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
November 4, 2026

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

Project# PR-2018-001579
Application# DHOWVR-2026-00020 DHO WAIVER
VAC-2026-00020 VACATION OF PUBLIC EASEMENT

LEGAL DESCRIPTION:
For all or a portion:
Lots/Tracts Z2, H, A3, C2A2, A2, A, Z1, A1A2, WINROCK CENTER ADDN zoned **MX-H**, located at **2100 LOUISIANA BLVD NE** between **LOUISIANA and INDIAN SCHOOL (J-18, J-19)**

On November 4, 2026, 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:

DHOWVR-2026-00020 DHO WAIVER

1. This is a request to maintain the existing sidewalk widths along the Louisiana Boulevard and Indian School Road frontages.

2. This is an extension of a previously approved DHO Waiver on October 29, 2025 per DHOWVR-2025-00023. There is not an application in our system for an extension of a DHOWAIVER therefore there is a new application number applied: DHOWVR-2026-00020. The application was deemed complete prior to the expiration of the previous approval.

3. The subject property lies entirely within the approved Winrock Town Center Master Development Plan Center.

4. The subject property is:

   - ❖ Zoned MX-H (Mixed-Use – High Intensity Zone District)
   - ❖ Within an area of change
   - ❖ Is located within 1,320 feet (1/4 mile) of a Premium Transit Corridor Area
   - ❖ Within the urban Uptown Center

5. There was an amendment to the Master Site Plan (SP-2025-00050) reflecting the proposed development and infrastructure of the Major Preliminary Plat that was approved on August 13, 2025 per MAJOR_PLT-2025-00009.

   a. This preliminary plat expired and the IDO has since been updated effective May 2026. As a result, Major Preliminary Plats no longer exist within the IDO.

   b. Per 6-4(W)(4)(b) of the IDO, the applicant submitted a letter of justification for the requested time extension before the expiration of the original permit or approval, and the circumstances beyond the control of the applicant have prevented construction, use, or occupancy of the property pursuant to § 14-16-6-4(W)(2)(d). *REVISED letter with justification for the extension was requested during the hearing.*

6. The Review and Decision Criteria of 6-6(P)(3)(a) An application for a Waiver – DHO, were read into the record at the original DHO meeting and, since this is an extension, the criteria of the current effective IDO, were not required. *(The original criteria was from the 2025 IDO).*

VAC-2026-00020 VACATION OF PUBLIC EASEMENT

1. This is a request for the vacation of a portion of an existing public park easement within Parcel Z-1A of the Winrock Center Addition. This was previously approved; however, the vacation expired.

2. The vacation is necessary because the existing easement encroaches into building structures that were already under construction at the time the final plat was recorded.

3. The subject site is zoned MX-H and is located at the Winrock Town Center at 2100 Louisiana Blvd containing approximately 2.84 acres.

4. The review and decision criteria of 6-6(M)(3) An application for a Vacation of Easement 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.

CONDITIONS

Planning

a. Place the DHO Waiver and Vacation application numbers as a note on the associated Major Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 23, 2026.** The date of the DHO'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).

Sincerely,

Brennon Williams
Brennon Williams,
Development Hearing Officer

BW/am/jr

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

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.

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.

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.

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。

PR-2018-001579_DHOWVR-2026-00020_VAC-2026-00020_NOD_11.04.2026

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