

CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

April 18, 2025

TO: Brook Bassan President, City Council

FROM: Tim Keller, Mayor



Subject: Hi-Way Hotel, 3200 Central Ave. SE - Right of Way Vacation

Project# PR-2024-010846, VAC-2025-00002, VACATION OF PUBLIC RIGHT-OF-WAY

Titan Hiway Land, LLC requests the aforementioned action within all or a portion of: 8,838 square feet of a platted roadway (Bryn Mawr SE), zoned MX-M, within CPO-8 and located between Central Ave. and Silver Ave.

Request: This is a request to vacate a portion of a platted roadway 8,838 square feet in size (Bryn Mawr SE).

Per Section 14-16-6-6(M)(3)(a) and (b) of the IDO, the Development Hearing Officer (DHO) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5000 square feet or the entire street width of a street, including any or all of the public right-of-way. The vacation of the noted street and right-of-way is over 5,000 square feet in size and the entire width of the roadway, therefore the DHO is a recommending body to City Council.

At the April 9th, 2025 public meeting, the DHO (Brennon Williams) recommended approval of the request to the City Council of the proposed vacation as shown on the Vacation Exhibit "Right-of-Way Vacation Exhibit" (attached) in the Planning file under Project# PR-2024-010846, based on the recommended Findings per Section 14-16-6-6(M) of the IDO.

Title/ Subject of Legislation: Hiway Hotel, 3200 Central Ave. SE Right-of-Way Vacation

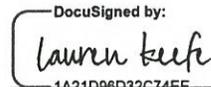
Vacation: Project# 2024-010846

VAC-2025-00002 VACATION OF PUBLIC RIGHT-OF-WAY, DHO RECOMMENDATION FOR APPROVAL.

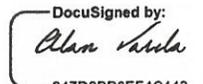
Approved:


Samantha Sengel Date
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:
 5/1/2025 | 12:54 PM MDT
1A21D96D32C74EE...
Lauren Keefe Date
City Attorney

Recommended:

DocuSigned by:
 5/1/2025 | 11:52 AM MDT
947D8BB6EF4C443
Alan Varela Date
Planning Director

Cover Analysis
Bryn Mawr SE Right-of-Way Vacation

1. What is it?

The vacation of a portion of a platted roadway 8,838 square feet in size (Bryn Mawr SE), located between Central Ave. and Silver Ave.

2. What will this piece of legislation do?

This action will vacate the 8,838 square feet of platted roadway.

3. Why is this project needed?

This project would be a net benefit to the community as it would be part of a larger development that would include the construction of multi-family and detached residential dwellings.

4. How much will it cost and what is the funding source?

The applicant and any interested abutting property owners shall coordinate with the Real Property Division of the City Department of Municipal Development regarding the purchase of the vacated right-of-way (should the City Council approve the Vacation).

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

No revenue source is associated with this action.

6. What will happen if the project is not approved?

If this project is not approved it will negatively impact a proposed development featuring the construction of the Hiway Hotel project.

7. Is this service already provided by another entity?

This service can only be provided by the City of Albuquerque.

**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 Hiway Land, LLC
6300 Riverside Plaza Ln #200,
Albuquerque, NM 87120

Project# PR-2024-010846
Application#
VAC-2025-00002
VACATION OF PUBLIC RIGHT-OF WAY

LEGAL DESCRIPTION:

For all or a portion of:

**4, 1, 2, 1, 3, 5, UNIVERSITY HEIGHTS, MONTE
VISTA ADDN, zoned MX-M located at 3200
CENTRAL AVE SE containing approximately
1.0847 acre(s). (K-16)**

On April 9th, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and recommended approval of the request, based on the following Findings:

1. This is a request to vacate approximately 8,838 square feet of public right of way that includes a portion of Bryn Mawr Road S.E. that is located to the west of the subject property.
2. The subject property is zoned MX-M (Mixed-Use – Moderate Intensity). The proposed vacation is depicted on the Right-of-Way Vacation Exhibit on file.
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
4. Pursuant to Section 14-16-6-6(M)(1)(b)(2) of the IDO, the DHO will be the recommending body to the City Council on the request because the vacation is more than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.

5. The submittal included justification for the Vacation action per 6-6(M)(3)(a) and 6-6(M)(3)(b). The public welfare does not require that the Right-of-Way in question be retained, as the proposed vacation applies only to the parking section of the street adjacent to the development and will not impact the functionality of the existing two-lane roadway. The vacation will allow for private improvements in this section while ensuring that public parking remains available, preserving the current access and convenience for visitors, businesses, and residents in the area. Since the primary function of the right-of-way—providing parking—will not be removed but a couple of spaces will be for the hotel, there is no compelling reason for it to remain under public ownership. The vacation will enhance a redevelopment project, supporting the revitalization of a long-vacant property and encouraging economic growth along Central Avenue.

The proposed vacation of right-of-way will result in a net benefit to the public welfare by enabling the redevelopment of a long-vacant property in Nob Hill into a new hotel with a rooftop bar and restaurant. This project will transform an underutilized site into a business that contributes to the economic and social vitality of the Central Avenue corridor. Any minor impact from the vacation is outweighed by these benefits, and there is no convincing evidence that any substantial property right is being abridged. The vacation will allow for a more cohesive and efficient site plan, ensuring better access, safety, and overall urban design. By facilitating this redevelopment, the vacation supports the Nob Hill neighborhood’s long-term goals for revitalization, making the area a more economically sustainable and attractive place to live, work, and visit.

6. The Vacation must be must be platted within one year of City Council approval or it will be void (see Table 6-4-3 of the IDO).
7. The applicant has agreed to a request from the neighborhood and community members to keep the publicly accessible metered parking along Bryn Mawr Rd.

Sincerely,

Brennon Williams

[Brennon Williams \(Apr 16, 2025 06:43 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

Consensus Planning, Inc., 302 8th Street, Albuquerque, NM 87102

PR-2024-010846 April 9th, 2025 Notice of Decision - DHO

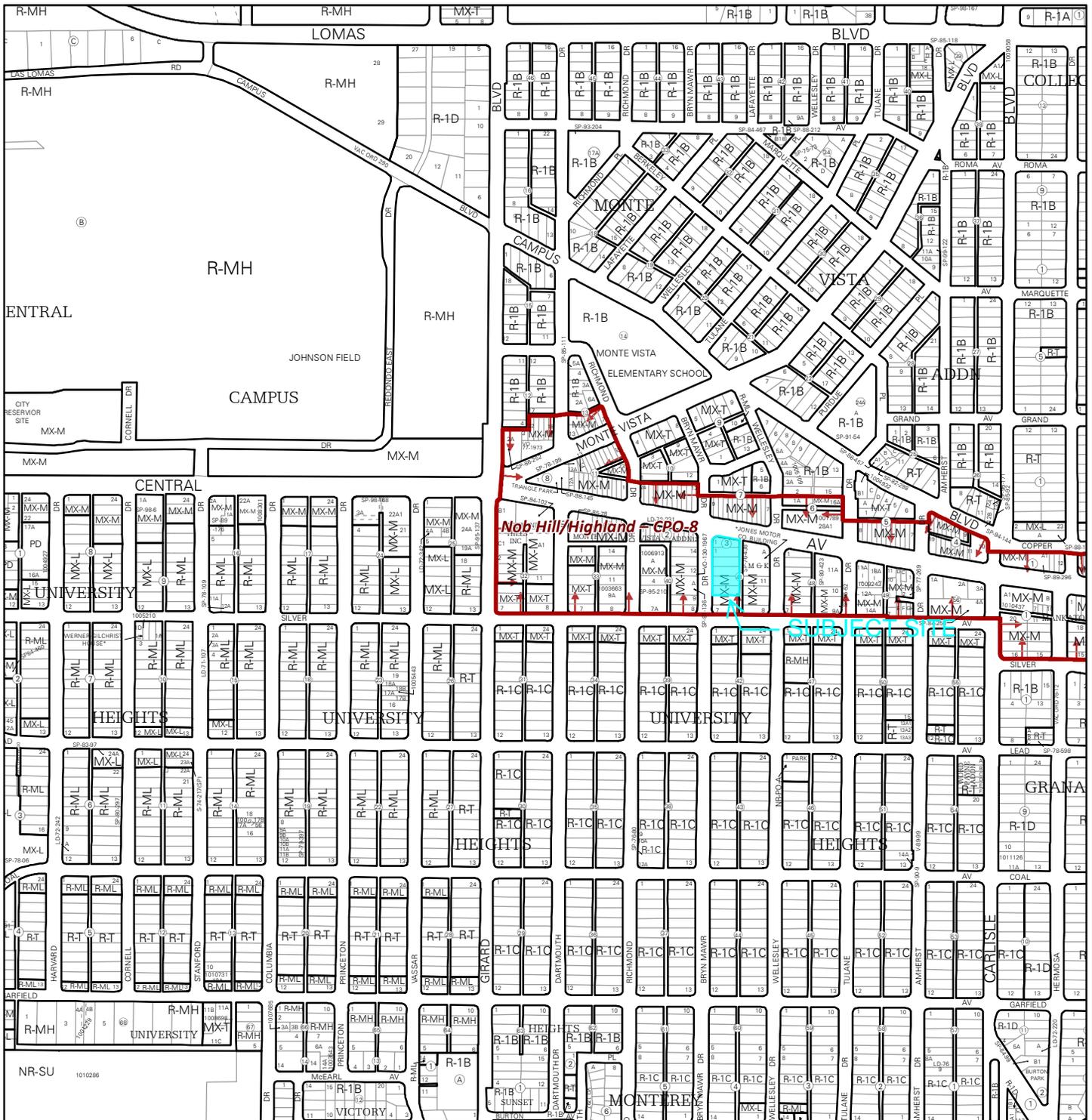
Final Audit Report

2025-04-16

Created:	2025-04-15
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2h3by9tN-OscO-sdcnJPAU56e9Ge06xr

"PR-2024-010846 April 9th, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-04-15 - 8:01:32 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature
2025-04-15 - 8:01:36 PM GMT
-  Email viewed by brennonwilliams295@gmail.com
2025-04-16 - 12:42:03 PM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2025-04-16 - 12:43:26 PM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2025-04-16 - 12:43:28 PM GMT - Time Source: server
-  Agreement completed.
2025-04-16 - 12:43:28 PM GMT



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).

Zone Atlas Page:
K-16-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

Vacation Exhibit Hiway House

Section 22, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
November 2024

Legend

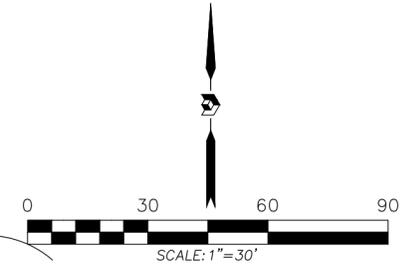
N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)	
○	RECORD BEARINGS AND DISTANCES
●	FOUND AND USED MONUMENT AS DESIGNATED
⊙	FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
⊙	PK NAIL WITH WASHER "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Line Table

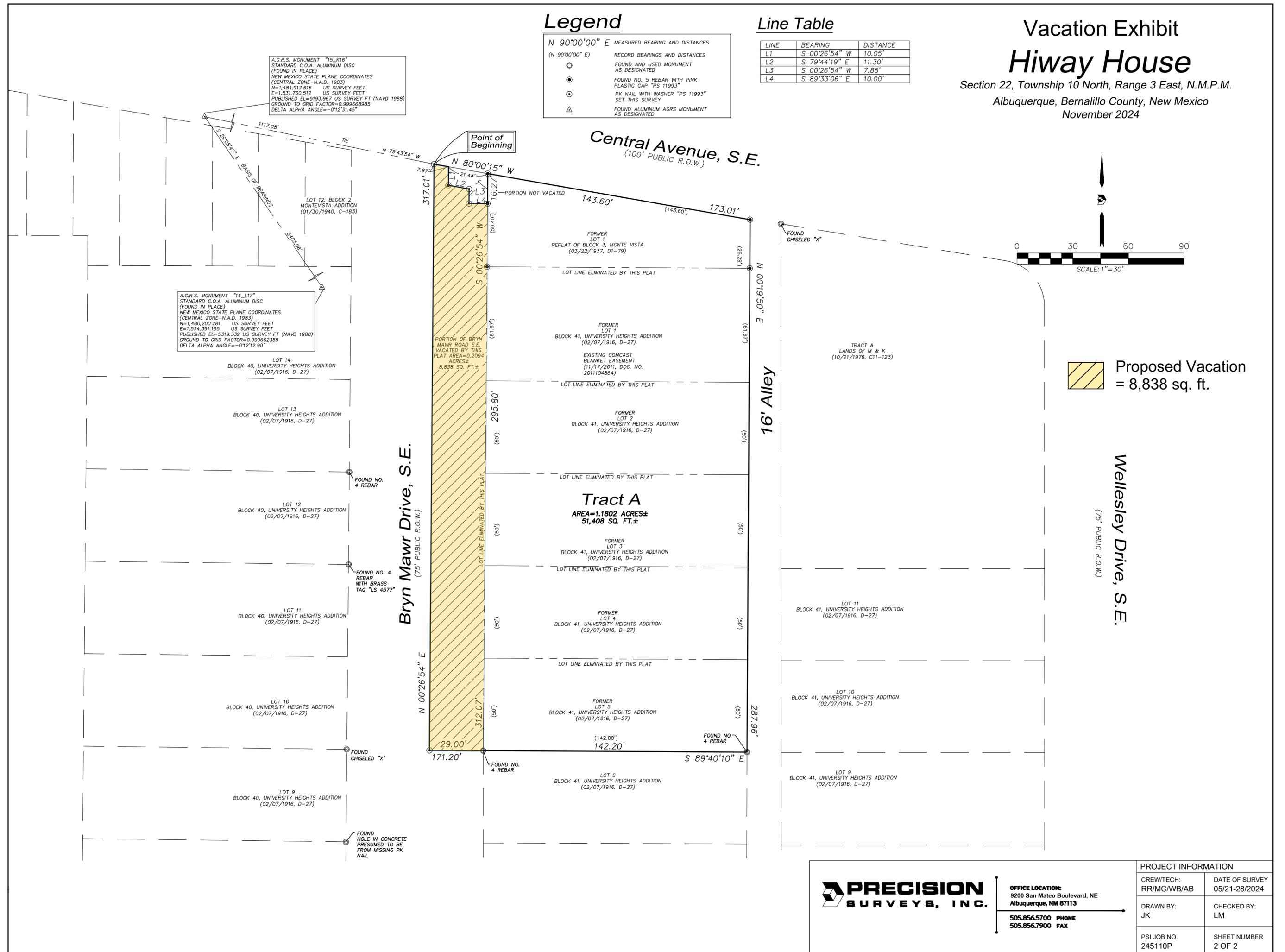
LINE	BEARING	DISTANCE
L1	S 00°26'54" W	10.05'
L2	S 79°44'19" E	11.30'
L3	S 00°26'54" W	7.85'
L4	S 89°33'06" E	10.00'

A.G.R.S. MONUMENT "15_K16"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,484,917.616 US SURVEY FEET
E=1,531,760.512 US SURVEY FEET
PUBLISHED EL=5193.967 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999668985
DELTA ALPHA ANGLE=-0°12'31.45"

A.G.R.S. MONUMENT "14_L17"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,480,200.281 US SURVEY FEET
E=1,534,391.165 US SURVEY FEET
PUBLISHED EL=5319.339 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999662355
DELTA ALPHA ANGLE=-0°12'12.90"



 Proposed Vacation
= 8,838 sq. ft.



PRECISION
SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: RR/MC/WB/AB	DATE OF SURVEY 05/21-28/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 245110P	SHEET NUMBER 2 OF 2



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 4/9/25 -- **AGENDA ITEM:** #3

Project Number: PR-2024-010846

Application Number: VAC-2023-00002

Project Name: 3200 Central Ave SE – Hiway House Hotel Project

Request:

Vacation of Right of Way

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

Items in **orange type** need comment or corrections.

Background:

- This case was deferred from the 3/26/25 DHO meeting.
- A Sketch Plat for the subject property was reviewed by Development Facilitation Team (DFT) staff, with comments provided to the Applicant on 09/25/24.
- The subject property consists of approximately 1 acre of land and is currently zoned MX-M. It is within CPO-8, Nob Hill/Highland mapped area, and PT-Premium Transit, MS-Main Street, MT-Major Transit center/corridor areas.
- The Applicant is requesting a Vacation of Public Right-of-Way for a property located at the corner of Central Ave Se and Bryn Mawr Dr. The legal description of the site is *LTS 1 THRU 5 IN BLK 41 UNIVERSITY HGTS ADDN & LT 1 BLK 3 MONTE VISTA ADDN*.
- Originally the vacated section of Bryn Mawr is approximately 8,838 sf or .2094 acres. However, after the applicant worked with DMD-Department of Municipal Development and the Real Property Division the request was modified to the following:

The applicant and agent request to vacate a +/-1,000 SF portion of Bryn Mawr Drive SE to provide the canopy structure to provide an ADA accessible van parking space. The ADA space will be open to the public and not designated specifically for the hotel.

Following approval of the vacation, the applicant will go through the City process to acquire the ROW and also agrees to re-asphalt the area for the benefit of the city.

As a part of the development, the applicant will provide a new 6' wide sidewalk along Bryn Mawr along with new landscaping adjacent to the building.

- The Director of DMD, Jennifer Turner, sent communication approving the revisions in the Vacation Exhibit. However, they do not want individual parking meters eliminated.
- Future development must meet all applicable standards and provisions of the IDO (per the MX-M zone district) and the DPM. The following are links to both:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

1. Items that need to be completed or corrected

- Please confirm the updated details of the Vacation request for the DHO; if the Vacation request is for the original request for vacating 8,838-square square feet of Bryn Mawr, then the DHO would be recommending body and the City Council would be the approving body for the request. However, if the request continues to be the revised request for vacating approximately 1,000 square feet of Bryn Mawr, then the DHO would be the approving body for the request per 6-6(M)(1)(b) of the IDO.
- Confirm how or if utilities are affected in the area that is being vacated. *Confirm communication with WUA and PNM.*
- Clarify and confirm the recent and updated communications with DMD-Real Property regarding the purchase of the vacated ROW, and with DMD regarding roadway plans for Bryn Mawr. Along with any communication with the abutting/adjacent property owners
*Previously, Real Property had been opposed to the vacation request, but has since approved of the updated project changes.
- Coordination with the Real Property Division of DMD is required for the purchase and sign-off of the proposed vacation.
- The Project and Application numbers must be added to the Vacation exhibit.
- A platting application for DHO review and approval must be submitted within one year of approval of the Vacation. With the project updates, *the City Council is no longer required for this submittal.*

- **For the future platting and development actions, compliance will be required with Section 7 of the DPM Table 7.2.29 and the Required Improvements section from 5-4(N) of the IDO.**

*Regarding Sidewalk width requirements and the landscape buffer.

Verification of standards per Transportation

Central is a Main Street and requires 10' to 12' sidewalk with a 6' to 8' landscape buffer.

Bryn Mawr is a local road and requires 5' sidewalk with 4' to 6' landscape buffer. Please provide a diagram with existing sidewalk and buffer widths. If you are not able to provide these widths you may request a waiver using criteria in the IDO.

The alleyway on the east side shows a 16' width. All alleys are required to be 20' wide. If you are unable to provide this you may request a determination with a justification letter.

- The submittal included justification for the Vacation action per 6-6(M)(3)(a) and 6-6(M)(3)(b).

6-6(L)(3) REVIEW AND DECISION CRITERIA--Vacation of Public Right-of-Way 6-6(M)(3):

6-6(M)(3)(a) *The public welfare does not require that the easement, private way, or public right-of-way be retained.*

Applicant Response: *The public welfare does not require that the Right-of-Way in question be retained, as the proposed vacation applies only to a small portion of the parking section of the street to provide for necessary private improvement to accommodate the private investment in the new hotel project. The vacation will not impact the functionality of the existing two-lane roadway. The vacation will allow for private improvements in this section while ensuring that public parking remains available, preserving the current access and convenience for visitors, businesses, and residents in the area. The proposed vacation will enhance the overall redevelopment project, supporting the revitalization of a long-vacant property, and encourage economic growth along Central Avenue.*

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.*

Applicant Response: *The proposed vacation of right-of-way will result in a net benefit to the public welfare by enabling the redevelopment of a long-vacant property in Nob Hill into a vibrant new hotel with a rooftop bar and restaurant. This project will transform an underutilized site that has been a source of various safety concerns for the neighborhood into a vibrant, thriving business that contributes to the economic and social vitality of the Central Avenue corridor. Any minor impact from the small vacation is far outweighed by these benefits, and there is no convincing evidence that any substantial property right is being abridged. The vacation will allow for a more cohesive and efficient site plan, ensuring better access, safety, and functionality for the hotel. By facilitating this redevelopment, the vacation supports the Nob Hill neighborhood's long-term goals for revitalization, making the area a more economically sustainable and attractive place to live, work, and visit.*

CONCLUSION

The proposed vacation of right-of-way supports the redevelopment of a long-vacant property into a thriving hotel and restaurant, bringing significant economic and aesthetic benefits to Nob Hill. The vacation does not impact public parking availability but allows for private improvements to address the creation of a covered handicap parking space and loading space that will enhance the streetscape and contribute to the revitalization of Central Avenue.

Given that the public welfare does not require retention of this portion of the right-of-way and the development offers a clear net benefit to the community, we respectfully request that the Development Hearing Officer approve this request.

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
- ***Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.**
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

***Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*

Future Development Guidance

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

Future development is subject to the standards and provisions within the IDO and the DPM.

****Submitted plans should demonstrate how standards are being met.***

- ❖ **Table III: IDO Provisions for ABC Comp Plan Centers and Corridor Areas.** *PT-Premium Transit, MS-Main Street, MT-Major Transit .
- ❖ **3-4-1 NOB HILL/HIGHLAND – CPO-8.**
- ❖ **4-2 Allowed Uses,** table 4-2-1, per MX-M.
- ❖ **4-3 Use Specific Standards** for the Hotel use and any accessory/incidental uses. (Reference table above).
**The formal submittal will need to demonstrate and explain how the proposed development will meet all of those standards.*
- ❖ **5-1 Dimension Standards for MX-M.**
5-1-G Exceptions and Encroachments.
****Plans should include measurements for setback, separation, height elevations, etc. Plans will need to demonstrate clearly how standards and requirements are being met.***
- ❖ **5-3 Access & Connectivity requirements.** Circulation and Connections.
- ❖ **5-4 Subdivision Of Land.**

5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards

In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements.

- ❖ **5-5 Parking & Loading** requirements, Table 5-5-1
**Plans will need to demonstrate compliance of parking requirements.
Provide calculation detail and any shared parking agreement information.*
- ❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**
**Plans will need to demonstrate compliance of landscaping requirements.
Provide a landscaping plan that includes calculations, buffer areas & detail.
*Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. **Development requires separate permitting.*
- ❖ **5-8 for Outdoor Lighting requirements.** **Lighting plan required.*
- ❖ **5-9 Neighborhood Edges.**
- ❖ **5-11 Façade and Building design.** Per 5-11(E).
**Please provide detailed elevations and a detailed explanation letter and include site plan notes as to how the proposed elevation meets all applicable sections.*
- ❖ **5-12 SIGNS.** Per MX-M-signage type, and any CPO standards.
- ❖ **5-13 OPERATION AND MAINTENANCE**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **6-4-R Dedications.**
- ❖ **6-4(J)(8) Development in the Northwest Mesa Escarpment View Protection.**
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.**
- ❖ **7-1 Development, Dwelling, and use definitions.**



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 4/9/25



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2024-010846

VAC_2023-00002– VACATION OF RIGHT-OF- WAY

CONSENSUS PLANNING, INC. agent for TITAN HIWAY LAND LLC requests the aforementioned action(s) for all or a portion of: 4, 1, 2, 1, 3, 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN, zoned MX-M located at 3200 CENTRAL AVE SE containing approximately 1.0847 acre(s). (K-16)

PROPERTY OWNERS: Titan Hiway Land, LLC Titan

REQUEST: Vacation of right of way currently used for parking on Bryn Mawr

SKETCH PLAT 9-25-24 (DFT)

IDO - 2023

Comments:

3.26.2025

Parks and Recreation has no objections to this request.

From: Jim Strozier <cp@consensusplanning.com>
Sent: Friday, April 4, 2025 4:15 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>
Cc: Josh Rogers <jrogers@titan-development.com>; Gomez, Angela J. <agomez@cabq.gov>; Ayoni Oyenuga <oyenuga@consensusplanning.com>
Subject: FW: Bryn Mawr right of way

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Jay and Robert,

Please see Jennifer Turner's confirmation email regarding the Bryn Mawr vacation request.

Thank you.

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: Turner, Jennifer L. <JenniferTurner@cabq.gov>
Sent: Tuesday, April 1, 2025 4:56 PM
To: Josh Rogers <jrogers@titan-development.com>; Fowler, Aaron W. <afowler@cabq.gov>; Montoya, Patrick <patrick@cabq.gov>
Cc: Garcia, Reylene A. <frgarcia@cabq.gov>; Sanchez, Chris <clsanchez@cabq.gov>; Lenke, Nathaniel <nlenke@cabq.gov>; Griego, Maria <maria@cabq.gov>; Jim Strozier <cp@consensusplanning.com>; Ian Robertson <irobertson@Titan-Development.com>; Kurt Browning <kbrowning@titan-development.com>
Subject: RE: Bryn Mawr right of way

Hi Josh,

Thanks for providing this recap and the helpful conversation Friday. I've talked to my team and we are good with your recap below, except that we do not want to eliminate the individual parking meters.



JENNIFER TURNER

Director

o 505.768.3722

m 505.239.0325

cabq.gov/dmd



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2024-010846 Date: 4/9/2025 Agenda Item: #3 Zone Atlas Page: K-16

Legal Description: Lot 4, 1, 2, 1, 3, 5, University Heights/Monte Vista

Request: Vacation of right of way currently used for parking on Bryn Mawr.

Location: 3200 Central Ave SE 1.08 acres

Application For: VAC-2023-00002 – VACATION OF RIGHT-OF-WAY

1. No objection to vacation of the public right-of-way in Bryn Mawr.
2. Availability Statement No. 241125 which states the conditions of water and sanitary sewer service has been executed and provided to the applicant.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010846
3200 Central SE

AGENDA ITEM NO: 3

SUBJECT: Vacation of Right-of-Way

ENGINEERING COMMENTS:

1. Transportation has no objection to the vacation, but Real Property had previous objections. Please provide any communications with DMD and Real property showing they do not object.

Future Development:

2. The alleyway on the east side shows a 16' width. All alleys are required to be 20' wide. If you are unable to provide this you may request a determination with a justification letter.
3. An approved TCL will be required prior to site plan or building permit. Also, please fill out and submit a Traffic Scoping Form to determine if a traffic study will be required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: April 9, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
 Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2024-101846 Hearing Date: 04-09-2025
 4, 1, 2, 1, 3, 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN,
 located at
 Project: 3200 CENTRAL AVE SE Agenda Item No: 3

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (HT# K16D055) with engineer's stamp 1/8/25.
- Hydrology needs to approve the Grading & Drainage Plan prior to Building Permit.
- Hydrology has no objection to the Vacations.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2024-010846 Date: 3/26/2025 Agenda Item: #1 Zone Atlas Page: K-16

Legal Description: Lot 4, 1, 2, 1, 3, 5, University Heights/Monte Vista

Request: Vacation of right of way currently used for parking on Bryn Mawr.

Location: 3200 Central Ave SE 1.08 acres

Application For: VAC-2023-00002 – VACATION OF RIGHT-OF-WAY

1. No objection to vacation of the eastern side of the public right-of-way in Bryn Mawr Drive that was previously used for private parking. No public water and sanitary sewer infrastructure currently exists in this right-of-way.

Informational Comments (Site Plan):

2. The southwest corner of the proposed development that previously included the stated parking area will now be taken up by a 6-inch private fire line and fire hydrant.
 - a. Note this is accessible to a public roadway and any hydrants that are situated in this fashion should be public. Infrastructure improvements may be required to potentially construct a waterline along Bryn Mawr to allow this hydrant to be connection directly to a public waterline.
 - b. The fire line shown to serve the fire hydrant is not clear if it is proposed as public or private.
3. Update on the Water Authority comments on the Sketch Plan:
 - a. A request for availability was submitted. Availability Statement No. 241125 which states the conditions of water and sanitary sewer service is currently in process and should be executed and available to the applicant within the next few weeks.
 - b. As stated previously regarding the sketch plan submittal, proposed development improvements to the public water and sanitary sewer infrastructure may be required if the proposed service demands exceed the systems' capacities.
4. **Comment:** (Provide written response explaining how comments were addressed)



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 3/26/25 -- **AGENDA ITEM:** #1

Project Number: PR-2024-010846

Application Number: VAC-2023-00002

Project Name: 3200 Central Ave SE – Hiway House Hotel Project

Request:

Vacation of Right of Way-Council

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

Items in **orange type** need comment or corrections.

Background:

- A Sketch Plat for the subject property was reviewed by Development Facilitation Team (DFT) staff, with comments provided to the Applicant on 09/25/24.
- The subject property consists of approximately 1 acre of land and is currently zoned MX-M. It is within CPO-8, Nob Hill/Highland mapped area, and PT-Premium Transit, MS-Main Street, MT-Major Transit center/corridor areas.
- The Applicant is requesting a Vacation of Public Right-of-Way for a property located at the corner of Central Ave Se and Bryn Mawr Dr. The legal description of the site is *LTS 1 THRU 5 IN BLK 41 UNIVERSITY HGTS ADDN & LT 1 BLK 3 MONTE VISTA ADDN*. The vacated section of Bryn Mawr is approximately 8,838 sf or .2094 acres.
- Future development must meet all applicable standards and provisions of the IDO (per the MX-M zone district) and the DPM. The following are links to both:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

1. Items that need to be completed or corrected

- Please explain and confirm the details of the Vacation request for the DHO.
- Confirm how or if utilities are affected in the area that is being vacated. Planning seeks response from WUA and PNM.
- Clarify and confirm communications with any of the abutting/adjacent property owners, along with the communication with Real Property regarding the purchase of the vacated ROW, and with DMD regarding any possible roadway plans for Bryn Mawr.
*Real Property had been opposed to the vacation request. Per comments submitted.
- Coordination with the Real Property Division of DMD is required for the purchase and sign-off of the proposed vacation.
- The Project and Application numbers must be added to the Vacation exhibit.
- The submittal included justification for the Vacation action per **6-6(M)(3)(a) and 6-6(M)(3)(b)**.
-The public welfare does not require that the Right-of-Way in question be retained, as the proposed vacation applies only to the parking section of the street adjacent to the development and will not impact the functionality of the existing two-lane roadway. The vacation will allow for private improvements in this section while ensuring that public parking remains available, preserving the current access and convenience for visitors, businesses, and residents in the area. Since the primary function of the right-of-way—providing parking—will not be removed but a couple of spaces will be for the hotel, there is no compelling reason for it to remain under public ownership. Instead, its vacation will enhance the overall redevelopment project, supporting the revitalization of a long-vacant property and encouraging economic growth along Central Avenue.

-The proposed vacation of right-of-way will result in a net benefit to the public welfare by enabling the redevelopment of a long-vacant property in Nob Hill into a vibrant new hotel with a rooftop bar and restaurant. This project will transform an underutilized site that has been a source of various safety concerns for the neighborhood into a vibrant, thriving business that contributes to the economic and social vitality of the Central Avenue corridor. Any minor impact from the vacation is far outweighed by these benefits, and there is no convincing evidence that any substantial property right is being abridged. The vacation will allow for a more cohesive and efficient site plan, ensuring better access, safety, and overall urban design. By facilitating this redevelopment, the vacation supports the Nob Hill neighborhood’s long-term goals for revitalization, making the area a more economically sustainable and attractive place to live, work, and visit.
- A platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation.

- For the future platting and development actions, compliance will be required with *Section 7 of the DPM Table 7.2.29* and the Required Improvements section from 5-4(N) of the IDO. *Regarding Sidewalk width requirements and the landscape buffer.
****Verification of standards per Transportation****
Central is a Main Street and requires 10' to 12' sidewalk with a 6' to 8' landscape buffer.
Bryn Mawr is a local road and requires 5' sidewalk with 4' to 6' landscape buffer. Please provide a diagram with existing sidewalk and buffer widths. If you are not able to provide these widths you may request a waiver using criteria in the IDO.
The alleyway on the east side shows a 16' width. All alleys are required to be 20' wide. If you are unable to provide this you may request a determination with a justification letter.

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
- ***Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.**
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

***Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*

Future Development Guidance

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

Future development is subject to the standards and provisions within the IDO and the DPM.

****Submitted plans should demonstrate how standards are being met.***

- ❖ **Table III: IDO Provisions for ABC Comp Plan Centers and Corridor Areas.** *PT-Premium Transit, MS-Main Street, MT-Major Transit .
- ❖ **3-4-1 NOB HILL/HIGHLAND – CPO-8.**
- ❖ **4-2 Allowed Uses,** table 4-2-1, per MX-M.
- ❖ **4-3 Use Specific Standards** for the Hotel use and any accessory/incidental uses. (Reference table above).
**The formal submittal will need to demonstrate and explain how the proposed development will meet all of those standards.*

- ❖ **5-1 Dimension Standards for MX-M.**
5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc.
Plans will need to demonstrate clearly how standards and requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.** Circulation and Connections.
- ❖ **5-4 Subdivision Of Land.** *5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards*
In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements.
- ❖ **5-5 Parking & Loading requirements,** Table 5-5-1
**Plans will need to demonstrate compliance of parking requirements.
Provide calculation detail and any shared parking agreement information.*
- ❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**
**Plans will need to demonstrate compliance of landscaping requirements.
Provide a landscaping plan that includes calculations, buffer areas & detail.
*Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.*
- ❖ **5-7 Walls/Fences,** table 5-7-1. **Development requires separate permitting.*
- ❖ **5-8 for Outdoor Lighting requirements.** **Lighting plan required.*
- ❖ **5-9 Neighborhood Edges.**
- ❖ **5-11 Façade and Building design.** Per **5-11(E).**
**Please provide detailed elevations and a detailed explanation letter and include site plan notes as to how the proposed elevation meets all applicable sections.*
- ❖ **5-12 SIGNS.** Per MX-M-signage type, and any CPO standards.
- ❖ **5-13 OPERATION AND MAINTENANCE**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **6-4-R Dedications.**
- ❖ **6-4(J)(8) Development in the Northwest Mesa Escarpment View Protection.**
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.**
- ❖ **7-1 Development, Dwelling, and use definitions.**



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jay Rodenbeck/Jolene Wolfley DATE: 3/26/25
Planning Department

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010846
3200 Central SE

AGENDA ITEM NO: 1

SUBJECT: Vacation of Right-of-Way

ENGINEERING COMMENTS:

1. Transportation has no objection to the vacation, but it appears Real Property has objections. Transportation cannot support this unless DMD Real Property and Parking support this.

Future Development:

2. Central is a Main Street and requires 10' to 12' sidewalk with a 6' to 8' landscape buffer. Bryn Mawr is a local road and requires 5' sidewalk with 4' to 6' landscape buffer. Please provide a diagram with existing sidewalk and buffer widths. If you are not able to provide these widths you may request a waiver using criteria in the IDO.
3. The alleyway on the east side shows a 16' width. All alleys are required to be 20' wide. If you are unable to provide this you may request a determination with a justification letter.
4. An approved TCL will be required prior to site plan or building permit. Also, please fill out and submit a Traffic Scoping Form to determine if a traffic study will be required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: March 26, 2025

ACTION: _____

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
 Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2024-101846 Hearing Date: **03-26-2025**
 4, 1, 2, 1, 3, 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN,
 located at
 Project: 3200 CENTRAL AVE SE Agenda Item No: **1**

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (HT# K16D055) with engineer's stamp 1/8/25.
- Hydrology needs to approve the Grading & Drainage Plan prior to Building Permit.
- Hydrology has no objection to the Vacations.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____

DMD and the Parking Division oppose this vacation of right of way for the following reasons:

- The surrounding businesses in the area rely on these parking spaces for their customers.
- Eliminating these parking spaces would limit the ability for customers and citizens to visit the surrounding businesses.
- The parking spaces are a source of revenue for the City's Parking Division.

Thank you
Aaron



**PNM Comments
Development Hearing Officer
Public Hearing: 26 March 2025**

PR-2024-010846 Vacation of Public Right-of-Way (Bryn Mawr Dr SE)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. Any existing easements may have to be revisited, and new easements will need to be created for any electric facilities in the right-of-way proposed to be vacated as determined by PNM.
4. If it is determined there are PNM facilities in the right-of-way proposed to be vacated, the applicant should begin the specific processes outlined in **IDO Section 14-16-6-6(M)(2)(g)2.a.ii.** as soon as possible. Contact Rodney Fuentes via email at Rodney.Fuentes@pnmresources.com.
5. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
6. The applicant should contact the PNM New Service Delivery Department to coordinate new or expanded electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
7. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



March 14, 2025

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Development Hearing Officer on
March 26, 2025
Albuquerque, Bernalillo County, District Three**

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2024-010846

Case Description: Vacation of public right-of-way.

Location: Right-of-way/roadway west of 3200 Central Ave. S.E. Albuquerque, NM 87106.

Type of Development (Residential/Commercial): Commercial (Current)

Possible Impacted NMDOT roadway(s): Central Ave.

Department Comments:

- NMDOT has no comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or keith.thompson@dot.nm.gov

Sincerely,

Keith Thompson, D3 Support Engineer
cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

**Hilma Espinoza
Chynoweth**
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Emailed March 12, 2025
DHO Comments for Meeting on 3/26/2025

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Drainage Engineer
AMAFCA

RE: DHO RESPONSE for PR-2024-010846

4, 1, 2, 1, 3, 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN: ZAP: K-16
VAC-2023-00002 • AMAFCA has no adverse comments to
– VACATION OF the vacation of ROW.
RIGHT-OF-WAY



February 14, 2025 – Updated April 7, 2025

Robert Lucero, Esg.
Development Hearing Officer
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Vacation of Public Right-of-Way Request

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Lucero,

The purpose of this letter is to amend our request for a Vacation of Public Right-of-Way by the DHO for a property located at the southeast corner of Central Avenue SE and Bryn Mawr Drive SE. The legal description of the site is *Lots 1 through 5 Block 41 University Heights Addition & Lot 1 Block 3 Monte Vista Addition*.

BACKGROUND

The subject property consists of approximately 1.08 acres and is zoned MX-M. The HiWay House Motel located on the property was recently demolished and is to be replaced by a proposed Marriot Tribute Hotel. The proposed site plan design was submitted for sketch plan review on September 25, 2024 (PR-2024-010846). Bryn Mawr is a two-lane road with existing head-in public parking on the eastern side of the street. The request has been revised to be approximately 1,000 square feet of vacation.



Existing Zoning

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP



Aerial Photo

REQUEST

The Applicant is requesting approval for the Vacation of a small portion of the Right-of-Way for Bryn Mawr currently used for the public parking on Bryn Mawr Drive SE. The vacated section is proposed along the subject property and is approximately 1,000 square feet. The vacation will allow for the development of a new covered area (Porte Cochere) to accommodate a new covered handicap space and a loading space (see attached Vacation Exhibit). The developer will be repaving and re-striping the existing parking area that remains within the existing Right-of-Way. The request was modified based on City staff concerns regarding the loss of revenue from the existing paid parking. The developer revised the request to eliminate most of the original vacation request and maintain most of the public paid parking spaces.

6-6(L)(3) REVIEW AND DECISION CRITERIA

The following responds to the criteria for approval of Vacation of Public Right-of-Way.

Vacation of Public Right-of-Way 6-6(M)(3):

6-6(M)(3)(a) *The public welfare does not require that the easement, private way, or public right-of-way be retained.*

Applicant Response: The public welfare does not require that the Right-of-Way in question be retained, as the proposed vacation applies only to a small portion of the



parking section of the street to provide for necessary private improvement to accommodate the private investment in the new hotel project. The vacation will not impact the functionality of the existing two-lane roadway. The vacation will allow for private improvements in this section while ensuring that public parking remains available, preserving the current access and convenience for visitors, businesses, and residents in the area. The proposed vacation will enhance the overall redevelopment project, supporting the revitalization of a long-vacant property, and encourage economic growth along Central Avenue.

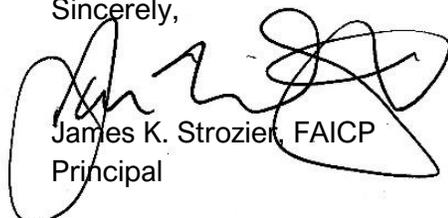
6-6-(M)(3)(b) *There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

Applicant Response: The proposed vacation of right-of-way will result in a net benefit to the public welfare by enabling the redevelopment of a long-vacant property in Nob Hill into a vibrant new hotel with a rooftop bar and restaurant. This project will transform an underutilized site that has been a source of various safety concerns for the neighborhood into a vibrant, thriving business that contributes to the economic and social vitality of the Central Avenue corridor. Any minor impact from the small vacation is far outweighed by these benefits, and there is no convincing evidence that any substantial property right is being abridged. The vacation will allow for a more cohesive and efficient site plan, ensuring better access, safety, and functionality for the hotel. By facilitating this redevelopment, the vacation supports the Nob Hill neighborhood's long-term goals for revitalization, making the area a more economically sustainable and attractive place to live, work, and visit.

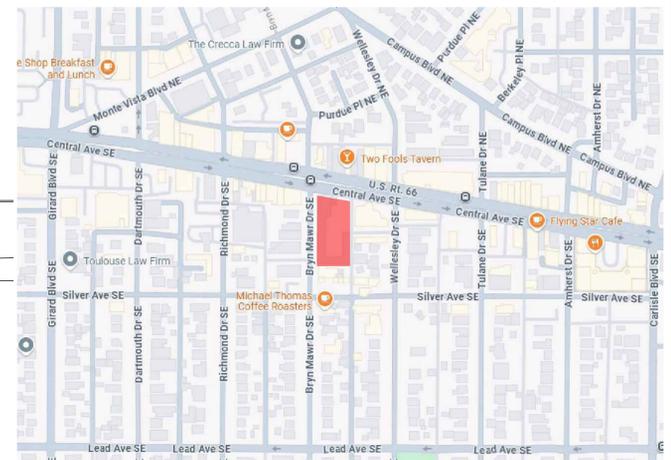
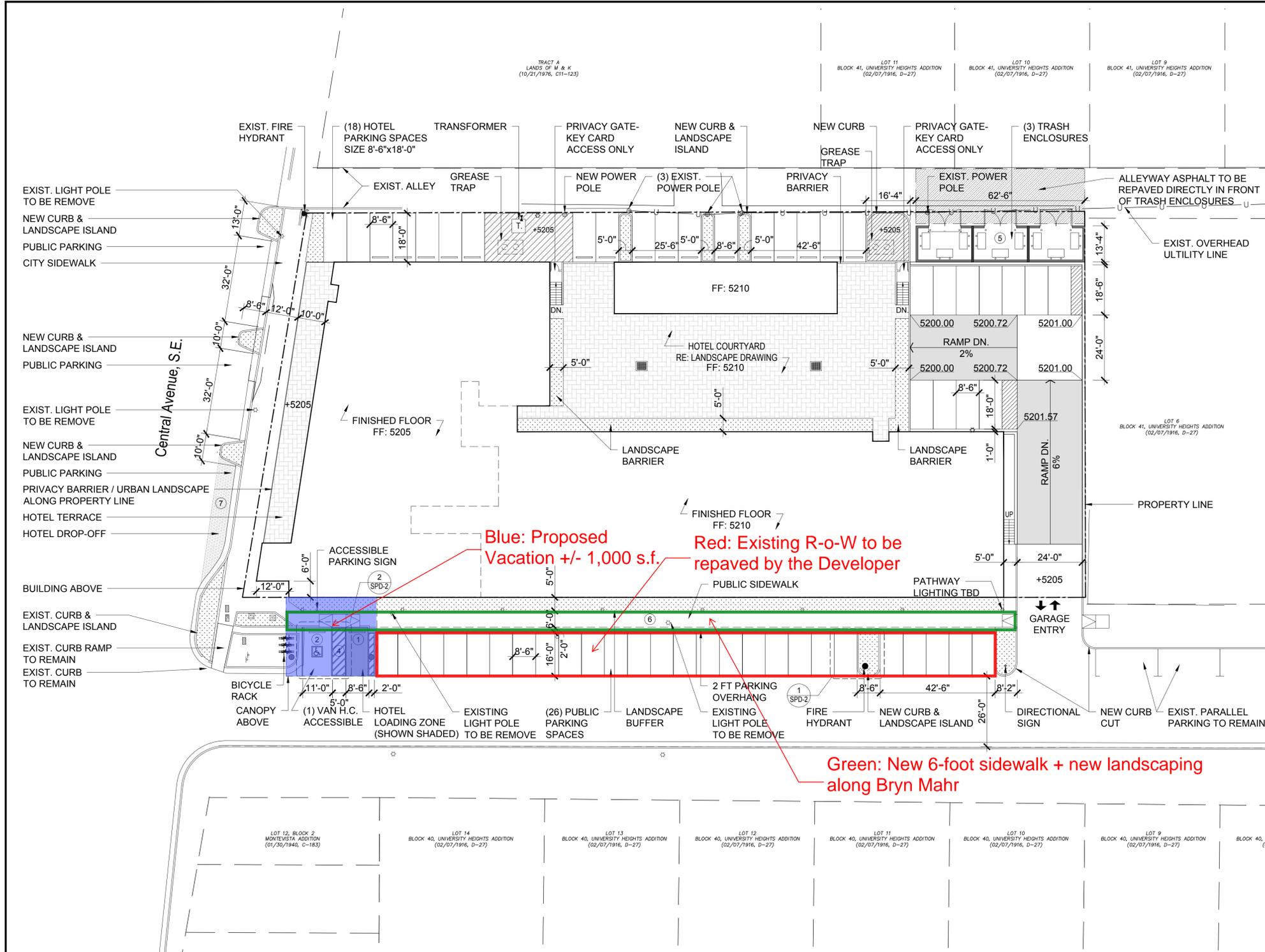
CONCLUSION

The proposed vacation of right-of-way supports the redevelopment of a long-vacant property into a thriving hotel and restaurant, bringing significant economic and aesthetic benefits to Nob Hill. The vacation does not impact public parking availability but allows for private improvements to address the creation of a covered handicap parking space and loading space that will enhance the streetscape and contribute to the revitalization of Central Avenue. Given that the public welfare does not require retention of this portion of the right-of-way and the development offers a clear net benefit to the community, we respectfully request that the Development Hearing Officer approve this request.

Sincerely,



James K. Strozier, FAICP
Principal



VICINITY MAP
SCALE: 1" = 60'-0"

PROJECT NUMBER:
Application Number :
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

*Environmental Health, if necessary

Vacation Exhibit

1 SITE PLAN
SCALE: 1"=20'-0"
0'-0" 10'-0" 20'-0" 40'-0"

LEGEND

[Symbol]	EXIST. CONTROL BOX
[Symbol]	EXIST. PULLBOX
[Symbol]	EXIST. TRAFFIC SIGNAL BOX
[Symbol]	EXIST. POWER POLE
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	DIRECTION SIGN
[Symbol]	DENOTES TRANSFORMER LOCATION
[Symbol]	GREASE TRAP
[Symbol]	ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
[Symbol]	PROPERTY LINE
[Symbol]	UTILITY LINE

- KEY NOTES:**
- 8'-6"x16'-0" PUBLIC PARKING SPACE, TYPICAL, 2 FT OVERHANG
 - 11'-0"x16'-0" VAN ACCESSIBLE PARKING SPACE, 2 FT OVERHANG
 - 8'-6"x18'-0" TYP. ACCESSIBLE PARKING SPACE
 - ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING
 - TRASH ENCLOSURE SURROUNDED BY 8' CMU WALL WITH EIFS FINISH
 - 25'x25' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.
 - ENHANCED PAVING AT MAIN ENTRY AUTO COURT
 - ALL ADA CURB RAMPS TO BE CONSTRUCTED/REBUILT TO CURRENT ADA STANDARDS AND TO INCLUDE TRUNCATED DOMES.

- GENERAL NOTES:**
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER WITH DRC APPROVED PLANS.
 - ALL EXISTING SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
 - LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
 - ALL BROKEN OR CRACKED SIDEWALK TO BE REPLACED WITH SIDEWALK, CURBS AND GUTTERS
 - A 6FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.
 - EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.
 - WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
 - SIGNAGE SHALL BE PERMITTED SEPARATELY AND SHALL COMPLY WITH IDO MX-M REQUIREMENTS.

DEVELOPMENT SUMMARY:

Use: Mixed Use - Hotel (112 Rooms), Bar, and Restaurant	Parking: Car Parking Required (UC-MS-PT):
Zoning: MX-M	Hotel = 2 spaces/3 rooms: 74 Spaces
Overlay: Nob Hill/Highland CPO-8	Bar = 5/1,000 SF: 9 Spaces
Centers and Corridors: Main Street and Major Transit - Central Avenue	Restaurant = 3.5/1,000 SF: 15 Spaces
Premium Transit Station: Nob Hill ART Station	Total Required: 98 Spaces
Transit: Routes 66, 16, 766, and 777	Less Transit Reduction* @ 40% - 39 Spaces
Bicycle Facilities: Silver Avenue Bicycle Boulevard	Total (after reductions): 59 Spaces
Legal Description: Lots 1 - 5, Block 41 University Heights Addition and Lot 1, Block 3 Monte Vista Addition	
Net Site Area: 42,571 SF (1.08 Acres)	
Zone Atlas Page: K-16	
Setbacks: Front: 0'-0" Min., 15'-0" Max.	*5-C(5)(d) 1 and 2
Side: 0'-0" Min., 15'-0" Max.	Motorcycle Parking Required: 3 Spaces
Street Side: 0'-0" Min., 15'-0" Max.	Bicycle Rack Required: 3 Racks
Rear: 0 feet	Provided:
Building Height: Allowed (with Structured Parking Bonus): 42 feet	Parking Structure: 73 Spaces
Provided (with Structured Parking): 40 feet	Alley Spaces: 18 Spaces
Building Footprint: 25,784 SF	Total: 91 Spaces
	Motorcycle Space provided: 4 Spaces
	Bicycle Rack provided: 3 Racks

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT CITY, ST DATE AS NOTED BELOW, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.



HIWAY HOTEL
TRIBUTE PORTFOLIO
3200 CENTRAL AVE SE
ALBUQUERQUE, NM

INTERIM REVIEW
NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

ISSUE BLOCK:

DOCUMENT DATE: 01.20.2025

DRAWN BY:

CHECKED BY:

PROJECT NO.: XXXXXXXXXX

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SDP-1



PLAN SNAPSHOT REPORT VAC-2023-00002 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation	Project: PR-2024-010846 (PR-2024-010846)	App Date: 02/14/2025
Work Class: Right-of-Way	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Vacation of right of way currently used for parking on Bryn Mawr.

Parcel: 101605737725743207	Main	Address: 3200 Central Ave Se	Zone:
		3200 Central Ave Se Albuquerque, NM 87106	Main

Agent CONSENSUS PLANNING, INC Consensus Planning 302 8TH ST NW ALBUQUERQUE, NM 87102 Business: (505) 764-9801	Owner Titan Hiway Land, LLC Titan Hiway Land, LLC Business: (505) 515-2914	Applicant Ayoni Oyenuga 302 8th Street NW Albuquerque, NM 87102 Business: (505) 764-9801
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Plan Custom Fields

Square Footage to be Vacated	0.21	Alleyway or Street	Street	Vacating Entire Width	No
Detailed Vacation of Right of Way Description	Vacation of right of way currently used for parking on Bryn Mawr SE	Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	4, 1, 2, 1, 3, 5
Block Number	41, 3, 41, 41, 41, 41	Subdivision Name and/or Unit Number	UNIVERSITY HEIGHTS, MONTE VISTA ADDN, UNIVERSITY HEIGHTS, UNIVERSITY HEIGHTS, UNIVERSITY HEIGHTS	Legal Description	LTS 1 THRU 5 IN BLK 41 UNIVERSITY HGTS ADDN & LT 1 BLK 3 MONTE VISTA ADDN
Existing Zone District	MX-M	Zone Atlas Page(s)	K-16	Acreeage	1.0847
Calculated Acreeage	0.919889	Council District	6	Community Planning Area(s)	Near Heights
Development Area(s)	Change	Current Land Use(s)	03 Commercial Retail, 04 Commercial Services	Character Protection Overlay	Nob Hill/Highland – CPO-8 Nob Hill/Highland – CPO-8 / Building Height Sub-area 1, Nob Hill/Highland – CPO-8 / Façade Design Sub-area
Corridor Type	Main Street (MS) Area, Major Transit (MT) Area, Premium Transit (PT) Area	IDO Use Specific Standards Name	Nob Hill/Highland Small Area, Nob Hill/Highland Small Area, Nob Hill Small Area	IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Liquor Retail (Prohibitions) (4-3(D)), Drive-through or Drive-up Facility (Prohibitions) (4-3(F))
IDO Use Development Standards Name	Nob Hill Small Area, Nob Hill/Highland Small Area, Nob Hill/Highland – CPO-8 Nob Hill/Highland – CPO-8 Central Avenue	IDO Use Development Standards Subsection	Parking and Loading (Exemptions and Reductions) (5-5), Primary Building Stepback (5-11), Signs (Design and Construction) (5-12), Off-premises Signs (Prohibitions) (5-12), On-premises Signs (Neon Signs along Central Avenue) (5-12)	IDO Administration & Enforcement Name	Nob Hill/Highland Small Area, Central Avenue

PLAN SNAPSHOT REPORT (VAC-2023-00002)

IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (6-6), Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)	Pre-IDO Zoning District CCR-1	Pre-IDO Zoning Description
Major Street Functional Classification	Major Street Functional 2 - urban principal arterial	FEMA Flood Zone	X

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ayoni_Oyenuga_2/14/2025.jpg	02/14/2025 11:34	Oyenuga, Ayoni		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Vacation Right of Way - DHO/City Council	\$300.00	\$0.00
	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	Technology Fee	\$29.75	\$0.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
Total for Invoice NOT INVOICED		\$454.75	\$0.00
Grand Total for Plan		\$454.75	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1			
Associate Project Number v.1	Generic Action		
Screen for Completeness v.1	Generic Action		
Sign Posting v.1	Generic Action		
Verify Payment v.1	Generic Action		
Application Review v.1			
Create and Email Advertisement v.1	Generic Action		
DHO Hearing v.1	Hold Hearing		
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
City Council Review v.1			
City Council Meeting v.1	Hold Meeting		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

Vacation Exhibit Hiway House

Section 22, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
November 2024

Legend

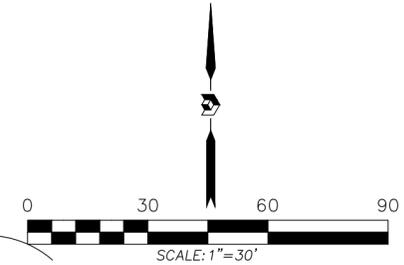
N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)	
○	RECORD BEARINGS AND DISTANCES
●	FOUND AND USED MONUMENT AS DESIGNATED
⊙	FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
⊙	PK NAIL WITH WASHER "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Line Table

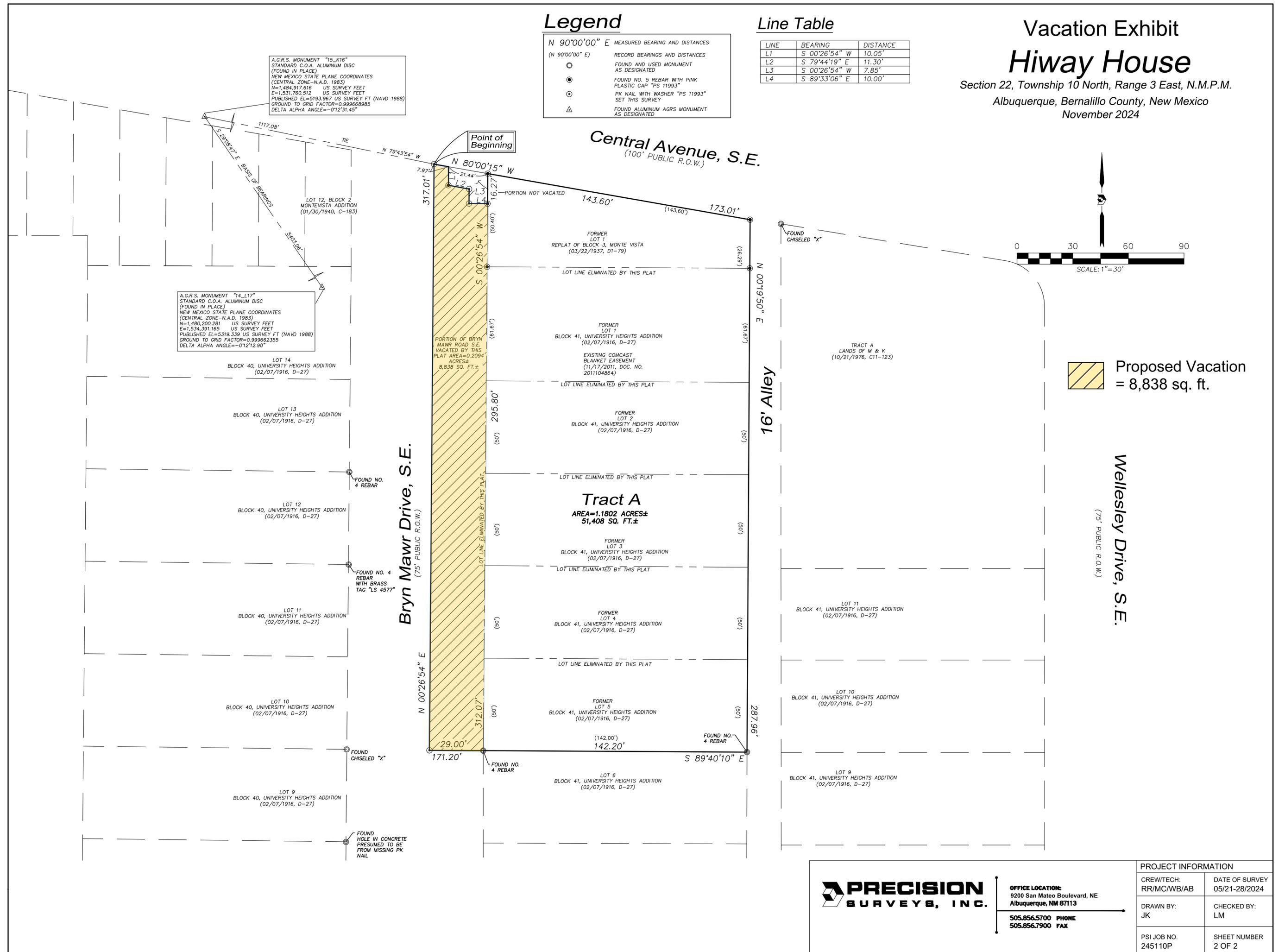
LINE	BEARING	DISTANCE
L1	S 00°26'54" W	10.05'
L2	S 79°44'19" E	11.30'
L3	S 00°26'54" W	7.85'
L4	S 89°33'06" E	10.00'

A.G.R.S. MONUMENT "15_K16"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,484,917.616 US SURVEY FEET
E=1,531,760.512 US SURVEY FEET
PUBLISHED EL=5193.967 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999668985
DELTA ALPHA ANGLE=-0°12'31.45"

A.G.R.S. MONUMENT "14_L17"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,480,200.281 US SURVEY FEET
E=1,534,391.165 US SURVEY FEET
PUBLISHED EL=5319.339 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999662355
DELTA ALPHA ANGLE=-0°12'12.90"



 Proposed Vacation
= 8,838 sq. ft.



PRECISION
SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: RR/MC/WB/AB	DATE OF SURVEY 05/21-28/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 245110P	SHEET NUMBER 2 OF 2



February 14, 2025

Robert Lucero, Esg.
Development Hearing Officer
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Vacation of Public Right-of-Way Request

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Lucero,

The purpose of this letter is to request a Vacation of Public Right-of-Way by the DHO for a property located at the southeast corner of Central Avenue SE and Bryn Mawr Drive SE. The legal description of the site is *Lots 1 through 5 Block 41 University Heights Addition & Lot 1 Block 3 Monte Vista Addition*.

BACKGROUND

The subject property consists of approximately 1.08 acres and is zoned MX-M. The HiWay House Motel located on the property was recently demolished and is to be replaced by a proposed Marriot Tribute Hotel. The proposed site plan design was submitted for sketch plan review on September 25, 2024 (PR-2024-010846). Bryn Mawr is a two-lane road with existing head-in public parking on the eastern side of the street.



Existing Zoning

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP



Parking section to be vacated.

REQUEST

The Applicant is requesting approval for the Vacation of Right of Way currently used for the public parking on Bryn Mawr Drive SE. The vacated section is proposed along the subject property and is approximately 0.21 acres. The vacation will allow for private improvements that include a covered hotel loading zone and landscape island from the proposed hotel to the public right-of-way (see attached Vacation Exhibit).

6-6(L)(3) REVIEW AND DECISION CRITERIA

The following responds to the criteria for approval of Vacation of Public Right-of-Way.

Vacation of Public Right-of-Way 6-6(M)(3):

6-6(M)(3)(a) *The public welfare does not require that the easement, private way, or public right-of-way be retained.*

Applicant Response: The public welfare does not require that the Right-of-Way in question be retained, as the proposed vacation applies only to the parking section of the street adjacent to the development and will not impact the functionality of the existing two-lane roadway. The vacation will allow for private improvements in this section while ensuring that public parking remains available, preserving the current access and convenience for visitors, businesses, and residents in the area. Since the primary function of the right-of-way—providing parking—will not be removed but a couple of spaces will be for the hotel, there is no compelling reason for it to remain under public ownership. Instead, its vacation will enhance the overall redevelopment



project, supporting the revitalization of a long-vacant property and encouraging economic growth along Central Avenue.

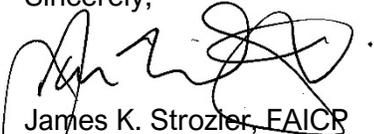
6-6-(M)(3)(b) *There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

Applicant Response: The proposed vacation of right-of-way will result in a net benefit to the public welfare by enabling the redevelopment of a long-vacant property in Nob Hill into a vibrant new hotel with a rooftop bar and restaurant. This project will transform an underutilized site that has been a source of various safety concerns for the neighborhood into a vibrant, thriving business that contributes to the economic and social vitality of the Central Avenue corridor. Any minor impact from the vacation is far outweighed by these benefits, and there is no convincing evidence that any substantial property right is being abridged. The vacation will allow for a more cohesive and efficient site plan, ensuring better access, safety, and overall urban design. By facilitating this redevelopment, the vacation supports the Nob Hill neighborhood’s long-term goals for revitalization, making the area a more economically sustainable and attractive place to live, work, and visit.

CONCLUSION

The proposed vacation of right-of-way supports the redevelopment of a long-vacant property into a thriving hotel and restaurant, bringing significant economic and aesthetic benefits to Nob Hill. The vacation does not impact public parking availability but instead allows for private improvements that will enhance the streetscape and contribute to the revitalization of Central Avenue. Given that the public welfare does not require retention of this right-of-way and the development offers a clear net benefit to the community, we respectfully request that the Development Hearing Officer approve this request for full approval by the City Council.

Sincerely,



James K. Strozler, FAICP
Principal

August 26, 2024

Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Property Owner Letter of Authorization

To Whom It May Concern,

The purpose of this letter is to authorize Consensus Planning, Inc. and Tierra West, LLC. to act as agent for Titan Hiway Land, LLC. for all meetings, applications, public hearings, and other formal representation associated with the review and approval of any Plat or Site Plan and applications related to the development entitlements for Lots 1 Through 5 in Block 41 University Heights Addition and Lot 1 Block 3 Monte Vista Addition.

Sincerely,

Titan Hiway Land, LLC.



Signature

Josh Rogers, Partner

Printed Name/Title

From: Josh Rogers

Sent: Tuesday, November 5, 2024 9:17 AM

To: info@willsonstudio.com; m.ryankious@gmail.com; Gary Eyster <meyster1@me.com>; vgweirs@gmail.com; theboard@nobhill-nm.com; sehna.membership@gmail.com; jpate@molzencorbin.com; pmbdoc@yahoo.com

Cc: irobertson@titan-development.com; cp@consensusplanning.com

Subject: Hiway House Redevelopment Notification for City Planning Approval

Dear Nob Hill Neighborhood Association, Southeast Heights Neighborhood Association and the District 6 Neighborhood Coalition,

This email provides notification that Consensus Planning and Titan Development are beginning to prepare a Site Plan application, Right-of-Way vacation, and accompanying plat (lot consolidation) to be submitted to the City of Albuquerque Development Facilitation Team (DFT) and the Development Hearing Officer (DHO). The DFT will approve the Site Development Plan, and the DHO will be approving the ROW vacation and Plat. The subject site for this request is located at the southeast corner of Central and Bryn Mawr and zoned MX-M (Mixed-use medium Intensity) located on the former Hiway House motel land. Titan plans to develop the property with a 3-story boutique hotel with a restaurant and rooftop bar featuring 112 rooms.

We met with the Nob Hill Neighborhood Association earlier this year to discuss the demolition which is finally underway. We have been diligently working on the site plan and are excited to share it with you. As part of the IDO requirements, we are offering an opportunity to discuss the project through the City's Land Use Facilitation Program prior to submittal. Per the IDO, you have 15 days or until November 20th to request a meeting. We are also happy to attend and present the project at your regular Neighborhood Association meeting or at a special meeting if you prefer that over a formal facilitated meeting. We are happy to coordinate separate meetings with Nob Hill and the Southeast Heights if that's desired.

If you have any other questions, please let me know.



JOSH ROGERS

Partner

P (505) 515-2914 **M** (505) 362-6047

W www.titan-development.com |

E jrogers@titan-development.com

6300 Riverside Plaza, Ste. 200

Albuquerque, NM 87120

CONFIDENTIALITY NOTICE: The information contained in this e-mail and any attachment(s) hereto is confidential and may be legally privileged. This email and any attachment(s) is intended only for the recipient(s) identified above. If you are not one of those intended recipients, you are hereby notified that any dissemination, distribution or copying of this e-mail or its attachments is strictly prohibited. If you have received this e-mail in error, please notify the sender of that fact by return e-mail and permanently delete the e-mail and any attachments to it immediately. Please do not retain, copy or use this e-mail



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms PLT & S2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Vacation of Public Right-of-Way (parking on Bryn Mawr Dr SE)

APPLICATION INFORMATION

Applicant/Owner: Titan Hiway Land, LLC.		Phone: (505) 515-2914
Address: 6300 Riverside Plaza, Ste. 200		Email: jrogers@titan-development.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List <u>all</u> owners: Titan Hiway Land, LLC.	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 1 thru 5 / Lot 1	Block: 41 / 3	Unit:
Subdivision/Addition: University Heights / Monte Vista	MRGCD Map No.:	UPC Code: 101605737725743207
Zone Atlas Page(s): K-16	Existing Zoning: MX-M	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (Acres): 1.08

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 3200 Central Ave SE Between: Bryn Mawr Dr SE and: Wellesley Dr SE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 1/31/2024
Printed Name: James K. Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY - DHO

VACATION OF RIGHT-OF-WAY - COUNCIL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

VACATION DOCUMENTATION

- 1) DHO Application form completed, signed, and dated
- 2) Form V with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- N/A 4) Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way
- 5) Drawing showing the easement or right-of-way to be vacated
- N/A 6) If easements, list number to be vacated _____
- 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____

SUPPORTIVE DOCUMENTATION

- 8) Letter of authorization from the property owner if application is submitted by an agent
- 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
Sketch Plan Meeting, September 25, 2024 (PR-2024-010846)

PUBLIC NOTICE DOCUMENTATION

- 11) Sign Posting Agreement
- N/A 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
- Office of Neighborhood Coordination neighborhood meeting inquiry response
- Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- Completed neighborhood meeting request form(s)
- If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

- Office of Neighborhood Coordination notice inquiry response
- Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Proof of emailed notice to affected Neighborhood Association representatives
- Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet

N/A 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Copy of the complete document which created the easement(s)
- ___ 5) Drawing showing the easement or right-of-way to be vacated
- ___ 6) List number to be vacated _____
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ___ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

EXTENSION OF VACATION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Drawing showing the vacated easement or right-of-way
- ___ 5) Vacated square footage (see IDO Section 14-16-6-6(M) _____)
- ___ 6) Letter of authorization from the property owner if application is submitted by an agent
- ___ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 8) Interpreter Needed for Hearing? ___ if yes, indicate language: ___



DEVELOPMENT FACILITATION TEAM REVIEW SHEET

CASES FOR REVIEW AND COMMENT FOR:

September 25, 2024
11:00 am

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – September 24th @3pm

Link to access all cases:

<https://sftp.cabq.gov/link/WGYIjjENTPM/>

1. [PR-2024-010846](#)

PS-2024-00147 – SKETCH PLAN

Lot 1 thru 5 / Lot 1, UNIVERSITY HEIGHTS / MONTE VISTA zoned MX-M, located at 3200 CENTRAL AVE SE between BRYN MAWR DR SW and WELLESLEY DR SE containing approximately 1.08 acre(s). (K-16)

REQUEST: Sketch Plan review and comment for a new hotel development

IDO - 2023

2. [PR-2024-010931](#)

[PS-2024-00158](#) – SKETCH PLAN

LOT 23 EXC N 300FT, ORIGINAL TOWNSITE OF WESTLAND zoned NR-C, located on 90TH STREET SW between SUNSET GARDENS SW and BRIDGE BLVD SW containing approximately 8.19 acre(s). (L-09)

REQUEST: New Phased Charter School including play areas, fire lane, separate drop off lane, bus drop off, parent parking, and staff parking.

IDO - 2023

3. [PR-2024-010933](#)

[PS-2024-00160](#) – SKETCH PLAT

Lots 1 and 2, Tracts 131 and 132, PROPERTY MAP NO. 38 zoned MX-M, located at 1736 CENTRAL AVE SW between CENTRAL AVE. and CHACOMA PL. SW containing approximately 2.394 acre(s). (J-13)

REQUEST: Plat of Garcia's Kitchen redevelopment. A replat of lots 1 and 2 of Garcia Properties Development and MRGCD tracts 131 and 132 of property map number 38. The purpose of this plat is to replat and turn 3 tracts into 1 tract.

IDO - 2023



February 14, 2025

Re: IDO notice – Property Owners within 100-feet of subject property

Landscape Architecture
Urban Design
Planning Services

Dear property owner,

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to inform you, as an adjacent property owner, that Consensus Planning is submitting a request for a Vacation of Public Right-of-Way on behalf of Titan Hiway Land LLC.

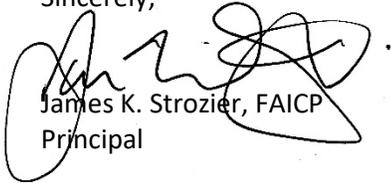
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

This request is for the vacation of the public right of way on the eastern portion (parking) of Bryn Mawr Drive adjacent to the proposed Marriot Tribute Hotel. The vacation will allow for private improvements that will enhance the streetscape while ensuring that public parking remains available on Bryn Mawr Drive SE.

This item will be heard on March 12, 2025, starting at 9:00 a.m. The hearing will be via Zoom. You can access the Zoom link and agendas on the DHO website: <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives>. The required notice forms and information regarding the public hearing are included in this mailed notice.

Per the IDO section, 6-4(J)(3)(c) mailed public notice to all property owners within 100 feet of the subject site is required. Please reach out to cp@consensusplanning.com or oyenuga@consensusplanning.com or call 505-764-9801 with any questions regarding this notice and included information.

Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Vacation of Public Right-of-Way
Decision-making Body: Development Hearing Officer
Pre-Application meeting required: Yes No
Neighborhood meeting required: Yes No Post submittal. If requested.
Mailed Notice required: Yes No
Electronic Mail required: Yes No
Is this a Site Plan Application: Yes No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 3200 Central Ave SE
Name of property owner: Titan Hiway Land, LLC.
Name of applicant: Titan Hiway Land, LLC.
Date, time, and place of public meeting or hearing, if applicable:
March 12, 2025 at 9:00 AM via Zoom. Visit - https://www.cabq.gov/planning/boards-commissions/development-hearing-officer
Address, phone number, or website for additional information:
Contact cp@consensusplanning.com or oyenuga@consensusplanning.com or call 505 764-9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[checked] Zone Atlas page indicating subject property.
[checked] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable. Not applicable
[checked] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

[Signature] (Applicant signature) 2/14/25 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



N/A

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY	
Provide a site plan that shows, at a minimum, the following:	Not applicable
<input type="checkbox"/> a. Location of proposed buildings and landscape areas.	
<input type="checkbox"/> b. Access and circulation for vehicles and pedestrians.	
<input type="checkbox"/> c. Maximum height of any proposed structures, with building elevations.	
<input type="checkbox"/> d. For residential development: Maximum number of proposed dwelling units.	
<input type="checkbox"/> e. For non-residential development:	
<input type="checkbox"/> Total gross floor area of proposed project.	
<input type="checkbox"/> Gross floor area for each proposed use.	

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 2/14/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to (mark as relevant):

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- Property Owners within 100 feet of the Subject Property.

Information Required by [IDO §14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 3200 Central Ave SE
Location Description Central Avenue and Bryn Mawr SE
2. Property Owner* Titan Hiway Land, LLC
3. Agent/Applicant* [if applicable] Consensus Planning/Titan Hiway Land, LLC
4. Application Type(s)²* per IDO [Table 6-1-1](#)

- Site Plan – EPC
- Subdivision _____ (Minor or Major or Bulk Land)
- Vacation Right-of-Way _____ (Easement/Private Way or Public Right-of-way)
- Variance – EPC
- Waiver _____ (DHO or Wireless Telecommunication Facility)
- Other: _____

Summary of project/request³*:

Vacation of parking section on Bryn Mawr SE

5. This application will be decided at a public meeting or hearing by*:

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: Wednesday, March 12, 2025, 9:00 AM

Location*4: Via Zoom online meetings

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Jim Strozier or Ayoni Oyenuga

Email: cp@consensusplanning.com or oyenuga@consensusplanning.com

Phone: 505 764-9801

- Attachments:
 - Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
 - Others: _____

Online website or project page: N/A

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*5 J-16-Z

2. Project Illustrations, as relevant*6

- Architectural drawings
- Elevations of the proposed building(s)
- Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

None requested

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The project team has met with the Nob Hill Neighborhood Association on several occasions. They had an initial meeting with the NHNA Board and interested neighbors and an agenda item at the NHNA Board meeting regarding the demolition of the old Hiway House Motel. Following the demolition, a facilitated meeting was held to discuss the site plan, right-of-way vacation, and accompanying plat for the proposed. There was general support for the project.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum: Not applicable

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

1. Area of Property [typically in acres] Existing lot: 1.08 acres, proposed vacation: 0.21 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] CPO-8
 4. Center or Corridor Area [if applicable] Central Avenue Main Street and Major Transit Corridors, Premium Transit Station Area
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

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.

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。

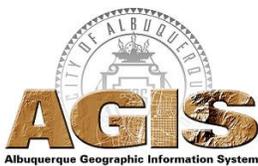
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil 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 nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

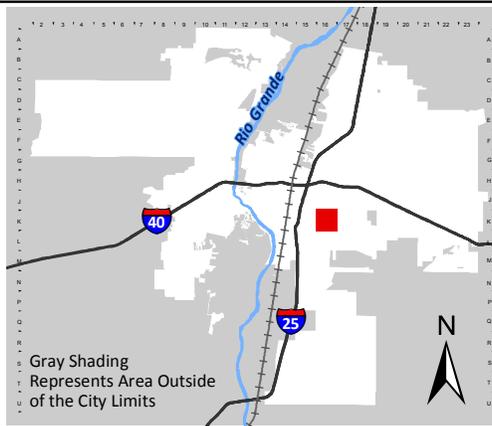


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

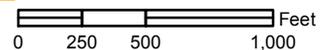


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



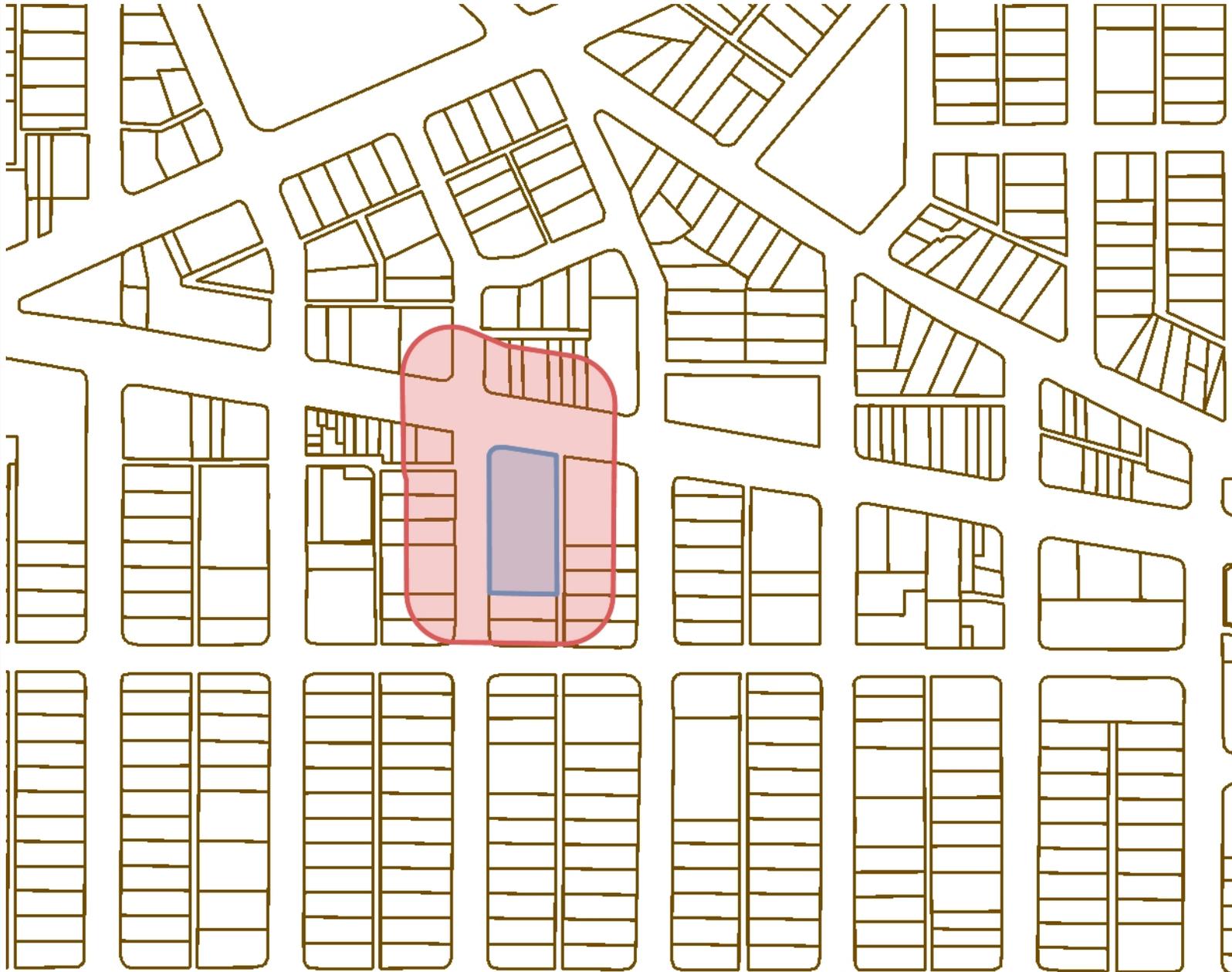
Zone Atlas Page:
K-16-Z

- 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





Central and Bryn Mawr 100ft Buffer

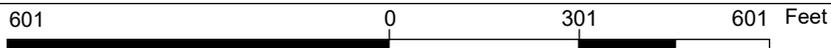


Legend

-  Bernalillo County Parcels
- Municipal Limits**
-  Corrales
-  Edgewood
-  Los Ranchos
-  Rio Rancho
-  Tijeras
-  UNINCORPORATED

Notes

1/20/2025



WGS_1984_Web_Mercator_Auxiliary_Sphere
1/20/2025 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Vacation Exhibit Hiway House

Section 22, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
November 2024

Legend

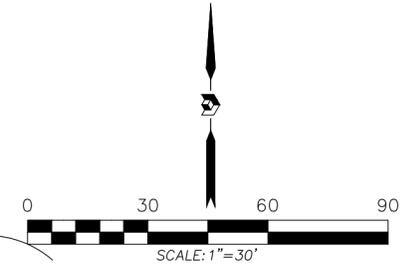
N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)	
○	RECORD BEARINGS AND DISTANCES
●	FOUND AND USED MONUMENT AS DESIGNATED
⊙	FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
⊙	PK NAIL WITH WASHER "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Line Table

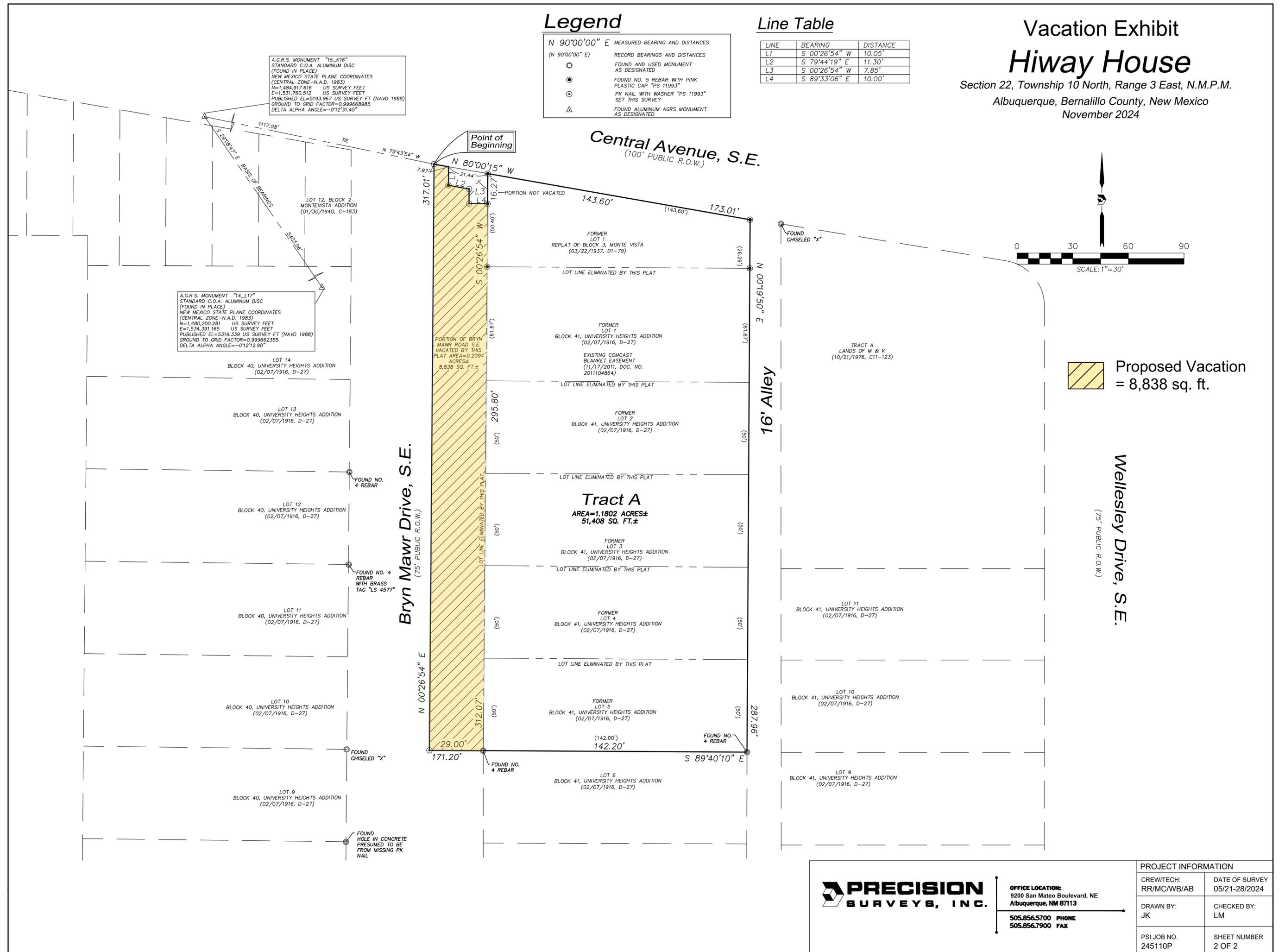
LINE	BEARING	DISTANCE
L1	S 00°26'54" W	10.05'
L2	S 79°44'19" E	11.30'
L3	S 00°26'54" W	7.85'
L4	S 89°33'06" E	10.00'

A.G.R.S. MONUMENT "15_K16"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,484,917.616 US SURVEY FEET
E=1,531,760.512 US SURVEY FEET
PUBLISHED EL=5193.967 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999668985
DELTA ALPHA ANGLE=-0°12'31.45"

A.G.R.S. MONUMENT "14_L17"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,480,200.281 US SURVEY FEET
E=1,534,391.165 US SURVEY FEET
PUBLISHED EL=5319.339 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999662355
DELTA ALPHA ANGLE=-0°12'12.90"



 Proposed Vacation
= 8,838 sq. ft.



PRECISION SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: RR/MC/WB/AB	DATE OF SURVEY 05/21-28/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 245110P	SHEET NUMBER 2 OF 2

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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SPIVEY STEPHANIE
PO BOX 50782
ALBUQUERQUE NM 87181-0782

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WASSON MARK STEVEN & RILEY CYNTHIA
ANN
78 CAMINO BAJO
SANTA FE NM 87508-8613

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OLYMPIA WA 98502-9700

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SIGNE I LINDELL LLC
147 GONZALES RD UNIT 20
SANTA FE NM 87501-6181

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VILLAGE AT NOB HILL LLC C/O SCOTT
OTTERNESS
PO BOX 120
SIMI VALLEY CA 93062

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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ARBYDOODLE LLC
106 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1444

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Albuquerque, NM 87102

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EEA INVESTMENTS LLC
105 BRYN MAWR DR SE
ALBUQUERQUE NM 87106-2209

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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WELLESLEY COURT LLC C/O LESLIE WARNE
3117 HYDER AVE SE
ALBUQUERQUE NM 87106-2333

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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BECK PROPERTIES EAST LLC
13333 SUNSET CANYON DR NE
ALBUQUERQUE NM 87111-4249

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Albuquerque, NM 87102

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FORAGE STUDIOS LLC
932 SOLAR RD NW
ALBUQUERQUE NM 87107-5750

Consensus Planning
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3115-3117 SILVER SE LLC
3115-3117 SILVER AVE SE
ALBUQUERQUE NM 87106-2207

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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DAVIS KELIN ACQUISITIONS LLC
127 BRYN MAWR DR SE
ALBUQUERQUE NM 87106-2265

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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LUTZ GREGORY W & SALOME MARTINEZ
TRUSTEES MARTINEZ-LUTZ RVT
107 BRYN MAWR DR SE
ALBUQUERQUE NM 87106-2209

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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3222 CENTRAL LLC
PO BOX 7459
ALBUQUERQUE NM 87194-7459

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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DISCO CENTRAL LLC
2632 PENNSYLVANIA ST NE SUITE C
ALBUQUERQUE NM 87110-3650

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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SESSA RICHARD
13216 CIRCULO LARGO NE
ALBUQUERQUE NM 87112-3770

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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ABQ PROPERTY ONE LLC
PO BOX 390
REDLANDS CA 92373-0123

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302 8th Street NW
Albuquerque, NM 87102

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DOS HERMANAS LLC
13304 PINE FOREST PL NE
ALBUQUERQUE NM 87111-8211

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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SIWF PROPERTIES LLC
109 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1443

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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NOB HILL FIREHOUSE LLC
201 3RD ST NW SUITE 1150
ALBUQUERQUE NM 87102-4493

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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0006057985 FEB 14 2025

GARCIA DAVID & NIKELLE
316 TULANE DR SE
ALBUQUERQUE NM 87106-1416

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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ZIP 87102 \$ 000.97⁰
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TITAN HIWAY LAND LLC
6300 RIVERSIDE PLAZA LN SE SUITE 200
ALBUQUERQUE NM 87120-2617

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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US POSTAGE[®] PITNEY BOWES
ZIP 87102 \$ 000.97⁰
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0006057985 FEB 14 2025

GHAITAS ROBERT N & MONIKA W TRUSTEES
GHATTAS RVT
609 LOMA LINDA PL SE
ALBUQUERQUE NM 87108-3340

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

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NOB HILL FIREHOUSE LLC
201 3RD ST NW SUITE 1150
ALBUQUERQUE NM 87102-4493

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

FIRST-CLASS
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ZIP 87102 \$ 000.97⁰
02 7H
0006057985 FEB 14 2025

SIMON ROBERT S
1415 PARK AVE SW
ALBUQUERQUE NM 87104-1022

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

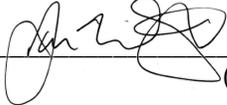
4. TIME

Signs must be posted from February 25, 2025 To March 27, 2025

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

2/14/2025

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____