

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 9<sup>th</sup>, 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 8<sup>th</sup> Street, Albuquerque, NM 87102


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


Final Audit Report


2025-04-16


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