

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

Titan Journal Center
Land, LLC Sal Perdomo
6300 Riverside Plaza Lane NW, Ste. 200
Albuquerque, NM 87120

Project# PR-2021-006236

Application#

**MINOR_PLT-2025-00049 PRELIMINARY/FINAL
PLAT**

LEGAL DESCRIPTION:

**For all or a portion of: Lot/Tract A3A, A3B,
LEGACY AT JOURNAL CENTER zoned NR-BPL,
located at 5161 LANG AVE NEAR THE
SOUTHWEST CORNER OF PASEO DEL NORTE
and I-25 FRONTAGE ROAD containing
approximately 2.971 acre(s). (D-17, D-18)**

On September 24, 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 to adjust the boundaries of two existing tracts, Tracts A-3-A and A-3-B, Legacy at Journal Center, into two new tracts (Tract A-3-A-1 at 1.7643-acres in size, and Tract A-3-B-1 at 1.2067-acres in size.
2. The subject property is zoned NR-BP (Non-Residential – Business Park) and lies within an Area of Change, with an Area of Consistency to the west. The applicant proposes a lot line adjustment between 5161 and 5171 Lang Avenue NE. The property will remain subject to the Journal Center Master Development Plan design guidelines, but where those guidelines are silent, the IDO and DPM standards will apply.
3. The subject property is not located within any city centers or corridors, nor is it located within any Character Protection Overlay zone districts.

4. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor 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.
5. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.
6. All signatures from the surveyor, property owner(s), the City Surveyor, and the utility companies and AMAFCA are provided on the Plat.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
8. Per 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.

CONDITIONS

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

- a. The AGIS office must approve the DXF file and proof of approval must be provided.
- b. The date of the DHO approval shall be recorded on the Final Plat.
- c. The application number must be added to the plat.
- d. On the Plat, the old tract number for Tract A-3-A is still depicted. The old tract number must be corrected on the Plat to Tract A-3-A-1.
- e. The language for easement note #11 must be corrected to note the new tract numbers A-3-A-1 and A-3-B-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 10, 2025**. 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.

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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 \(Sep 30, 2025 17:37:43 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/mi/jr

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174

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Final Audit Report

2025-09-30

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