



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.

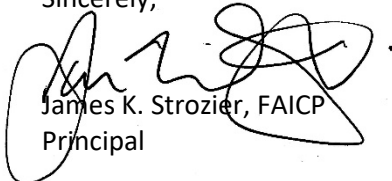
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

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.



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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

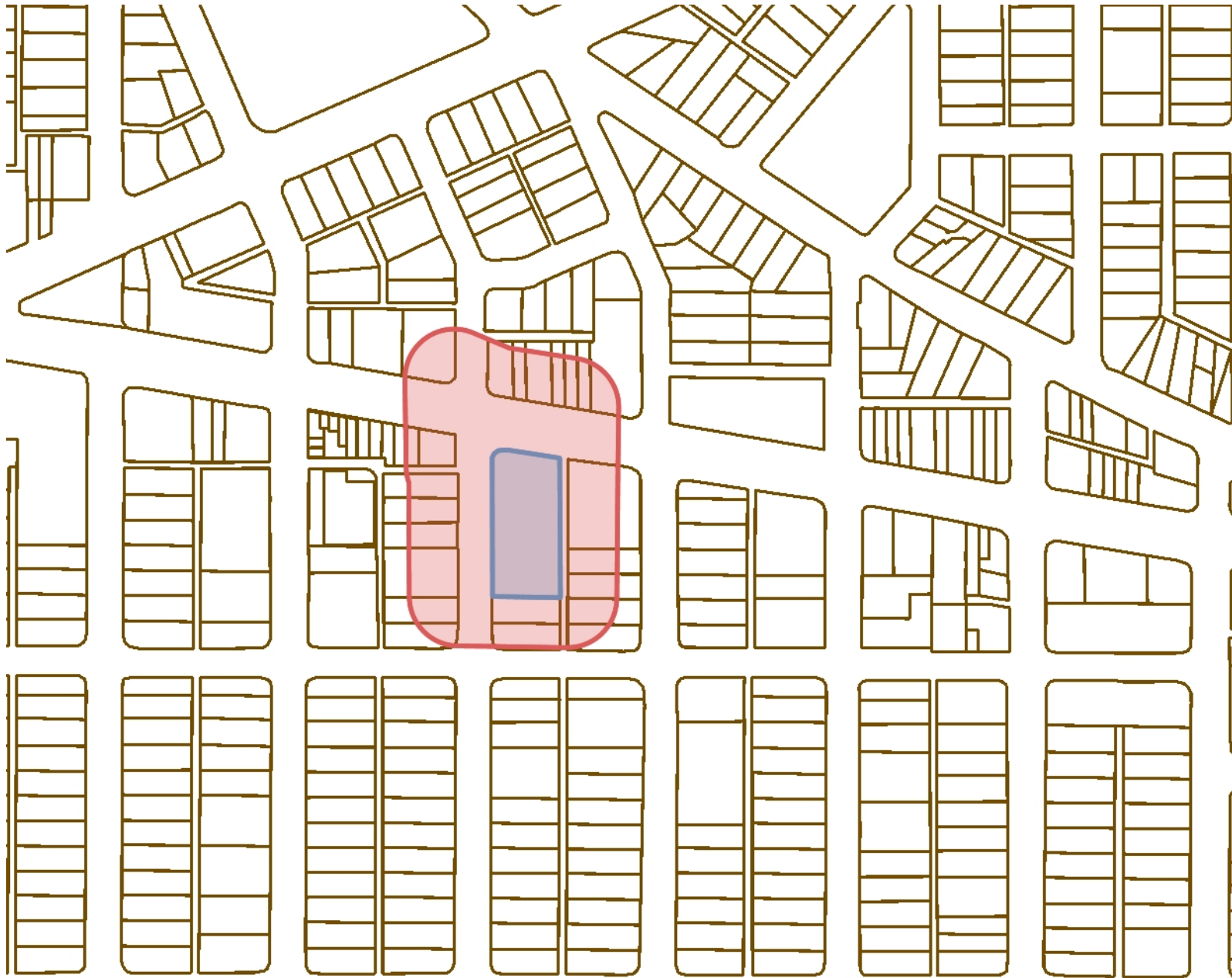
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits




Feet
0 250 500 1,000



Central and Bryn Mawr 100ft Buffer

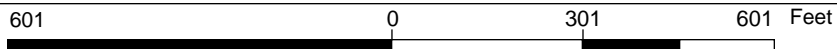


Legend

-  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

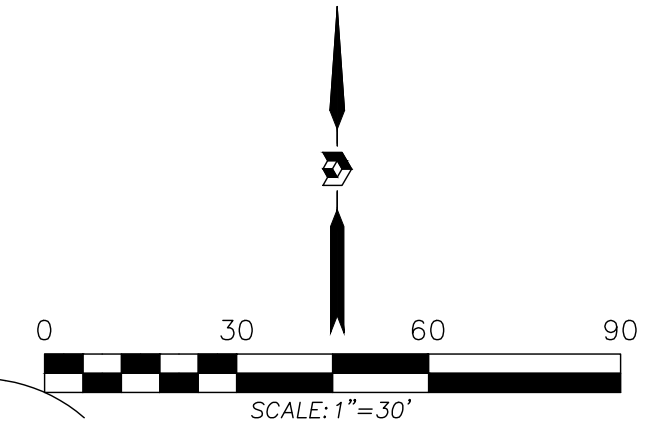
N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)	
○	RECORD BEARINGS AND DISTANCES
●	FOUND AND USED MONUMENT AS DESIGNATED
⊙	FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
⊙	PK NAIL WITH WASHER "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

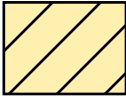
Line Table

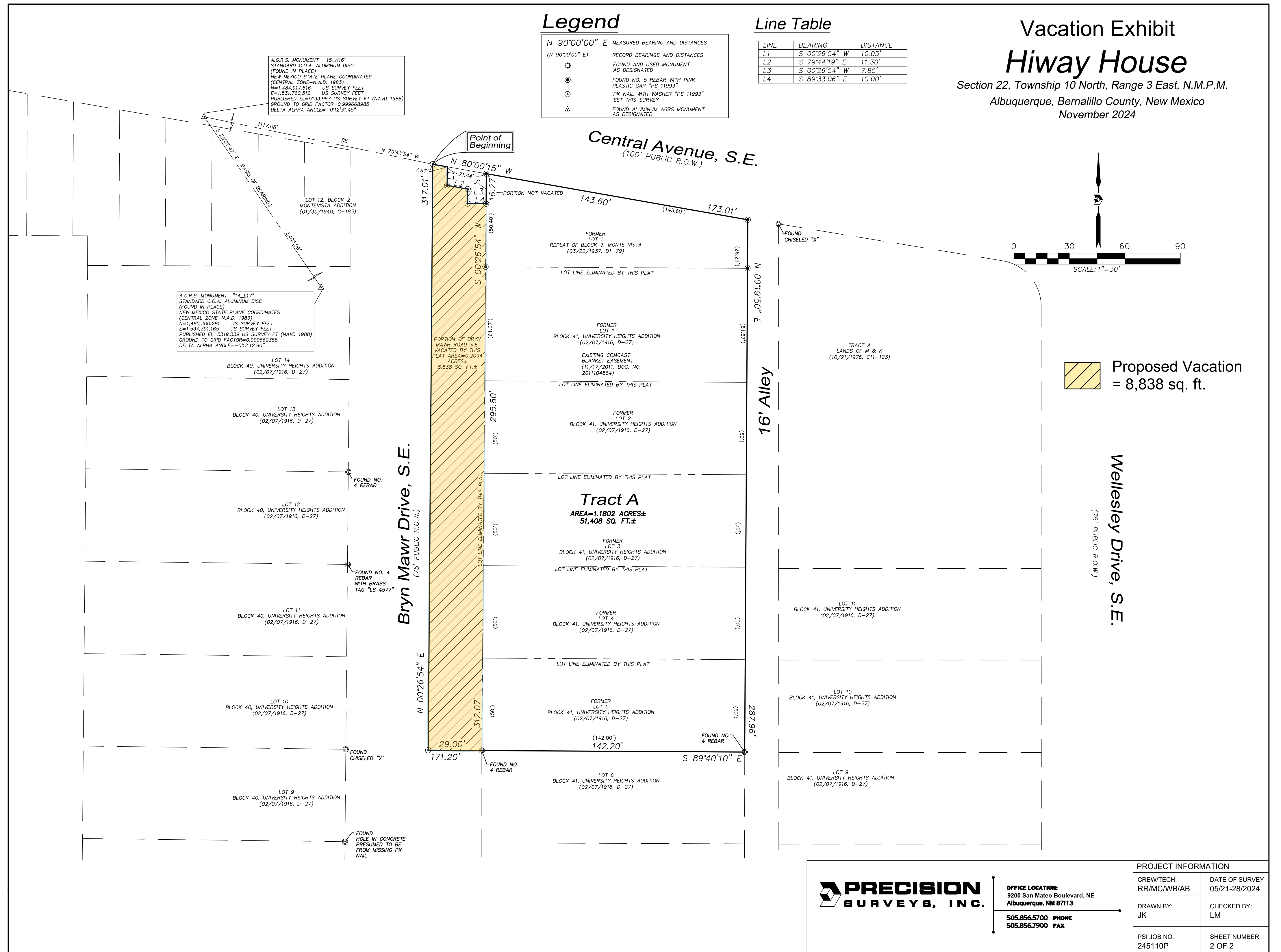
LINE	BEARING	DISTANCE
L1	S 00°26'54" W	10.05'
L2	S 79°44'19" E	11.30'
L3	S 00°26'54" W	7.85'
L4	S 89°33'06" E	10.00'

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



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



SPIVEY STEPHANIE
PO BOX 50782
ALBUQUERQUE NM 87181-0782

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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



ARBYDOODLE LLC
106 WELLESLEY DR SE
ALBUQUERQUE NM 87106-1444

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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



3222 CENTRAL LLC
PO BOX 7459
ALBUQUERQUE NM 87194-7459

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



SESSA RICHARD
13216 CIRCULO LARGO NE
ALBUQUERQUE NM 87112-3770

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



TITAN HIWAY LAND LLC
6300 RIVERSIDE PLAZA LN SE SUITE 200
ALBUQUERQUE NM 87120-2617

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



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