

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

Loe Randolph LLC  
23811 Washington Ave  
Suite C-1101352  
Murrieta, CA 92562

**Project# PR-2025-020034**  
**Application#**  
**VAC-2025-00025 VACATION OF EASEMENT**  
**MINOR\_PLT-2025-00026 MINOR**  
PRELIMINARY/FINAL PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract D1A, J, NEWPORT INDUSTRIAL  
PARK WEST UNIT 1, SUNPORT MUNICIPAL  
ADDN zoned NR-BP, located at 1800  
RANDOLPH ROAD SE between UNIVERSITY  
BLVD SE and BUENA VISTA DRIVE SE  
containing approximately 1.3499 acre(s).  
(M-15)**

On June 25<sup>th</sup>, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, with conditions of approval, based on the following Findings:

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### **VAC-2025-00025 VACATION OF PUBLIC EASEMENT**

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1. This is a request to vacate a private temporary Drainage Easement to resolve an encroachment issue. The subject property is within the boundaries of the South Yale Landfill Buffer and within the Sunport Urban Center.

### **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.

***There are alternative means of providing utilities to the subject property and to neighboring lots, either through the right-of-way or the remaining portions of the existing easement.***

***Thus, so no substantial property right will be abridged against the will of the public or the property owners by the vacation of this easement.***

**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.

***There is a net benefit to the public welfare, as the vacated portions of the easement clears up the encroachment, and frees up these areas for greater development as needed by the private owners.***

2. Per Table 6-1-1 of the IDO, pre-application meeting requirements for the application have been satisfied by the Applicant prior to this submittal.

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**MINOR\_PLT-2025-00026 PRELIMINARY/FINAL PLAT**

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1. This is a request to vacate an existing temporary drainage easement through a subdivision plat for existing Lot D-1-A-1 of the Newport Industrial Park West, Unit 1 Subdivision. The subject property is located at 1800 Randolph Road SE.
2. The subject property is zoned NR-BP (Non-Residential – Business Park Zone District). Future development must be consistent with all relevant standards.
3. 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.
4. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required. Signatures from Hydrology, Transportation, and Water Utility Authority are obtained on Form PLT.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

6. Per 6-6(K)(2)(I), after approval by the DHO, the Applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the Plat shall be voided.

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## CONDITIONS

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

- a. The application number must be added to the Plat.
- b. The AGIS office must approve the DXF file and proof of approval must be provided.
- c. A signature from Environmental Health is required on the Plat.
- d. The date of the DHO approval shall be recorded on 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 14<sup>TH</sup>, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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,

*Robert L. Lucero, Jr.*

Robert L. Lucero, Jr. (Jul 2, 2025 17:48 PDT)

Robert L. Lucero, Jr

Development Hearing Officer

RLL/mi/jr

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174







# PR-2025-020034 June 25th, 2025 Notice of Decision - DHO

Final Audit Report

2025-07-03

Created:	2025-07-02
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## "PR-2025-020034 June 25th, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
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