

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

TA Land Company, LLC  
6300 Riverside Plaza  
Suite 200  
Albuquerque, NM 87120

**Project# PR-2024-010438**  
**Application#**  
**BULK\_PLT-2025-00003 BULK LAND PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 13D1, SALAZAR FAMILY TRUST ET**  
**AL zoned R-1A located at UNSER BLVD SW**  
**AND AMOLE MESA SW** containing  
approximately **158.4669** acre(s). **(N-09)**

On October 29, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request for a Bulk Land Plat to subdivide two existing tracts, Tracts 13-D-1 and A-1-C of the Salazar Family Trust and AMAFCA drainage right of way (ROW) a total of 158.4669-acres in size, to create four new tracts and dedicate 10.9572 acres of right-of-way to the City of Albuquerque as depicted on the Plat.
  - i. Tract 1 of T.A. Lands will be 55.1202 acres
  - ii. Tract 2 of T.A. Lands will be 35.2354 acres
  - iii. Tract 3 of T.A. Lands will be 37.0127 acres
  - iv. Tract 4 of T.A. Lands will be 20.1413 acres
2. On June 4, 2025, a Sketch Plat was reviewed by Development Facilitation Team (DFT) staff per PR-2024-010885, PA-2025-00153.
3. On May 5, 2025, the City Council approved a Zoning Map Amendment from PD to R-A for approximately 7-acres of the subject property, and from PD to MX-T for approximately 44-acres of the subject property per O-25-80.

4. The subject property is zoned R-1A (Residential – Single-family Zone District), MX-T (Mixed-use – Transition Zone District), and NR-BP (Non-residential – Business Park Zone District), and is located off of 98th Street SW along its western boundary and Unser Blvd SW along its eastern boundary.
5. The subject property is located in the Southwest Mesa Community Planning Area, designated as an Area of Consistency and is not located within any center, corridor, or overlay zone districts.
6. Bulk Land Plat Plats were previously approved on the subject property on June 8, 2005 per Project # 1004184, 05DRB-00810, and on July 12, 2006 per Project # 1004184, 06DRB-00820.
7. The applicant shall obtain a subdivision to establish lot lines on a plat that correspond with the zone boundaries via the roadway easements depicted on the May 2024 Boundary and Land Title Survey before a zoning certificate will be issued per IDO 14-16-6-7-(H)(2)(h).
8. Public roadway easements listed as Easement Notes #5, #6 and #16 on this Plat must be dedicated as right-of-way to the City of Albuquerque in future platting actions.
9. Per AMAFCA's Drainage Policy, a public drainage easement must be dedicated to the City of Albuquerque for the effective Zone A floodplains. The easement shall be shown on the plat and may be vacated upon approval of a Letter of Map Revision (LOMR) by FEMA for the site's future development.
10. Future subdivision of any bulk tract proposing to release the public drainage easement for the floodplains will not be approved by AMAFCA until the CLOMR/LOMR process has been completed for the site.
11. Per 6-6(J)(3) Review and Decision Criteria, an application for a Subdivision of Land – Bulk Land shall be approved if it meets all of the following criteria:
  - 6-6(J)(3)(a) An application for a Bulk Land Subdivision 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 criterion.
  - 6-6(J)(3)(b) All lots created shall have a proportionate and reasonable share of future required infrastructure improvements. This request complies with this criterion; the applicant stated at the October 29<sup>th</sup> DHO hearing for the application that this criterion will be met.

12. Per IDO 6-6(J)(2)(g) of the IDO, the Applicant shall then record the final plat with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the final plat, or the subdivision shall be voided.
13. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant.

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## CONDITIONS

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Final sign-off of the Bulk Land Plat by DFT staff is conditioned as follows:

### Water Authority

- a. Easements noted as #6, #16, and #21 must include public water and public sanitary sewer use.
- b. Pro Rata must be paid prior to signature from the Water Authority on the plat.
- c. The following note must be added to the proposed lot:

**“Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval”.**

### AMAFCA

- d. AMAFCA will provide the City Engineer with proof of executed Property Purchase Agreement and recorded Quitclaim deed associated with the portion of the property currently under sale with the applicant prior to the City Engineer signing the Plat.

### Planning

- e. The name/title of the Plat must be clarified to include the new tract names prior to final sign-off. For example: T.A. Lands Tracts 1-4.
- f. All owners of the land associated with this Bulk Land Plat must sign the plat. (AMAFCA and Titan) **or legal proof of the transfer of the property must be provided.**
- g. The project and application numbers must be added to the Plat.
- h. The date of the DHO approval must be added to the Plat.
- i. AGIS DXF file and proof of approval must be provided.

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**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 17, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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 \(Nov 7, 2025 15:20:14 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

Kelly Klein, Bohannon Huston Inc., 7500 Jefferson St. NE, Albuquerque, NM 87109







# PR-2024-010438 October 29, 2025 Notice of Decision - DHO

Final Audit Report

2025-11-07

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## "PR-2024-010438 October 29, 2025 Notice of Decision - DHO" History

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