. NO. 2019080902 BOOK 2019C, PAGE 0088
- 90) 20' PUBLIC DRAINAGE EASEMENT FILED: 9/23/2019 DOC. NO. 2019080902 BOOK 2019C, PAGE 0088
- 91) 50' PUBLIC ACCESS EASEMENT FILED: 9/23/2019 DOC. NO. 2019080902 BOOK 2019C, PAGE 0088
- 92) NOT USED
- 93) 20' PUBLIC DRAINAGE EASEMENT FILED: 9/23/2019 DOC. NO. 2019080902 BOOK 2019C, PAGE 0088
- 94) PUBLIC ROADWAY, DRAINAGE AND A.B.C.W.U.A. EASEMENT WIDTH VARIES FILED: 9/23/2019 DOC. NO. 2019080902 BOOK 2019C, PAGE 0088

NOTE:
EXISTING PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PG. 130 FOR THE BENEFIT OF PARCELS A-2, A-3, B, C-2A, D-1 AND E-1 (NOW E-1-A) OF WINROCK ADDITION, ARE BENEFICIARIES OF ALL RECIPROCAL EASEMENTS, A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C PG. 13. A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 GRANTED BY PLAT FILED: 10/31/2012, BK. 2012C, PG. 130, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNERS OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

NON-EXCLUSIVE, CROSS LOT DRAINAGE, PARKING AND ACCESS EASEMENTS ARE GRANTED BY THE REPLAT OF PARCEL A-1-A-1-A-1 AND PARCEL E-1-A FILED: 03/10/2015, BK. 2015C, PG. 023, OVER AND UPON THE COMMON AREAS AND OTHER COMMON FACILITIES LOCATED ON PARCELS A-1-A-1-A-1 AND E-1-A FOR THE BENEFIT OF ALL TRACTS WITHIN WINROCK CENTER ADDITION AND THE EMPLOYEES, CUSTOMERS, PATRONS AND INVITEES OF THE BUSINESSES LOCATED ON SAID TRACTS. IN ADDITION, TRACT E-1-A IS ENTITLED TO THE BENEFIT OF EACH CROSS EASEMENT RIGHT BENEFITING TRACT A-1-A-1-A-1. SUCH EASEMENTS TO BE MAINTAINED BY THE OWNERS OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

NOTE:
THE TERMS 'COMMON AREAS' AND 'COMMON FACILITIES' MEAN COLLECTIVELY, DRIVEWAYS, WALKWAYS, PARKING AREAS (WHETHER SURFACE OR STRUCTURE), ROADWAYS NOT DEDICATED TO THE PUBLIC, SIDEWALKS, LANDSCAPED AND HARDSCAPED AREAS, EXTERIOR COURTS AND COURTYARDS, AND ALL OTHER AREAS AND FACILITIES THAT ARE PROVIDED AND DESIGNATED, FROM TIME TO TIME, BE OWNER FOR THE GENERAL NONEXCLUSIVE USE AND CONVENIENCE OF OWNER AND OTHER TENANTS, OCCUPANTS AND INVITEES OF THE

NOTE:
NM GAS HAS A 10' WIDE EASEMENT "AS INSTALLED" ON THE MAIN LINES, WITHIN PARCEL A-1-A-1-A-1-A-1 (AKA PARCEL Z) FOR MAINTENANCE AND PROVIDING SERVICE.



HUITT-ZOLLARS
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RIO RANCHO, N.M., 87124
(505) 892-5141

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B

AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**

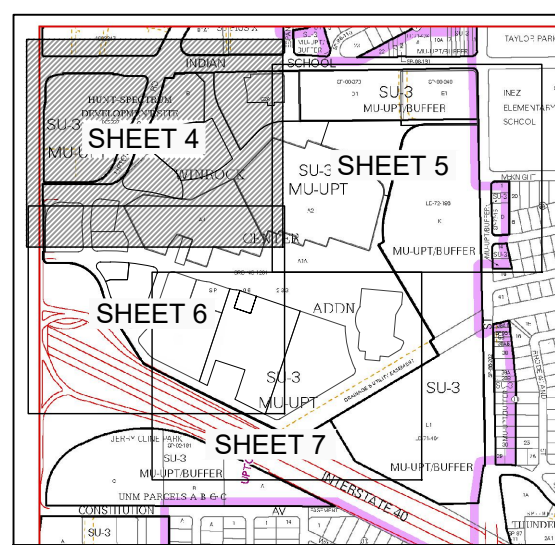
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO

JUNE 2025

SHEET 4 OF 15

EXISTING EASEMENTS



SHEET KEY MAP

LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	---
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	---
PUBLIC ACCESS EASEMENT	---
PUBLIC DRAINAGE EASEMENT	SD
PUBLIC ELECTRIC EASEMENT	E
TELECOMMUNICATIONS EASEMENT	T
TRACT/PARCEL LINE	---
CITY RIGHT-OF-WAY	---

LOUISIANA BLVD NE
(R.O.W. VARIES)

PARCEL A-1
HUNT-SPECTRUM
DEVELOPMENT SITE
(01/03/2012, 2012C-001)
(Not Part of this Survey)

TRACT A
WINROCK CENTER ADDITION
(09/23/2019, 2019C-008)
(NOT PART OF THIS SURVEY)
1.4708 AC

PARCEL A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.6543 AC

PARCEL A-1-A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.5651 AC

TRACT K
1.6079 AC.
GRANTED BY THIS PLAT

TRACT B-1
2.2788 AC.
GRANTED BY THIS PLAT

TRACT H-1
2.5631 AC.
GRANTED BY THIS PLAT

PARCEL Z-1B
3.2666 AC.
GRANTED BY THIS PLAT

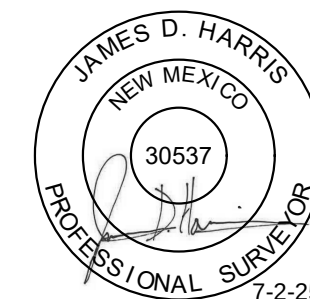
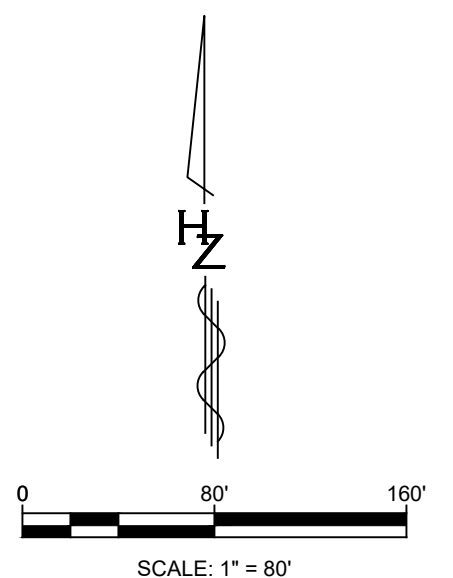
PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

TRACT Z-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.2100 AC

INDIAN SCHOOL RD NE
(103' R.O.W.)

UPTOWN LOOP RD NE
(R.O.W. VARIES)



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PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B

AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**

AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1

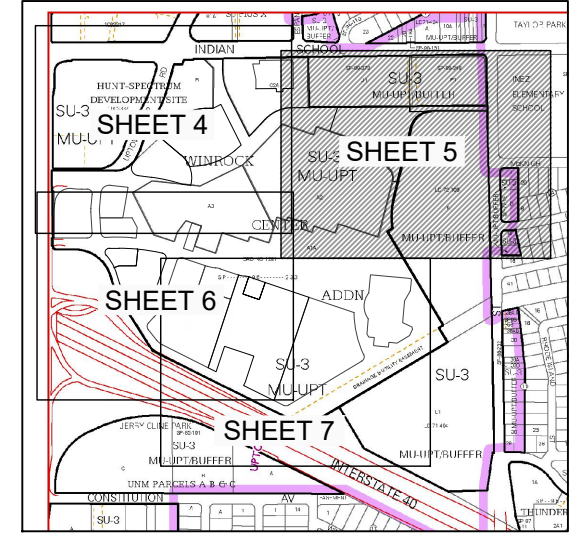
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO

JUNE 2025

SHEET 5 OF 15

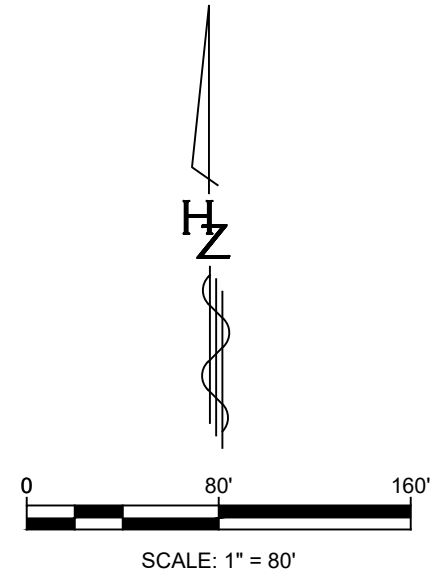
EXISTING EASEMENTS



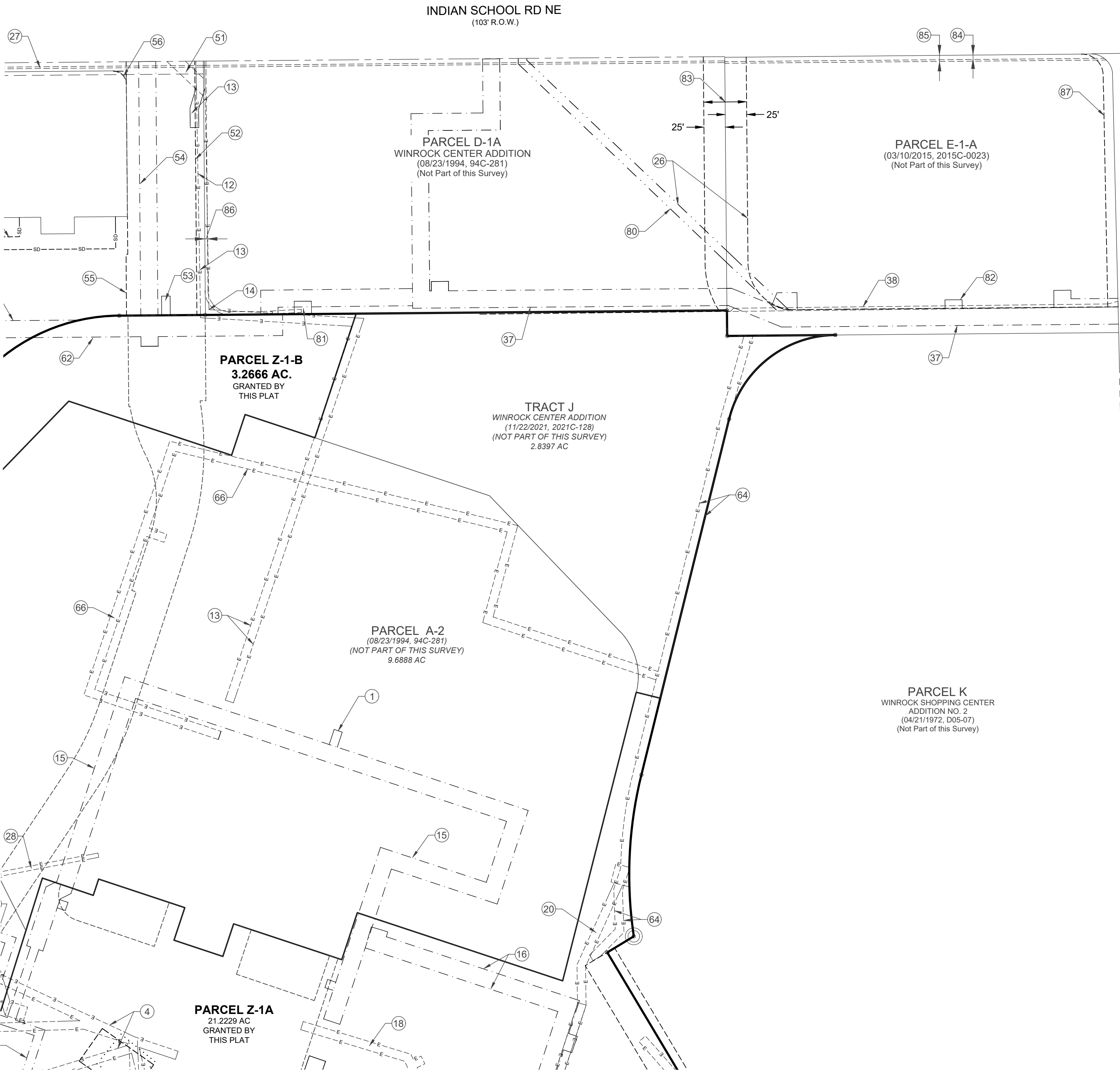
SHEET KEY MAP
NOT TO SCALE

LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	---
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	---
PUBLIC ACCESS EASEMENT	---
PUBLIC DRAINAGE EASEMENT	---SD---
PUBLIC ELECTRIC EASEMENT	---E---E---
TELECOMMUNICATIONS EASEMENT	---T---T---
TRACT/PARCEL LINE	---
CITY RIGHT-OF-WAY	---



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



Plotted: 6/30/2025 8:55:14 AM, By: Talaya, Linda
Hydro/R313430.01 - Winrock Sketch and Final Plat/05.11 Survey/PLAT/PARCEL Z1A-Z1B_ TRACTS B1 D1 D2
F2A F3A H1 K/WinrockCenter_ PARCEL Z1A-Z1B + TRACTS Plat.dwg
Last Saved: 6/30/2025 8:54:45 AM, latalaya

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B

AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**

AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO

JUNE 2025

SHEET 6 OF 15

EXISTING EASEMENTS

LOUISIANA BLVD NE
(R.O.W. VARIES)

PARKING IMPROVEMENT
PARCEL CREATED PER DOC. NO
2005093350 (06/29/2005, A99-3061)
(Not Part of this Survey)

TRACT D-2
0.1515 AC
GRANTED BY THIS PLAT

TRACT D-1
1.8487 AC
GRANTED BY THIS PLAT

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

TRACT Z-2
WINROCK CENTER
ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.21 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

TRACT E-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.7157 AC

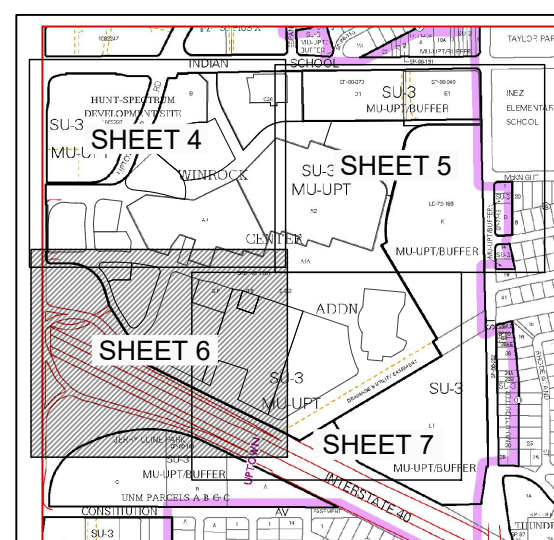
TRACT F-3A
0.2603 AC
GRANTED BY
THIS PLAT

TRACT E-1
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
4.1729 AC

TRACT F-2A
5.2837 AC
GRANTED BY THIS PLAT

TRACT F-1
WINROCK TOWN CENTER
(09/23/2019, 2019C-0088)
(NOT PART OF THIS SURVEY)
0.7365 AC

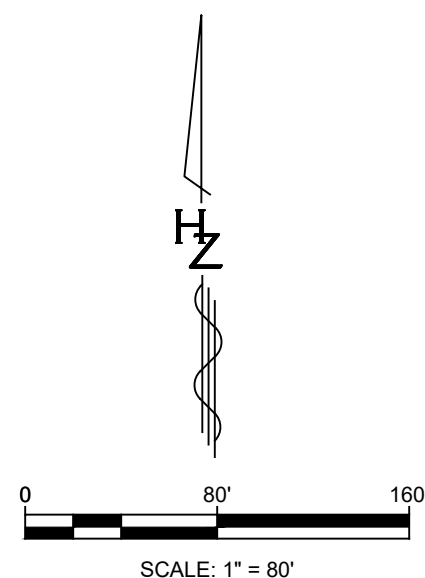
ROW PARCEL
CREATED PER
DOC. NO 2005093350
(06/29/2005, A99-3061)
(Not Part of this Survey)



SHEET KEY MAP
Not to Scale

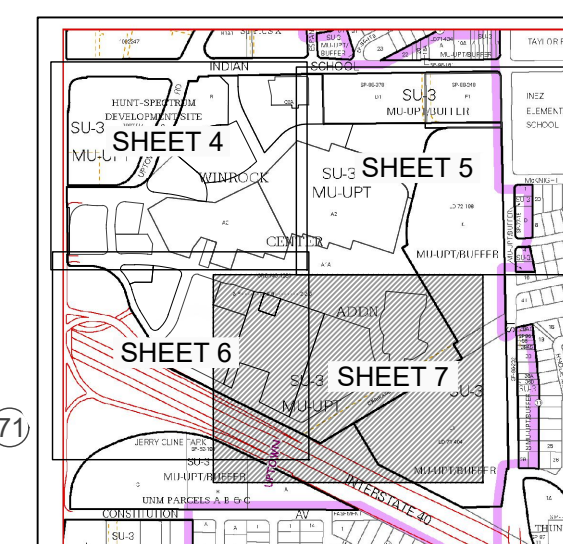
LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	---
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	---
PUBLIC ACCESS EASEMENT	---
PUBLIC DRAINAGE EASEMENT	---SD---
PUBLIC ELECTRIC EASEMENT	---E---E---
TELECOMMUNICATIONS EASEMENT	---T---T---
TRACT/PARCEL LINE	---
CITY RIGHT-OF-WAY	---

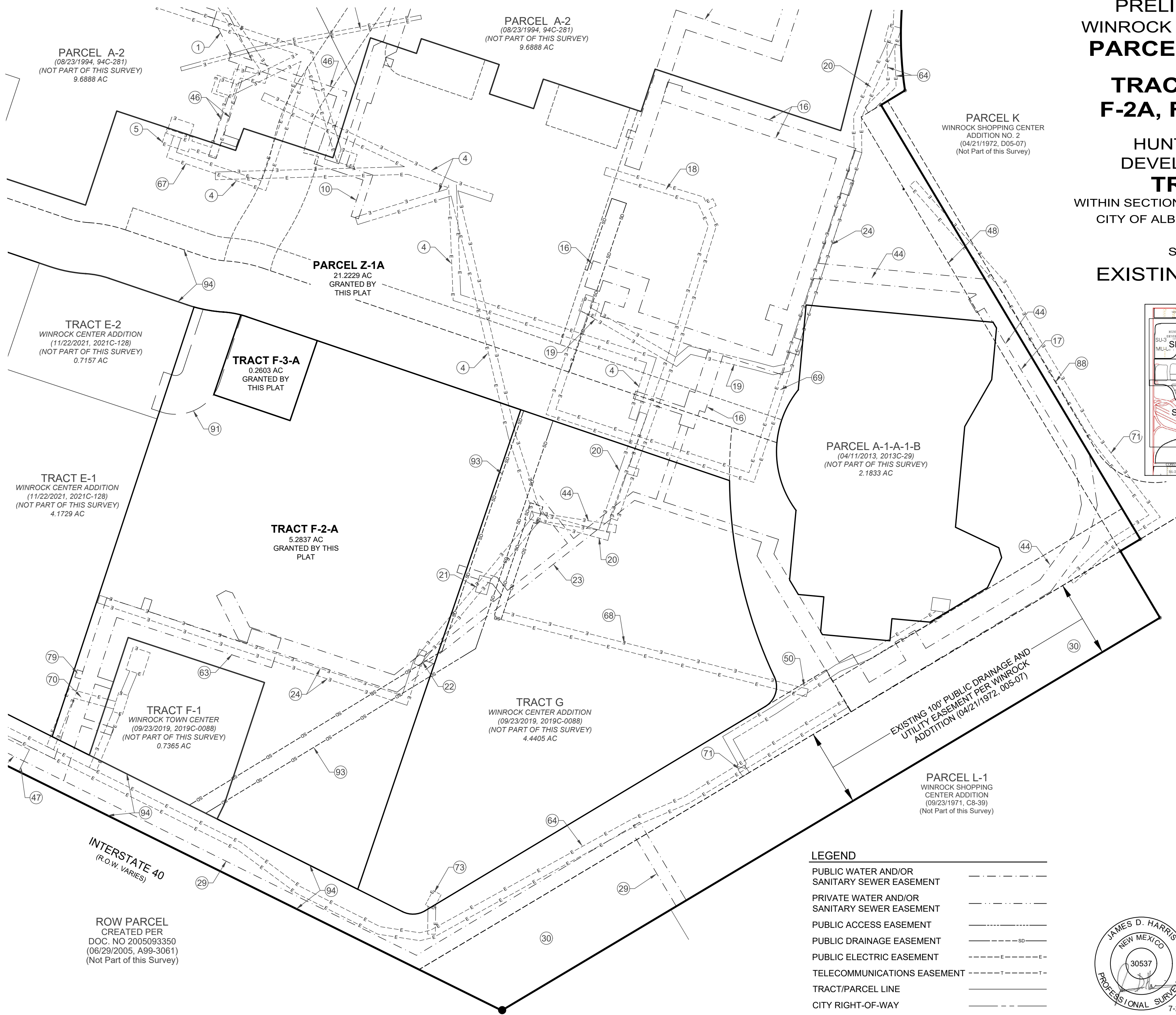


HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 7 OF 15
EXISTING EASEMENTS

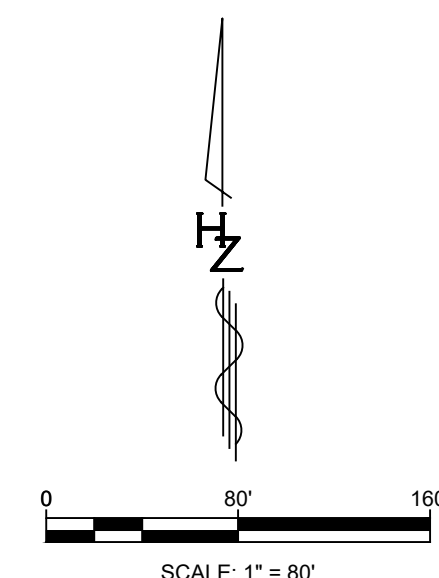
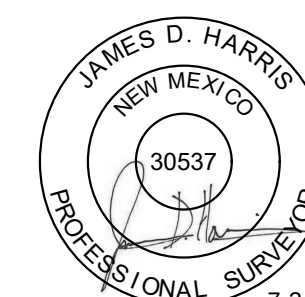


SHEET KEY MAP
Not to Scale



LEGEND

PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	---
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	---
PUBLIC ACCESS EASEMENT	---
PUBLIC DRAINAGE EASEMENT	---
PUBLIC ELECTRIC EASEMENT	---
TELECOMMUNICATIONS EASEMENT	---
TRACT/PARCEL LINE	---
CITY RIGHT-OF-WAY	---

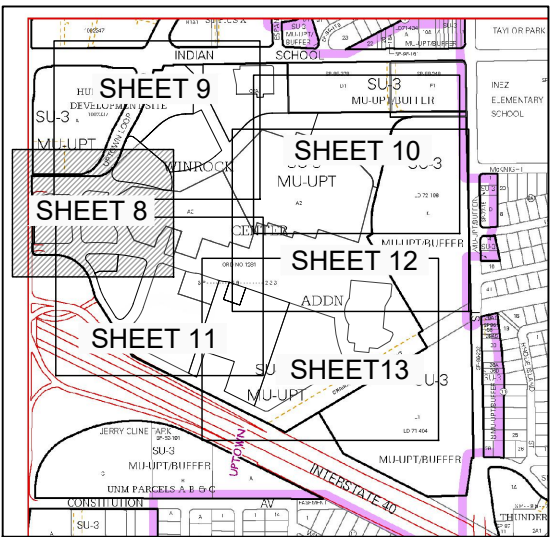


HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 6/30/2025 8:55:16 AM, By: Talaya, Linda
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F2A F3A H1 K\WinrockCenter - PARCEL Z1A-Z1B + TRACTS Plat.dwg
Last Saved: 6/30/2025 8:54:45 AM, ltafoya

ROW PARCEL
CREATED PER
DOC. NO 2005093350
(06/29/2005, A99-3061)
(Not Part of this Survey)

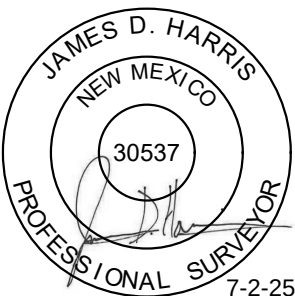
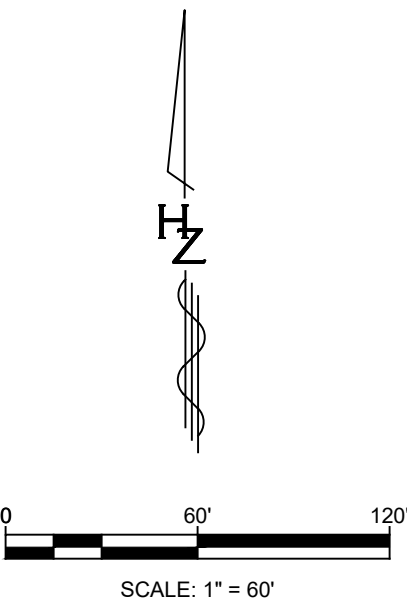
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 8 OF 15



SHEET KEY MAP
Not to Scale

LEGEND

○ LINE/CURVE SEGMENT INDICATOR



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

LOUISIANA BLVD NE
(R.O.W. VARIES)

PARCEL A-1
HUNT-SPECTRUM
DEVELOPMENT SITE
(01/03/2012, 2012C-001)
(Not Part of this Survey)

EXIST. ROADWAY EASEMENT
(Filed 5/24/2004 Bk. 877 Pg. 9768)

EXIST. PUBLIC DRAINAGE &
A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

TRACT A
WINROCK CENTER ADDITION
(09/23/2019, 2019C-0088)
(NOT PART OF THIS SURVEY)
1.4708 AC

EXISTING PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

PARKING IMPROVEMENT
PARCEL CREATED PER DOC. NO
2005093350 (06/29/2005, A99-3061)
(Not Part of this Survey)

ROW PARCEL
CREATED PER
DOC. NO 2005093350
(06/29/2005, A99-3061)
(Not Part of this Survey)

PARCEL A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.6543 AC

PARCEL A-1-A-1-A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.5651 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

TRACT D-2
0.4145 AC
GRANTED BY
THIS PLAT

TRACT D-1
1.5857 AC
GRANTED BY THIS PLAT

INTERSTATE 40
(R.O.W. VARIES)

TRACT K
1.6078 AC.
GRANTED BY THIS PLAT

NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT
GRANTED BY THIS PLAT

TRACT Z-1-B
3.2666 AC.
GRANTED BY THIS
PLAT

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT
GRANTED BY THIS PLAT

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

TRACT Z-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.2169 AC

EXIST. 66' PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

EX. 64' PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

TRACT E-1
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
4.1729 AC

TRACT E-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.7157 AC

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 9 OF 15

PARCEL A-1
HUNT -SPECTRUM
DEVELOPMENT SITE
(01/03/2012, 2012C-001)
(Not Part of this Survey)

TRACT B-1
2.2788 AC.
GRANTED BY THIS PLAT

PARCEL C-2A2
(05/19/2014, 2014C-43)
(Not Part of this Survey)

PARCEL C-2A1
(05/19/2014, 2014C-43)
(Not Part of this Survey)

PARCEL D-1A
WINROCK CENTER ADDITION
(08/23/1994, 94C-281)
(Not Part of this Survey)

EXIST. PUBLIC
ACCESS
EASEMENT
(Filed 3/13/2014)

82'

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

EXIST. PUBLIC ROADWAY EASEMENT
(Filed 9/23/2019 Bk. 20-19-C Pg. 0086)

TRACT H-1
2.5631 AC.
GRANTED BY THIS PLAT

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

TRACT Z-1-B
3.2666 AC.
GRANTED BY
THIS PLAT

PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

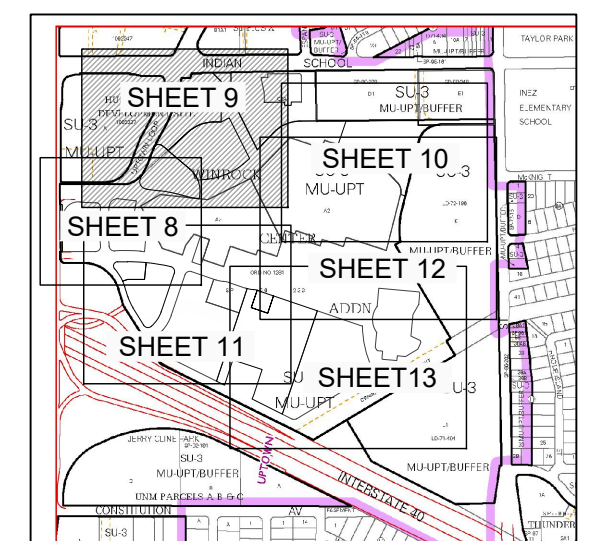
TRACT K
1.6078 AC.
GRANTED BY THIS PLAT

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

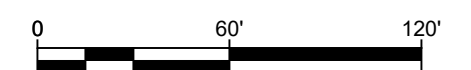
PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC



SHEET KEY MAP
Not to Scale

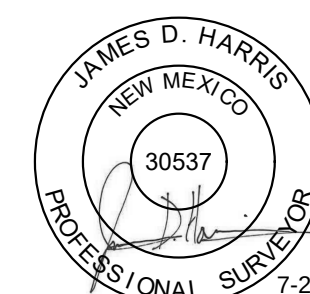
LEGEND

- LINE/CURVE SEGMENT INDICATOR



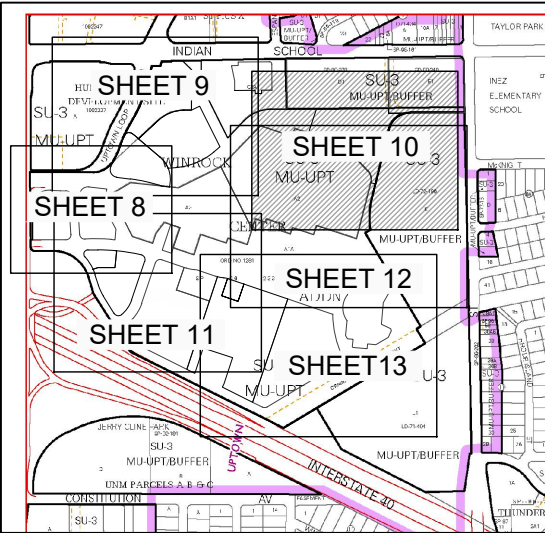
SCALE: 1" = 60'

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



Plotted: 6/30/2025 8:55:18 AM, By: Tafaya, Linda
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Last Saved 6/30/2025 8:54:45 AM, Itafayea

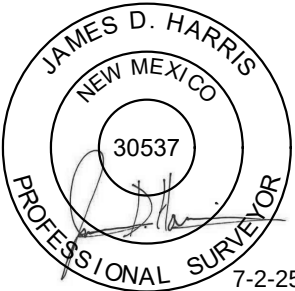
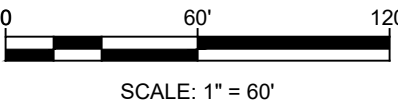
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 10 OF 15



SHEET KEY MAP
Not to Scale

LEGEND

○ LINE/CURVE SEGMENT INDICATOR



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PARCEL D-1A
WINROCK CENTER ADDITION
(08/23/1994, 94C-281)
(Not Part of this Survey)

TRACT Z-1-B
3.2666 AC.
GRANTED BY THIS
PLAT

TRACT J
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
2.8397 AC

PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

EXIST. PUBLIC
ACCESS EASEMENT

PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

PARCEL K
WINROCK SHOPPING CENTER
ADDITION NO. 2
(04/21/1972, D05-07)
(Not Part of this Survey)

EXIST. PUBLIC
PARK EASEMENT

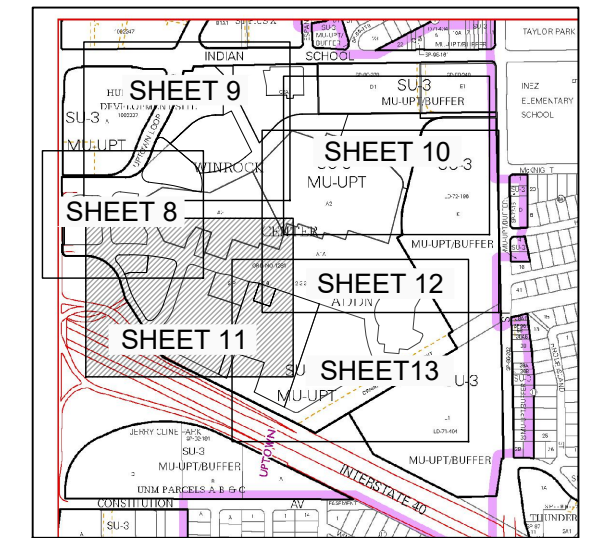
NEW BLDG 1 OF PUBLIC
PARK EASEMENT
GRANTED BY THIS PLAT

PARCEL Z-1A
21.2229 AC
GRANTED BY THIS PLAT

40'

EXISTING ACCESS EASEMENT
(Filed 10/24/1998, Misc. 154, Folio 42-44)

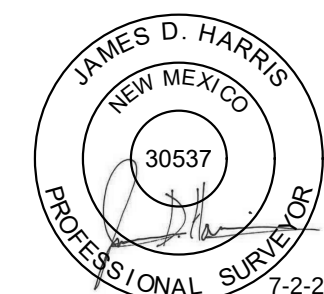
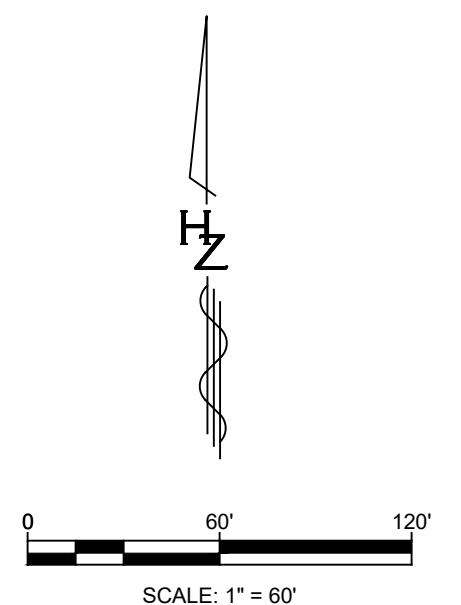
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 11 OF 15



SHEET KEY MAP
Not to Scale

LEGEND

- LINE/CURVE SEGMENT INDICATOR



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

TRACT Z-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.2100 AC

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

EXIST.PUBLIC
PARK EASEMENT

**NEW BLDG 1 OF PUBLIC
PARK EASEMENT**
GRANTED BY THIS PLAT

EXIST. PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

TRACT D-1
1.5857 AC
GRANTED BY THIS PLAT

EXIST. PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

TRACT E-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.7157 AC

TRACT F-3A
0.2602 AC
GRANTED BY
THIS PLAT

EXIST. 66' PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

EXIST. 50' PUBLIC
ACCESS EASEMENT
(Filed 9/23/2019 Bk. 2019C
Pg. 0088)

TRACT E-1
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
4.1729 AC

TRACT F-2A
5.2837 AC
GRANTED BY THIS PLAT

TRACT F-1
WINROCK TOWN CENTER
(09/23/2019, 2019C-0088)
(NOT PART OF THIS SURVEY)
0.7365 AC

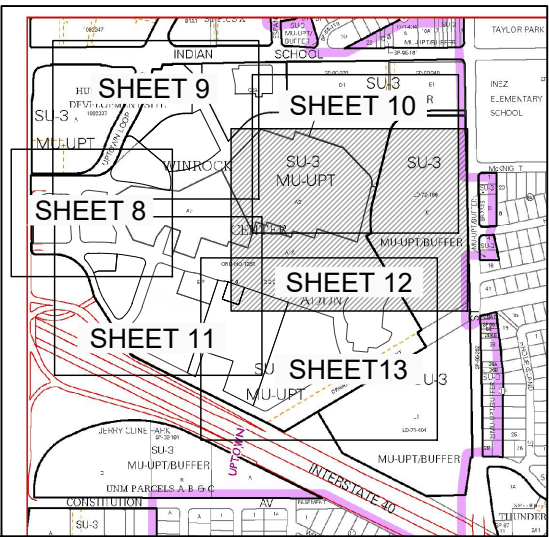
TRACT G
WINROCK CENTER ADDITION
(09/23/2019, 2019C-0088)
(NOT PART OF THIS SURVEY)
4.4405 AC

EXIST. PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

INTERSTATE 40
(R.O.W. VARIES)

ROW PARCEL
CREATED PER
DOC. NO 2005093350
(06/29/2005, A99-3061)
(Not Part of this Survey)

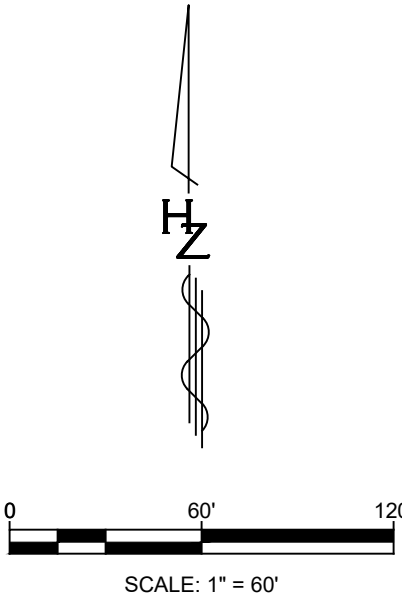
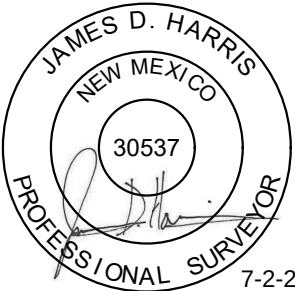
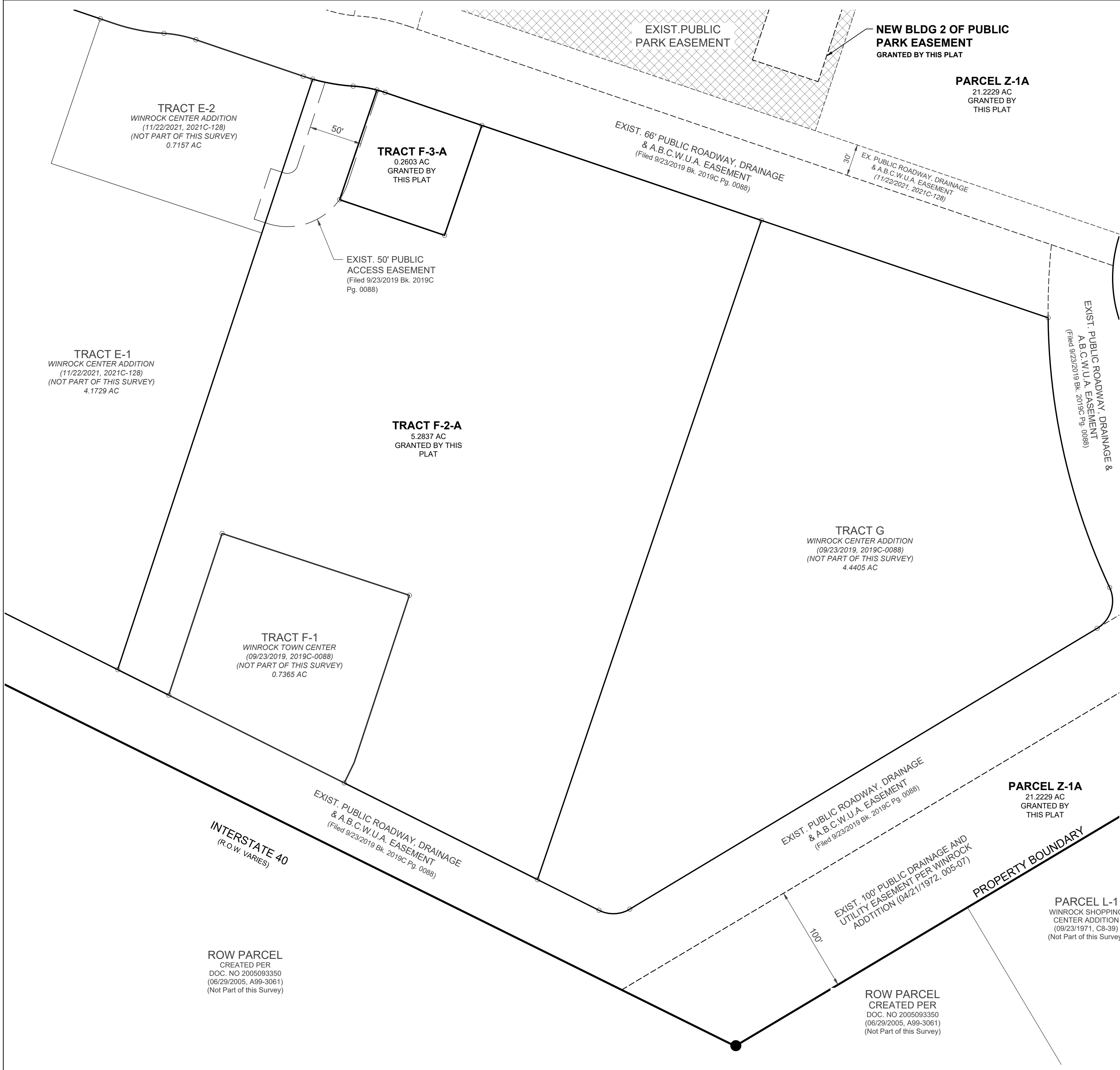
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 12 OF 15



SHEET KEY MAP
Not to Scale

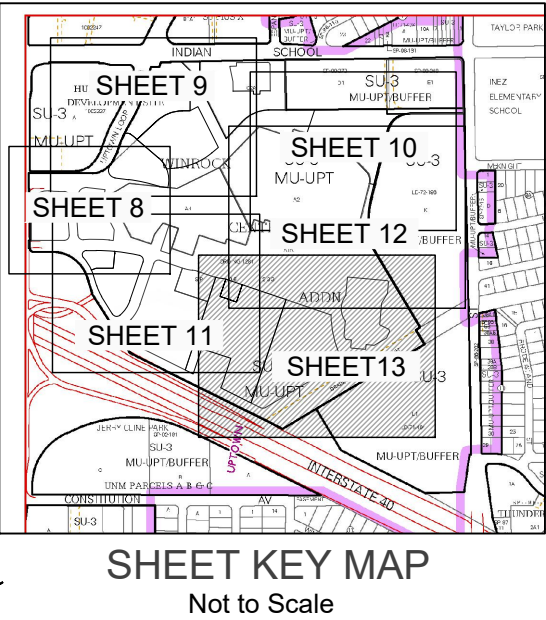
LEGEND

- LINE/CURVE SEGMENT INDICATOR



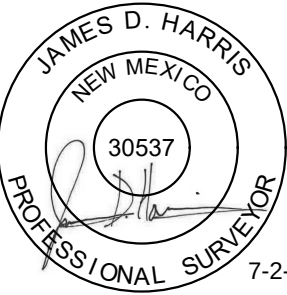
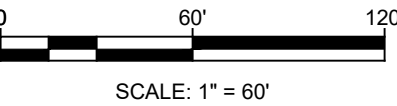
HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 13 OF 15



LEGEND

○ LINE/CURVE SEGMENT INDICATOR



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

EXIST.PUBLIC
PARK EASEMENT

NEW BLDG 1 OF PUBLIC
PARK EASEMENT
GRANTED BY THIS PLAT

NEW BLDG 2 OF PUBLIC
PARK EASEMENT
GRANTED BY THIS PLAT

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

EXISTING ACCESS EASEMENT
(Filed 10/24/1969 Misc. Bk. 154 Folio 42-44)

EXIST. 66' PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

EX. PUBLIC ROADWAY, DRAINAGE &
A.B.C.W.U.A. EASEMENT

PARCEL A-1-A-1-B
(04/11/2013, 2013C-29)
(NOT PART OF THIS SURVEY)
2.1833 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

EXIST. PUBLIC ROADWAY, DRAINAGE &
A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

EXIST. PUBLIC ROADWAY EASEMENT
(Filed 10/24/1969 Misc. Bk. 154 Pg. 42 - 44)

TRACT F-2A
5.2837 AC
GRANTED BY THIS PLAT

TRACT G
WINROCK CENTER ADDITION
(09/23/2019, 2019C-0088)
(NOT PART OF THIS SURVEY)
4.4405 AC

EXIST. 100' PUBLIC DRAINAGE AND
UTILITY EASEMENT PER WINROCK
ADDITION (04/21/1972, 005-07)

EXIST. PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

PARCEL Z-1A
21.2229 AC
GRANTED BY
THIS PLAT

PARCEL L-1
WINROCK SHOPPING
CENTER ADDITION
(09/23/1971, C8-39)
(Not Part of this Survey)

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B

AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**

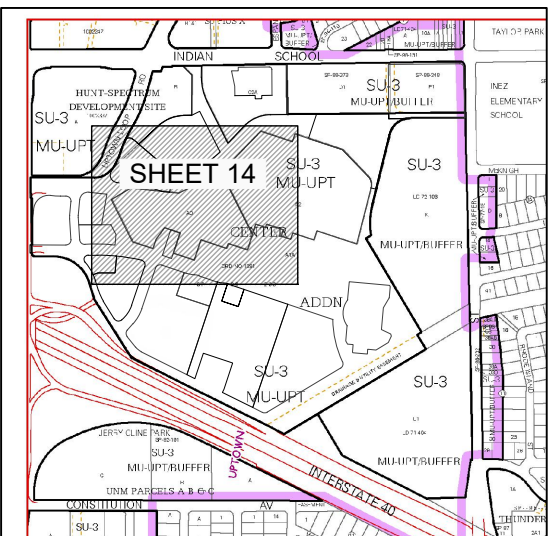
AND
**HUNT-SPECTRUM
DEVELOPMENT SITE**

TRACT B-1

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO

JUNE 2025

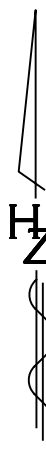
SHEET 14 OF 15



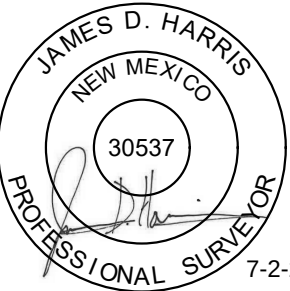
SHEET KEY MAP
Not to Scale

LEGEND

○ LINE/CURVE SEGMENT INDICATOR



0 60' 120'
SCALE: 1" = 60'



7-2-25

HUITT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

TRACT B-1
2.2788 AC.
GRANTED BY THIS PLAT

TRACT H-1
2.5631 AC.

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL C-2A1
(05/19/2014, 2014C-43)
(Not Part of this Survey)

TRACT Z-1-B
3.2666 AC.
GRANTED BY THIS PLAT

TRACT K
1.6078 AC.
GRANTED BY THIS PLAT

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.6543 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY THIS PLAT

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

**NEW PUBLIC ROADWAY,
DRAINAGE & A.B.C.W.U.A.
EASEMENT**
GRANTED BY THIS PLAT

PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC

PARCEL A-1-A-1-A-1-A-2
(03/16/2018, 2018C-0032)
(NOT PART OF THIS SURVEY)
0.5651 AC

PARCEL Z-1A
21.2229 AC
GRANTED BY THIS PLAT

**EXIST. 66' PUBLIC ROADWAY, DRAINAGE
& A.B.C.W.U.A. EASEMENT**
(Filed 9/23/2019 Bk. 2019C Pg. 0088)

TRACT D-2
0.4145 AC
GRANTED BY THIS PLAT

TRACT D-1
1.5857 AC
GRANTED BY THIS PLAT

TRACT E-1
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
4.1729 AC

TRACT Z-2
WINROCK CENTER ADDITION
(11/22/2021, 2021C-128)
(NOT PART OF THIS SURVEY)
0.4100 AC

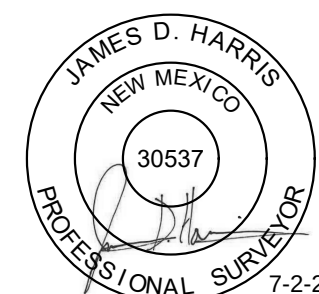
PARCEL Z-1A
21.2229 AC
GRANTED BY THIS PLAT

[illegible]

LEGEND

-

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



Plotted: 6/30/2025 8:55:23 AM, By: Tafoya, Linda
H:\proj\R313480-01 - Winrock Sketch and Final Plat\05 Design\05.11 Survey\PLAT\PARCEL Z1A-Z1B - TRACTS B1-D1 D2
F2A F2A F3A H1 KWinrockCenter - PARCEL Z1A-Z1B - TRACTS Plat.dwg
Last Saved:6/30/2025 8:54:45 AM, Itafoya

INFRASTRUCTURE LIST

(Rev. 2-26-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: 7/23/25

Date Preliminary Plat Approved: 7/30/25

Date Preliminary Plat Expires: 7/30/26

DHO Project No.: PR-2018-001579

DHO Application No.: PLT-2025-00009-MAJOR

ROAD E WINROCK TOWN CENTER
PROPOSED NAME OF SITE DEVELOPMENT PLAN

**FINAL PLAT PARCEL Z1 & Z-2 AND TRACTS E-1, E-2, F-3 & J 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 BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		Varies	*****ROADWAY***** Pavement Section: (2) 12' East Bound Lanes West Bound Lane Median (2) 9' Parking Lane (2) Standard Curb and Gutter (2) Landscape Buffer (2) 10' Sidewalk	(1) 14' (1) Raised Road A	Uptown Loop	Road D	/	/	/
		52' R/W	Pavement Section: (2) 14' Shared Lane (2) Standard Curb and Gutter (2) 6' Landscape Buffer (2) 6' Sidewalk	Road A	Road D	Road E	/	/	/
		10"	*****WATER***** Waterline #1 w/ Appertunances	Road D	Uptown Loop	Road E	/	/	/
		8"	Waterline #2 w/ Appertunances	Road A	Road D	Road E	/	/	/
		8"	*****SEWER***** Sanitary Sewer Line and Manholes	Road D	Road D	Existing Road D	/	/	/
		36"	*****STORM DRAIN***** Storm Drain w/ Appertunances	Road D	Road D	Existing Road D	/	/	/

		42"	Storm Drain w/ Appertunances	Road A	Uptown Loop	Existing Road E	/	/	/
		*****INTERSECTION LIGHTING*****							
			Street Lighting with all appurtenances (pullboxes, conduits, transformer, etc)	Road A	Uptown Loop	Existing Road D	/	/	/
			Street Lighting with all appurtenances (pullboxes, conduits, transformer, etc)	Road D	Utpown Loop	Existing Road D	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DHO approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
						Private		City Cnst
						Inspector	P.E.	Engineer
							/	/
							/	/

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA,
Street lights per City requirements

1

2

3

AGENT / OWNER

DEVELOPMENT FACILITATION TEAM APPROVALS

Scott Eddings

NAME (print)

Huitt-Zollars, Inc.

FIRM

7/29/2025

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DHO
EXTENSION: 1-YEAR

PLANNING - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001579
2160 Louisiana-Winrock Center

AGENDA ITEM NO: 11

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Louisiana is a Principal Arterial within a Center and requires 10' sidewalk with a 6' to 8' landscape buffer. All other adjacent roads are private and require 5' sidewalks. Please provide dimensions of all existing sidewalks and buffers to determine if widening is required.

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

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: May 14, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 5/14/25 -- **AGENDA ITEM:** #11

Project Number: PR-2018-001579

Application Number: PA-2025-00120

Project Name: Winrock Town Center

Request:

Sketch Plat – Reconfiguration of three parcels—Tracts Z-1-A, H-1, and B-1 as well as granting Public Access, Drainage, Water and Sanitary Sewer Easements —within the Winrock Town Center site

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

- This is a request for a Sketch Plat review of a future platting application in conjunction with a Major Amendment to the approved Master Composite Plan for Winrock Town Center to reconfigure three parcels: Tracts Z-1-A, H-1, and B-1, as well as grant Public Access, Drainage, Water and Sanitary Sewer Easements and dedicate a new public roadway referred to in the Sketch Plat application as 'Roadway A' to enhance circulation, support future phases of development, and improvement multimodal connectivity across the site.
- The subject site is zoned MX-H – Mixed-Use – High Intensity Zone District, and is located within the Uptown Urban Center.
- Louisiana is a Principal Arterial within a Center and requires 10' sidewalk with a 6' to 8' landscape buffer. All other adjacent roads are private and require 5' sidewalks.
- The Master Composite Plan for Winrock Town Center was last amended by the Development Review Board (DRB) per the approval of PR-2018-001579 / SI-2021-00305 on January 19th, 2022.

**(See additional comments on next page(s))*

IDO/DPM COMMENTS

6-6(L) SUBDIVISION OF LAND – MAJOR

- Per 6-6(L)(1) of the IDO, a Subdivision of Land – Major is required for a subdivision of land that is not eligible to be processed as a Subdivision of Land – Minor pursuant to Subsection 14-16-6-6(K); per the Sketch Plat application, a new public roadway is proposed to be dedicated (Roadway A), conflicting with 6-6(K)(1)(a)(2) of the IDO that notes a Subdivision of Land – Minor approval is for a subdivision that does not require new streets. Therefore, a **Major Preliminary Plat application submittal will be required for the proposed platting action.**
- A Major Preliminary Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal): <https://www.cabq.gov/planning/abq-plan/abq-plan>
- Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Major Preliminary Plat Application'): <https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link: <https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Major Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application.

Notifications sent to the NA's must include the following:

1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:

<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf>

2. Zone Atlas Map sheet with the site highlighted and labeled

3. Copy of the Plat

- In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.
- Per IDO section 6-4(J)(3)(C)(2) All owners, as listed in the records of the Bernalillo County Assessor, of property located partially or completely within 100 feet in any direction of the subject property. Where the edge of that 100-foot buffer area falls within any public right-of-way, adjacent properties shall be included.
- If a posted sign notice is required (as stated in Table 6-1-1), the applicant must place at least one sign on each street that touches the property. The sign must be clearly visible from the street per 6-4(J)(4)(a) of the IDO.
- All signatures from the surveyor, property owner(s), and the City Surveyor are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.

6-6(L)(2)(d) Final Plat

- Within 1 year after DHO approval, or approval with conditions, of a Preliminary Plat, the applicant shall submit a Final Plat that includes all changes, conditions, and requirements contained in the Preliminary Plat approval along with a recorded IIA.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.

- All signatures from the surveyor, property owner(s), City Surveyor, utilities, and AMAFCA are required on the Final Plat prior to the acceptance of the application file for the Final Plat and placement on a DHO agenda.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting actions would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
https://documents.cabq.gov/planning/IDO/O-25-73/IDO_2025_Update_Effective.pdf
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- Per 6-4(B) of the IDO, the subject property is not located within 660-feet of Major Public Open Space or a Tribal boundary, therefore a Pre-submittal Tribal Meeting will not need to be offered to the tribal/pueblo contacts on file. Proof of this will need to be submitted with the Major Preliminary Plat application submittal to ABQ-PLAN.
- **Demonstrate compliance with section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.**

6-5(G) SITE PLAN ADMINISTRATIVE

- Per 6-4(X)(3)(c) of the IDO, for decisions made by the Development Review Board, the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement) shall be followed, including any required application fee, public notice, referral to commenting agencies, and public hearing.
1. Major amendments to a Site Plan – DRB shall be reviewed and decided by City staff as a major amendment to a Site Plan – Administrative, which is currently reviewed and approved as a Site Plan Administrative DFT.

Per 6-4(X)(2)(a)(8) and 6-4(X)(2)(a)(9) of the IDO respectively, a Minor Amendment must not increase the number of through streets and must not require major public infrastructure or significant changes to access to the subject property; all of these are not being met by this proposed Sketch Plat, therefore the amendment proposed would be considered major, **requiring a Site Plan Administrative DFT application submittal.**

For the Site Plan Administrative DFT application please be sure to Apply for “Site Plan Administrative DFT” as shown below in the ABQ-PLAN portal (accessible at <https://www.cabq.gov/planning/abq-plan/abq-plan>):

The screenshot shows the 'Application Assistant' interface of the City of Albuquerque's ABQ-PLAN portal. At the top is the City of Albuquerque logo and a navigation bar with links: Home, Dashboard, Apply (highlighted), My Work, Need Help?, Pay Invoices, and Calendar. Below the navigation bar, the 'Application Assistant' title is displayed. A search bar contains the text 'Site Plan Administrative DFT'. Below the search bar are five filter buttons: 'All' (selected), 'Trending', 'My History', 'BUSINESS REGISTRATION / HEALTH PERMITS', and 'BUILDING & FIRE PERMITS'. Below these filters, there is a 'Show Categories' link and a 'Show My Templates' link. The main content area displays a card for 'Site Plan Administrative DFT'. The card includes a category icon, the category name 'Site Plan', and a description: 'Site Plans to be reviewed/decided by Planning staff for development on lots over 5-acres in size, multi-family projects with over 50 dwelling units, commercial projects over 50,000 square feet, and any project with major public infrastructure improvements.' An 'Apply' button is located to the right of the description.



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

FROM: Jay Rodenbeck
Planning Department

DATE: 5/13/2025



APPLICATION REQUIREMENTS FOR MAJOR PRELIMINARY PLAT

**City of Albuquerque
Planning Department**

MAJOR PRELIMINARY PLAT

Development Hearing Officer (DHO)

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

PLAT DOCUMENTATION

- ☐ Form PLT with signatures from Hydrology, Transportation and ABCWUA
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
Can be obtained at: <https://data.cabq.gov/business/zoneatlas>
- ☐ Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owners', and City Surveyor's signatures on the Plat.
- ☐ Sidewalk exhibit and/or cross section of processed streets
- ☐ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ☐ Infrastructure List, if required for building of public infrastructure
https://documents.cabq.gov/planning/development-hearing-officer/DHO_infrastructure-list.pdf

- ❑ Sensitive Lands Site Analysis for new site design in accordance with IDO §14-16-5-2(C), as applicable
 - The Sensitive Lands Site Analysis form can be obtained online at:
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

SUPPORTIVE DOCUMENTATION

- ❑ Signed letter of authorization from the property owner if application is submitted by an agent
- ❑ Letter describing explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3)
- ❑ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
- ❑ Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- ❑ Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone
- ❑ Proof of Tribal Meeting per IDO section §14-16-6-4(B)
<https://arcg.is/1vq1Gn1>
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/pre-submittal-tribal-meeting-request>

PUBLIC NOTICE DOCUMENTATION

- ❑ Sign Posting Agreement
<https://www.cabq.gov/planning/documents/SignPostingAgreementForm1113.pdf>
- ❑ Required Content of Notice at Submittal per IDO Section 14-16-6-4(J)(1)
- ❑ Office of Neighborhood Coordination inquiry response
<https://www.cabq.gov/office-of-neighborhood-coordination>

- ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department
- ☐ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(J)(1)(b)
<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf>
- ☐ Proof of emailed notice to affected Neighborhood Association representatives
- ☐ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet



APPLICATION REQUIREMENTS FOR SITE PLAN ADMINISTRATIVE DFT

City of Albuquerque
Planning Department

SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT)

SITE PLAN DOCUMENTATION

- ☐ Zone Atlas map with the entire site clearly outlined and labeled
Can be obtained at: <https://data.cabq.gov/business/zoneatlas>
- ☐ Form SP with signatures from Hydrology, Transportation, and ABCWUA
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- ☐ Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- ☐ Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ☐ Infrastructure List, if required for building of public infrastructure
https://documents.cabq.gov/planning/development-facilitation-team/DFT_infrastructure-list.pdf
- ☐ Sensitive Lands Site Analysis for new site design in accordance with IDO §14-16-5-2(C), as applicable
 - ☐ The Sensitive Lands Site Analysis form can be obtained online at:
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- ☐ Responses to climatic and geographic responsive design considerations
(Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at):
[https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

- ☐ Completed Site Plan Checklist
- ☐ Signed letter of authorization from the property owner if application is submitted by an agent
- ☐ Justification letter describing and justifying the request per the criteria in IDO §14-16-6-5(G)(3)
- ☐ Explanation and justification of requested deviations, if any, in accordance with IDO §14-16-6-4(N)

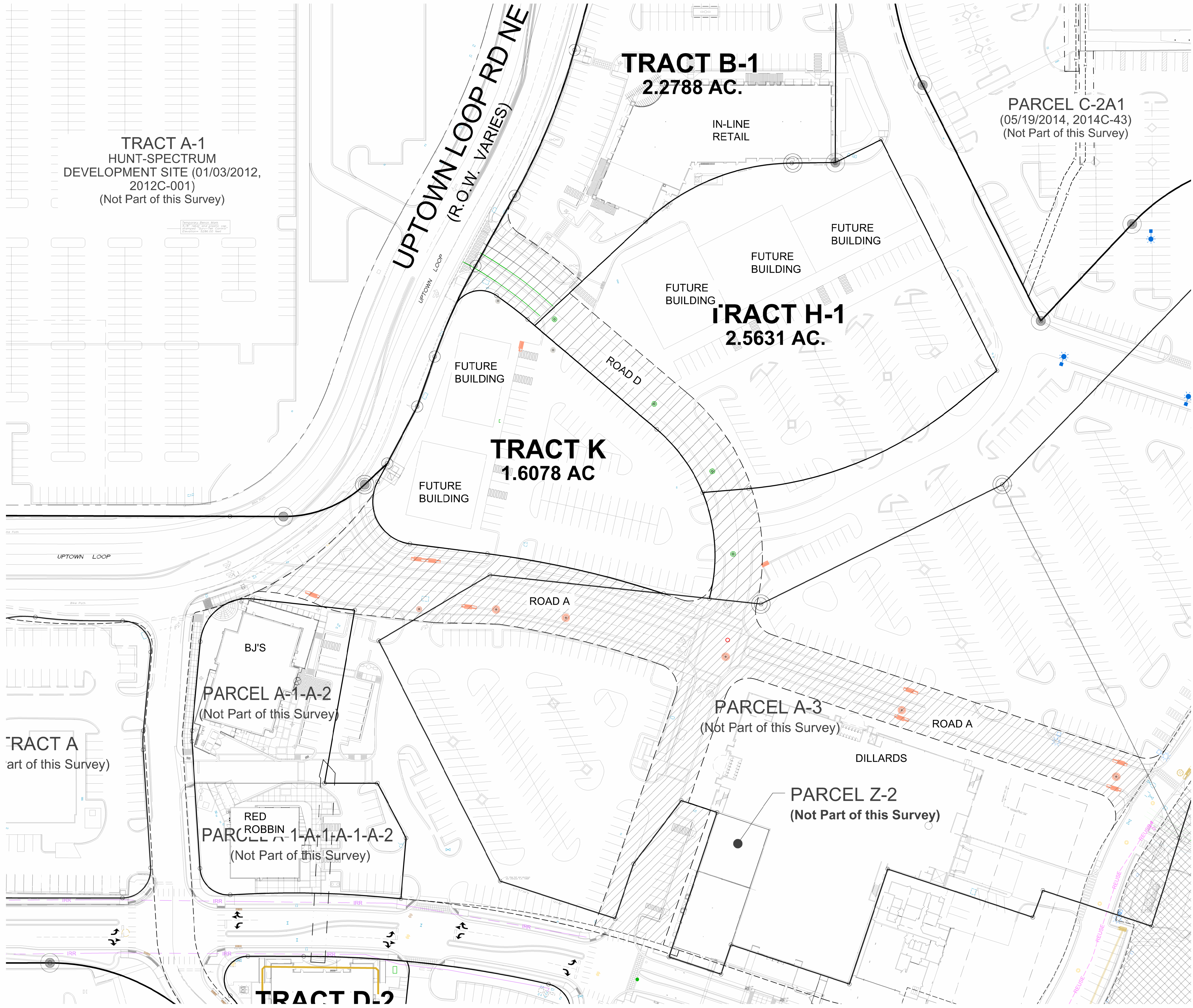
Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable

- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO §14-16-6-5(A)
(Not required for Extension)
- ☐ Landfill disclosure statement per IDO §14-16-5-2(G) if site is within a designated landfill buffer zone
- ☐ Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

- ☐ Sign Posting Agreement
[DFT SIGN POSTING AGREEMENT.pdf](#)
- ☐ Office of Neighborhood Coordination inquiry response
<https://www.cabq.gov/office-of-neighborhood-coordination>
- ☐ Notice and attachments (e.g., letter and site plan sheets) sent to Neighborhood Association representatives
[Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf](#)
- ☐ Proof of email and/or first-class mailing to Neighborhood Association representatives

Plotted: 7/7/2025 11:54:06 AM, By: Edgings, Scott
Last Saved: 7/7/2025 10:53:32 AM, settings
Phase: Phase D108 Deliverables05.1 - Establishments/DHO/Preliminary PLANSITE SKETCH.dwg



ROAD A
2100 LOUISIAN BLVD NE
ALBUQUERQUE, NM

TITLE: SITE SKETCH

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No. J-19	Sheet	Of

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		NO.	BY	DATE	FOUND MONUMENT "1" H19A"	CONTRACTOR	DATE
					A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	INSPECTOR'S	DATE
					0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1989"	STAMPED BY	DATE
						FIELD	DATE
						VERIFICATION BY	DATE
						CORRECTED BY	DATE
						MICRO-FILM INFORMATION	
						ELEVATION IS 5326.611 (NAVD 1989)	RECORDED BY
							NO.
							DATE

July 7, 2025

City of Albuquerque Planning Department
PO Box 1293
Albuquerque, New Mexico

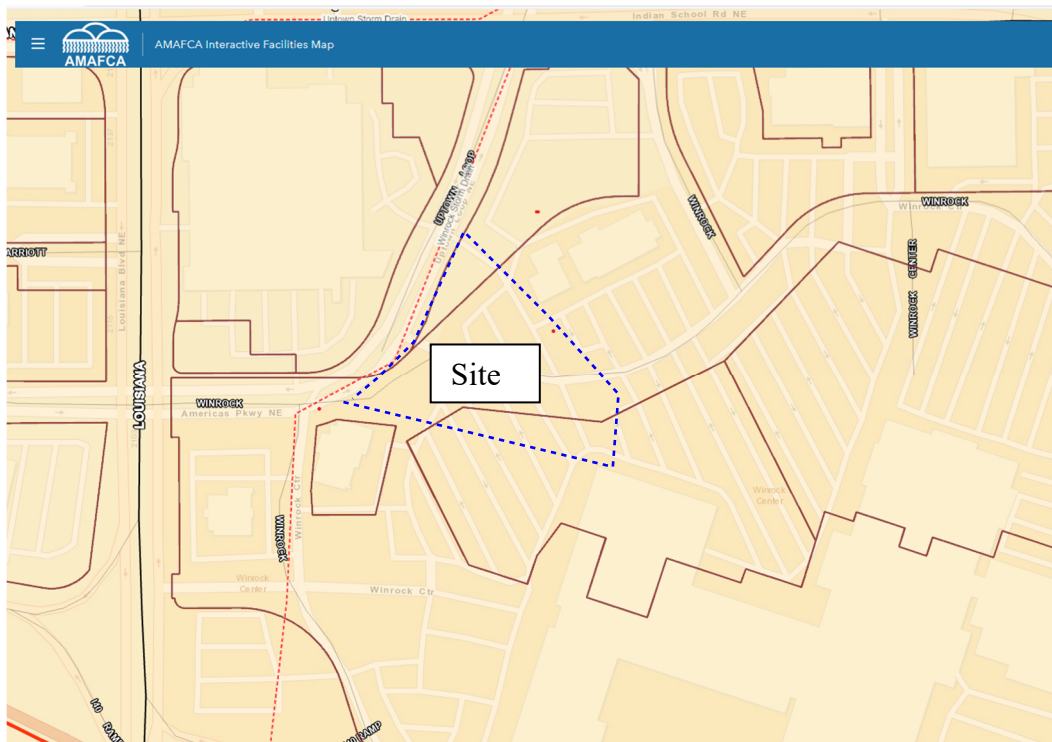
RE: **Sensitive Lands Analysis in support of Road A Winrock Town Center Project**

To Whom it May Concern,

The purpose of this letter responds to the Sensitive Lands criteria in IDO Section 14-16-5-2. The subject properties are legally described as is to provide additional justification for Vacating the Easement Per IDO 6-6-M-3.

We have analyzed the project site for the presence of sensitive Lands and any constraints related to such lands. The following analysis examines each of the Sensitive Lands elements as defined by the IDO and evaluates their potential impact on the proposed project.

1. Arroyos: Using data provided by AMAFCA's Interactive Facility Map, there are no arroyos or drainage facilities located on the site. The image below shows the project site outlined by a blue dashed line.

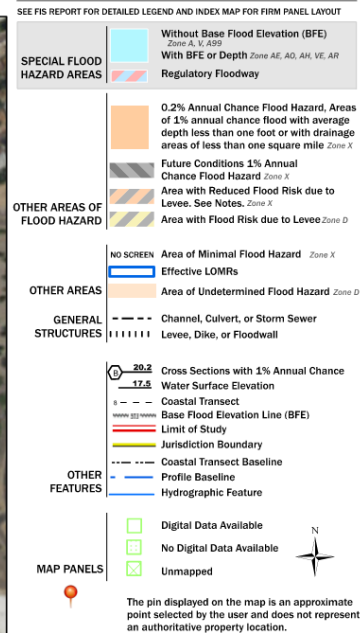


2. Floodplains and Special Flood Hazard Areas: The map below shows the subject project site. FEMA's National Flood Hazard Hazard is within Flood Zone X.

National Flood Hazard Layer FIRMette



Legend

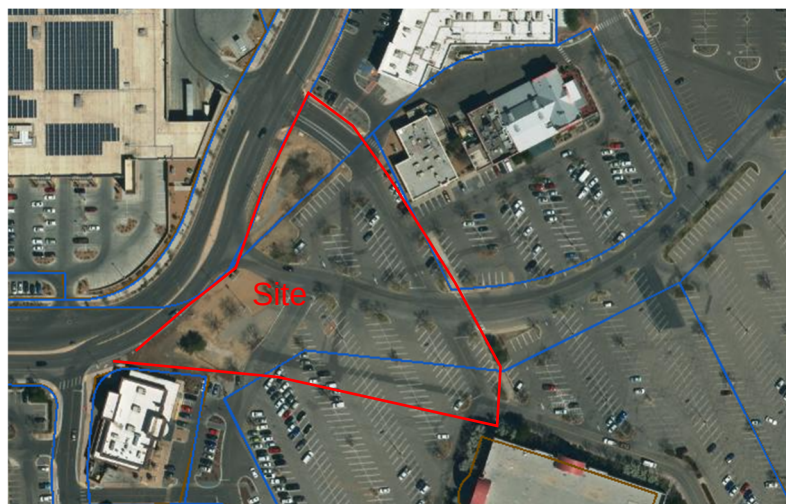


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/15/2024 at 5:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

- Irrigation facilities (acequias): Due to the subject site's location within the Northeast Heights there are no irrigation facilities or acequias on or near the site.
- Large stands of mature trees: The subject site is predominantly a parking lot without large stands of mature trees. Project will introduce new trees within the parking islands.



5. Riparian areas: Data provided by the National Wetlands Inventory shows the subject site is not within a riparian area.
6. Rock Outcroppings: There are no rock outcroppings on or adjacent to the site.
7. Significant archeological sites: The Archaeological Certificate has been submitted to the City of Albuquerque staff archaeologist and they are processing the certificate of no effect. The site has been cleared previously.
8. Steep slopes and escarpments: This has a 3 to 4 percent grade from east to west. There are not any steep slopes and the site has been paved for many years.
9. Wetlands: Data provided by the National Wetlands Inventory shows the subject site is not within a wetland area.

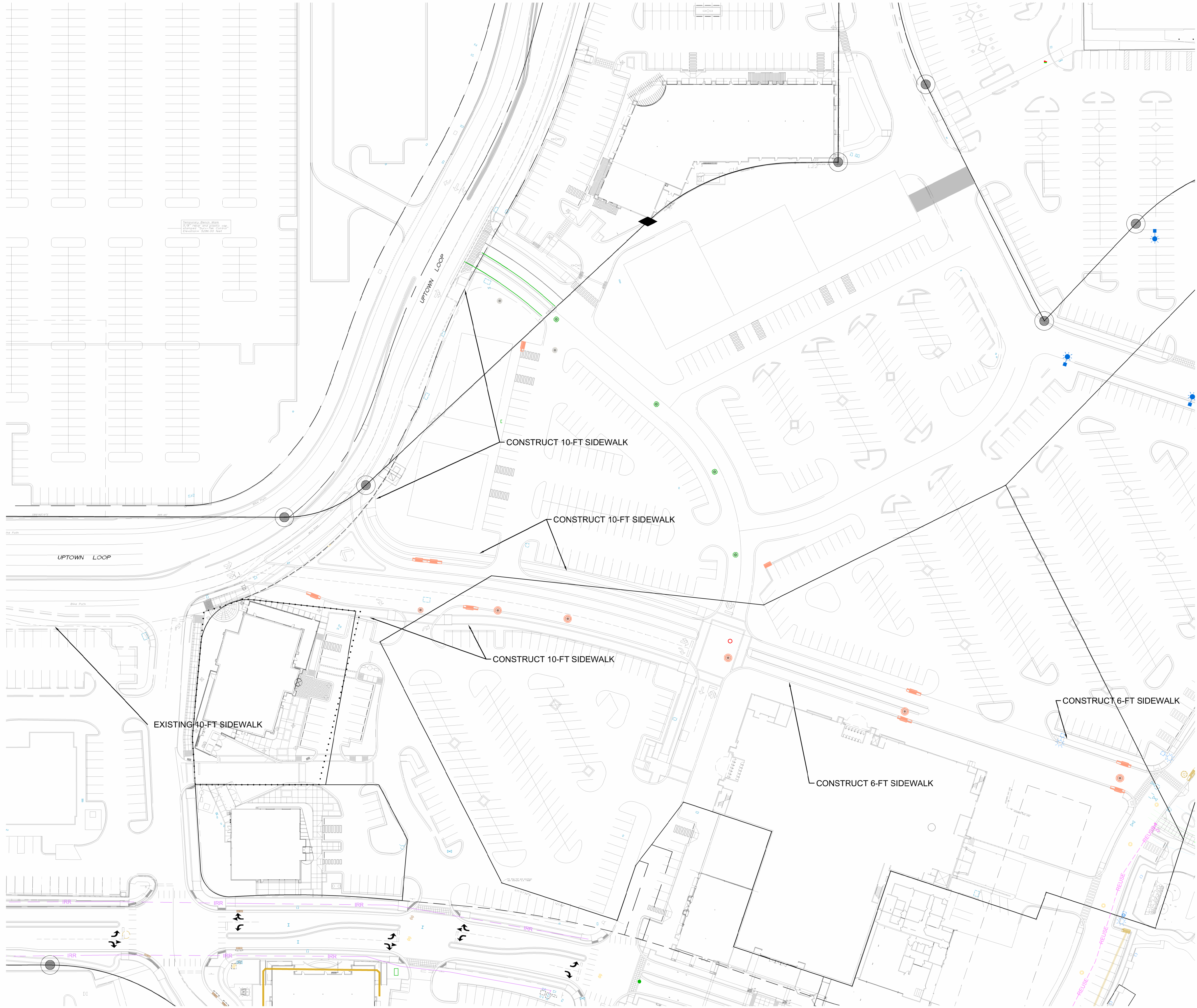
Please let me know if you have any questions or need any additional information. I may be reached at 505-235-7211.

Sincerely,

A handwritten signature in blue ink that reads "Scott Eddings".

Scott Eddings, P.E.
Vice President

Plotted: 7/7/2025 10:32:18 AM. By: Edgings, Scott
Last Saved: 7/7/2025 10:31:54 AM. Settings: Phase D108 Deliverables03.1 Exhibit00mm.dwg
Last Saved: 7/7/2025 10:31:54 AM. Settings: Phase D108 Deliverables03.1 Exhibit00mm.dwg



ROAD A
2100 LOUISIAN BLVD NE
ALBUQUERQUE, NM

TITLE:
SIDEWALK EXHIBIT

Design Review Committee	City Engineer	Last Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.		Zone Map No. J-19	Sheet Of	

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		NO.	BY	DATE	FOUND MONUMENT "1" H19A"	CONTRACTOR	DATE
					A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	INSPECTOR'S	DATE
					0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1989"	FIELD JANCE BY	DATE
						VERIFICATION BY	DATE
					X = 1548558.44	CORRECTED BY	DATE
					Y = 1493076.47	MICRO-FILM INFORMATION	
					ELEVATION IS 5326.611 (NAVD 1989)	RECORDED BY	DATE
						NO.	NO.

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 _____ To _____

5. REMOVAL
- A. The sign is not to be removed before the initial hearing on the request.

B. The sign should be removed within five (5) days after the initial hearing.

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

Regina O'koya

(Applicant or Agent)

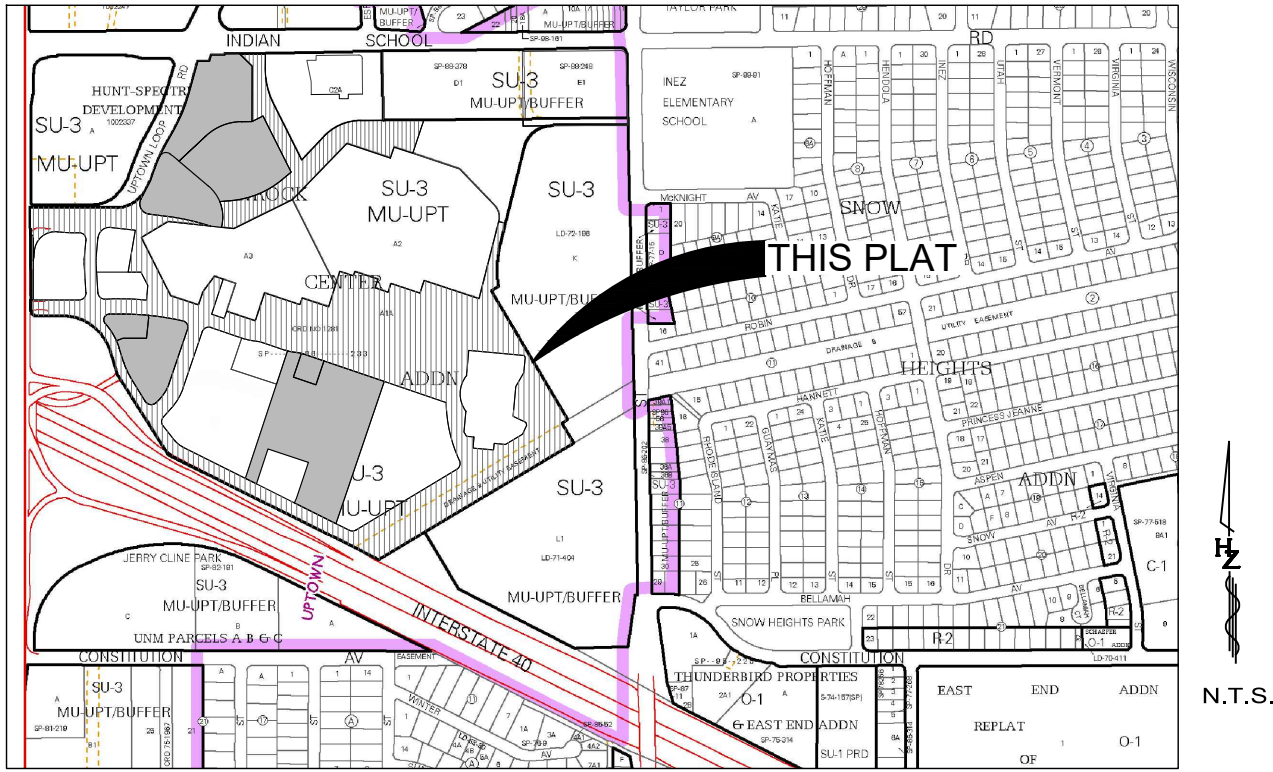
7/7/2025

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

Plotted: 7/25/2025 5:10:42 PM, By: Tafaoya, Linda
H:\proj\R313480_01 - Winrock Sketch and Final Plat\05 Design\05.11 Survey\PLAT\PARCEL Z1A-Z1B - TRACTS B1 D1 D2
F2A F3A H1 K\WinrockCenter - PARCEL Z1A-Z1B + TRACTS Plat.dwg
Last Saved: 7/25/2025 5:09:12 PM, ltafoya



ZONE ATLAS J-19-Z

SUBDIVISION DATA

DHO NO.		PLAT ACRES (Gross)	71.9380
NO. OF LOTS	0	LOT ACRES	0
NO. OF EXISTING PARCELS	6	PARCEL ACRES	43.5680
NO. OF EXISTING TRACTS	6	TRACT ACRES	28.3700
NO. OF CREATED PARCELS	2	STREET ACRES	0
NO. OF CREATED TRACTS	7	STREET MILES (FULL)	0

PURPOSE OF THIS PLAT

- VACATE PORTION OF EXISTING PUBLIC PARK EASEMENT.
- SUBDIVIDE EXISTING PARCEL Z-1 INTO TWO (2) PARCELS.
- SUBDIVIDE EXISTING TRACT D INTO TWO (2) TRACTS.
- TRACT LINE ADJUSTMENT FOR TRACT F-2 AND F-3. CREATE TRACTS F-2A AND F-3A.
- TRACT LINE ADJUSTMENT FOR TRACT H. CREATE TRACT H-1
- INCORPORATE TRACT B HUNT SPECTRUM DEVELOPMENT SITE INTO WINROCK CENTER ADDITION. CREATE TRACT B-1.
- CREATE TRACT K FROM PORTIONS OF PARCEL Z-1, TRACT B, AND TRACT H

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESE (S65°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "20_H18" ELEVATION = 5383.222 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 15 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.
- RECORD EXISTING EASEMENTS SHOWN ON THIS PLAT ARE INTERPRETED FROM RECORD DOCUMENTS. THE LOCATION OF SAID EASEMENTS REMAIN IN ACCORDANCE WITH ORIGINAL INSTRUMENT GRANTING SAID EASEMENTS.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS. WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE). HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

FREE CONSENT

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT: ALL PUBLIC ROADWAY, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

TRACT B

WINROCK PADS LLC DATE

GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PADS LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT D & H

WINROCK WEST LLC DATE

GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK WEST LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT F-2

WCH LLC DATE

GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WCH LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT F-3

WINROCK PORTLAND LLC DATE

GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PORTLAND LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT Z-1

WINROCK PARTNERS LLC DATE

GARY D. GOODMAN, AUTHORIZED SIGNATORY:

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY GARY D. GOODMAN, AUTHORIZED SIGNATORY FOR WINROCK PARTNERS LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1

WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY
JULY 2025
SHEET 1 OF 15

PROJECT NO. PR-2018-001579

APPLICATION NO. _____

DHO APPROVAL: _____

LEGAL DESCRIPTION

PARCEL Z-1 WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 26.0241 ACRES (1,133,610 SQ. FT.) MORE OR LESS.

TRACT B HUNT-SPECTRUM DEVELOPMENT SITE AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 2, 2004 IN VOLUME 2004C, PAGE 226, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 2.4765 ACRES (107,876.34 SQ. FT.) MORE OR LESS.

TRACT D WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON SEPTEMBER 23, 2019 IN VOLUME 2019C, PAGE 0088, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 2.0002 ACRES (87,129 SQ. FT.) MORE OR LESS.

TRACT F-2 WINROCK CENTER ADDITION AS RECORDER IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 5.3295 ACRES (232,153 SQ. FT.) MORE OR LESS.

TRACT F-3 WINROCK CENTER ADDITION AS RECORDER IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 22, 2021 IN VOLUME 2021C, PAGE 0128, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 0.2145 ACRES (X SQ. FT.) MORE OR LESS.

TRACT H WINROCK CENTER ADDITION AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON SEPTEMBER 23, 2019 IN VOLUME 2019C, PAGE 0088, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
CONTAINING 2.4386 ACRES (106,225 SQ. FT.) MORE OR LESS.

APPROVED

CITY SURVEYOR DATE

GARY D. GOODMAN, AUTHORIZED SIGNATORY DATE

SURVEYOR'S CERTIFICATION

I, JAMES D. HARRIS, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 30537, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THIS OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES D. HARRIS N.M.P.L.S. NO. 30537

7/3/25
DATE

HUITT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

