

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: 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

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
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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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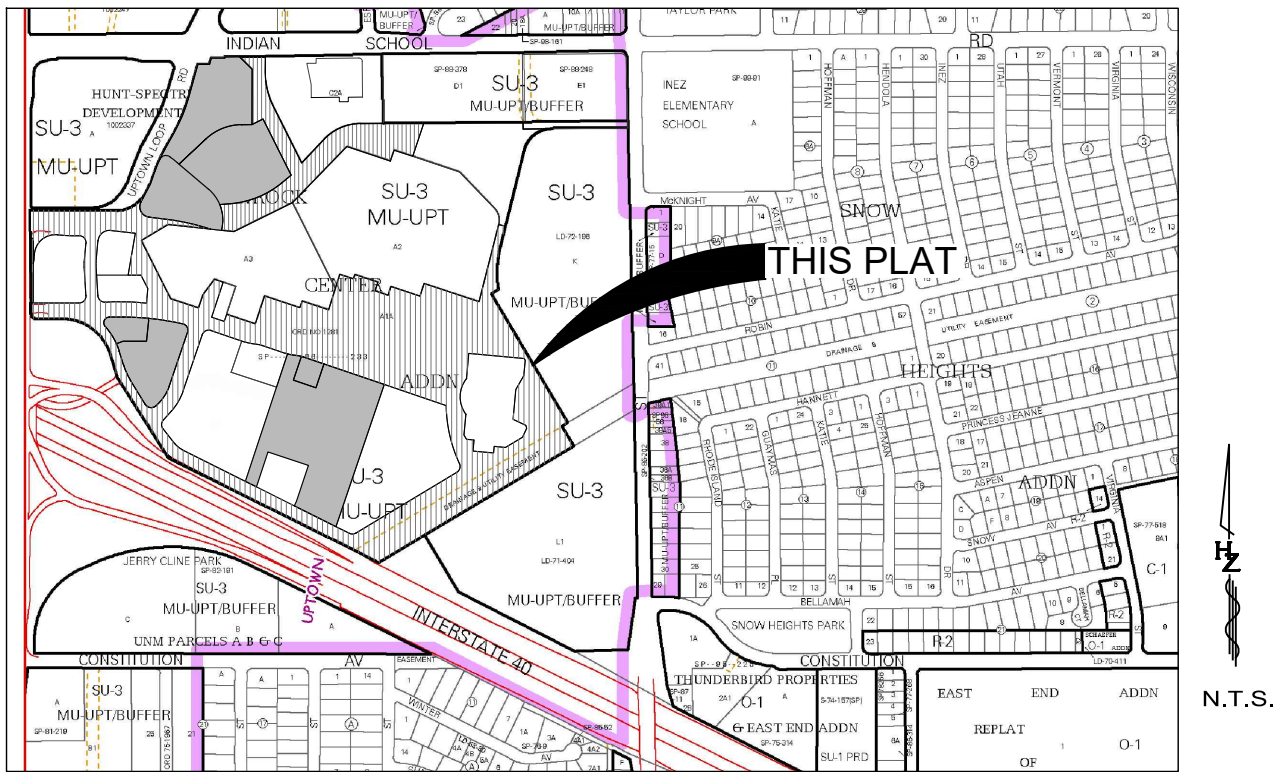
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ZONE ATLAS J-19-Z

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

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 2 OF 15

SOLAR NOTE

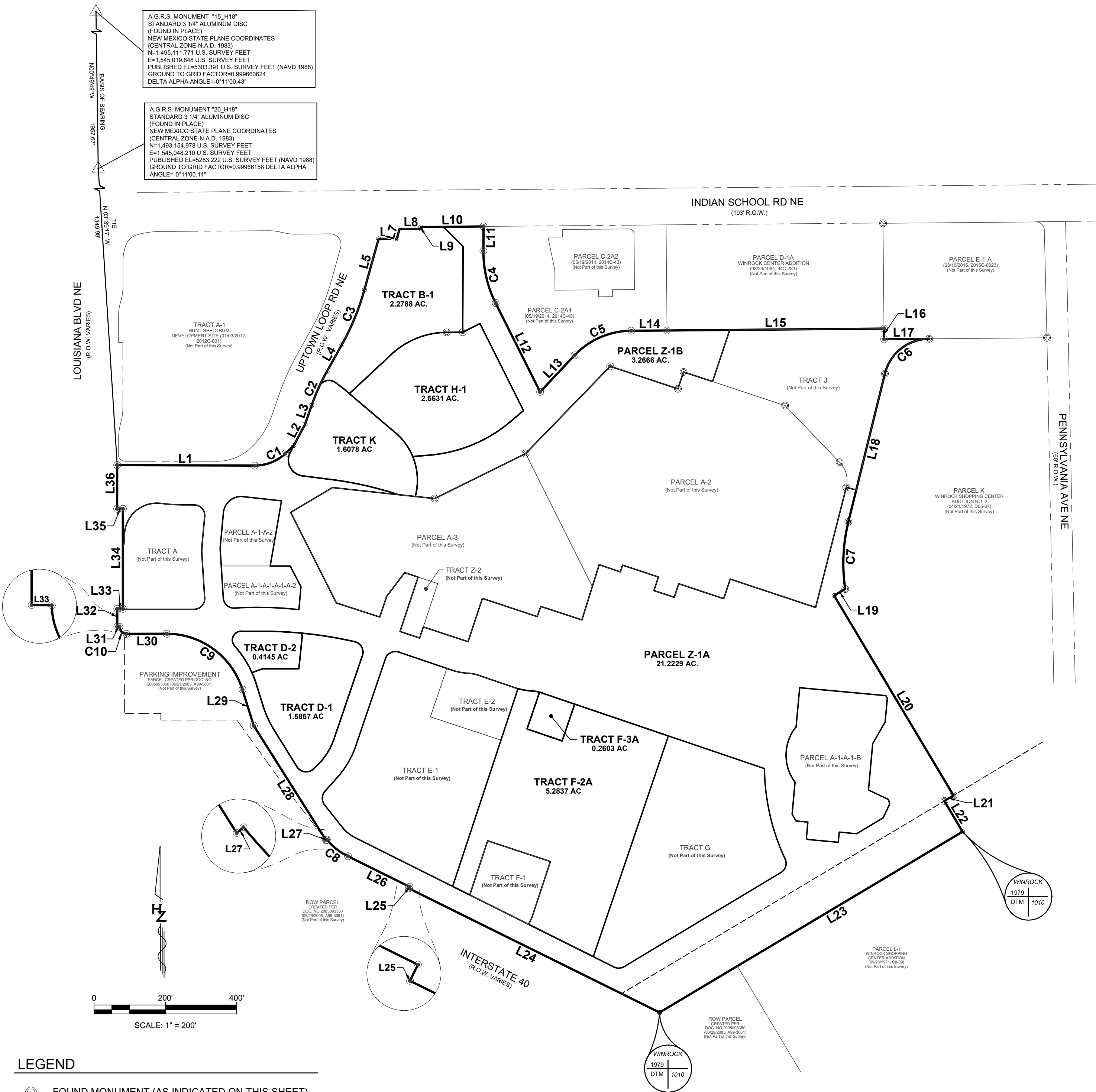
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

UTILITY DISCLAIMER

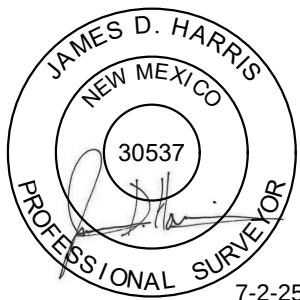
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH 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
L1	S89°49'49"E	385.41'
L2	N27°45'22"E	67.96'
L3	N19°10'58"E	55.80'
L4	N29°12'40"E	85.00'
L5	N15°31'05"E	148.35'
L6	N89°30'55"E	51.14'
L7	N15°31'05"E	28.33'
L8	N89°30'55"E	59.56'
L9	N00°07'26"E	4.87'
L10	N89°24'04"E	112.33'
L11	S00°21'21"W	68.73'
L12	S26°36'34"E	278.60'
L13	N43°17'16"E	140.57'
L14	N89°33'46"E	100.10'
L15	N89°29'46"E	608.44'
L16	S00°29'37"E	29.79'
L17	N89°30'17"E	126.13'
L18	S13°50'55"W	427.66'

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: Talaya, 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: 6/30/2025 8:54:45 AM, ltafoya



HUITT-ZOLIARS
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 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.



7-2-25

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

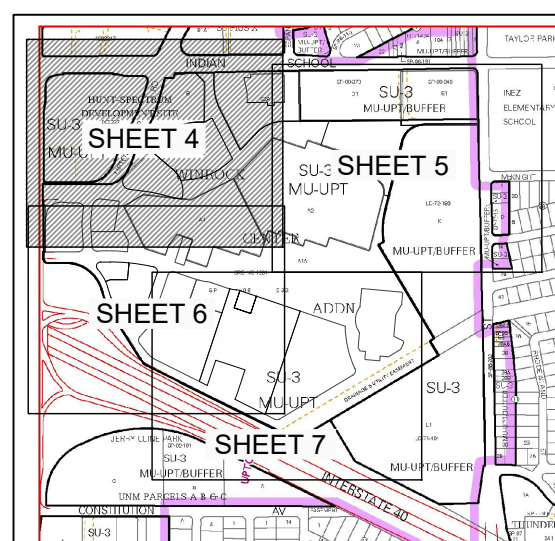
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.

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

TRACT B-1
2.2788 AC.
GRANTED BY THIS PLAT

TRACT H-1
2.5631 AC.
GRANTED BY THIS PLAT

TRACT K
1.6079 AC.
GRANTED BY THIS PLAT

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

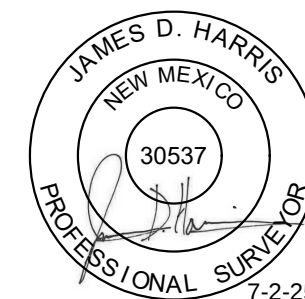
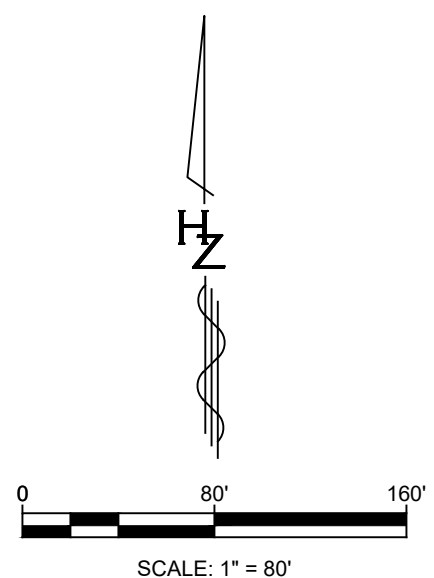
PARCEL A-2
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
9.6888 AC

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

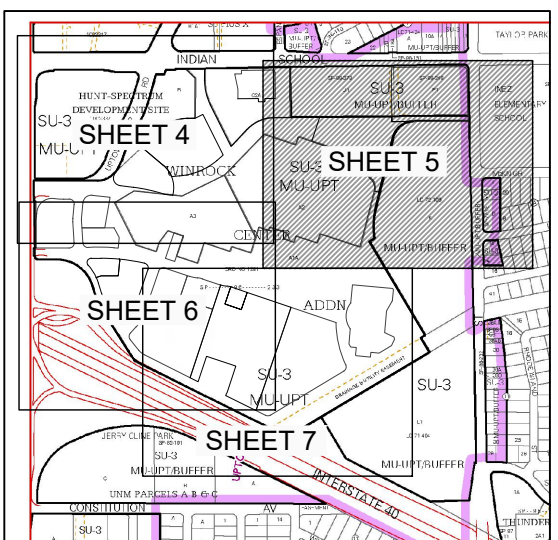
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO

JUNE 2025

SHEET 5 OF 15

EXISTING EASEMENTS



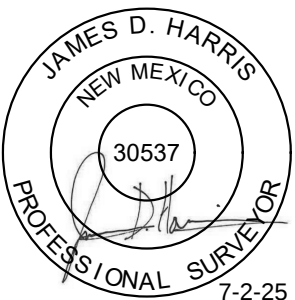
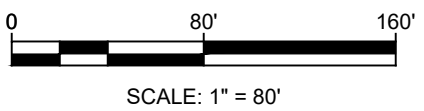
SHEET KEY MAP
NOT TO SCALE

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
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(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 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

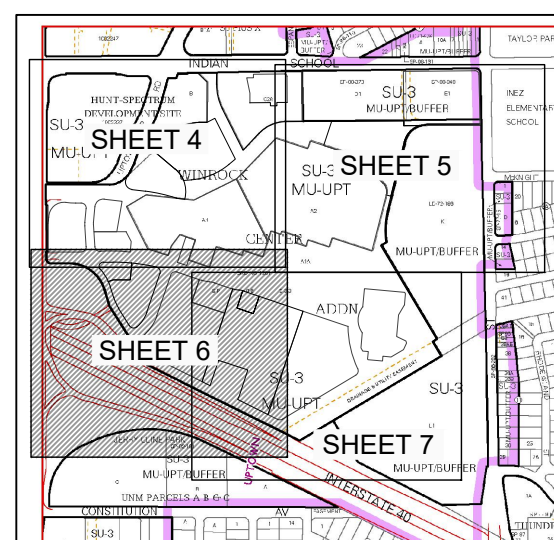
TRACT F-3A
0.2603 AC
GRANTED BY
THIS PLAT

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

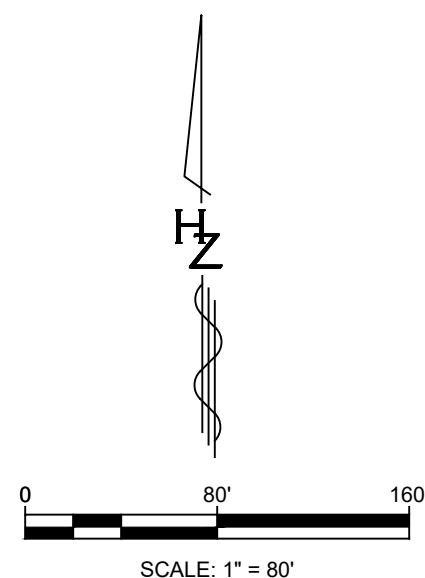
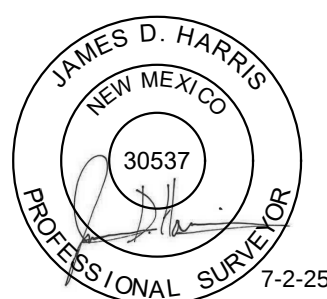
ROW PARCEL
CREATED PER
DOC. NO 2005093350
(06/29/2005, A99-3061)
(Not Part of this Survey)



SHEET KEY MAP
Not to Scale

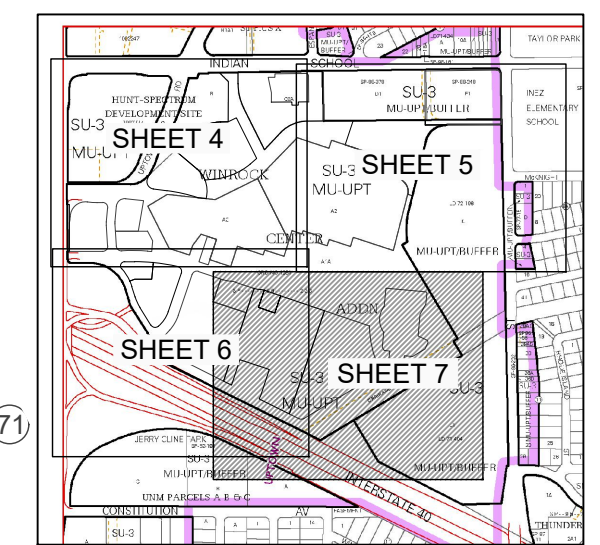
LEGEND

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	---

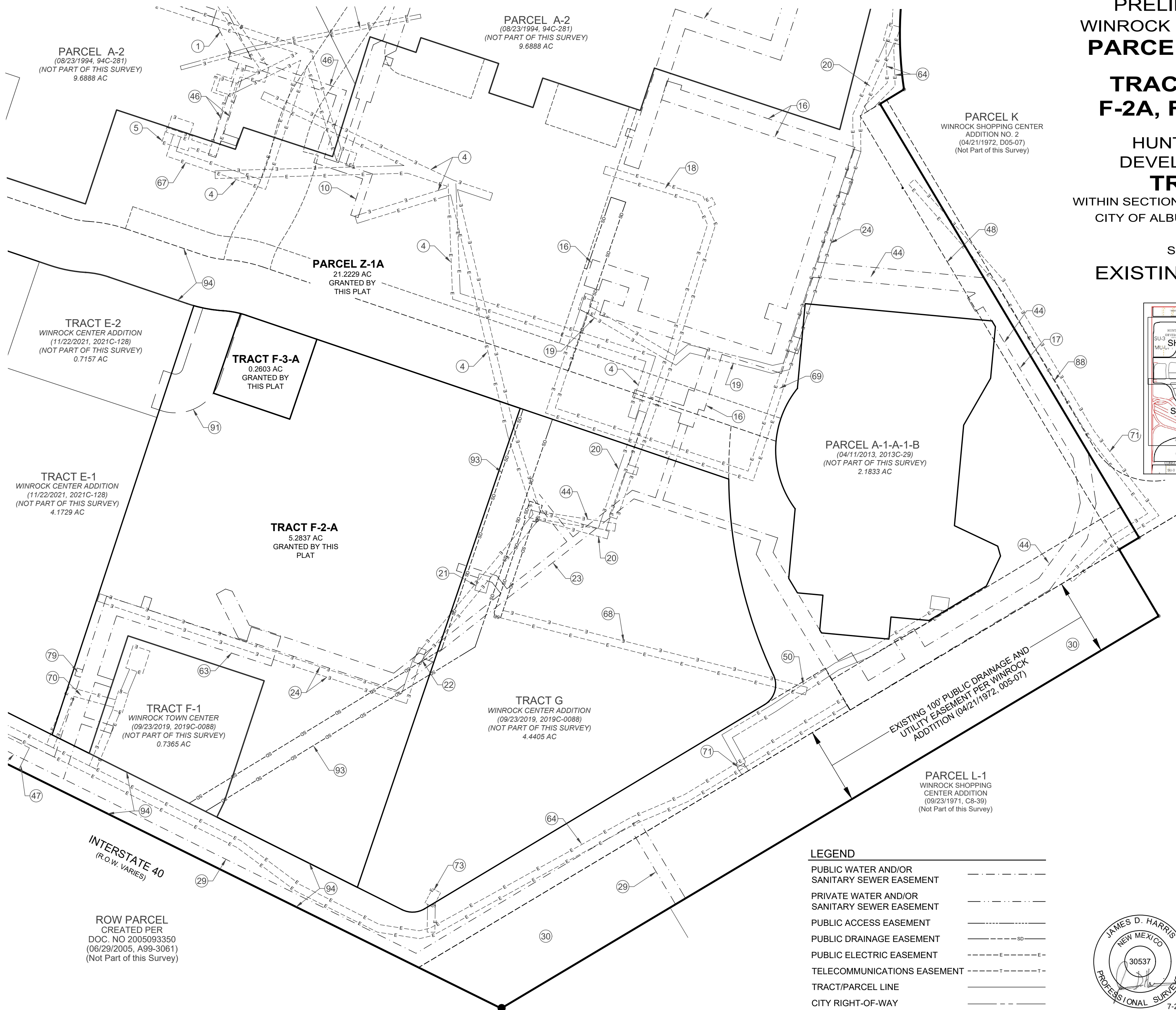


HUITT-ZOLLARS
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RIO RANCHO, N.M., 87124
(505) 892-5141

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 7 OF 15
EXISTING EASEMENTS

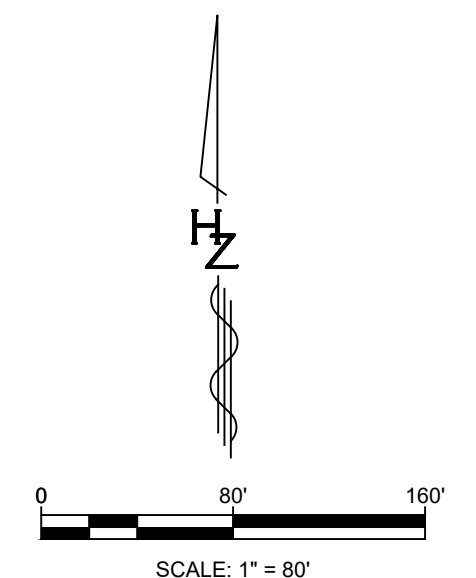
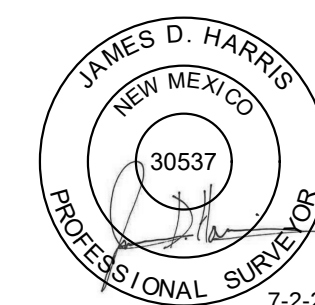


SHEET KEY MAP
Not to Scale



LEGEND

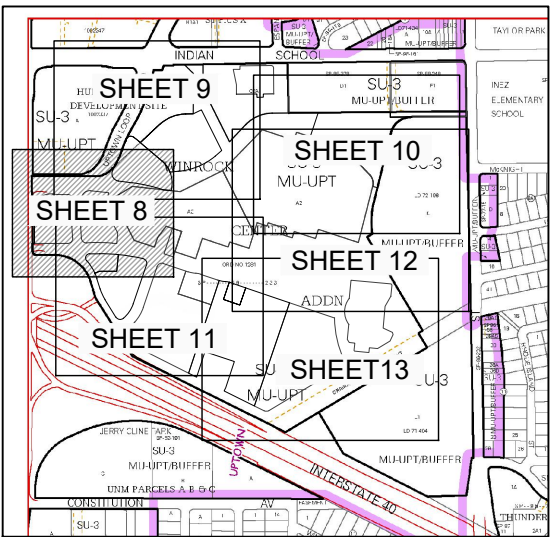
PUBLIC WATER AND/OR SANITARY SEWER EASEMENT	---
PRIVATE WATER AND/OR SANITARY SEWER EASEMENT	---
PUBLIC ACCESS EASEMENT	---
PUBLIC DRAINAGE EASEMENT	---
PUBLIC ELECTRIC EASEMENT	---
TELECOMMUNICATIONS EASEMENT	---
TRACT/PARCEL LINE	---
CITY RIGHT-OF-WAY	---



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

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

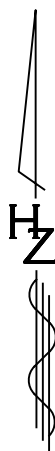
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 8 OF 15



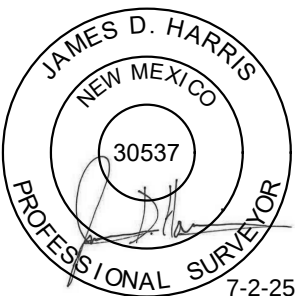
SHEET KEY MAP
Not to Scale

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

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)

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)

INTERSTATE 40
(R.O.W. VARIES)

LOUISIANA BLVD NE
(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. 2019C Pg. 0069)

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

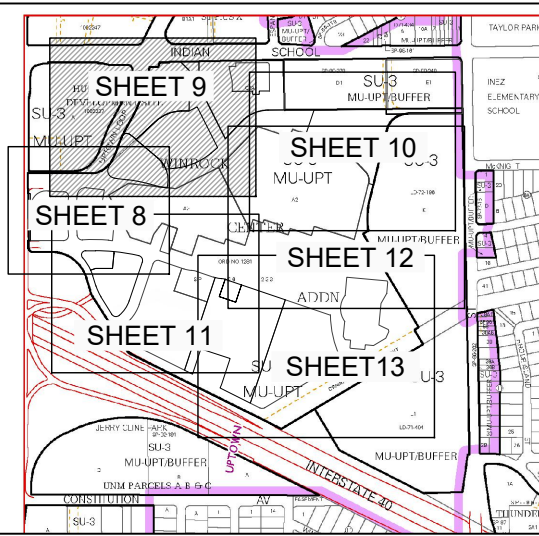
TRACT K
1.6078 AC.
GRANTED BY THIS PLAT

**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

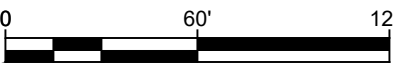
PARCEL A-3
(08/23/1994, 94C-281)
(NOT PART OF THIS SURVEY)
5.7770 AC



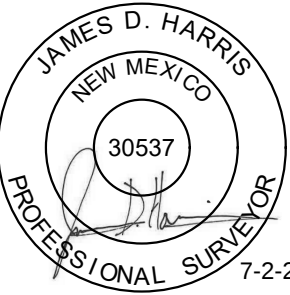
SHEET KEY MAP
Not to Scale

LEGEND

○ LINE/CURVE SEGMENT INDICATOR

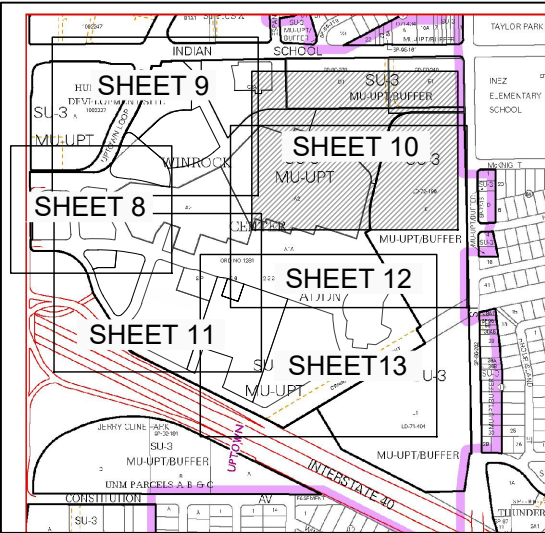


SCALE: 1" = 60'



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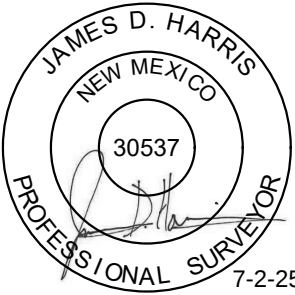
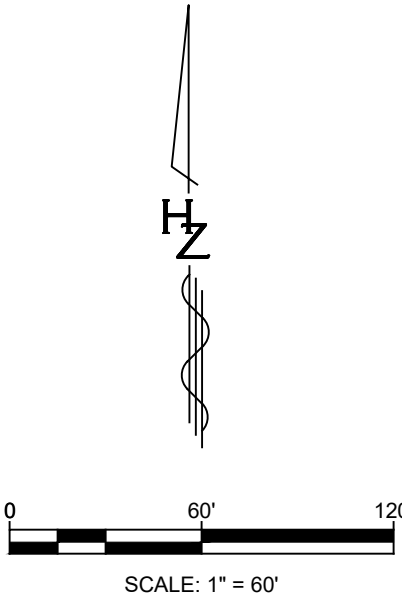
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 10 OF 15



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)

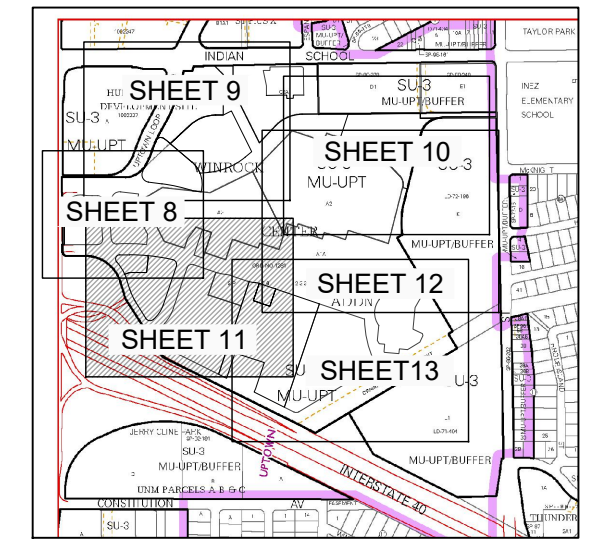
EXIST. PUBLIC
PARK EASEMENT

NEW BLDG 1 OF PUBLIC
PARK EASEMENT
GRANTED BY THIS PLAT

PARCEL Z-1A
21.2229 AC
GRANTED BY THIS PLAT

EXISTING ACCESS EASEMENT
(Filed 10/24/1988, Misc. 154, Folio 42-44)

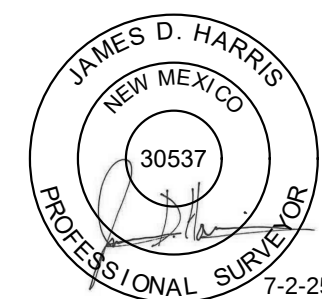
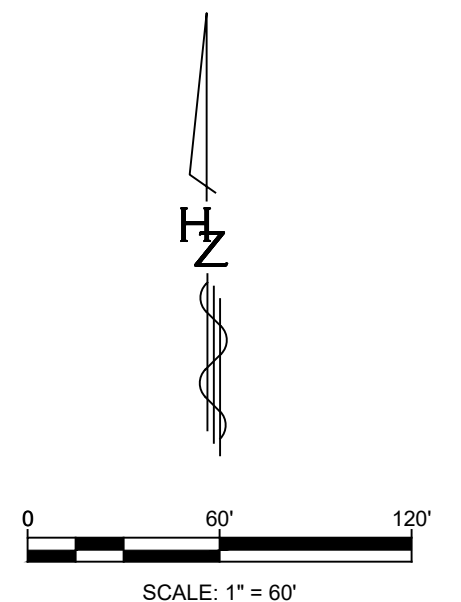
PRELIMINARY PLAT
WINROCK CENTER ADDITION
PARCEL Z-1A & Z-1B
AND
**TRACTS D-1, D-2,
F-2A, F-3A, H-1 & K**
AND
HUNT-SPECTRUM
DEVELOPMENT SITE
TRACT B-1
WITHIN SECTION 18 T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO
JUNE 2025
SHEET 11 OF 15



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

**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)
0.2100 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

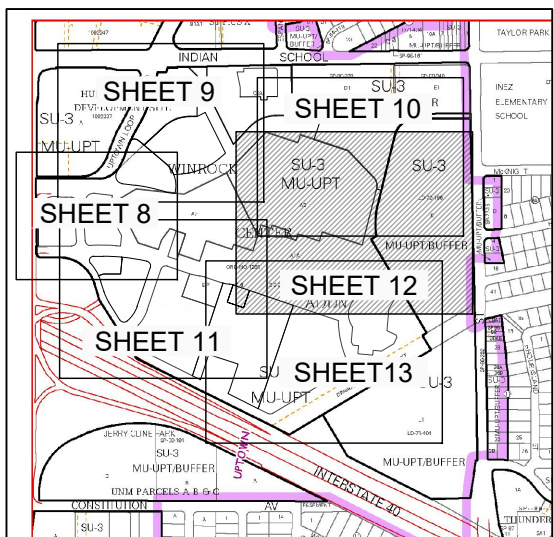
TRACT G
WINROCK CENTER ADDITION
(09/23/2019, 2019C-0088)
(NOT PART OF THIS SURVEY)
4.4405 AC

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)

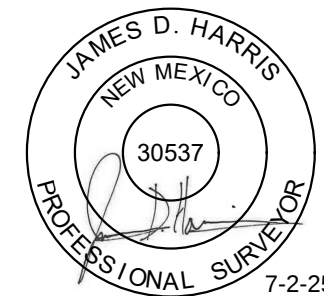
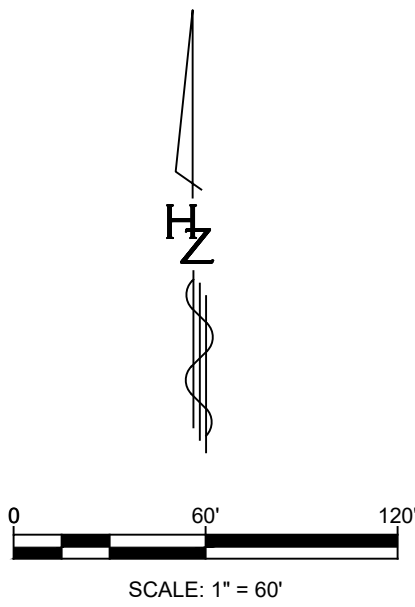
ROW PARCEL
CREATED PER
DOC. NO 2005093350
(06/29/2005, A99-3061)
(Not Part of this Survey)

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

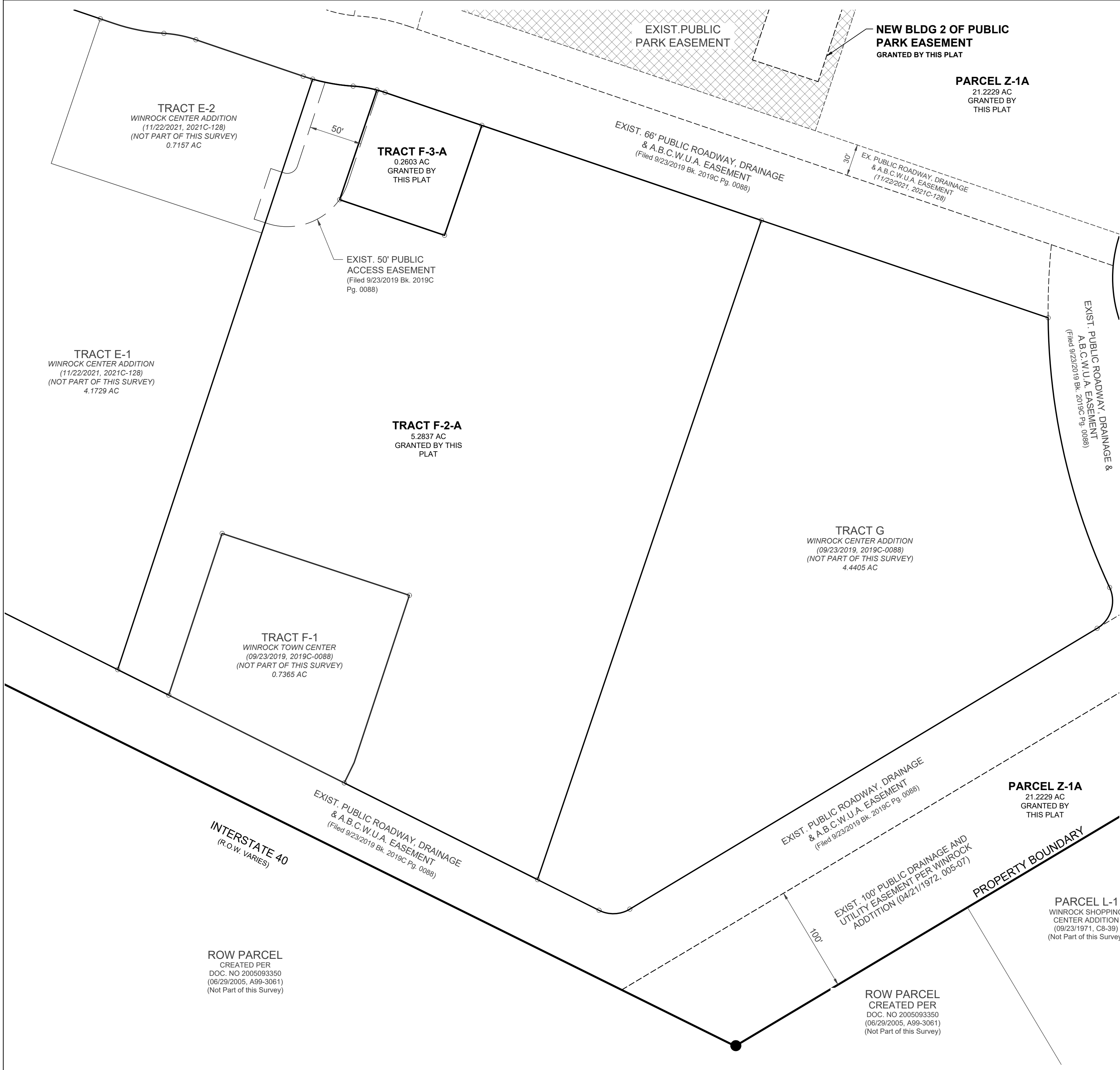


SHEET KEY MAP
Not to Scale

- LEGEND**
- LINE/CURVE SEGMENT INDICATOR

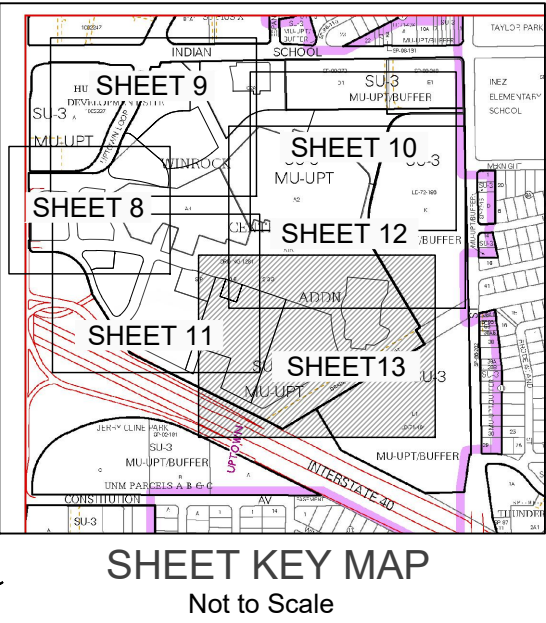


HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



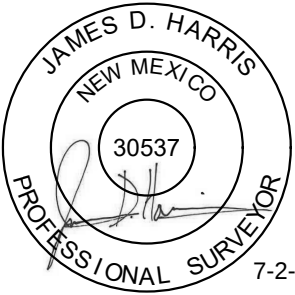
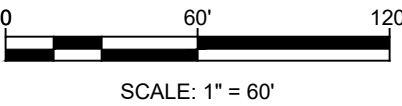
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H:\proj\R313480_01 - Winrock Sketch and Final Plat\05 Design\05.11 Survey\PLAT\PARCEL Z1A-Z1B_ TRACTS B1 D1 D2
F2A F3A H1 K\WinrockCenter_ PARCEL Z1A-Z1B + TRACTS Plat.dwg
Last Saved: 6/30/2025 8:54:45 AM, llatoya

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
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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**

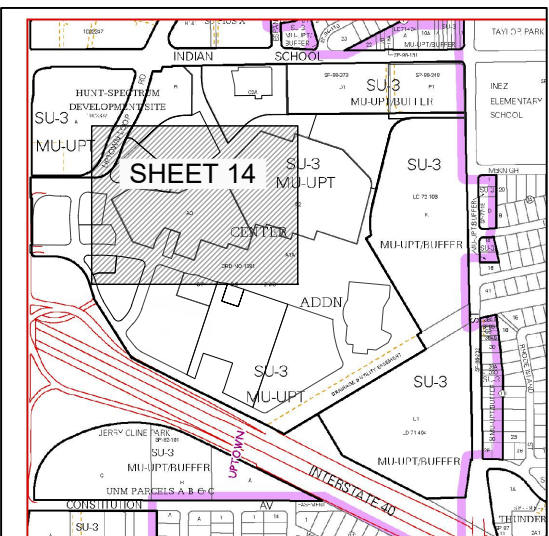
AND
HUNT-SPECTRUM
DEVELOPMENT SITE

TRACT B-1

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

JUNE 2025

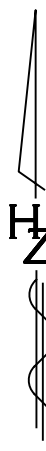
SHEET 14 OF 15



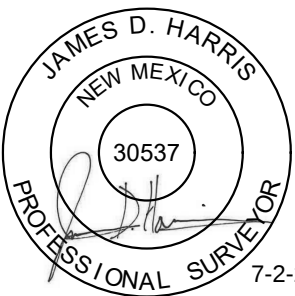
SHEET KEY MAP
Not to Scale

LEGEND

○ LINE/CURVE SEGMENT INDICATOR



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



7-2-25

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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
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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
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](#)

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