



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information	
Project Name:	Titan Hotel
Address:	1000, 1101, 1103 Cerrillos Road, Santa Fe, NM Parcel Size: 3.4 acres
Zoning:	C-2 Future Land Use: Community Commercial
Preapplication Conference Date:	August 14, 2025
Detailed Project Description:	Redevelopment of 2-3 tracts of land for a future hotel
Property Owner Information	
Name:	Gilliam Land Trust & MGT Properties (see attached)
Address:	
Phone:	E-mail Address:
Applicant/Agent Information (if different from owner):	
Name:	JenkinsGavin, Inc.
Address:	130 Grant Avenue Suite 101, Santa Fe, NM 87501
Phone:	505-820-7444 E-mail Address: jennifer@jenkinsgavin.com
Agent Authorization (if applicable):	
I am/We are the owner(s) and record title holder(s) of the property located at: _____	
I/We authorize <u>See attached letter of authorization.</u> to act as my/our agent to execute this application.	
Signed: _____	Date: _____
Signed: _____	Date: _____

Proposed ENN Meeting Dates:		
<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:	September 30, 2025	September 29, 2025
TIME:	5:30 p.m.	5:30 p.m.
LOCATION:		

August 6, 2025

RE: 1000 Cerrillos Road , NM ("Property")

To Whom It May Concern:

This letter shall serve as authorization for Titan Property Management, LLC, its successors or assigns, and JenkinsGavin, Inc. to act on our behalf with respect to the Property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

(insert ownership entity name)

Richard Gilliam
Printed Name

Owner
Title

Richard Gilliam
Signature

8/11/25
Date

State of New Mexico)

County of Santa Fe) ss

The foregoing instrument was acknowledged before me this 11 day of August, 2025 by Richard Gilliam

William A. Takala
Notary Public

My Commission Expires: 12-3-26

STATE OF NEW MEXICO
NOTARY PUBLIC
WILLIAM A. TAKALA
COMMISSION # 1015596
EXPIRES DECEMBER 3, 2026

August 6, 2025

RE: 1101 Cerrillos Road, NM ("Property")

To Whom It May Concern:

This letter shall serve as authorization for Titan Property Management, LLC, its successors or assigns, and JenkinsGavin, Inc. to act on our behalf with respect to the Property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

(insert ownership entity name)

Michelle Torrez
Printed Name

Owner
Title

Michelle Torrez
Signature

8/11/25
Date

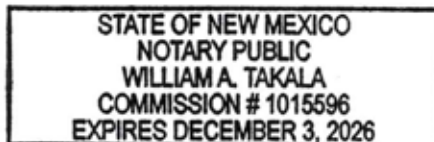
State of New Mexico

County of Santa Fe

The foregoing instrument was acknowledged before me this 11 day of August, 2025 by Michelle Torrez

William A. Takala
Notary Public

My Commission Expires: 12-3-26



August 6, 2025

RE: 1103 Cerrillos Road, NM ("Property")

To Whom It May Concern:

This letter shall serve as authorization for Titan Property Management, LLC, its successors or assigns, and JenkinsGavin, Inc. to act on our behalf with respect to the Property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

(insert ownership entity name)

Michelle TORREZ
Printed Name

Owner
Title

Michelle Torrez
Signature

8/11/25
Date

State of New Mexico)

County of Santa Fe) ss

The foregoing instrument was acknowledged before me this 11 day of August, 2025 by Michelle Torrez.

William A. Takala
Notary Public

My Commission Expires: 12-3-26

STATE OF NEW MEXICO
NOTARY PUBLIC
WILLIAM A. TAKALA
COMMISSION # 1015596
EXPIRES DECEMBER 3, 2026



Submit by Email

Print Form

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 1987, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about each criterion, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

(e) EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR TEH DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes; traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS
For example: creation, retention or improvement of affordable housing; how the project contributes to serving different ages, incomes and family sizes; the creation or retention of affordable business space. (Ord. No. 2005-30(A) § 4)

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

(k) EFFECT UPON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? The project's effect on intra-city travel; and between employment and residential centers.*

ADDITIONAL COMMENTS (Optional)



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

NOTICE OF EARLY NEIGHBORHOOD NOTIFICATION MEETING

September 15, 2025

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss a pending Development Plan application to be submitted to the City of Santa Fe. The 3.4-acre subject property at 1000, 1101 and 1103 Cerrillos Road is comprised of two parcels – Lot 1 totaling 2.07 acres; and Lot 2 totaling 1.33 acres, which are zoned C-2 (General Commercial). The proposed development is a four-story, 150-room hotel +/- 80,000 SF in accordance with Ch.14-3.8 of the City of Santa Fe Code of Ordinances. Please refer to the attached Vicinity Map, Site Plan, and ENN Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a virtual meeting is scheduled for **September 30, 2025 at 5:30 pm.**

The meeting link is below and can be accessed on the City's website at
<https://santafenm.portal.civicclerk.com/>

Join Zoom Meeting

<https://us02web.zoom.us/j/88646618134?pwd=K05ZyIFDP0c55HLpazdvg2C9Hjo723.1>

Meeting ID: 886 4661 8134; Passcode: 385379

Call-in number: (669) 444 9171

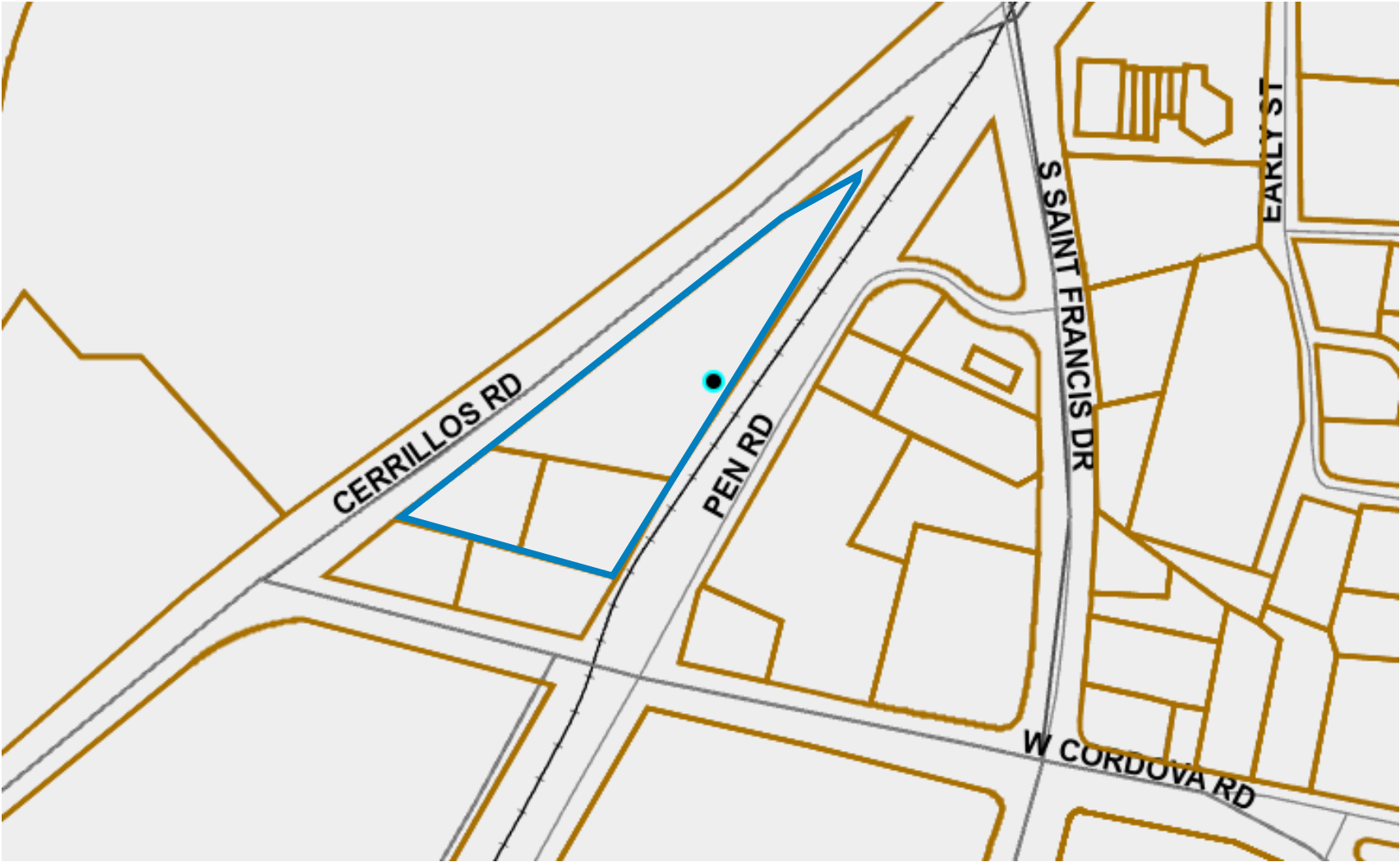
Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Jennifer Jenkins at 505-820-7444 or jennifer@jenkinsgavin.com. Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the Land Use Department at 505-955-6820 or gagurule@santafenm.gov 5 days prior to the meeting date.

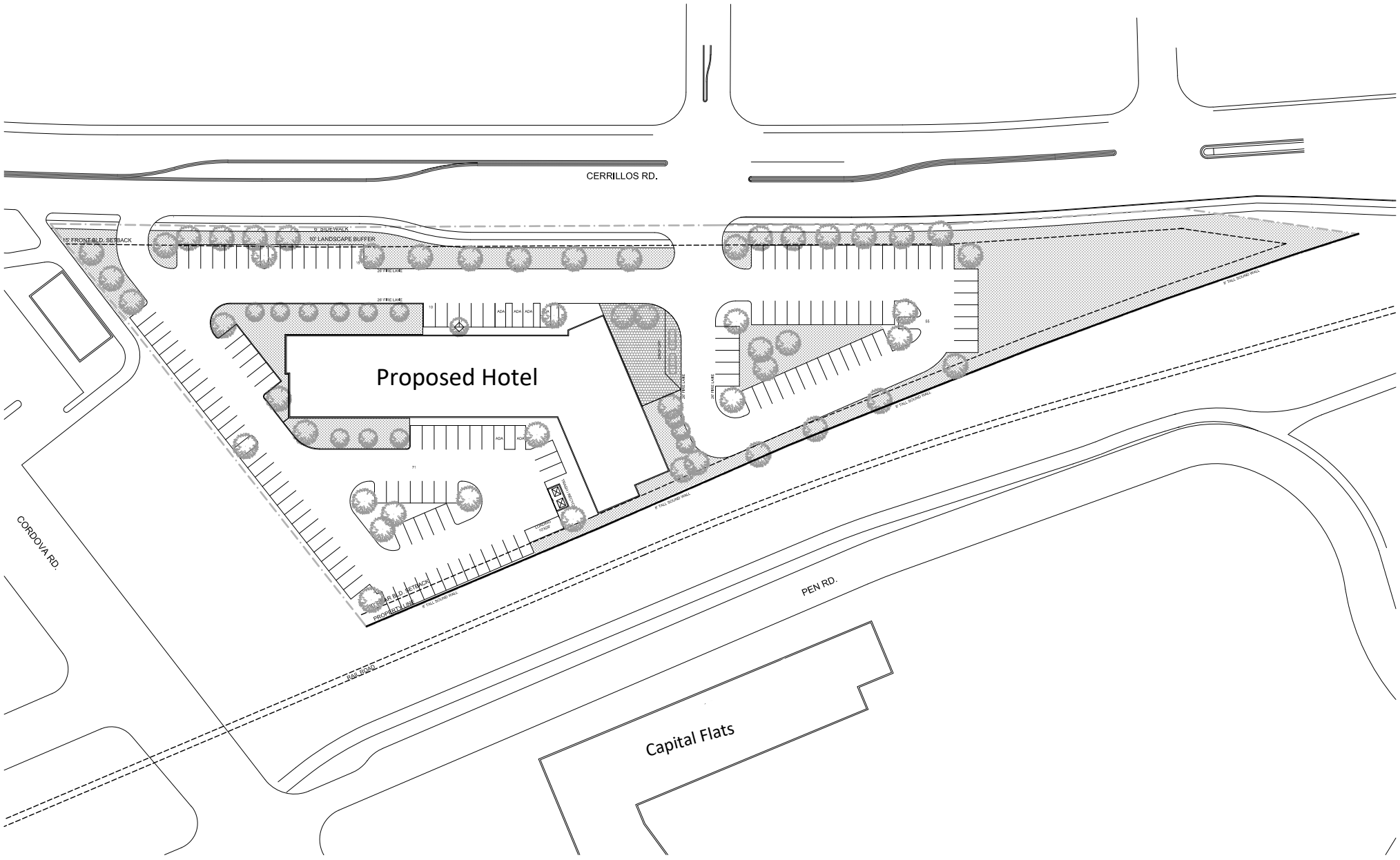
Sincerely,

Jennifer Jenkins

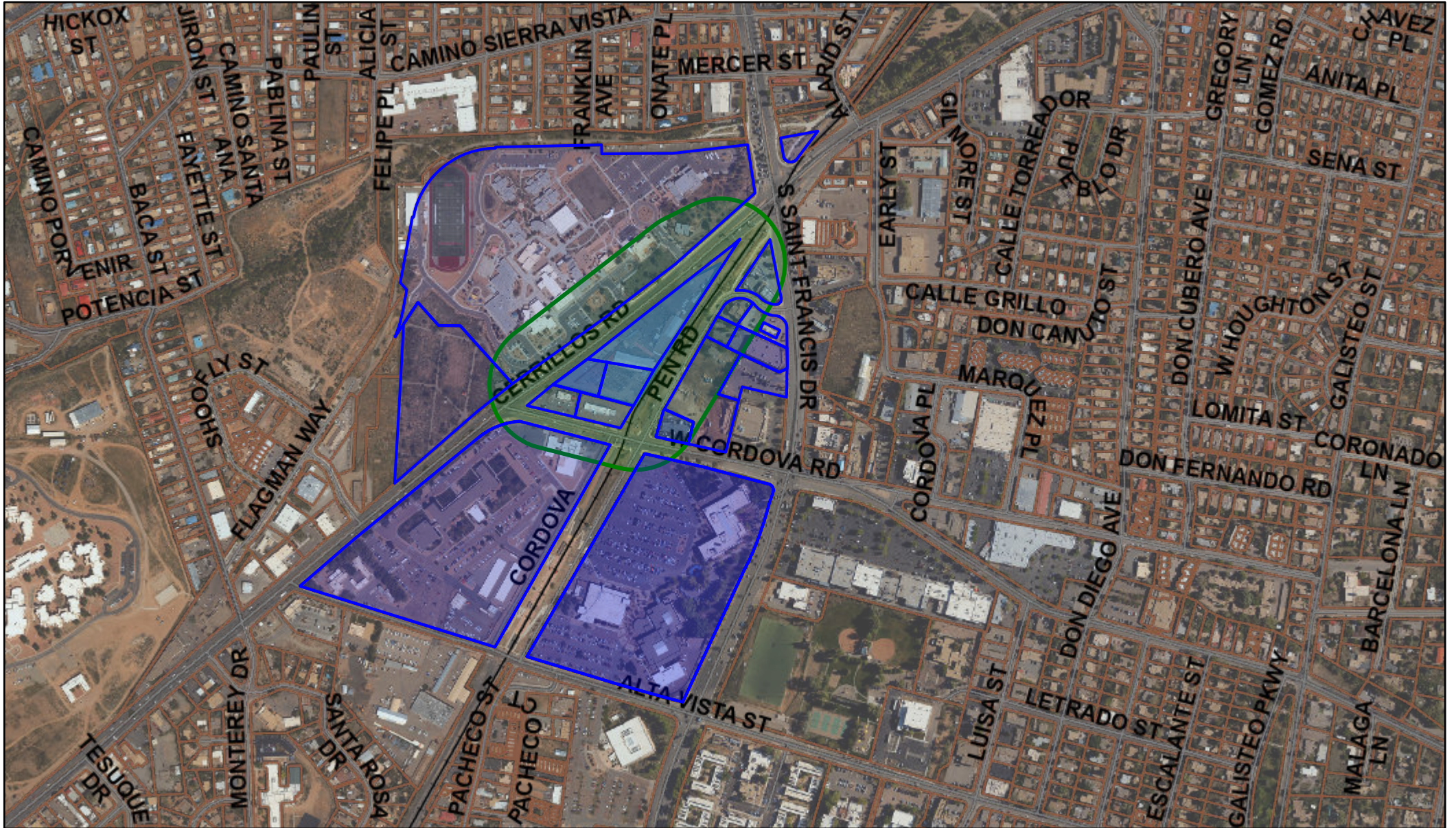
Attachments: Vicinity Map, Site Plan & ENN Guidelines

Vicinity Map
1000, 1101, 1103 Cerrillos Road



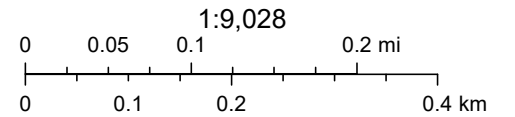


300-foot Buffer Map: 1000, 1101, 1103 Cerrillos Road



8/26/2025, 12:18:02 PM

- Parcels
- Major Roads
- Rail Road
- Roads



OWNER NAME	ADDRESS	CITY	ST	ZIP
DETAILS DETAILS	990 W CORDOVA RD	SANTA FE	NM	87505
CERRILLOS SELF-SERVICE	1103 CERRILLOS RD	SANTA FE	NM	87505
WCW CAPITOL FLATS SF LLC	500 THROCKMORTON ST STE 300	FORT WORTH	TX	76102-3745
STATE OF NEW MEXICO	GEN DEL	SANTA FE	NM	87501
BREWER OIL CO	2701 CANDELARIA RD NE	ALBUQUERQUE	NM	87107-1954
FIELD OF STARS LLC	1113 N PLATA CIR	SANTA FE	NM	87501-1614
NH APARTMENTS LLC	1390 QUAIL LAKE LOOP	COLORADO SPRINGS	CO	80906-4648
TAMONE PROPERTIES LLC	990 W CORDOVA RD	SANTA FE	NM	87505-1836
NH APARTMENTS LLC	1390 QUAIL LAKE LOOP	COLORADO SPRINGS	CO	80906-4648
NH APARTMENTS LLC	1390 QUAIL LAKE LOOP	COLORADO SPRINGS	CO	80906-4648
CIMINO FAMILY LMT PARTNERSHIP	PO BOX 64633	LUBBOCK	TX	79464
NM STATE HIGHWAY DEPT	GEN DEL	SANTA FE	NM	87501
THREE BELL CARTEL, LLC	8 LAGUNA LN	SANTA FE	NM	87508-2243
MGT INVESTMENTS LLC	PO BOX 4848	SANTA FE	NM	87502
NM SCHOOL FOR THE DEAF	1060 CERRILLOS RD	SANTA FE	NM	87501
GUNDZIK, JOHN D	644 E BARCELONA RD	SANTA FE	NM	87501
FAIRVIEW CEMETERY PRESERVATION	2006 BOTULPH RD	SANTA FE	NM	87501
WALGREENS #02900	104 WILMOT RD #3301	DEERFIELD	IL	60015
GILLIAM IRREVOCABLE TRUST	PO BOX 4848	SANTA FE	NM	87502
MGT INVESTMENTS LLC	PO BOX 4848	SANTA FE	NM	87502
ACUITY SPECIALTY PRODUCTS, INC	C/O MAULDIN & JENKINS LLC	ATLANTA	GA	30339
ARC EQUIPMENT FINANCE LLC	19 CORPORATE CIR STE 3	EAST SYRACUSE	NY	13057-1143
NIC INC & SUBSIDIARIES	7701 COLLEGE BLVD	OVERLAND PARK	KS	66210-1991



City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

Type of project

Project Location

Type of Meeting

Time

Date

Meeting Location

Applicant / Agent

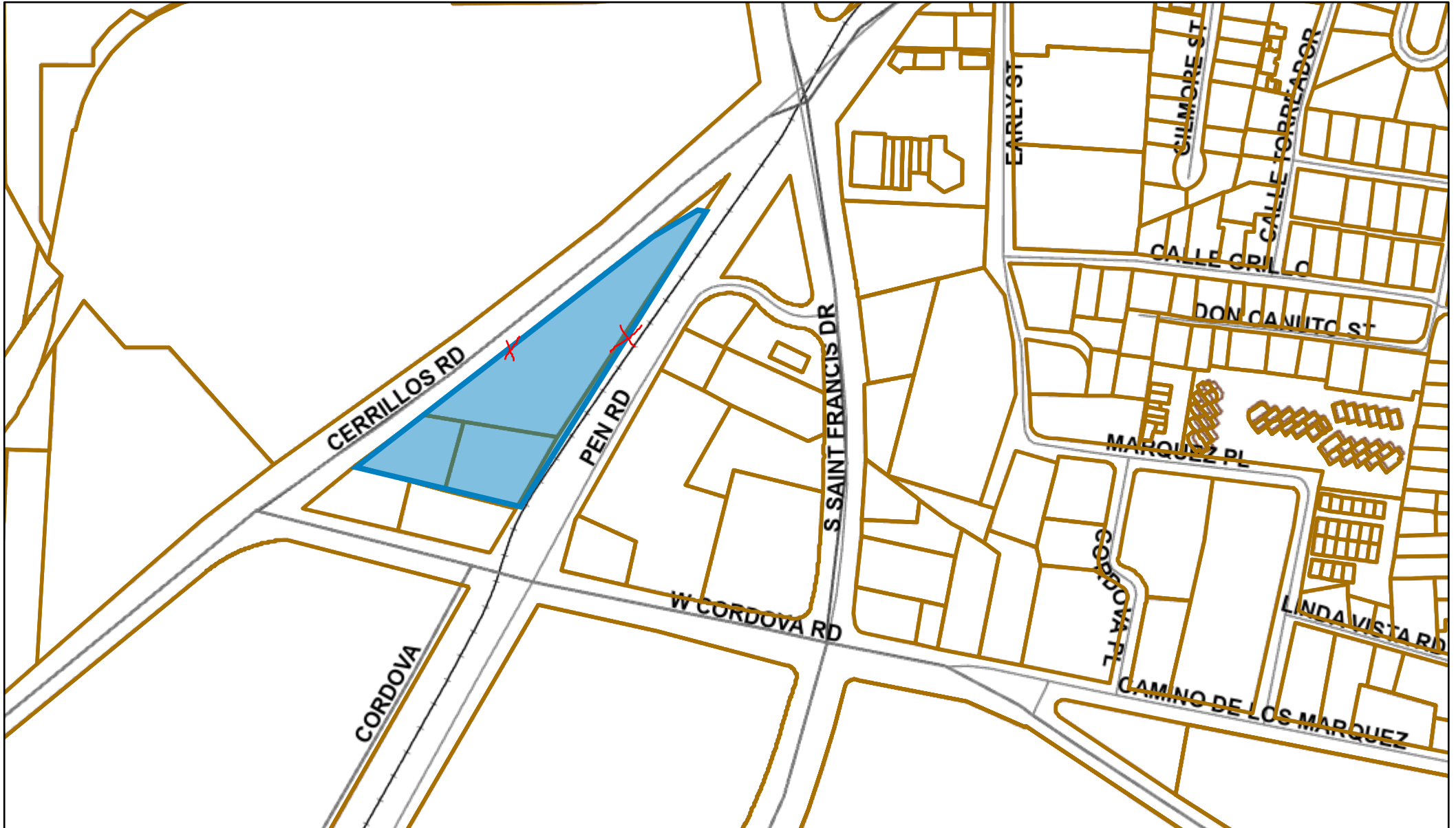
For information call _____

Phone #

Refer to Case _____

Required to be posted and visible from a public street from (_____) to (_____)

ENN Sign Posting Locations



9/2/2025, 11:32:53 AM

- Santa Fe County Parcels
- Major Roads
- Roads
- Parcels
- Rail Road
- X = Proposed Sign Locations

