

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTICE OF DECISION

Winrock Partners, LLC
2160 Louisiana Blvd NE
Albuquerque, NM 87110

Project# PR-2018-001579

Application#

VAC-2025-00031 VACATION OF PUBLIC
EASEMENT

MAJOR_PLT-2025-00009 MAJOR PRELIMINARY
PLAT

LEGAL DESCRIPTION

(VAC-2025-00031)

For all or a portion:

Lot/Tract A2, WINROCK CENTER ADDITION
zoned **MX-H**, located at **2100 LOUISIANA**
BLVD between LOUISIANA and INDIAN
SCHOOL containing approximately **2.84** acre(s).
(J-19)

LEGAL DESCRIPTION

(MAJOR_PLT-2025-00009)

For all or a portion:

Lot/Tract Z2, Z1, A1A2, WINROCK CENTER
ADDN zoned **MX-H** located at **2160 & 2100**
LOUISIANA BLVD LOUISIANA and INDIAN
SCHOOL containing approximately **72.0** acre(s).
(J-18, J-19)

On August 13, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, with conditions of approval, based on the following Findings:

VAC-2025-00031 VACATION OF PUBLIC EASEMENT

1. This is a request to vacate a portion of an existing public park easement within Parcel Z-1A of the Winrock Center Addition.

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

This vacation request is a necessary corrective action to address structural encroachments resulting from the overlap of a park easement with buildings (under construction at the time of previous platting). This vacation will bring the project into compliance and benefits the public as an outdoor space at Winrock Town Center.

2. Per Table 6-1-1 of the IDO, pre-application meeting requirements for the application have been satisfied by the Applicant prior to this submittal.

MAJOR_PLT-2025-00009 MAJOR PRELIMINARY PLAT

1. This is a request to/for a:
 - Incorporate the vacation of a public park easement (VAC-2025-00031).
 - Subdivide Tract Z-1 at 26.0241 acres in size into two new tracts: Tract Z-1A at 21.2229 acres in size, and Z-1B at 3.2666 acres. The remainder of 1.5346 acres is consolidated as part of the new Tract K, described more fully below.
 - Subdivide Tract D at 2.0002 acres in size into two new tracts: Tract D-1 at 1.5857 acres in size, and Tract D-2 at .4145 acres in size.
 - Boundary adjustment of Tract F-2 at 5.3295 acres in size into a new tract: Tract F-2A at 5.2837 acres in size with the remainder of Tract F-2, .0458 acres, consolidated into Tract F-3A.

- Boundary adjustment of Tract F-3 at .2145 acres in size into a new tract: Tract F-3A at .2603 acres in size. The new Tract F-3A is larger in size by .0458 acres.
 - Boundary adjustment of Tract H at 2.4388 acres in size into a new tract: Tract H-1 at 2.5631 acres in size. Tract H-1 has increased in size by .1243 acres (contributed from Tract Z-1).
 - Boundary adjustment of Tract B at 2.4765 acres in size into a new tract: Tract B-1 at 2.2788 acres in size. The remainder of .1977 acres is consolidated as part of the new Tract K, described more fully below.
 - Consolidate portions of Tracts Z-1 (1.5346 acres) and B (.1977 acres) and the deficit of .1243 acres in upsizing of Tract H-1, into Tract K at 1.0678 acres in size.
 - Dedication of a new public roadway, Road A, along with curb, gutter and 10' sidewalk with a landscape buffer.
 - Grant new public easements for access, water, sanitary sewer, and storm drainage, coordinated with the realigned road network.
2. A Sketch Plat (PA-2025-00120) was reviewed on May 14, 2025.
 3. The subject property is in the process of a Site Plan-Administrative (SP-2025-00050) review.
 4. Per 6-6(L)(3) Review and Decision Criteria, an application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

6-6(L)(3)(a) A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with this criteria.
 5. All signatures from the surveyor, property owner(s), and the City Surveyor are provided on the Plat.
 6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

CONDITIONS

The Preliminary Plat was approved with the following conditions:

Transportation

- a. The Infrastructure List must be amended to show widening of sidewalk fronting Plat boundaries along Louisiana and Indian School to 10 feet wide.

ABCWUA (Water Authority)

- b. The ABCWUA easement must state public water and public sanitary - specifically for the use.
- c. Include the following note on the Plat:

ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **AUGUST 29, 2025**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Official Notice of Decision

Project # PR-2018-001579 Applications# VAC-2025-00031, MAJOR_PLT-2025-00009

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Sincerely,

Brennon Williams

[Brennon Williams \(Aug 20, 2025 17:30:30 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr/rr

Modulus Architects, 8220 San Pedro Dr., Suite 520, Albuquerque, NM, 87113







PR-2018-001579 August 13, 2025 Notice of Decision - DHO

Final Audit Report

2025-08-20

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