



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

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**Project No: PR-2025-020034   Date: 6/25/2025   Agenda Item: #8   Zone Atlas Page: M-15**

**Legal Description: Lot/Tract D1A, J, Newport Industrial Park West Unit 1, Sunport Municipal Add**

**Request: PLAT - Preliminary/Final review of our minor subdivision to formalize a vacation of portion of private drainage easement**

**Request: Vacation of temporary private drainage easement, which encroaches building under construction.**

**Location: 1800 Randolph Rd SE between UNIVERSITY BLVD SE and BUENA VISTA DRIVE SE**

☒ **Approved No Conditions**

☐ **Approved W/Conditions**

☐ **Not Approved**

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**Application For: – MINOR PLT-2025-00026 – PRELIMINARY/FINAL PLAT -**

1. No objection to the proposed plat.

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**Application For: – VAC-2025-00025 – VACATON OF EASEMENT**

1. No objection to the proposed vacation of easement.



## DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

**PR-2025-020034**

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

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

SKETCH 3-19-25 (DFT)

IDO – 2025

T/MPOS

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for MATT WAGONER REQUESTS the aforementioned action(s) 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)

PROPERTY OWNERS: Matt Wagoner

REQUEST: Plat: Preliminary / Final review of our minor subdivision to formalize a vacation of portion of private drainage easement

Vacation: Vacation of temporary private drainage easement, which encroaches building under construction

### **Comments:**

**06.24.2025**

Parks and Recreation has no objections to this request.

**06.11.2025**

Parks and Recreation has no objections to this request.

**3-19-2025**

- Parks and Recreation has no comments on the vacation request.
- For future development, per Street Tree Ordinance and the IDO, street trees will be required every 25 feet on center along Randolph Rd SE.

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 [amontoya@cabq.gov](mailto:amontoya@cabq.gov)

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DRB Project Number: 2025-020034 Hearing Date: 06-25-2025  
Project: 1800 Randolph Rd SE Agenda Item No: 8

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input checked="" type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has an approved Grading & Drainage Plan (HT# M15D008) for the Wagoner Building in Newport Industrial Park-West with an engineer's stamp dated 03/23/2023.
- Hydrology has no objection to the Vacations.

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2025-020034  
1800 Randolph SE

AGENDA ITEM NO: 8

SUBJECT: Preliminary/Final Plat, Vacation of Easement

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 8/17/2023 showing appropriate sidewalks. No objections to plat or vacation.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: June 25, 2025

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 6/25/2025 **AGENDA ITEM:** #8

**Project Number:** PR-2025-020034

**Application Numbers:** VAC-2025-00025 Vacation of Easement

MINOR\_PLAT-2025-00026 Preliminary / Final Plat

**Project Name:** 1800 Randolph Rd SE

**Requests:** Vacation of temporary private drainage easement, which encroaches building under construction and Preliminary / Final review of our minor subdivision to formalize a vacation of portion of private drainage easement.

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

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### BACKGROUND

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**Items in orange type need immediate attention**

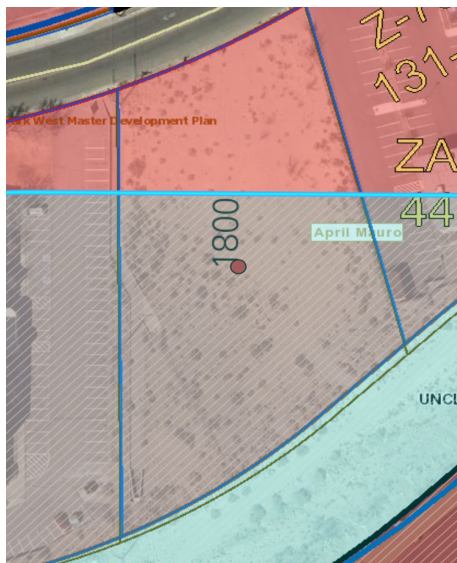
- This request is for approval of a Preliminary/Final Plat and the Vacation of a Private Temporary Drainage Easement to resolve the encroachment issue. The subject property is reached by the South Yale Landfill Buffer. The proposed new D-1-A-1 lot is in the Newport Industrial Park West, Unit 1 subdivision. **\*See exhibit below**
- The property address is 1800 Randolph Rd SE zoned NR-BP (Non-Residential – Business Park Zone District) and is located within an area of Change and surrounded on all sides by other areas of Change. Additionally, it is located in the Sunport Urban Center.
- The subject property is located within the Sunport Noise sub area, Kirtland AFB Military Influence area and the Airport Protection Overlay Zone and the Air Space Protection Sub-area. Additionally, the subject property is located within the Newport Industrial Park West Master Development Plan.

*\*(See additional comments on next pages)*

- On March 19<sup>th</sup>, 2025, the Development Facilitation Team (DFT) reviewed an application requesting the vacation of the temporary drainage easement. This property is located within an area of Change. Randolph Rd is classified a Minor Arterial Street with and includes a designated bike route.
- Comply with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer. Randolph Rd SE is a Minor Arterial. A 6-foot sidewalk and 5-6-foot landscape buffer are required. *\*Standards and Requirements per Transportation (Transportation notes in their memo that an approved TCL dated 8/17/2023 was provided, showing appropriate sidewalks).*

Landfill Buffers (5-2): SOUTH ▾ ◀ 14 of 16 ▶

Landfill Buffers (5-2): SOUTH YALE



## COMMENTS

- Following our discussion with Code Enforcement, they have no objections to approving this plat. Jeff Palmer confirmed that a Building Permit has been issued for this site and approved by Environmental Health.
- ~~6-4(R)(5) — Landfill Gas Mitigation Approval~~
  - ~~6-4(R)(5)(a) — Standards and procedures for obtaining a landfill gas mitigation approval are generally governed by the City Environmental Health Department, whose applicable standards and procedures, including any applicable federal, State, and local laws, regulations, and policies, including but not limited to Subsection~~

20.6.2.4103.A of the New Mexico Administrative Code (NMAC), prevail over the IDO or DPM. In case of a conflict between the provisions of this Subsection 14-16-6-4(R)(5) and the standards and procedures of the DPM, the DPM shall prevail.

~~6-4(R)(5)(c) — A landfill gas mitigation approval is required for all of the following types of permits or applications on any property within a landfill gas buffer area pursuant to Subsection 14-16-5-2(H) (Landfill Buffers) in addition to any other applicable review and approval requirements:~~

- ~~1. Grading, Drainage, and Paving Approvals or Fugitive Dust Control Const. Permit.~~
- ~~2. Permit — Sign for new freestanding sign.~~
- ~~3. Permit — Wall or Fence — Minor.~~
- ~~4. Site Plan — Administrative.~~
- ~~5. Wireless Telecommunications Facility Approval for a new freestanding facility.~~
- ~~6. Master Development Plan.~~
- ~~7. Site Plan — EPC.~~
- ~~8. Subdivision of Land — Minor.~~
- ~~9. Subdivision of Land — Major.~~

~~6-4(R)(5)(d) — In order to obtain a landfill gas mitigation approval, the applicant must to do all of the following:~~

- ~~1. The applicant shall provide an assessment and report performed and certified by a professional engineer with expertise in landfills and landfill gas to determine if landfill gases exist on the lot and whether there is a potential for the migration of landfill gases to impact the lot or other lots in the future.~~
- ~~2. If the assessment determines that landfill gases exist on the lot or there is a potential for the migration of landfill gases to impact the lot or other lots in the future, the report shall identify landfill gas mitigation measures that are adequate to address any existing or future risk in a landfill gas mitigation plan that meets all of the following requirements:~~
  - ~~a. The applicant shall submit copies of the assessment, report, and landfill gas mitigation plan, approved by the City Environmental Health Department, with any application(s) listed in Subsection 14-16-6-4(S)(5)(c) related to the property.~~
  - ~~b. The applicant shall commit in writing to the landfill gas mitigation plan as a condition of approval on all official documents, including but not limited to plats, plans, and permits, filed at the City Planning Department in relation to development of the property. In the case of a large corporation, this letter of~~

commitment shall be signed by a representative with the authority to commit the corporation to implementing the landfill gas mitigation plan.

c. ~~The City Environmental Health Department shall acknowledge receipt of the letter of commitment to the applicant and provide a copy to the City Planning Department for filing.~~

d. ~~The applicant shall include the following disclosure statement on any official documents filed at the Planning Department in relation to development of the property such as plats, plans, or permits:~~

~~“The subject property is located (near / on) a (closed / operating) landfill. Due to the subject property being (near / on) a (closed / operating) landfill, certain precautionary measures may need to be taken to ensure~~

~~the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones of the City Environmental Health Department) shall be consulted prior to development of the site.”~~

e. ~~The City Environmental Health Department shall refer any development that appears to require regulation by the State due to removal of landfill materials, such as for grading or required off-site infrastructure, to the New Mexico Environment Department – Solid Waste Bureau.~~

3. ~~If the assessment and report indicate that there is no landfill gas at the property and there is no future risk from the migration of landfill gases, the assessment and report shall state how such a determination was made and the applicant shall do both of the following:~~

a. ~~Submit copies of the assessment and report approved by the Environmental Health Department with any application(s) listed in Subsection 14-16-6-4(S)(5)(c) related to the property.~~

b. ~~Include the disclosure statement in Subsection 2.d above on any official documents filed at the Planning Department in relation to the development such as plats, plans, or permits.~~

▪ ~~The Environmental Services Division of the City Environmental Health Department or its consultant shall review the assessment and report, and landfill gas mitigation plan if applicable, and shall approve or reject them in writing within 20 business days of its submission. If the documents are not acceptable, the City Environment Health Department shall advise the applicant of the changes needed and the applicant shall submit revised~~



documents for review and approval. Contact Shellie Eaton at [seaton@cabq.gov](mailto:seaton@cabq.gov) at Environmental Health. Landfill gas mitigation approval from Environmental Health is required prior to the approval of this Plat.

- The application numbers must be added to the Plat.
- The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of a plat.
- **A signature from Environmental Health is required on the Plat prior to final sign-off of the Plat by DFT and the City Engineer.**
- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k) of the IDO.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).
- Signatures from Utility companies, AMAFCA, City Surveyor, Surveyor, and property owner have been obtained on the plat. Signatures from Hydrology, Transportation, and Water Utility Authority are obtained on Form PLT.
- The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.
- **This vacation of public easement request meets the following IDO criteria:**

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

*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 applicant is requesting to vacate portion of the 20-foot temporary drainage easement granted 2/23/2981 that currently runs through the existing lot. They aim to vacate portion of this easement. **For this action, the planning department defers to other DFT staff to confirm whether it complies with the IDO and DPM regulations.**
- **The Subdivision of Land-Minor request meets the following IDO criteria:**

**6-6(K)(3)** *Any application for a Subdivision of Land-Minor shall be approved if it complies*

*with all applicable provisions of this IDO, the DPM, and other adopted City regulations, and any conditions specifically applied to the development of the property in a prior permit or approval affecting the property.*

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

**\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**

- All final platting documents must be signed/stamped by a design professional licensed in the State of NM.



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Marcelo Ibarra/Jay Rodenbeck  
Planning Department

DATE: 6/24/25