

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-2025-00027

AMENDED 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 June 25th, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. This is an amended request to vacate 1,496 square feet of public right of way that includes a portion of Bryn Mawr Road SE that is located to the west of the subject property; the Vacation is depicted on the Right-of-Way Vacation Exhibit on file.
2. The previous request to vacate approximately 8,838 square feet of public right of way including a portion of Bryn Mawr Road SE (VAC-2025-00002) was recommended for approval by the DHO on April 9th, 2025 and placed on the June 16th, 2025 City Council agenda per EC-25-407, where it was withdrawn by the Administration (the previous request required City Council approval as it exceeded the threshold for DHO approval per 6-6(M)(1)(b)(2) of the IDO).
3. Pursuant to Section 6-6(M)(1)(c) of the IDO, the DHO is the approving body for this amended request because the vacation is less than 5,000 square feet or the entire width of a street per 6-6(M)(1)(b)(2) of the IDO.

4. The subject property is zoned MX-M (Mixed-Use – Moderate Intensity), and is located at the southeast corner of Central Ave. SE and Bryn Mawr Dr. SE. The subject property is located within CPO-8, Nob Hill/Highland mapped area, and PT-Premium Transit, MS-Main Street, MT-Major Transit center/corridor areas.
5. **6-6(M)(3) Review and Decision Criteria**
An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

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

The public welfare does not require that the ROW in question be retained, as the proposed vacation applies only to a small portion of the parking adjacent to the northwest corner of 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 ROW – providing parking – will not be removed except for 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.

The proposed vacation of ROW will result in a net benefit to the public welfare by enabling the redevelopment of a long-vacant and distressed property in Nob Hill for a new hotel with a rooftop bar and restaurant. This project will transform an underutilized site that has been a source of safety concerns for the neighborhood 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 makes 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).

CONDITIONS

The Amended Vacation of Public Right-of-Way was approved with the following conditions:

- a. The Project and Application numbers must be added to the platting/vacation sheets prior to final sign-off of the Plat.
- b. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- c. A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 14TH, 2025**. The date of the DHO'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).

Sincerely,



[Brennon Wililams \(Jul 2, 2025 18:19 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

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


PR-2024-010846 June 25th, 2025 Notice of Decision - DHO


Final Audit Report


2025-07-03


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