

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

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

Project# PR-2024-010846

Application#

**MINOR_PLT-2025-00047 PRELIMINARY/FINAL
PLAT**

LEGAL DESCRIPTION:

For all or a portion of:

Lots/Tracts LTS 1 THRU 5 IN BLK 41

UNIVERSITY HEIGHTS ADDITION & LOT 1

BLOCK 3 MONTE VISTA ADDITION zoned

MX-M, located at **3200 CENTRAL AVENUE,**

SOUTHEAST CORNER OF CENTRAL AND

BRYN MAWR containing approximately

1.0116 acre(s). (K-16)

On September 24, 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 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) and incorporate 1,496 square feet of vacated right-of-way (approved by the DHO on June 25, 2025 per PR-2024-010846 / VAC-2025-00027) of a portion of Bryn Mawr Road SE into a new tract (Tract A, Hiway House) at 1.0116-acres in size, and to grant easements as depicted on the Plat.
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. A Determination was approved with this request to allow the existing alleyway to the east of the site to remain at its current width.
4. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it 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. This request complies with this criterion.
5. The Plat has been prepared, signed, and sealed by a licensed New Mexico surveyor.
6. Per Table 6-1-1 of the IDO, public notice requirements for the application have been satisfied by the Applicant prior to this submittal.
7. Per 6-6(K)(2)(I), the Applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided. The Applicant shall provide the City a digital copy of the recorded Plat.
8. All signatures from the surveyor, property owner(s), the City Surveyor, and the utility companies are provided on the Plat. Signatures from Hydrology, Transportation, and Water Utility Authority are obtained on Form PLT.
9. A Site Plan Administrative DFT featuring a proposed hotel per PR-2024-010846 / SD-2025-00043 is currently under review on the subject property.

CONDITIONS

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

- a. Add a note to the Plat with the alley width determination detail.
- b. The project and application numbers must be added to the Plat.
- c. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- d. A copy of the AGIS-approved DXF file must be submitted.
- e. Real Property must sign the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 10, 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 Williams \(Sep 30, 2025 17:34:59 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

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

PR-2024-010846 September 24, 2025 Notice of Decision - DHO

Final Audit Report

2025-09-30

Created:	2025-09-30
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA68iF5SI6uHRsO47dbtBlNpdSVSlj9Uz

"PR-2024-010846 September 24, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-09-30 - 6:06:04 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature
2025-09-30 - 6:06:09 PM GMT
-  Email viewed by brennonwilliams295@gmail.com
2025-09-30 - 11:34:09 PM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2025-09-30 - 11:34:57 PM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2025-09-30 - 11:34:59 PM GMT - Time Source: server
-  Agreement completed.
2025-09-30 - 11:34:59 PM GMT