

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

**OFFICIAL NOTICE OF DECISION**  
**February 25, 2026**

Titan Hiway Land, LLC.  
Josh Rogers  
6300 Riverside Plaza NW, Suite 200  
Albuquerque, NM 87120

**Project# PR-2024-010846**  
**Application#**  
**SP-2025-00043 Site Plan Administrative DFT**

**LEGAL DESCRIPTION:**

For all or a portion of:  
**Lot/Tract 1 thru 5, UNIVERSITY HEIGHTS,**  
**MONTE VISTA ADDN** zoned **MX-M,**  
located at **3200 CENTRAL AVE SE** containing  
approximately **1.0847 acre(s). (K-16)**

The Development Facilitation Team (DFT) administratively approved a site plan concerning the above-referenced application based on the Findings noted below:

1. This is a request for the development of a new hotel with accessory restaurant/bar uses. The subject property is located in the University Heights Addition & Monte Vista Addition. It contains a total of approximately 1.08 acres. The subject property is located at the southeast corner of Central Avenue SE and Bryn Mawr Drive SE.
2. The subject property is zoned MX-M (Mixed-Use – Medium Intensity); is located within the Nob Hill/Highland Character Projection Overlay zone (CPO-8) and the CPO-8 subareas for height and building façade; is located within the Nob Hill/Highland mapped area; and is located in PT-Premium Transit, MT-Major Transit, and MS-Main Street corridors. Future development must be consistent with the IDO and DPM requirements.
3. On September 24, 2025, the DHO granted a request to consolidate six existing lots (Lot 1, replat of Block 3, Monte Vista, and Lots 1 through 5, Block 41, University Heights Addition). The approval also incorporates 1,496 square feet of vacated right-of-way of a portion of Bryn Mawr Road SE (which was approved by the DHO on June 25, 2025 per PR-2024-010846 / VAC-

2025-00027) into a new tract (Tract A, Hiway House) at 1.0116-acres in size, and to grant easements as depicted on the Plat. The approval included a DHO Determination to allow the existing alleyway to the east of the site to remain at its current width.

4. No major public infrastructure is required with this Application. All public infrastructure was installed under previous platting and development actions. Therefore, an Infrastructure List was not required to be submitted and approved with the Site Plan.
5. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
6. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
  - a) 6-5(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed hotel project is an allowable use under this zoning designation (MX-M).

Per IDO 5-1 Dimensional Standards, the proposed height of the building is 42 feet to the parapet, which is at the allowable 42 feet for the MX-M zone district.

Per IDO 5-5, the On-Site parking requirement after allowable reductions is 57 spaces. The development includes underground parking and provides a total of 89 spaces.

Per IDO 5-6, the subject property includes the required landscaping for this type of project. The minimum required landscape area (15% of net lot area) for this project is 1,995 square feet; the provided landscape area is 3,346 square feet.

- b) 6-5(G)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

Given previous infrastructure improvements, the development will not burden the existing systems.

- c) 6-5(G)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan; therefore, this criterion does not apply.

- d) 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

---

## CONDITIONS

---

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

- Submit additional final details demonstrating compliance of IDO section 5-11 / 3-4-15-b.
- Submit additional final details demonstrating compliance of IDO section 5-8.
- The project and application numbers must be added to the final Site Plan sheets.
- Recorded Plat must be submitted.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by March 12, 2026. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to ABQ-PLAN (place mouse cursor over hyperlink, right-click, choose "open hyperlink"). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at ABQ-PLAN (place mouse cursor over hyperlink, right-click, choose "open hyperlink"). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Official Notice of Decision

Project # PR-2024-010846 Application# SP-2025-00043

Page 4 of 4

Sincerely,

A handwritten signature in black ink that reads "Robyn Rose". The signature is written in a cursive, flowing style.

Robyn Rose,  
Planning, Associate Director

JR

Consensus Planning, 302 8<sup>th</sup> St. NW, Albuquerque, NM 87102