

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

## **OFFICIAL NOTIFICATION OF DECISION**

Titan Journal Center Hotel LLC  
6300 Riverside Plaza Lane, NW, Suite 200  
Albuquerque, NM 87109

**Project# PR-2022-007907**  
**Application#**  
**SD-2023-00116 – PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of **Tract 2A-2A-3, JOURNAL CENTER** zoned **NR-BP**, located at **5151 JOURNAL CENTER BLVD NE** containing approximately **6.158** acre(s). (**D-17, D-18**)

On June 28, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, based on the following Findings:

1. This is a request to subdivide a 0.9109-acre lot from an existing lot (Tract 2A-2A-3, Journal Center) a total of 6.158 acres in size.
2. The property is zoned NR-BP (Non-residential - Business park). Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### **Conditions:**

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

- a. The dimensions of sidewalks and landscape buffers must be provided.
- b. Sidewalk easement for a sidewalk along Lang which moves in and out of the right-of-way must be provided.

- c. Project and application Numbers must be added to the plat prior to the final sign-off.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 17, 2023**. 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(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive a 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 permits 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,



David S. Campbell  
Development Hearing Officer

DSC/lis

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







# PR-2022-007907\_June\_28\_2023\_Notice\_of\_De cision

Final Audit Report

2023-07-04

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