



PLAN SNAPSHOT REPORT PA-2025-00170 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2021-006236 (PR-2021-006236) **App Date:** 06/09/2025
Work Class: Sketch Plat **District:** City of Albuquerque **Exp Date:** 12/06/2025
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:
Description: Request sketch plat review to adjust interior property lines between two existing tracts to create two new tracts.

Parcel: 101706352644910705	Address: 5161 Lang Ave Ne Albuquerque, NM	Zone:
101706352646310706 Main	5161 Lang Ave Ne Albuquerque, NM 87109	
	5171 Lang Ave Ne Main Albuquerque, NM 87109	

Applicant Ryan Mulhall PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050	Engineer Adam Nixon 604 CR 7200 Lubbock, TX 79404 Business: (806) 403-0800	Owner TITAN JOURNAL CENTER LAND, LLC SAL PERDOMO 6300 RIVERSIDE PLAZA LN NW, STE 200 ALBUQUERQUE, NM 87120 Business: (972) 415-1032
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Plan Custom Fields

Existing Project NumberN/A	Existing Zoning NR-BP - Non-Residential - Business Park	Number of Existing Lots2
Number of Proposed Lots 2	Total Area of Site in Acres 2.9696	Site Address/Street 5171 Lang Avenue NE
Site Location Located Between Streets between Interstate 25 onramp(Pan Am. Freeway) and Jefferson Street NE	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 8764	Square Footage of Proposed Buildings 0	Lot and/or Tract Number A3A, A3B
Block Number 0000	Subdivision Name and/or Unit Number LEGACY AT JOURNAL CENTER	Legal Description TR A-3-B PLAT OF TRACTS A-3-A & A-3-B LEGACY AT JOURNALCENTER (A REPLAT OF TRACT A-3, PLAT OF TRACT A-1, A-2 & A-3LEGACY AT JOURNAL CENTER) CON 1.405 AC, TR A-3-A PLAT OF TRACTS A-3-A & A-3-B LEGACY AT JOURNALCENTER (A REPLAT OF TRACT A-3, PLAT OF TRACT A-1, A-2 & A-3LEGACY AT JOURNAL CENTER) CON 1.5728 AC
Existing Zone District NR-BP	Zone Atlas Page(s) D-17, D-18	Acreage 1.405, 1.5728
Calculated Acreage 1.30953748, 1.46649649	Council District 4	Community Planning Area(s) North I-25
Development Area(s) Change	Current Land Use(s) 04 Commercial Services, 15 Vacant	Balloon Landing Preferred Area Within Balloon Landing Area
Pre-IDO Zoning District IP	Pre-IDO Zoning Description	Major Street Functional Classification 8 - urban interstate on-ramp, 6 - urban

PLAN SNAPSHOT REPORT (PA-2025-00170)

	interstate frontage, 6 - urban interstate frontage	FEMA Flood Zone	X	Total Number of Dwelling Units	0
Total Gross Square Footage2	0	Total Gross Square Footage4	0	Total Gross Square Footage	0
Total Gross Square Footage3	0				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ryan_Mulhall_6/9/2025.jpg	06/09/2025 11:57	Mulhall, Ryan		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	06/09/2025 14:35

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026592	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00026592		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	06/18/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		06/09/2025 15:31	06/09/2025 15:32
Associate Project Number v.1	Generic Action		06/09/2025 15:31
DFT Meeting v.1	Hold Meeting	06/09/2025 15:31	06/09/2025 15:31
Screen for Completeness v.1	Generic Action		06/09/2025 15:31
Verify Payment v.1	Generic Action		06/09/2025 15:32
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

June 9, 2025

Development Facilitation Team
City of Albuquerque

Re: Sketch Plat for Proposed Minor Subdivision Plat of Tracts A-3-A and A-3-B, Legacy at Journal Center

Members of the Board:

Cartesian Surveys is acting as an agent for Titan Journal Center Investors LLC, and Titan Journal Center Land LLC, the owners for the below tracts, and we request a sketch plat review to adjust the interior lot lines between existing Tract A-3-A and Tract A-3-B, Legacy at Journal Center to create two new tracts.

Our client's property has one tract developed with a strip mall style building and the other tract is vacant. Both are zoned NR-BP, and. Would you please review and let us know if there are any non-typical steps forward for the intended minor subdivision?

Thank you for your consideration,
Ryan J. Mulhall



1. PLAT OF SUBJECT TRACTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 4, 2017, IN BOOK 2017C, PAGE 40.
2. DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 18, 2015, AS DOCUMENT NO. 2015052300.

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

MY COMMISSION EXPIRES _____

Section 23, Township 11 North, Range 3 East, N.M.P.M.
as Projected within the Elena Gallegos Grant
Subdivision: Legacy at Journal Center
Owner: Titan Journal Center Investors LLC;
Owner: Titan Journal Center Land LLC
UPC #: 101706352646310706 (Tract A-3-A)
UPC #: 101706352644910705 (Tract A-3-B)

1. SUBDIVIDE AS SHOWN HEREON.

GROSS ACREAGE.....	2.9696 ACRES
ZONE ATLAS PAGE NO.....	D-17-Z & D-18-Z
NUMBER OF EXISTING TRACTS.....	2
NUMBER OF TRACTS CREATED.....	2
MILES OF FULL-WIDTH STREETS.....	0.0000 MILES
MILES OF HALF-WIDTH STREETS.....	0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	????? ACRES
DATE OF SURVEY.....	JUNE 2025

1. FIELD SURVEY PERFORMED IN JUNE 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

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

TRACTS NUMBERED A-3-A AND A-3-B, LEGACY AT JOURNAL CENTER, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 4, 2017, IN PLAT BOOK 2017C, PAGE 40.

City Engineer

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

A circular professional seal for Brian J. Martinez, a Registered Professional Surveyor in New Mexico. The seal consists of three concentric circles. The outermost ring contains the text "BRIAN J. MARTINEZ" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom. The middle ring contains the text "NEW MEXICO". The innermost circle contains the text "No. 18374".

Easement Notes

- 1

EXISTING 10' ACCESS RIGHTS (9/21/1983, BK. 51-A, PG. 459)
- 2

EXISTING 10' PNM EASEMENT (12/19/1994, 94C-420)
- 3

EXISTING 10' P.U.E. (09/09/2016, 2016C-112)
- 4

EXISTING P.U.E. FOR TRANSFORMER (09/09/2016, 2016C-112)
- 5

EXISTING PEDESTRIAN EASEMENT (09/09/2016, 2016C-112)
- 6

EXISTING PEDESTRIAN EASEMENT (04/04/2017, 2017C-40)
- 7

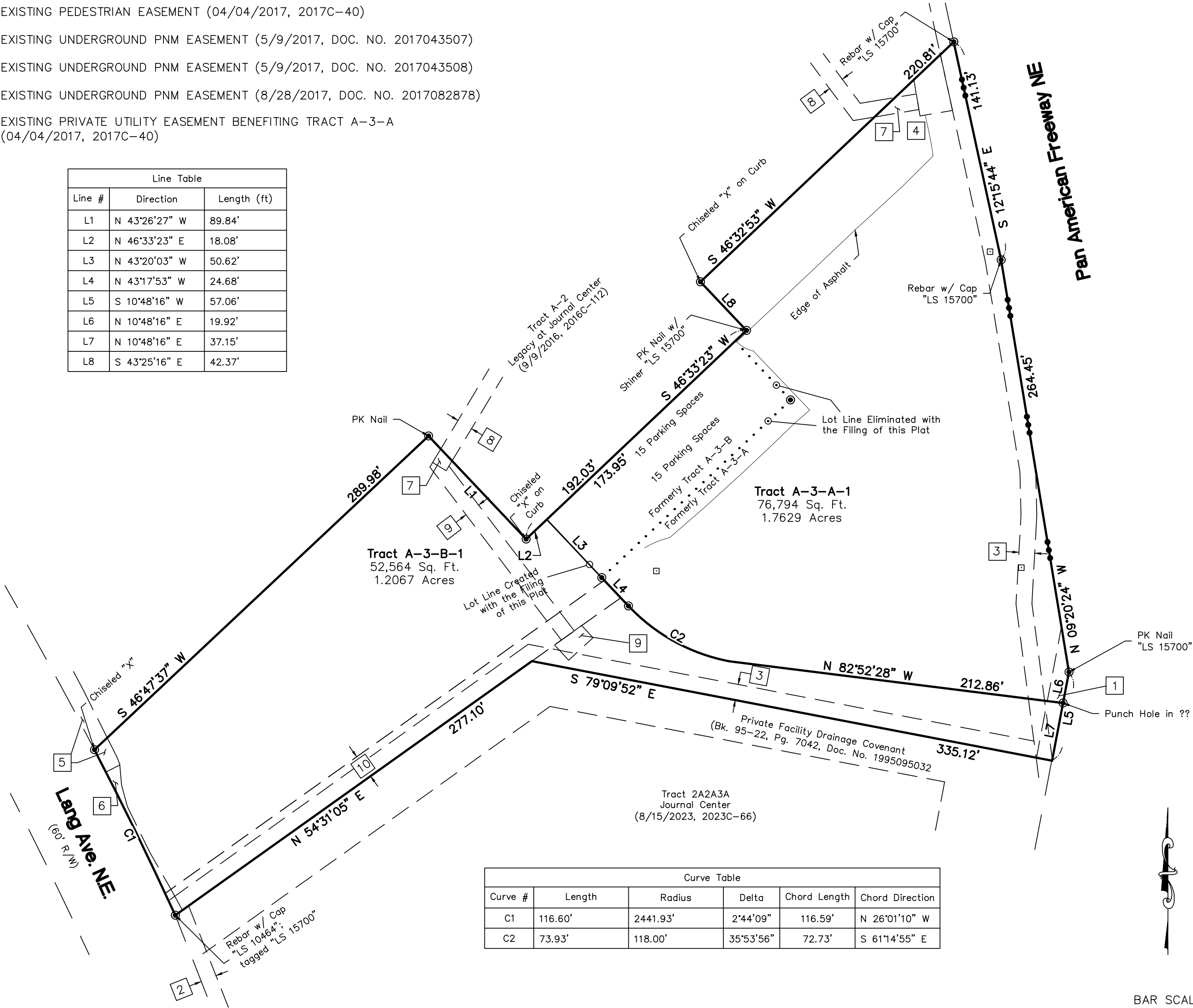
EXISTING UNDERGROUND PNM EASEMENT (5/9/2017, DOC. NO. 2017043507)
- 8

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EXISTING UNDERGROUND PNM EASEMENT (8/28/2017, DOC. NO. 2017082878)
- 10

EXISTING PRIVATE UTILITY EASEMENT BENEFITING TRACT A-3-A (04/04/2017, 2017C-40)

Line Table		
Line #	Direction	Length (ft)
L1	N 43°26'27" W	89.84'
L2	N 46°33'23" E	18.08'
L3	N 43°20'03" W	50.62'
L4	N 43°17'53" W	24.68'
L5	S 10°48'16" W	57.06'
L6	N 10°48'16" E	19.92'
L7	N 10°48'16" E	37.15'
L8	S 43°25'16" E	42.37'



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	116.60'	2441.93'	2°44'09"	116.59'	N 26°01'10" W
C2	73.93'	118.00'	35°53'56"	72.73'	S 61°14'55" E

Plat for
Tracts A-3-A-1 and A-3-B-1
Legacy at Journal Center
Being Comprised of
Tracts A-3-A and A-3-B
Legacy at Journal Center
City of Albuquerque, Bernalillo County, New Mexico
June 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/4/2017, 2017C-40)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
—●—●—●—	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. A301180

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

CSI-CARTESIAN SURVEYS INC.

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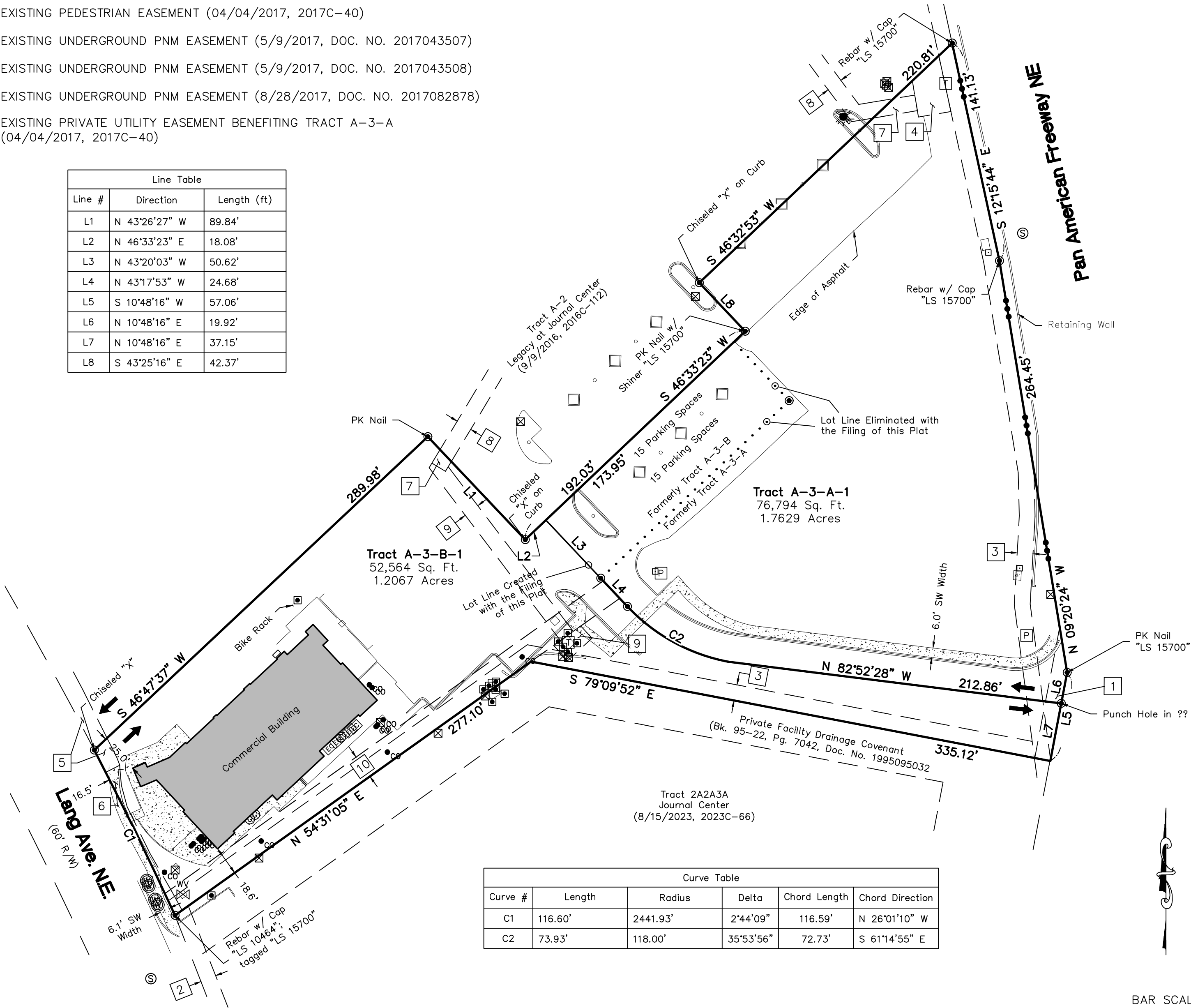
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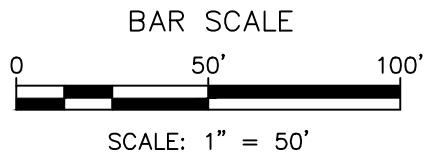


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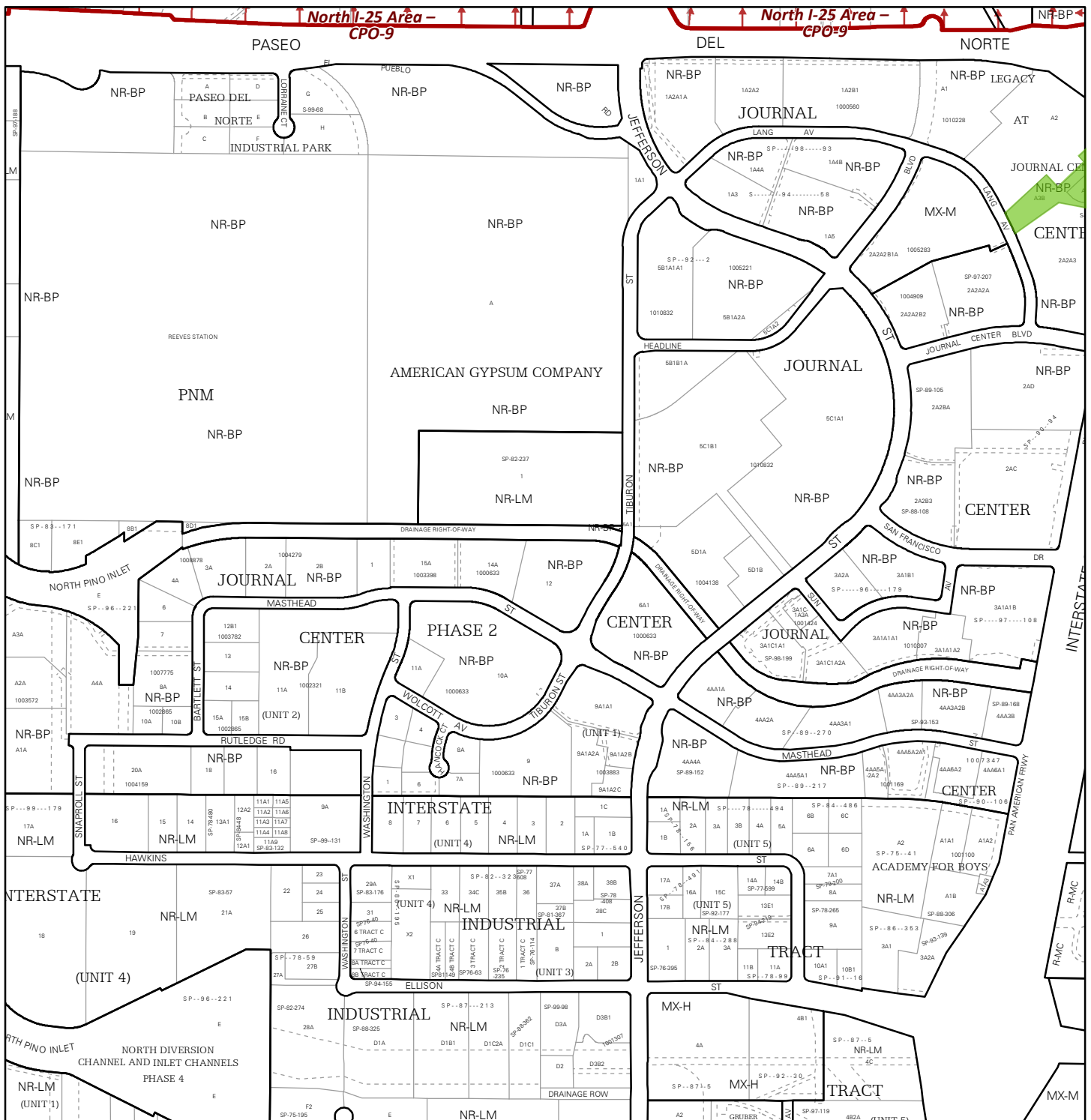
Site Sketch for
Tracts A-3-A-1 and A-3-B-1
Legacy at Journal Center
Being Comprised of
Tracts A-3-A and A-3-B
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City of Albuquerque, Bernalillo County, New Mexico
June 2025

Legend

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○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
—●—●—●—	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. A301180
▨	CONCRETE
■	BOLLARD
□	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
→	ANCHOR
P	PULL BOX
☆	LIGHT POLE
ⓔ	ELECTRIC METER
T	TRANSFORMER
EC	ELECTRIC CABINET
Ⓢ	SANITARY SEWER MANHOLE
•∞	SAS CLEANOUT
WV	WATER VALVE
Ⓜ	WATER METER
⚡	FIRE HYDRANT
—OR—	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY



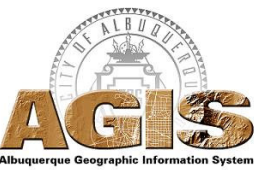
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For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

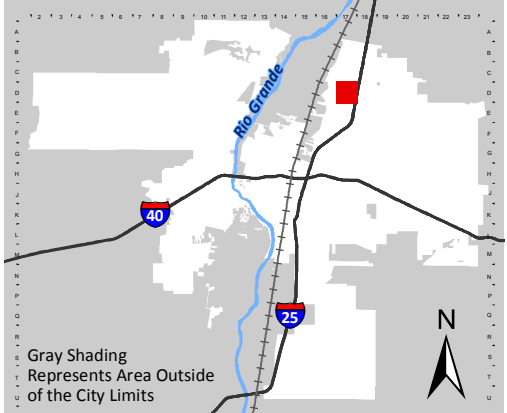
IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

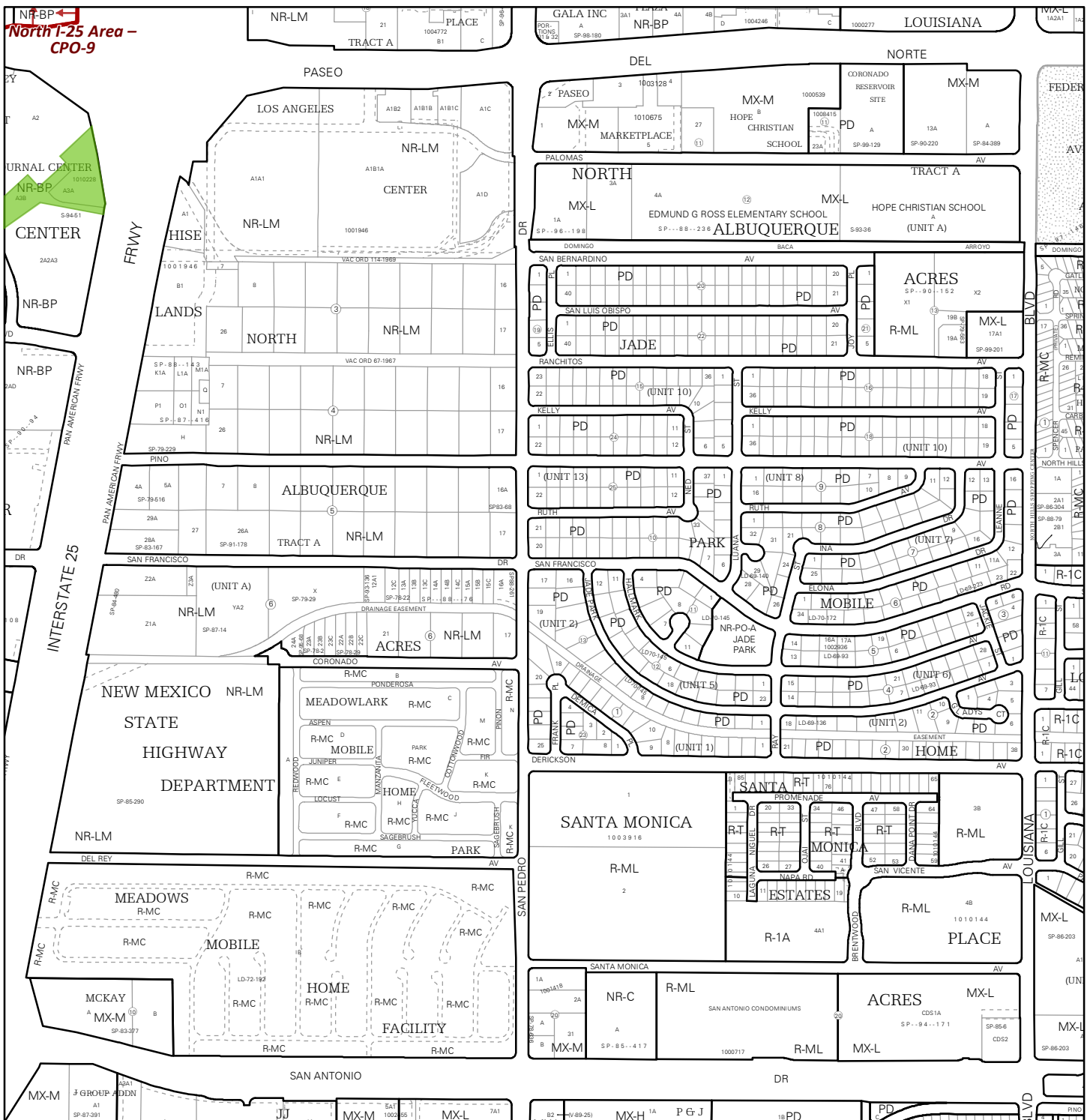


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-17-Z

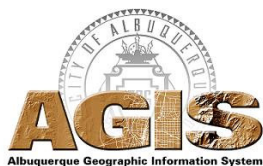
- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment

0 250 500 1,000 Feet

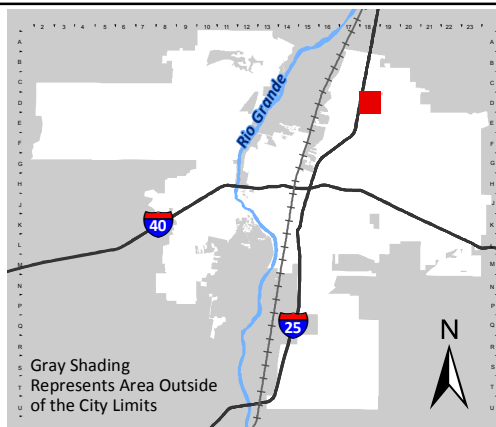


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
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Zone Atlas Page: D-18-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet