Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
November 18, 2025
6:00 PM
City Council Chambers

BOARD MEMBERS

Scottie Richardson, District 1, Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
Fred Radosevich, District 3	Sal Tortorici, At-Large
Robert Gabaldon, District 4, Vice-Chair	

MEETING INFORMATION

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at https://rrnm.gov/2303/Watch-and-Download-City-Meetings.

Join by Computer: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

There will be no discussion of these items unless a Board Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

1. October 28, 2025 Planning and Zoning Board Meeting Minutes
2025-1028 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Planning and Zoning Monthly Summary Plat Report - October 2025
Oct 2025 Summ Plat.pdf

3. Planning and Zoning Monthly Building Activity Report - October 2025
2025 PZ MONTHLY COMPARISONS.pdf

PUBLIC HEARINGS

Pursuant to the Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Board shall register in person or via specified communications technology/equipment with the City staff person.

4. **Postponement.** The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 lots) to the plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board postpone the application to the meeting date certain of December 16, 2025.

5. **Withdrawn.** The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, from TZ and OS to R-2, R-4, R-1, and C-1, for properties included in the Papillon Master Plan Amendment. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board withdraw the application from the agenda.

6. **Zone Map Amendment.** The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Plaza Rio, Lot B, currently zoned SU: Special Use for Limited Commercial Retail, to include multi-family townhomes as an added permissive use. Staff contact is Ben Isaacs and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.
Zoning & Location Map.pdf
Land Use Application.pdf
Justification Letter.pdf
Conceptual Plans.pdf
Reproduction of Notifications.pdf
Draft_Ordinance_25-100-00012_BMB.docx

7. **Preliminary Plat Extension.** The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for the Idalia Crossing subdivision. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Application Plat Extension.pdf
Letter of Authorization.pdf
Idalia Crossing Preliminary Plat.pdf
Justification Letter.pdf
Reproduction of Notices.pdf

8. **Final Plat.** The applicant, Richmond American Homes, requests approval of a Final Plat for the Broadmoor Heights Unit 4 subdivision, consisting of 53 Lots and 5 Tracts zoned R-4: Single-Family Residential on the property legally described as Broadmoor Heights, Tract 4-A. Staff contact is Brian Babyak and staff recommend approval with findings and conditions.
Location & Zone Map
Application.pdf
BROADMOOR UNIT 4 FINAL PLAT

9. **Subdivision Variance.** The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of

Ordinances, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the proposed Terra Alto at Mariposa Subdivision. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Application Package.pdf
Plat.pdf
Reproduction of Notices_.pdf
Findings_of_Fact.docx

10. **Preliminary Plat.** The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning and Bohannan Huston, Inc., requests approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A-16H-1, 1A-16F, and 1A-16I, and is zoned MU-A: Mixed Use Activity Center. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Detailed Site Plan wTrails.pdf
Terra Alto Plat.pdf
Terra Alto at Mariposa Site Plan Admin. Approved.pdf
Application Package.pdf
Mariposa Master Plan Land Use and Proposed Zoning.pdf
Reproduction of Notices_.pdf
Public Comment_Garver.pdf
Public Comment_Bryan.pdf
Public Comment_Troutman.pdf
Public Comment_Stechmann.pdf
Public Comment_Karris.pdf

11. **Variance.** The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.
Zoning & Location Map
Complete Application
Justification Letter
Reproduction of Notices.pdf
Neighbor Support
Findings_of_Fact_Sandstone_BMB.docx

12. **Variance.** The applicants, Rob and Erica Spella, request approval of a Variance to the minimum required R-1: Single-Family Residential District side setback of five feet for a secondary structure at the subject property of 1576 Arlene Rd SE, legally described as Star Heights Unit 2, Block 175, Lot 3. Staff contact is Ben Isaacs and Staff recommend denial with findings.
Zoning & Location Map.pdf
Land Use Application.pdf
Justification Letter.pdf
Site Plan.pdf
Code Enforcement Case 25-5217__1576_ARLENE_RD_SE_redacted.docx
Reproduction of Notifications.pdf
Findings_of_Fact_BMB.docx

13. **Subdivision Variance.** The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines for the Zuma Ranch Phase 1 Subdivision. Staff contact is Ben Isaacs and Staff recommend approval with findings.
Zoning & Location Map.pdf

Land Use Application.pdf
Justification Letter.pdf
Reproduction of Notifications.pdf
Findings_of_Fact_BMB.docx

14. **Preliminary Plat.** The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat would create 151 single-family residential lots and 9 tracts on 27.20 acres for the property legally described as Unit 13, Block 37, Lots 5 through 27. Staff contact is Ben Isaacs and Staff recommends approval with findings and conditions.
Zoning & Location Map.pdf
Land Use Application.pdf
Authorization Letter.pdf
Zuma Ranch Preliminary Plat.pdf
Reproduction of Notifications.pdf
ReviewerComments_Compiled.pdf
Public Comment: Stephanie Presti.pdf

15. **Preliminary Plat.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, creating 27 single-family residential lots and 8 tracts, all zoned R-1: Single-Family Residential District. The property is legally described as LE, Tract 13-A-1 and comprises approximately 60.4499 acres. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location Map
Application
Authorization
Preliminary Plat
Reproduction of Notices, Legal Ad
Reviewer Comments

16. **Zone Map Amendment.** The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. Staff contact is Ben Isaacs and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.
Zoning & Location Map.pdf
Land Use Application.pdf
Justification Letter.pdf
Site Plan.pdf
2025.11.05 Progress Drawings.pdf
Code Enforcement Case.docx
Draft_Ordinance_25-100-00013_BMB.docx
Reproduction of Notifications.pdf

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
October 28, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-1028 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

OCTOBER 28, 2025
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Kevin Kofchur, District 2	Amy Rincon, Development Services Director
Fred Radosevich, District 3	Brian Babyak, Planning and Zoning Manager
Robert Gabaldon, District 4, Vice-Chair	Liz Ruiz Carlos, Planner II
Andrea Hankins, District 5	Tamarah Martinez, Planner I
Lisa Hardisty, District 6	Ben Isaacs, Planner I
MEMBERS ABSENT:	Sharon Bitah, Administrative Assistant
Scottie Richardson, District 1, Chair	
Sal Tortorici, At-Large	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Richardson called the meeting to order at 6:00 PM.

CONSENT CALENDAR

1) 2026 Planning and Zoning Board Regular Meeting Calendar

2) October 14, 2025 Planning and Zoning Board Meeting Minutes

Fred Radosevich moved to approve the Consent Calendar. Seconded by Andrea Hankins.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

Development Services Director, Amy Rincon provided an update on the October 23rd Governing Body meeting where the Development Process Manual was adopted, and the first reading of the Chapter 155 Text Amendment was completed. She planned to send the PowerPoint presentation with feedback to the commissioners.

PUBLIC HEARINGS

3) The applicant, Coal Bank Holdings, Ltd., through their agent, Isaacson & Arfman, Inc., requested approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Stonegate Phase 3 Subdivision.

Staff member, Liz Ruiz Carlos presented the item, recommending approval and stood for questions.

Agent Justin Simonsen presented on the item after being administered the oath virtually.

Fred Radosevich moved to approve item #3. Seconded by Kevin Kofchur.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

4) The applicant, Kim L. Snyder, requested approval of a Variance to Section 154.77 Fence/Wall Regulations (D)(2) which states that walls built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet. The subject property is legally described as Diamond Ridge, Block 7, Lot 4.

Staff member, Ben Isaacs presented the item, recommending denial with findings and stood for questions.

Applicants Kim Snyder and Maria Snyder presented on the item and stood for questions.

Andrea Hankins moved to approve item #4. Seconded by Fred Radosevich.

There was considerable discussion between Commissioner Kofchur, applicant, Kim Snyder, Planning and Zoning Manager, Brian Babyak and Development Services Director, Amy Rincon.
Staff member, Ben Isaacs and Ms. Rincon answered Commissioner Hardisty's questions regarding specifics of the wall height.
Vice-chair Gabaldon commented on the item.

The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

5) The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requested approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Plaza Rio, Lot B, currently zoned SU: Special Use for Limited Commercial Retail, to include multi-family townhomes as an added permissive use.

Staff member, Ben Isaacs presented the item, recommending approval with findings and conditions and stood for questions.

Kevin Kofchur moved to approve Item #5. Seconded by Andrea Hankins.

Development Services Director, Amy Rincon provided options on how to proceed since the applicant, Brian Mozley was not present to answer the commissioners' questions.

Fred Radosevich moved to postpone Item #5 to the November 18, 2025 Planning and Zoning Board meeting. Seconded by Andrea Hankins.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

6) The applicants, Westway Homes and AMREP Southwest, through their agent, Consensus Planning Inc., requested approval of an amendment to the Northern/Rainbow Specific Area Plan.

Staff member, Liz Ruiz Carlos presented the item, recommending approval with findings and conditions and stood for questions.

Agent, Jim Strozier presented on the item and stood for questions.

The following members of the public spoke on the item:

- Daniel W. Parks
- Karin French

Member of the public, Thomas Gabriele, spoke on the item after being administered the oath virtually.

Lisa Hardisty moved to approve Item #6. Seconded by Kevin Kofchur.

Agent, Jim Strozier clarified the issues brought forth by the public comments and Commissioner Kofchur.

The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Vice-chair Gabaldon commended staff on information provided via the meeting packets.

PUBLIC FORUM

ADJOURNMENT

Kevin Kofchur moved to adjourn the meeting. Seconded by Fred Radosevich.
Vice-Chair Gabaldon adjourned the meeting at 7:09 PM.

APPROVED THIS 18th DAY OF NOVEMBER 2025.

_____
Scottie Richardson, Chairman

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - October 2025

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Oct 2025 Summ Plat.pdf

SUMMARY PLAT ACTIVITY
October 2025

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT	RECORDED	X
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00015	5/8/2023	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
23-200-00016	6/5/2023	SUMMARY PLAT- LOT COMBO U13, BLK S, LOTS	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	
23-200-00026	9/7/2023	SUMMARY PLAT - UNIT 17, TRACTS A-1-A AN	Under Review	
23-200-00028	9/14/2023	CS, BLK A, LOT A-1-A (LOT SPLIT)	Under Review	
23-200-00031	10/4/2023	SUMMARY PLAT - LOT COMBO - U10, BLK A, L	Under Review	
24-200-00002	01/04/24	SUMMARY PLAT - LOT COMBO - CABE/TRACTS 1	Under Review	
24-200-00004	01/16/24	UNIT 10 BLOCK 35 LOT 30-A LOT COMBO.	Under Review	
24-200-00007	01/18/24	PROPOSED LOT 16-A, BLK. U, RRE UN. 11 /	Under Review	
24-200-00009	01/22/24	UNIT 11, BLOCK V, LOTS 16-17 TO CREATE 1	Under Review	
24-200-00012	2/1/2024	SUMMARY PLAT - U11, BLK 17, LTS 42 & 43	Under Review	
24-200-00017	4/8/2024	LOT CONSOLIDATION / U21, BLOCK 18, LOTS	Under Review	
24-200-00019	4/29/2024	SUMMARY PLAT - STONEGATE - CREATING 1 HO	Under Review	
24-200-00022	5/1/2024	SUMMARY PLAT - UNIT 10, BLOCK 33, LOTS 7	Under Review	
24-200-00024	05/14/24	UNIT 20, BLOCK, 106, LOTS 5-6, LOT LINE	Under Review	
24-200-00025	05/14/24	SUMMARY PLAT - U13, BLK QQ, LOTS 16&17 -	Under Review	
24-200-00026	05/14/24	SUMMARY PLAT - U11, BLK E, LOTS 56 & 57	Under Review	
24-200-00029	5/31/2024	UNIT 17, BLOCK 132, LOT 11-A, LOT SPLIT	Under Review	
24-200-00034	8/2/2024	SUMMARY PLAT, UNIT 20, BLOCK 145, LOTS 5	Under Review	
24-200-00036	9/4/2024	SUMMARY PLAT - U20, BLK 108, LOTS 33 AND	Under Review	
24-200-00040	10/1/2024	SUMMARY PLAT (VACATE EXISTING DRAINAGE E	Under Review	
24-200-00041	10/4/2024	JAG PLANNING & ZONING	Under Review	

SUMMARY PLAT ACTIVITY

October 2025

24-200-00042	10/8/2024	COMMUNITY SCIENCES CORPORATION	Under Review	
24-200-00043	10/08/24	U13, BLK 68, LOTS 5A / SUMMARY PLAT	Under Review	
24-200-00047	10/21/24	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	Under Review	
24-200-00048	10/23/24	SUMMARY PLAT - HAWKSITE TRACTS 13A AND 1	Under Review	
24-200-00053	12/10/2024	PARCEL 1-A ARROYO DE LOS MONTOYAS, U13 -	Under Review	
24-200-00054	12/18/2024	UNIT 20, BLOCK 106, PARCEL A, VACATION O	Under Review	
24-200-00055	12/18/2024	SUGAR RIDGE, BLOCK 2, PAR B-1-A / SUMMAR	Under Review	
24-200-00056	12/30/2024	SUMMARY PLAT / WALMART FUEL STATION EASE	Under Review	
25-200-00001	1/2/2025	LOT COMBO (2 LOTS TO 1) UNIT 12, BLOCK E	Under Review	
25-200-00002	1/24/2025	LOT COMBINATION UNIT 13 BLOCK 135 LOTS 1	Under Review	
25-200-00003	1/28/2025	HIGH RESORT MARKET PLACE, BLOCK A, TRACT	Under Review	
25-200-00006	2/27/2025	SUMMARY PLAT - ENCANTADO CHANNEL PARCELS	Under Review	
25-200-00008	3/7/2025	U17, BLOCK 160, LOTS 14 & 15 / LOT COMBI	Under Review	
25-200-00010	3/12/2025	EXTRATERRITORIAL SUM PLAT - U8, BLK 10,	Under Review	
25-200-00013	3/27/2025	SUMMARY PLAT: LOMA COLORADO EAST PARCELS	Under Review	
25-200-00014	3/27/2025	SUMMARY PLAT RELOCATING EASEMENTS - UB2A	Under Review	
25-200-00017	4/11/2025	SUMMARY PLAT - UNIT 12, BLK 14, LOTS 7 &	Under Review	
25-200-00019	4/21/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	Under Review	
25-200-00021	5/6/2025	SUMMARY PLAT - U 13, BLK 132, LOTS 10 &	Under Review	
25-200-00022	5/7/2025	UNIT 12, BLOCK D, LOTS 45-48 / 4 LOTS TO	Under Review	
25-200-00025	5/20/2025	SUMMARY PLAT - U17, BLK 38, LOT 43 AND U	Under Review	
25-200-00026	6/10/2025	CORRALES NORTH UNIT 2, TRACT E, BLOCK 1,	Under Review	
25-200-00028	7/8/2025	SUMMARY PLAT: CASCADES AT HIGH RESORT PA	Under Review	
25-200-00030	7/10/2025	SUM PLAT - U20, BLK 133, LOT 89-A, 90-A	Under Review	
25-200-00031	7/23/2025	1516 UNSER BLVD NE / SUMMARY PLAT / GRAN	Under Review	
25-200-00032	8/6/2025	UNSER BOULEVARD R-O-W, PARCEL D-1, CREAT	Under Review	
25-200-00033	8/11/2025	UNIT 17, TRACTS U-1 AND U-2, LOT SPLIT A	Under Review	
25-200-00034	8/12/2025	THE VILLAGE, TRACTS H1 AND H2, LOT LINE	Under Review	
25-200-00037	9/24/2025	SUMMARY PLAT; U10, BLK B, LOT 21-A; LOT	Under Review	
25-200-00038	**10/1/2025**	**RRE UNIT 12, BLOCK C, LOT 65-A / LOT COM**	**Under Review**	
25-200-00039	**10/9/2025**	**SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,**	**Under Review**	
25-200-00040	**10/16/2025**	**SUMMARY PLAT - HIGH RANGE 5**	**Under Review**	
25-200-00041	**10/20/2025**	**THE VILLAGE, TRACTS G 1-4 EASEMENTS**	**Under Review**	
25-200-00042	**10/21/2025**	**SUMMARY PLAT /U13, BLOCK 114, LOT 2 / LO**	**Under Review**	
TOTAL TO DATE:		**70**		

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
November 18, 2025

DEPARTMENT:

SUBJECT:
Planning and Zoning Monthly Building Activity Report - October 2025

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2025 PZ MONTHLY COMPARISONS.pdf

2025 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	FEB	MAR	APR	MAY	MAY VALUATION	JUNE	JUNE VALUATION	JUL	JULY VALUATION	AUG	AUGUST VALUATION	SEPT	SEPTEMBER VALUATION	OCT	OCTOBER VALUATION	NOV	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2024)	
Single Family	70	98	77	73	84	$16,638,799	107	$21,882,708	67	$13,307,495	71	$14,046,119	49	$11,017,647	48	$10,986,403			744	$156,664,632	978	$203,284,682
Additions/Residential	8	11	17	11	17	$721,776	17	$351,746	13	$750,983	17	$759,508	16	$606,664	7	$236,340			134	$6,201,622	139	$4,780,524
Casita	2	2	2	1	2	$169,037	1	$51,012	2	$136,296	1	$200,000	1	$252,575	0	$0			14	$1,701,493	0	$0
New Commercial	2	0	1	1	0	$0	2	$3,924,700	1	$900,000	0	$0	1	$450,000	0	$0			8	$17,359,700	12	$45,655,635
New Office/Institution	0	0	1	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0			1	$22,000,000	4	$15,892,176
New Industrial	0	0	0	0	0	$0	0	$0	0	$0	1	$22,000,000	0	$0	0	$0			1	$22,000,000	1	$55,000,000
Non-Residential Interior Tenant Improvement	4	1	3	3	1	$5,000,000	0	$0	1	$4,000	6	$649,748	1	$209,011	1	$0			21	$16,607,675	23	$11,668,260
Office/Institution Addition	0	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0			0	$0	1	$35,000
Industrial Addition	0	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0			0	$0	0	$0
New Multi-Family	25	31	15	15	23	$3,052,582	0	$0	1	$152,029	5	$760,145	0	$0	0	$0			115	$19,830,059	80	$59,886,454
Telecommunication Tower	0	0	0	2	1	$45,990	1	$45,990	3	$120,990	1	$36,889	1	$35,000	0	$0			9	$332,859	12	$510,470
Demolition - Non-Residential	0	1	0	1	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0			2	$667,943	2	$12,000
Demolition - Residential	0	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0			0	$0	0	$0
Fence	14	9	15	11	16	$72,400	14	$62,000	20	$169,457	16	$845,898	7	$58,290	13	$46,565			135	$1,493,553	124	$4,213,173
Garages	3	4	5	4	5	$156,480	7	$233,400	6	$244,439	7	$264,972	9	$613,082	6	$301,874			56	$2,889,390	62	$2,023,027
Pool	6	7	4	9	0	$0	4	$301,625	8	$529,794	3	$134,744	3	$613,082	5	$384,939			49	$3,936,095	78	$5,722,342
Reroofs/Windows/ Doors	71	68	84	72	82	$1,019,165	79	$1,321,625	73	$1,249,863	85	$2,300,196	51	$1,201,789	93	$1,313,619			758	$12,898,853	689	$10,669,898
Retaining Wall	6	10	9	22	5	$491,450	3	$27,000	9	$1,148,800	11	$2,756,600	5	$292,900	6	$86,920			86	$13,187,291	210	$42,046,776
Small Shed (120 sq.ft. or less)	20	10	26	25	22	$72,359	17	$67,987	13	$50,221	21	$58,975	15	$56,027	10	$29,424			179	$643,123	217	$815,850
Sheds	8	5	9	8	15	$207,678	12	$192,814	9	$73,282	7	$208,672	8	$82,899	8	$77,276			89	$1,276,201	245	$2,279,833
Solar (Rooftop & Ground Mount)	36	42	41	43	43	$3,827	41	$56,491	74	$16,497	76	$6,764	79	$84,457	48	$4,272			523	$333,565	617	$6,428,170
Business Registrations (Occupancy Inspection)	15	13	21	23	17	$0	9	$0	13	$0	15	$0	17	$0	12	$0			155	$0	196	$0
Building Inspections	3,279	3,361	3,346	3,547	3,592	$0	3,570	$0	3,808	$0	3,500	$0	3,673	$0	3,323	$0			34,999	$0	40,030	$0
Engineering Inspections	202	186	181	229	204	$0	247	$0	262	$0	284	$0	253	$0	272	$0			2,320	$0	2,551	$0
R.O.W. Permits (Fees)	33	28	25	67	80	$24,167	103	$10,498	64	$38,405	51	$45,838	52	$156,122	64	$40,282			567	$457,332	509	$300,630
TOTALS:	**3,804**	**3,887**	**3,882**	**4,167**	**4,209**	**$27,675,710**	**4,234**	**$28,529,596**	**4,447**	**$18,892,551**	**4,178**	**$45,075,068**	**4,241**	**$15,729,545**	**3,916**	**$13,507,914**			**40,965**	**$300,481,386**	**46,780**	**$471,224,900**

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Postponement. The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 lots) to the plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board postpone the application to the meeting date certain of December 16, 2025.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Staff recommends postponement of the request, to the date certain of December 16, 2025 to allow for re-noticing of properties within the full Master Plan area.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Withdrawn. The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, from TZ and OS to R-2, R-4, R-1, and C-1, for properties included in the Papillon Master Plan Amendment. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board withdraw the application from the agenda.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Staff recommends the item be withdrawn as requested by the applicant.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-100-00012

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Plaza Rio, Lot B, currently zoned SU: Special Use for Limited Commercial Retail, to include multi-family townhomes as an added permissive use. Staff contact is Ben Isaacs and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.

BACKGROUND AND ANALYSIS:
This item was first heard at the October 28 Planning and Zoning Board Meeting, and the Board voted to postpone the item due to the applicant and agent not being present.

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Retail Commercial) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres.

The subject property is currently zoned SU: Special Use for Limited Retail Commercial per Ordinance No. 32, Enactment No. 07-31, adopted by the Governing Body on June 13, 2007. The Ordinance permits specific limited commercial uses in addition to outlining design standards for future development. The applicant is seeking to add multi-family townhomes to the list of permissive uses.

In order to accommodate townhomes that are up to two stories on the property, staff have also drafted an amendment to the Ordinance design standards to allow for buildings up to 32 feet in height or two stories. 32 feet is the maximum building height in single-family residential zoning, including the adjacent R-1 zoned neighborhood. Per the applicant's proposed informal site development plans, staff is also proposing a maximum units density of 12 units/acre for the site to limit the density of multi-family development.

Staff are also including Ordinance amendments for Governing Body approval of the Site Plan (which mirrors City Code), and updating the Section of Code referenced for the parking standards.

The subject property is located immediately east of Golf Course Road SE, a minor arterial, and approximately 300 feet south of Southern Boulevard SE, a principal arterial. The surrounding properties are zoned: SU: Special Use for Limited Retail Commercial to the north, R-1: Single-Family Residential to the east and south, and C-1: Retail Commercial and NC: Neighborhood Commercial to the west. The SU for Limited Retail Commercial to the North has it's Zoning

Ordinance amended in 2018 to allow for the sale of alcohol, including breweries, provided the license is a restaurant, Small Brewer or Winegrower's license, per State Statute regulations.

The applicant previously submitted an application for a Zone Map Amendment to change the zoning of the subject property from SU: Special Use to R-6: Multi-Family Residential. This previous request (case #25-100-00011) was withdrawn by the applicant at the recommendation of the Development Services Department.

REVIEW CRITERIA:
Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(A) states, "Proposed amendments shall be submitted to the Governing Body through the Planning and Zoning Board."

The Zone Map Amendment application was submitted to the Development Services Department and received on July 14, 2025, for review by the Governing Body through the Planning and Zoning Board.

Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change:

R.O. 2003 § 150.07(D)(1) states: “A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.”

The applicant states in their justification letter, "The Comprehensive Plan's Population and Housing Element calls for a variety of housing types to meet the needs of all members of the community. Adding multi-family townhomes within the SU designation directly supports Goal PH-3 and advances adopted housing and land use objectives. By permitting this use, the City not only expands housing choices but also ensures that development at this location occurs in a manner compatible with the surrounding neighborhood and beneficial to the broader community."

Staff recommend that the Planning and Zoning Board find that the proposed Zone Map Amendment to add multi-family townhomes as a permissive use for the subject property would be consistent with the health, safety, morals and general welfare of the City by creating more possibilities for housing diversity without deducting the existing opportunities for limited commercial uses currently provided to the property. The proposed townhome use, along with the regulations included in the Ordinance, will allow for a different housing type which benefits and is consistent with the welfare and morals of the City, while also transitioning and fitting in well with surrounding land uses. Maintaining the present commercia uses also allows the site to maintain the possibility of developing as commercial in the future. Conforms.

R.O. 2003 § 150.07(D)(2) states: "Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made."

The applicant cites the property's location respective to the adjacent commercial and residential zoning districts to justify the change, stating, "Directly west of the property, across Golf Course Road SE, are existing commercial buildings and parking areas that are part of the Golf Course commercial corridor. Directly east of the property, along Gay Circle SE, are established single-family homes. [...] This property is therefore positioned between two distinct land use patterns. Multi-family townhomes represent an appropriate and compatible transitional use, mitigating potential conflicts while maintaining the character of the adjacent neighborhood. This transitional role is contemplated under [R.O. 2003] § 150.07(G)(2), which recognizes that zone changes are justified when a parcel can reasonably serve as a buffer between contrasting districts."

Staff recommend that the Planning and Zoning Board find that the proposed Zone Map Amendment would not result in a significant deviation from the surrounding land uses and would provide a buffer between the low-density residential homes to the east and the arterial roads and commercial uses to the north and west. Moreover, the applicant's request to add multi-family townhomes to the list of permissive uses would preserve the existing commercial land uses should the applicant's plan to construct townhomes not materialize. Conforms.

R.O. 2003 § 150.07(D)(3) states: A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The applicant states, "The Comprehensive Plan recommends that higher-density residential areas by located on or near arterials, within walking distance of employment centers, commercial areas and community facilities. The subject property meets these locational criteria."

Staff recommend that the Planning and Zoning Board find that the proposed Zone Map Amendment is consistent with the Land Use element of the Comprehensive Plan, specifically Goal L-1: "Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads".

The subject property is located in close proximity to Southern Boulevard SE, a principal arterial, and is adjacent to commercially zoned property. The Comprehensive Plan also states in § 1.1.3 "High-Density Residential": Locate high-density residential areas on collector or arterial streets within 1/8 mile walking distance of a commercial center, employment center, or other community facility. Staff find that the subject property satisfies this vision.

Staff recommends the Board finds that the proposed Zone Map Amendment is also consistent with the Population and Housing Element of the City Comprehensive Plan, including Goal PH-3, Policy PH-4, and PH-6. PH-3 states: "Promote a variety of housing types to meet the needs of all members of the community." and Policy PH-4 and PH-6 state: "Establish site and building design guidelines to create an effective transition, or necessary buffer, between substantially different land uses and densities" and "Ensure that mixed-use development complements and enhances the character of neighboring residential and commercial development."

Staff finds that with the proposed zoning standards in the Ordinance, the additional permissive use of multi-family townhomes would create an effective transition from the commercial development to the north and west, to the single-family neighborhood to the south and east. The proposed Zoning Ordinance allows for a mixed use development node which may compliment the surrounding zoning.

R.O. 2003 § 150.07(D)(4) states: The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City’s incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply.
Applicant’s reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant states in their justification: "Maintaining SU with a commercial orientation could

intensify conflicts with adjacent single-family residences. Conversely, restricting the parcel to single-family use alone would underutilize its arterial frontage and proximity to the Golf Course Road commercial corridor. Permitting multi-family townhomes within the SU district balances these considerations, providing a reasonable, compatible, and efficient land use transition."

Staff recommends that the Planning and Zoning Board find that adding multi-family townhomes as a permissive use to the subject property may result in a more advantageous use of the land as it could create a beneficial transition between the surrounding single-family residential and commercial land uses. The proposed addition of multi-family townhomes to the existing Special Use for Limited C-1 Retail Commercial zoning may be found to be more advantageous to the community by providing a balance of land uses and intensities in this area.

R.O. 2003 § 150.07(E) states: "The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone."

Staff recommend that the Planning and Zoning Board find that the cost of land or other economic considerations were not the determining factor for this request.

R.O. 2003 § 150.07(F) states: "Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning."

Staff recommend that the Planning and Zoning Board find that the location of the subject property near Golf Course Road SE and Southern Boulevard SE is not the sole justification for the Zone Map Amendment.

R.O. 2003 § 150.07(G) states: "A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states that the proposed Zone Map Amendment would not result in a spot zone because it "implements established land use principles for transitional development along major corridors."

Staff recommend that the Planning and Zoning Board find that the proposed Zone Map Amendment would not result in a spot zone due its transitional nature between the surrounding low-density residential and commercial land uses, and to the fact that the Special Use zoning designation will remain unchanged otherwise.

NOTIFICATIONS:
Notice of the application was sent via certified mail to the property owners within 100 ft of the subject property 15 days prior to the hearing date. A legal notification was published in the Albuquerque Journal on October 13, 2025. A notification sign was posted on the property at least one week prior to the hearing on October 21, 2025.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map

Amendment to the Governing Body, subject to the findings and conditions set forth below:

General Findings of Fact:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Zone Map Amendment.
2. Following procedures for a Zone Map Amendment, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a Zone Map Amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

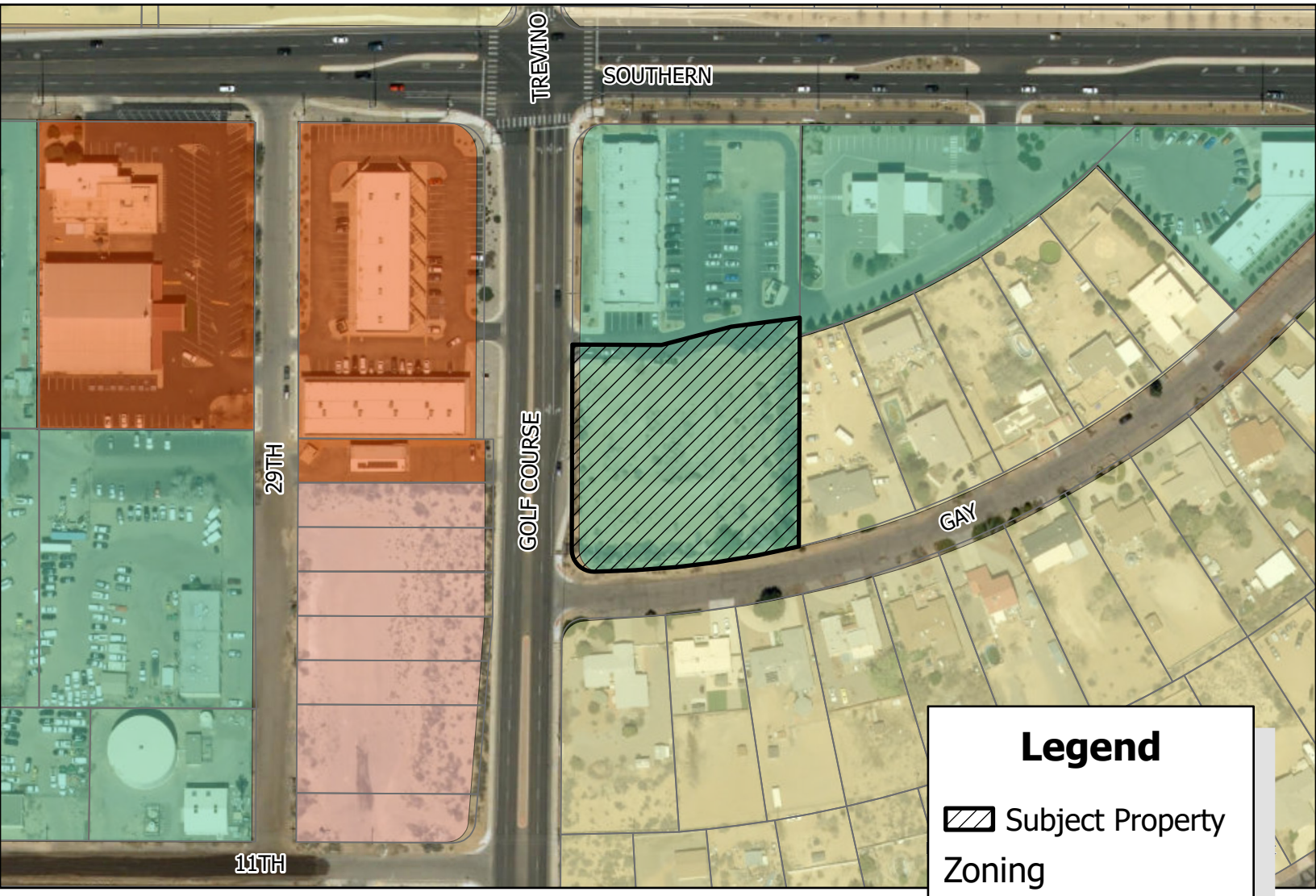
Specific Findings of Fact and Conditions for Approval:
The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:
1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by allowing for an additional land use that does not conflict with the underlying zoning, while promoting additional housing variety.
2. The applicant has provided sound justification, in a narrative dated October 3, 2025, that the proposed Zone Map Amendment would provide stability of zoning.
3. The proposed Zone Map Amendment is consistent with the goals and elements of the City Comprehensive Plan, including Land Use and Housing goals.
4. The cost of the land or other economic considerations does not appear to be the justification for the proposed Zone Map Amendment.
5. The Zone Map Amendment request is not based on the location of the subject property by a collector road in itself.
6. The requested Zone Map Amendment does not create a spot zone due to the transition between surrounding zoning districts it could create.

ALTERNATIVES:
1. The Planning and Zoning Board may recommend approval of the request to the Governing Body;
2. The Planning and Zoning Board may recommend denial of the request to the Governing Body;
3. The Planning and Zoning Board may modify the request and recommend the Governing Body approve such modifications;
4. The Planning and Zoning Board may continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:
The Development Services Department recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment request to the Governing Body.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Land Use Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Conceptual Plans.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Draft_Ordinance_25-100-00012_BMB.docx

1008 GOLF COURSE RD SE
PLAZA RIO, LOT B



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 9/25/2025

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☒ Other		☐ Subdivision Variance	☐ Variance
			☒ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Brian Mozley		Phone:
Address: 1008 Golf Course Rd SE		E-Mail: brian@fmshome.com
City: Albuquerque	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials) BM		Letter of Authorization Provided: (Initials) BM

Agent Name: Rebekah FitzPatrick, Nikki Bronstorp, Coldwell Banker Legacy		Phone: 505-321-8881
Address: 8200 Carmel Ave NE STE 103		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87122

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

proposed Multi-family townhomes as a permissive use within the existing SU zone

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : PZRIO	Block(s):	Lot(s): B
Existing Zoning: SU	Proposed Zoning: multi-family permissive use (SU)	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 1.5134

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Brian Mozley	Applicant: Brian Mozley	Agent: Rebekah Fitzpatrick
Signature:		Date: 10/06/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

COLDWELL BANKER LEGACY

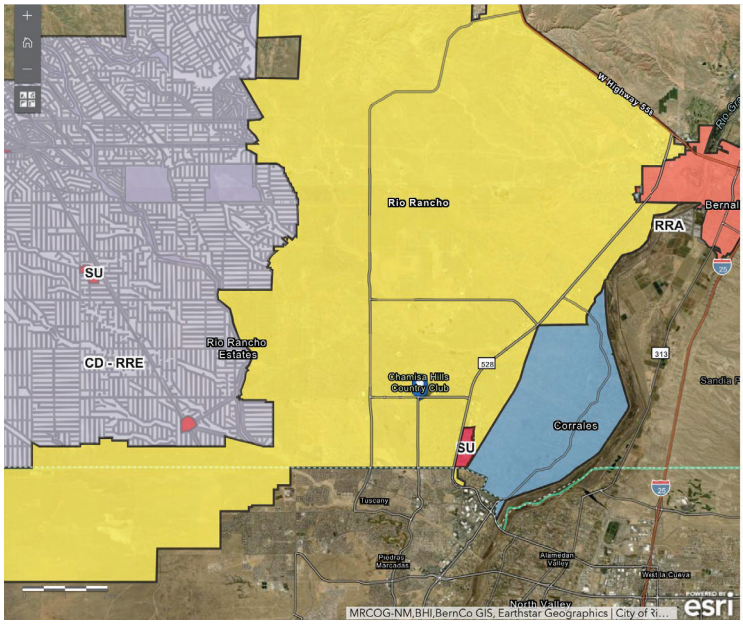
8200 CARMEL NE
SUITE 103A
ALBUQUERQUE, NM 87122
OFFICE (505) 292-8900
CELL (505) 5053218881

10/03/2025

Zone Map Amendment Request
Property: 1008 Golf Course Road SE
Applicant: Brian Mozley

I represent my client, Brian Mozley, who is respectfully requesting a Zone Map Amendment for the property located at 1008 Golf Course Road. Specifically, the request is to **add multi-family townhomes as a permissive use within the existing SU (Special Use) designation.**

This application is submitted pursuant to Rio Rancho Municipal Code §150.07 and is intended to demonstrate consistency with the City's Comprehensive Plan, while furthering the public health, safety, and general welfare through sound land use planning.



1. Consistency with the public welfare and adopted goals

The Comprehensive Plan's Population & Housing Element calls for a variety of housing types to meet the needs of all members of the community. Adding multi-family townhomes within the SU designation directly supports Goal PH-3 and advances adopted housing and land use objectives.

By permitting this use, the City not only expands housing choices but

also ensures that development at this location occurs in a manner compatible with the surrounding neighborhood and beneficial to the broader community.

2. Stability of land use and justification for amendment

Under the Vision/Executive Summary, there is policy language stating that - “high-density residential areas should be located within one-eighth mile walking distance of commercial centers, employment, or community facilities, and should incorporate walkways, sidewalks, and bikeways.” The subject property’s placement along Golf Course Road gives it that kind of access and makes it well situated to fulfill these policies.

The property, is uniquely situated along Golf Course Rd SE, with approximately 250 feet of arterial frontage.

- Directly west of the property, across Golf Course Rd, are existing commercial buildings and parking areas that are part of the Gold Course commercial corridor.
- Directly east of the property, along Gay Cir SE, are established single-family homes. The subject parcel therefore lies between commercial development on one side and low-density residential on the other. This property is therefore positioned between two distinct land use patterns. Multi-family townhomes represent an appropriate and compatible transitional use, mitigating potential conflicts while maintaining the character of the adjacent neighborhood. This transitional role is contemplated under §150.07(G)(2), which recognizes that zone changes are justified when a parcel can reasonably serve as a buffer between contrasting districts.

3. Consistency with adopted plans

The Comprehensive Plan recommends that higher-density residential areas be located on or near arterials, within walking distance of employment centers, commercial areas, and community facilities. The subject property meets these locational criteria.

Amending the SU designation to allow townhomes would:

- Advance the Comprehensive Plan's housing policies.
- Provide greater housing diversity.
- Support efficient use of existing infrastructure.
- Reduce development pressure on lower-density neighborhoods.

4. Inappropriateness of the existing zoning as currently applied

Maintaining SU with a commercial orientation could intensify conflicts with adjacent single-family residences. Conversely, restricting the parcel to single-family use alone would underutilize its arterial frontage and proximity to the Golf Course Road commercial corridor.

Permitting multi-family townhomes within the SU district balances these considerations, providing a reasonable, compatible, and efficient land use transition.

5. Distinguishing from impermissible spot zoning

This request does not constitute spot zoning. Spot zoning is generally characterized by an isolated rezoning that conflicts with adopted plans and confers a singular private benefit. By contrast, this amendment is consistent with the Comprehensive Plan, aligns with City housing

policy, and implements established land use principles for transitional development along major corridors.

Accordingly, the amendment serves a legitimate public purpose and cannot reasonably be construed as spot zoning.

Conclusion

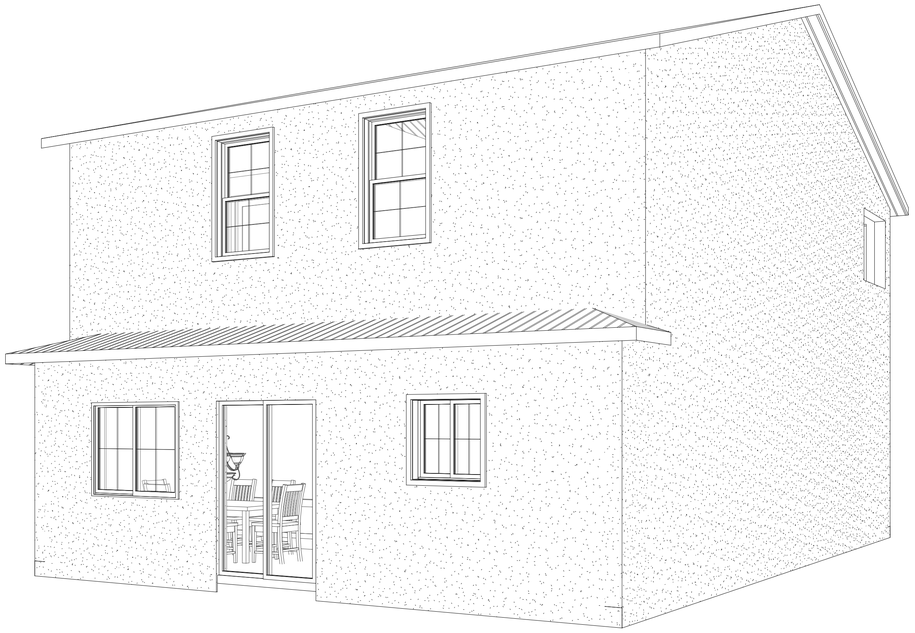
We respectfully request approval of this Zone Map Amendment to **add multi-family townhomes as a permissive use within the existing SU zone** at 1008 Golf Course Road.

The request is based not on economic considerations or roadway frontage alone, but on sound planning principles, adopted City policy, and the broader public interest. Approval will ensure a compatible transition between commercial and residential uses, advance Comprehensive Plan housing objectives, and promote the health, safety, and general welfare of Rio Rancho and its residents.

Respectfully,

Rebekah Fitzpatrick
Associate Broker
Coldwell Banker Legacy
505.321.8881

Attached:
RR Land use element
Multifamily plans
Lots A and B

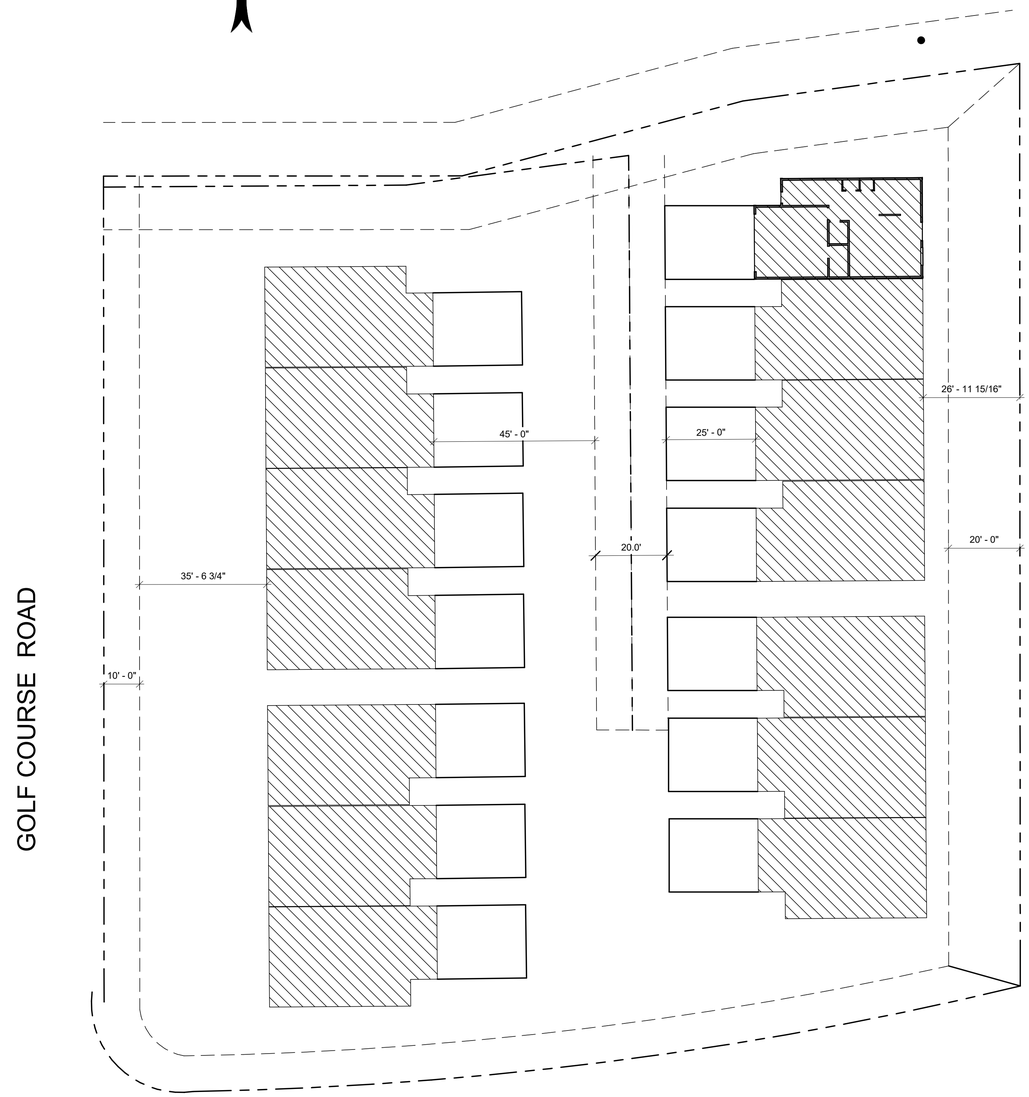


PROJECT DATA		
DISCRIPTION	Area	Level
SECOND FLOOR DECK	49 SF	LEVEL 2 FF
GARAGE/UNHEATED	409 SF	LEVEL 1 FF
FIRST FLOOR HEATED AREA	845 SF	LEVEL 1 FF
SECOND FLOOR HEATED AREA	1073 SF	LEVEL 2 FF
	2376 SF	

N

LEGAL DESCRIPTION

LOT "B",
BLOCK 40, RIO RANCHO ESTATES UNIT 16,
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO



B5 SITE PLAN
1" = 20'-0"

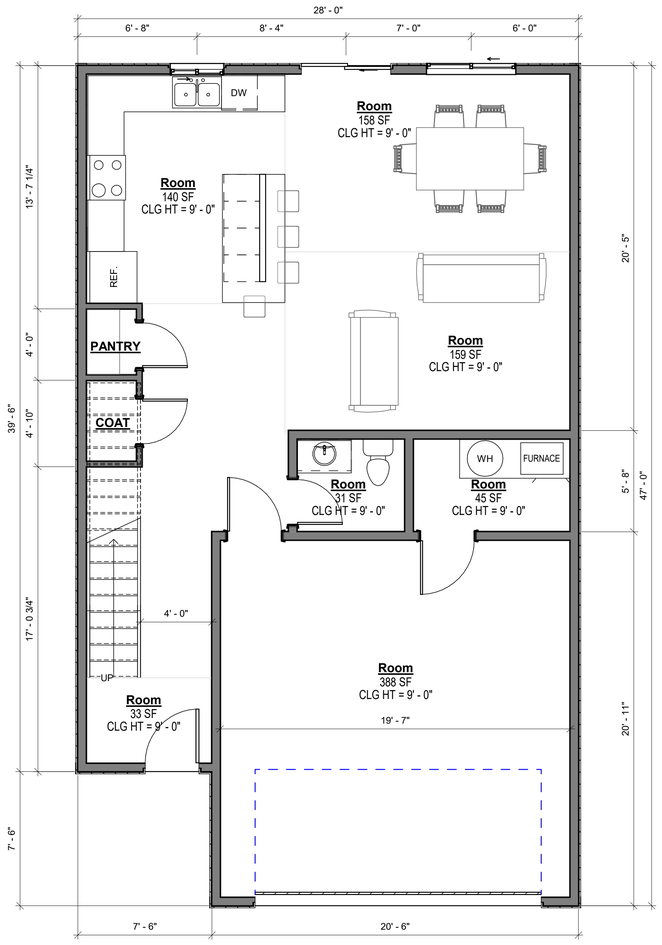
CLIENT:
MEGAN RANDOLPH

TOWNHOME

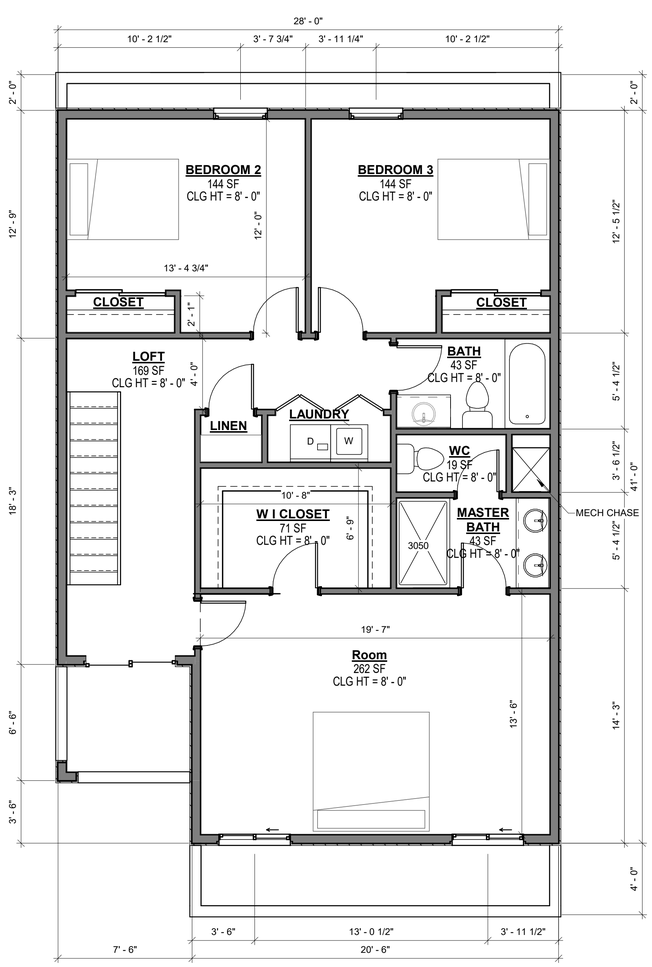
RIO RANCHO
ALBUQUERQUE, NM

SHEET NAME:
COVER PAGE - SITE PLAN

SHEET #
A101



A1 FIRST FLOOR PLAN
1/4" = 1'-0"



C1 SECOND FLOOR PLAN
1/4" = 1'-0"

CLIENT:
MEGAN RANDOLPH

TOWNHOME

RIO RANCHO
ALBUQUERQUE, NM

SHEET NAME:
FIRST AND SECOND FLOOR PLAN

SHEET #
A102

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, October 28, 2025:

Preliminary Plat (Extension)
Case #24-210-00008

The applicant, Coal Bank Holdings, Ltd. is requesting approval of a Preliminary Plat Extension for the Stonegate Phase 3 Subdivision; on the tracts legally described as Stonegate Unit 2, Tract 2A1, and Stonegate, Tract 1A.

Specific Area Plan Amendment
Case #25-410-00006

The applicants, Westway Homes and AMREP Southwest, through their agent, Consensus Planning Inc., request approval of a Specific Area Plan Amendment to the Northern/Rainbow Specific Area Plan; to expand the plan boundary and update land uses.

Zone Map Amendment
Case #25-100-00012

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres. Variance

Case #25-110-00021

The applicant, Kim L. Snyder, requests approval of a Variance to Section 154.77 Fence/Wall Regulations (D)(2) which states that walls built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet. The subject property is legally described as Diamond Ridge, Block 7, Lot 4, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: October 13, 2025

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

October 14, 2025

RE: Case Type; Case No. 25-100-00012
Plaza Rio, Lot B

Dear Property Owner:

You are receiving this notice because your property is located within 100 feet of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Brian Mozley, through their agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment, to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B to include multi-family townhomes as a permissive land use. The subject property comprises approximately 1.51 acres and is currently zoned SU: Special Use.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, October 28, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to bisaacs@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at bisaacs@rrnm.gov. or call me at 505-891-5035, if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

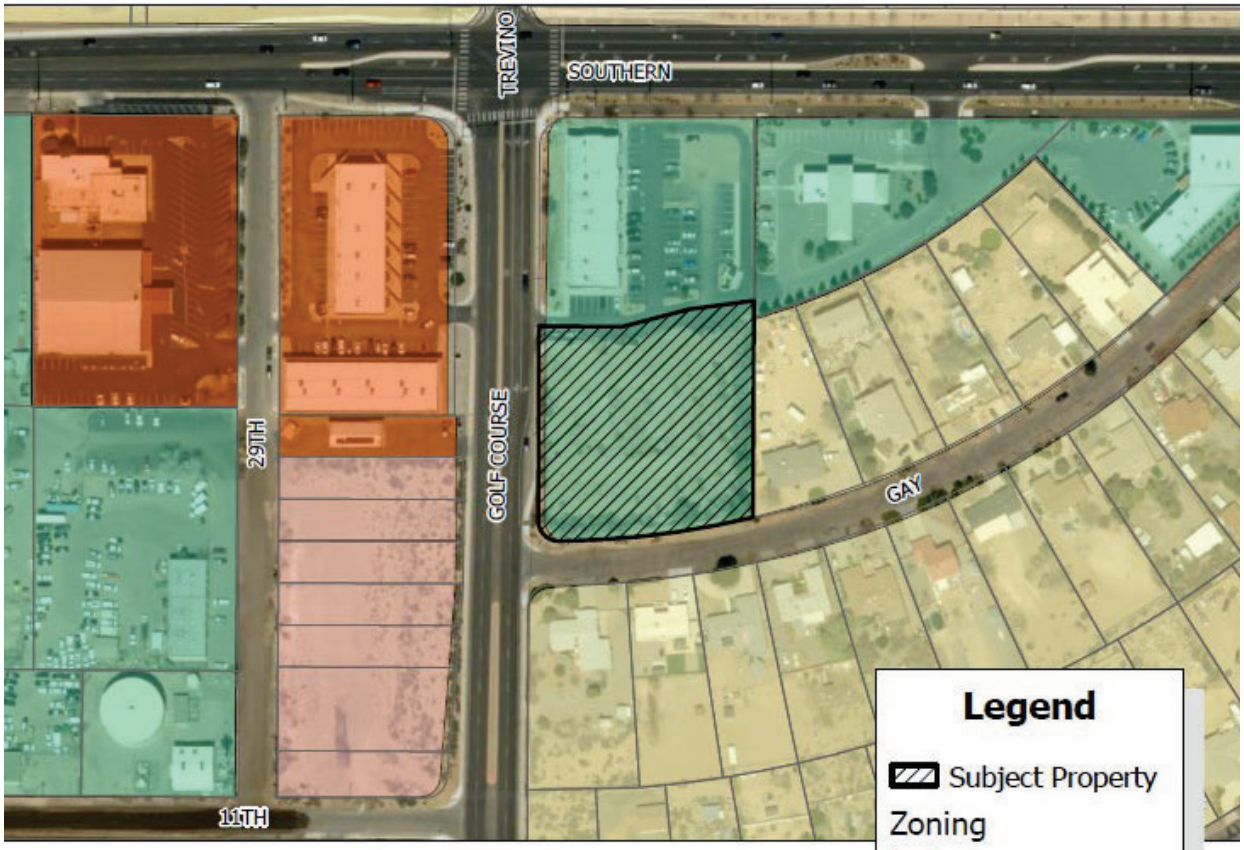
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

1008 GOLF COURSE RD SE
PLAZA RIO, LOT B



GIS
Moving Spatial Data Forward

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 9/25/2025

CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO NM 87144
(505)891-5005
sbitah@rrnm.gov

Account: 1010956
Ad Number: 306090

Sales Rep: Default Salesperson
Words: 330
Lines: 139

Cost of Ad	*Payments*	*Total Due*
117.21	0.00	117.21

Class: 3000 LEGAL ADS
SubClass: 3001 GOVERNMENT LEGALS

Description: PO #260023

Albuquerque Journal Oct 13

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY LEGALLY DESCRIBED AS PLAZA RIO, LOT B TO ADD MULTI-FAMILY TOWNHOMES AS A PERMISSIVE USE TO THE SU: SPECIAL USE FOR LIMITED RETAIL COMMERCIAL ZONING DESIGNATION; IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and,

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00012; and

WHEREAS: the City of Rio Rancho Governing Body adopted Ordinance No. 32, Enactment No. 07-31 amending the Zoning Designation on the subject property, currently legally described as Plaza Rio, Lot B, to SU/Special Use for Limited C-1 Uses and included additional Design Standards; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on October 28, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on November 13, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject

property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. Rezoning of Property and Change in Land Use.

The Official Zone Map is hereby amended on approximately 1.5134 acres to add Multi-Family Townhomes as a permissive use under Section 2 of the existing SU: Special Use for Limited Retail Commercial Zoning Designation, as adopted per Ordinance No. 32 Enactment No. 07-31, on the land legally described as:

> Plaza Rio, Lot B, as shown on "Summary Plat of Lot A and Lot B Plaza Rio, being a replat of Lots 1-A-1 and 2-A-1 Block 40 Rio Rancho Estates, Unit 16, City of Rio Rancho, Sandoval County, New Mexico, September 2009" filed in the office of the County Clerk of Sandoval County on November 9, 2009 in Book 23, Page 20.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of Property:

The property identified in Subject 1 above, is subject to all Land Use, Zoning, and Development Standards per Section 3 of Ordinance No. 32, Enactment No. 07-31, in addition to the following:

1. Development shall occur in substantial conformance the conceptual site plan submitted by the applicant. Any substantial changes to the Site Plan shall be resubmitted to the Planning and Zoning Board and Governing Body for review and approval.
5. (B) Building height for multi-family townhomes shall not exceed 2 stories or a maximum of 32 feet.
8. Parking shall comply with Section 154.76 of the Rio Rancho Code of Ordinances.
11. Multi-Family townhomes shall not exceed a density of 12 dwelling units per acre.

Section 3. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 4. Effective Date.

This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____

Greggory D. Hull, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-210-00007

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for the Idalia Crossing subdivision. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat extension for the Idalia Crossing subdivision. The Idalia Crossing subdivision would create 70 single-family residential lots, 3 parcels, and 3 tracts. The subject property is legally described as Unit 17, Tracts G1, G2, and SUESMT. It is located off of Idalia Rd NE and bounded by 26th Ave NE to the west and Iris Rd NE to the east.

The Preliminary Plat for the Idalia Crossing subdivision was approved by the Planning and Zoning Board on November 19, 2024. This extension is due to current economic conditions as the applicant has stated in their justification letter, which is provided as an attachment.

The City Subdivision Ordinance [Code of Ordinances, Chapter 155.22(F), Longevity], states, “Approval of a preliminary plat is effective for one year unless extended by the Planning Board, based on a finding that the delay has been unavoidable and the extension is in the public interest.”

The Development Services Department finds it is in the public interest to grant the preliminary plat extension. The extension provides the applicant with additional time to address any issues or outstanding items for subdivision construction. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City’s standards.

There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second review and re-approval for the Idalia Crossing subdivision. Staff recommends the Planning and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to comply with the conditions of Preliminary Plat approval and that this would serve a compelling public interest.

NOTIFICATIONS:
Notice of the Preliminary Plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the November 3, 2025 edition of the Albuquerque Journal. A notice sign was posted to the property on November 11, 2025. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Preliminary Plat Extension with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a Preliminary Plat extension.
2. The applicant has the authority to apply for a Preliminary Plat extension.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Preliminary Plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The Preliminary Plat extension provides the applicant with additional time to comply with the conditions of Preliminary Plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the Preliminary Plat approval of the Idalia Crossing subdivision Preliminary Plat that would create inconsistent standards for the development given the Preliminary Plat extension.
5. All the conditions of the November 19, 2024 Preliminary Plat approval shall apply to this extension, with those conditions being updated to:
    a. In accordance with R.O. 2003 Chapter 155.24(A), the Final Plat shall be recorded within 12 months following approval of this Preliminary Plat Extension, or the Planning and Zoning Board approval shall become null and void.
    b. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
    c. The applicant shall submit updated construction plans addressing comments from DSD Engineering prior to construction.
    d. Impact Fee assessment will be based on the date of the original Preliminary Plat approval and valid for four (4) years from the date of that approval.
    e. The applicant shall address all of the Preliminary Plat reviewer's staff comments prior to submitting construction plans or the final plat, whichever is applicable.
    f. The applicant shall receive an updated water, wastewater availability statement from the Utilities Department.
6. The Preliminary Plat Extension is effective until November 18, 2026.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the request with staff recommendations and conditions.
2. Approve the request with amendments to recommendations and/or conditions.
3. Deny the request.
4. Postpone the item and continue the public hearing for the preliminary plat extension in order to further review.

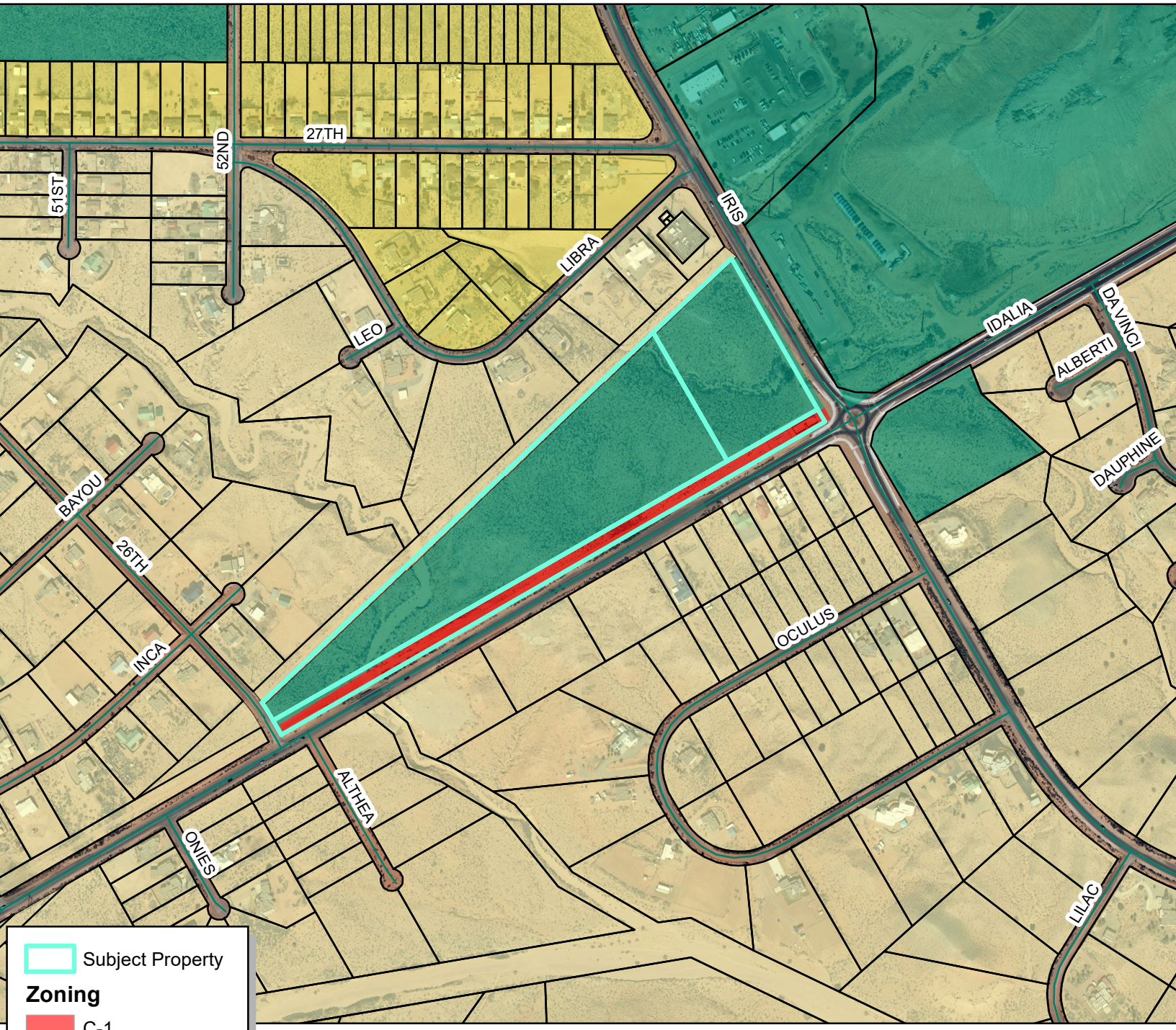
DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location.pdf

ATTACHMENT: Application Plat Extension.pdf
ATTACHMENT: Letter of Authorization.pdf
ATTACHMENT: Idalia Crossing Preliminary Plat.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Reproduction of Notices.pdf

IDALIA CROSSING



Subject Property

Zoning

- C-1
- E-1
- R-1
- SU

GIS
Moving Spatial Data Forward

N
W E
S

Rio Rancho
City of Vision

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

0 445 890 1,780
Feet

Map created by: Michelle Costilla 10/30/2024

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☒ Preliminary Plat Extension Request	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Shady Ventures, LLC		Phone: 505.328.2825
Address: 9600 Tennyson Street NE		E-Mail: greg@tierrasantadevelopment.com
City: Albuquerque	State: NM	Zip: 87122
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials) SG		Letter of Authorization Provided: (Initials) SG
Agent Name: Community Design Solutions, LLC		Phone: 505.264.0472
Address: 9384 Valley View Drive, Suite 100		E-Mail: sheldon.greer@cdsnm.com
City: Albuquerque	State: NM	ZIP Code: 87114

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Preliminary Plat request - Idalia Crossing Project/West corner of Idalia Rd. and Iris Road Intersection

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Idalia Crossing	Block(s):	Lot(s):
Existing Zoning: SU for R2	Proposed Zoning: SU for R2	
No. of existing lots: 2 Tracts	No. of proposed lots: 70 Lots, 3 Tracts	Total area of site (acres) 21.1964

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Sheldon Greer, PE	Applicant:	Agent: Community Design Solutions, LLC
Signature:		Date: October 24, 2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

AGENT LETTER / LETTER OF AUTHORIZATION

OWNER: Shady Ventures, LLC
Greg Anderson
greg@tierrasantadevelopment.com

AGENT: Community Design Solutions, LLC | **CDS**
Sheldon Greer, PE
9384 Valley View Drive NW
Suite 100
Albuquerque, NM 87114
shedlon.greer@cdsnm.com

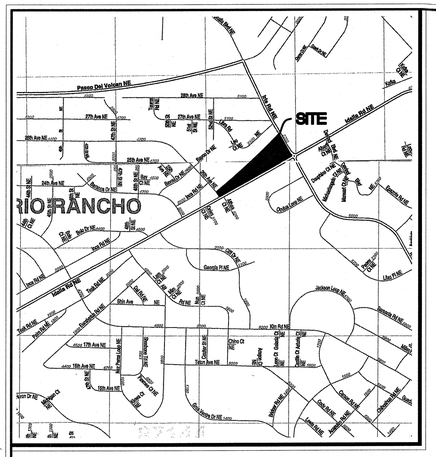
Property Description: Tracts G-1 and G-2 Unit 17, Rio Rancho Estates

Shady Ventures, LLC, owner of the above-mentioned land, hereby authorizes CDS as agent of the property.

Gregory N. Anderson
Signature

10/11/2024
Date

Gregory Anderson - Manager
Printed Name

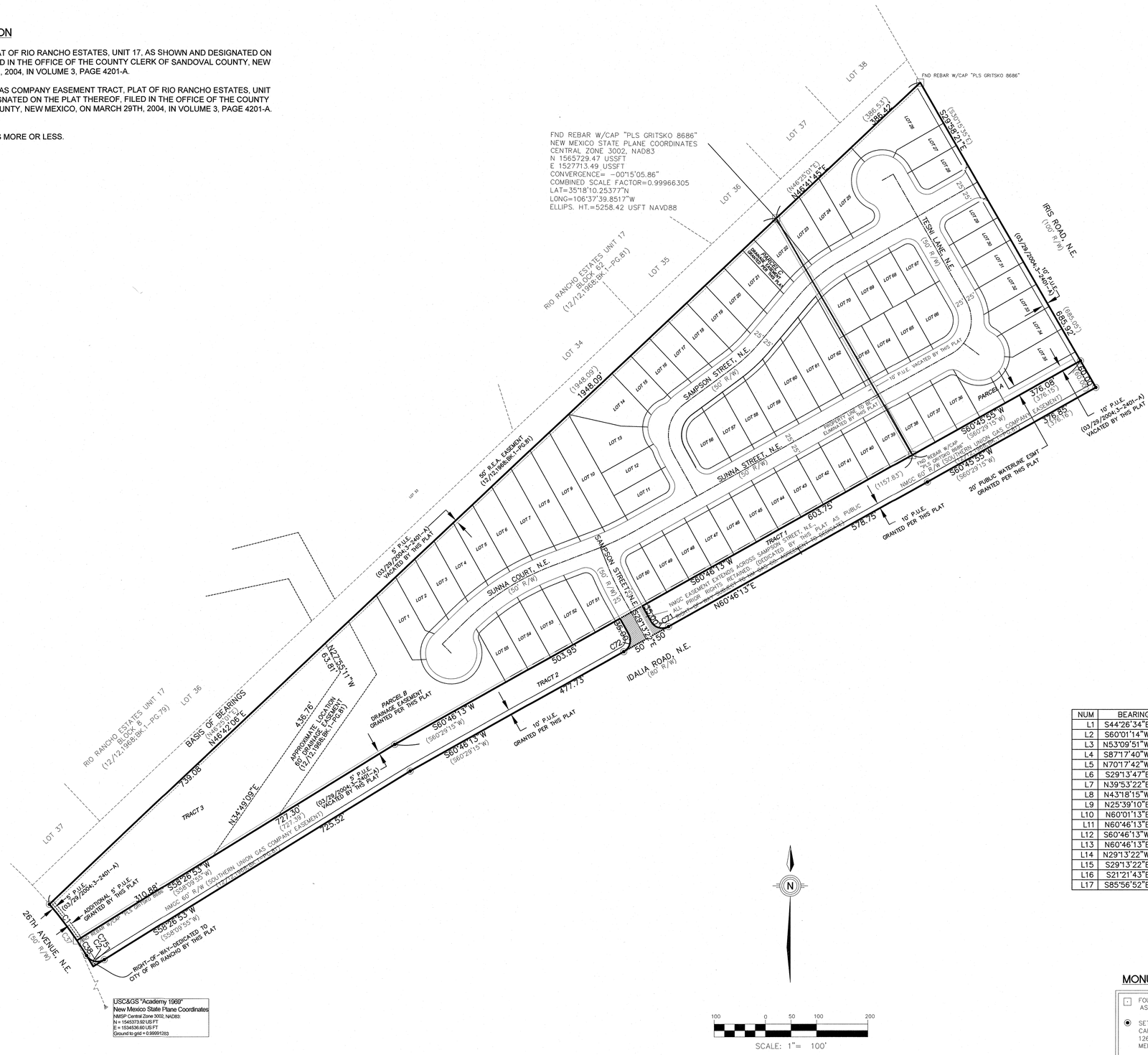

SITE
RIO RANCHO
Paseo Del Volcan NW
Idalia Rd NE
Meadowlark Ln NE
Loma Colorada Blvd NE
Golf Rd NE
Unser Blvd NE
Southern Blvd SE
Rainbow Blvd NE
Broadway Blvd SE
Jackson Loop NE
Jackson Dr NE
Jackson Ln NE
Jackson Ln SE
Jackson Ln NE
Jackson Ln SE
Jackson Ln NE
Jackson Ln S

PRELIMINARY PLAT FOR
IDALIA CROSSING SUBDIVISION
BEING A REPLAT OF TRACTS G-1 AND G-2
AND SOUTHERN UNION GAS COMPANY EASEMENT TRACT
RIO RANCHO ESTATES UNIT 17
SITUATE WITHIN
PROJECTED SECTION 4, T12N, R3E, NMPM
THE TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO,
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024

LEGAL DESCRIPTION

TRACTS G-1 AND G-2, PLAT OF RIO RANCHO ESTATES, UNIT 17, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 29TH, 2004, IN VOLUME 3, PAGE 4201-A.
AND
THE SOUTHERN UNION GAS COMPANY EASEMENT TRACT, PLAT OF RIO RANCHO ESTATES, UNIT 17, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MARCH 29TH, 2004, IN VOLUME 3, PAGE 4201-A.

CONTAINS 21.1964 ACRES MORE OR LESS.



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	5°56'46"	88.73'	855.00'	N37°04'48"W	88.69'
REC	(05°56'47")	(88.73')	(855.00')	(N37°15'28"W)	(88.69')
C2	89°47'51"	39.18'	25.00'	S76°39'12"E	35.29'
C3	9°58'04"	148.74'	855.00'	N35°04'08"W	148.56'
C4	23°31'52"	205.35'	500.00'	S57°19'22"W	203.91'
C5	8°19'06"	72.59'	500.00'	N64°55'45"E	72.53'
C6	82°48'21"	108.39'	75.00'	S12°10'22"W	99.20'
C7	13°41'11"	71.66'	300.00'	N46°43'57"E	71.49'
C8	20°07'52"	105.41'	300.00'	S49°57'17"W	104.86'
C9	90°45'01"	118.79'	75.00'	N15°23'43"E	106.76'
C10	7°51'38"	68.60'	500.00'	S25°17'32"E	68.54'
C11	6°14'03"	57.12'	525.00'	S26°06'20"E	57.10'
C12	87°55'24"	38.36'	25.00'	N66°57'00"W	34.71'
C13	4°36'14"	38.17'	475.00'	S66°47'11"W	38.16'
C14	6°02'04"	50.03'	475.00'	S61°28'02"W	50.00'
C15	6°03'37"	50.24'	475.00'	S55°25'12"W	50.22'
C16	5°46'25"	47.86'	475.00'	S49°30'11"W	47.84'
C17	7°25'07"	3.24'	25.00'	S42°54'25"W	3.23'
C18	64°06'25"	27.97'	25.00'	S 7°08'39"W	26.54'
C19	169°16'19"	147.72'	50.00'	N70°27'17"E	99.56'
C20	59°44'19"	52.13'	50.00'	S15°41'17"W	49.80'
C21	3°23'12"	31.03'	525.00'	S47°15'02"W	31.03'
C22	5°31'40"	50.65'	525.00'	S51°42'28"W	50.63'
C23	5°28'10"	50.12'	525.00'	S57°12'23"W	50.10'
C24	5°27'43"	50.05'	525.00'	S62°40'19"W	50.03'
C25	3°41'07"	33.77'	525.00'	S67°14'44"W	33.76'
C26	2°44'24"	22.71'	475.00'	N67°43'06"E	22.71'
C27	5°34'43"	46.25'	475.00'	N63°33'33"E	46.23'
C28	90°00'01"	39.27'	25.00'	N15°46'12"E	35.36'
C29	11°28'50"	20.04'	100.00'	S23°29'23"E	20.00'
C30	26°19'05"	11.48'	25.00'	N30°54'31"W	11.38'
C31	5°01'44"	4.39'	50.00'	S41°33'11"E	4.39'
C32	40°58'04"	35.75'	50.00'	S18°33'17"E	34.99'
C33	28°02'38"	24.47'	50.00'	S15°57'03"W	24.23'
C34	38°26'26"	33.55'	50.00'	S49°11'35"W	32.92'
C35	26°19'05"	11.48'	25.00'	N55°15'16"E	11.38'
C36	3°21'34"	5.86'	100.00'	S43°46'30"W	5.86'
C37	9°58'04"	148.74'	855.00'	N35°04'08"W	148.56'
C38	2°21'08"	35.10'	855.00'	N32°55'51"W	35.10'
C39	9°41'56"	46.55'	275.00'	N44°44'20"E	46.50'
C40	2°34'33"	14.61'	325.00'	S41°10'38"W	14.61'
C41	8°32'51"	48.48'	325.00'	S46°44'20"W	48.44'
C42	8°15'20"	46.83'	325.00'	S55°08'25"W	46.79'
C43	0°45'08"	4.27'	325.00'	S59°38'39"W	4.27'
C44	126°41'20"	55.28'	25.00'	N 3°19'27"W	44.69'
C45	113°21'52"	98.93'	50.00'	S 9°59'11"E	83.56'
C46	68°57'25"	60.18'	50.00'	S81°10'27"W	56.61'
C47	34°22'04"	29.99'	50.00'	N47°09'48"W	29.54'
C48	90°00'00"	39.27'	25.00'	S74°58'47"E	35.36'
C49	90°00'00"	39.27'	25.00'	S15°01'13"W	35.36'
C50	23°46'47"	41.50'	100.00'	N18°05'23"W	41.21'
C51	6°41'37"	11.68'	100.00'	N 2°51'11"W	11.68'
C52	62°44'26"	27.38'	25.00'	S30°52'36"E	26.03'
C53	17°04'00"	14.89'	50.00'	N53°42'49"W	14.84'
C54	49°13'57"	42.96'	50.00'	N20°33'51"W	41.65'
C55	34°47'15"	30.36'	50.00'	N21°26'45"E	29.89'
C56	94°46'53"	82.71'	50.00'	N86°13'49"E	73.60'
C57	39°14'03"	17.12'	25.00'	N65°59'46"W	16.79'
C58	33°37'01"	14.67'	25.00'	S77°34'42"W	14.46'
C59	86°30'19"	37.75'	25.00'	S20°08'51"W	34.26'
C60	6°07'03"	50.72'	475.00'	S26°09'50"E	50.69'
C61	90°00'00"	39.27'	25.00'	S74°13'47"E	35.36'
C62	82°48'21"	72.26'	50.00'	S12°10'23"W	66.13'
C63	1°14'31"	7.04'	325.00'	N52°57'17"E	7.04'
C64	9°03'17"	51.36'	325.00'	N47°48'23"E	51.31'
C65	3°23'23"	19.23'	325.00'	N41°35'03"E	19.22'
C66	4°22'24"	20.99'	275.00'	S42°04'34"W	20.99'
C67	14°50'18"	71.22'	275.00'	S51°40'54"W	71.02'
C68	0°55'09"	4.41'	275.00'	S59°33'38"W	4.41'
C69	90°00'00"	39.27'	25.00'	N74°58'47"W	35.36'
C70	90°44'59"	79.19'	50.00'	N15°23'43"E	71.17'
C71	90°00'26"	39.27'	25.00'	S74°13'35"E	35.36'
C72	89°59'34"	39.27'	25.00'	N15°46'25"E	35.36'
C73	89°59'34"	39.27'	25.00'	N15°01'26"E	35.36'
C74	90°00'26"	39.27'	25.00'	N74°58'34"W	35.36'
C75	1°40'10"	24.91'	855.00'	N30°55'12"W	24.91'

NUM	BEARING	DISTANCE
L1	S44°26'34"E	25.00'
L2	S60°01'14"W	25.00'
L3	N53°09'51"W	37.56'
L4	S87°17'40"W	27.37'
L5	N70°17'42"W	19.09'
L6	S29°13'47"E	14.43'
L7	N39°53'22"E	15.57'
L8	N43°18'15"W	38.40'
L9	N25°39'10"E	16.76'
L10	N60°01'13"E	45.59'
L11	N60°46'13"E	2.17'
L12	S60°46'13"W	50.00'
L13	N60°46'13"E	100.00'
L14	N29°13'22"W	37.63'
L15	S29°13'22"E	37.63'
L16	S21°21'43"E	34.02'
L17	S85°56'52"E	15.92'

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/GREEN CAP STAMPED "MEDINA LS 12649" OR PK-NAIL W/DISC MEDINA LS 12649
- CONTROL STATION

PRELIMINARY PLAT FOR
IDALIA CROSSING SUBDIVISION

DWG PATH: J:\N0604-04 SHADY VENTURES IDALIA\600- RREUI7 TRACTS G1-G2\IDALIA CROSSING PREL PLAT 2024.dwg
GPS
DATE: 06/05/24
SCALE: 1"= 100'
CREW: CFS/LRC
DRAWN: AHM
JOB NO.: N604-04-600

Community Sciences Corporation
Land Surveying
(505) 897.0000

SHADY VENTURES, LLC.

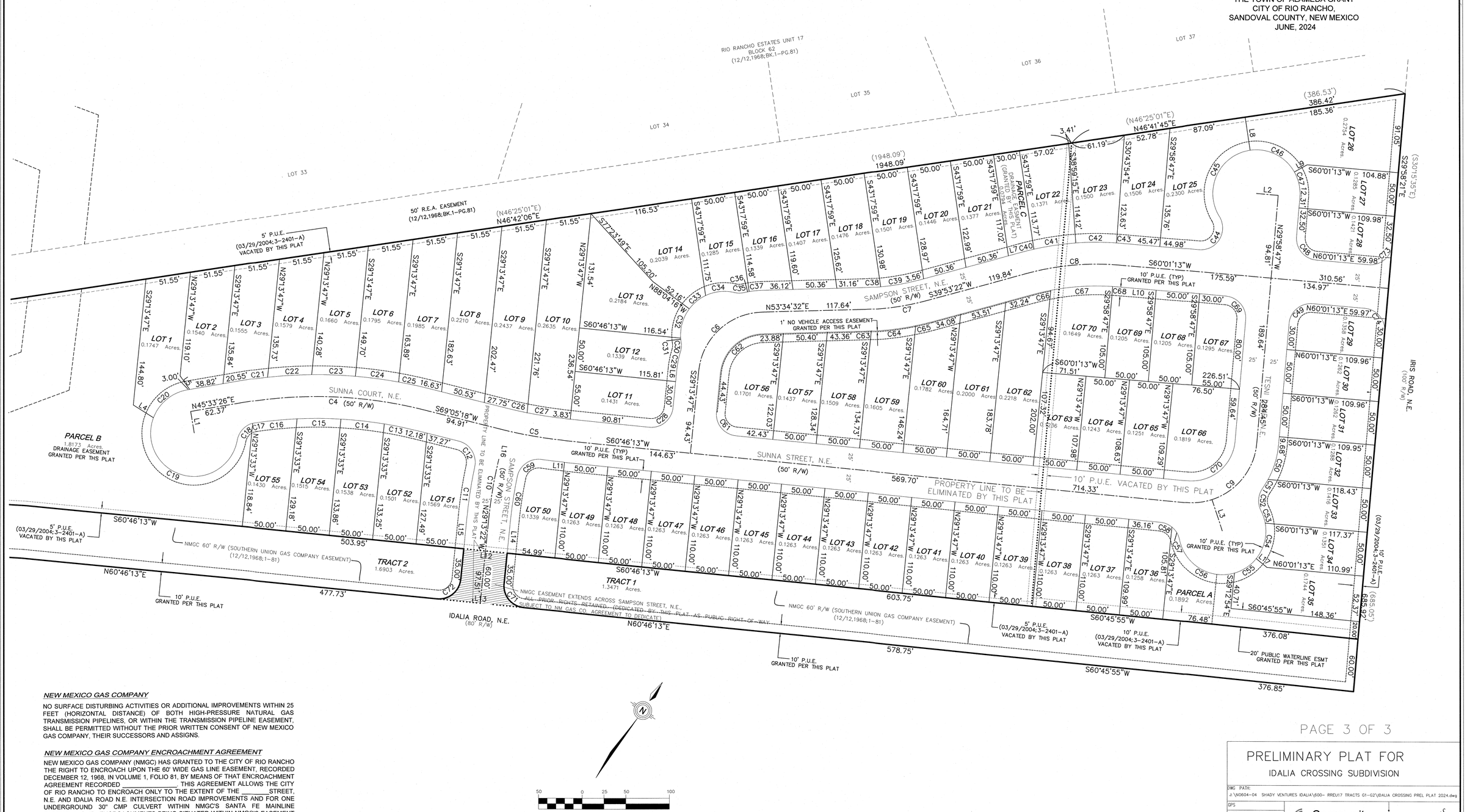
COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

PRELIMINARY PLAT FOR

IDALIA CROSSING SUBDIVISION

BEING A REPLAT OF TRACTS G-1 AND G-2
AND SOUTHERN UNION GAS COMPANY EASEMENT TRACT
RIO RANCHO ESTATES UNIT 17
SITUATE WITHIN
PROJECTED SECTION 4, T12N, R3E, NMPM
THE TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO,
SANDOVAL COUNTY, NEW MEXICO
JUNE, 2024



NEW MEXICO GAS COMPANY

NO SURFACE DISTURBING ACTIVITIES OR ADDITIONAL IMPROVEMENTS WITHIN 25 FEET (HORIZONTAL DISTANCE) OF BOTH HIGH-PRESSURE NATURAL GAS TRANSMISSION PIPELINES, OR WITHIN THE TRANSMISSION PIPELINE EASEMENT, SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF NEW MEXICO GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS.

NEW MEXICO GAS COMPANY ENCROACHMENT AGREEMENT

NEW MEXICO GAS COMPANY (NMGC) HAS GRANTED TO THE CITY OF RIO RANCHO THE RIGHT TO ENCROACH UPON THE 60' WIDE GAS LINE EASEMENT, RECORDED DECEMBER 12, 1968, IN VOLUME 1, FOLIO 81, BY MEANS OF THAT ENCROACHMENT AGREEMENT RECORDED _____. THIS AGREEMENT ALLOWS THE CITY OF RIO RANCHO TO ENCROACH ONLY TO THE EXTENT OF THE _____STREET, N.E. AND IDALIA ROAD N.E. INTERSECTION ROAD IMPROVEMENTS AND FOR ONE UNDERGROUND 30" CMP CULVERT WITHIN NMGC'S SANTA FE MAINLINE EASEMENT, SAID ENCROACHMENTS BEING SITUATED WITHIN NMGC'S EASEMENT BETWEEN NMGC STATION _____ AND _____.

SCALE: 1"= 50'

PRELIMINARY PLAT FOR
IDALIA CROSSING SUBDIVISION

DWG PATH: J:\N0604-04 SHADY VENTURES IDALIA\600- RREU17 TRACTS G1-G2\IDALIA CROSSING PREL PLAT 2024.dwg
GPS
DATE: 06/05/24
SCALE: 1"= 50'
CREW: CFS/LRC
DRAWN: AHM
JOB NO: N604-04-600

Community Sciences Corporation
Land Surveying
(505) 897.0000

SHADY VENTURES, LLC

October 24, 2025

Planning & Zoning Division
City of Rio Rancho
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124

RE: Project Description for Idalia Crossing Preliminary Plat Extension Request, Tracts G-1 and G-2 and Southern Gas Union Gas Company Easement Tract, Rio Rancho Estates, Unit 17

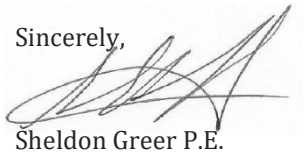
Dear City of Rio Rancho Planning & Zoning Staff,

Community Design Solutions, LLC (CDS), agent for Shady Ventures, LLC, owner of the above reference property, is requesting an extension of the November 19, 2024, approved Preliminary Plat.

We are submitting this request due to current economic conditions.

We appreciate your consideration in this matter. Should you have any questions or discover any omissions with this extension request, please do not hesitate to contact me.

Sincerely,



Sheldon Greer P.E.
Community Design Solutions, LLC
CDS | Project Manager
505-264-0472
Sheldon.greer@cdsnm.com

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

October 30, 2025

RE: Preliminary Plat Extension, Case No. 24-210-00007
Idalia Crossing Preliminary Plat

Dear Property Owner:

You are receiving this certified notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Shady Ventures, LLC through their agent, Community Design Solutions, LLC, is requesting approval of a Preliminary Plat Extension for a proposed subdivision to be known as Idalia Crossing, containing 70 single-family residential lots, 3 parcels, and 3 tracts on the property legally described as Unit 17, Tracts G1, G2, and SUESMT. It is zoned for SU: Special Use and is approximately 21.1964 acres.

The **Planning and Zoning Board** will consider these requests at a public hearing on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**

On the back of this letter is a location map of the project, with the property identified with a light blue outline, as well as a draft of the lot layout.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

If you would like to participate virtually during the meeting please use the following information to join the meeting: https://us06web.zoom.us/j/93531293964?pwd=MmJrUG04STVncjFYdFovU0FQNllvZz09 or call +1(253)215-8782 (US) Meeting ID: 935 3129 3964 Passcode: **062329**

Please contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing. The meeting is also best accessed for viewing via www.rrnm.gov.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

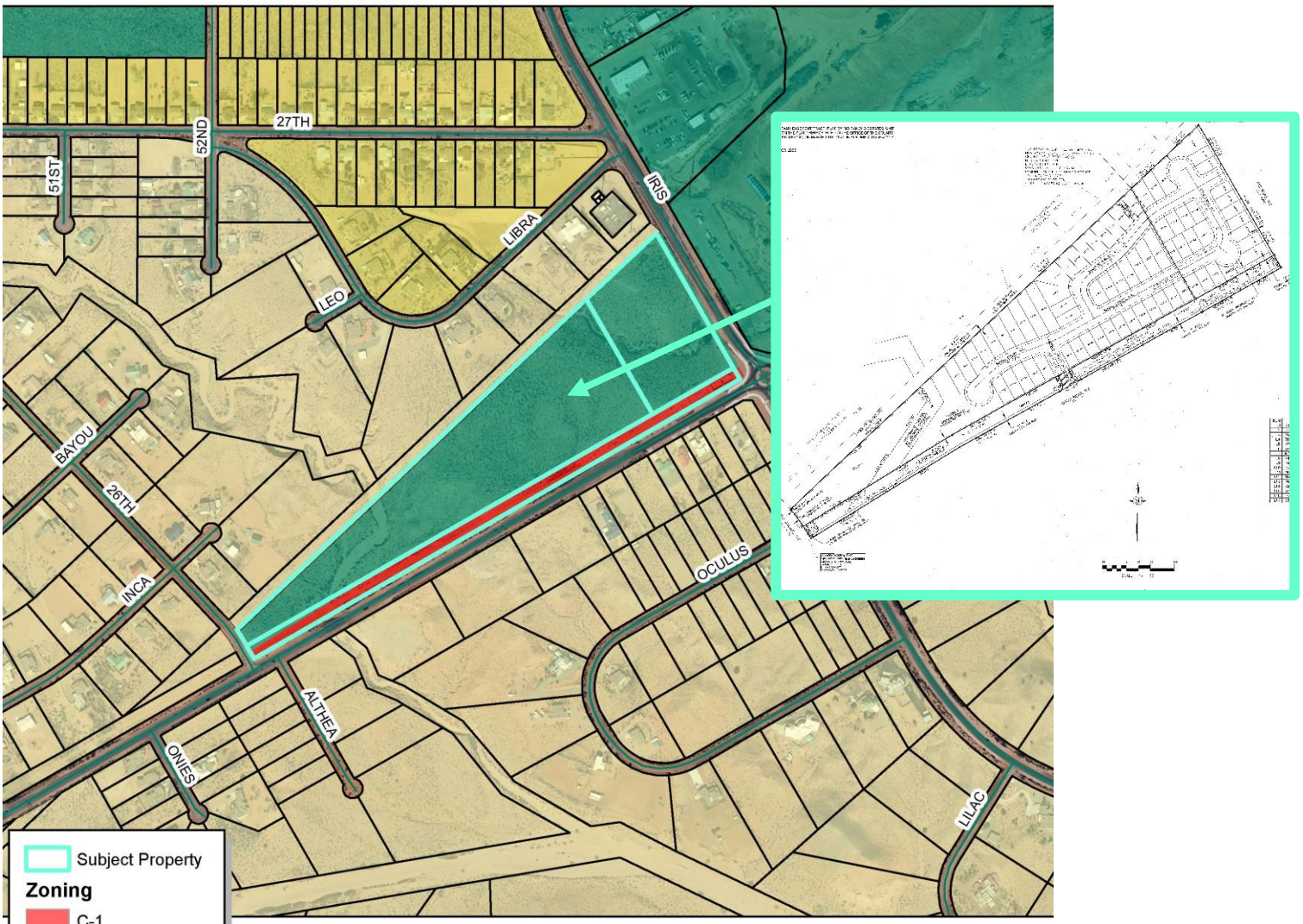
Respectfully,

Michelle Costilla
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

IDALIA CROSSING



Map created by: Michelle Costilla 10/30/2024

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

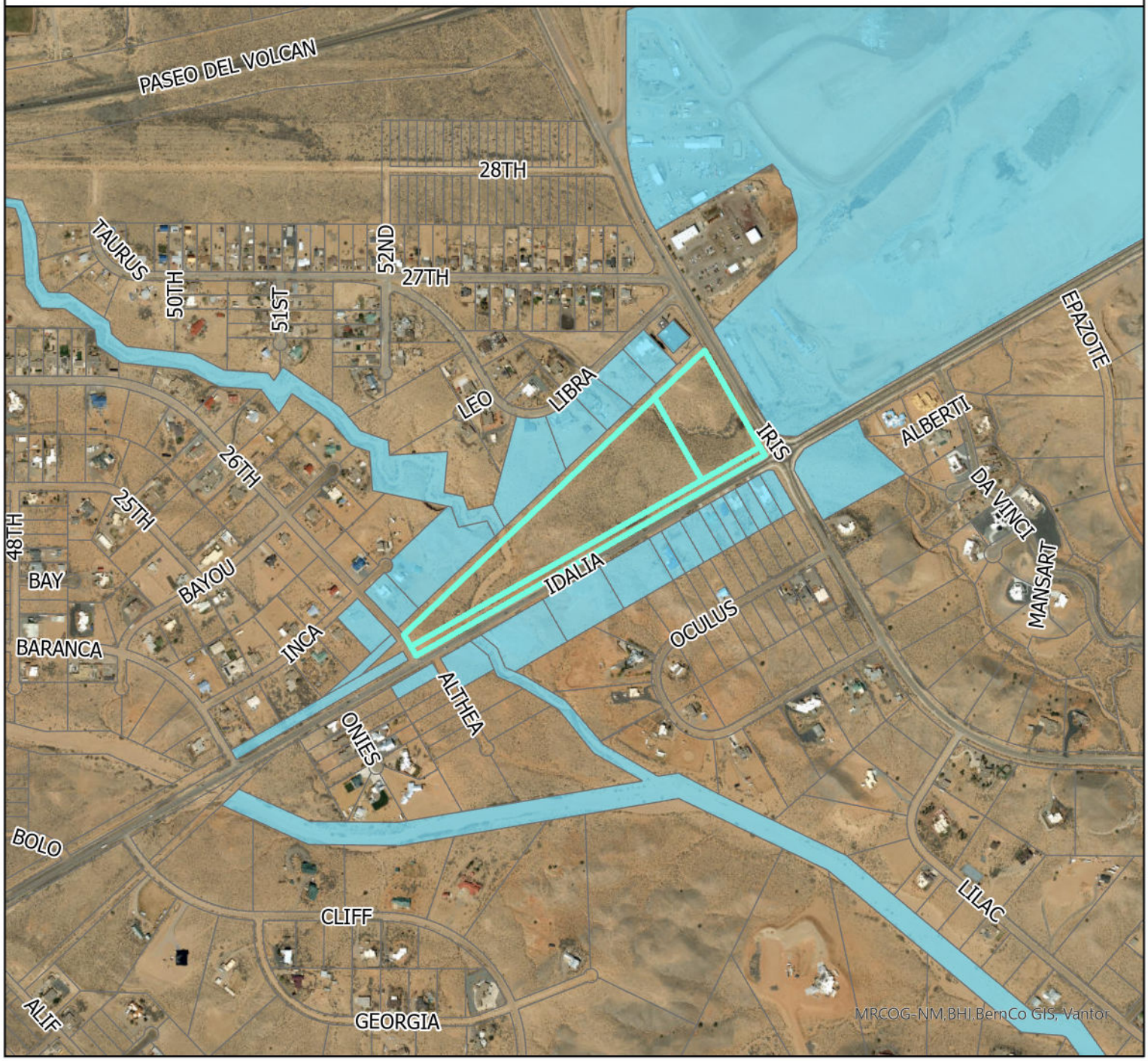
Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025

IDALIA CROSSING



Abbuting Properties

Subject Property

N

GIS Moving Spatial Data Forward

Rio Rancho City of Vision

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

0 285 570 1,140 1,710 2,280 Feet

Map courtesy of Michelle Costilla 10/30/25

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-220-00009

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The applicant, Richmond American Homes, requests approval of a Final Plat for the Broadmoor Heights Unit 4 subdivision, consisting of 53 Lots and 5 Tracts zoned R-4: Single-Family Residential on the property legally described as Broadmoor Heights, Tract 4-A. Staff contact is Brian Babyak and staff recommend approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Richmond American Homes, requests approval of a Final Plat for the Broadmoor Heights Unit 4 subdivision, consisting of 53 Lots and 5 Tracts zoned R-4: Single-Family Residential. The property is legally described as Broadmoor Heights, Tract 4-A. and comprises approximately 14.4558 acres.

The plat includes 2.4558 acres of right-of-way dedicated to the City of Rio Rancho and an emergency access easement for Emergency Services in the northeast corner of the subdivision.

The proposed subdivision is part of the Broadmoor Heights Master Plan, originally adopted as the Cuesta Al Este Master Plan on July 9, 2008 (R. 59, Enact. 08-054), and amended June 26, 2013 (R. 30, Enact. 13-041) and September 27, 2017 (R. 53, Enact. 17-053).

The Preliminary Plat for the Broadmoor Heights Unit 4 subdivision was approved by the Planning & Zoning Board on October 10, 2023. The Preliminary Plat was later amended and approved by the Planning & Zoning Board on June 25, 2024. The amendment to the Preliminary Plat increased the depth of several lots and defined and clarified easements. It also extended the deadline by which the plat was to be recorded to twelve months from its approval, to June 25, 2025. A second Preliminary Plat Extension for the subject plat was approved by the Planning and Zoning Board on May 27, 2025.

The proposed subdivision is located on the west side of Amy Rd NE, north of Montezuma Blvd NE, a quarter mile east of Broadmoor Blvd NE.

I. GENERAL INFORMATION
A. Dry Utilities/Gas: The Applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, Comcast, Ezee Fiber, PNM, and Gas Company of New Mexico.
B. Water and Wastewater Availability: A water and wastewater availability approval letter was granted for the full Broadmoor Heights Master Plan area by the Utilities Department.in February 2017.
C. Drainage: Storm runoff will drain southwest to northeast. Storm runoff will be conveyed by the internal street network and collected by an internal storm drain network, which will connect to the

Backbone storm drain and discharge to the Broadmoor Heights Community Pond at the southeast corner of Unit 3.
D. Roads & Sidewalks: The existing street will be standard local street sections with sidewalk. The right-of-way would comply with the design standards set our in R.O. 2003 § 155.41.
E. Recreation Facilities/Open Space: Tracts A, B, C, D, and E are designated as private common areas with blanket landscape and public drainage easements, maintained by the HOA.
F. Easements: There will be a ten foot wide public utility easement within all new lots adjacent to the road right-of-way. There is an existing remaining portion of a 30' drainage easement modified by this plat, and a 20' public drainage easement granted to the City in Tract C. Tract C also includes an existing 20 ft public sewer easement, a blanket pedestrian and landscape easement, and a public storm drain easement. A 20 ft Fire Access Easement, maintained by the HOA is being granted from the end of Vivane Ct through Tract C to Amy Rd NE for a second emergency access point.
Tracts A, B, C, D, and E shall be designated as private common areas with blanket landscape and public drainage easements.
G. Public Site Dedications: None.
H. Vacations: None.
I. Variances: Subdivision Variance Case No. 23-280-00008 was approved by the Planning and Zoning Board at their regular meeting held on October 0, 2023, allowing for solely 10' Public Utility Easements on the front of all lots within Broadmoor Heights, Unit 4.

II. CONFORMANCE WITH RIO RANCHO MUNICIPAL CODE CHAPTER 155 SUBDIVISIONS

The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155.

Staff recommends the Planning and Zoning Board find this criteria has been met.

III. CONFORMANCE WITH THE ZONING ORDINANCE

The proposed lots would comply with the dimensional standards of the R-3: Mixed Residential District (detached) as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 0.1372 acres (approximately 5,976 sf) to 0.4128 acres (approximately 17,982 sf), in compliance with the 4,000 sf minimum lot area of the R-4: Single-Family Residential District. The proposed lots would also comply with the minimum allowable lot width of 40 ft, with a lot width range of approximately 45 ft to 63.94 ft.

Staff recommends the Planning and Zoning Board find the proposed Final Plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning. Criteria is satisfied.

IV. CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN & BROADMOOR HEIGHTS MASTER PLAN:

In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1).

This application would be an action in meeting the policy of encouraging planned development in a Master Planned area (Broadmoor Heights Master Plan). Staff recommends the Board finds the plat to be in conformance with the Broadmoor Heights Master Plan, as the subject subdivision furthers the character of the previously established developed first four phases of the Broadmoor Heights Master Plan area. This application meets all Policy L-1 requirements, furthering a specific community character, with considerations for storm drainage, landscaping, and circulation within the City of Rio Rancho. Criteria is satisfied.

V. CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT

Staff finds the proposed Final Plat is consistent with the approved amended Preliminary Plat, approved June 25, 2024 by the Planning and Zoning Board. Staff recommends the Board find that the applicant has addressed Conditions of Approval and comments from reviewers from the approved Preliminary Plat, including addressing Fire Concerns on emergency access. Criteria is satisfied.

VI. CONFORMANCE WITH CITY POLICIES AND REGULATIONS The application and associated materials were provided to the following departments:

DSD Planning & Zoning - Comments Included in Conditions of Approval
DSD Engineering - Need SIA/Bond, plat specific comments forthcoming
Rio Rancho Public Schools - No comments received
Fire & Rescue - No comments received
SSCAFCA - No comments received
MRCOG - No comments received
Parks, Rec, and Comm. Services - No adverse comments; defer to DSD
Ezee Fiber - No adverse, able to sign plat
Comcast - No comments received

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Final Plat with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the Applicant's request for approval of a Final Plat.
2. The Applicant has the authority to apply for a Final Plat.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155: Subdivisions with the previously approved Subdivision Variance, #23-280-00008.
2. The Final Plat conforms to the R-4: Single-Family zoning district requirements.
3. The Final Plat is consistent with the Preliminary Plat as approved by the Planning and Zoning Board, as amended on June 25, 2024.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. Plat will be Book 37, Pages 81-83.
6. The Applicant shall address all staff comments prior to submitting for signatures, including but not limited to:
a. Remove Development Services Department signature block with Director signature and replace with Planning and Zoning Board Chair signature block.
b. Remove "approved administratively by the City of Rio Rancho Development Services Department on" and replace with "approved by the Planning and Zoning Board at their hearing held on."

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the Final Plat with findings and conditions.

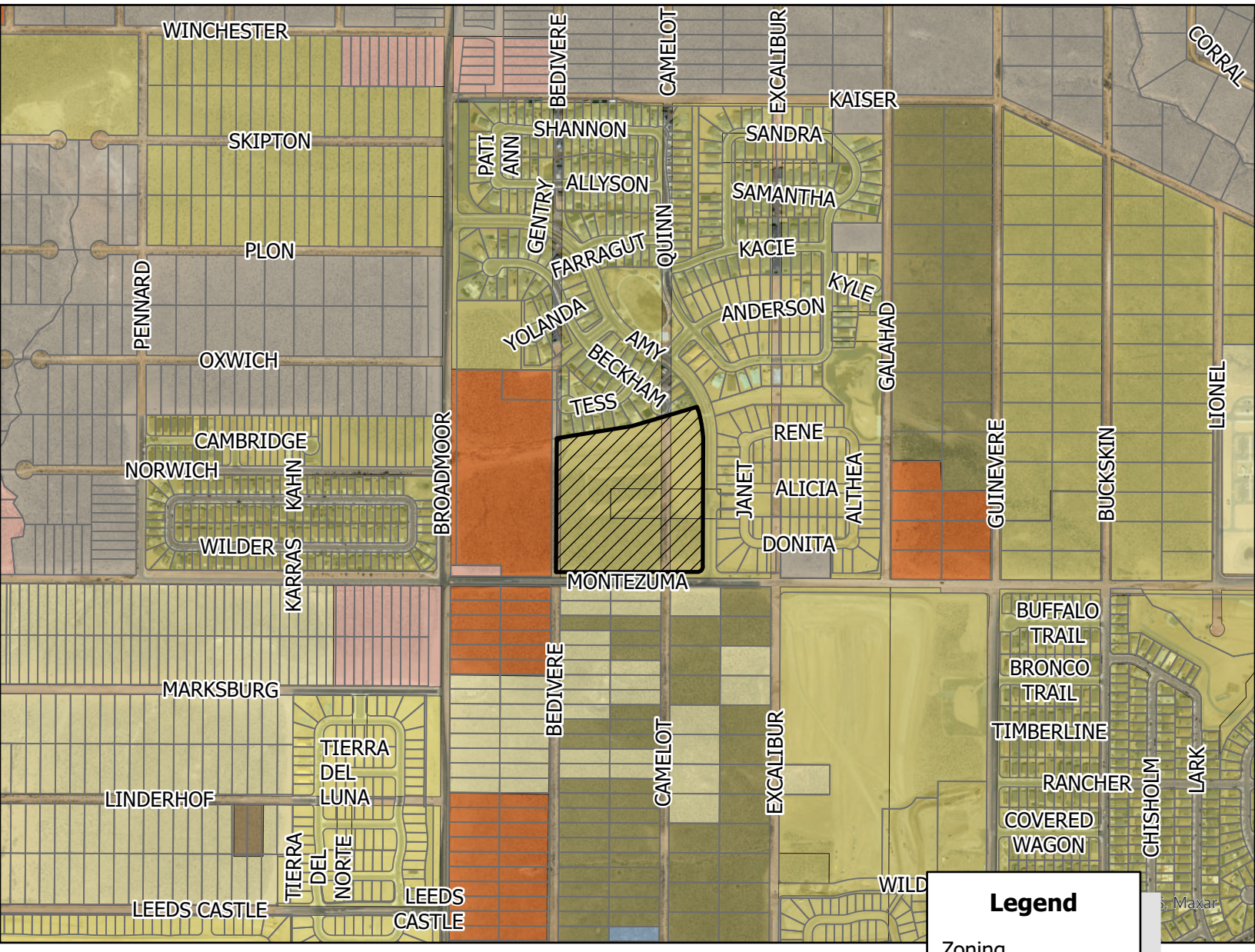
2. Approve the Final Plat with amendments to recommendations and/or conditions.
3. Deny the Final Plat.
4. Postpone the item and continue the public hearing for the Final Plat for further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Location & Zone Map
ATTACHMENT: Application.pdf
ATTACHMENT: BROADMOOR UNIT 4 FINAL PLAT

BROADMOOR HEIGHTS UNIT 4



Legend

Zoning

- C-1
- NC
- O-1
- R-1
- R-2
- R-4
- R-5
- R-6
- TZ
- Subject property

N

W E

S

0 0.04 0.07 0.15 0.22 0.3 0.38 Miles

GIS Moving Spatial Data Forward

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 5/16/2025

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☒ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Richmond America Homes, Attn. Niel Campbell		Phone:
Address: 4401 Masthead Rd NE, Ste. 110		E-Mail:
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Broadmoor Heights Unit 4 Final Plat

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Broadmoor Heights, Tract 4A	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) 14.456

ACKNOWLEDGEMENT

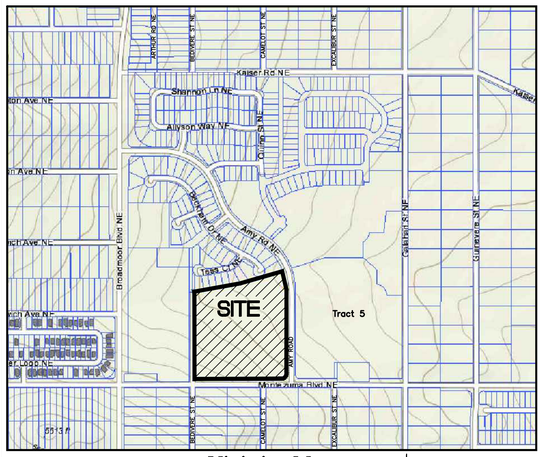
I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name:	Applicant:	Agent:
Signature:		Date:

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____



Vicinity Map

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2006 AND NOVEMBER 2012 AND ADDITIONAL SURVEY WORK PERFORMED IN JUNE & JULY 2013 AND APRIL & MAY 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 6, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE TOWN OF ALAMEDA GRANT.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF LOTS CREATED:	53
NUMBER OF TRACTS CREATED:	5
MILES OF ROAD CREATED:	0.3567 MILES
RIGHT OF WAY DEDICATED BY THIS PLAT:	2.4558 ACRES
TOTAL PLATTED ACREAGE:	14.4558 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND), USING GROUND TO GRID FACTOR OF 0.999656696 WITH AN ORIGIN OF (0,0).
7. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY AS SHOWN ON THE PLAT OF RECORD (8/19/2022, VOL. 3, FOL. 4923)(RRE BK. 31, PG. 70–72).

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER, COMMUNICATION, WATER AND WASTEWATER SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

_____
NIEL CAMPBELL, VICE PRESIDENT OF LAND ACQUISITION DATE
RICHMOND AMERICAN HOMES OF NEW MEXICO, INC.

STATE OF)
) SS
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: NIEL CAMPBELL, VICE PRESIDENT OF LAND ACQUISITION
RICHMOND AMERICAN HOMES OF NEW MEXICO, INC.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 1, T.12N., R.2E., and Section 6, T.12N., R.3E., N.M.P.M., as Projected into the Town of Alameda Grant
Subdivision: Broadmoor Heights
UPC #1-012-072-538-055
Owner: Richmond American Homes of New Mexico Inc.

Purpose of Plat

1. GRANT EASEMENTS AS SHOWN HEREON.
2. DEFINE AND CONFINE EASEMENTS AS SHOWN HEREON.
3. SUBDIVIDE AS SHOWN HEREON.

Documents

1. PLAT FOR BROADMOOR HEIGHTS, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON APRIL 13, 2018, IN VOLUME 3, FOLIO 4211 (RRE BOOK 27, PAGE 64–69).
2. PLAT FOR BROADMOOR HEIGHTS, UNIT 2, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JUNE 30, 2020, IN VOLUME 3, FOLIO 4558 (RRE BOOK 30, PAGE 13–15).
3. PLAT OF RECORD FOR TRACT 4–A, BROADMOOR HEIGHTS, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 19, 2022, IN VOL. 3, FOLIO 4923 (RRE BK 31, PAGES 70–72).
4. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 6, 2025, IN BOOK 428, PAGE 2834, AS DOCUMENT NO. 2025002834.

Legal Description

TRACT 4–A, OF BROADMOOR HEIGHTS, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON AUGUST 19, 2022, IN VOL. 3, FOLIO 4923 (RRE BK 31, PAGES 70–72).

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable One for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

E. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

F. EZEE Fiber for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Fiber Optic Internet services.

G. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Filing Information

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____,
20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

_____
SANDOVAL COUNTY TREASURER DATE

Plat for
Broadmoor Heights, Unit 4
Being Comprised of
Tract 4-A, Broadmoor Heights
City of Rio Rancho
Sandoval County, New Mexico
October 2025

Utility Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

_____
EZEE FIBER

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

_____
BRIAN J. MARTINEZ DATE
N.M.P.S. No. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

Surveyor's Certificate

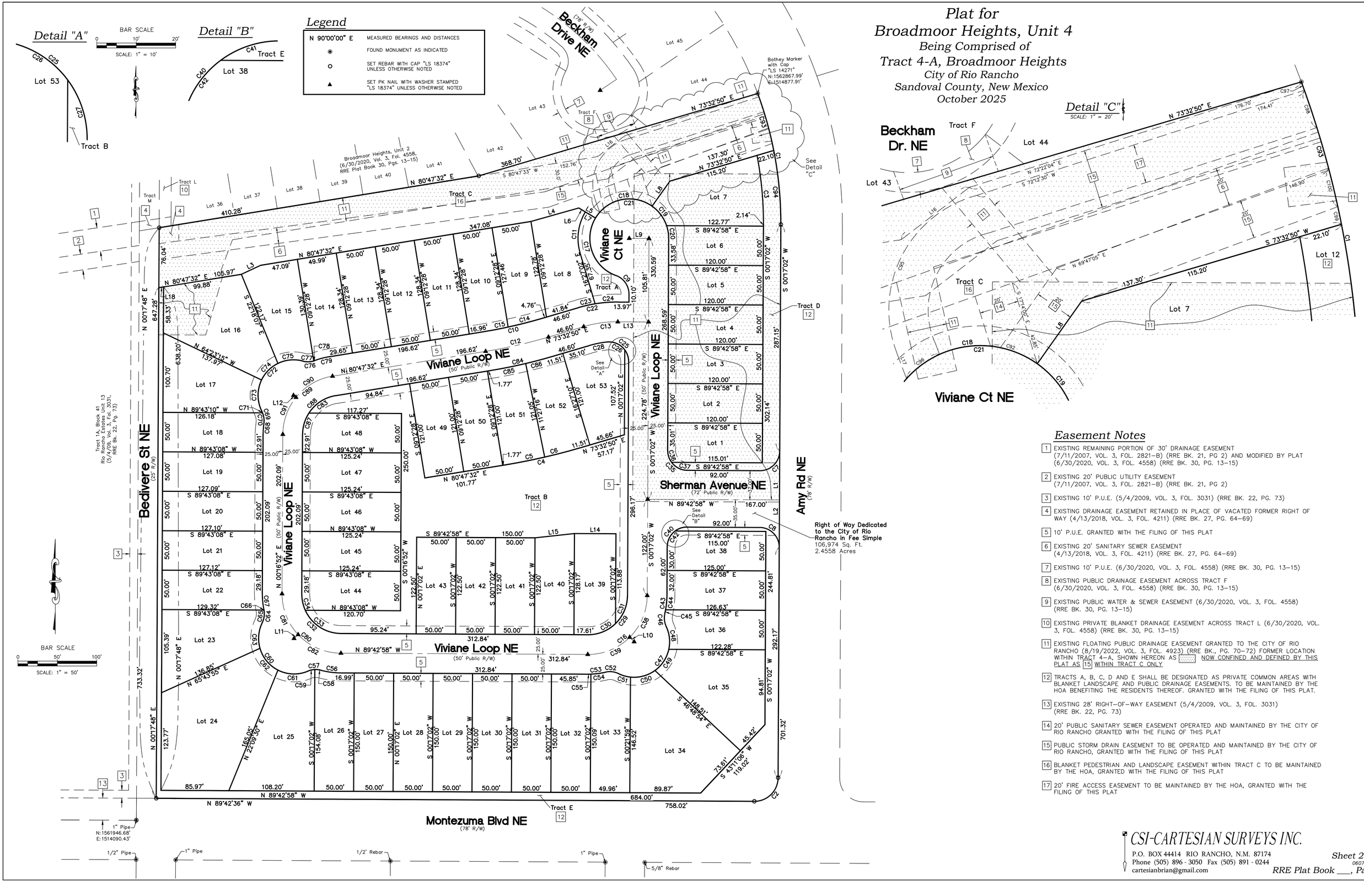
I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
BRIAN J. MARTINEZ DATE
N.M.R.P.S. NO. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Plat for
Broadmoor Heights, Unit 4
Being Comprised of
Tract 4-A, Broadmoor Heights
City of Rio Rancho
Sandoval County, New Mexico
October 2025



Easement Notes

1. EXISTING REMAINING PORTION OF 30' DRAINAGE EASEMENT (7/11/2007, VOL. 3, FOL. 2821–B) (RRE BK. 21, PG 2) AND MODIFIED BY PLAT (6/30/2020, VOL. 3, FOL. 4558) (RRE BK. 30, PG. 13–15)
2. EXISTING 20' PUBLIC UTILITY EASEMENT (7/11/2007, VOL. 3, FOL. 2821–B) (RRE BK. 21, PG 2)
3. EXISTING 10' P.U.E. (5/4/2009, VOL. 3, FOL. 3031) (RRE BK. 22, PG. 73)
4. EXISTING DRAINAGE EASEMENT RETAINED IN PLACE OF VACATED FORMER RIGHT OF WAY (4/13/2018, VOL. 3, FOL. 4211) (RRE BK. 27, PG. 64–69)
5. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
6. EXISTING 20' SANITARY SEWER EASEMENT (4/13/2018, VOL. 3, FOL. 4211) (RRE BK. 27, PG. 64–69)
7. EXISTING 10' P.U.E. (6/30/2020, VOL. 3, FOL. 4558) (RRE BK. 30, PG. 13–15)
8. EXISTING PUBLIC DRAINAGE EASEMENT ACROSS TRACT F (6/30/2020, VOL. 3, FOL. 4558) (RRE BK. 30, PG. 13–15)
9. EXISTING PUBLIC WATER & SEWER EASEMENT (6/30/2020, VOL. 3, FOL. 4558) (RRE BK. 30, PG. 13–15)
10. EXISTING PRIVATE BLANKET DRAINAGE EASEMENT ACROSS TRACT L (6/30/2020, VOL. 3, FOL. 4558) (RRE BK. 30, PG. 13–15)
11. EXISTING FLOATING PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF RIO RANCHO (8/19/2022, VOL. 3, FOL. 4923) (RRE BK., PG. 70–72) FORMER LOCATION WITHIN TRACT 4–A, SHOWN HEREON AS [ ] NOW CONFINED AND DEFINED BY THIS PLAT AS [15] WITHIN TRACT C ONLY
12. TRACTS A, B, C, D AND E SHALL BE DESIGNATED AS PRIVATE COMMON AREAS WITH BLANKET LANDSCAPE AND PUBLIC DRAINAGE EASEMENTS. TO BE MAINTAINED BY THE HOA BENEFITING THE RESIDENTS THEREOF. GRANTED WITH THE FILING OF THIS PLAT.
13. EXISTING 28' RIGHT–OF–WAY EASEMENT (5/4/2009, VOL. 3, FOL. 3031) (RRE BK. 22, PG. 73)
14. 20' PUBLIC SANITARY SEWER EASEMENT OPERATED AND MAINTAINED BY THE CITY OF RIO RANCHO GRANTED WITH THE FILING OF THIS PLAT
15. PUBLIC STORM DRAIN EASEMENT TO BE OPERATED AND MAINTAINED BY THE CITY OF RIO RANCHO, GRANTED WITH THE FILING OF THIS PLAT
16. BLANKET PEDESTRIAN AND LANDSCAPE EASEMENT WITHIN TRACT C TO BE MAINTAINED BY THE HOA, GRANTED WITH THE FILING OF THIS PLAT
17. 20' FIRE ACCESS EASEMENT TO BE MAINTAINED BY THE HOA, GRANTED WITH THE FILING OF THIS PLAT

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

RRE Plat Book ___, Page ___

Plat for
Broadmoor Heights, Unit 4
Being Comprised of
Tract 4-A, Broadmoor Heights
City of Rio Rancho
Sandoval County, New Mexico
October 2025

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1372	5,976
Lot 2	0.1377	6,000
Lot 3	0.1377	6,000
Lot 4	0.1377	6,000
Lot 5	0.1377	6,000
Lot 6	0.1381	6,015
Lot 7	0.2113	9,204
Lot 8	0.1670	7,274
Lot 9	0.1440	6,273
Lot 10	0.1471	6,407
Lot 11	0.1473	6,417
Lot 12	0.1473	6,417
Lot 13	0.1473	6,417
Lot 14	0.1476	6,431
Lot 15	0.1723	7,506
Lot 16	0.2768	12,059
Lot 17	0.2013	8,767
Lot 18	0.1462	6,367
Lot 19	0.1459	6,354
Lot 20	0.1459	6,355
Lot 21	0.1459	6,356
Lot 22	0.1463	6,371
Lot 23	0.2211	9,632
Lot 24	0.4128	17,982
Lot 25	0.2694	11,735
Lot 26	0.1735	7,557
Lot 27	0.1722	7,500
Lot 28	0.1722	7,500
Lot 29	0.1722	7,500
Lot 30	0.1722	7,500
Lot 31	0.1722	7,500
Lot 32	0.1722	7,500
Lot 33	0.1732	7,545
Lot 34	0.3360	14,636
Lot 35	0.2659	11,582
Lot 36	0.1430	6,228
Lot 37	0.1437	6,260
Lot 38	0.1421	6,190
Lot 39	0.1512	6,587
Lot 40	0.1439	6,267
Lot 41	0.1406	6,125
Lot 42	0.1406	6,125
Lot 43	0.1406	6,125
Lot 44	0.1430	6,231
Lot 45	0.1438	6,262
Lot 46	0.1438	6,262
Lot 47	0.1438	6,262
Lot 48	0.1422	6,192
Lot 49	0.1389	6,050
Lot 50	0.1389	6,050
Lot 51	0.1439	6,268
Lot 52	0.1499	6,531
Lot 53	0.1728	7,527
Right of Way Dedicated to the City of Rio Rancho in Fee Simple	2.4558	106,974
Tract A	0.0674	2,935
Tract B	0.9284	40,441
Tract C	1.3325	58,043
Tract D	0.2257	9,831
Tract E	0.4888	21,291

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	169.54'	472.00'	20°34'50"	168.63'	S 10°00'23" E
C2	47.13'	30.00'	90°00'22"	42.43'	S 45°17'13" W
C3	88.03'	450.00'	11°12'28"	87.88'	N 05°19'12" W
C4	100.15'	792.00'	7°14'42"	100.08'	N 77°10'11" E
C5	52.40'	792.00'	3°47'28"	52.39'	N 78°53'48" E
C6	47.74'	792.00'	3°27'14"	47.74'	N 75°16'27" E
C7	39.27'	25.00'	90°00'00"	35.36'	N 45°17'02" E
C8	39.27'	25.00'	90°00'00"	35.36'	N 44°42'58" W
C9	30.77'	25.00'	70°31'44"	28.87'	N 34°58'50" W
C10	78.52'	621.00'	7°14'42"	78.47'	N 77°10'11" E
C11	53.94'	65.00'	47°32'46"	52.40'	S 07°18'16" W
C12	81.69'	646.00'	7°14'42"	81.63'	N 77°10'11" E
C13	43.82'	150.00'	16°44'12"	43.66'	S 81°54'56" W
C14	45.47'	621.00'	4°11'43"	45.46'	N 75°38'41" E
C15	33.05'	621.00'	3°02'59"	33.05'	N 79°16'02" E
C16	117.81'	75.00'	90°00'00"	106.07'	N 45°17'02" E
C17	88.42'	50.00'	101°19'20"	77.34'	S 19°35'01" E
C18	82.25'	50.00'	94°15'06"	73.28'	S 78°12'12" W
C19	31.23'	50.00'	35°47'04"	30.72'	N 36°46'43" W
C20	16.73'	50.00'	19°10'14"	16.65'	N 09°18'05" W
C21	218.63'	50.00'	250°31'44"	81.65'	S 55°01'10" W
C22	51.12'	175.00'	16°44'12"	50.94'	S 81°54'56" W
C23	22.10'	175.00'	7°14'08"	22.09'	S 77°09'54" W
C24	29.02'	175.00'	9°30'04"	28.99'	S 85°32'00" W
C25	42.03'	25.00'	96°20'00"	37.25'	N 47°52'58" W
C26	25.95'	25.00'	59°27'48"	24.80'	N 66°19'04" W
C27	16.09'	25.00'	36°52'12"	15.81'	N 18°09'04" W
C28	22.70'	125.00'	10°24'12"	22.67'	S 78°44'56" W
C29	78.54'	50.00'	90°00'00"	70.71'	N 45°17'02" E
C30	38.77'	50.00'	44°25'37"	37.81'	N 68°04'14" E
C31	39.77'	50.00'	45°34'23"	38.73'	N 23°04'14" E
C32	78.54'	50.00'	89°59'50"	70.71'	S 44°43'03" E
C33	57.06'	50.00'	65°23'12"	54.01'	S 57°01'22" E
C34	21.48'	50.00'	24°36'38"	21.31'	S 12°01'27" E
C35	39.27'	25.00'	90°00'00"	35.36'	S 44°42'58" E
C36	16.08'	25.00'	36°50'29"	15.80'	S 18°08'12" E
C37	23.19'	25.00'	53°09'31"	22.37'	S 63°08'12" E
C38	58.90'	75.00'	45°00'00"	57.40'	N 22°47'02" E
C39	58.90'	75.00'	45°00'00"	57.40'	N 67°47'02" E
C40	39.27'	25.00'	90°00'00"	35.36'	S 45°17'02" W
C41	16.09'	25.00'	36°52'12"	15.81'	S 71°50'56" W
C42	23.18'	25.00'	53°07'48"	22.36'	S 26°50'56" W
C43	22.84'	100.00'	13°05'19"	22.79'	N 06°49'42" E
C44	18.10'	100.00'	10°22'11"	18.07'	N 05°28'08" E
C45	4.75'	100.00'	2°43'08"	4.75'	N 12°00'47" E
C46	16.94'	25.00'	38°48'45"	16.61'	S 06°02'01" E
C47	111.09'	45.00'	141°26'52"	84.95'	N 45°17'02" E
C48	29.58'	45.00'	37°39'51"	29.05'	N 06°36'28" W
C49	32.84'	45.00'	41°49'09"	32.12'	N 33°08'01" E
C50	32.84'	45.00'	41°49'09"	32.12'	N 74°57'10" E
C51	15.82'	45.00'	20°08'44"	15.74'	S 74°03'54" E
C52	16.94'	25.00'	38°48'45"	16.61'	N 83°23'55" W
C53	22.84'	100.00'	13°05'19"	22.79'	N 83°44'22" E
C54	18.69'	100.00'	10°42'41"	18.67'	N 82°33'03" E
C55	4.15'	100.00'	2°22'38"	4.15'	N 89°05'43" E
C56	25.70'	100.00'	14°43'38"	25.63'	S 82°21'09" E
C57	16.61'	25.00'	38°04'17"	16.31'	S 85°58'32" W
C58	7.66'	25.00'	17°33'09"	7.63'	N 83°45'54" W
C59	8.95'	25.00'	20°31'08"	8.91'	S 77°11'57" W
C60	109.59'	45.00'	139°32'26"	84.45'	S 43°17'23" E
C61	39.28'	45.00'	50°00'47"	38.05'	S 88°03'13" E
C62	36.82'	45.00'	46°53'11"	35.81'	S 39°36'14" E
C63	33.49'	45.00'	42°38'28"	32.72'	S 05°09'36" W
C64	16.61'	25.00'	38°04'17"	16.31'	N 07°26'41" E
C65	16.36'	25.00'	37°29'14"	16.07'	N 07°44'13" E
C66	0.25'	25.00'	0°35'03"	0.25'	N 11°17'56" W
C67	20.72'	100.00'	11°52'19"	20.68'	S 05°39'18" E
C68	13.76'	100.00'	7°53'01"	13.75'	S 04°13'23" W
C69	15.42'	25.00'	35°20'05"	15.17'	N 09°30'10" W
C70	13.67'	25.00'	31°19'36"	13.50'	N 07°29'55" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C71	1.75'	25.00'	4°00'30"	1.75'	N 25°09'57" W
C72	103.90'	45.00'	132°17'01"	82.31'	S 38°58'18" W
C73	41.56'	45.00'	52°54'35"	40.09'	S 00°42'55" E
C74	30.09'	45.00'	38°18'57"	29.54'	S 44°53'51" W
C75	32.25'	45.00'	41°03'29"	31.56'	S 84°35'04" W
C76	15.42'	25.00'	35°20'05"	15.17'	N 87°26'46" E
C77	14.16'	25.00'	32°27'38"	13.97'	N 88°52'59" E
C78	1.25'	25.00'	2°52'27"	1.25'	N 71°12'57" E
C79	19.22'	100.00'	11°00'48"	19.19'	S 75°17'08" W
C80	117.81'	75.00'	89°59'50"	106.06'	S 44°43'03" E
C81	57.03'	75.00'	43°34'16"	55.67'	S 21°30'16" E
C82	60.77'	75.00'	46°25'34"	59.12'	S 66°30'11" E
C83	41.63'	50.00'	47°42'18"	40.44'	S 56°56'22" W
C84	84.85'	671.00'	7°14'42"	84.79'	N 77°10'11" E
C85	47.66'	671.00'	4°04'10"	47.65'	N 78°45'26" E
C86	37.19'	671.00'	3°10'31"	37.18'	N 75°08'06" E
C87	28.63'	50.00'	32°48'21"	28.24'	S 16°41'03" W
C88	70.26'	50.00'	80°30'40"	64.62'	S 40°32'12" W
C89	105.39'	75.00'	80°30'40"	96.93'	S 40°32'12" W
C90	54.74'	75.00'	41°49'14"	53.54'	S 59°52'55" W
C91	50.65'	75.00'	38°41'26"	49.69'	S 19°37'35" W
C92	25.62'	50.00'	29°21'28"	25.34'	N 69°20'59" W
C93	75.08'	472.00'	9°06'52"	75.01'	N 15°44'22" W
C94	94.46'	472.00'	11°27'58"	94.30'	N 05°26'57" W
C95	100.52'	60.12'	95°47'34"	89.21'	S 27°10'09" W
C96	20.94'	50.00'	24°00'02"	20.79'	S 53°36'36" W
C97	4.51'	472.00'	0°32'52"	4.51'	N 20°01'22" W
C98	20.00'	472.00'	2°25'41"	20.00'	N 18°32'06" W
C99	9.11'	472.00'	1°06'21"	9.11'	N 11°44'07" W
C100	20.14'	472.00'	2°26'41"	20.14'	N 13°30'37" W

Line Table		
Line #	Direction	Length (ft)
L1	N 00°17'02" E	62.00'
L2	N 00°17'02" E	60.00'
L3	S 64°58'31" W	26.94'
L4	S 74°16'43" W	63.02'
L5	N 58°55'21" W	24.63'
L6	S 58°55'21" E	9.63'
L7	S 58°55'21" E	15.00'
L8	N 35°19'45" E	38.98'
L9	N 89°42'58" W	25.00'
L10	N 44°42'58" W	8.00'
L11	N 46°42'37" E	7.15'
L12	S 51°01'42" E	4.05'
L13	N 89°42'58" W	38.97'
L14	S 89°42'58" E	52.61'
L15	N 83°48'43" E	50.32'
L16	S 52°26'45" W	43.41'
L17	S 20°33'45" E	14.49'
L18	N 80°47'32" E	6.08'

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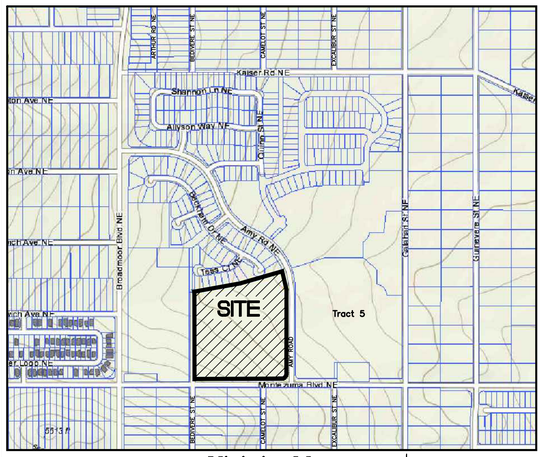


Vicinity Map

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2006 AND NOVEMBER 2012 AND ADDITIONAL SURVEY WORK PERFORMED IN JUNE & JULY 2013 AND APRIL & MAY 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 6, TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE TOWN OF ALAMEDA GRANT.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	1
NUMBER OF LOTS CREATED:	53
NUMBER OF TRACTS CREATED:	5
MILES OF ROAD CREATED:	0.3567 MILES
RIGHT OF WAY DEDICATED BY THIS PLAT:	2.4558 ACRES
TOTAL PLATTED ACREAGE:	14.4558 ACRES

6. THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND), USING GROUND TO GRID FACTOR OF 0.999656696 WITH AN ORIGIN OF (0,0).
7. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY AS SHOWN ON THE PLAT OF RECORD (8/19/2022, VOL. 3, FOL. 4923)(RRE BK. 31, PG. 70–72).

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER, COMMUNICATION, WATER AND WASTEWATER SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

_____
NIEL CAMPBELL, VICE PRESIDENT OF LAND ACQUISITION DATE
RICHMOND AMERICAN HOMES OF NEW MEXICO, INC.

STATE OF)
) SS
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: NIEL CAMPBELL, VICE PRESIDENT OF LAND ACQUISITION
RICHMOND AMERICAN HOMES OF NEW MEXICO, INC.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 1, T.12N., R.2E., and Section 6, T.12N., R.3E., N.M.P.M., as Projected into the Town of Alameda Grant
Subdivision: Broadmoor Heights
UPC #1-012-072-538-055
Owner: Richmond American Homes of New Mexico Inc.

Purpose of Plat

1. GRANT EASEMENTS AS SHOWN HEREON.
2. DEFINE AND CONFINE EASEMENTS AS SHOWN HEREON.
3. SUBDIVIDE AS SHOWN HEREON.

Documents

1. PLAT FOR BROADMOOR HEIGHTS, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON APRIL 13, 2018, IN VOLUME 3, FOLIO 4211 (RRE BOOK 27, PAGE 64–69).
2. PLAT FOR BROADMOOR HEIGHTS, UNIT 2, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON JUNE 30, 2020, IN VOLUME 3, FOLIO 4558 (RRE BOOK 30, PAGE 13–15).
3. PLAT OF RECORD FOR TRACT 4–A, BROADMOOR HEIGHTS, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 19, 2022, IN VOL. 3, FOLIO 4923 (RRE BK 31, PAGES 70–72).
4. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 6, 2025, IN BOOK 428, PAGE 2834, AS DOCUMENT NO. 2025002834.

Legal Description

TRACT 4–A, OF BROADMOOR HEIGHTS, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON AUGUST 19, 2022, IN VOL. 3, FOLIO 4923 (RRE BK 31, PAGES 70–72).

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable One for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

E. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

F. EZEE Fiber for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Fiber Optic Internet services.

G. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Filing Information

STATE OF NEW MEXICO)
) SS
COUNTY OF SANDOVAL)

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____,
20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:

I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

_____
SANDOVAL COUNTY TREASURER DATE

Plat for
Broadmoor Heights, Unit 4
Being Comprised of
Tract 4-A, Broadmoor Heights
City of Rio Rancho
Sandoval County, New Mexico
October 2025

Utility Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

_____
EZEE FIBER

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

_____
BRIAN J. MARTINEZ DATE
N.M.P.S. No. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

Surveyor's Certificate

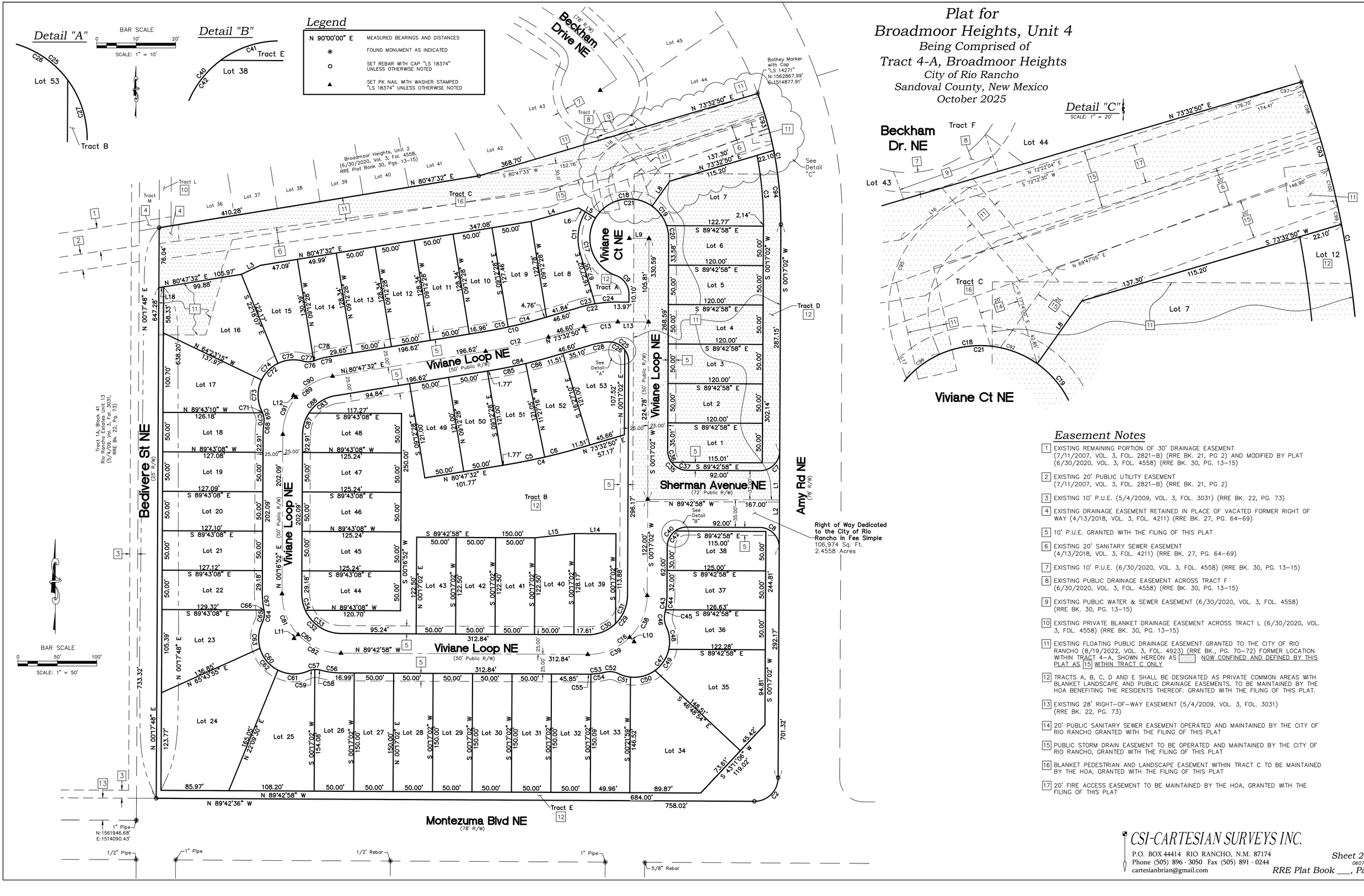
I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
BRIAN J. MARTINEZ DATE
N.M.R.P.S. NO. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Plat for
Broadmoor Heights, Unit 4
Being Comprised of
Tract 4-A, Broadmoor Heights
City of Rio Rancho
Sandoval County, New Mexico
October 2025



Easement Notes

1. EXISTING REMAINING PORTION OF 30' DRAINAGE EASEMENT (7/11/2007, VOL. 3, FOL. 2821–B) (RRE BK. 21, PG 2) AND MODIFIED BY PLAT (6/30/2020, VOL. 3, FOL. 4558) (RRE BK. 30, PG. 13–15)
2. EXISTING 20' PUBLIC UTILITY EASEMENT (7/11/2007, VOL. 3, FOL. 2821–B) (RRE BK. 21, PG 2)
3. EXISTING 10' P.U.E. (5/4/2009, VOL. 3, FOL. 3031) (RRE BK. 22, PG. 73)
4. EXISTING DRAINAGE EASEMENT RETAINED IN PLACE OF VACATED FORMER RIGHT OF WAY (4/13/2018, VOL. 3, FOL. 4211) (RRE BK. 27, PG. 64–69)
5. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
6. EXISTING 20' SANITARY SEWER EASEMENT (4/13/2018, VOL. 3, FOL. 4211) (RRE BK. 27, PG. 64–69)
7. EXISTING 10' P.U.E. (6/30/2020, VOL. 3, FOL. 4558) (RRE BK. 30, PG. 13–15)
8. EXISTING PUBLIC DRAINAGE EASEMENT ACROSS TRACT F (6/30/2020, VOL. 3, FOL. 4558) (RRE BK. 30, PG. 13–15)
9. EXISTING PUBLIC WATER & SEWER EASEMENT (6/30/2020, VOL. 3, FOL. 4558) (RRE BK. 30, PG. 13–15)
10. EXISTING PRIVATE BLANKET DRAINAGE EASEMENT ACROSS TRACT L (6/30/2020, VOL. 3, FOL. 4558) (RRE BK. 30, PG. 13–15)
11. EXISTING FLOATING PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF RIO RANCHO (8/19/2022, VOL. 3, FOL. 4923) (RRE BK., PG. 70–72) FORMER LOCATION WITHIN TRACT 4–A, SHOWN HEREON AS [ ] NOW CONFINED AND DEFINED BY THIS PLAT AS [15] WITHIN TRACT C ONLY
12. TRACTS A, B, C, D AND E SHALL BE DESIGNATED AS PRIVATE COMMON AREAS WITH BLANKET LANDSCAPE AND PUBLIC DRAINAGE EASEMENTS. TO BE MAINTAINED BY THE HOA BENEFITING THE RESIDENTS THEREOF. GRANTED WITH THE FILING OF THIS PLAT.
13. EXISTING 28' RIGHT–OF–WAY EASEMENT (5/4/2009, VOL. 3, FOL. 3031) (RRE BK. 22, PG. 73)
14. 20' PUBLIC SANITARY SEWER EASEMENT OPERATED AND MAINTAINED BY THE CITY OF RIO RANCHO GRANTED WITH THE FILING OF THIS PLAT
15. PUBLIC STORM DRAIN EASEMENT TO BE OPERATED AND MAINTAINED BY THE CITY OF RIO RANCHO, GRANTED WITH THE FILING OF THIS PLAT
16. BLANKET PEDESTRIAN AND LANDSCAPE EASEMENT WITHIN TRACT C TO BE MAINTAINED BY THE HOA, GRANTED WITH THE FILING OF THIS PLAT
17. 20' FIRE ACCESS EASEMENT TO BE MAINTAINED BY THE HOA, GRANTED WITH THE FILING OF THIS PLAT

CSI-CARTESIAN SURVEYS INC.
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cartesianbrian@gmail.com

RRE Plat Book ___, Page ___

Plat for
Broadmoor Heights, Unit 4
Being Comprised of
Tract 4-A, Broadmoor Heights
City of Rio Rancho
Sandoval County, New Mexico
October 2025

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1372	5,976
Lot 2	0.1377	6,000
Lot 3	0.1377	6,000
Lot 4	0.1377	6,000
Lot 5	0.1377	6,000
Lot 6	0.1381	6,015
Lot 7	0.2113	9,204
Lot 8	0.1670	7,274
Lot 9	0.1440	6,273
Lot 10	0.1471	6,407
Lot 11	0.1473	6,417
Lot 12	0.1473	6,417
Lot 13	0.1473	6,417
Lot 14	0.1476	6,431
Lot 15	0.1723	7,506
Lot 16	0.2768	12,059
Lot 17	0.2013	8,767
Lot 18	0.1462	6,367
Lot 19	0.1459	6,354
Lot 20	0.1459	6,355
Lot 21	0.1459	6,356
Lot 22	0.1463	6,371
Lot 23	0.2211	9,632
Lot 24	0.4128	17,982
Lot 25	0.2694	11,735
Lot 26	0.1735	7,557
Lot 27	0.1722	7,500
Lot 28	0.1722	7,500
Lot 29	0.1722	7,500
Lot 30	0.1722	7,500
Lot 31	0.1722	7,500
Lot 32	0.1722	7,500
Lot 33	0.1732	7,545
Lot 34	0.3360	14,636
Lot 35	0.2659	11,582
Lot 36	0.1430	6,228
Lot 37	0.1437	6,260
Lot 38	0.1421	6,190
Lot 39	0.1512	6,587
Lot 40	0.1439	6,267
Lot 41	0.1406	6,125
Lot 42	0.1406	6,125
Lot 43	0.1406	6,125
Lot 44	0.1430	6,231
Lot 45	0.1438	6,262
Lot 46	0.1438	6,262
Lot 47	0.1438	6,262
Lot 48	0.1422	6,192
Lot 49	0.1389	6,050
Lot 50	0.1389	6,050
Lot 51	0.1439	6,268
Lot 52	0.1499	6,531
Lot 53	0.1728	7,527
Right of Way Dedicated to the City of Rio Rancho in Fee Simple	2.4558	106,974
Tract A	0.0674	2,935
Tract B	0.9284	40,441
Tract C	1.3325	58,043
Tract D	0.2257	9,831
Tract E	0.4888	21,291

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	169.54'	472.00'	20°34'50"	168.63'	S 10°00'23" E
C2	47.13'	30.00'	90°00'22"	42.43'	S 45°17'13" W
C3	88.03'	450.00'	11°12'28"	87.88'	N 05°19'12" W
C4	100.15'	792.00'	7°14'42"	100.08'	N 77°10'11" E
C5	52.40'	792.00'	3°47'28"	52.39'	N 78°53'48" E
C6	47.74'	792.00'	3°27'14"	47.74'	N 75°16'27" E
C7	39.27'	25.00'	90°00'00"	35.36'	N 45°17'02" E
C8	39.27'	25.00'	90°00'00"	35.36'	N 44°42'58" W
C9	30.77'	25.00'	70°31'44"	28.87'	N 34°58'50" W
C10	78.52'	621.00'	7°14'42"	78.47'	N 77°10'11" E
C11	53.94'	65.00'	47°32'46"	52.40'	S 07°18'16" W
C12	81.69'	646.00'	7°14'42"	81.63'	N 77°10'11" E
C13	43.82'	150.00'	16°44'12"	43.66'	S 81°54'56" W
C14	45.47'	621.00'	4°11'43"	45.46'	N 75°38'41" E
C15	33.05'	621.00'	3°02'59"	33.05'	N 79°16'02" E
C16	117.81'	75.00'	90°00'00"	106.07'	N 45°17'02" E
C17	88.42'	50.00'	101°19'20"	77.34'	S 19°35'01" E
C18	82.25'	50.00'	94°15'06"	73.28'	S 78°12'12" W
C19	31.23'	50.00'	35°47'04"	30.72'	N 36°46'43" W
C20	16.73'	50.00'	19°10'14"	16.65'	N 09°18'05" W
C21	218.63'	50.00'	250°31'44"	81.65'	S 55°01'10" W
C22	51.12'	175.00'	16°44'12"	50.94'	S 81°54'56" W
C23	22.10'	175.00'	7°14'08"	22.09'	S 77°09'54" W
C24	29.02'	175.00'	9°30'04"	28.99'	S 85°32'00" W
C25	42.03'	25.00'	96°20'00"	37.25'	N 47°52'58" W
C26	25.95'	25.00'	59°27'48"	24.80'	N 66°19'04" W
C27	16.09'	25.00'	36°52'12"	15.81'	N 18°09'04" W
C28	22.70'	125.00'	10°24'12"	22.67'	S 78°44'56" W
C29	78.54'	50.00'	90°00'00"	70.71'	N 45°17'02" E
C30	38.77'	50.00'	44°25'37"	37.81'	N 68°04'14" E
C31	39.77'	50.00'	45°34'23"	38.73'	N 23°04'14" E
C32	78.54'	50.00'	89°59'50"	70.71'	S 44°43'03" E
C33	57.06'	50.00'	65°23'12"	54.01'	S 57°01'22" E
C34	21.48'	50.00'	24°36'38"	21.31'	S 12°01'27" E
C35	39.27'	25.00'	90°00'00"	35.36'	S 44°42'58" E
C36	16.08'	25.00'	36°50'29"	15.80'	S 18°08'12" E
C37	23.19'	25.00'	53°09'31"	22.37'	S 63°08'12" E
C38	58.90'	75.00'	45°00'00"	57.40'	N 22°47'02" E
C39	58.90'	75.00'	45°00'00"	57.40'	N 67°47'02" E
C40	39.27'	25.00'	90°00'00"	35.36'	S 45°17'02" W
C41	16.09'	25.00'	36°52'12"	15.81'	S 71°50'56" W
C42	23.18'	25.00'	53°07'48"	22.36'	S 26°50'56" W
C43	22.84'	100.00'	13°05'19"	22.79'	N 06°49'42" E
C44	18.10'	100.00'	10°22'11"	18.07'	N 05°28'08" E
C45	4.75'	100.00'	2°43'08"	4.75'	N 12°00'47" E
C46	16.94'	25.00'	38°48'45"	16.61'	S 06°02'01" E
C47	111.09'	45.00'	141°26'52"	84.95'	N 45°17'02" E
C48	29.58'	45.00'	37°39'51"	29.05'	N 06°36'28" W
C49	32.84'	45.00'	41°49'09"	32.12'	N 33°08'01" E
C50	32.84'	45.00'	41°49'09"	32.12'	N 74°57'10" E
C51	15.82'	45.00'	20°08'44"	15.74'	S 74°03'54" E
C52	16.94'	25.00'	38°48'45"	16.61'	N 83°23'55" W
C53	22.84'	100.00'	13°05'19"	22.79'	N 83°44'22" E
C54	18.69'	100.00'	10°42'41"	18.67'	N 82°33'03" E
C55	4.15'	100.00'	2°22'38"	4.15'	N 89°05'43" E
C56	25.70'	100.00'	14°43'38"	25.63'	S 82°21'09" E
C57	16.61'	25.00'	38°04'17"	16.31'	S 85°58'32" W
C58	7.66'	25.00'	17°33'09"	7.63'	N 83°45'54" W
C59	8.95'	25.00'	20°31'08"	8.91'	S 77°11'57" W
C60	109.59'	45.00'	139°32'26"	84.45'	S 43°17'23" E
C61	39.28'	45.00'	50°00'47"	38.05'	S 88°03'13" E
C62	36.82'	45.00'	46°53'11"	35.81'	S 39°36'14" E
C63	33.49'	45.00'	42°38'28"	32.72'	S 05°09'36" W
C64	16.61'	25.00'	38°04'17"	16.31'	N 07°26'41" E
C65	16.36'	25.00'	37°29'14"	16.07'	N 07°44'13" E
C66	0.25'	25.00'	0°35'03"	0.25'	N 11°17'56" W
C67	20.72'	100.00'	11°52'19"	20.68'	S 05°39'18" E
C68	13.76'	100.00'	7°53'01"	13.75'	S 04°13'23" W
C69	15.42'	25.00'	35°20'05"	15.17'	N 09°30'10" W
C70	13.67'	25.00'	31°19'36"	13.50'	N 07°29'55" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C71	1.75'	25.00'	4°00'30"	1.75'	N 25°09'57" W
C72	103.90'	45.00'	132°17'01"	82.31'	S 38°58'18" W
C73	41.56'	45.00'	52°54'35"	40.09'	S 00°42'55" E
C74	30.09'	45.00'	38°18'57"	29.54'	S 44°53'51" W
C75	32.25'	45.00'	41°03'29"	31.56'	S 84°35'04" W
C76	15.42'	25.00'	35°20'05"	15.17'	N 87°26'46" E
C77	14.16'	25.00'	32°27'38"	13.97'	N 88°52'59" E
C78	1.25'	25.00'	2°52'27"	1.25'	N 71°12'57" E
C79	19.22'	100.00'	11°00'48"	19.19'	S 75°17'08" W
C80	117.81'	75.00'	89°59'50"	106.06'	S 44°43'03" E
C81	57.03'	75.00'	43°34'16"	55.67'	S 21°30'16" E
C82	60.77'	75.00'	46°25'34"	59.12'	S 66°30'11" E
C83	41.63'	50.00'	47°42'18"	40.44'	S 56°56'22" W
C84	84.85'	671.00'	7°14'42"	84.79'	N 77°10'11" E
C85	47.66'	671.00'	4°04'10"	47.65'	N 78°45'26" E
C86	37.19'	671.00'	3°10'31"	37.18'	N 75°08'06" E
C87	28.63'	50.00'	32°48'21"	28.24'	S 16°41'03" W
C88	70.26'	50.00'	80°30'40"	64.62'	S 40°32'12" W
C89	105.39'	75.00'	80°30'40"	96.93'	S 40°32'12" W
C90	54.74'	75.00'	41°49'14"	53.54'	S 59°52'55" W
C91	50.65'	75.00'	38°41'26"	49.69'	S 19°37'35" W
C92	25.62'	50.00'	29°21'28"	25.34'	N 69°20'59" W
C93	75.08'	472.00'	9°06'52"	75.01'	N 15°44'22" W
C94	94.46'	472.00'	11°27'58"	94.30'	N 05°26'57" W
C95	100.52'	60.12'	95°47'34"	89.21'	S 27°10'09" W
C96	20.94'	50.00'	24°00'02"	20.79'	S 53°36'36" W
C97	4.51'	472.00'	0°32'52"	4.51'	N 20°01'22" W
C98	20.00'	472.00'	2°25'41"	20.00'	N 18°32'06" W
C99	9.11'	472.00'	1°06'21"	9.11'	N 11°44'07" W
C100	20.14'	472.00'	2°26'41"	20.14'	N 13°30'37" W

Line Table		
Line #	Direction	Length (ft)
L1	N 00°17'02" E	62.00'
L2	N 00°17'02" E	60.00'
L3	S 64°58'31" W	26.94'
L4	S 74°16'43" W	63.02'
L5	N 58°55'21" W	24.63'
L6	S 58°55'21" E	9.63'
L7	S 58°55'21" E	15.00'
L8	N 35°19'45" E	38.98'
L9	N 89°42'58" W	25.00'
L10	N 44°42'58" W	8.00'
L11	N 46°42'37" E	7.15'
L12	S 51°01'42" E	4.05'
L13	N 89°42'58" W	38.97'
L14	S 89°42'58" E	52.61'
L15	N 83°48'43" E	50.32'
L16	S 52°26'45" W	43.41'
L17	S 20°33'45" E	14.49'
L18	N 80°47'32" E	6.08'

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-280-00005

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the proposed Terra Alto at Mariposa Subdivision. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the proposed Terra Alto at Mariposa Subdivision. The Plat proposes 60 lots zoned MU-A: Mixed-Use Activity Center, and is made up of approximately 41.7109 acres; on the tracts legally described as Mariposa East, Tracts 1A-16H-1, 1A-16F, and 1A-16I.

The subject tract is within the Mariposa Master Plan, adopted under Resolution No. 9, Enact. No. 02-007 on February 13, 2002. This Subdivision Variance request is for the entire Terra Alto at Mariposa Subdivision. The Preliminary Plat for the subdivision is being heard concurrently under case #25-210-0009. The subject properties are located north and south of Mariposa Pkwy NE (Minor Arterial Rd).

The subject Subdivision Variance application requests approval of allowance for solely 10' front public utility easements across all lots, with no side and rear 5' utility easements.

REVIEW CRITERIA: R.O. 2003 § 155.60 (A) addresses Subdivision Variances, stating “(A) Variance from the strict application of design standards may be allowed in cases where unusual conditions exist, or a variance would provide an improved design. Financial gain, loss or monetary savings cannot be considered solely as a basis for a variance request."

Staff recommends the Planning and Zoning Board finds that the subject subdivision variance will improve the design and function of the Terra Alto at Mariposa Subdivision by providing for all utilities within the 10 ft front Public Utility Easement.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: See comments for case #25-210-00009.

SURROUNDING LAND USE/ZONING: The subject properties are bounded by OS: Open Space to the north and west, R-1: Single-Family Residential to the south, as well as MU-A: Mixed Use Activity Center and R-4: Single-Family Residential to the east.

NOTIFICATIONS: Notice of the Subdivision Variance application (#25-280-00005) was sent together with the Preliminary Plat request via certified mail to property owners within 100' of the subject property and first class postcards to property owners within 300' of the subject property, 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on November 3, 2025. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends approval of Subdivision Variance request #25-280-00005 subject to the findings and conditions set forth below:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 §155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a Subdivision Variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Subdivision Variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 155.43 is approved for the Terra Alto at Mariposa Subdivision, Preliminary Plat case #25-210-00009.

If the Planning and Zoning Board determines that the applicant does not adequately meet the criteria for granting a variance, then the following specific findings and conditions are recommended:

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 §155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.43.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the Subdivision Variance with findings.
2. Approve the Subdivision Variance with amendments to the findings.
3. Deny the Subdivision Variance.
4. Postpone the Subdivision Variance to allow for further review and information.

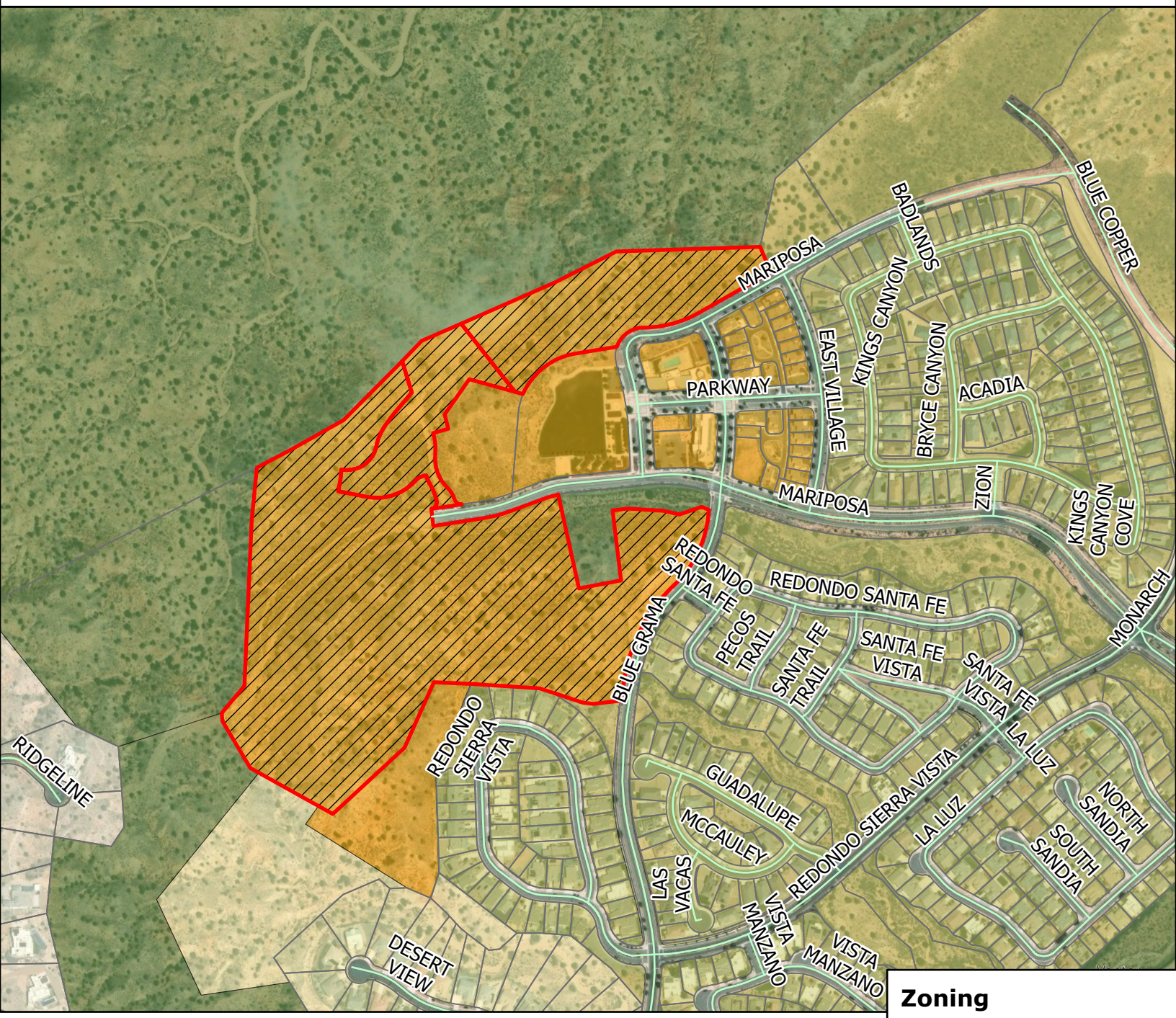
DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval of the Subdivision Variance with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Reproduction of Notices_.pdf

ATTACHMENT: Findings_of_Fact.docx

PRELIMINARY PLAT & SUBDIVISION VARIANCE
MARIPOSA EAST
TRACTS 1A16H1, 1A1GF, AND 1A16I



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Liz Ruiz Carlos
10.28.25

0 0.04 0.08 0.16 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N
W E
S

Zoning

- E-1
- MU-A
- OS
- R-1
- R-4
- TZ
- Subject Property

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 15, 2025

Mr. Brian Babyak
City of Rio Rancho
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Preliminary Plat Submittal – Terra Alto (Tract 1A-16I, Tract 1A-16H-1 & Tract 1A-16F, Mariposa East)

Dear Brian,

This letter is provided as a supplement to the Preliminary Plat Submittal and is intended to provide a written explanation of the requirements outlined in the City's Preliminary Plat Checklist as well as to variance request as listed below. As part of the checklist submittal, the following information is attached for review and comment by the necessary City Agencies and the City Planning and Zoning Commission (no hard copies are being provided as this time):

- A digital copy of Preliminary Plat
- A digital copy of Subdivision Data Sheet
- A digital copy of Preliminary Construction Plans (including Grading Plans)
- A digital copy of Drainage Report
- A digital copy of Traffic Impact Analysis (will be provided once complete)
- A digital copy of Soils Analysis
- A digital copy of the Letter of Water and Sewer Availability (submitted to Steve Gallegos)
- Financial Guarantee (not included at this time)
- Subdivision Infrastructure List (not included at this time)
- A digital copy of the Application
- A digital copy of the Preliminary Plat Requirement Checklist
- A digital copy of the Authorization Letter

This preliminary plat request is made for the purpose of creating a private, gated and age restricted 2 phased subdivision and 16 separate tracts consisting of 60 residential lots, 1 amenity center, newly granted easements, along with vacation of existing easements and right-of-way, where 3 tracts previously existed.

PRELIMINARY PLAT CHECKLIST

A copy of the Preliminary Plat has also been submitted to PNM, Sparklight, Century Link, NM Gas, Comcast and Ezee Fiber for their review. The following items are additional written explanations for items noted as N/A or "No" on the City's Preliminary Plat Checklist:

Construction Plans – Landscape plans will be provided separately through a different submittal process.

Traffic Impact Analysis – This is currently being worked on and will be submitted with this package.

Proposed Financial Guaranty – Not provided at this time. It will be submitted with this package.

EASEMENT VACATIONS

1. We are requesting vacation of the 20', 15' and 10' wide public waterline easements within Tract 1A-16H-1. We are also requesting vacation of the 20' public utility easement within Tract 1A-16H-1. Previously this tract was planned for proposed amenity center location. With this development, the amenity center has been relocated to south of Mariposa Parkway. Therefore, the public utility easement is no longer required within this tract.
2. We are requesting vacation of right-of-way at Mariposa Parkway for 142.50 LF from Mariposa Parkway and Calle Alto intersection. This portion of the roadway will serve as primary entrance for the proposed gated private development.
3. We are requesting vacation of Easement No. 9, 10, 11, 12, 13 and 15 as noted in the attached Preliminary Plat.

DESIGN VARIANCES

1. We are requesting a variance to 155.43 regarding 5' minimum width easements on all rear and side lot lines. Because this is a master planned community, all of the utilities will be designed to serve the entire development as a whole and all necessary utility easement corridors have been determined as shown on the preliminary plat including a Public Utility Easement along the front of all lots. Therefore, we are requesting a variance to waive the requirement for easements along the sides and back of each lot.
2. We are requesting a variance to standard 6" curb and gutter to 8" curb and gutter on all private streets.

WATER\SEWER AVAILABILITY LETTER

1. We have submitted an availability request to Steve Gallegos on October 08, 2025. He will supply availability letter once completed.

Please feel free to give me a call at 823-1000 if you should have any questions or require any additional information regarding the submittal.

Sincerely,

Yolanda Padilla Moyer

Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Mike Cecchini, EcoTerra (w/encl)
Michael Fietz, Westway Homes (w/encl)
JP Rael, Westway Homes (w/encl)
Scott Steffen, PLDG (w/encl)

SUBDIVISION DATA SHEET:

SUBDIVISION:	TERRA ALTO (TRACT 1A-16I, 1A-16H-1 & 1A-16F), MARIPOSA EAST RIO RANCHO, NEW MEXICO
DEVELOPER:	ECOTERRA DEVELOPMENT, LLC 1 RIDGE CT PLACITAS, NM 87043
OWNER:	MARIPOSA EAST L.P 17700 N. PACESETTER WAY SUITE 100 SCOTTSDALE, AZ 85255
AGENT/ENGINEER:	BOHANNAN HUSTON INC. COURTYARD II 7500 JEFFERSON STREET NE ALBUQUERQUE, NM 87109
LEGAL DESCRIPTION:	A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 11, 12, 13 AND 14 TOWNSHIP 13 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO.
PURPOSE OF PLAT:	THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1A-16I, 1A-16H-1 AND 1A-16F MARIPOSA EAST, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, INTO A 2 PHASED SUBDIVISION AND 16 SEPERATE TRACTS: TERRA ALTO, AT MARIPOSA CONSISTING OF 60 LOTS AND GRANTED EASEMENTS.
EXISTING ZONING*:	MU-A (MIXED USE ACTIVITY) *THE ZONING IS IN ACCORDANCE WITH THE AMENDED MARIPOSA MASTER PLAN DATED DECEMBER 12, 2007, AND DEVELOPMENT AGREEMENT; MASTER PLAN AMENDMENT JANUARY 2019
PROPOSED ZONING:	NO ZONE CHANGE.

PRELIMINARY PLAT AND LAND USES:

DESCRIPTION	PROPOSED USE	NO. LOTS/PARCELS
TERRA ALTO	(MU-A) SINGLE FAMILY RESIDENTIAL USE	60
	PRIVATE OPEN SPACE TRACTS	16
TOTAL		76

UTILITIES: UTILITIES WILL BE PROVIDED BY:

TELEPHONE SERVICE – SPARKLIGHT/CABLE ONE
NATURAL GAS SERVICE – NEW MEXICO GAS SERVICES
ELECTRIC SERVICE – PNM ELECTRIC SERVICES
SEWER AND WATER SERVICES – CITY OF RIO RANCHO UTILITIES DEPARTMENT

ALL SANITARY SEWER AND WATER LINES WITHIN THIS APPLICATION ARE TO BE PUBLIC; OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO. SANITARY SEWER WILL GRAVITY DRAIN AND TIE TO EXISTING SANITARY SEWER LINES IN THREE DIFFERENT LOCATIONS (EXISTING 8" SAS AT BLUE GRAMA DR, EXISTING 8" SAS AT MARIPOSA PARKWAY AND EXISTING 8" SAS AT MARIPOSA LOOP) AND ULIMATELY DRAIN EAST TO THE 18" MAIN SANITARY SEWER LINE LOCATED ALONG THE MARIPOSA BOUNDARY. WATER WILL BE SERVED BY THE EXISTING 12" WATERLINE LOCATED IN MARIPOSA PARKWAY AND THE EXISTING 8" WL IN MARIPOSA LOOP. ALL SERVICE LINES WILL GENERALLY BE LOCATED IN THE FRONT OF THE LOTS WITHIN THE RIGHT OF WAY ALONG THE FRONT OF THE LOTS AND WILL BE INSTALLED PRIOR TO OCCUPANCY OF STRUCTURES.

SOLID WASTE DISPOSAL:

WASTE MANAGEMENT, INC. IS CURRENTLY UNDER CONTRACT TO THE CITY OF RIO RANCHO FOR TRASH COLLECTION.

SUBDIVISION ACCESS:

ACCESS TO THE SITE WILL COME FROM MARIPOSA PARKWAY WITH A SECONDARY ACCESS COMING FROM MARIPOSA LOOP.

ROADS:

ALL ROADS WITHIN THIS APPLICATION ARE TO BE PRIVATE. ROADWAY WIDTHS AND CUL-DE-SAC LENGTHS ARE IN ACCORDANCE WITH THE AMENDED MARIPOSA MASTER PLAN AS FOLLOWS:

CLASSIFIED AS A LOCAL STREET
CALLE ALTO, CIELO AZUL WAY, BELLA VISTA TRAIL AND CAMINO CERRO.
42 FT RIGHT OF WAY; 28 FT FACE OF CURB TO FACE OF CURB

MARIPOSA PARKWAY, (PRIVATE GATED SUBDIVISION ENTRANCE)
62' RIGHT OF WAY; WITH A 20' INGRESS AND 20' EGRESS

STORM DRAIN MANAGEMENT PLAN:

THE STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE CITY OF RIO RANCHO DEVELOPMENT PROCESS MANUAL. DRAINAGE FROM THE PROJECT WILL BE COLLECTED BY THE INTERIOR ROADS AND STORM DRAINS AND WILL BE DIRECTED TO DESIGNATED DISCHARGE LOCATIONS. STORM WATER FROM THE POND WILL BE RELEASED AT A CONTROLLED AT OR LESS THEN THE ALLOWABLE RATE INTO EXISTING DRAINAGE EASEMENTS AND CULVERTS OWNED AND MAINTAINED BY SSCAFCA. EROSION PROTECTION WILL BE PROVIDED AT THE OUTFALLS.

CITY SERVICES:

THE MARIPOSA MASTER PLAN AND THE DEVELOPMENT AGREEMENT IDENTIFY THE FUTURE PUBLIC AND PRIVATE FACILITIES AND CITY SERVICES THAT WILL BE PROVIDED.

PUBLIC SCHOOLS:

THE PROJECT IS LOCATED IN THE RIO RANCHO PUBLIC SCHOOLS DISTRICT.

HOSPITALS:

THE NEAREST MEDICAL FACILITIES ARE UNM SANDOVAL REGIONAL MEDICAL CENTER LOCATED AT PASEO DEL VOLCAN AND BROADMOOR BLVD AND RUST PRESBRYTERIAN AT UNSER BLVD AND WESTSIDE BLVD.

SHOPPING FACILITIES:

THE NEAREST SHOPPING FACILITIES ARE LOCATED AT THE CORNER OF NM 528 & US 550 AND SOUTHERN BLVD AND UNSER BLVD

RECREATIONAL FACILITIES:

PER THE APPROVED MASTER PLAN AND DEVELOPMENT AGREEMENT, THERE ARE NO PARKS REQUIRED. HOWEVER, THERE ARE MULTLIPLE OPEN SPACE AREAS THROUGHOUT THE DEVELOPMENT. MARIPOSA EAST WILL ULTIMATELY INCLUDE SEVERAL NEIGHBORHOOD PARKS WITHIN MANY OF THE INDIVIDUAL SUBDIVISIONS.

CHARACTER AND LOCATION OF DEVELOPMENT ADJACENT TO PROJECT

MARIPOSA EAST IS BOUNDED ON THE NORTH BY THE MARIPOSA PRESERVE, AND FURTHER NORTH BY THE PUEBLOS OF ZIA AND SANTA ANA. TERRA ALTO IS BOUNDED BY UNDEVELOPED LAND ON NORTH AND WEST, BLUE GRAMA DRIVE TO THE EAST AND SIERRA VISTA SUBDIVISION TO THE SOUTH. MARIPOSA PARKWAY AND MARIPOSA LOOP WILL PROVIDE ACESS TO THE SITE.

ZONING ON AND ADJACENT TO THE SITE

THE MARIPOSA MASTER PLAN PROVIDES SEVEN DIFFERENT ZONING CATEGORIES WITHIN MARIPOSA EAST. THESE INCLUDED PARKS, OPEN SPACE, E-1 (ESTATE), R-1 (SINGLE FAMILY RESIDENTIAL), R-4 (SINGLE FAMILY RESIDENTIAL), R-5 (SINGLE FAMILY RESIDENTIAL), AND MU-A (MIXED USE ACTIVITY CENTER).

THE PRELIMINARY AND FINAL PLAT FOR THIS SUBMITAL WILL BE DEVELOPING TRACTS THAT INCLUDE MU-A ZONING.

SITES AND APPROXIMATE AREAS FOR ANY MULTI-FAMILY DWELLINGS OR NON-RESIDENTIAL USES

THE APPROVED MARIPOSA MASTER PLAN PROVIDES FOR APPROXIMATELY 146,000 SF OF NON-RESIDENTIAL LAND USES WITHIN MARIPOSA EAST. THIS NON-RESIDENTIAL LAND USE, ALONG WITH POTENTIAL MULTI FAMILY RESIDENTIAL UNITS, ARE TO BE LOCATED WITHIN AN AREA CONTAINING APPROXIMATELY 59 ACRES ZONED MU-A FOR MIXED-USE ACTIVITY CENTER. THE MIXED-USE ACTIVITY CENTER CURRENTLY HAS THE HIGH DESERT OFFICE AND THE MARIPOSA COMMUNITY PARK. THE MIXED-USE AREA IS LOCATED AT THE INTERSECTION OF BLUE GRAMA DRIVE AND MARIPOSA PARKWAY.

THERE WILL BE A SMALL AMENITY LOCATION FOR THE RESIDENTS OF THIS COMMUNITY AS A PART OF THIS SUBMITTAL.

SOILS ANALYSIS REPORT

THE GEOTECHNICAL REPORT IS INCLUDED

SCHEDULE OF LOT DEVELOPMENT AND ESTIMATED SCHEDULE FOR PROVISION OF STREET PAVING, WATER SERVICE, AND SEWER SERVICE

THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN APPROVAL OF THE PRELIMINARY PLAT AND OF THE PRELIMINARY CONSTRUCTION PLANS FOR THE PROJECT. THE PRELIMINARY PLAT PROPOSES TO CREATE 60 RESIDENTIAL SINGLE FAMILY DETACHED LOTS, 16 PRIVATE OPEN SPACE TRACTS AND AMENITY CENTER. CONSTRUCTION IS PROPOSED TO BEGIN IN THE DECEMBER OF 2025 AND BE COMPLETED IN THE DECEMBER OF 2026. THE FINAL PLATS FOR THE PROJECT WILL BE SUBMITTED FOR APPROVAL FOLLOWING APPROVAL OF THE PRELIMINARY PLAT BY THE PLANNING AND ZONING COMMISSION.

SPECIAL PROBLEM ANALYSIS

THE EXISTING TOPOGRAPHY WITHIN THE SUBDIVISION CONSISTS OF EXTREMELY HILLY TERRAIN. THE TERRAIN SLOPES FROM WEST (MARIPOSA PARKWAY) TO EAST (MARIPOSA BOUNDARY) AND FROM SOUTH TO NORTH. THE SITE IS BOUNDED BY UNDEVELOPED LAND ON NORTH AND WEST, BLUE GRAMA DRIVE TO THE EAST AND SIERRA VISTA SUBDIVISION TO THE SOUTH.

LETTER OF AVAILABILITY OF WATER AND SEWER SERVICE

THE DEVELOPMENT AGREEMENT PROVIDES FOR AVAILABILITY OF WATER AND SEWER SERVICE TO THE PROPERTY. WE HAVE SUBMITTED AN AVAILABILITY LETTER TO THE CITY OF RIO RANCHO UTILITY DEPARTMENT TO STEVE GALLEGOS ON OCTOBER 08, 2025.

FINANCIAL GUARANTY

NOT INCLUDED AT THIS TIME. IT WILL BE SUBMITTED PRIOR TO SUBMITTAL OF FINAL PLAT.

REQUESTED VARIANCES:

A VARIANCE IS REQUESTED FROM 155.43 FRIN PROVIDING A FIVE (5) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AROUND EACH SIDE AND REAR PROPERTY LINE EXCEPT FOR THOSE ADJACENT TO A PUBLIC RIGHT OF WAY. BECAUSE THIS IS A MASTERPLAN COMMUNITY, ALL THE UTILTIES ARE DESIGNED TO SERVE THE ENTIRE DEVELOPMENT AND ALL NECESSARY UTILITY EASEMENTS ARE SHOWN ON THE PRELIMINARY PLAT. A 10 FT PUE WILL BE PROVIDED ADJACENT TO ALL PROPOSED INTERNAL RESIDENTIAL STREETS. THEREFORE, WE ARE REQUESTING TO WAIVE THE REQUIREMENT FOR EASEMENTS ALONG THE SIDES AND BACK OF EACH LOT. ALSO A VARIENCE IS REQUESTED TO USE 8" CURB AND GUTTER SINCE ALL THE STREETS ARE PRIVATE.

APPROVED MARIPOSA DESIGN STANDARDS:

THE APPROVED MARIPOSA MASTER PLAN AND DEVELOPMENT AGREEMENT ESTABLISHED SPECIFIC "PROJECT DESIGN STANDARDS" THAT APPLY TO VARIOUS COMPONENTS OF THE PROJECT, INCLUDING THE USE OF BUILDING ENVELOPES, LOT SIZES AND SETBACKS, HOME ORIENTATION, STREET LIGHTING, STREET WIDTH, CUL-DE-SAC LENGTH AND TURNAROUND RADIUS, THE USE OF ESTATE-TYPE CURBS WITHOUT GUTTERS, SIDEWALKS, WALKWAYS, AND BIKE PATHS, STORMWATER DETENTION ON INDIVIDUAL LOTS, STORMWATER DETENTION FACILITY DESIGN, LOT GRADING, AND CROSS-LOT DRAINAGE. FOLLOWING ARE BRIEF SUMMARIES AND/OR EXCERPTS FROM THE MASTER PLAN REGARDING THESE COMPONENTS OF THE MARIPOSA DESIGN STANDARDS:

LOT SIZES AND SETBACKS

LOT SIZES AND SETBACK ARE BASED ON R-4 ZONING PER THE MARIPOSA MASTERPLAN.

FRONT YARD SETBACKS MAY BE REDUCED IN SOME AREAS IN MARIPOSA IN AN EFFORT TO MINIMIZE WATER AND ENERGY USE FOR FRONT YARD LANDSCAPING, AND TO ALLOW FOR DENSITIES IN SUPPORT OF SUSTAINABLE DEVELOPMENT. SETBACKS AT MARIPOSA ARE LISTED BELOW. PLEASE NOTE THAT "BE" INDICATES THE USE OF A BUILDING ENVELOPE TO DEFINE THE DEVELOPABLE AREA OF THE SITE.

ZONE DISTRICT	FRONT	SIDE	BACK
E-1	BE*	BE	BE
R-1	BE/20	BE/5	BE\20
R-4	10/20G	5	10
R-5	10/20G	5	10

ORIENTATION OF HOMES

ALL HOMES WILL FACE THE ADDRESS STREET.

STREET LIGHTING

STREET LIGHTS WILL BE PLACED AT INTERSECTIONS WITHIN PRIVATE STREETS.

STREET WIDTH

STREET WIDTHS ESTABLISHED BY THE MARIPOSA MASTER PLAN INCLUDE THE FOLLOWING:

LOCAL"B"– 28' FACE OF CURB TO FACE OF CURB WITHIN 42' R/W;

CUL-DE-SAC LENGTH AND TURNAROUND

CUL-DE-SAC LENGTHS WITHIN MARIPOSA ARE UNLIMITED AS TO LENGTH. CUL-DE-SAC STREETS SHALL TERMINATE IN A TURNAROUND WITH A MINIMUM RADIUS OF 40' PER ADOPTED MASTERPLAN.

CURBS AND GUTTERS

8" CURB AND GUTTER WILL BE USED.

SIDEWALKS, WALKWAYS AND BIKE PATHS

ROADWAYS ARE NOT REQUIRED TO HAVE SIDEWALKS. THERE ARE EXISTING TRAILS WITHIN THE PROPOSED DEVELOPMENT WHICH ARE INTENDED TO REMAIN OR RELOCATED.

LOT GRADING

GRADING WILL BE PROVIDED DURING THE DESIGN OF EACH LOT. CROSS LOT DRAINAGE WILL BE REQUIRED FOR THIS DEVELOPMENT.

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	■ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	■ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other _____		■ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: ECOterra Development LLC		Phone: 505-918-8476
Address: 1 Ridge ct		E-Mail:
City: Placitas	State: NM	Zip: 87043
Proprietary Interest: Developer	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Bohannan Huston (Yolanda Moyer)		Phone: 505-798-7945
Address: 7500 Jefferson St NE		E-Mail: ypadilla@bhinc.com
City: Albuquerque	State: NM	ZIP Code: 87109

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Request for preliminary plat approval, vacation of easements and variences.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :Mariposa East	Block(s):	Lot(s): Tracts 1A-16F, 1A-16H-1, 1A-16I
Existing Zoning: MU-A	Proposed Zoning: no change	
No. of existing lots: 3	No. of proposed lots: 60	Total area of site (acres) 41.58

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Yolanda Padilla Moyer	Applicant:	Agent: X
Signature: Yolanda Padilla Moyer		Date: 10/09/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Preliminary Plat Application

Applicant

Name(Print): ECOterra Development LLC
Address: 1 Ridge Ct
City: Placitas **State:** NM **Zip:** 87043
Phone: 505-212-7000 **Fax:**

Agent

Name(Print): Yolanda Padilla Moyer, P.E. (Bohannan Huston, Inc.)
Job Site Address: 7500 Jefferson CY2
City: Albuquerque **State:** NM **Zip:** 87109
Phone: 505-823-1000 **Fax:** 505-798-7988

Legal Description of Property

Existing

Subdivision/Unit: Mariposa East **Block:** **Lot:**
Tract/Parcel: Tract 1A-16I, Tract 1A-16H-1 and Tract 1A-16F **Zoning:** MU-A

Proposed

Subdivision/Unit: Mariposa Mixed Use **Block:** **Lot:** 60
Tract/Parcel: **Zoning:** MU-A
Atlas Grid Location:
Subdivider:

I have reviewed the application for Preliminary Plat and it is complete.

(Print) Name: Yolanda Padilla Moyer, PE

☐ **Applicant** ☒ **Agent**

Signature: Yolanda Padilla Moyer **Date:** 10-15-2025

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Preliminary Plat Checklist

Important Notice

Preliminary Plat will not be accepted for review by City Staff until all items listed above in the Preliminary Plat Checklist Certification of Completeness are provided. The Department of Public Infrastructure requires thirty (30) days to review all elements of the Preliminary Plat from the submittal date of a complete application.

The following information shall be submitted as part of the Subdivision Application. A "Yes" indicated the information is complete; a "N/A" indicates that the information is not applicable, and "No" indicates that the information is not complete. **Please not that both "N/A" and "No" responses shall be clarified with a written explanation by the applicant or agent.**

Fees

Less than one (1) acre	$ 133.00 + $13.00 per lot
One (1) to 4.99 acres	$ 266.00 + $13.00 per lot
Five (5) to 9.99 acres	$ 531.00 + $13.00 per lot
Ten (10) to 49.99 acres	$1,063.00 + $13.00 per lot
Fifty (50) to 100 acres	$1,328.00 + $13.00 per lot
Over 100 acres	$1,328.00 for the first 100 acres + $ 266.00 per additional 100 acres, or portion thereof, plus $ 13.00 per lot.

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Preliminary Plat Checklist

Plat Information – *15 paper copies folded to 8.5"x11"*

Yes	No	N/A	
☒	☐	☐	Proposed subdivision name.
☒	☐	☐	Present legal description.
☒	☐	☐	Location map showing the site as displayed in current Rio Rancho City Atlas.
☒	☐	☐	Names of the subdivider/agent and principle persons preparing the preliminary plat.
☒	☐	☐	Scale and North Arrow; at least to a scale of one inch (1") to two hundred feet (200') or in increments of 50 feet for clarity (e.g. 1":100' or 1":50').
☒	☐	☐	Book(s) and page(s) of any previous plat(s), including those for adjacent property.
☒	☐	☐	Proposed benchmark locations and method of tie to permanent survey monuments an proposed location and type of subdivision control monument found or set.
☒	☐	☐	Plat boundary lines, bearing in degrees, minutes and seconds, with basis for bearings noted or shown.
☒	☐	☐	Dimensions in feet and hundredths of feet.
☒	☐	☐	Easements on site (present and proposed) include location, width, and purpose (e.g. public utilities).
☒	☐	☐	Public right(s)-of-way and/or private easements (present and proposed) providing access to the site, including name and width.
☒	☐	☐	Proposed lot lines and public right-of-way lines, street names and widths; indicate roadways intended to be private and any limitations thereof.
☒	☐	☐	Numbers to identify each lot and block within and abutting the platted area.
☒	☐	☐	Letters to identify each parcel (a lot dedicated to the City) and each tract (a lot to remain in the developer's ownership) within the platted area.
☒	☐	☐	Purposes of lots proposed to be dedicated or reserved for public uses.
☒	☐	☐	Total area of the proposed plat to the nearest one-thousandth (1/1000) acre.
☐	☐	☒	Lot lines, easement lines, and public right-of-way are to be shown as hatched areas.

Subdivision Date Sheet – *8 copies*

Yes	No	N/A	
☒	☐	☐	Character and location of development in each direction from site.
☒	☐	☐	Zoning both on, and adjacent to, the site.
☒	☐	☐	Sites and approximate areas for any multi-family dwellings or non-residential uses.
☒	☐	☐	Proposed ground elevation changes to specified design standards shall be summarized
☒	☐	☐	Soils analysis report shall be summarized as to the adequacy of the solid for the proposed construction.
☒	☐	☐	Schedule of lot development; estimates as to when street paving, water service, and sewer service will be provided.
☒	☐	☐	Special problem analysis shall be summarized to briefly describe any issues such as difficult topography, traffic circulation, or other geographic hazards to life, health or property.
☒	☐	☐	Other significant conditions on the site, such as major rock outcrops, trees, structures, etc. shall be summarized.

Proposed Construction Plans – *8 copies*

☒	☐	☐	Existing utilities on, and adjacent to, the site, location and, if obtainable, size of water wells, water reservoirs, water lines, sanitary and storm sewers; location of gas lines, fire hydrants, electric and telephone lines/poles, and street lights. If water mains and sewers are not on or adjacent to the tract, indication of the direction, distance to, and size of the nearest ones showing invert elevation of sewer.
☒	☐	☐	Proposed utilities on and adjacent to the site (fire hydrants, streetlights, etc)
☒	☐	☐	Storm drainage facilities on and adjacent to the site.
☐	☒	☐	Streetscape plan including details on any proposed landscaping in right(s)-of-way, any supporting irrigation system, and the subdivision wall.
☐	☐	☒	Plan for sidewalks (external and internal), streetlight, and all traffic control signs, signals (to be installed consistent with the Manual of Uniform Traffic Control Devices, latest edition).
☒	☐	☐	Miscellaneous – any other proposed infrastructure not covered above.

Grading Plan – *8 copies; usually part of construction plan submittal*

Yes	No	N/A	
☒	☐	☐	Existing topography
			Slopes less than 1% - Contour lines at intervals of not more than 1' and spot elevations at all breaks in grade along all drainage channels and swales and at selected points not more than 100' apart.
			Slopes between 1% and 5% - Contour lines at intervals of not more than 2'.
			Slopes over 5% - Contour lines at intervals of not more than 5'
			Elevation shall be based on mean sea level datum as established by the U.S. Geodetic Survey.
			Topography data shall extend at least 25' beyond the perimeter of the plat.
			Conditions on adjacent land significantly affecting the design of the subdivision including the approximate direction and gradients of ground slope.
☒	☐	☐	Proposed grading
			Sufficient spot elevations or contours as appropriate to clearly define proposed grade changes.
☒	☐	☐	Erosion control provisions
			Text or graphics as appropriate addressing proposed erosion control practices to be implemented by the contractor during construction of the project.
☒	☐	☐	Location and elevation of project benchmark.
☒	☐	☐	North arrow and scale.
☐	☐	☒	Professional Engineer's Stamp, signed, and dated.

Preliminary Drainage Report – *4 copies*

☒	☐	☐	A preliminary drainage report shall be prepared in accordance with the City grading and drainage design requirements and policies and shall include the following: Hydrology and hydraulics
			Calculations sufficient to conservatively define easements and parcels (ponds, channels, etc.)
			Flood Plain Analysis, if within a designated flood hazard area. The Flood Plain Analysis shall conform to requirements as specified in Chapters 152 and 153 (Rio Rancho Ordinance) and, if applicable, SSCAFCA and/or AMAFCA policies. Any additional information that the Department of Public Infrastructure may deem necessary Compliance with approved DMP and DIP, if applicable.

Traffic Impact Analysis – *5 copies*

☐	☒	☐	Traffic Impact Analysis includes counts on major intersections near subdivision and quantified analysis of the impact of the proposed subdivision on traffic flow (TIA guidelines available from the Department of Public Infrastructure).

Soils Analysis – *4 copies*

☒	☐	☐	Soils analysis report, written by a qualified soils scientist, shall be provided by the subdivider to determine the adequacy of the soil for the proposed construction.

Special Problem Analysis – *if applicable, 8 copies*

Yes	No	N/A	
☐	☐	☒	Special problem analysis shall be prepared, subject to the approval of the City Engineer, to address any issues such as difficult topography, traffic circulation, or other Geographic hazards to life, health, or property.

Letter of Water and Sewer Availability – *8 copies*

☐ ☒ ☐ Letter of Availability that documents either:

1. The subdivider has made necessary arrangements to serve each lot from water and sewer mains of the central systems serving the City, where feasible and in conformity to City Council policy, or
2. Where, for any reason, municipal services cannot be provided, the subdivider has evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the New Mexico Environmental Department and in conformity to the standard specifications of the City Utilities Division and New Mexico Office of Engineers.

Proposed Financial Guarantee – *8 copies*

☐ ☒ ☐ Proposed Financial Guarantee for assurance of improvements installation as per Article 155.27 (Rio Rancho Ordinance).

Proposed Subdivision Infrastructure – *5 copies*

☐ ☒ ☐ A list of all proposed infrastructure improvements for the proposed subdivision, including onsite and offsite roads (street name, description of improvement, "from" and "to" points); drainage (proposed legal description, description of improvement, location); water and wastewater lines (line size, location, "from" and "to" points); and other improvements proposed in the City right-of-way.

☐ ☐ ☒ A list of all proposed system level improvements per proposed development agreement or master drainage plan (separated as noted above).

Estimated Costs for Subdivision Infrastructure List – *8 copies*

☐ ☒ ☐ A list of costs for the subdivision and infrastructure.

Proposed Development Agreement – *8 copies*

☐ ☐ ☒ Spreadsheet showing system level infrastructure to be dedicated to the City for impact fee credits. The developer must negotiate an agreement with the city prior to approval of the final plat and construction of this infrastructure. A standardized spreadsheet has been developed and will be provided to the Agent upon request.

I have reviewed the checklist for Preliminary Plat and it is complete.

(Print) Name: Yolanda Padilla Moyer, PE

☐ **Applicant** ☒ **Agent**

Signature: Yolanda Padilla Moyer **Date:** 10-15-2025

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Certificate of Completeness

The following elements constitute a complete application and are to be submitted to the Development Services department

Digital Submittal Only

~~☐ 15 paper copies of the plat (folded to 8.5" x 11")~~

Preliminary Construction Plans including

- ☒ Fire Hydrant Placement Plan
- ☒ Streets/Sidewalks/Streetlight Plans
- ☒ Proposed Utility Plans
- ☐ Streetscape/Landscape Plan
- ☐ Traffic Control Plan
- ☒ Preliminary Grading Plan
- ☐ Offsite improvements

☒ Application

☒ Letter of Water/Wastewater Availability

☒ Soils Analysis

☒ Subdivision Data Sheet

☐ Special Problems Analysis

☐ SSCAFCA approval (if required)

☒ Preliminary Drainage Report

☐ Proposed Development Agreement

☐ Traffic Impact Analysis

☒ Preliminary Plat Checklist and Written Explanation

☐ Approval letter from NMDOT if access is requested to a State Highway

Proposed Financial Guarantee

- ☐ Proposed Infrastructure List
- ☐ Related Cost Estimate
- ☐ Impact Fee Credit Spreadsheet

I have reviewed the application and checklist for Preliminary Plat and it is complete.

Yolanda Padilla Moya — 10-15-2025

Signature of Agent Submitting Subdivision | **Date Review Completed**

Notary Signature | **Date Notarized**

For Office Use Only

I have reviewed the application for Preliminary Plat Approval and find it ☐ Complete ☐ Incomplete

Signature of Planner Conducting Review | **Date Review Completed**

05-210000-----

Subdivision Number

GEOTECHNICAL EVALUATION
MONARCH AT MARIPOSA SUBDIVISION 1A-16A
A 41.7± ACRE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
WEST OF BLUE GAMMA DRIVE
RIO RANCHO, NEW MEXICO

June 4, 2025

GeoTek Project No. 2863-ABR

Prepared For:

ECOTERRA DEVELOPMENT, LLC

8100 Wyoming Boulevard Northeast M4-347
Albuquerque, New Mexico 87113

GEOTEK RESIDENTIAL, LLC

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Appendix C, Laboratory Test Results
Appendix D, Homeowner Maintenance Criteria

GeoTek Residential, LLC
4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
(505) 456-4900 Office (505) 456-4901 Fax

June 4, 2025
Project No. 2863-ABR

ECOTERRA DEVELOPMENT, LLC
8100 Wyoming Boulevard Northeast M4-347
Albuquerque, New Mexico 87113

Subject: **Geotechnical Evaluation**
Monarch at Mariposa Subdivision 1A – 16A
A 41.7 ± Acre Single-Family Residential Development
West of Blue Gamma Drive
Rio Rancho, New Mexico

In accordance with your request, GeoTek Residential, LLC (GeoTek) has completed a geotechnical evaluation for the proposed single-family residential subdivision. The purpose of our study was to evaluate the earth materials underlying the site and provide recommendations for project design and construction of the proposed single-family residences based on our findings. This report outlines the geologic and geotechnical conditions of the site based on current data and provides earthwork and construction recommendations with respect to those conditions.

SCOPE OF SERVICES

The scope of our services has included the following:

1. Review of provided reports and data and published geologic maps for the site (Appendix A).

2. Site reconnaissance and geotechnical mapping.

3. Review of aerial photographs.

4. Advancing and logging of nine (9) exploratory borings and nine (9) exploratory test pits (Appendix B).

5. Obtaining samples of representative earth materials, as the borings and test pits were advanced.

6. Performing laboratory testing to measure physical and chemical properties on representative soil samples (Appendix C).

7. Assessment of potential geologic constraints.

8. Engineering and geologic analysis regarding foundation settlement, site preparation and foundation design/construction.

9. Preparation of this report.

SITE DESCRIPTION

The subject site consists of approximately 41.7± acres of vacant land comprised of Sandoval County Assessor's Uniform Parcel Codes (UPC) 1012077074032 (6.27± acres), 1012076025506 (3.83± acres), and 1012076027434 (31.62± acres) within Tract 1A-16A of the Monarch Subdivision in Rio Rancho, New Mexico. The site is bound by vacant land to the north and west, Mariposa Loop, Blue Gamma Drive, and Mariposa Park to the east, and the Sierra Vista Subdivision to the south. The site is mostly undeveloped, however various recreational trails currently traverse the site, including Old Ranch Trail, Ranch Trail Connector, Vista Sandia Trail, and Sawtooth Trail, and underground utilities exist across the site.

Based on our review of historical aerial photographs available from Google Earth and the National Environmental Title Research (NETR) Online Historical Aerials Viewer website, the site has historically been depicted as vacant desert land with an ephemeral drainage traversing the central portion of the site from east to west since at least 1949. The site remained relatively unchanged until 2005, by which time grading activities for the community center and park to the east and the Sierra Vista Subdivision to the south had commenced. Development of the Sierra Vista subdivision has continued throughout recent aerial photographs. Blue Gamma Drive had been paved with asphaltic concrete by this time, and Mariposa Parkway had been cleared of native vegetation and graded. Between 2005 and 2006, the ephemeral drainage traversing the center of the site appears to have been graded for development of the Old Ranch Trail. Mariposa Parkway had been paved with asphaltic concrete by 2007. Construction activities for Mariposa Park, Community Center, and Information Center to the east appear to have been completed by 2009. The site has remained relatively unchanged throughout recent aerial photographs. Artificial fill materials were observed along the various trails developed throughout the site and along existing underground utility lines. Disturbed native soils were encountered in our explorations due to native vegetation and weathering/erosion activities.

According to the provided topographic map, the elevation across proposed structural areas ranges from approximately 5,876 feet to 5,976 feet above mean sea level (msl). Topography across the site has several areas of relatively high relief. The points of higher elevation are typically along the northern and southern project boundaries and generally direct surface runoff to the center of the site, towards Mariposa Parkway and Old Ranch Trail.

PROPOSED DEVELOPMENT

It is our understanding that site development would consist of performing cut and fill earthwork to attain the desired graded configuration(s) for the construction of a residential subdivision consisting of 68 lots of one- to two-story single-family residences and associated improvements. Due to site topography, several large cuts and fills are expected, and the lots will be individually graded. Dead and live foundation loading conditions are expected to be up to 50 kips for column loads and up to 3 kips per linear foot for wall loads. Slab-on-grade construction is anticipated and no basements or below grade structures are proposed.

FIELD STUDIES

Subsurface conditions were explored using a truck-mounted hollow stem auger (HSA) drill rig and track-mounted backhoe. Nine (9) exploratory borings were advanced onsite to depths up to 31 feet below existing grade surface (bgs) and nine (9) test pits were advanced to depths up to 15 feet bgs. Borings were generally advanced in areas of higher elevation and test pits were excavated at lower elevations due to accessibility limitations from the topographic relief across the site. Excavations were not advanced in the vicinity of lots 12 through 20 due to accessibility. Practical refusal was encountered at various depths in our explorations between 2 and 12 feet bgs on cobbles or cemented formational material. Logs of each exploration are included with this report in Appendix B. The borings and test pits were located in the field by use of a cell phone application providing latitude and longitude coordinates. The locations should be considered accurate only to the degree implied by the location method used. The Unified Soil Classification System (USCS) was used to visually classify the subgrade soils. A representative of GeoTek conducted field mapping, logged the explorations, and obtained samples of representative material for laboratory testing. The approximate locations of the explorations and practical refusal depths are indicated on the enclosed Geotechnical Map (Figure 3) and Practical Refusal Depth Map (Figure 4).

REGIONAL GEOLOGY

The site is located within the Rio Grande Rift physiographic province and within piedmont surfaces on the west side of the Albuquerque-Belen Basin. The Albuquerque-Belen basin is part of an interconnected series of north-south aligned grabens and structural basins which have subsided between mountain and highland uplifts comprising the Rio Grande Rift, bisecting the southern Rocky Mountains of northern New Mexico. The Albuquerque-Belen Basin is approximately 100 miles long and varies from 20 to 30 miles wide and was formed during the Tertiary Period when the Sandia-Manzano fault block was uplifted and tilted, forming what is now the present-day Sandia, Manzanita, and Manzano Mountains. The gently sloping surface of the valley fill consists of a series of alluvial fans deposited unconformably on the formations of the Santa Fe Group. The primary stratigraphic units within the Santa Fe Group are the result of fluvial, alluvial, volcanic, and eolian processes related to changes in basin tectonics and to changes in climate over the past few million years.

Locally, the site vicinity lies within colluvial deposits underlain by Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) and lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug).

SUBSURFACE CONDITIONS

Artificial Fill / Disturbed Native Soils

Artificial fill materials were observed along the various trails developed throughout the site and along existing underground utility lines. Disturbed native soils were noted in our explorations (up to approximately 2 feet bgs) due to native vegetation and weathering/erosion activities.

Deeper disturbed soils or artificial fill materials may be encountered locally. These materials were similar to the underlying native soils and generally consisted of clayey sand, silty sand, poorly graded gravel with silt and sand, and poorly graded sand with silt with varying amounts of gravel and organic material. Any disturbed native soils or artificial fill materials in structural areas will need to be removed, replaced, or reprocessed, and cleaned of organic material and debris to be used as structural fill material.

Native Alluvial and Colluvial Soils

Native alluvial and colluvial soils generally consisted of clayey sand, silty sand, lean clay, poorly graded gravel with silt and sand, and poorly graded sand with silt. The relative density of the granular soils generally ranged from loose to dense and the moisture content was typically slightly moist. Loose soils were encountered to a maximum depth of 4 feet bgs. Any loose soils encountered in structural areas will need to be removed/remediated and reworked prior to fill placement. Cobbles, likely derived from the underlying bedrock units, and cemented formational materials were encountered in some of our explorations and at practical refusal depths. Exploration logs presented in Appendix B should be referred to for more detailed information.

Formational Material (Tsus/QTsug)

Bedrock is formed through consolidation and lithification of sediments (sedimentary rock), cooling and hardening of magma (igneous rock), or transformation under heat and pressure (metamorphic rock). Bedrock in the site vicinity is typically sedimentary in nature. While sometimes referred to as bedrock in U.S. Geologic Survey publications, the moderately hard to hard cemented materials encountered in our investigations can also be considered formational material. Formational material refers to soils that are undergoing the lithification process but are not yet consolidated enough to form competent bedrock. The formational material encountered in our explorations was moderately to heavily cemented as part of the Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) and lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug). Where encountered, the formational material will likely require extraordinary excavation equipment to be excavated to design grade (dependent on the depth of cut) as discussed further in this report. The exploration logs presented in Appendix B should be referred to for more detailed information.

Hydro-Collapse Potential

Hydro-collapsible soils can be identified in the field by evaluation of potential settlement to existing and surrounding improvements, geologic setting, visual porosity, meta-stable soil structure, low in place dry density (approximately 90 pounds per cubic foot (pcf) or less) and laboratory testing, including hydro-consolidation. According to the New Mexico Bureau of Mines and Mineral Resources in an article titled "Geologic Hazards in New Mexico – Part 1", by William C Haneberg, hydro-collapsible soils in the New Mexico area are typically of Holocene age and have never been wetted. They are typically composed of poorly graded eolian (wind-deposited) fine sand and recent debris flows on gently sloping alluvial fan complexes, with minor amounts of clay or evaporites.

The soils encountered during our field investigation were generally colluvial soils overlaying Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) or lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug).

Hydro-collapsible soil structure is generally identified in the field or laboratory as porous with sand grains supported by point-to-point contacts and slightly cemented by thin veneers of clays or evaporites (meta-stable soil structure). The soil samples obtained during our field investigation and test pits sidewalls were carefully inspected by representatives of GeoTek in the field and in the laboratory for porosity and meta-stable soil structure. Visible porosity was not noted in subsurface soils. As a result, meta-stable conditions were generally not identified.

Hydro-collapsible soils can also be identified by low in place dry densities (approximately 90 pcf or less). In-situ dry density and moisture testing was performed on samples obtained at depths near the surface to the maximum depth of explorations. Dry densities calculated from laboratory testing across the site ranged from 82.5 to 130.9 pcf, with an average dry density of 112.0 pcf.

Relatively undisturbed ring-lined samples were obtained within the borings at selected depths and tested for one-dimensional collapse by inundating with water at varying loading conditions in pounds per square foot (psf), dependent on the estimated in-situ overburden pressure. Samples were selectively chosen for testing with in-situ dry density values less than 105 pcf or relatively lower blow counts (less than 30 blows per foot). Samples obtained above 5 feet bgs were excluded from selection for collapse testing since the soils at these depths would likely be reworked during grading. None of the ring samples obtained during our investigation below 5 feet bgs had in-situ dry densities less than 105 pcf. As a result, blow counts were primarily used for selective criteria for collapse testing. Our testing indicated collapse potentials ranging from 0.2 to 1.1 percent for soil samples obtained at depths of 5 to 6 feet bgs (500 psf load).

Additionally, during drilling operations and sampling, some disturbance can be caused due to the pounding of the soil into the rings. Houston, 1988 noted that comparison predictions of collapse settlement can range from a 70 percent underestimation to a 300 percent overestimation just based on testing and sample disturbance. Clearly, the exact prediction and assessment of the potential and likelihood of hydro-collapse of subsurface soils is at best difficult. Due to this difficulty, it is our opinion that several methods of identification of hydro-collapsible soils should be performed including evaluation of the nearby and surrounding areas for indications of distress or settlement due to possible hydro-collapse.

Areas on and around the site were observed during our investigation for signs of distress, including nearby residential structures and community center and the asphalt paving along Mariposa Parkway. The areas were noted to display little to no distress due to hydro-consolidation or deep-seated settlement. If the site contained hydro-collapsible soils, it would be our opinion that this would have resulted in subgrade failure or excessive settlement in these areas that would be visually indicative of signs of distress.

Due to the local geology, laboratory testing, and our observations around the site, it is our opinion that the potential for hydro-collapse is generally low provided our earthwork recommendations are followed. Furthermore, the foundation and drainage recommendations presented herein are intended to further reduce the potential for structural movements due to hydro-collapse and consolable potential of the subsurface soils. Maintaining relatively uniform moisture conditions in the bearing soils beneath footings and floor slabs will be important to the overall performance of these features.

Expansion Potential

The near surface soil samples (upper 5 feet bgs) contained 7 to 30 percent fines (passing the No. 200 sieve) and exhibited Plasticity Indices (PI) ranging from Non-Plastic (NP) to 8. Swell potential testing was performed on the subsurface soils and indicated swell potentials ranging from 0.2 to 3.8 percent (60 psf surcharge). The onsite soils are considered to be low expansive (between 0% and 4% with a 60 psf surcharge).

The onsite soils are generally considered to have low expansive potential; however selective grading procedures should be utilized during earthwork to place expansive soils (if encountered) in lower portions of fill zones within structural areas. The earthwork recommendations section of this report further discusses selective grading of expansive soils.

The earthwork recommendations contained within this report are intended to reduce the potential for structural movements due to expansion potentials. During earthwork, the as-graded expansive nature of the near surface soils within the graded building pad should be determined, and appropriate expansive foundation and construction design recommendations should be provided, based on the as-graded soil conditions. Laboratory test results are presented in Appendix C.

SURFACE & GROUND WATER

Surface water was not observed during our evaluation and topography generally direct surface runoff to the center of the site, towards Mariposa Parkway and Old Ranch Trail. The project's design civil engineer should evaluate the potential for flooding. Seeps, springs, or other indications of high ground water levels were not noted on the subject property. Groundwater was not encountered within the subsurface explorations advanced onsite and is not anticipated to adversely affect planned development, provided the earthwork construction methods and/or foundation systems comply with recommendations contained in this report.

According to ground water data obtained from the USGS National Water Information System, an inactive ground water monitoring well approximately 0.9 miles south of the site identified groundwater at approximately 717 feet bgs in 2008. These observations reflect conditions at the time of this investigation and do not preclude changes in local ground water conditions in the future from natural causes, damaged structures (lines, pipes etc.), or heavy irrigation.

TECTONIC FAULTING AND REGIONAL SEISMICITY

Geologic mapping of the area indicates Quaternary-aged normal faults along the east and west boundaries of the site, however, no evidence of faulting onsite was observed during our field reconnaissance and review of historic aerial photos, and the reported slip rates are less than 0.2 millimeters per year. The possibility of ground acceleration or shaking at the site may be considered as approximately similar to the New Mexico region as a whole. It is reasonable to assume that structures built in this area will be subject to at least one seismic event during their life, therefore, it is recommended that all structures be designed and constructed in accordance with the International Residential Code (IRC) and New Mexico Residential Building Code (RBC).

The site is located at approximately 35.3627° N Latitude and -106.6904° W Longitude in Rio Rancho, Sandoval County, New Mexico. The City of Rio Rancho and New Mexico as a state have adopted the current New Mexico Residential Building Code. The 2021 New Mexico RBC further adopts the 2021 International Building Code (IBC). Based on the onsite soils, the site may be characterized as site Class D as determined by the IBC. The mapped spectral response accelerations (SA) for 0.2 second and 1.0 second periods at the site were determined from the ASCE Hazard Tool, 2021 IBC and ASCE/SEI 7-22 reference document. The results are presented in the following table:

Mapped Spectral Response Acceleration (SA)	% of g
0.2 sec period Mapped Spectral Acceleration (S_S)	50.0
1.0 sec period Mapped Spectral Acceleration (S_1)	14.0
0.2 sec period Design Spectral Acceleration (SD_S) – Site Class D	42.0
1.0 sec period Design Spectral Acceleration (SD_1) – Site Class D	25.0

The structural Engineer may either choose the IRC or the IBC design provisions for their structural design as long as the design method complies with local design requirements.

Secondary Seismic Constraints

The following list includes other potential seismic related hazards that have been evaluated with respect to the site, but in our opinion, the potential for these seismically related constraints to affect the site is considered negligible.

* Liquefaction
* Dynamic Settlements
* Surface Fault Rupture
* Ground Lurching or Shallow Ground Rupture

Summary

It is important to keep in perspective that if a seismic event were to occur on any major fault, intense ground shaking could be induced to this general area.

Potential damage to any settlement sensitive structures would likely be greatest from the vibrations and impelling force caused by the inertia of the structures mass than that created from secondary seismic constraints. Considering the subsurface soil conditions and local seismicity, it is estimated that the site has a low risk associated with the potential for these phenomena to occur and adversely affect surface improvements. These potential risks are no greater at this site than they are for other structures and improvements developed on the alluvial and colluvial materials in this vicinity.

RESULTS OF LABORATORY TESTING

Laboratory tests were performed on representative samples of the onsite earth materials in order to evaluate their physical and chemical characteristics. The tests performed and the results obtained are presented in Appendix C.

CONCLUSIONS

Based on our field exploration, laboratory testing, engineering and geologic analyses, it is our opinion that the subject site is suited for development from a geotechnical engineering and geologic viewpoint. The engineering analyses performed concerning site preparation and the recommendations presented below have been completed using the information provided to us regarding site development. In the event that the information concerning proposed development is not correct, the conclusion and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and the conclusions of this report are modified or approved in writing by this office.

RECOMMENDATIONS-EARTHWORK CONSTRUCTION

General

All grading should conform to the International Residential Code (IRC) and local requirements, except where specifically superseded in the text of this report. During earthwork construction all removals, overexcavation, and grading procedures should be observed and the structural fill selectively tested by a representative of GeoTek. If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. It is recommended that the earthwork contractor(s) perform their own independent reconnaissance of the site to observe field conditions firsthand. If the contractor(s) should have any questions regarding site conditions, site preparation, or the remedial recommendations provided, they should contact an engineer at GeoTek for any necessary clarifications prior to submitting earthwork bids. All applicable requirements of local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

Removals/Processing - General

Presented below are removal/processing recommendations for the various earth materials encountered on the project.

Debris, vegetation, and other deleterious material should be stripped/removed from areas proposed for fill placement and disposed of offsite prior to the start of construction. All disturbed native soils and artificial fill materials (up to 2 feet encountered in explorations) in structural areas should be removed to expose competent native material. Deeper fill soils are anticipated within the existing trails throughout the site and along underground utility trenches, but may exist throughout the site. If existing improvements or property line restrictions limit removals, condition specific recommendations would be provided on a case-by-case basis. The bottom of footings should also be embedded below the frost depth line. This can be achieved by embedding the footings a minimum of 18 inches below the adjacent ground surface. Additionally, depending on when construction is performed, any frozen soils should be removed from the areas proposed for fill placement.

Loose native soils were encountered within borings B-1 up to 4 feet bgs and B-6 up to 3 feet bgs. Deeper loose soils may be encountered during grading and should be removed prior to fill placement. Following removal of artificial fill and loose or disturbed native soils, at a minimum, the underlying alluvial and colluvial soils should be removed/processed to a minimum depth of 12 inches. Removal bottom areas should then be processed, moisture conditioned and compacted in accordance with the requirements contained herein.

If expansive clay soils are encountered, an evaluation should be performed by a representative of GeoTek to determine if additional removal is necessary based on the properties, thickness and depth of the layer encountered, and expansion potential of the clay soils. Therefore, we recommend the representative of the geotechnical engineer perform full time observation during grading operations.

For support of structures, in cut and fill areas, the building pad should be provided a minimum 42-inch-thick fill blanket (or a minimum 24-inches of compacted fill below the footings, whichever is deeper) for adequate and more uniform support conditions for the proposed structures and improvements (e.g., flatwork, block walls, etc.). Processing should extend at least five feet laterally beyond proposed structures and improvements (e.g., flatwork, block walls, etc.). The enclosed Figure 5: Overexcavation/Fill Blanket should be referred to for more information.

Moderately hard to hard cemented formational material was encountered in our explorations. As an alternative, all foundations could be supported on suitable, hard, cemented material or competent bedrock (if encountered). Suitable cemented formational material would be similar to the materials encountered in our investigations. Slab support would still require proper removals and low expansive engineered fill. Formational materials or bedrock are likely be encountered during excavation depending on the depth of excavation and location of the building pads. If these materials are encountered during the overexcavation, excavation may potentially be terminated; however, this will need to be determined on a case-by-case basis by a representative of GeoTek.

Foundations for the proposed structures may be founded on suitable formational material or competent bedrock, however, in order to avoid the potential for differential settlement, the entire foundation would need to be supported entirely on the competent bedrock or formational material.

If this is not possible, bedrock or cemented formational material should be removed to a minimum depth of 24-inches below the bottom of the footing and replaced with compacted fill. This can best be determined in the field based upon the conditions exposed. Termination of any excavation on bedrock will need to be reviewed by GeoTek. Therefore, we recommend the representative of the geotechnical engineer perform full time observation during grading operations.

With the results of the explorations, there is a strong possibility that bedrock or cemented formational materials will be encountered during earthwork and grading activities. The depth of interior utilities and exterior improvements should be considered during grading as over excavation of certain areas may facilitate later improvement construction by the subcontractors. Depending upon where grades are set, it may be desirable for the developer to have a thicker fill blanket so that excavation into the fill will be easier. In this case, the pads should be over-excavated, and fill screened so that no greater than twelve-inch sized materials are allowed in the fill. If earthwork balance is a concern, a rock crusher could be used to reduce the amount of oversized materials while also producing more workable fill material.

Transitional Lots

Depending on the desired grade on the lots, some lots may be considered transitional lots. Transitional lots are defined as lots that are partially cut and partially fill or fill lots with more than a 3:1 (maximum fill thickness: minimum fill thickness) ratio of fill depth across the building envelope. To mitigate some of the differential settlement which will occur on transitional lots, the cut or shallow fill side should be over-excavated/processed to a depth not to exceed the 3:1 ratio of fill across the building envelope.

Based on the provided topographic map, some of the proposed lots have more than 20 feet of elevation change across the building pad and many have at least 5. Due to the relatively high topographic relief across many of the proposed building pads, we recommend a representative of the geotechnical engineer perform full time observation during grading operations.

Fill bottoms should be terraced to provide more uniform support of the structural fill. If fill is to be placed on a slope that is steeper than 5 to 1 (horizontal to vertical) then the native slope will need to be properly keyed and benched prior to fill placement. Keys should be a minimum 2-feet deep and 10-feet wide, when the slope height exceeds 20 feet. Benches should be a maximum 3 feet vertical and be at least 6 feet wide (Figure 6).

Fill Placement

Subsequent to completing the recommended removals/processing and ground preparation, excavated onsite soils may be placed in relatively thin lifts (with a maximum lift thickness of 12 inches), cleaned of vegetation and debris, brought to at least optimum moisture content, and compacted to a minimum relative compaction of 90 percent of the laboratory standard ASTM D-1557.

It should be noted that the maximum lift thickness requirement to meet both the minimum relative compaction and moisture content requirements is a function of several variables including (but not limited to) the type of soil (e.g., clay, silt, sand, gravel, cobbles, etc.), type and size of compaction equipment (e.g., sheep's foot roller, scraper, jumping jack, etc.), number of passes, frequency of operation of compaction equipment, moisture content, confinement (e.g., relatively soft bottom versus bedrock), etc. Thus, the maximum lift thickness can vary considerably and still achieve proper moisture content and relative compaction. The maximum lift thickness should be appropriately decreased based on the factors listed above. It is left to a representative of GeoTek (e.g., grading/field technician) to determine the appropriate lift thickness based on observation and testing of the fill. Excessive lift thickness (in the judgment of a GeoTek representative) will result in issuing of non-compliance.

Several cobbles were identified in the natural soils at the site. Oversized materials, greater than 6 inches but less than 12 inches, may be used in the lower portions of fill zones over 2 feet below finished grade beneath future structures provided that the oversized particles are distributed throughout the fill materials, and no nesting of oversized particles occurs (no open voids in the fill materials). Particles in excess of 12 inches in size may be used in the deeper fill areas with the approval of the geotechnical engineer. However, the large particles must not be placed in close proximity to other large particles, and they must be placed in such a manner as to allow the compaction equipment to adequately compact the soil between and around the oversized large particles. The importance of flooding the soil-rock fill cannot be overemphasized, and as much construction traffic as reasonable possible should be routed over such fills.

A sufficient number of field density tests shall be performed to provide an opinion to the degree of compaction achieved. Field density tests should be performed at a minimum rate of one test for every 1000 cubic yards of material placed, one for every vertical foot of material placed, or where there is a change in material, whichever is greater. If needed, when testing the fill for dry density and moisture content, a pothole/test pit should be excavated to a minimum depth to remove any loose surficial material. The area should then be leveled prior to performing a density test. A failing soil density test is based on either a dry density of less than 90% relative compaction and/or moisture content less than the soil's optimum moisture content as determined by ASTM D-1557.

Fill Material

On-Site Soil:

On-site low-expansive soils that are cleaned of organics, oversized material, and debris may be used as fill material, provided foundation recommendations contained herein are followed. If expansive clay soils are encountered, an evaluation should be performed by a representative of GeoTek to determine if additional removal is necessary based on the properties, thickness and depth of the layer encountered, and expansion potential of the clay soils.

Import Material:

A sample of any intended import material should first be submitted to GeoTek so that, if necessary, additional laboratory or chemical testing can be performed to verify that the material is low expansive and compatible with onsite soils. In general, import fill materials should comply with the following minimum guidelines:

* Free of organic matter and debris.
* Maintain less than 4.0 percent expansion (60 psf surcharge).
* Maximum plasticity index (PI) of 12 (can be waived for low expansive).
* One hundred percent passing the six-inch screen.
* Less than 50 percent passing a No. 200 screen.
* Maintain less than 1,000 ppm (parts per million) sulfate content.

Excavation Difficulty

We present the following general comments regarding excavation conditions for the owners' and designers' information with the understanding that they are approximations based on widely spaced borings and test pits. More accurate information regarding the excavation conditions should be evaluated by contractors or other interested parties from test pit excavations using the intended equipment and extending to the required depths.

Practical refusal was encountered between 2 and 12 feet bgs on cobbles using a Geoprobe hollow stem auger drill rig and at 9 feet bgs on cemented formational material using a track-mounted mini-excavator. It should be noted that the depth of practical refusal is dependent on the type of equipment used.

Excavations extending into the underlying soil and bedrock may be difficult to excavate and may require special excavation equipment (i.e., hoe-ram, rock saw, large excavator). Instability in the form of slope raveling, caving, and sloughing is possible in excavations and trenches at the site. Excavations and trenches should be braced, sloped, and/or designed as required to provide personnel safety and satisfy safety code regulations.

Observation and Testing

During earthwork construction all removal/processing and the general grading procedures should be observed and the fill selectively tested by a representative(s) of GeoTek. If unusual or unexpected conditions are exposed in the field, they should be reviewed by GeoTek and if warranted, modified and/or additional recommendations will be offered. All applicable requirements both the local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

Earthwork Settlements

Ground settlement should be anticipated due to primary consolidation and secondary compression.

The total amount of settlement and time over which it occurs is dependent upon various factors, including material type, depth of fill, depth of removals, initial and final moisture content, and in-place density of subsurface materials. Compacted fills, to the heights anticipated, are not generally prone to excessive settlement. However, some settlement of the left in-place alluvium and colluvium is expected, and the majority of this settlement is anticipated to occur during grading.

Slope Stability

No significantly higher (greater than 10 feet) slopes are anticipated to be constructed onsite. All slopes should be designed at gradients of 2 to 1 (Horizontal to Vertical) or flatter. The slopes should be constructed in accordance with the minimum requirements of the IRC and local municipalities. Cut and fill slopes are anticipated to perform adequately in the future with respect to gross and surficial stability if the soil materials are maintained in a solid to semi-solid state (as defined by the soils Atterberg Limits) and are limited to the heights prescribed herein. Slopes should be adequately protected from erosion.

Earthwork Balance

The volume change of excavated materials upon compaction as engineered fill is anticipated to vary with material type and location. It is anticipated that the alluvial and colluvial materials will subside approximately 0.025 to 0.075 feet due to soil consolidation and the loading conditions created by earthwork equipment. Graded areas are not anticipated to have significant subsidence due to earthwork. The overall earthwork shrinkage may be approximated by using the following parameters:

Disturbed Native Soils / Native Alluvium / Native Colluvium ..... 10% to 20% shrinkage
Cemented Formational Materials / Bedrock .....0% to 10% bulking

It should be noted that the above factors are estimates only, based on experience and preliminary data. Final earthwork balance factors could vary. In this regard, it is recommended that balance areas be reserved where grades could be adjusted up or down near the completion of grading in order to accommodate yardage imbalance for the project.

RECOMMENDATIONS – FOUNDATIONS

General

Foundation design and construction recommendations are based on laboratory testing and engineering analysis performed on near surface earth materials. The proposed foundation systems should be designed and constructed in accordance with the guidelines contained herein, local requirements, and the IBC. Based on our preliminary laboratory testing, the soils onsite were found to be low expansive. During earthwork, the as-graded expansive nature of the near surface soils within the graded building pads should be determined. Provided our recommendations presented in this report are followed, we project the as-graded condition of the building pads to be low expansive.

Appropriate expansive foundation and construction design recommendations should be provided, based on the as-graded soil conditions. For budget and design consideration, it is our opinion the following foundation recommendations could be utilized, however, at the completion of grading, final foundation recommendations should be determined by GeoTek. The information and recommendations presented below are not meant to supersede design by a registered structural engineer. Upon request, GeoTek could provide additional input/consultation regarding soil parameters as related to foundation design.

All footings should maintain a minimum horizontal distance of five (5) feet from the outside bottom edge of the footing to the face of an adjacent descending slope. These recommendations are provided for relatively light foundation loading conditions, such as those anticipated for the proposed structure. Foundation loads are anticipated to be less than 50 kips for column loads and less than 3 kips per lineal foot for wall loads.

Conventional Foundations

The proposed structures can be supported on a conventional shallow foundation system, provided the soils are reworked as outlined in this report and our recommendations are followed. Shallow spread foundations bearing on the properly compacted engineered fill as outlined above can be designed for a total allowable soil bearing pressure of 2,000 psf. Generally, a one-third increase may be applied to the design bearing pressure when considering short duration wind or seismic loads.

- The allowable soil bearing pressure may be increased by 300 psf, to a maximum of 3,000 psf, for each additional foot of either the width or depth beyond those recommended below.
- For lateral sliding resistance, a 0.40 coefficient of friction may be utilized for concrete to soil contact when multiplied by the dead load.
- Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per square foot per foot of depth with a maximum earth pressure of 3,000 pounds per square foot.
- Exterior footings should be founded at least 18 inches below lowest adjacent grade to provide adequate embedment and frost protection depth. Individual, and continuous wall footings should have a minimum width of 12 inches, or as determined by building codes or the Structural Engineer.
- All footings should be reinforced with a minimum of two No. 4 reinforcing bars, one placed near the top and one placed near the bottom of the footing.
- Interior footings, including individual column and continuous wall footings, should be founded with a nominal width of 12 inches or as determined by building codes or the Structural Engineer.
- Isolated footings should be founded at least 18 inches below adjacent grade and should be a minimum of 4 square feet in area. Isolated footings should be provided with sufficient flexural and dowel reinforcement.

- The interior flat portions of the slab should be underlain by a minimum of four (4) inches of sand or gravel.
- The concrete slab should be a minimum of 4 inches thick with No. 3 rebar reinforcing bars located on 18-inch center in two directions or as determined by the Structural Engineer.
- The minimum area, depths and widths are recommended for ease of construction and to provide a margin of safety against a local shear or punching failure of the foundation soils.
- The need for interior stiffening beams should be assessed by the Structural Engineer in accordance with the applicable building codes.
- If a vapor retarder or radon barrier is used it should conform to the specifications presented in ASTM E1745 and should be placed as described in ASTM E1643 and the Guide for Concrete Floor and Slab Construction, published by the American Concrete Institute (ACI 302.1R) or to local standard-of-care.

Compacted engineered fill materials will lose moisture and density over time in the arid environment of New Mexico. The upper 12 inches of fill material in structural areas should be re-moisture conditioned, proof rolled as necessary, and re-certified just prior to placement of the foundation system.

Foundation Settlement

Total settlement of the structure with foundations supported entirely on engineered fill is estimated to be less than 1-inch. Differential settlement should be less than ¾ of an inch. The settlement estimates presented assume that a stable subgrade soil moisture content will be maintained and that fill soils are properly compacted.

Retaining and Block Walls

The design parameters provided below assume that low expansive soils are used to backfill any retaining walls. If expansive soils are used to backfill the walls, increased active and at-rest earth pressures will need to be utilized for design. Building walls, below grade, should be waterproofed or damp-proofed, depending on the degree of moisture protection desired.

Design

1. An allowable bearing value of 1,500 pounds per square foot may be used for design of footings which maintain a minimum width of 12 inches and a minimum embedment depth below the frost line into the properly compacted fill soils. The bearing value may be increased by one-third for seismic or other temporary loads. A bearing value increase of 300 psf is allowed for each additional foot of width or depth up to a maximum bearing value of 3,000 psf without additional review.

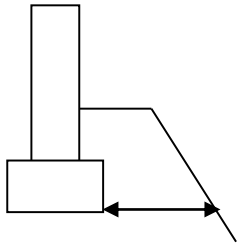
2. For lateral sliding resistance, a 0.40 coefficient of friction may be utilized for a concrete to soil contact when multiplied by the dead load.

3. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per square foot per foot of depth with a maximum earth pressure of 2,500 pounds per square foot. However, for block and retaining walls within 5 feet of descending slopes, passive earth pressures should be considered negligible without further review by GeoTek.

4. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third.

5. GeoTek recommends the following with regards to horizontal set back of block and retaining wall footings. The recommendations are minimums and do not account for erosion, therefore, slopes should be maintained. For block or retaining walls near slopes, the horizontal set back measured from the outside edge of the block or retaining wall footing to any adjacent descending slope face should follow the table shown below:

Descending Slope Height	Minimum Horizontal Setback
Up to 5 feet high	2' 8"
Greater than 5 feet and up to 8 feet high	3' 8"
Greater than 8 feet and up to 10 feet high	4' 8"



Wall Foundation Construction

The following table contains foundation design and construction recommendations for walls that are constructed on low expansive soils. Footings should be founded at a minimum depth below the lowest adjacent grade per the table below.

EXPANSIVE NATURE OF SOIL	MINIMUM FOOTING DEPTH (1)
	Retaining Walls & Block Walls
LOW	18 inches

(1) denotes that depth should be measured from the lowest adjacent grade

All walls should be reinforced per the design of the structural engineer. Provided the recommendations contained in this report are followed, GeoTek projects that the graded condition of structural areas will be low expansive. The structural engineer should consider this in their design for reinforcing and control joint spacing. The walls should use both vertical and horizontal reinforcement and be designed to resist the effects a two-way 1/400 angular distortion would impart on a wall. Prior to pouring concrete, the subgrade soils should be lightly moisture conditioned to prevent loss of water during pouring and curing of the concrete.

Restrained Walls

Any retaining walls that will be restrained prior to placing and compacting backfill material or that have reentrant or male corners, should be designed for an at-rest equivalent fluid pressure of 65 pcf, plus any applicable surcharge loading. For areas of male or re-entrant corners, the restrained wall design should extend a minimum distance of twice the height of the wall laterally from the corner.

Cantilevered Walls

The recommendations presented below are for cantilevered retaining walls up to 10 feet high. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained from minor deflections. An equivalent fluid pressure approach may be used to compute the horizontal pressure against the wall. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, seismic events, or adverse geologic conditions.

Surface Slope of Retained Material (H:V)	Equivalent Fluid Weight (P.C.F.)
Level	40
3 to 1	50
2 to 1	65

Wall Backfill and Drainage

All retaining walls should be provided with an adequate backdrain and outlet system (a minimum of 1 outlet per 10 feet of wall) to prevent buildup of hydrostatic pressures and be designed in accordance with minimum standards presented herein. Gravel used in backdrain systems should be a minimum of 12 inches of 3/4 to 1-1/2 inch clean crushed rock wrapped in filter fabric that extends to within 18 inches of the surface (Figure 7). The surface of the backfill should be sealed by pavement or the top 18 inches compacted with native low permeability soil. Proper surface drainage should also be provided. Manufactured alternatives to a gravel backdrain system are available but should be reviewed by GeoTek prior to installation.

Expected Wall Movements

A retaining wall has to translate laterally to reach full passive pressure/resistance. At 0.5% strain, ½ the passive pressure is mobilized, and at 2% strain the full passive pressure is mobilized. For an 18-inch embedment this can be 0.36 inches. In addition, wall rotation is expected to reach an active design state. This rotation, at a minimum, needs to undergo 0.5% strain and walls are often considered to rotate between 0.005 to 0.02 times their height, dependent upon the soil condition, with no adverse effects expected. In the undersigned opinion, a value of 0.01 times the height of the wall is a maximum rotation that should typically be expected. For a 10-foot-high wall this amounts to 1.2 inches of movement that can occur at the top of the wall. Walls should be expected to translate/move/rotate quite a bit, and the higher the wall the more movement that should be expected.

PRELIMINARY PAVEMENT SECTIONS

Onsite Pavement Sections

Traffic information was not provided to us for the planned internal streets; however, we anticipate that traffic will consist of passenger vehicles and periodic small to medium sized trucks. In lieu of project specific design parameters, general traffic and subgrade parameter assumptions were used for this design. We assumed that the pavements would be supported by a compacted subgrade of the on-site soil. The natural sandy soils at the site should provide suitable support for pavements, provided that they are prepared as recommended in this report.

The design of asphaltic concrete (AC) pavement sections is based on the American Association of State Highway and Transportation Officials (AASHTO) Guide for Design of Pavement Structures procedure. The recommended pavement sections are designed utilizing the City of Rio Rancho Department of Public Works Standard Draying No. PS-01, dated May 22, 2008. We estimated a correlated R-Value based on the sieve analysis and plasticity index data. We made the additional assumptions in our analysis of soil conditions and traffic data:

- Correlated R-Value of 38
- Design life of 20 years (periodic pavement maintenance required)
- 5% Annual Growth Rate
- Design ESAL of 346,300 for Residential Streets and 728,800 for Collectors
- 90% Reliability of Asphalt

The pavement sections are recommended as shown in the following table:

Pavement Area	Minimum Asphalt Concrete Thickness (inches)	Minimum Base Course Material Thickness (inches)
Residential Streets / Light Duty Parking Areas	3.0	4.0
Collector Streets / Heavy Duty Parking Areas	5.0	6.0

Based on our analysis of the assumed traffic design parameters, the minimum pavement thickness is 3 inches of AC over 4 inches of Base Course material for residential streets, and 5 inches of AC over 6 inches of Base Course material for collector streets results in a structural number sufficient for this site. All Base Course and asphaltic concrete should conform with City of Rio Rancho and New Mexico Department of Transportation (NMDOT) specifications, where required.

Pavement Construction

All section changes should be properly transitioned. If adverse conditions are encountered during the preparation of subgrade materials, special construction methods may need to be employed. All subgrade materials should be processed to a minimum depth of 12 inches and compacted to a minimum relative compaction of 95 percent near optimum moisture content. All Base Course should be compacted to a minimum relative compaction of 95 percent at or below optimum moisture content. Materials within the City of Rio Rancho right-of-way should further conform to the municipality's requirements and specifications.

The recommended pavement sections provided in the previous table are implied as minimums. If thinner or highly variable pavement sections are constructed, increased maintenance and repair should be expected. If the ADT or ADTT (average daily truck traffic) increases beyond that intended, as reflected by the traffic index(s) used for design, increased maintenance and repair could be required for the pavement section. Positive site drainage should be always maintained. Water should not be allowed to pond or seep into the ground. If planters or landscaping are adjacent to paved areas, measures should be taken to minimize the potential for water to enter the pavement section

DEVELOPMENT CRITERIA

Homeowner's Maintenance Criteria

Appendix D contains some homeowner maintenance criteria as developed from a geotechnical perspective. We would strongly suggest that this section be reviewed and fully disclosed to the future homeowners so they better understand their responsibility in properly maintaining the exterior of the residence and the adverse effects to the structure and improvements when not properly maintained.

Site Improvements

Soil movement is problematic with respect to the design, construction, and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil movement. Recommendations for exterior concrete flatwork design and construction can be provided upon request. If, in the future, any additional improvements are planned for the site, additional recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench, and retaining wall backfills.

Landscape Maintenance and Planting

Water has been shown to weaken the inherent strength of all earth materials. Graded slopes constructed within and utilizing onsite materials may be erosive. Eroded debris may be reduced, and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would help to reduce short-term erosion until vegetation is established.

Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint, leaching is not recommended for establishing landscaping. If the surface soils are processed to adding amendments, they should be recompacted to 90 percent compaction (Based on ASTM D-1557).

Only the minimum amount of irrigation necessary to sustain plant life should be provided. Over watering landscape areas could adversely affect proposed site improvements. We recommend that any proposed open bottom planter areas adjacent to the structure be eliminated or set back a minimum distance of five (5) feet and suggest that desert landscape using xeriscape technology is used outside of this buffer zone. As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork. Irrigation timers should be adjusted on a monthly basis in accordance with the local Water Authority/Water District's posted "Watering Schedule" for low use conditions.

Soil Corrosion Potential

Soils within the area vary in corrosive potential to concrete and metal; therefore, materials selected for construction purposes should be resistant to corrosion as discussed below. Testing of on-site soils indicated sulfate contents of 26 parts per million (ppm) which may be characterized as negligible sulfate content (ACI 318 – less than 1,000 ppm). Type II cement or equivalent for negligible sulfate exposure conditions is acceptable for concrete mixtures. The designer should use the corrosion test results in this report to evaluate the need for corrosion protection in accordance with ACI requirements. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Based on our experience, native soils in New Mexico generally contain chloride contents of less than 500 ppm, therefore protection of reinforcing steel is not required for foundations. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Trench Excavation

All footing trench excavations should be observed by a representative of this office prior to placing reinforcement. Footing trench spoil and any excess soils generated from utility trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. Considering the nature of the onsite soils, it should be anticipated that caving or sloughing could be a factor in subsurface excavations. Shoring or excavating the trench walls at the angle of repose (typically 25 to 45 degrees) may be necessary and should be anticipated in non-cemented soils. All excavations should be observed by one of our representatives and conform to national and local safety codes.

Utility Trench Backfill

Considering the overall nature of the soil encountered onsite, it should be anticipated that materials will need to be imported to the site for use as pipe bedding and pipe zone material. Utility trench backfill should be placed to the following standards:

1. All onsite interior and exterior utility trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of the laboratory standard. Sand backfill, unless excavated from the trench, should not be used adjacent to perimeter footings or in trenches on slopes. Compaction testing and observation, along with probing should be performed to verify the desired results.

2. Offsite utility trenches should be compacted in accordance with the governing jurisdiction's requirements. Compaction testing and observation, along with probing should be performed to verify the desired results.

Drainage

Positive site drainage should be maintained at all times in accordance with the IBC (Figure 8). The slope of the ground away from the foundations should be a minimum of one unit vertical to 20 units horizontal (5-percent slope). Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

Final foundation and improvement plans should be submitted to this office for review and comment as they become available, to minimize any misunderstandings between the plans and recommendations presented herein. If conditions are found to differ substantially from those stated, appropriate recommendations would be offered at that time. In addition, site preparation, foundation excavations, and earthwork construction performed on the site should be observed and tested by this representatives of this office. These representatives would have at least the following duties:

- Observe and document adequate removal of existing surficial vegetation, artificial fill, disturbed native soils, debris, and other deleterious materials.
- Observe and approve the exposed removals under structural areas to document that it meets project requirements.
- Approve material used as engineered fill in structural areas and document that it meets project requirements.

- Monitor and test the progress of earthwork and compaction operations.
- Inspect footing excavations to document that footings are founded in competent material.

LIMITATIONS

The materials encountered on the project site and utilized in the referenced laboratory study are believed representative of the area; however, soil materials vary in character between excavations. Site conditions may vary due to seasonal changes or other factors. Grading, trench backfilling and/or foundation construction procedures should be observed and selectively tested by a representative of GeoTek.

If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. Since our study is based upon the site materials observed, selective laboratory testing and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

GeoTek assumes no responsibility or liability for work, testing, or recommendations performed or provided by others. If another party provides observation and testing during the earthwork phases of the project, the testing company must assume responsibility as the Geotechnical Engineer of Record by concurring with the findings and recommendations of this report or by providing amended recommendations and testing.

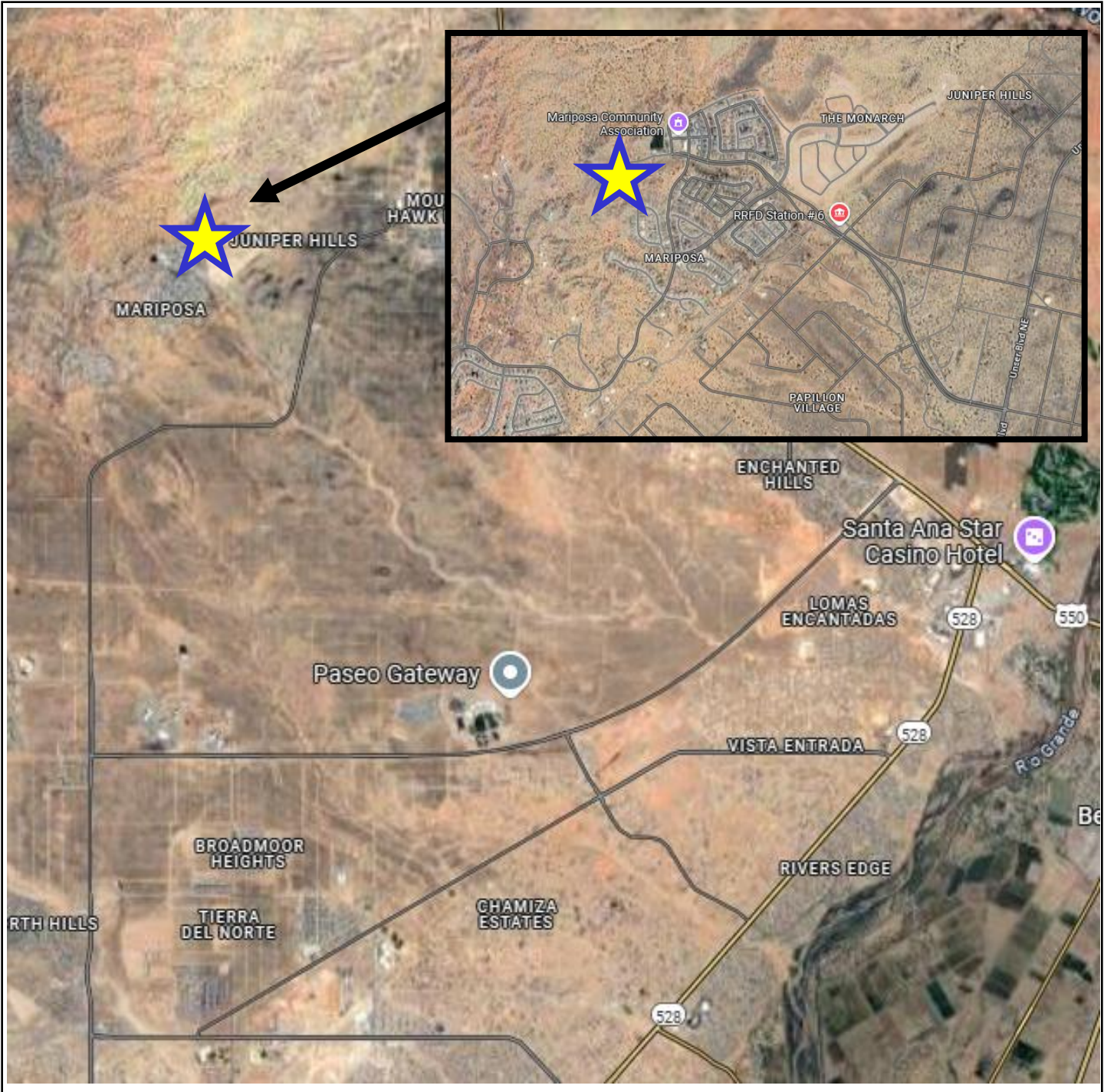
The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Respectfully submitted,
GeoTek Residential, LLC

Ashley Heeg

Ashley Heeg, E.I.
Staff Professional

Alex S. Koehler, P.E.
Project Engineer



APPROXIMATE SITE LOCATION

NOT TO SCALE

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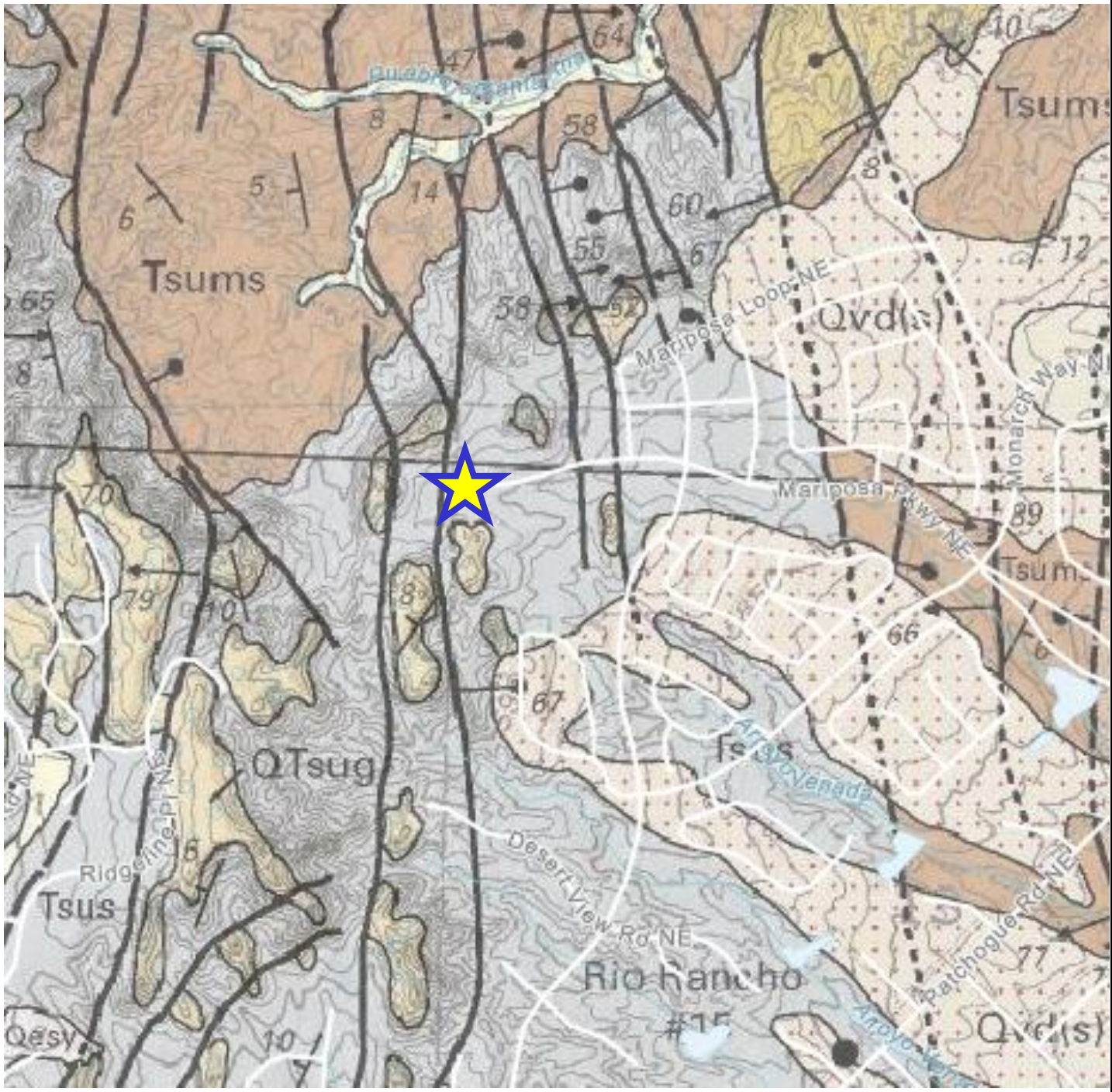
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 1
SITE LOCATION MAP

Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



APPROXIMATE SITE LOCATION

NOT TO SCALE

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 2
REGIONAL GEOLOGY

Monarch at Mariposa 1A-16A
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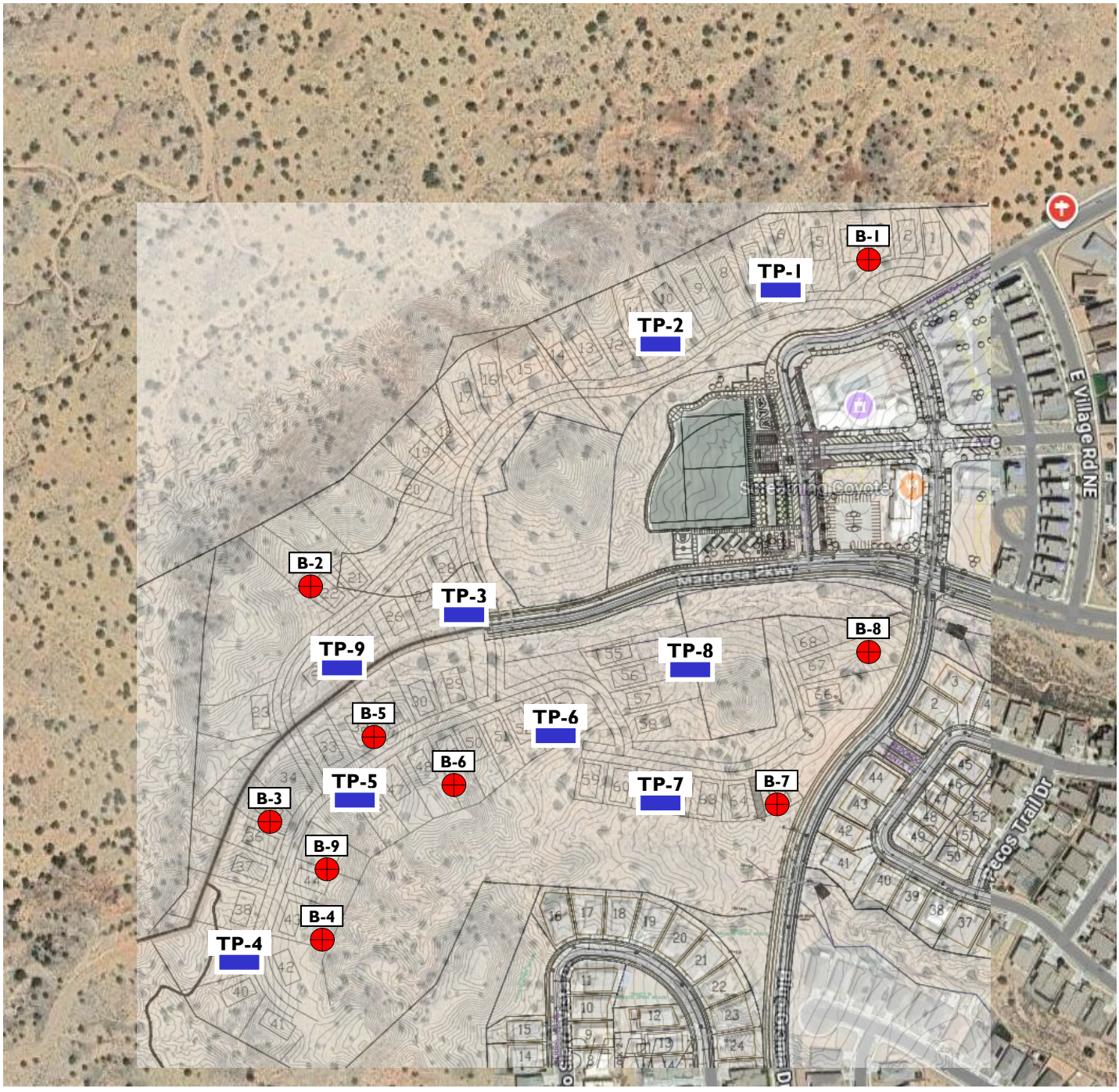

TP-# APPROXIMATE GEOTEK TEST PIT LOCATIONS

B-# APPROXIMATE GEOTEK BORING LOCATIONS

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NOT TO SCALE

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 3
GEOTECHNICAL MAP

Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

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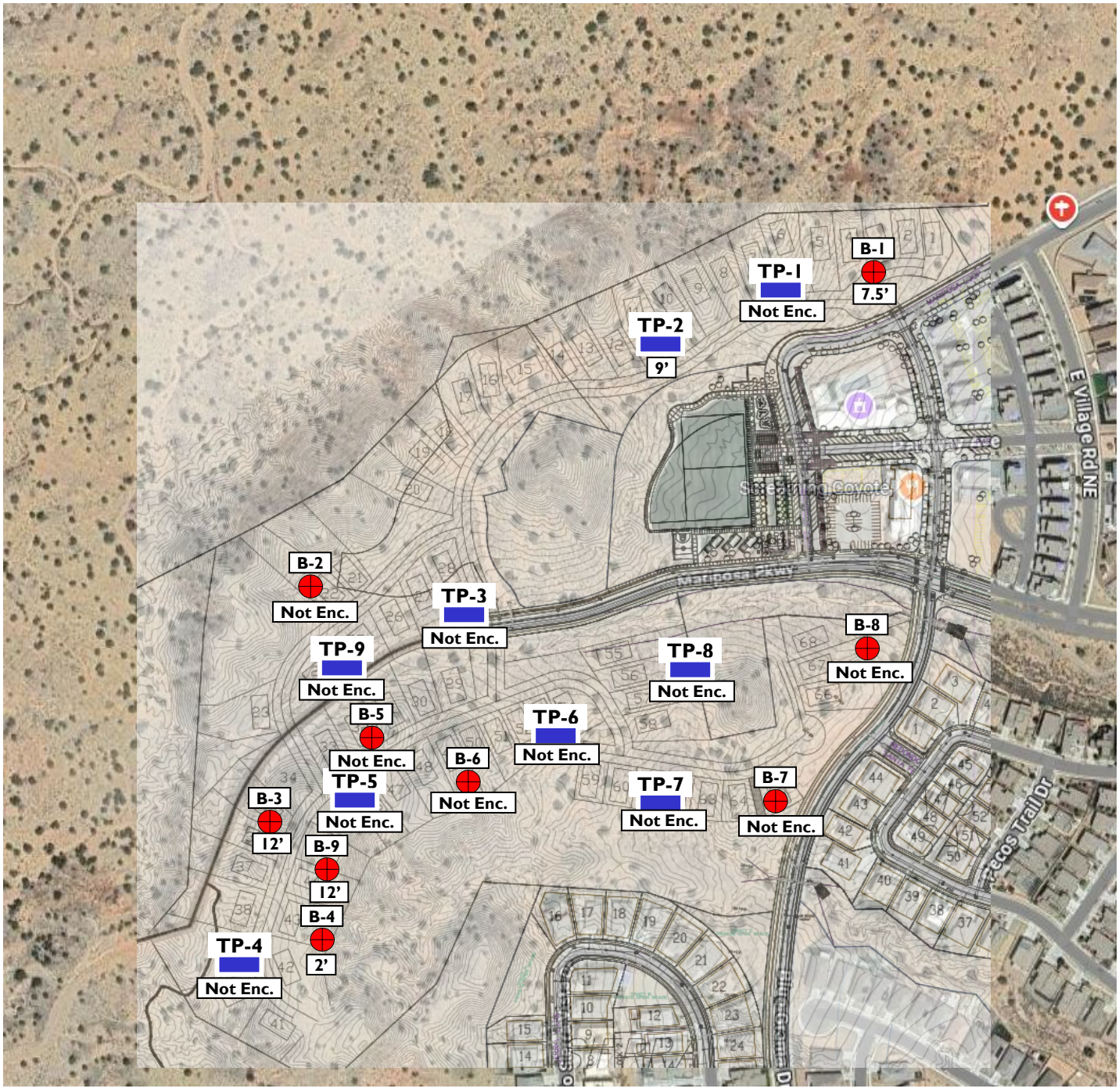
2863-ABR	June 2025	AH



APPROXIMATE GEOTEK TEST PIT LOCATIONS

APPROXIMATE GEOTEK BORING LOCATIONS

APPROXIMATE PRACTICAL REFUSAL DEPTH

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 4
ARTIFICIAL FILL MAP

Monarch at Mariposa 1A-16A
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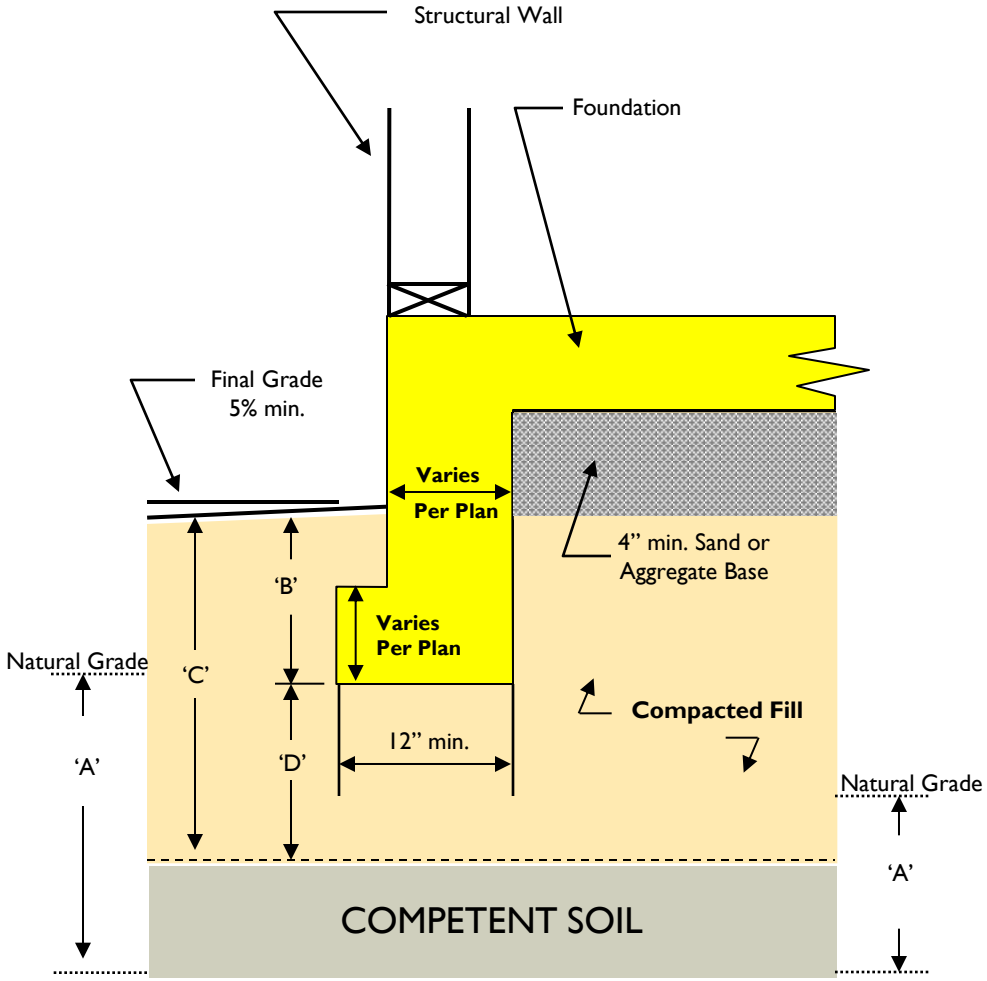
2863-ABR	June 2025	AH



'A' –Remove All Loose Soils and Disturbed Native/Artificial Fill , Then Process Minimum 12" Into Underlying Soils & As Deep As Necessary for Fill Blanket

'B' – Depth of Footing = 18" min

'C' – 42" min. Fill Blanket OR All Footings on Cemented Formational Material

'D' – 24" min. Compacted Fill Below Foundations OR All Footings on Cemented Formational Material

LOW EXPANSIVE CONDITIONS*

*** Expansive Conditions To Be Verified at Completion of Grading**

Note: Concrete Slab shown is a "typical" detail only. Actual shape and dimensions to be designed by structural engineer and detailed in the project plans. The purpose of this detail is to show minimum footing depth, width, loose soil processing depths, and fill blanket thickness.

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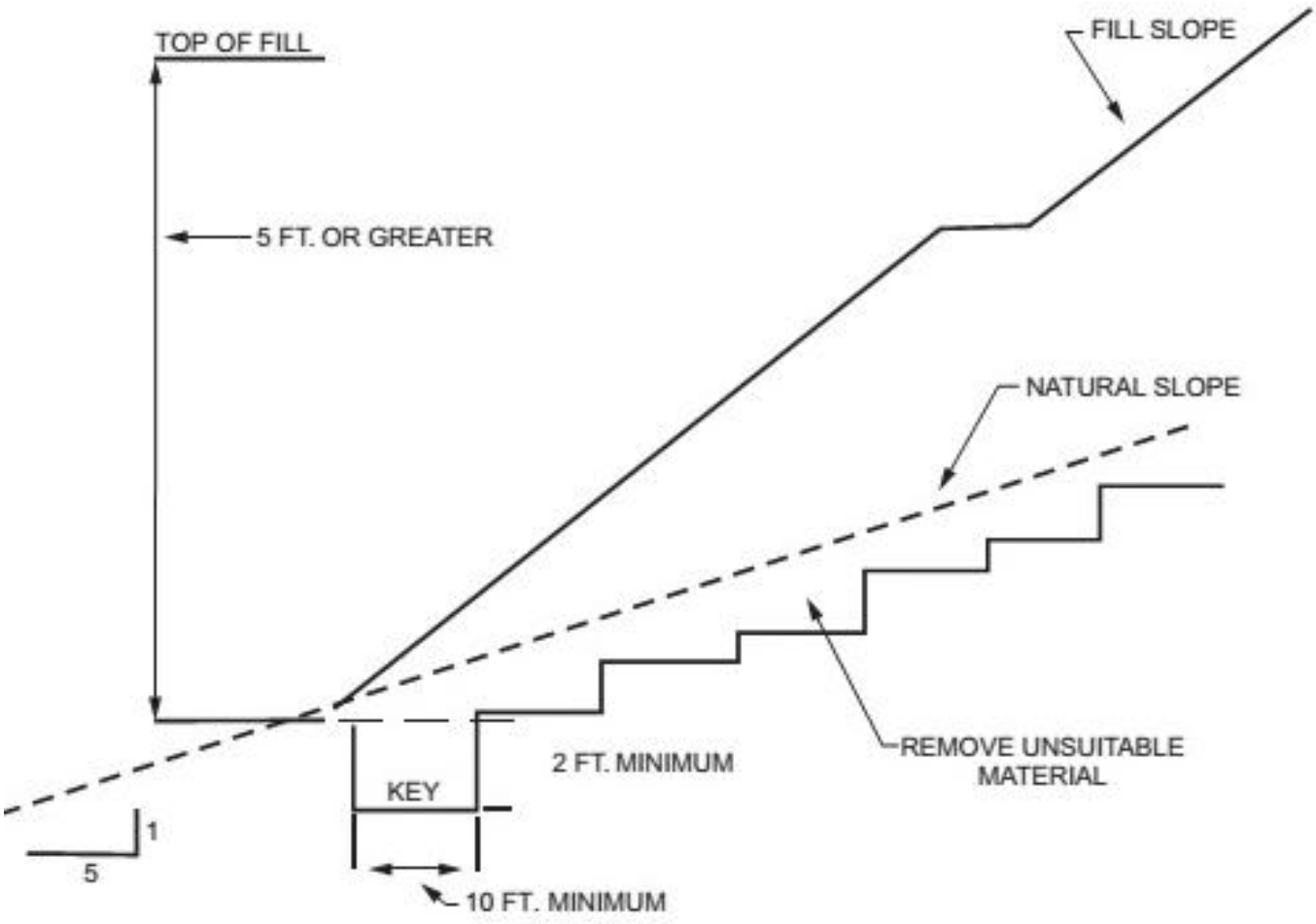
GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 5
OVEREXCAVATION / FILL BLANKET
Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



For SI: 1 foot = 304.8 mm.

FIGURE J107.3 BENCHING DETAILS

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 6
FILL OVER NATURAL SLOPE DETAIL
Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
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Prepared for: ECOTERRA DEVELOPMENT, LLC

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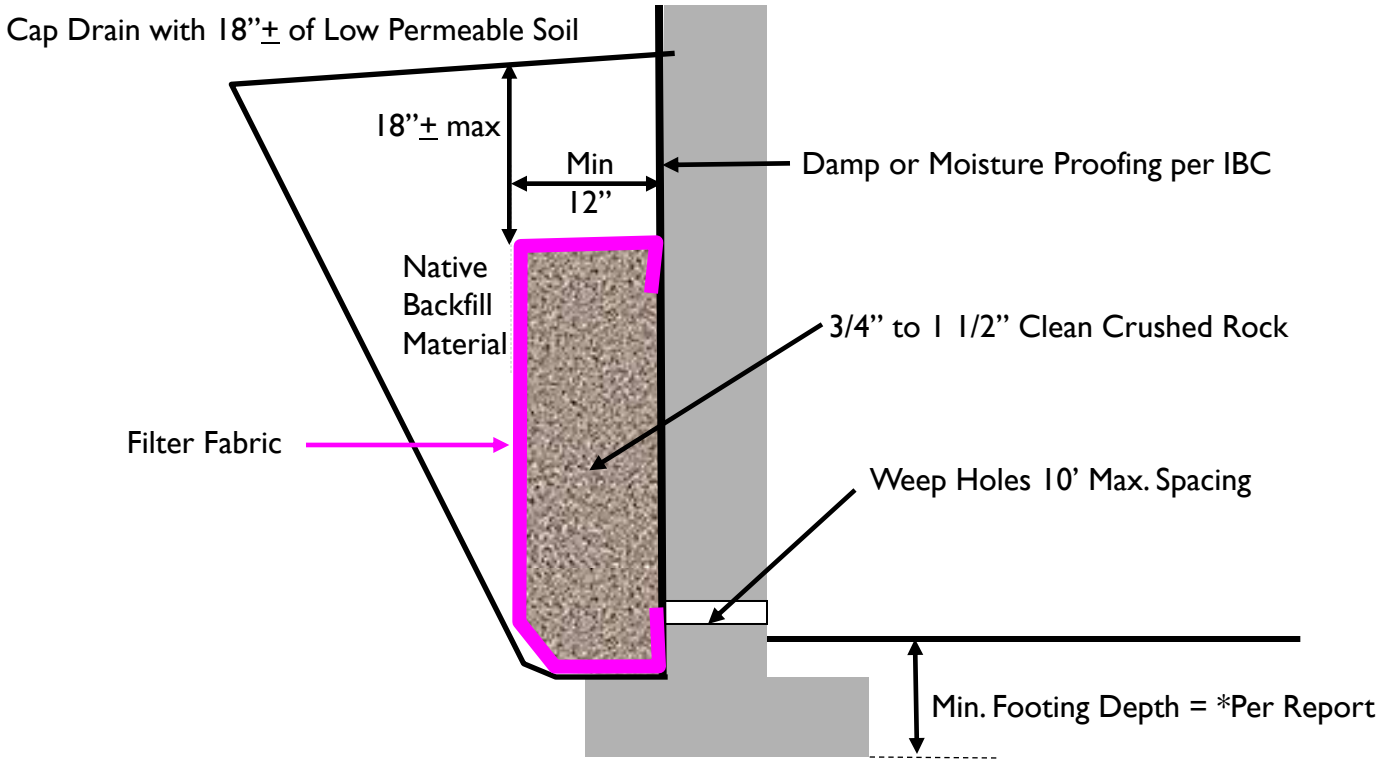
2863-ABR	June 2025	AH



RETAINING WALL DETAIL

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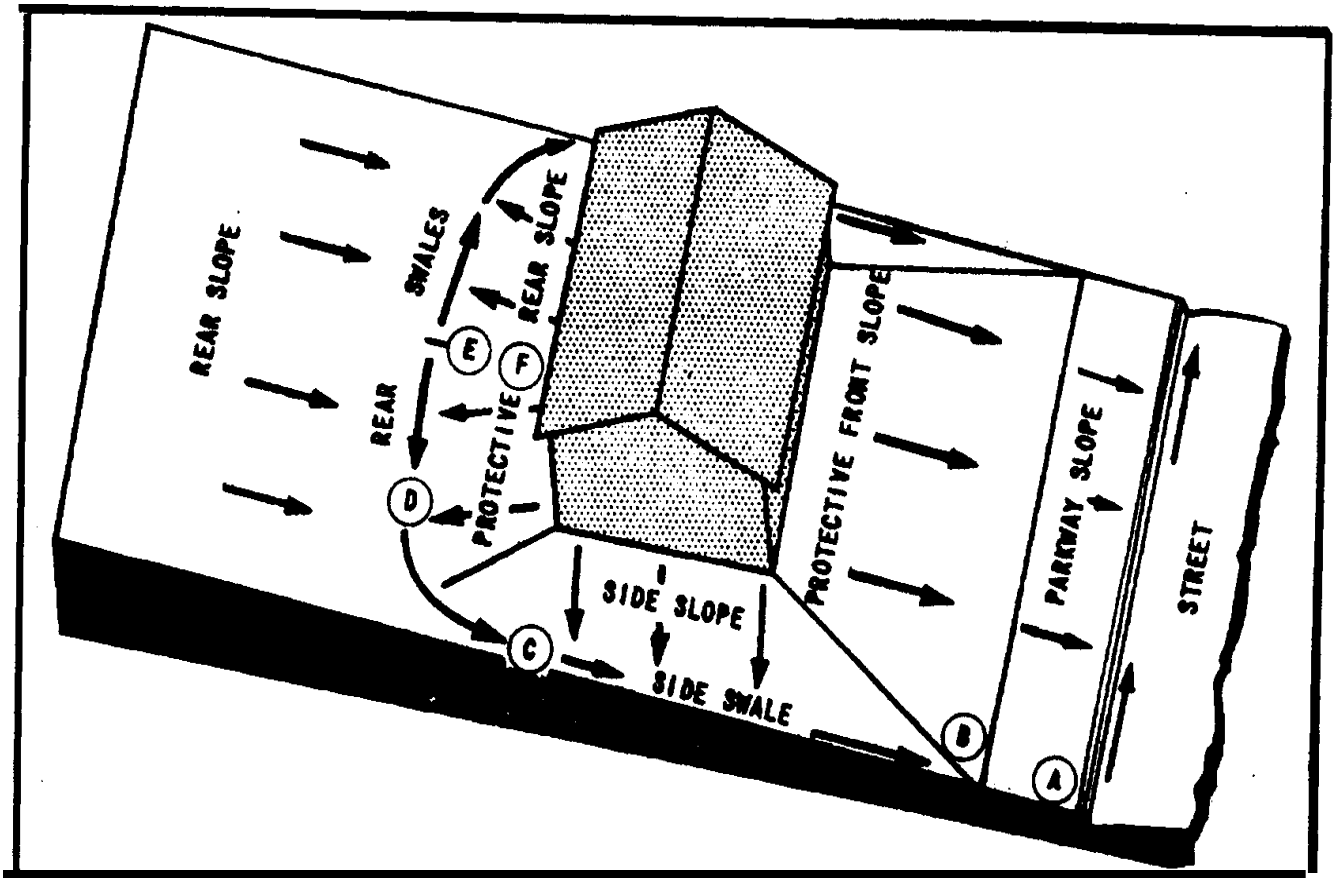
GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 7
RETAINING WALL DETAIL
Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



Positive site drainage should be maintained at all times. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed towards the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage June develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 8
SITE DRAINAGE DETAIL
Monarch at Mariposa 1A-16A
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Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH

APPENDIX A

REFERENCES

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APPENDIX B

EXPLORATION LOG LEGEND

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Depth (ft)	Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □□□ □M□ □R□□□ □□ M□□□R□□□ D□□□R□□□ □□□ D□□□ MM□□□□	Consistency	Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
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Depth (ft)	Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□ M□□□R□□□ □□ □□R□□ □□□ □□□	Consistency	Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
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APPENDIX C

LABORATORY TESTS RESULTS (2863-ABR)

MOISTURE CONTENT AND IN SITU DRY DENSITY OF SOIL

Moisture content and in situ dry density tests were performed on samples of soil. The samples were weighed and dried back in a low temperature oven to determine the weight of the dried sample and moisture loss. The dry density was calculated using the known volume of the thin-walled brass ring sample. The percent moisture and dry density were then determined in accordance with ASTM D7263. The test results are presented on the boring and test pit logs.

MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT

The maximum dry density and optimum moisture content of selected representative soil samples were evaluated using the Modified Proctor method in general accordance with ASTM D1557. Test results are presented in the following pages.

PARTICLE SIZE ANALYSIS

Sieve analyses were performed in general accordance with ASTM test method C136 / C117. Test results are presented in the following plates.

ATTERBERG LIMITS

Atterberg limits were performed on representative samples in general accordance with AASHTO T89 and T90. Test results are shown in the following pages.

CHEMICAL TESTING (Sulfates)

Testing was performed to determine the amount of water-soluble salt in representative samples of the soil. Individual test results denote the parts per million analytes soluble in water at a 1:5 (soil to water) extraction ratio. The samples were prepared and tested in accordance with EPA procedures. All chemical testing was performed by *Eurofins.* Test results are presented on the following pages.

SWELL TESTS

Swell tests were performed on remolded samples of soil. The samples were remolded at ± 90 percent of the material's maximum dry density and oven dried to below the materials shrinkage limit. All samples were then placed under a 60 pound per square foot surcharge to simulate typical residential floor slab loading conditions and inundated with water for at least 24 hours. The percent swell was then recorded as the amount of vertical rise compared to the original one-inch sample height.

COLLAPSE TESTING

In-situ soil samples were obtained from ring samples and various loads were applied to determine the percent collapse in general accordance with ASTM D2435 and D4546. The samples were inundated with water at predetermined loads to estimate the percent hydro-collapse. Test results are presented in the following pages.

GeoTek Residential, LLC
4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
(505) 456-4900 Office (505) 456-4901 Fax

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GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00631-S05
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00631-S05
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-2, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Maximum Dry Unit Weight (lbf/ft³)	ASTM D 1557	126.7	
Corrected Maximum Dry Unit Weight (lbf/ft³)		126.7	
Optimum Water Content (%)		7.1	
Corrected Optimum Water Content (%)		7.1	
Method		A	
Preparation Method		Moist	
Rammer Type		6-27	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

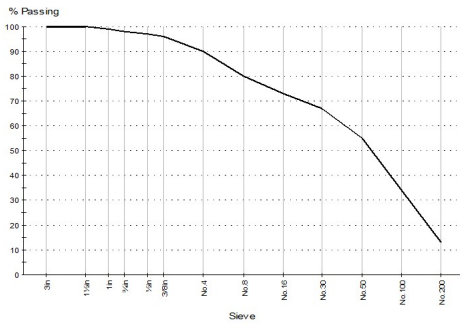
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	96	
No.4	90	
No.8	80	
No.16	73	
No.30	67	
No.50	55	
No.100	34	
No.200	13	

Chart



Comments

NP = Non Plastic

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GeoTek - New Mexico
4374 Alexander Blvd. NE
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Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00631-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00631-S01
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	20	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	GP-GM	
Group Name	Poorly graded gravel with silt and sand		

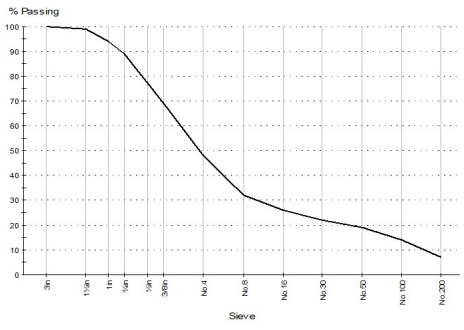
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	99	
1in	94	
¾in	89	
½in	77	
3/8in	69	
No.4	48	
No.8	32	
No.16	26	
No.30	22	
No.50	19	
No.100	14	
No.200	7.0	

Chart



Comments

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4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00631-S02
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00631-S02
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt		

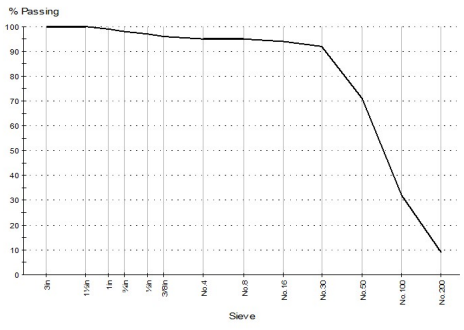
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	96	
No.4	95	
No.8	95	
No.16	94	
No.30	92	
No.50	71	
No.100	32	
No.200	9.1	

Chart



Comments

NP = Non Plastic

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Albuquerque, NM 87107
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Material Test Report

Report No: MAT:25-00634-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00634-S01
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-7, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	17	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Maximum Dry Unit Weight (lbf/ft³)	ASTM D 1557	127.2	
Corrected Maximum Dry Unit Weight (lbf/ft³)		127.2	
Optimum Water Content (%)		9.6	
Corrected Optimum Water Content (%)		9.6	
Method		A	
Preparation Method		Moist	
Rammer Type		6-27	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

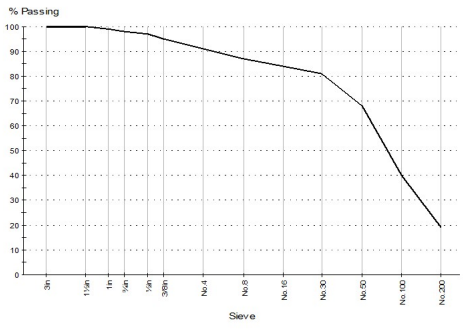
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	95	
No.4	91	
No.8	87	
No.16	84	
No.30	81	
No.50	68	
No.100	40	
No.200	19	

Chart



Comments

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Material Test Report

Report No: MAT:25-00634-S02
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00634-S02
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-7, 12-13'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	28	
Plastic Limit (%)	AASHTO T 90	14	
Plasticity Index	AASHTO T 90	14	
Group Symbol	ASTM D 2487	SC	
Group Name		Clayey sand	

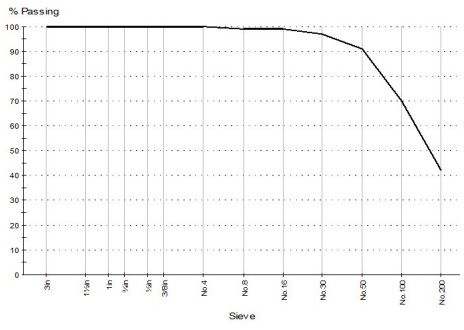
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	100	
No.8	99	
No.16	99	
No.30	97	
No.50	91	
No.100	70	
No.200	42	

Chart



Comments

N/A

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Material Test Report

Report No: MAT:25-00631-S03
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00631-S03
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	24	
Plastic Limit (%)	AASHTO T 90	16	
Plasticity Index	AASHTO T 90	8	
Group Symbol	ASTM D 2487	SC	
Group Name		Clayey sand	

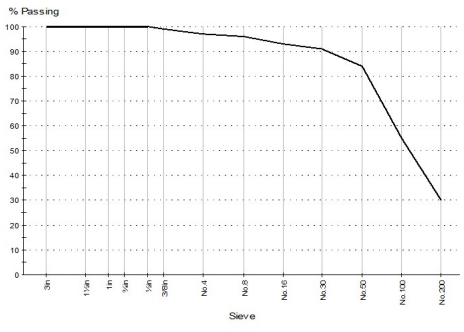
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	99	
No.4	97	
No.8	96	
No.16	93	
No.30	91	
No.50	84	
No.100	55	
No.200	30	

Chart



Comments

N/A

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Material Test Report

Report No: MAT:25-00634-S03
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00634-S03
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-□, 8-9'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

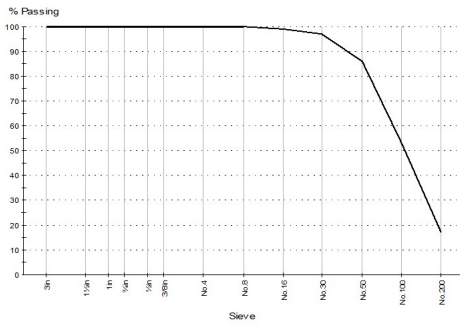
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	100	
No.8	100	
No.16	99	
No.30	97	
No.50	86	
No.100	53	
No.200	17	

Chart



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Material Test Report

Report No: MAT:25-00634-S04
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00634-S04
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-□, 12-13'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	20	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

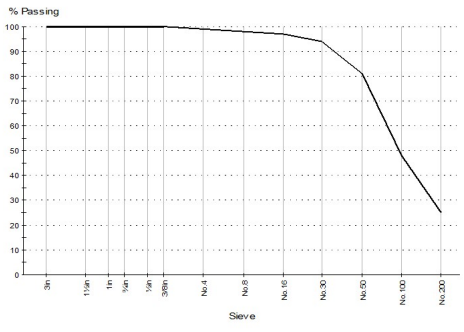
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	99	
No.8	98	
No.16	97	
No.30	94	
No.50	81	
No.100	48	
No.200	25	

Chart



Comments

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Material Test Report

Report No: MAT:25-00631-S04
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00631-S04
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-2'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	22	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt and gravel		

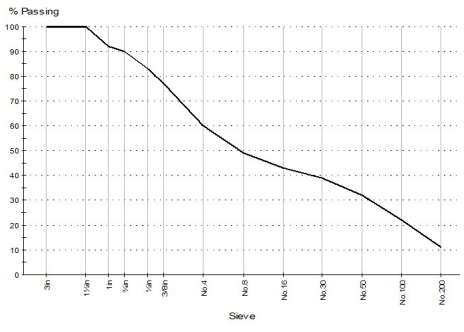
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	92	
¾in	90	
½in	83	
3/8in	77	
No.4	60	
No.8	49	
No.16	43	
No.30	39	
No.50	32	
No.100	22	
No.200	11	

Chart



Comments

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Material Test Report

Report No: MAT:25-00654-S02
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/8/2025

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Sample Details

Sample ID	25-00654-S02
Date Sampled	4/24/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	TP-2, 1-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt		

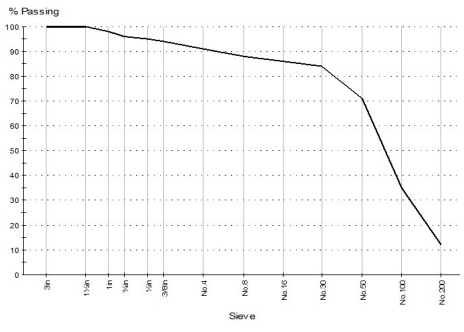
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	98	
¾in	96	
½in	95	
3/8in	94	
No.4	91	
No.8	88	
No.16	86	
No.30	84	
No.50	71	
No.100	35	
No.200	12	

Chart



Comments

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Material Test Report

Report No: MAT:25-00654-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00654-S01
Date Sampled	4/24/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	TP-6, 1-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

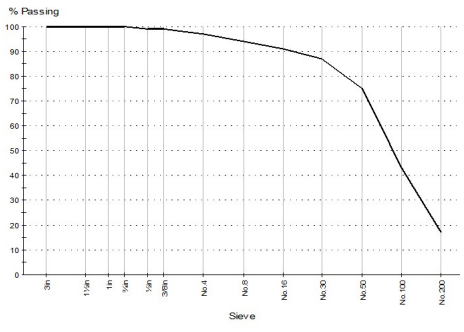
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	99	
3/8in	99	
No.4	97	
No.8	94	
No.16	91	
No.30	87	
No.50	75	
No.100	43	
No.200	17	

Chart



Comments

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Proctor Report

Report No: PTR:25-00631-S05
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

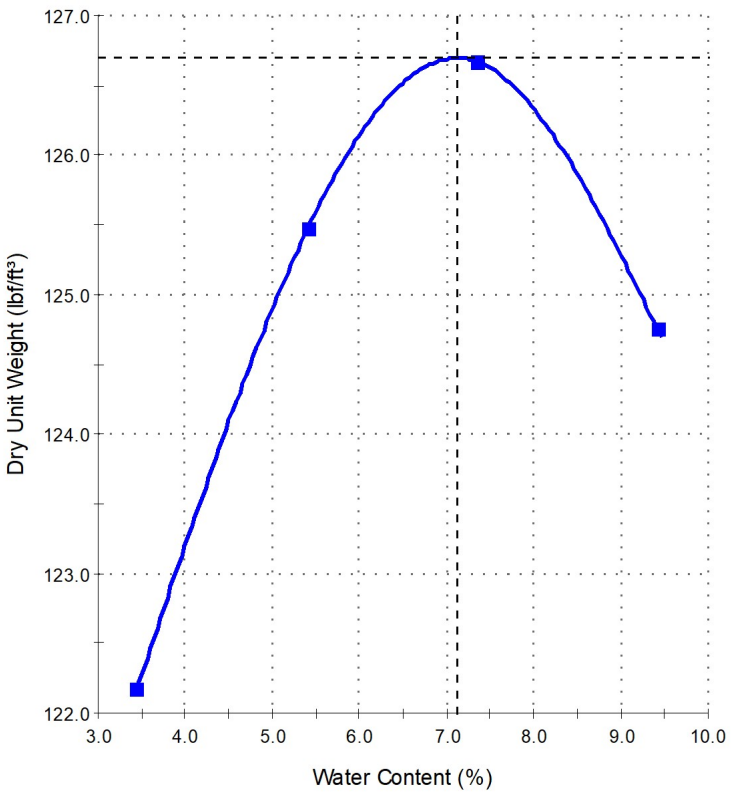
Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00631-S05
Sampled By: Ashley Heeg
Specification: Generic Sieve
Location: B-2, 0-3'
Date Sampled: 4/17/2025

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lbf/ft³):	**126.7**
Optimum Water Content (%):	**7.1**
Method:	A
Preparation Method:	Moist
Rammer Type:	6-27
Tested By:	
Date Tested:	

AASHTO T 89/T 90

Liquid Limit (%):	N/A
Plastic Limit (%):	NP
Plasticity Index (%):	NP
Tested By:	
Date Tested:	

Comments

NP = Non Plastic

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Proctor Report

Report No: PTR:25-00634-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

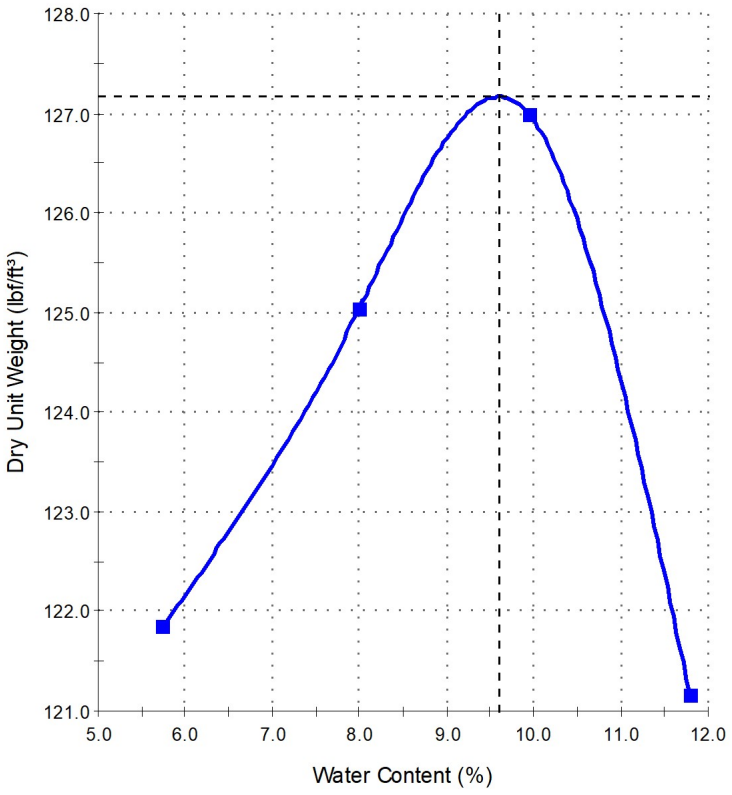
Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00634-S01
Sampled By: Quinn Fredine
Specification: Generic Sieve
Location: B-7, 0-3'
Date Sampled: 4/16/2025

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lbf/ft³):	**127.2**
Optimum Water Content (%):	**9.6**
Method:	A
Preparation Method:	Moist
Rammer Type:	6-27
Tested By:	
Date Tested:	

AASHTO T 89/T 90

Liquid Limit (%):	17
Plastic Limit (%):	NP
Plasticity Index (%):	NP
Tested By:	
Date Tested:	

Comments

NP = Non Plastic

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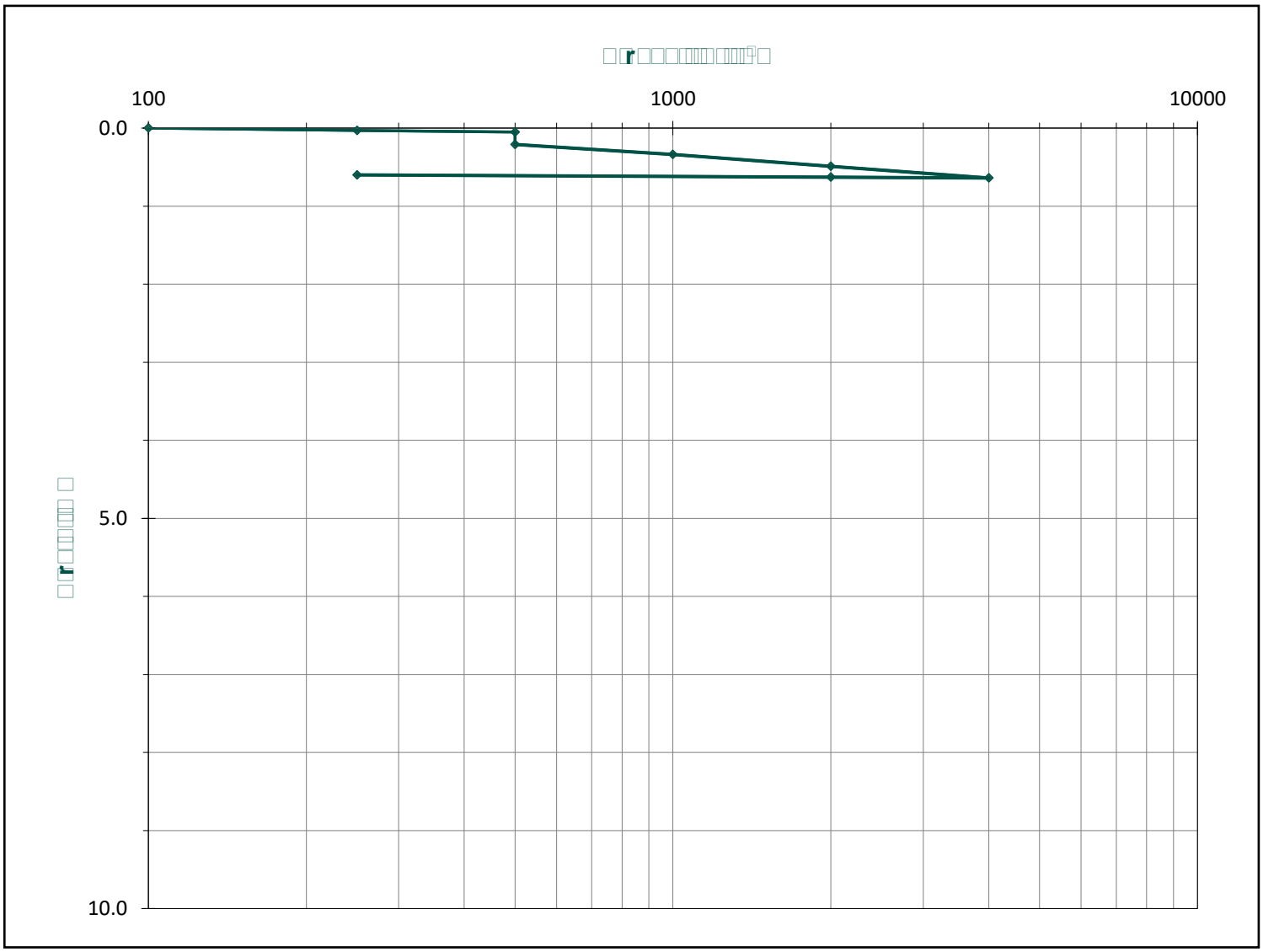
[illegible]	[illegible] D [illegible]	Dr D [illegible]	M [illegible] r [illegible]	[illegible]	[illegible] d [illegible] d [illegible] r [illegible]
B-4	5-6'	109.4	1.4	0.2	500



GEOTEK

□□□□

GEOTEK

[illegible] [illegible] [illegible]

Client Sample Results

Client: Geotek
Project/Site: Monarch @ Mariposa 2A-V6A

Job ID: 885-23498-1

Client Sample ID: B-7 0-3'
Date Collected: 04/16/25 10:00
Date Received: 04/21/25 13:32

Lab Sample ID: 885-23498-1
Matrix: Solid

Method: EPA 300.0 - Anions, Ion Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
Sulfate	26		7.5		mg/Kg		04/22/25 09:57	04/22/25 18:42	5

APPENDIX D

HOMEOWNER MAINTENANCE CRITERIA

Landscape Maintenance and Planting

Only the amount of irrigation necessary to sustain plant life should be provided. Over watering the landscape areas could adversely affect proposed site improvements and cause residential distress. Irrigation systems should be reviewed on at least a monthly basis for; leaks, damaged pipes, breaks, dysfunctional sprinkler heads, etc., and if found should be repaired as soon as possible. We recommend that any proposed open bottom planter areas, adjacent to proposed structures, be eliminated for a minimum distance of 5 feet and, outside the zone, desert landscape using xeriscape technology be used. As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork.

Water has been shown to weaken the inherent strength of all earth materials. Slope stability is significantly reduced by overly wet conditions. Graded slopes constructed within and utilizing onsite materials would be erosive. Eroded debris may be minimized and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would tend to minimize short-term erosion until vegetation is established. Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint leaching is not recommended for establishing landscaping. If the surface soils are processed for the purpose of adding amendments, they should be recompacted to 90 percent compaction.

Drainage

Positive site drainage should be maintained at all times in accordance with the IBC. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage may develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

Site Improvements

As is commonly known, expansive soils are problematic with respect to the design, construction and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil expansion. Typical measures to control soil expansion for structures include; low expansive soil caps, deepened foundation system, post-tensioned slabs, increased structural design, and soil pre-saturation. As they are generally not cost effective, these measures are very seldom utilized for flatwork because it's less costly to simply replace any damaged or distressed sections than to "structurally" design them. Even if "structural" design parameters are applied to flatwork construction, there would still be relative movements between adjoining types of structures and other improvements (i.e., curb and sidewalk).

HOMEOWNER MAINTENANCE CRITERIA (Cont.)

This is particularly true as the level of care during construction of flatwork is often not as meticulous as that for structures. Unfortunately, it is fairly common practice for flatwork to be poured on subgrade soils, which have been allowed to dry out since site grading.

Generally, after flatwork construction is completed, landscape irrigation begins, utility lines are pressurized, and drainage systems are utilized presenting the potential for water to enter the dry subgrade soils and causing the soil to expand. Recommendations for exterior concrete flatwork design and construction can be provided upon request.

If, in the future, any additional improvements are planned for the site, recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request, please contact a representative of GeoTek for appropriate geotechnical consultation. All trench excavations should be observed by a representative of this office. Trench soil and any excess soils generated from trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench and retaining wall backfills.

Soil Corrosion

Chemical testing was performed on soils representative of this project. According to the test results, the soil contains concentrations of sulfates to be categorized as "negligible" as defined by the International Building Code (IBC) Section 1904 and American Concrete Institute (ACI) Building Code Requirements for Structural Concrete (ACI 318). Type II cement or equivalent for negligible sulfate exposure conditions is acceptable for concrete mixtures. The designer should use the corrosion test results in this report to evaluate the need for corrosion protection in accordance with ACI requirements. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Based on our experience, native soils in New Mexico generally contain chloride contents of less than 500 ppm, therefore protection of reinforcing steel is not required foundations. Provided on-site soils contain less than 500 ppm chlorides, protection from corrosion due to chlorides is not required. If concrete is in direct contact with soils containing concentrations of greater than 500 ppm chlorides, tendons and reinforcing steel should be protected from corrosion in conformance with Table 10.1 in Section 10 of the Standard Requirements for Design and Analysis of Shallow Post-Tensioned Concrete Foundations of Expansive and Stable Soils.

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 8, 2025

Steve Gallegos
Deputy Director Utilities Department
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Water and Wastewater Availability Approval Request for Terra Alto Subdivision (Tract 1A-16I, 1A-16H and 1A-16F, Mariposa East)

Dear Mr. Gallegos,

I am writing to request a water and sewer availability letter for the above-mentioned subdivision. This project is within Mariposa East and consists of 60 single-family units and a small approximate 500SF amenity center. The development will occur in two phases.

The entire site is located within pressure zone 7. With Phase 1, a new 8" waterline tie to the existing 12" line located at Mariposa Parkway and existing waterline easement. With Phase 2, a new 8" waterline tie to the existing 8" line located at Mariposa Loop and the newly installed 8" waterline with phase 1.

A new 8" sanitary sewer line will tie to the existing sanitary line in three different locations. With Phase 1, the connections will be to the existing 8" sanitary sewer stub located in at Blue Grama Drive west of Vista de Santa Fe and the other connection will be to the existing 8" sanitary sewer line in Mariposa Parkway. With Phase 2, connections will be to the existing 8" sanitary sewer stub located at Mariposa Loop at Blue Grama and the new built 8" SAS with Phase 1.

Please refer to the enclosed utility exhibit.

Please feel free to give me a call at 823-1000 if you should have any questions or require any additional information regarding the submittal.

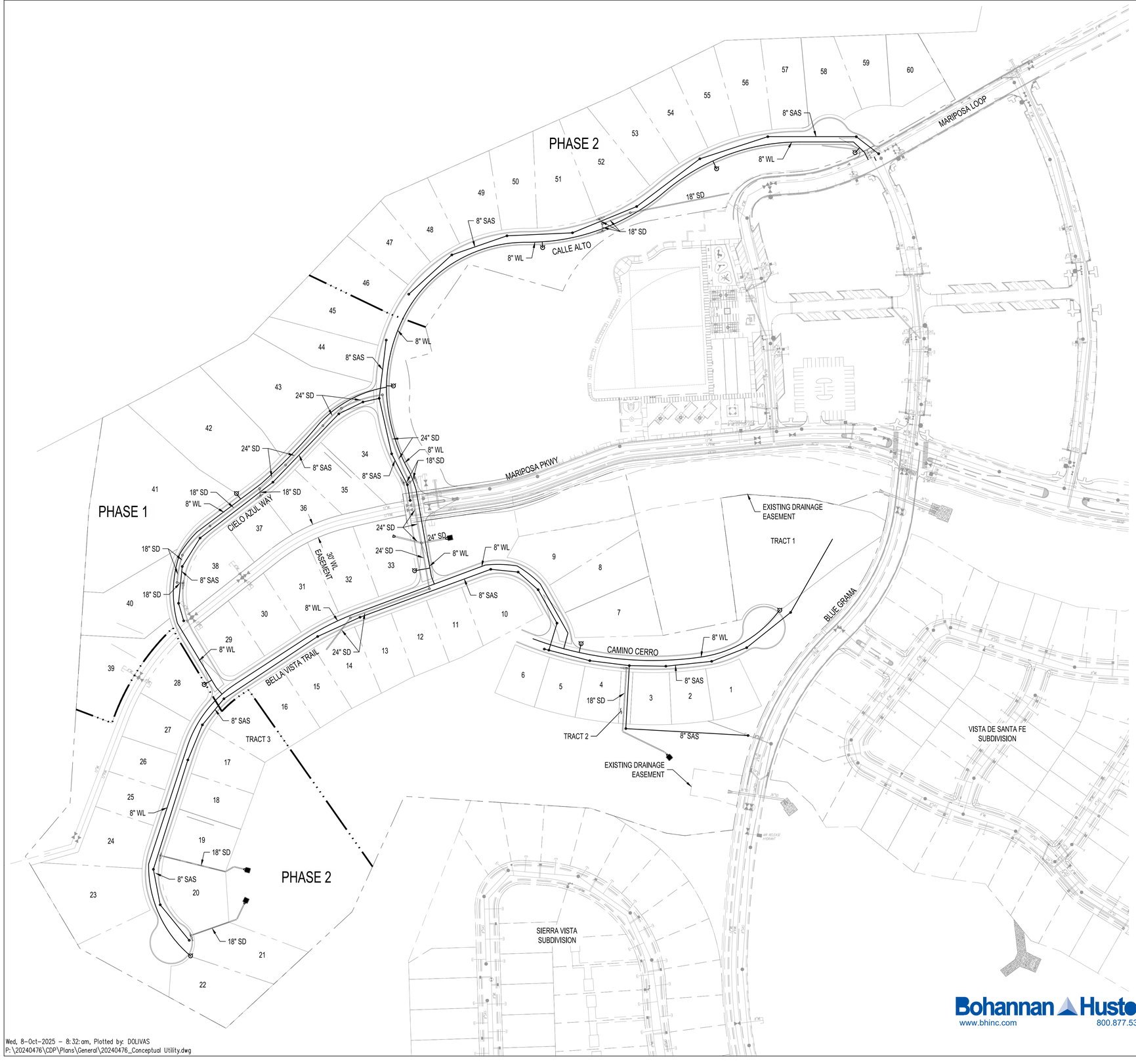
Sincerely,

Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosures
cc: Michael Fietz, Westway Homes (w/encl)
JP Rael, Westway Homes (w/encl)
Mike Cecchini, EcoTerra (w/encl)

TERRA ALTO

CONCEPTUAL UTILITY PLAN



Prepared For:

ECOTerra

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Bohannan Huston
www.bhinc.com 800.877.5332

Scale: 1" = 100'

NORTH 50 100 0 100

September, 2025

Sheet 4 of 5

Wed, 8-Oct-2025 - 8:32:am, Plotted by: DOLIVAS
P:\20240476\CDP\Plans\General\20240476_Conceptual Utility.dwg

MARIPOSA EAST, LP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: 480.348.1118

September 29, 2025

Brian Babyak
Division Manager
City of Rio Rancho
Planning and Zoning
3200 Civic Center Cir NE #130
Rio Rancho, New Mexico 87144

Re: Agent Authorization for Mariposa Mixed Use (Tracts 1A-16I, 1A-16H1, 1A-16F)

Dear Brian:

Mariposa East L.P. authorizes Bohannan Huston, Inc., Consensus Planning and Price Land and Development Group to act as its agents in all matters associated with the above referenced tracts of land including but not limited to Site Plan, preliminary/final plats and construction plan submittals.

Please feel free to let me know if you should have any questions or required any additional information regarding the submittal.

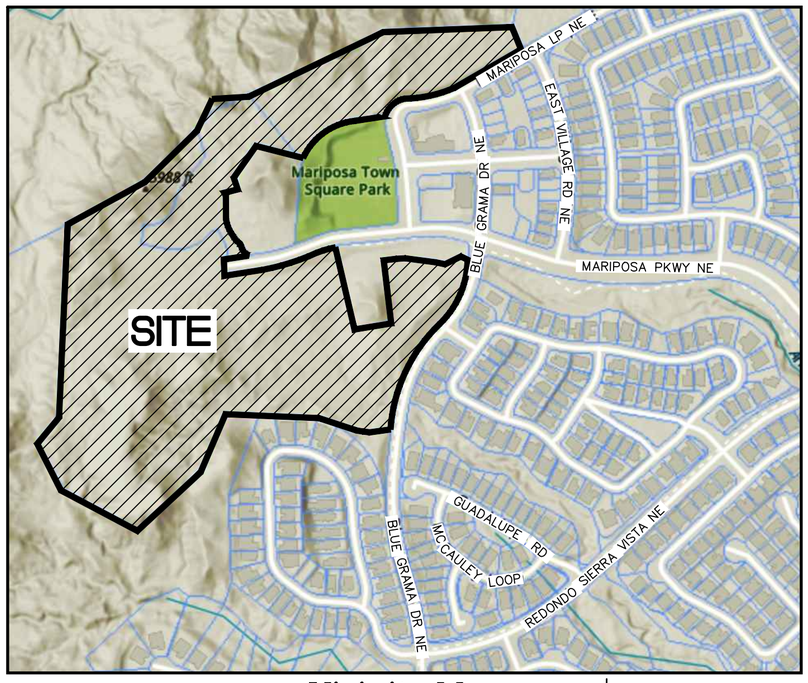
Thank you,

Roger Theis

Mariposa East L.P
By: ABQ-GP. L.L.C.
Its: General Partner
By: Harvard Ventures, Inc.
Its: Manager

By:_
Roger Theis, Authorized Representative

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025



Vicinity Map

N.T.S.

Indexing Information

Sections 11, 12, 13 and 14, Township 13 North, Range 2 East, N.M.P.M.
Subdivision: Mariposa East
Owner: Mariposa East LP
UPC #: 1-012-077-074-032 (Tract 1A-16F)
1-012-076-025-506 (Tract 1A-16H1)
1-012-076-027-434 (Tract 1A-16I)

Filing Information

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } SS

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Purpose of Plat

1. ELIMINATE LOT LINES AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
2. DEDICATE RIGHT OF WAY TO THE CITY OF RIO RANCHO AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN MAY AND JUNE 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN SECTIONS 11, 12, 13 AND 14, TOWNSHIP 13 NORTH, RANGE 2 EAST, N.M.P.M..
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	3
NUMBER OF TRACTS CREATED:	13
NUMBER OF LOTS CREATED:	60
MILES OF ROAD CREATED:	0
ACREAGE IN ROADS:	0
ACREAGE DEDICATED BY THIS PLAT	0
TOTAL PLATTED ACREAGE:	41.7109 ACRES

6. LOT LINES TO BE ELIMINATED SHOWN HEREON AS. . . . . .

Legal Description

TRACTS 1A-16-F AND 1A-16-I OF MARIPOSA EAST, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON FEBRUARY 9, 2006, IN MAP VOLUME 3, FOLIO 2632-B (RRE BK. 19, PG. 65-72).

AND

TRACT 1A-16H-1, PLAT OF TRACTS 3-A & 1A-16H-1 MARIPOSA EAST (A REPLAT OF TRACT 3, MARIPOSA AND TRACT 1-A-16H, MARIPOSA EAST), RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JULY, 2006, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON AUGUST 22, 2006, IN VOLUME 3, FOLIO 2703-B (RRE BK. 19, PG. 119-120).

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2917655-AL01 AND AN EFFECTIVE DATE OF FEBRUARY 4, 2025.

2. PLAT OF RECORD FOR SUBJECT PROPERTY (TRACT 1A-16F & 1A-16I), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 9, 2006, IN VOL. 3, FOL. 2632B (RIO RANCHO ESTATES BK. 19, PG. 65-72).

3. PLAT OF RECORD FOR SUBJECT PROPERTIES (TRACT 1A-16H-1), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 22, 2006, IN VOL. 3, FOL. 2703-B (RIO RANCHO ESTATES BK. 19, PG. 119-120).

4. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTIES, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 31, 2014, IN BOOK 417, PAGE 22736, AS DOC. NO. 2014022736.

Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

_____
EZEE FIBER

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

_____
REPRESENTATIVE, TITLE DATE
MARIPOSA EAST, LP

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: REPRESENTATIVE, TITLE, MARIPOSA EAST, LP

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

CITY CLERK'S CERTIFICATE:

I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

_____
SANDOVAL COUNTY TREASURER DATE

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

_____
BRIAN J. MARTINEZ DATE
N.M.R.P.S. No. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS FOR THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
BRIAN J. MARTINEZ DATE
N.M.R.P.S. No. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

RRE Plat Book __, Page __

Plat for
Terra Alto at Mariposa East

Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

BAR SCALE
0 200' 400'
SCALE: 1" = 200'

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250787
RRE Plat Book __, Page __

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

BAR SCALE
0 100' 200'
SCALE: 1" = 100'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/22/2006, VOL. 3, FOL. 2703–B) (RRE BK. 19, PG. 119–120)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/19/2006, VOL. 3, FOL. 2677–A) (RRE BK. 19, PG. 104–105)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Tract 3–A, Mariposa East (8/22/2006, Vol. 3, Fol. 2703–B) (RRE Bk. 19, Pg. 119–120) NOT A PART 9 10 11 12 13 14 15

Rebar With Cap "LS 6544"

(N 66°07'39" E) N 66°07'51" E 379.80 (379.84')

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469" Found N 72°53'36" E 3.61' From True Corner, Rejected

Formerly Tract 1A–16H 9 10 11 12 13 14 15

Formerly Tract 1A–16F 9 10 11 12 13 14 15

(N 87°59'09" E) N 87°59'16" E 411.12' (410.99')

Rebar With Cap "LS 16469"

Rebar With Cap "LS 6544"

Tract OS–14 Open Space Mariposa East (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART 9 10 11 12 13 14 15

Mariposa Lp NE (60' R/W)

Chiseled "X"

Lot 1 Chiseled "X"

Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11 Lot 12 Lot 13 Lot 14

Tract A

Block 1, The M (9/8/2020, Vol. 3, Fol. 4587) (RRE Bk. 30, Pg. 25) NOT A PART

E. Village Rd NE (64' R/W)

Blue Grama Dr NE (68' R/W)

Rebar With Cap illegible

5/8" Rebar Disturbed

Rebar With Cap illegible

Tract 1A–16D Mariposa East (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART

Parkway Ave NE (88' R/W)

Mariposa Loop NE (89' R/W)

Tract 1A–1A–1

Tract 1A–1A–2

Mariposa East (3/20/2007, Vol. 3, Fol. 2788–A) (RRE Bk. 21, Pg. 33) NOT A PART

Tract B

Block 2, The M (9/8/2020, Vol. 3, Fol. 4587) (RRE Bk. 30, Pg. 25) NOT A PART

Mariposa Parkway NE (R/W Varies)

(163.03') 163.16' S 80°04'14" W (S 80°04'56" W)

Rebar With Cap "LS 16469"

(208.03') 208.76' N 74°05'40" W (N 74°05'49" W) {N 74°05'49" W}

{S 34°17'55" W} (S 34°17'55" W) S 34°15'52" W 162.39' (162.31') {162.31'}

Rebar With Cap "LS 16469"

Phaseline (Typ.)

Rebar With Cap "LS 16469"

Lot line eliminated with the filing of this plat (Typ.)

Tract 1A–16G Mariposa East (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART 9 10 11 12 13 14 15

Tract 1A–16E Mariposa East (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART 9 10 11 12 13 14 15

Rebar With Cap "LS 16469"

5/8" Rebar With Tag "LS 15700"

Tract OS–13, Open Space (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART 9 10 11 12 13 14 15

(N 08°27'21" E) N 03°38'54" E 625.04' (624.95')

Rebar With Cap "LS 16469"

Formerly Tract 1A–16I 9 10 11 12 13 14 15

Phaseline (Typ.)

Matchline (typ.)

Mariposa Parkway NE (63' R/W)

Rebar With Cap "LS 16469"

PK Nail

PK Nail "LS 16469"

Formerly a Portion of Mariposa Parkway NE

Rebar With Cap "LS 16469"

Tract 1A–20 Mariposa East (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART 9 10 11 12 13 14 15

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Blue Grama Dr NE (60' R/W)

Matchline - See Sheet 3

CSI-CARTESIAN SURVEYS INC.
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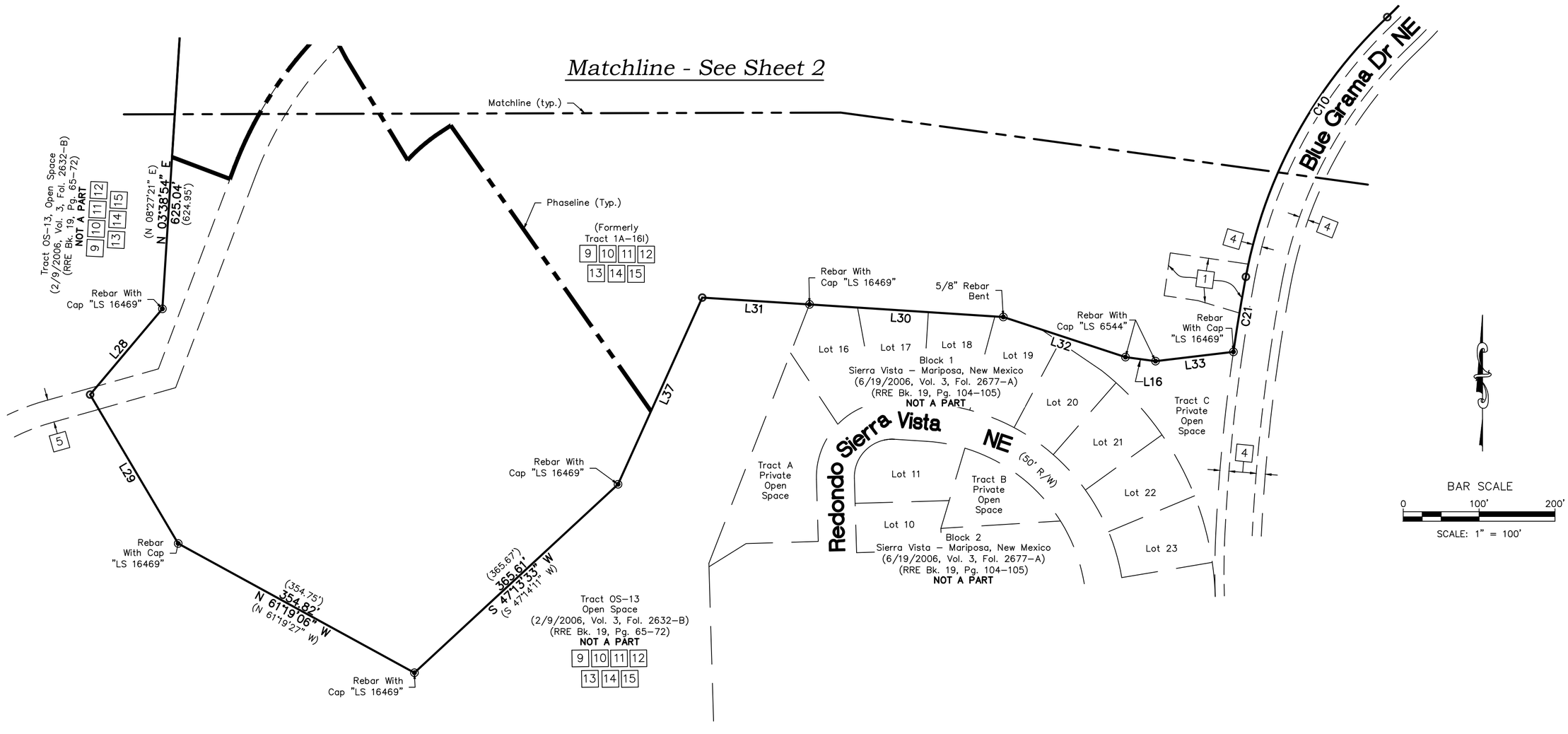
Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/22/2006, VOL. 3, FOL. 2703–B) (RRE BK. 19, PG. 119–120)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/19/2006, VOL. 3, FOL. 2677–A) (RRE BK. 19, PG. 104–105)
◉	FOUND MONUMENT AS INDICATED
o	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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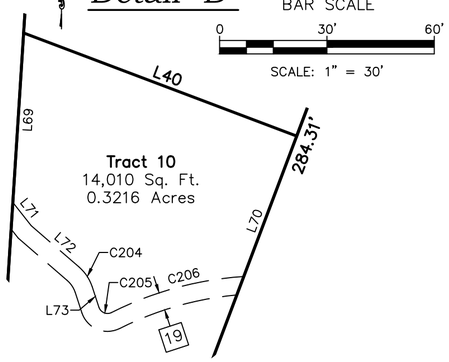
RRE Plat Book __, Page __

Detail "D"

BAR SCALE

0 30' 60'

SCALE: 1" = 30'



Matchline - See Sheet 5 of 10

Matchline - See Sheet 7 of 10

Lot 39
21,661 Sq. Ft.
0.4973 Acres

Lot 28
13,096 Sq. Ft.
0.3006 Acres

Lot 15
12,211 Sq. Ft.
0.2803 Acres

Lot 16
12,140 Sq. Ft.
0.2787 Acres

Tract 3
13,051 Sq. Ft.
0.2996 Acres

Tract 14
256,429 Sq. Ft.
5.8868 Acres
12 14 15

See Detail "D" on this Sheet

Tract 10
14,010 Sq. Ft.
0.3216 Acres

Lot 27
10,764 Sq. Ft.
0.2471 Acres

Lot 26
9,972 Sq. Ft.
0.2289 Acres
5

Lot 17
12,241 Sq. Ft.
0.2810 Acres

Lot 25
10,247 Sq. Ft.
0.2352 Acres

Lot 18
11,094 Sq. Ft.
0.2547 Acres

Tract OS–13
Open Space
(2/9/2006, Vol. 3, Fol. 2632–B)
(RRE Bk. 19, Pg. 65–72)
9 10 11 12
13 14 15

Phaseline (Typ.)

Rebar With Cap "LS 16469"

Tract 13
18,141 Sq. Ft.
0.4165 Acres

Lot 24
16,168 Sq. Ft.
0.3712 Acres

Lot 19
13,741 Sq. Ft.
0.3155 Acres

Bella vista Trail NW

Tract 8
84,583 Sq. Ft.
1.9418 Acres
12 14 15

Rebar With Cap "LS 16469"

Lot 16
Block 1
Sierra Vista – Mariposa, New Mexico
(6/19/2006, Vol. 3, Fol. 2677–A)
(RRE Bk. 19, Pg. 104–105)

Tract OS–13, Open Space (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART
9 10 11 12
13 14 15

Lot 23
27,564 Sq. Ft.
0.6328 Acres

Lot 20
16,971 Sq. Ft.
0.3896 Acres

Tract 9
15,825 Sq. Ft.
0.3633 Acres

Tract 16
29,061 Sq. Ft.
0.6671 Acres

Lot 21
18,537 Sq. Ft.
0.4255 Acres

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

BAR SCALE

0 60' 120'

SCALE: 1" = 60'

Tract OS–13
Open Space
(2/9/2006, Vol. 3, Fol. 2632–B)
(RRE Bk. 19, Pg. 65–72)
NOT A PART
9 10 11 12
13 14 15

Lot 22
19,329 Sq. Ft.
0.4437 Acres

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

CSI-CARTESIAN SURVEYS INC.
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RRE Plat Book __, Page __

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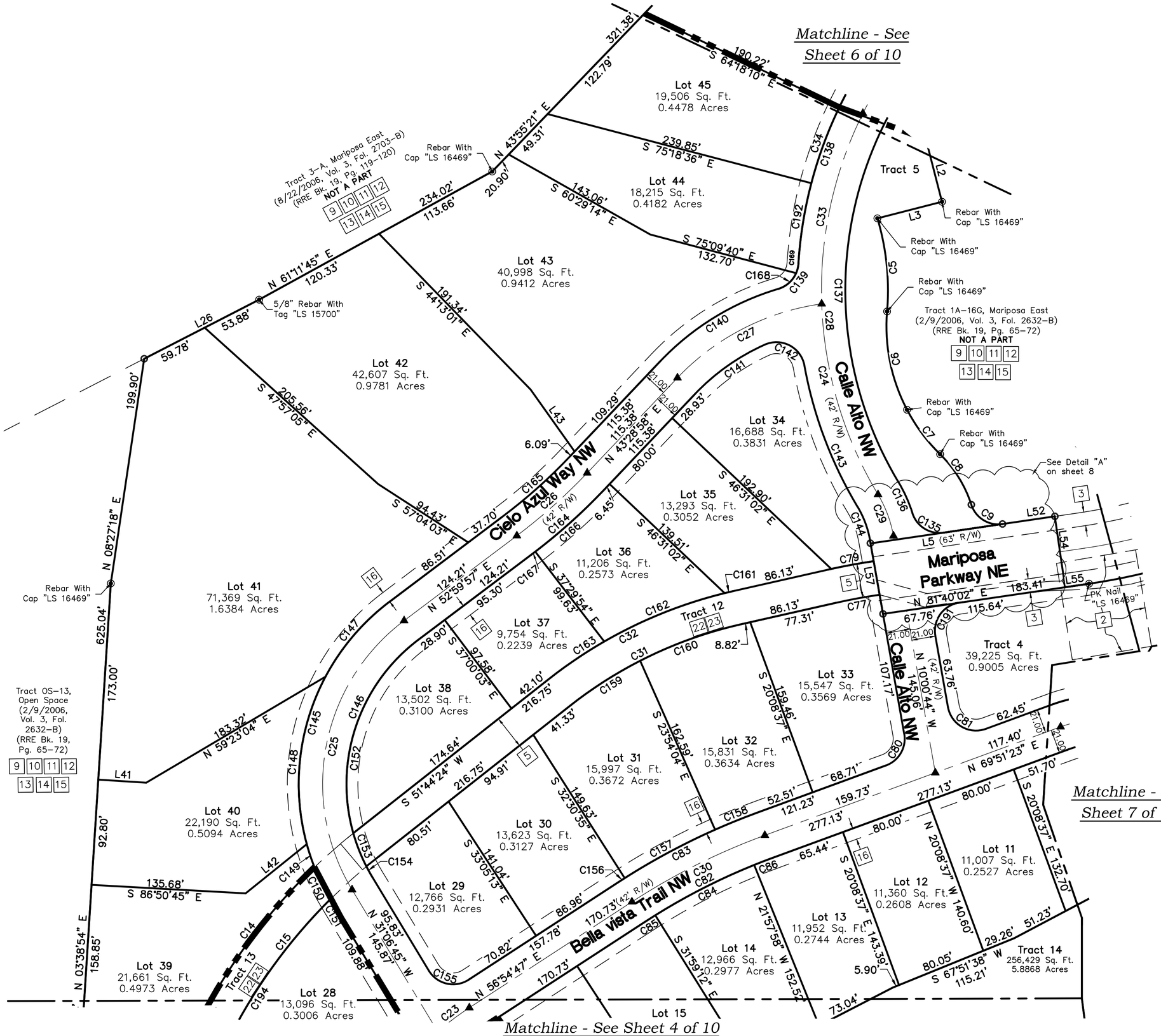
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025



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Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

BAR SCALE
0 60' 120'
SCALE: 1" = 60'

Rebar With Cap "LS 6544"
Rebar With Cap "LS 16469"
Rebar With Cap "LS 16469" Found N 72°53'36" E 3.61' From True Corner, Rejected
5/8" Rebar Disturbed
Chiseled "X"

Tract 3-A, Mariposa East (8/22/2006, Vol. 3, Fol. 2703-B) (RRE Bk. 19, Pg. 119-120) NOT A PART [9][10][11][12][13][14][15]

Tract 1A-16E Mariposa East (2/9/2006, Vol. 3, Fol. 2632-B) (RRE Bk. 19, Pg. 65-72) NOT A PART [9][10][11][12][13][14][15]

Tract 1A-16G Mariposa East (2/9/2006, Vol. 3, Fol. 2632-B) (RRE Bk. 19, Pg. 65-72) NOT A PART [9][10][11][12][13][14][15]

Tract 05-14 Open Space Mariposa East (2/9/2006, Vol. 3, Fol. 2632-B) (RRE Bk. 19, Pg. 65-72) NOT A PART [9][10][11][12][13][14][15]

Lot 46 16,479 Sq. Ft. 0.3783 Acres
Lot 47 15,951 Sq. Ft. 0.3662 Acres
Lot 48 18,603 Sq. Ft. 0.4271 Acres
Lot 49 19,420 Sq. Ft. 0.4458 Acres
Lot 50 16,267 Sq. Ft. 0.3734 Acres
Lot 51 20,162 Sq. Ft. 0.4629 Acres
Lot 52 21,633 Sq. Ft. 0.4966 Acres
Lot 53 17,817 Sq. Ft. 0.4090 Acres
Lot 54 15,987 Sq. Ft. 0.3670 Acres
Lot 55 16,572 Sq. Ft. 0.3804 Acres
Lot 56 17,269 Sq. Ft. 0.3964 Acres
Lot 57 15,916 Sq. Ft. 0.3654 Acres
Lot 58 14,975 Sq. Ft. 0.3438 Acres
Lot 59 11,965 Sq. Ft. 0.2747 Acres
Lot 60 13,270 Sq. Ft. 0.3046 Acres
Tract 5 60,320 Sq. Ft. 1.3847 Acres [12][14][15]
Tract 6 11,752 Sq. Ft. 0.2698 Acres [12][14][15]
Tract 7 2,316 Sq. Ft. 0.0532 Acres
Tract 17 49,644 Sq. Ft. 1.1397 Acres [22][23]

Calle Alto NW (42' R/W)
Calle Alto NW (R/W Varies)
Mariposa Loop NE (60' R/W)
Blue Grama Drive NE (68' R/W)
Mariposa Loop NW (63' R/W)

See Detail "B" on this sheet

Detail "B"

BAR SCALE
0 30' 60'
SCALE: 1" = 30'

Matchline - See Sheet 5 of 10

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Mariposa Parkway NE
(63' R/W)

Tract 1A-16E
Mariposa East
(2/9/2006, Vol. 3, Fol. 2632-B)
(RRE Bk. 19, Pg. 65-72)
NOT A PART
9 10 11 12 13 14 15

Tract 1A-16G, Mariposa East
(2/9/2006, Vol. 3, Fol. 2632-B)
(RRE Bk. 19, Pg. 65-72)
NOT A PART
9 10 11 12 13 14 15

Rebar With Cap "LS 16469"

PK Nail

Rebar With Cap "LS 16469"

Tract 1A-20, Mariposa East
(2/9/2006, Vol. 3, Fol. 2632-B)
(RRE Bk. 19, Pg. 65-72)
NOT A PART
9 10 11 12 13 14 15

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Tract 1A-20
Mariposa East
(2/9/2006, Vol. 3, Fol. 2632-B)
(RRE Bk. 19, Pg. 65-72)
NOT A PART
9 10 11 12 13 14 15

Tract 1
61,330 Sq. Ft.
1.4079 Acres

Tract 4
39,225 Sq. Ft.
0.9005 Acres

Lot 9
19,559 Sq. Ft.
0.4490 Acres

Lot 8
17,140 Sq. Ft.
0.3935 Acres

Lot 7
17,470 Sq. Ft.
0.4011 Acres

Lot 10
15,497 Sq. Ft.
0.3558 Acres

Tract 11
12,491 Sq. Ft.
0.2868 Acres

Tract 14
256,429 Sq. Ft.
5.8868 Acres
12 14 15

Tract 15
125,500 Sq. Ft.
2.8811 Acres
22 23

Blue Grama Drive NE
(60' R/W)

Bella Vista Trail NW
(42' R/W)

Camino Cerro NW
(42' R/W)

Calle Cerro NW
(R/W Varies)

Lot 6
9,293 Sq. Ft.
0.2133 Acres

Lot 5
9,293 Sq. Ft.
0.2133 Acres

Lot 4
9,498 Sq. Ft.
0.2180 Acres

Lot 3
9,215 Sq. Ft.
0.2116 Acres

Lot 2
9,293 Sq. Ft.
0.2133 Acres

Lot 1
10,112 Sq. Ft.
0.2321 Acres

Tract 2
2,775 Sq. Ft.
0.0637 Acres

Tract 14
256,429 Sq. Ft.
5.8868 Acres
9 10 11 12 13 14 15

Tract 14
256,429 Sq. Ft.
5.8868 Acres

Tract 15
125,500 Sq. Ft.
2.8811 Acres
22 23

BAR SCALE
0 60' 120'
SCALE: 1" = 60'

Matchline - See Sheet 5 of 10

Matchline - See Sheet 4 of 10

Detail "C"

BAR SCALE
0 30' 60'
SCALE: 1" = 30'

Lot 16
Block 1
Sierra Vista - Mariposa, New Mexico

Lot 17

Lot 18

Lot 19

Block 1
Sierra Vista - Mariposa, New Mexico
(6/19/2006, Vol. 3, Fol. 2677-A)
(RRE Bk. 19, Pg. 104-105)

Lot 20

Lot 21

5/8" Rebar Bent

Rebar With Cap "LS 6544"

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
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Line Table		
Line #	Direction	Length (ft)
L1	S 85°47'30" W (S 85°48'12" W)	59.21' (59.21')
L2	S 14°25'08" E (S 14°24'35" E) {S 14°24'35" E}	56.84' (56.95') {56.95'}
L3	S 75°35'13" W (S 75°35'25" W) {S 75°35'25" W}	58.69' (58.71') {58.71'}
L4	N 10°00'44" W	2.99'
L5	N 81°39'28" E (N 81°40'28" E) {N 81°40'28" E}	163.68'(117.24') {117.24'}
L6	S 82°19'16" W (N 81°40'28" E)	28.14' (185.23')
L7	S 13°01'06" E (S 13°01'06" E)	364.41'(361.48')
L8	S 82°41'04" W (S 08°19'32" E)	68.59' (63.00')
L9	N 69°18'15" E (N 69°18'15" E)	138.27'(138.27')
L10	N 82°24'54" E (N 82°28'23" E)	56.37' (56.18')
L11	S 86°01'58" E (S 86°02'12" E)	133.43'(133.52')
L12	S 76°47'04" E (S 76°47'27" E)	61.86' (61.85')
L13	N 70°13'10" E (N 70°14'39" E)	87.40' (87.48')
L14	S 68°49'19" E (S 68°47'50" E)	29.27' (29.30')
L15	S 06°31'45" W(S 06°32'33" W) *{S 06°32'33" W}*	12.26' (12.36')
L16	N 82°21'44" W(N 82°19'47" W) *{N 82°19'47" W}*	39.95' (40.00') *{40.00'}*
L17	N 87°59'16" E (N 87°59'09" E)	124.84' (124.99')
L18	N 78°33'58" E (N 78°33'58" E)	160.63' (160.65')
L19	S 29°40'54" E (S 29°40'50" E)	161.33' (161.50')
L20	S 60°18'28" W (S 60°19'10" W)	187.33' (187.33')
L21	N 63°31'56" E (S 63°33'20" W)	257.23' (257.28')
L22	N 80°47'48" E {S 80°48'46" W}	177.42' {177.45'}
L23	N 21°10'21" E (N 21°10'10" E) {N 21°10'10" E}	119.33' (119.33') {119.33'}
L24	N 61°11'45" E (N 61°11'12" E) {N 61°11'12" E}	234.02' (233.93'){233.93'}
L25	N 43°55'21" E (N 43°55'14" E)	321.38' (321.41')
L26	N 62°46'11" E (N 62°46'11" E)	113.66' (321.41')
L27	S 08°27'18" W (N 08°27'21" E)	199.90' (321.41')
L28	N 40°07'08" E (N 40°07'17" E)	147.77' (147.81')
L29	S 30°36'41" E (S 30°36'33" E)	227.91' (227.96')
L30	S 86°17'32" E (N 40°07'17" E)	255.93'(255.98') *{255.96'}*
L31	S 86°22'20" E (N 86°20'42" E)	141.56' (141.53')
L32	S 71°49'37" E (N 40°07'17" E)	169.49'(169.49') *{169.49'}*
L33	S 83°12'45" W (S 83°12'45" W) *{S 83°12'45" W}*	103.37' (103.41') *{103.41'}*
L34	S 07°29'30" E (S 07°28'07" E)	263.48' (263.53')
L35	N 29°27'08" E	51.15'
L36	S 29°24'13" E	73.73'
L37	S 24°17'39" W (S 24°19'18" W)	269.86'(269.82')
L38	N 74°15'57" E	83.63'
L39	N 74°16'05" E	105.08'
L40	S 69°19'02" E	81.57'
L41	S 86°20'39" E	42.32'
L42	N 51°09'33" E	69.12'
L43	S 35°22'47" E	66.82'
L44	S 84°40'08" E	28.20'
L45	S 83°59'30" E	64.08'
L46	N 89°59'19" E	92.00'
L47	S 59°28'21" W	7.63'
L48	S 59°28'21" W	7.63'
L49	N 10°00'44" W	3.61'
L50	N 38°59'30" E	29.00'
L51	S 85°47'56" W	3.04'
L52	N 81°39'28" E	46.52'
L53	S 74°50'26" E	46.09'
L54	S 08°19'32" E	63.03'
L55	S 81°40'02" W	21.45'
L56	S 81°40'02" W	38.88'
L57	S 10°00'44" E	63.03'
L59	S 74°50'26" E	42.94'
L60	N 81°40'02" E	120.58'

Line Table		
Line #	Direction	Length (ft)
L61	N 82°35'06" E	66.77'
L62	S 82°35'06" W	32.03'
L63	N 11°34'32" W	120.62'
L64	N 62°29'19" E	10.00'
L65	S 14°22'49" E	40.58'
L66	S 62°29'19" W	10.00'
L67	S 82°22'30" W	19.87'
L68	N 84°32'52" E	168.61'

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.2321	10,112
Lot 2	0.2133	9,293
Lot 3	0.2116	9,215
Lot 4	0.2180	9,498
Lot 5	0.2133	9,293
Lot 6	0.2133	9,293
Lot 7	0.4011	17,470
Lot 8	0.3935	17,140
Lot 9	0.4490	19,559
Lot 10	0.3558	15,497
Lot 11	0.2527	11,007
Lot 12	0.2608	11,360
Lot 13	0.2744	11,952
Lot 14	0.2977	12,966
Lot 15	0.2803	12,211
Lot 16	0.2787	12,140
Lot 17	0.2810	12,241
Lot 18	0.2547	11,094
Lot 19	0.3155	13,741
Lot 20	0.3896	16,971
Lot 21	0.4255	18,537
Lot 22	0.4437	19,329
Lot 23	0.6328	27,564
Lot 24	0.3712	16,168
Lot 25	0.2352	10,247
Lot 26	0.2289	9,972
Lot 27	0.2471	10,764
Lot 28	0.3006	13,096
Lot 29	0.2931	12,766
Lot 30	0.3127	13,623
Lot 31	0.3672	15,997
Lot 32	0.3634	15,831
Lot 33	0.3569	15,547
Lot 34	0.3831	16,688
Lot 35	0.3052	13,293
Lot 36	0.2573	11,206
Lot 37	0.2239	9,754
Lot 38	0.3100	13,502
Lot 39	0.4973	21,661
Lot 40	0.5094	22,190

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 41	1.6384	71,369
Lot 42	0.9781	42,607
Lot 43	0.9412	40,998
Lot 44	0.4182	18,215
Lot 45	0.4478	19,506
Lot 46	0.3783	16,479
Lot 47	0.3662	15,951
Lot 48	0.4271	18,603
Lot 49	0.4458	19,420
Lot 50	0.3734	16,267
Lot 51	0.4629	20,162
Lot 52	0.4966	21,633
Lot 53	0.4090	17,817
Lot 54	0.3670	15,987
Lot 55	0.3804	16,572
Lot 56	0.3964	17,269
Lot 57	0.3654	15,916
Lot 58	0.3438	14,975
Lot 59	0.2747	11,965
Lot 60	0.3046	13,270
Tract 1	1.4079	61,330
Tract 2	0.0637	2,775
Tract 3	0.2996	13,051
Tract 4	0.9005	39,225
Tract 5	1.3847	60,320
Tract 6	0.2698	11,752
Tract 7	0.0532	2,316
Tract 8	1.9418	84,583
Tract 9	0.3633	15,825
Tract 10	0.3216	14,010
Tract 11	0.2868	12,491
Tract 12	0.3605	15,703
Tract 13	0.4165	18,141
Tract 14	5.8868	256,429
Tract 15	2.8811	125,500
Tract 16	0.6671	29,061
Tract 17	1.1397	49,644
Tract 18 Right-of-Way Vacated with the Filing of this Plat	0.2368	10,317

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable One for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

E. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

F. EZEE Fiber for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Fiber Optic Internet services.

G. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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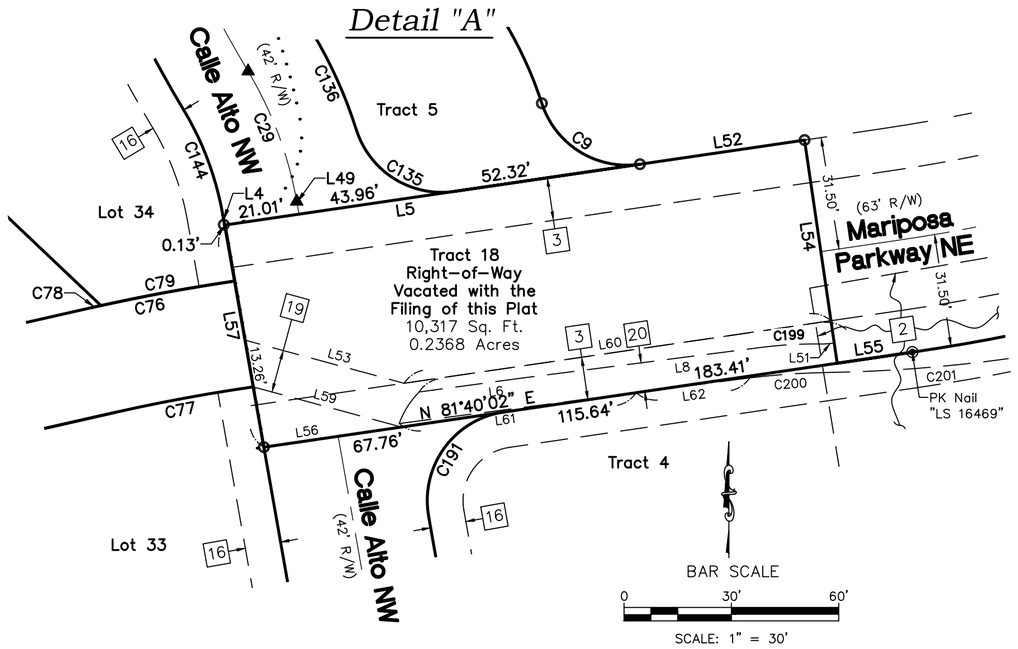
Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

Easement Notes

1. EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA (12/15/2004, BK. 407, PG. 39898, DOC. NO. 200439898) AND AS SHOWN ON PLATS (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48) AND (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
2. EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA AND MARIPOSA COMMUNITY ASSOCIATION (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
3. EXISTING 12' P.U.E. (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
4. EXISTING 12' P.U.E. (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48)
5. EXISTING 30' PUBLIC WATERLINE AND REUSE WATER EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
6. EXISTING 20' P.U.E. (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72) SHOWN HEREON AS ····· VACATED WITH THE FILING OF THIS PLAT
7. EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72) VACATED WITH THE FILING OF THIS PLAT
8. EXISTING 10'–15' PUBLIC WATERLINE EASEMENT (8/22/2006, VOL. 3, FOL. 2703–B) (RRE BK. 19, PG. 119–120) VACATED WITH THE FILING OF THIS PLAT
9. EXISTING BLANKET EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE ENJOYMENT, USE, ACCESS, AND DEVELOPMENT OF THE PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) (5/3/2005, BK. 408, PG. 15690, DOC. NO. 200515690) (7/8/2005, BK. 409, PG. 25022, DOC. NO. 200525022) VACATED WITH THE FILING OF THIS PLAT
10. EXISTING RECIPROCAL APPURTENANT EASEMENTS OF ENCROACHMENT, AND FOR MAINTENANCE OF AND USE OF ANY PERMITTED ENCROACHMENT OF ANY IMPROVEMENTS WITHIN AN ADJOINING UNIT OR PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
11. EXISTING PERPETUAL NON–EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND INSPECTIONS OF ALL UTILITY SERVICE LINES AND STRUCTURES, BLANKET IN NATURE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
12. EXISTING EASEMENT FOR THE MAINTENANCE, EMERGENCY AND ENFORCEMENT OF ALL UNITS WITHIN MARIPOSA ALLOWING THE ASSOCIATION TO ACCESS AND REPAIR AND MAINTAIN SUCH UNITS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052)
13. EXISTING PERPETUAL EASEMENT FOR INSTALLATION, MAINTENANCE, AND REPAIR OF SOLAR POWER EQUIPMENT UPON, ACROSS, OVER, AND UNDER MARIPOSA PROPERTIES (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
14. EXISTING EASEMENT FOR CROSS–LOT/UNIT–DRAINAGE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052)
15. EXISTING EASEMENT FOR PERIMETER WALLS OR FENCES WITHIN THE MARIPOSA PROPERTIES FOR THE MAINTENANCE, REPAIR AND INSTALLATION OF SUCH WALLS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
16. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
17. 25' PUBLIC STORM DRAIN AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
18. 20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
19. PUBLIC PEDESTRIAN EASEMENT GRANTED WITH THE FILING OF THIS PLAT
20. SIGN EASEMENT GRANTED WITH THE FILING OF THIS PLAT
21. PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
22. PUBLIC WATERLINE, PUBLIC SANITARY SEWER AND PUBLIC STORM DRAIN EASEMENT, BLANKET IN NATURE, GRANTED WITH THE FILING OF THIS PLAT
23. PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENTS BENEFITTING HOMEOWNER'S AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT
24. PUBLIC STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Detail "A"



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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	138.38' (138.38')	572.00' (572.00')	13°51'40"	138.04'	N 67°14'18" E
C2	47.20' (47.20')	222.00' (222.00')	12°10'54"	47.11'	N 80°15'35" E
C3	123.25' (123.30')	105.00' (105.00')	67°15'23"	116.30'	S 52°09'49" W
C4	250.92' (250.96')	250.00' (250.00')	57°30'25"	240.52'	S 51°19'02" W
C5	82.80' (82.83') {82.83'}	222.00' (222.00') {222.00'}	21°22'09"	82.32'	N 05°56'20" W
C6	89.43' (89.43') {89.43'}	158.00' (158.00') {158.00'}	32°25'48"	88.24'	S 11°28'10" E
C7	49.05' (49.05') {49.05'}	158.00' (158.00') {158.00'}	17°47'13"	48.85'	S 36°34'30" E
C8	52.71' (52.64') {52.64'}	110.00' (110.00') {110.00'}	27°27'21"	52.21'	N 31°44'26" W
C9	35.05' (35.02') {35.02'}	25.00' (25.00') {25.00'}	80°19'47"	32.25'	S 58°10'38" E
C10	396.03'	630.00'	36°01'03"	389.54'	S 28°34'39" W
C11	293.70'	420.00'	40°03'56"	287.75'	N 26°35'18" E
C12	40.94'	266.00'	8°49'04"	40.90'	S 73°42'47" W
C13	115.22'	534.00'	12°21'47"	115.00'	N 75°29'09" E
C14	226.30'	506.00'	25°37'30"	224.42'	S 33°29'43" W
C15	203.20'	476.00'	24°27'32"	201.66'	S 32°54'44" W
C16	193.34'	160.00'	69°14'09"	181.79'	S 16°23'25" E
C17	115.22' (115.22')	534.00' (534.00')	12°21'47"	115.00'	N 75°29'09" E
C18	168.80'	250.00'	38°41'07"	165.61'	S 37°34'13" W
C19	232.44'	50.00'	266°21'07"	72.93'	N 82°10'04" E
C20	133.94' (396.03') [396.03']	250.00' (630.00') [630.00']	30°41'48"	132.34'	S 33°34'34" W
C21	100.22' (100.22') [100.22']	2480.00'(2480.00')[2480.00']	2°18'55"	100.21'	S 09°24'40" W
C22	81.55' (81.51')	250.00' (250.00')	18°41'23"	81.19'	S 13°13'08" W
C23	34.86'	250.00'	7°59'18"	34.83'	S 52°55'07" W
C24	176.81'	350.00'	28°56'42"	174.94'	S 16°27'33" E
C25	264.24'	180.00'	84°06'42"	241.15'	S 10°56'36" W
C26	83.05'	500.00'	9°30'59"	82.95'	N 48°14'27" E
C27	145.32'	215.00'	38°43'33"	142.57'	S 62°50'44" W
C28	350.14'	350.00'	57°19'05"	335.72'	S 02°16'21" E
C29	39.07'	107.00'	20°55'10"	38.85'	N 20°28'19" W
C30	131.02'	580.00'	12°56'36"	130.75'	S 63°23'05" W
C31	167.34'	376.00'	25°30'01"	165.97'	S 64°29'25" W
C32	180.70'	406.00'	25°30'01"	179.21'	S 64°29'25" W
C33	173.32'	350.00'	28°22'24"	171.56'	S 12°12'00" W
C34	75.74'	371.00'	11°41'47"	75.61'	S 20°32'18" W
C35	335.56'	300.00'	64°05'12"	318.34'	S 58°25'48" W
C36	312.01'	435.00'	41°05'45"	305.36'	N 69°55'31" E
C37	320.38'	452.00'	40°36'40"	313.71'	S 69°40'59" W
C38	73.10'	572.00'	7°19'21"	73.05'	N 70°30'28" E
C39	13.16'	5.00'	150°50'18"	9.68'	N 08°34'22" W
C40	305.49'	431.00'	40°36'40"	299.14'	S 69°40'59" W
C41	44.99'	405.35'	6°21'34"	44.97'	N 86°54'56" W
C42	90.60'	75.00'	69°12'57"	85.19'	N 55°24'12" W
C43	335.26'	473.00'	40°36'40"	328.29'	S 69°40'59" W
C44	22.76'	25.00'	52°10'09"	21.98'	N 63°54'15" E
C45	95.09'	50.00'	108°58'00"	81.39'	N 87°41'50" W
C46	17.62'	25.00'	40°23'09"	17.26'	S 53°24'24" E
C47	38.77'	96.00'	23°08'16"	38.51'	N 62°01'50" W
C48	30.20'	25.00'	69°13'09"	28.40'	S 85°04'16" E
C49	59.39'	50.00'	68°03'41"	55.96'	S 71°51'01" W
C50	20.44'	50.00'	23°25'16"	20.30'	N 62°24'30" W
C51	15.26'	50.00'	17°29'02"	15.20'	N 41°57'21" W
C52	24.38'	60.00'	23°17'01"	24.22'	S 47°49'51" W
C53	13.20'	40.00'	18°54'28"	13.14'	S 50°01'08" W
C54	94.86'	154.00'	35°17'29"	93.36'	S 77°07'06" W
C55	82.54'	134.00'	35°17'29"	81.24'	S 77°07'06" W
C56	25.94'	154.00'	9°39'07"	25.91'	S 64°17'55" W
C57	68.91'	154.00'	25°38'21"	68.34'	S 81°56'40" W
C58	63.73'	473.00'	7°43'12"	63.68'	S 53°14'15" W
C59	70.10'	473.00'	8°29'30"	70.04'	S 61°20'36" W
C60	71.06'	473.00'	8°36'30"	71.00'	S 69°53'36" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	71.06'	473.00'	8°36'30"	71.00'	S 78°30'06" W
C62	59.30'	473.00'	7°10'59"	59.26'	S 86°23'50" W
C63	296.94'	414.00'	41°05'45"	290.62'	N 69°55'31" E
C64	21.87'	414.00'	3°01'35"	21.87'	N 88°57'36" E
C65	127.82'	414.00'	17°41'22"	127.31'	N 78°36'08" E
C66	132.93'	414.00'	18°23'48"	132.36'	N 60°33'33" E
C67	63.73'	473.00'	7°43'12"	63.68'	S 53°14'15" W
C68	312.07'	279.00'	64°05'12"	296.05'	S 58°25'48" W
C69	327.07'	456.00'	41°05'45"	320.10'	N 69°55'31" E
C70	359.05'	321.00'	64°05'12"	340.62'	S 58°25'48" W
C71	69.16'	321.00'	12°20'38"	69.02'	S 32°33'31" W
C72	67.90'	321.00'	12°07'13"	67.78'	S 44°47'27" W
C73	73.59'	321.00'	13°08'04"	73.43'	S 57°25'05" W
C74	94.48'	321.00'	16°51'47"	94.13'	S 72°25'01" W
C75	53.92'	321.00'	9°37'30"	53.86'	S 85°39'39" W
C76	40.15'	520.00'	4°25'28"	40.14'	S 79°27'09" W
C77	39.08'	490.00'	4°34'11"	39.07'	S 79°31'31" W
C78	2.57'	520.00'	0°17'00"	2.57'	S 77°22'56" W
C79	37.95'	520.00'	4°10'52"	37.94'	S 79°36'52" W
C80	34.85'	25.00'	79°52'06"	32.10'	N 29°55'19" E
C81	43.69'	25.00'	100°07'54"	38.34'	S 60°04'41" E
C82	126.28'	559.00'	12°56'36"	126.01'	S 63°23'05" W
C83	135.77'	601.00'	12°56'36"	135.48'	S 63°23'05" W
C84	97.77'	559.00'	10°01'15"	97.64'	S 63°01'25" W
C85	10.73'	559.00'	1°06'01"	10.73'	S 57°27'47" W
C86	17.78'	559.00'	1°49'20"	17.78'	S 68°56'43" W
C87	150.78'	107.00'	80°44'25"	138.61'	N 69°46'25" W
C88	121.19'	86.00'	80°44'25"	111.41'	N 69°46'25" W
C89	180.38'	128.00'	80°44'25"	165.82'	N 69°46'25" W
C90	63.18'	128.00'	28°16'48"	62.54'	S 83°59'47" W
C91	111.76'	128.00'	50°01'37"	108.25'	N 56°51'01" W
C92	5.44'	128.00'	2°25'59"	5.44'	N 30°37'12" W
C93	61.76'	25.00'	141°32'18"	47.21'	N 41°21'56" E
C94	64.49'	107.00'	34°32'01"	63.52'	N 12°08'12" W
C95	42.76'	128.00'	19°08'30"	42.56'	N 19°49'58" W
C96	29.57'	25.00'	67°46'26"	27.88'	S 44°08'56" E
C97	2.81'	25.00'	6°26'52"	2.81'	S 13°29'09" E
C98	26.76'	25.00'	61°19'35"	25.50'	S 47°22'22" E
C99	262.74'	709.00'	21°13'58"	261.24'	S 88°39'08" E
C100	410.78'	730.00'	32°14'27"	405.38'	S 83°08'53" E
C101	104.85'	730.00'	8°13'45"	104.76'	S 71°08'33" E
C102	305.93'	730.00'	24°00'42"	303.70'	S 87°15'46" E
C103	139.13'	215.00'	37°04'38"	136.72'	N 62°11'34" E
C104	60.68'	194.00'	17°55'12"	60.43'	N 71°46'17" E
C105	31.01'	28.00'	63°27'22"	29.45'	N 31°05'00" E
C106	244.88'	50.00'	280°36'33"	63.87'	N 40°20'24" W
C107	18.34'	50.00'	21°01'17"	18.24'	S 09°51'58" W
C108	98.37'	50.00'	112°43'17"	83.25'	S 76°44'15" W
C109	128.17'	50.00'	146°52'00"	95.85'	N 26°31'53" E
C110	20.56'	28.00'	42°04'45"	20.10'	S 78°55'30" W
C111	94.10'	236.00'	22°50'46"	93.48'	N 69°18'30" E
C112	66.42'	236.00'	16°07'27"	66.20'	N 72°40'09" E
C113	27.69'	236.00'	6°43'19"	27.67'	N 61°14'46" E
C114	422.59'	751.00'	32°14'27"	417.04'	S 83°08'53" E
C115	77.96'	751.00'	5°56'52"	77.92'	N 84°20'58" E
C116	77.31'	751.00'	5°53'53"	77.27'	S 89°43'40" E
C117	25.00'	751.00'	1°54'28"	25.00'	S 85°49'30" E
C118	77.96'	751.00'	5°56'52"	77.92'	S 81°53'50" E
C119	77.96'	751.00'	5°56'52"	77.92'	S 75°56'58" E
C120	77.96'	751.00'	5°56'52"	77.92'	S 70°00'06" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	485.05'	862.00'	32°14'27"	478.68'	S 83°08'53" E
C122	97.65'	347.00'	16°07'27"	97.33'	N 72°40'09" E
C123	89.48'	862.00'	5°56'52"	89.44'	S 70°00'06" E
C124	89.48'	862.00'	5°56'52"	89.44'	S 75°56'58" E
C125	93.18'	862.00'	6°11'37"	93.13'	S 82°01'12" E
C126	25.00'	862.00'	1°39'43"	25.00'	S 85°56'52" E
C127	88.73'	862.00'	5°53'53"	88.69'	S 89°43'40" E
C128	89.48'	862.00'	5°56'52"	89.44'	N 84°20'58" E
C129	9.69'	862.00'	0°38'39"	9.69'	N 81°03'12" E
C130	5.67'	25.00'	12°59'41"	5.66'	N 22°54'22" W
C131	56.09'	25.00'	128°32'36"	45.04'	N 47°51'47" E
C132	10.36'	709.00'	0°50'15"	10.36'	S 67°26'47" E
C133	73.38'	420.00'	10°00'37"	73.29'	N 11°33'38" E
C134	220.32'	420.00'	30°03'19"	217.80'	N 31°35'37" E
C135	35.25'	25.00'	80°46'48"	32.40'	S 57°57'08" E
C136	29.87'	128.00'	13°22'10"	29.80'	N 24°14'49" W
C137	329.13'	329.00'	57°19'05"	315.57'	S 02°16'21" E
C138	147.45'	371.00'	22°46'16"	146.48'	S 15°00'04" W
C139	30.45'	25.00'	69°47'01"	28.60'	N 38°30'26" E
C140	123.22'	236.00'	29°54'58"	121.83'	S 58°26'27" W
C141	75.96'	194.00'	22°25'58"	75.47'	S 54°41'57" W
C142	45.28'	25.00'	103°46'34"	39.34'	N 62°11'47" W
C143	133.54'	371.00'	20°37'24"	132.82'	S 20°37'12" E
C144	31.40'	86.00'	20°55'10"	31.23'	N 20°28'19" W
C145	295.07'	201.00'	84°06'42"	269.28'	S 10°56'36" W
C146	233.42'	159.00'	84°06'42"	213.01'	S 10°56'36" W
C147	87.51'	201.00'	24°56'44"	86.82'	S 40°31'35" W
C148	151.91'	201.00'	43°18'12"	148.32'	S 06°24'07" W
C149	21.37'	201.00'	6°05'28"	21.36'	S 18°17'43" E
C150	31.65'	201.00'	9°01'21"	31.62'	S 25°51'08" E
C151	2.63'	201.00'	0°44'57"	2.63'	S 30°44'17" E
C152	190.90'	159.00'	68°47'33"	179.64'	S 18°36'10" W
C153	31.38'	159.00'	11°18'33"	31.33'	S 21°26'52" E
C154	11.13'	159.00'	4°00'36"	11.13'	S 29°06'27" E
C155	40.13'	25.00'	91°58'28"	35.96'	S 77°05'59" E
C156	6.06'	601.00'	0°34'39"	6.06'	S 57°12'06" W
C157	90.30'	601.00'	8°36'31"	90.21'	S 61°47'41" W
C158	39.41'	601.00'	3°45'27"	39.41'	S 67°58'39" W
C159	73.29'	376.00'	11°10'06"	73.18'	S 57°19'27" W
C160	94.05'	376.00'	14°19'55"	93.81'	S 70°04'28" W
C161	7.48'	406.00'	1°03'20"	7.48'	S 76°42'46" W
C162	114.49'	406.00'	16°09'28"	114.12'	S 68°06'22" W
C163	58.72'	406.00'	8°17'14"	58.67'	S 55°53'01" W
C164	86.53'	521.00'	9°30'59"	86.43'	N 48°14'27" E
C165	79.56'	479.00'	9°30'59"	79.47'	N 48°14'27" E
C166	82.01'	521.00'	9°01'08"	81.92'	N 47°59'32" E
C167	4.52'	521.00'	0°29'51"	4.52'	N 52°45'01" E
C168	21.69'	25.00'	49°42'47"	21.02'	N 48°32'33" E
C169	8.76'	25.00'	20°04'14"	8.71'	N 13°39'03" E
C170	154.62'	229.00'	38°41'07"	151.70'	S 37°34'13" W
C171	109.31'	271.00'	23°06'37"	108.57'	S 29°46'58" W
C172	31.61'	25.00'	72°27'02"	29.55'	N 05°06'46" E
C173	51.16'	229.00'	12°47'59"	51.05'	S 24°37'39" W
C174	103.46'	229.00'	25°53'08"	102.58'	S 43°58'13" W
C175	55.31'	271.00'	11°41'39"	55.22'	S 35°29'27" W
C176	54.00'	271.00'	11°24'58"	53.91'	S 23°56'09" W
C177	149.64'	181.00'	47°22'09"	145.42'	S 05°27'25" E
C178	167.97'	139.00'	69°14'09"	157.93'	S 16°23'25" E
C179	31.51'	28.00'	64°29'07"	29.88'	N 03°06'04" E
C180	109.02'	50.00'	124°55'56"	88.67'	S 27°07'20" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C181	47.51'	50.00'	54°26'37"	45.74'	N 63°11'23" E
C182	48.46'	50.00'	55°31'52"	46.59'	N 08°12'09" E
C183	27.44'	50.00'	31°26'43"	27.10'	N 35°17'08" W
C184	47.02'	181.00'	14°53'01"	46.89'	S 10°47'10" W
C185	91.01'	181.00'	28°48'28"	90.05'	S 11°03'35" E
C186	11.62'	181.00'	3°40'40"	11.62'	S 27°18'09" E
C187	160.59'	139.00'	66°11'49"	151.81'	S 17°54'35" E
C188	7.37'	139.00'	3°02'21"	7.37'	S 16°42'29" W
C189	60.20'	75.00'	45°59'30"	58.60'	N 67°00'56" W
C190	30.40'	75.00'	23°13'27"	30.19'	N 32°24'27" W
C191	40.00'	25.00'	91°40'46"	35.87'	S 35°49'39" W
C192	71.71'	371.00'	11°04'28"	71.60'	S 09°09'10" W
C193	64.85'	476.00'	7°48'20"	64.80'	S 24°35'08" W
C194	138.35'	476.00'	16°39'12"	137.86'	S 36°48'54" W
C195	27.82'	572.00'	2°47'11"	27.82'	N 64°16'12" E
C196	25.65'	572.00'	2°34'08"	25.64'	N 61°35'32" E
C197	16.60'	25.00'	38°02'00"	16.29'	N 70°58'19" E
C198	6.17'	25.00'	14°08'09"	6.15'	N 44°53'15" E
C199	17.11'	113.73'	8°37'07"	17.09'	S 86°59'37" W
C200	21.79'	205.35'	6°04'49"	21.78'	S 86°02'02" W
C201	61.22'	419.75'	8°21'23"	61.17'	N 84°53'45" E
C202	93.96'	410.00'	13°07'51"	93.76'	N 20°56'45" W
C203	66.49'	420.00'	9°04'14"	66.42'	N 42°05'09" E

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

250787
RRE Plat Book __, Page __

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

October 31, 2025

RE: Preliminary Plat & Subdivision Variance;
Case No. 25-210-00009 & 25-280-00005
Mariposa East, Tracts 1A16H1, 1A16f, and 1A16I

Dear Property Owner:

You are receiving this letter because your property abuts a site where a land development decision is required by the Planning and Zoard.

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision; for the subject property legally described as Mariposa East, Tracts 1A16H1, 1A16f, and 1A16I. The subject property comprises approximately 41.7109 acres. The applicant concurrently requests approval of a Subdivision Variance to side and rear PUE's.

The Planning and Zoning Board will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to lruizcarlos@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at lruizcarlos@rrnm.gov. or call me at 505-896-8785, if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

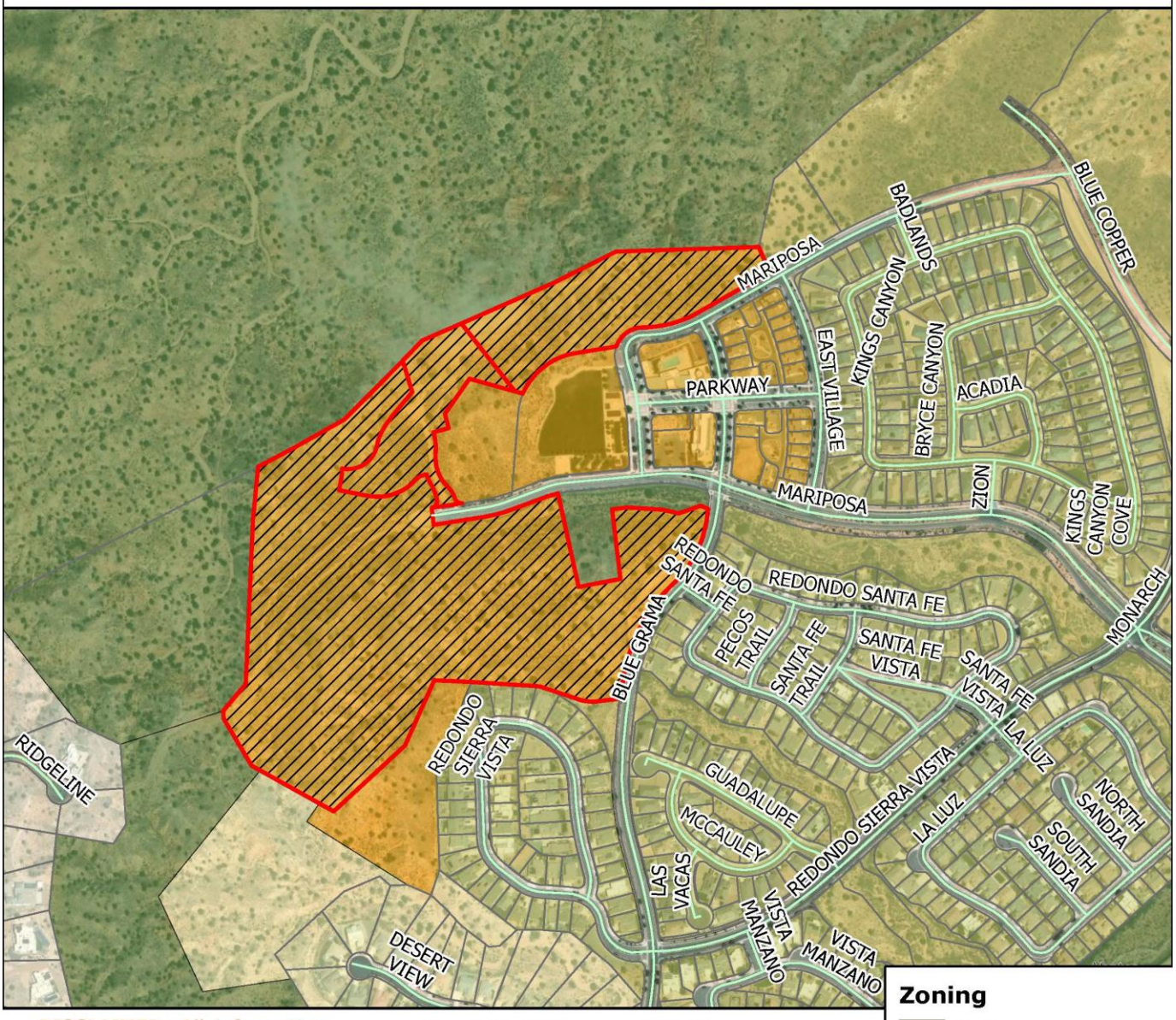
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

PRELIMINARY PLAT & SUBDIVISION VARIANCE
MARIPOSA EAST
TRACTS 1A16H1, 1A1GF, AND 1A16I



Zoning
- E-1
- MU-A
- OS
- R-1
- R-4
- TZ
- Subject Property

0 0.04 0.08 0.16 Miles

N
W E
S

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Liz Ruiz Carlos
10.28.25

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

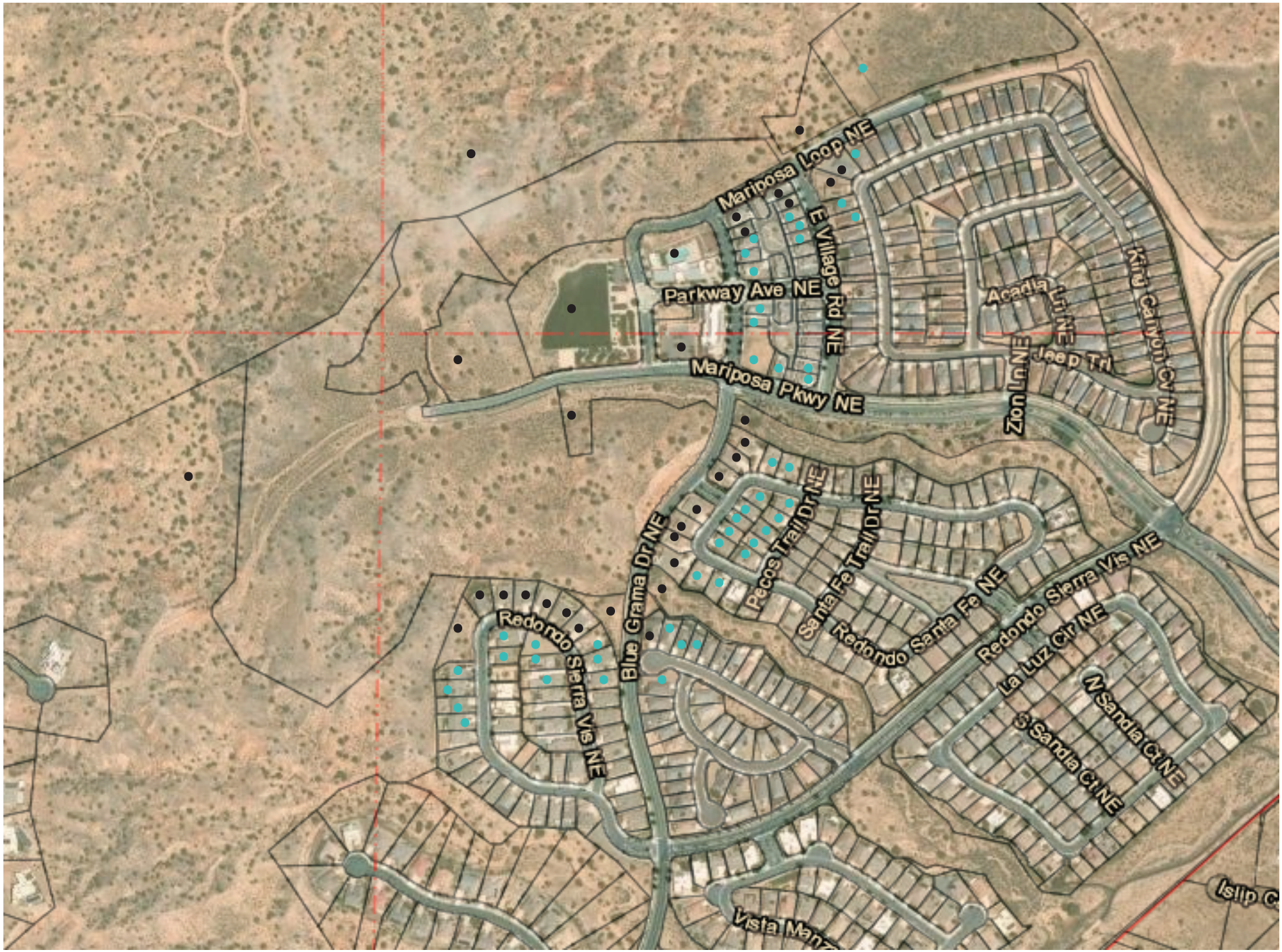
Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025



Notice Map:
- ● - 100-300ft f/subject property, informational postcard
- ● - 100ft f/subject property, certified letter

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-280-00005

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, ON THE PROPERTY LEGALLY DESCRIBED AS MARIPOSA EAST, TRACTS 1A16H1, 1A16F, AND 1A16I.

Applicant: ECOTerra Development, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of November, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.43.

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on November 18, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-280-00005

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, ON THE PROPERTY LEGALLY DESCRIBED AS MARIPOSA EAST, TRACTS 1A16H1, 1A16F, AND 1A16I.

Applicant: ECOTerra Development, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of November, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.43 is approved for the Terra Alto at Mariposa Subdivision, Preliminary Plat case #25-210-00009.

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on November 18, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-210-00009

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning and Bohannan Huston, Inc., requests approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A-16H-1, 1A-16F, and 1A-16I, and is zoned MU-A: Mixed Use Activity Center. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning and Bohannan Huston, Inc., requests approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

The plat creates 60 lots and consists of 41.7109 acres. The applicant concurrently requests approval of a Subdivision Variance to side and rear PUE's.

The subject properties are located within the Mariposa Master Plan Area, adopted under Resolution No. 9, Enact. No. 02-007 on February 13, 2002. The subject properties are located north and south of Mariposa Pkwy NE (Minor Arterial Rd).

GENERAL INFORMATION:
A. Layout: The Terra Alto at Mariposa Subdivision Subdivision is proposed to be subdivided into 60 lots and 13 tracts.
B. Acreage: The subject property is approximately 41.7109 acres.
C. Access: Access is provided via Mariposa Parkway NE, an existing Minor Arterial road; secondary access will be provided via Mariposa Loop, a residential road.
D. Zoning: The subject property is zoned MU-A: Mixed Use Activity Center under Ordinance No. 33, Enactment No. 19-08.
E. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, Comcast, PNM, Ezee Fiber, and Gas Company of New Mexico.
F. Water and Wastewater Availability: A Water/Wastewater Availability Letter was granted for the Terra Alto at Mariposa Subdivision on October 30, 2025.
G. Drainage: Drainage is per the Drainage Report for Terra Alto, dated October, 2025.
H. Roads and Sidewalks: All roads within the subdivision are private 42' residential rights-of-way with 8" curb and gutter, and include sidewalks.
I. Recreational Facilities/Open Space: There will be a private HOA park that will include tennis/pickleball courts and a patio building that includes a lounge/kitchen and restroom; per the previously approved site plan.

J. Easements: All lots will feature 10' public utility easements (PUE) along the front. A 20' public storm drain and sewer easement, as well as a 20' public sewer easement are granted with this plat. Several existing easements will remain; namely, the existing SSCAFCA and Mariposa Community Association public drainage easements; the existing 12' PUE's; and the 30' City of Rio Rancho Public Waterline easement.
K. Public Site Dedications: N/A
L. Vacations: Existing easements are to be vacated by this plat, as shown on the plat.
M. Variances: As a condition of approval, the applicant is submitting a subdivision variance request to allow for 10' Public Utility Easements on the front of all lots within the subdivision, in place of 5' PUE's along side and rear lot lines (case #25-280-00005).

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board finds the proposed Preliminary Plat may conform to the requirements of R.O. 2003 Chapter 155 Subdivisions, pending approval of Subdivision Variance case #25-280-00005. The requested Subdivision Variance is to the required side and rear Public Utility Easements.

CONFORMANCE WITH THE ZONING ORDINANCE:
The Terra Alto at Mariposa East subdivision meets the standards of 154.31 MU-A: Mixed Activity Center District. The total area is over two acres and will residential uses with pedestrian linkages to trails and and a private recreation space.

Per §154.31, the MU-A district requires the submittal of design and development guidelines for the mixed use development to the Director of Development Services for a preliminary review, followed by a site development plan, and ultimately the application will be subject to the review and approval of the Planning and Zoning Board. Upon approval, the site plan and accompanying documents will be used as the official guide for future development within the district. The applicant submitted a site plan application package to Development Services, which was approved administratively on October 24, 2025. Criteria is satisfied. The proposed preliminary plat is an action in meeting the required approval process by the Planning and Zoning Board. Criteria is satisfied.

The proposed Preliminary Plat contains lots with an acreage range of approximately 0.2116 acres (9,215 sf) to 1.6384 acres (71,369 sf) and a lot width range of 47.51' to 208.90'. Per the approved site plan, the building envelopes will range from 1,800-2,800sf. Minimum front yard setbacks with be 10' and 20' to the garage; minimum rear yard setbacks will be 10'; minimum side yard setbacks will be 5'; and minimum corner side setbacks will be 10'. The site plan also restricts the height of homes to 20' and allows for single-story homes only; with underground portions allowed where necessary.

CONFORMANCE WITH CITY COMPREHENSIVE PLAN:
Section 5.6.3 contains the stated policy (L-1) to "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

This application would be an action in meeting the policy of encouraging planned development in a Master Planned area (Mariposa Master Plan). The proposed Preliminary Plat meets the proposed land use of the Mariposa Master Plan by creating a subdivision with a mix of uses with a park and recreation area. The site development meets the goals and policies of the Comprehensive Plan in providing trail connections throughout the site and to developed and open space areas of the Mariposa Master Plan area. Staff recommends the Planning and Zoning Board finds the criteria is satisfied.

CONFORMANCE WITH THE MARIPOSA MASTER PLAN:
The MU-A: Mixed-Use Activity District, which comprises the entire zoning of Mariposa East, Tracts

1A16H1, 1A16F, and 1A16, conforms to the policies and provisions of the Mariposa Master Plan. Per the attached Mariposa Master Plan Land Use and Zoning exhibit, the use and development of the area meets the land use of the Master Plan. As required by the Mariposa Master Plan for the MU-A zoned parcels, a Site Plan was administratively approved by the City in conformance with the Master Plan.

The site development plan provides a mix of uses with the park and amenity center provided on the site along with the residential development. The site maintains proposed trail connections per the Master Plan for the area, connecting Mariposa Parkway to the Mariposa Preserve and its network of trails to the west. The site development plan also maintains additional open space within the MU-A area. See attachment "Detailed Site Plan w/Trails" for further detail.

Staff recommends the Planning and Zoning Board find that the proposed subdivision layout is in conformance with the Master Plan; criteria is satisfied.
INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - Comments within document
DSD Engineering - Comments to follow.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. 2 separate approved Fire Access Roads shall be required for subdivisions with more than 30 homes. Fire Hydrants shall be no more than 500 ft driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for Review and Approval.
Police Department - No comments provided
SSCAFCA - Please add legend and mark SSCAFCA’s easement on the plat.
MRCOG - No comments provided.
Parks, Recreation, and Community Services - Will the “HOMEOWNER MAINTENANCE CRITERIA - Landscape Maintenance and Planting” and other sections of the soils report be provided to the homeowners/ HOA – for how they may develop and maintain the development tracts adjacent to the public park, and observing high erosivity of sloped, undisturbed surfaces within and immediately adjacent to the park at this time, PRCS would want to make sure that sediment is retained within or addressed within the development and will not negatively impact the boundaries of or body of the park – specifically related to portions of phases 1 and 3. At this time the western terminus of Mariposa Parkway is treated as a main access point and parking area for access to the preserve and informal trails. The Master Plan identifies a “Trailhead Park and Trailhead Parking Lot” that would be dedicated to the City to meet the public trail and park requirements. How will the current plat support public access to the indicated public facility, preserve and trail system? If there is an alternate tract that will serve as a trail head and trail connection to the preserve and open space in this proposed plat please call it out more clearly. If Tract 0s-13 is intended to serve this function, Again public access must be provided from a main street, it was assumed that would be Mariposa Parkway.

SURROUNDING LAND USE/ZONING: The subject properties are bounded by OS: Open Space to the north and west, R-1: Single-Family Residential to the south, as well as MU-A: Mixed Use Activity Center and R-4: Single-Family Residential to the east.

NOTIFICATIONS: Notice of the Subdivision Variance application (#25-280-00005) was sent together with the Preliminary Plat request via certified mail to property owners within 100' of the subject property and first class postcards to property owners within 300' of the subject property, 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on November 3, 2025. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Preliminary Plat case #25-210-00009 subject to the following conditions of approval and findings of fact.

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of the preliminary plat and the subject property.
2. The applicant has the authority to apply for a preliminary plat.
3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions pending approval of Subdivision Variance case #25-280-00005.
3. The preliminary plat conforms to the previously approved Site Plan.
4. The Preliminary Plat conforms to the goals and policies of the City Comprehensive Plan.
5. The preliminary plat conforms to the requirements of the Mariposa Master Plan.
6. In accordance with R.O. 2003 §155.24(A), the final plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
7. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
8. The applicant shall address all of the preliminary plat reviewers' staff comments prior to submitting construction plans or the final plat, whichever is applicable.
9. Impact Fee assessment for the properties will be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the preliminary plat with staff recommendations and conditions.
2. Approve the preliminary plat with amendments to recommendations and/or conditions.
3. Deny the preliminary plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review.

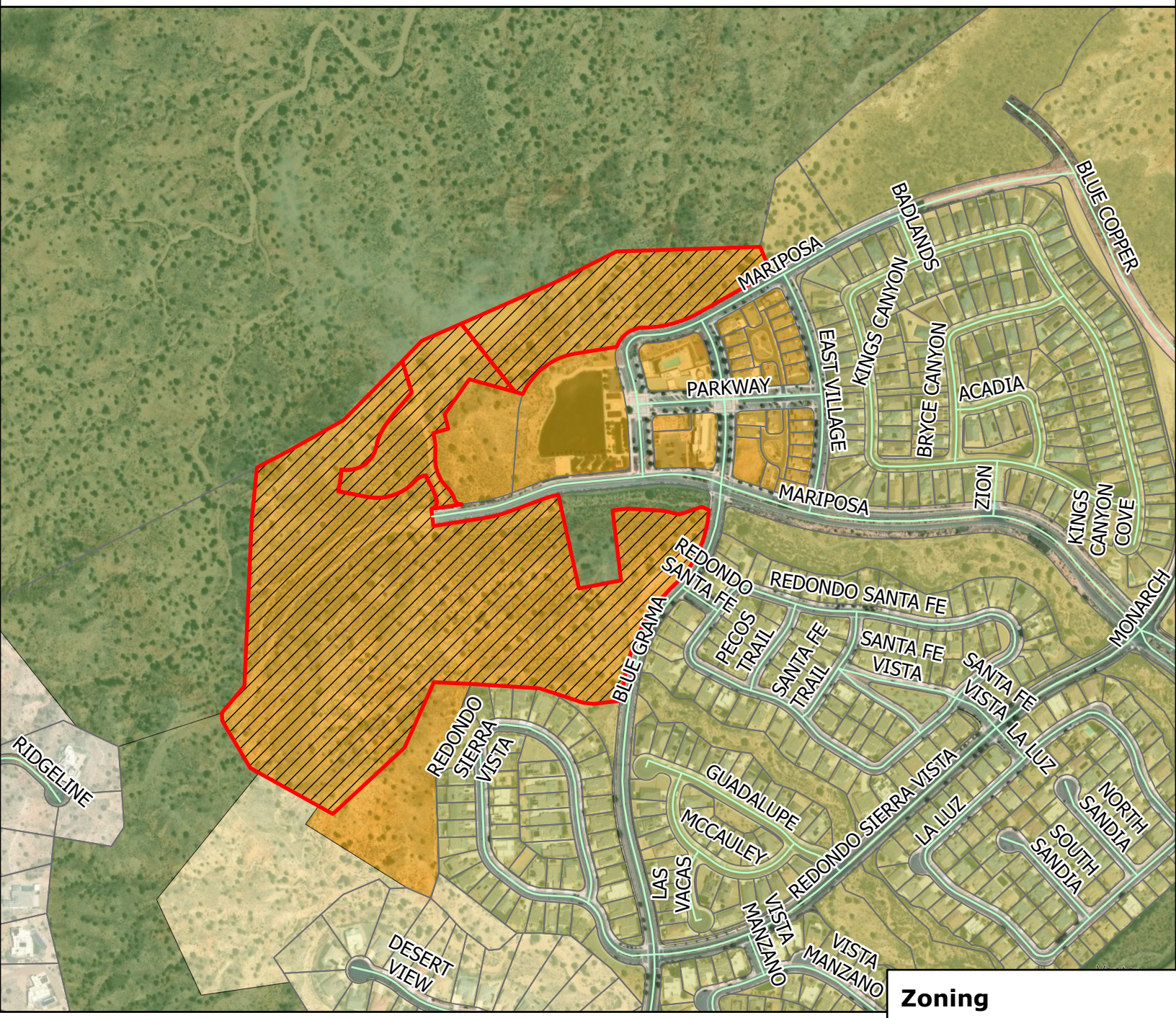
DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval of the Preliminary Plat with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Detailed Site Plan wTrails.pdf
ATTACHMENT: Terra Alto Plat.pdf
ATTACHMENT: Terra Alto at Mariposa Site Plan Admin. Approved.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Mariposa Master Plan Land Use and Proposed Zoning.pdf
ATTACHMENT: Reproduction of Notices_.pdf
ATTACHMENT: Public Comment_Garver.pdf
ATTACHMENT: Public Comment_Bryan.pdf

ATTACHMENT: Public Comment_Troutman.pdf
ATTACHMENT: Public Comment_Stechmann.pdf
ATTACHMENT: Public Comment_Karris.pdf

PRELIMINARY PLAT & SUBDIVISION VARIANCE
MARIPOSA EAST
TRACTS 1A16H1, 1A1GF, AND 1A16I



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Liz Ruiz Carlos
10.28.25

0 0.04 0.08 0.16 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N
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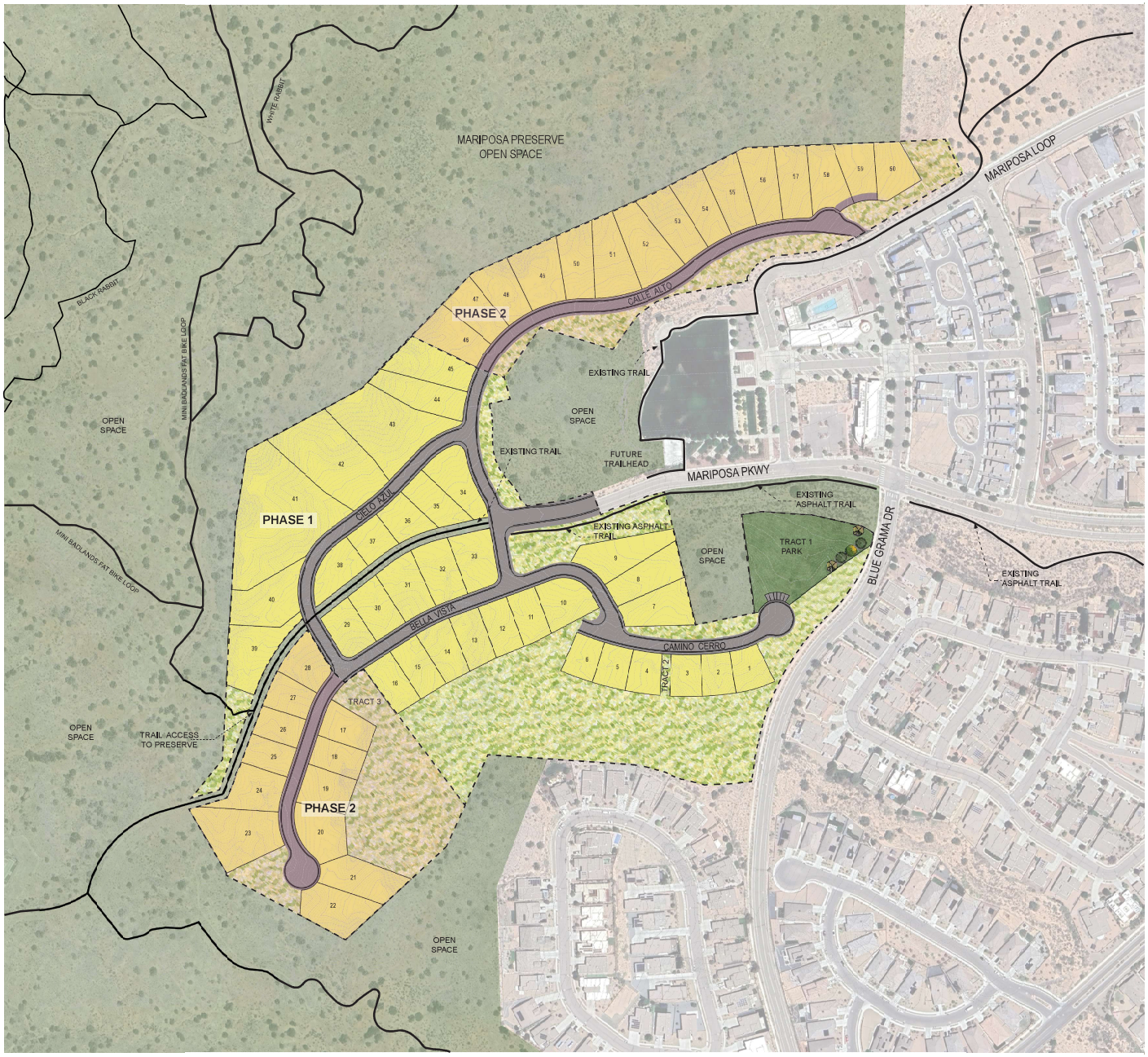
Zoning

- E-1
- MU-A
- OS
- R-1
- R-4
- TZ
- Subject Property



SITE AREA: 41.2 ACRES

RESIDENTIAL LOTS: ± 60

BUILDING FOOTPRINTS: APPROXIMATELY 1,800 – 2,800 SF

OPEN SPACE: OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED AS LOT LOCATIONS ARE FINALIZED WITH THE PRELIMINARY PLAT.

ZONING MU-A: SEE MARIPOSA EAST MASTER PLAN MU-A REGULATIONS AND PERMISSIVE USES.

LAND USE: SINGLE-FAMILY RESIDENTIAL AND PRIVATE HOA PARK.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
- PRIMARY VEHICULAR ACCESS IS FROM 20' PRIVATE GATED DRIVE VIA MARIPOSA PARKWAY (AN EXISTING COLLECTOR STREET).
- SECONDARY GATED RESIDENT AND EMERGENCY ACCESS IS PROVIDED AT MARIPOSA LOOP (AN EXISTING LOCAL STREET).
- PEDESTRIAN ACCESS/CIRCULATION WILL BE PROVIDED VIA PROPOSED LOCAL ROADWAYS AND TRAILS THROUGHOUT THE INTERNAL OPEN SPACE WITH CONNECTIONS TO THE MARIPOSA COMMUNITY TRAILS.
- TRAILS ARE INTENDED TO BE SOFT SURFACE TRAILS, AND LOCATIONS SHOW ARE CONCEPTUAL.

SETBACKS: ALL BUILDINGS SHALL BE LOCATED AS DESIGNATED ON AN APPROVED PLAT.
- MINIMUM FRONT YARD SETBACKS: 10', 20'G
- MINIMUM REAR YARD SETBACKS: 10'
- MINIMUM SIDE YARD SETBACKS: 5'
- MINIMUM CORNER SIDE SETBACK: 10'
- MAXIMUM BUILDING HEIGHT 48' (SEE BELOW)

HEIGHT:
THE MU-A ZONE PERMITS BUILDING HEIGHTS UP TO 48 FEET; THIS SITE PLAN RESTRICTS THE HEIGHT TO 20 FEET AND THE HOMES ARE RESTRICTED TO SINGLE STORY HOMES. IF THE TOPOGRAPHIC AND GRADING REQUIRES AN UNDERGROUND GARAGE WITH ACCESS TO THE STREET, THE UNDERGROUND PORTION, SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.

PROPOSED DENSITY:
THE DENSITY IS 1.45 DWELLING UNITS PER ACRE.

PHASING: THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. A PRELIMINARY PLAT WILL BE DONE FOR THE ENTIRE PROJECT WITH SEPARATE FINAL PLATS FOR EACH PHASE.
PHASE ONE – LOTS 33
PHASE TWO – LOTS 27

THIS SITE PLAN CONFORMS WITH THE MARIPOSA EAST MASTER PLAN – DISTRICT GUIDELINES, FUTURE BUILDINGS WILL CONFORM WITH ARCHITECTURE, MATERIALS & COLOR, , PARKING, BUILDING HEIGHTS, BUILDING FOOTPRINT, LANDSCAPING, AND LIGHTING REQUIREMENTS. FINAL EASEMENTS AND LOCATIONS WILL BE PROVIDED WITH THE PRELIMINARY PLAT.

SITE UTILITIES:
THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE CITY OF RIO RANCHO FOR THE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS AND THE SANITARY SEWER COLLECTION SYSTEM. EXISTING MASTER PLAN AND DISTRIBUTION/COLLECTION LINES ARE IN PLACE IN MARIPOSA PARKWAY, MARIPOSA LOOP, AND BLUE GRAMMA.

- WATER: AN EXTENSION OF THE EXISTING WATER LINE IN MARIPOSA PARKWAY LOOPED BACK TO THE EXISTING LINE/STUB IN MARIPOSA LOOP WILL SERVE THE INITIAL PHASE OF DEVELOPMENT FOR BOTH DOMESTIC SERVICES AND FIRE PROTECTION. THE ONSITE WATER LINES, FIRE HYDRANTS, AND WATER METERS, AS WELL AS THE OFFSITE EXTENSION AND CONNECTION TO THE EXISTING WATER LINE IN MARIPOSA LOOP, WILL BE DESIGNED THROUGH THE CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS AS A PUBLIC WORK ORDER. ALL WATER LINES WILL BE IN THE FUTURE PUBLIC WATER LINE EASEMENTS.

- SANITARY SEWER: THE INITIAL PHASE OF DEVELOPMENT WILL BE SERVED BY A SANITARY SEWER LINE EXTENSION OFF OF MARIPOSA PKWY AND BLUE GRAMA WITH PHASE 2 CONNECTION TO MARIPOSA LOOP AND INTERNAL LINES BUILT IN PHASE 1. THE ON-SITE SANITARY SEWER LINES WILL BE PUBLIC AND BE ACCOMPANIED BY PUBLIC SANITARY SEWER LINE EASEMENTS.

- PRIVATE UTILITIES: THE PRIVATE UTILITIES ARE LIMITED TO THE NEW MEXICO GAS COMPANY, PUBLIC SERVICES COMPANY OF NEW MEXICO, LUMEN, AND THE LOCAL CABLE PROVIDER. BY THEIR FRANCHISE AGREEMENT WITH THE CITY OF RIO RANCHO, THEY ARE REQUIRED TO PROVIDE THEIR UTILITY SERVICES THROUGH INDIVIDUAL UTILITY EXTENSION AGREEMENTS. ALL OF THE PRIVATE UTILITY COMPANIES HAVE ACTIVE LINES IN THE ADJACENT EASEMENTS ALONG MARIPOSA PARKWAY AND MARIPOSA LOOP. ALL ONSITE PRIVATE UTILITIES WILL BE WITHIN PUBLIC UTILITY EASEMENTS (P.U.E.S).

STORM WATER MANAGEMENT:
THE DRAINAGE SOLUTION WILL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT GUIDELINE AND REQUIREMENTS AS FOUND IN THE DRAINAGE MASTER PLAN FOR MARIPOSA EAST, PREPARED BY BOHANNAN-HUSTON, INC. THE GRADING OF THE PROPOSED HOMES WILL BE INTEGRATED WITH THE NATURAL GRADES TO THE EXTENT PRACTICAL. THE HOMES THAT BACK UP TO A NATURAL RIDGELINE WILL HAVE SHALLOW SWALES USED TO DEFLECT SURFACE DISCHARGE AROUND THE UNITS. STORM WATER WILL BE ROUTED TO WATER HARVESTING DEPRESSIONS INTEGRATED INTO THE NATURAL LANDSCAPE FOR INFILTRATION WITH EXCESS (NOT TO EXCEED UNDEVELOPED CONDITIONS) RELEASED TO HISTORIC FLOW PATHS. ALL STORM WATER RELEASED ONTO PUBLIC ROADWAY OR STORM DRAIN WILL FIRST BE ROUTED THROUGH A DESILTATION, WATER QUALITY POND/FACILITY.

TERRA ALTO

SITE PLAN

Prepared For:

ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

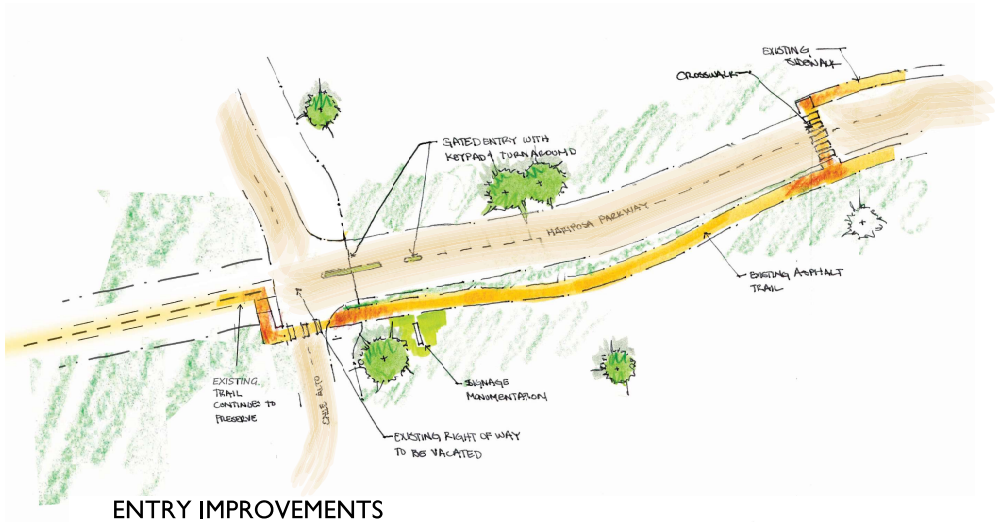
Bohannan Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102

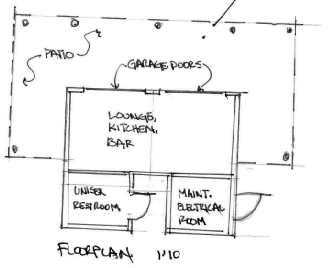
SCALE: 1" = 100'

NORTH 50 0 100 200

October 1, 2025



ENTRY IMPROVEMENTS



FLOORPLAN 1"=10'

NEIGHBORHOOD PARK

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	INSTALLED SIZE / MATURE SIZE	WATER USE
	TREES			
	EXISTING TREE TO REMAIN			
	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5" B&B	45' HT. X 35' SPR.	MED
	CELTIS RETICULATA NETLEAF HACKBERRY	2.5" B&B	45' HT. X 35' SPR.	MED
	CERCIS CANADENSIS 'TEXENSIS' TEXAS REDBUD	2.5" B&B	25' HT. X 30' SPR.	MED
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20' HT. X 20' SPR.	RW
	FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	15-GAL	15' HT. X 15' SPR.	LOW+
	PINUS NIGRA AUSTRIAN PINE	8' HT. B&B	35' HT. X 25' SPR.	MED
	PISTACHIA X 'RED PUSH' RED PUSH PISTACHE	2.5" B&B	40' HT. X 40' SPR.	MED
	SHRUBS AND GROUNDCOVERS			
	ACHILLEA 'MOONSHINE' MOONSHINE YARROW	1-GAL	2' HT. X 2' SPR.	MED
	AGASTACHE RUPESTRIS LICORICE HUMMINGBIRD MINT	1-GAL	3'HT. X 2' SPR.	LOW
	ARTEMISIA FILIFOLIA SAND SAGE	5-GAL	4' HT. X 4'SPR.	RW
	CALYLOPHUS SERRULATUS ORANGE BUTTERFLY WEED	1-GAL	18" HT. X 18" SPR.	LOW
	CERETOIDES LANATA WINTER FAT	5-GAL	30" HT. X 30" SPR.	LOW
	COMPTONIA PEREGRINA FERN BUSH	5-GAL	4' HT. X 6' SPR.	MED
	CYTISUS SCOPARIUS 'LENA'S BROOM' LENA'S BROOM	5GAL	4' HT. X 4' SPR.	LOW
	ERICAMERIA LARICIFOLIA DWARF TURPENTINE BUSH	5-GAL	3' HT. X 3' SPR.	LOW
	EUPHORBIA BIGLANDULOSA GOPHER PLANT	3-GAL	3' HT. X 4'SPR.	LOW+
	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5-GAL	2' HT. X 8' SPR.	LOW+
	RHUS TRILOBATA THREE-LEAF SUMAC	5-GAL	4' HT. X 6' SPR.	LOW
	SALVIA DORRII PURPLE SAGE	5-GAL	3' HT. X 3' SPR.	MED
	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30" HT. X 3' SPR.	MED
	SPHAERALCEA A. 'LOUIS HAMILTON' GLOBE MALLOW	5-GAL	2' HT. X 3' SPR.	LOW
	DESERT ACCENTS			
	AGAVE HAVARDIANA HARVARD AGAVE	3-GAL	4' HT. X 4' SPR.	RW
	DASYLIRION WHEELERI DESERT SPOON	5-GAL	4' HT. X 4' SPR.	RW
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW+
	YUCCA BACCATA BROADLEAF YUCCA	5-GAL	4' HT. X 5' SPR.	RW
	ORNAMENTAL GRASSES			
	CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5-GAL	30" HT. X 3' SPR.	MED
	MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	5-GAL	3' HT. X 4' SPR.	MED

GENERAL LANDSCAPE NOTES:

IRRIGATION SYSTEM
A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREA, TREE, SHRUB AND GROUND COVER PLANTING AREAS.

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2 GPM DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 2 GPM DRIP EMITTERS, TURF VALVES WITH POP-UP SPRAY HEADS WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE COMMON AREA LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

MAINTENANCE OF FRONT YARD LANDSCAPE AND STREET TREES ALONG INTERNAL RESIDENTIAL LOTS AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.

NO HIGH WATER USE TURF IS SPECIFIED FOR THIS PROJECT. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

LANDSCAPE PLAN

Prepared For:

ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Prepared By:

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302 Eighth St. NW
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Bohannan Huston
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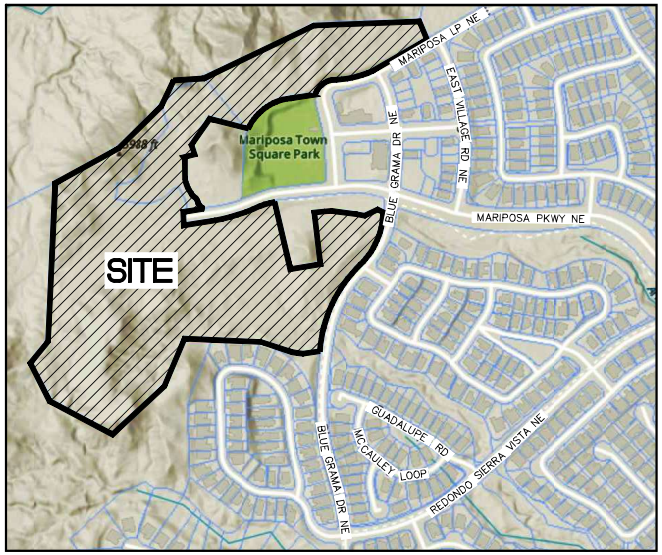
SCALE: 1" = 100'

NORTH 50 0 100 200

October 1, 2025



Vicinity Map

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN MAY AND JUNE 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE PARCELS SHOWN HEREON ARE LOCATED IN SECTIONS 11, 12, 13 AND 14, TOWNSHIP 13 NORTH, RANGE 2 EAST, N.M.P.M..
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. SUBDIVISION DATA

NUMBER OF TRACTS REPLATTED:	3
NUMBER OF TRACTS CREATED:	13
NUMBER OF LOTS CREATED:	60
MILES OF ROAD CREATED:	0
ACREAGE IN ROADS:	0
ACREAGE DEDICATED BY THIS PLAT	0
TOTAL PLATTED ACREAGE:	41.7109 ACRES

6. LOT LINES TO BE ELIMINATED SHOWN HEREON AS. . . . . .

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

_____
REPRESENTATIVE, TITLE DATE
MARIPOSA EAST, LP

STATE OF NEW MEXICO
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: REPRESENTATIVE, TITLE, MARIPOSA EAST, LP

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Sections 11, 12, 13 and 14, Township 13 North, Range 2 East, N.M.P.M.
Subdivision: Mariposa East
Owner: Mariposa East LP
UPC #: 1–012–077–074–032 (Tract 1A–16F)
1–012–076–025–506 (Tract 1A–16H1)
1–012–076–027–434 (Tract 1A–16I)

Purpose of Plat

1. ELIMINATE LOT LINES AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
2. DEDICATE RIGHT OF WAY TO THE CITY OF RIO RANCHO AS SHOWN HEREON.

Legal Description

TRACTS 1A–16–F AND 1A–16–I OF MARIPOSA EAST, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON FEBRUARY 9, 2006, IN MAP VOLUME 3, FOLIO 2632–B (RRE BK. 19, PG. 65–72).

AND

TRACT 1A–16H–1, PLAT OF TRACTS 3–A & 1A–16H–1 MARIPOSA EAST (A REPLAT OF TRACT 3, MARIPOSA AND TRACT 1–A–16H, MARIPOSA EAST), RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JULY, 2006, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON AUGUST 22, 2006, IN VOLUME 3, FOLIO 2703–B (RRE BK. 19, PG. 119–120).

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2917655–AL01 AND AN EFFECTIVE DATE OF FEBRUARY 4, 2025.
2. PLAT OF RECORD FOR SUBJECT PROPERTY (TRACT 1A–16F & 1A–16I), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 9, 2006, IN VOL. 3, FOL. 2632B (RIO RANCHO ESTATES BK. 19, PG. 65–72).
3. PLAT OF RECORD FOR SUBJECT PROPERTIES (TRACT 1A–16H–1), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 22, 2006, IN VOL. 3, FOL. 2703–B (RIO RANCHO ESTATES BK. 19, PG. 119–120).
4. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTIES, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 31, 2014, IN BOOK 417, PAGE 22736, AS DOC. NO. 2014022736.

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

APPROVED THE _____ DAY OF _____ , 20__.

BY: _____
CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

CITY CLERK'S CERTIFICATE:

I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE _____ DAY OF _____, 20__.

BY: _____
NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

_____
SANDOVAL COUNTY TREASURER DATE

Filing Information

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME ____, OF RECORDS OF SAID COUNTY, FOLIO _____

BY: _____,
DEPUTY

Plat for Terra Alto at Mariposa East

Being Comprised of Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East

City of Rio Rancho
Sandoval County, New Mexico
October 2025

Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

_____
EZEE FIBER

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

_____
BRIAN J. MARTINEZ DATE
N.M.R.P.S. No. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS FOR THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
BRIAN J. MARTINEZ DATE
N.M.R.P.S. No. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Plat for
Terra Alto at Mariposa East

Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

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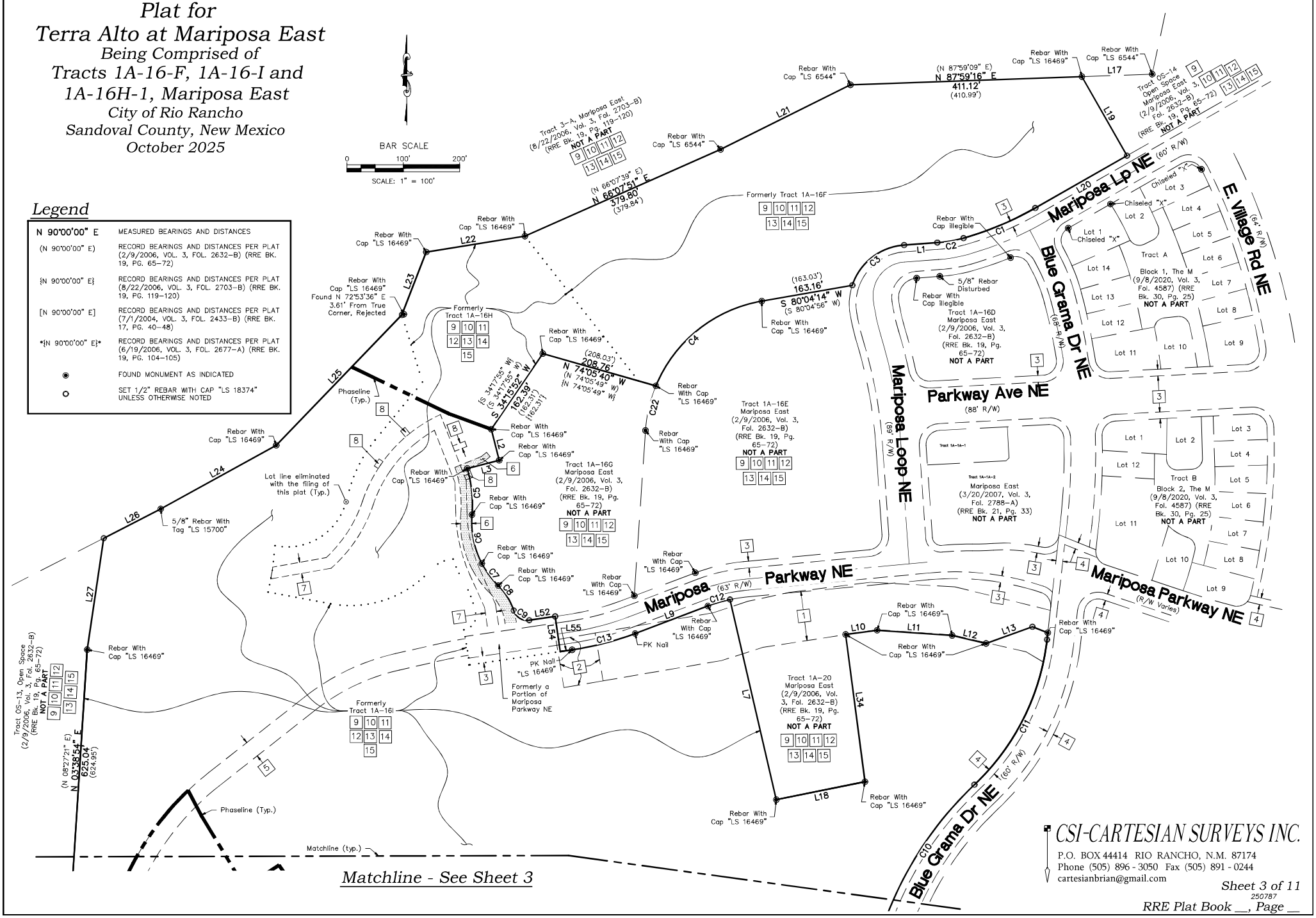
October 2025



Matchline - See Sheet 3

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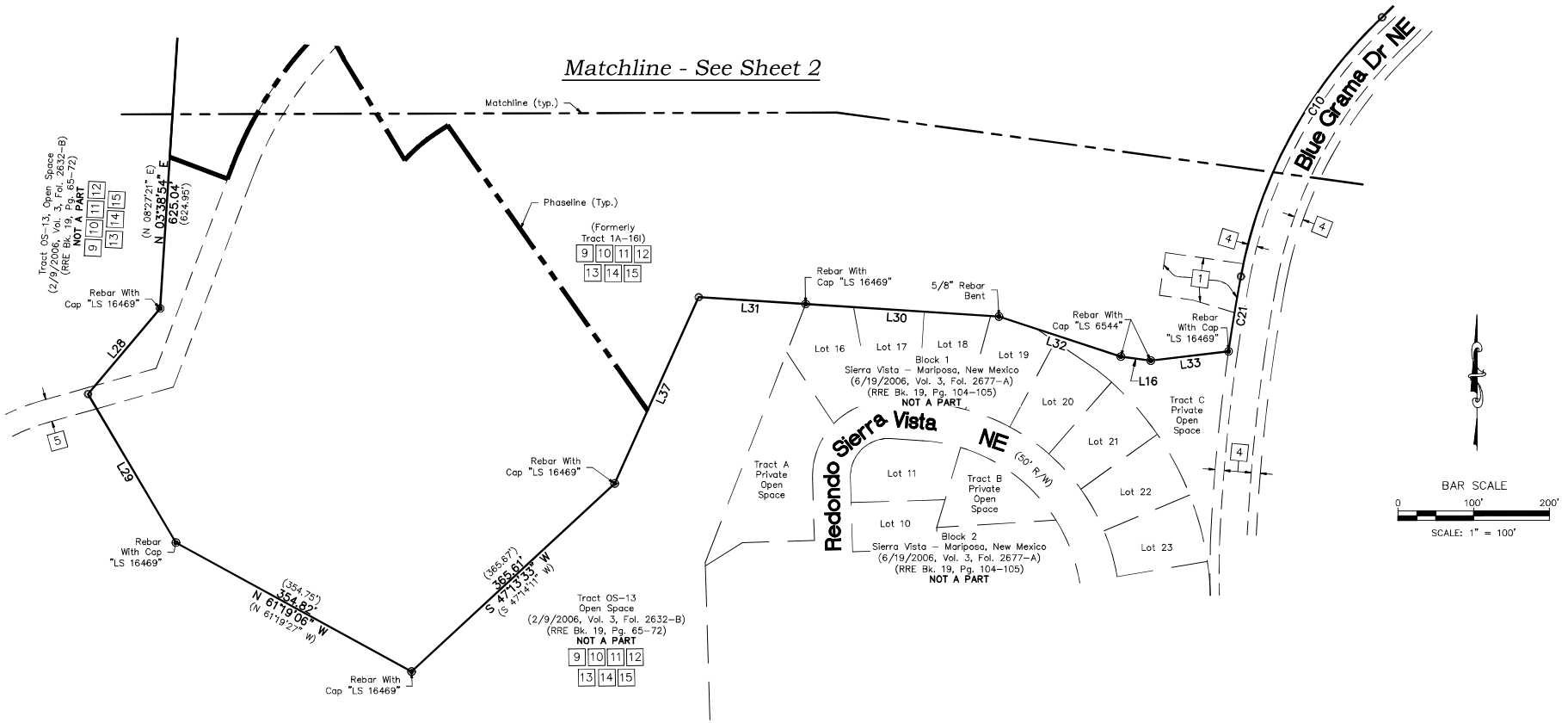
1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/22/2006, VOL. 3, FOL. 2703-B) (RRE BK. 19, PG. 119-120)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/1/2004, VOL. 3, FOL. 2433-B) (RRE BK. 17, PG. 40-48)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/19/2006, VOL. 3, FOL. 2677-A) (RRE BK. 19, PG. 104-105)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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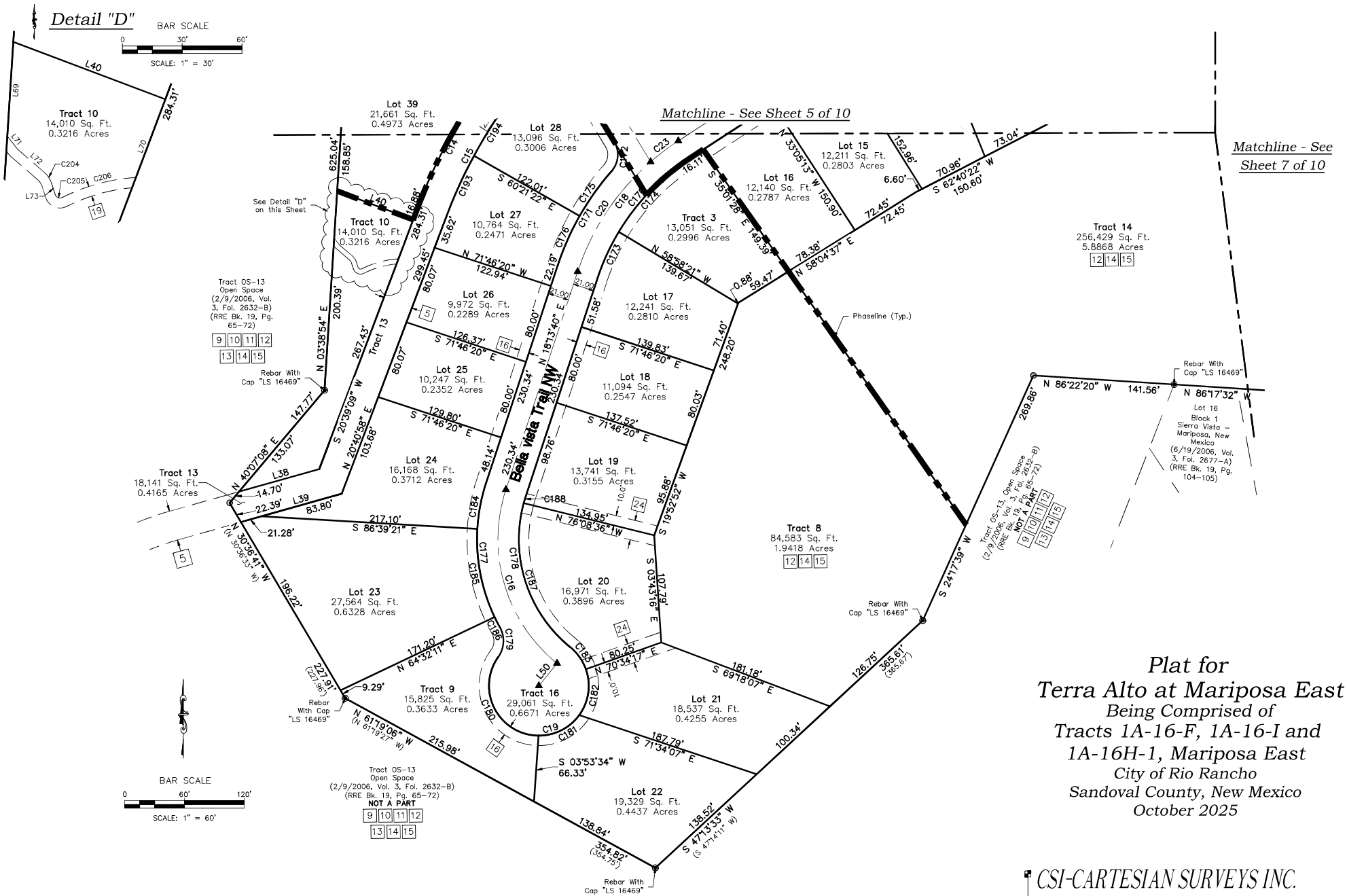

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
City of Rio Rancho
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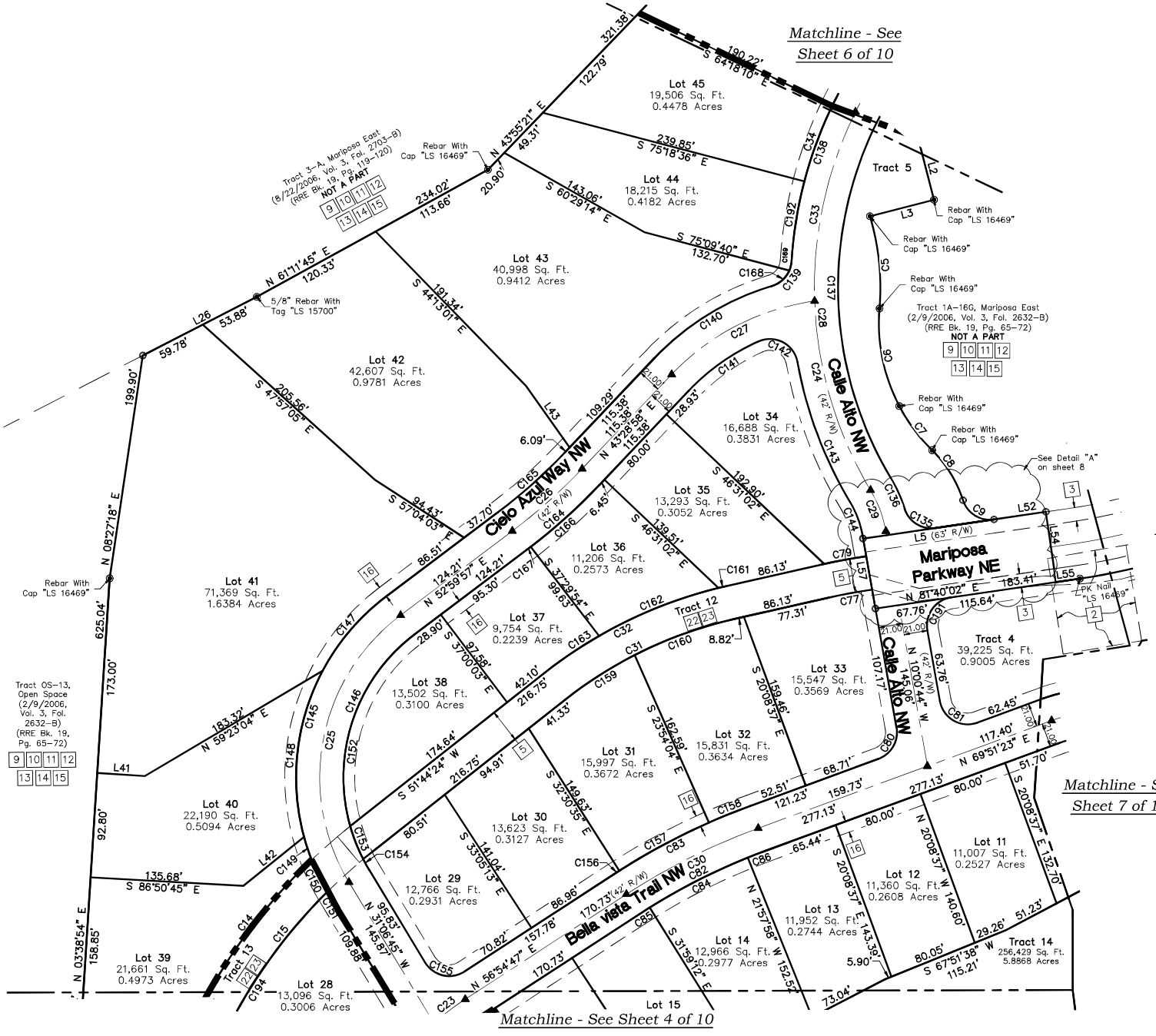

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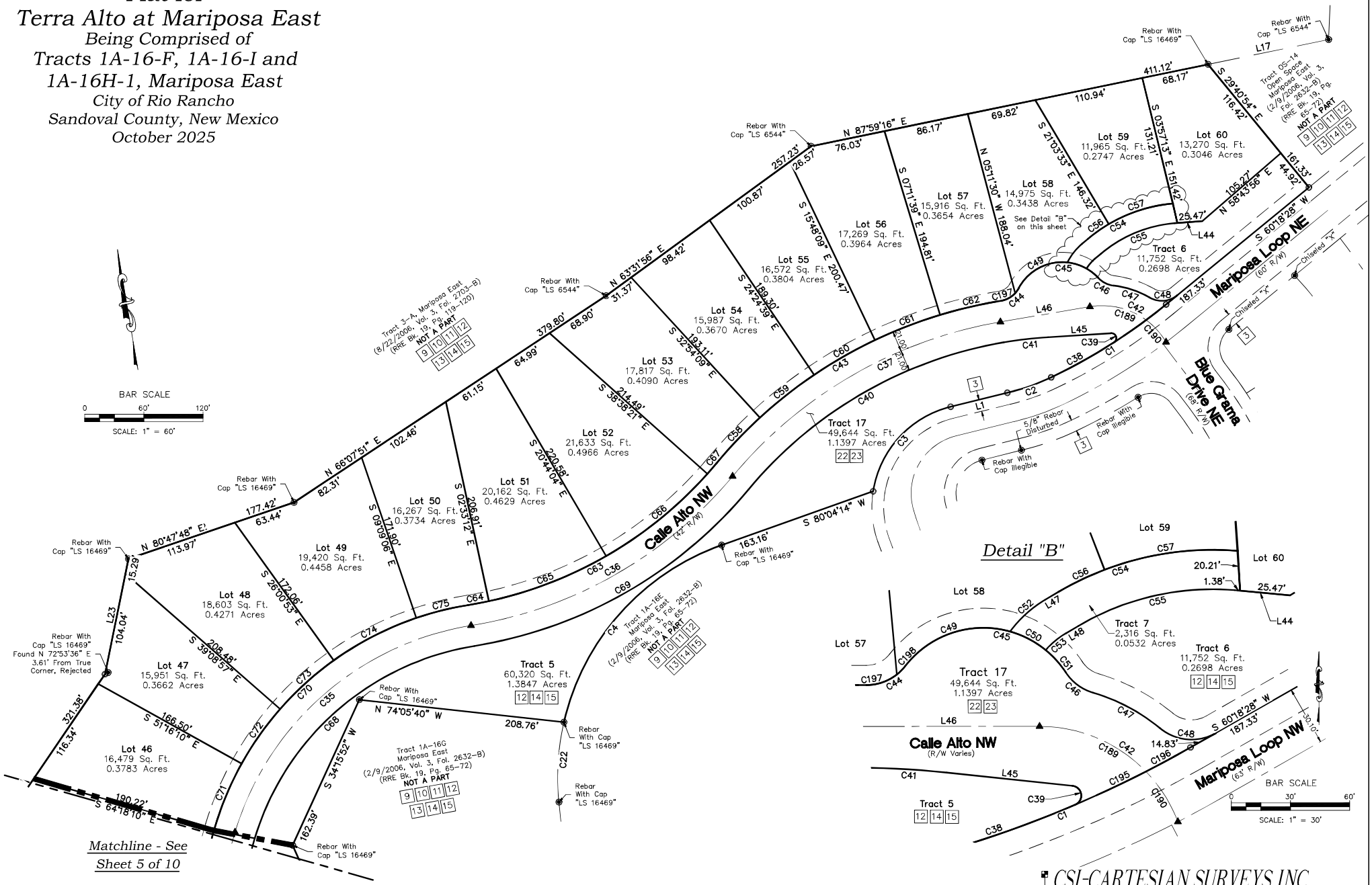

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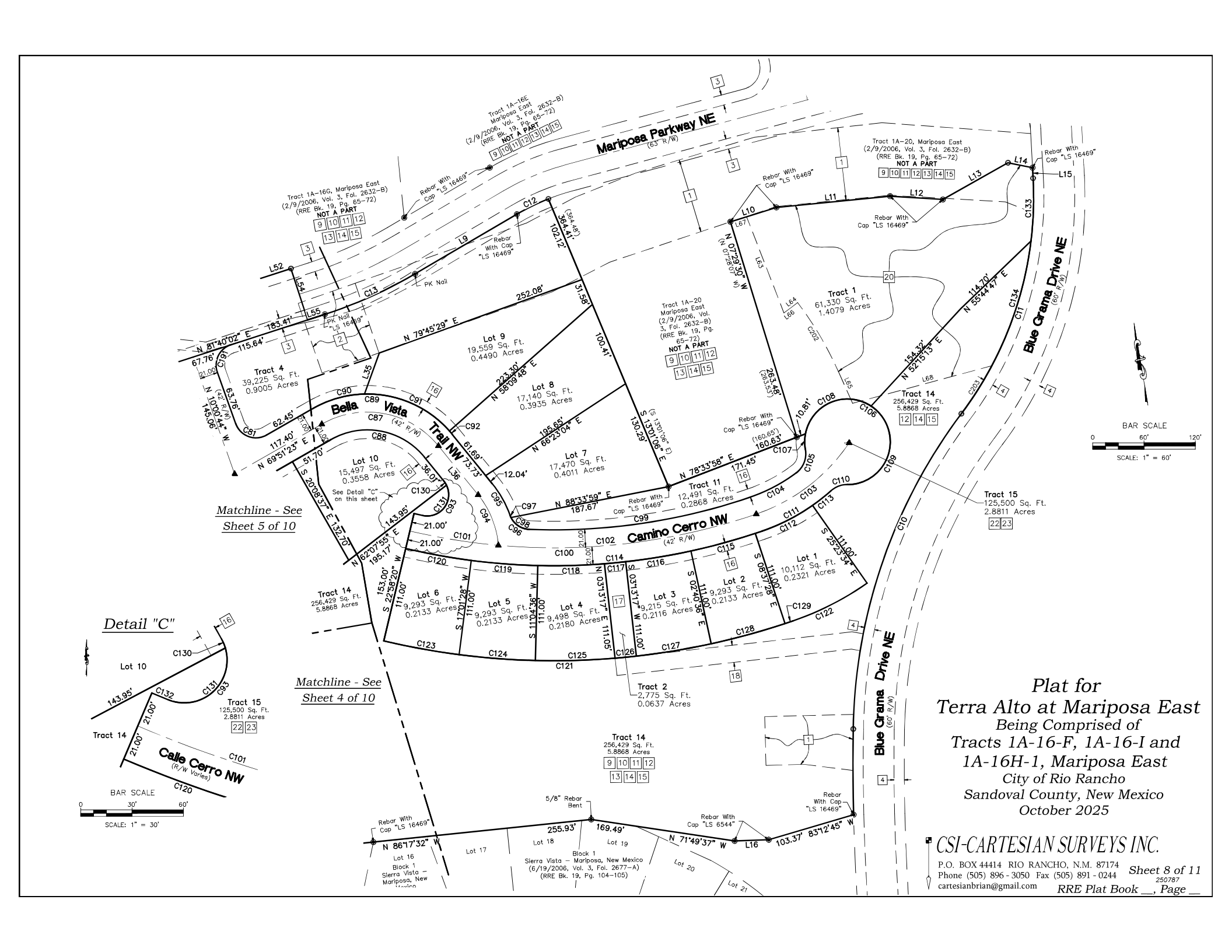

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Line Table		
Line #	Direction	Length (ft)
L1	S 85°47'30" W (S 85°48'12" W)	59.21' (59.21')
L2	S 14°25'08" E (S 14°24'35" E) {S 14°24'35" E}	56.84' (56.95') {56.95'}
L3	S 75°35'13" W (S 75°35'25" W) {S 75°35'25" W}	58.69' (58.71') {58.71'}
L4	N 10°00'44" W	2.99'
L5	N 81°39'28" E (N 81°40'28" E) {N 81°40'28" E}	163.68'(117.24') {117.24'}
L6	S 82°19'16" W (N 81°40'28" E)	28.14' (185.23')
L7	S 13°01'06" E (S 13°01'06" E)	364.41'(361.48')
L8	S 82°41'04" W (S 08°19'32" E)	68.59' (63.00')
L9	N 69°18'15" E (N 69°18'15" E)	138.27'(138.27')
L10	N 82°24'54" E (N 82°28'23" E)	56.37' (56.18')
L11	S 86°01'58" E (S 86°02'12" E)	133.43'(133.52')
L12	S 76°47'04" E (S 76°47'27" E)	61.86' (61.85')
L13	N 70°13'10" E (N 70°14'39" E)	87.40' (87.48')
L14	S 68°49'19" E (S 68°47'50" E)	29.27' (29.30')
L15	S 06°31'45" W(S 06°32'33" W)*{S 06°32'33" W}*	12.26' (12.36')
L16	N 82°21'44" W(N 82°19'47" W)*{N 82°19'47" W}*	39.95' (40.00')*{40.00'}*
L17	N 87°59'16" E (N 87°59'09" E)	124.84' (124.99')
L18	N 78°33'58" E (N 78°33'58" E)	160.63' (160.65')
L19	S 29°40'54" E (S 29°40'50" E)	161.33' (161.50')
L20	S 60°18'28" W (S 60°19'10" W)	187.33' (187.33')
L21	N 63°31'56" E (S 63°33'20" W)	257.23' (257.28')
L22	N 80°47'48" E {S 80°48'46" W}	177.42' {177.45'}
L23	N 21°10'21" E (N 21°10'10" E) {N 21°10'10" E}	119.33' (119.33') {119.33'}
L24	N 61°11'45" E (N 61°11'12" E) {N 61°11'12" E}	234.02' (233.93'){233.93'}
L25	N 43°55'21" E (N 43°55'14" E)	321.38' (321.41')
L26	N 62°46'11" E (N 62°46'11" E)	113.66' (321.41')
L27	S 08°27'18" W (N 08°27'21" E)	199.90' (321.41')
L28	N 40°07'08" E (N 40°07'17" E)	147.77' (147.81')
L29	S 30°36'41" E (S 30°36'33" E)	227.91' (227.96')
L30	S 86°17'32" E (N 40°07'17" E)	255.93'(255.98')*{255.96'}*
L31	S 86°22'20" E (N 86°20'42" E)	141.56' (141.53')
L32	S 71°49'37" E (N 40°07'17" E)	169.49'(169.49')*{169.49'}*
L33	S 83°12'45" W(S 83°12'45" W)*{S 83°12'45" W}*	103.37'(103.41')*{103.41'}*
L34	S 07°29'30" E (S 07°28'07" E)	263.48'(263.53')
L35	N 29°27'08" E	51.15'
L36	S 29°24'13" E	73.73'
L37	S 24°17'39" W (S 24°19'18" W)	269.86'(269.82')
L38	N 74°15'57" E	83.63'
L39	N 74°16'05" E	105.08'
L40	S 69°19'02" E	81.57'
L41	S 86°20'39" E	42.32'
L42	N 51°09'33" E	69.12'
L43	S 35°22'47" E	66.82'
L44	S 84°40'08" E	28.20'
L45	S 83°59'30" E	64.08'
L46	N 89°59'19" E	92.00'
L47	S 59°28'21" W	7.63'
L48	S 59°28'21" W	7.63'
L49	N 10°00'44" W	3.61'
L50	N 38°59'30" E	29.00'
L51	S 85°47'56" W	3.04'
L52	N 81°39'28" E	46.52'
L53	S 74°50'26" E	46.09'
L54	S 08°19'32" E	63.03'
L55	S 81°40'02" W	21.45'
L56	S 81°40'02" W	38.88'
L57	S 10°00'44" E	63.03'
L59	S 74°50'26" E	42.94'
L60	N 81°40'02" E	120.58'

Line Table		
Line #	Direction	Length (ft)
L61	N 82°35'06" E	66.77'
L62	S 82°35'06" W	32.03'
L63	N 11°34'32" W	120.62'
L64	N 62°29'19" E	10.00'
L65	S 14°22'49" E	40.58'
L66	S 62°29'19" W	10.00'
L67	S 82°22'30" W	19.87'
L68	N 84°32'52" E	168.61'

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.2321	10,112
Lot 2	0.2133	9,293
Lot 3	0.2116	9,215
Lot 4	0.2180	9,498
Lot 5	0.2133	9,293
Lot 6	0.2133	9,293
Lot 7	0.4011	17,470
Lot 8	0.3935	17,140
Lot 9	0.4490	19,559
Lot 10	0.3558	15,497
Lot 11	0.2527	11,007
Lot 12	0.2608	11,360
Lot 13	0.2744	11,952
Lot 14	0.2977	12,966
Lot 15	0.2803	12,211
Lot 16	0.2787	12,140
Lot 17	0.2810	12,241
Lot 18	0.2547	11,094
Lot 19	0.3155	13,741
Lot 20	0.3896	16,971
Lot 21	0.4255	18,537
Lot 22	0.4437	19,329
Lot 23	0.6328	27,564
Lot 24	0.3712	16,168
Lot 25	0.2352	10,247
Lot 26	0.2289	9,972
Lot 27	0.2471	10,764
Lot 28	0.3006	13,096
Lot 29	0.2931	12,766
Lot 30	0.3127	13,623
Lot 31	0.3672	15,997
Lot 32	0.3634	15,831
Lot 33	0.3569	15,547
Lot 34	0.3831	16,688
Lot 35	0.3052	13,293
Lot 36	0.2573	11,206
Lot 37	0.2239	9,754
Lot 38	0.3100	13,502
Lot 39	0.4973	21,661
Lot 40	0.5094	22,190

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 41	1.6384	71,369
Lot 42	0.9781	42,607
Lot 43	0.9412	40,998
Lot 44	0.4182	18,215
Lot 45	0.4478	19,506
Lot 46	0.3783	16,479
Lot 47	0.3662	15,951
Lot 48	0.4271	18,603
Lot 49	0.4458	19,420
Lot 50	0.3734	16,267
Lot 51	0.4629	20,162
Lot 52	0.4966	21,633
Lot 53	0.4090	17,817
Lot 54	0.3670	15,987
Lot 55	0.3804	16,572
Lot 56	0.3964	17,269
Lot 57	0.3654	15,916
Lot 58	0.3438	14,975
Lot 59	0.2747	11,965
Lot 60	0.3046	13,270
Tract 1	1.4079	61,330
Tract 2	0.0637	2,775
Tract 3	0.2996	13,051
Tract 4	0.9005	39,225
Tract 5	1.3847	60,320
Tract 6	0.2698	11,752
Tract 7	0.0532	2,316
Tract 8	1.9418	84,583
Tract 9	0.3633	15,825
Tract 10	0.3216	14,010
Tract 11	0.2868	12,491
Tract 12	0.3605	15,703
Tract 13	0.4165	18,141
Tract 14	5.8868	256,429
Tract 15	2.8811	125,500
Tract 16	0.6671	29,061
Tract 17	1.1397	49,644
Tract 18 Right-of-Way Vacated with the Filing of this Plat	0.2368	10,317

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable One for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

E. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

F. EZEE Fiber for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Fiber Optic Internet services.

G. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

CSI-CARTESIAN SURVEYS INC.
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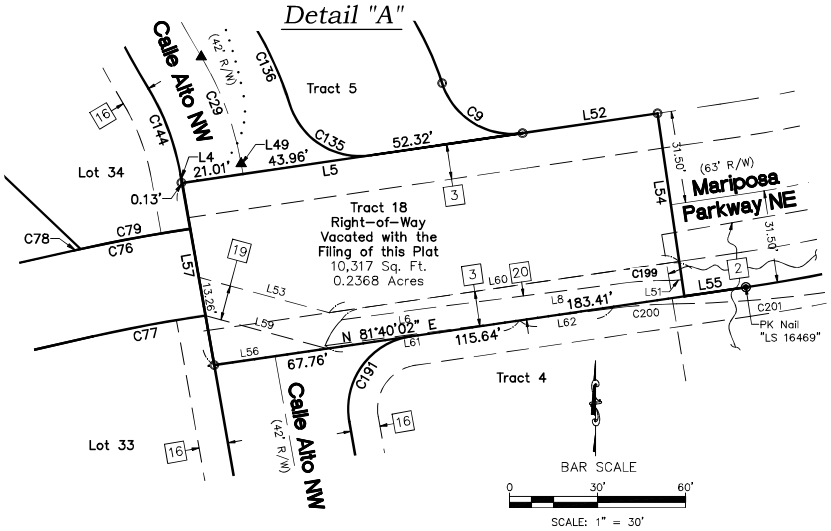
Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

Easement Notes

1. EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA (12/15/2004, BK. 407, PG. 39898, DOC. NO. 200439898) AND AS SHOWN ON PLATS (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48) AND (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
2. EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA AND MARIPOSA COMMUNITY ASSOCIATION (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
3. EXISTING 12' P.U.E. (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
4. EXISTING 12' P.U.E. (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48)
5. EXISTING 30' PUBLIC WATERLINE AND REUSE WATER EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
6. EXISTING 20' P.U.E. (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72) SHOWN HEREON AS [.....] VACATED WITH THE FILING OF THIS PLAT
7. EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72) VACATED WITH THE FILING OF THIS PLAT
8. EXISTING 10'–15' PUBLIC WATERLINE EASEMENT (8/22/2006, VOL. 3, FOL. 2703–B) (RRE BK. 19, PG. 119–120) VACATED WITH THE FILING OF THIS PLAT
9. EXISTING BLANKET EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE ENJOYMENT, USE, ACCESS, AND DEVELOPMENT OF THE PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) (5/3/2005, BK. 408, PG. 15690, DOC. NO. 200515690) (7/8/2005, BK. 409, PG. 25022, DOC. NO. 200525022) VACATED WITH THE FILING OF THIS PLAT
10. EXISTING RECIPROCAL APPURTENANT EASEMENTS OF ENCROACHMENT, AND FOR MAINTENANCE OF AND USE OF ANY PERMITTED ENCROACHMENT OF ANY IMPROVEMENTS WITHIN AN ADJOINING UNIT OR PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
11. EXISTING PERPETUAL NON–EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND INSPECTIONS OF ALL UTILITY SERVICE LINES AND STRUCTURES, BLANKET IN NATURE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
12. EXISTING EASEMENT FOR THE MAINTENANCE, EMERGENCY AND ENFORCEMENT OF ALL UNITS WITHIN MARIPOSA ALLOWING THE ASSOCIATION TO ACCESS AND REPAIR AND MAINTAIN SUCH UNITS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052)
13. EXISTING PERPETUAL EASEMENT FOR INSTALLATION, MAINTENANCE, AND REPAIR OF SOLAR POWER EQUIPMENT UPON, ACROSS, OVER, AND UNDER MARIPOSA PROPERTIES (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
14. EXISTING EASEMENT FOR CROSS–LOT/UNIT–DRAINAGE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052)
15. EXISTING EASEMENT FOR PERIMETER WALLS OR FENCES WITHIN THE MARIPOSA PROPERTIES FOR THE MAINTENANCE, REPAIR AND INSTALLATION OF SUCH WALLS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
16. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
17. 25' PUBLIC STORM DRAIN AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
18. 20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
19. PUBLIC PEDESTRIAN EASEMENT GRANTED WITH THE FILING OF THIS PLAT
20. SIGN EASEMENT GRANTED WITH THE FILING OF THIS PLAT
21. PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
22. PUBLIC WATERLINE, PUBLIC SANITARY SEWER AND PUBLIC STORM DRAIN EASEMENT, BLANKET IN NATURE, GRANTED WITH THE FILING OF THIS PLAT
23. PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENTS BENEFITTING HOMEOWNER'S AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT
24. PUBLIC STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Detail "A"



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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	138.38' (138.38')	572.00' (572.00')	13°51'40"	138.04'	N 67°14'18" E
C2	47.20' (47.20')	222.00' (222.00')	12°10'54"	47.11'	N 80°15'35" E
C3	123.25' (123.30')	105.00' (105.00')	67°15'23"	116.30'	S 52°09'49" W
C4	250.92' (250.96')	250.00' (250.00')	57°30'25"	240.52'	S 51°19'02" W
C5	82.80' (82.83') {82.83'}	222.00' (222.00') {222.00'}	21°22'09"	82.32'	N 05°56'20" W
C6	89.43' (89.43') {89.43'}	158.00' (158.00') {158.00'}	32°25'48"	88.24'	S 11°28'10" E
C7	49.05' (49.05') {49.05'}	158.00' (158.00') {158.00'}	17°47'13"	48.85'	S 36°34'30" E
C8	52.71' (52.64') {52.64'}	110.00' (110.00') {110.00'}	27°27'21"	52.21'	N 31°44'26" W
C9	35.05' (35.02') {35.02'}	25.00' (25.00') {25.00'}	80°19'47"	32.25'	S 58°10'38" E
C10	396.03'	630.00'	36°01'03"	389.54'	S 28°34'39" W
C11	293.70'	420.00'	40°03'56"	287.75'	N 26°35'18" E
C12	40.94'	266.00'	8°49'04"	40.90'	S 73°42'47" W
C13	115.22'	534.00'	12°21'47"	115.00'	N 75°29'09" E
C14	226.30'	506.00'	25°37'30"	224.42'	S 33°29'43" W
C15	203.20'	476.00'	24°27'32"	201.66'	S 32°54'44" W
C16	193.34'	160.00'	69°14'09"	181.79'	S 16°23'25" E
C17	115.22' (115.22')	534.00' (534.00')	12°21'47"	115.00'	N 75°29'09" E
C18	168.80'	250.00'	38°41'07"	165.61'	S 37°34'13" W
C19	232.44'	50.00'	266°21'07"	72.93'	N 82°10'04" E
C20	133.94' (396.03') [396.03']	250.00' (630.00') [630.00']	30°41'48"	132.34'	S 33°34'34" W
C21	100.22' (100.22') [100.22']	2480.00'(2480.00')[2480.00']	2°18'55"	100.21'	S 09°24'40" W
C22	81.55' (81.51')	250.00' (250.00')	18°41'23"	81.19'	S 13°13'08" W
C23	34.86'	250.00'	7°59'18"	34.83'	S 52°55'07" W
C24	176.81'	350.00'	28°56'42"	174.94'	S 16°27'33" E
C25	264.24'	180.00'	84°06'42"	241.15'	S 10°56'36" W
C26	83.05'	500.00'	9°30'59"	82.95'	N 48°14'27" E
C27	145.32'	215.00'	38°43'33"	142.57'	S 62°50'44" W
C28	350.14'	350.00'	57°19'05"	335.72'	S 02°16'21" E
C29	39.07'	107.00'	20°55'10"	38.85'	N 20°28'19" W
C30	131.02'	580.00'	12°56'36"	130.75'	S 63°23'05" W
C31	167.34'	376.00'	25°30'01"	165.97'	S 64°29'25" W
C32	180.70'	406.00'	25°30'01"	179.21'	S 64°29'25" W
C33	173.32'	350.00'	28°22'24"	171.56'	S 12°12'00" W
C34	75.74'	371.00'	11°41'47"	75.61'	S 20°32'18" W
C35	335.56'	300.00'	64°05'12"	318.34'	S 58°25'48" W
C36	312.01'	435.00'	41°05'45"	305.36'	N 69°55'31" E
C37	320.38'	452.00'	40°36'40"	313.71'	S 69°40'59" W
C38	73.10'	572.00'	7°19'21"	73.05'	N 70°30'28" E
C39	13.16'	5.00'	150°50'18"	9.68'	N 08°34'22" W
C40	305.49'	431.00'	40°36'40"	299.14'	S 69°40'59" W
C41	44.99'	405.35'	6°21'34"	44.97'	N 86°54'56" W
C42	90.60'	75.00'	69°12'57"	85.19'	N 55°24'12" W
C43	335.26'	473.00'	40°36'40"	328.29'	S 69°40'59" W
C44	22.76'	25.00'	52°10'09"	21.98'	N 63°54'15" E
C45	95.09'	50.00'	108°58'00"	81.39'	N 87°41'50" W
C46	17.62'	25.00'	40°23'09"	17.26'	S 53°24'24" E
C47	38.77'	96.00'	23°08'16"	38.51'	N 62°01'50" W
C48	30.20'	25.00'	69°13'09"	28.40'	S 85°04'16" E
C49	59.39'	50.00'	68°03'41"	55.96'	S 71°51'01" W
C50	20.44'	50.00'	23°25'16"	20.30'	N 62°24'30" W
C51	15.26'	50.00'	17°29'02"	15.20'	N 41°57'21" W
C52	24.38'	60.00'	23°17'01"	24.22'	S 47°49'51" W
C53	13.20'	40.00'	18°54'28"	13.14'	S 50°01'08" W
C54	94.86'	154.00'	35°17'29"	93.36'	S 77°07'06" W
C55	82.54'	134.00'	35°17'29"	81.24'	S 77°07'06" W
C56	25.94'	154.00'	9°39'07"	25.91'	S 64°17'55" W
C57	68.91'	154.00'	25°38'21"	68.34'	S 81°56'40" W
C58	63.73'	473.00'	7°43'12"	63.68'	S 53°14'15" W
C59	70.10'	473.00'	8°29'30"	70.04'	S 61°20'36" W
C60	71.06'	473.00'	8°36'30"	71.00'	S 69°53'36" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	71.06'	473.00'	8°36'30"	71.00'	S 78°30'06" W
C62	59.30'	473.00'	7°10'59"	59.26'	S 86°23'50" W
C63	296.94'	414.00'	41°05'45"	290.62'	N 69°55'31" E
C64	21.87'	414.00'	3°01'35"	21.87'	N 88°57'36" E
C65	127.82'	414.00'	17°41'22"	127.31'	N 78°36'08" E
C66	132.93'	414.00'	18°23'48"	132.36'	N 60°33'33" E
C67	63.73'	473.00'	7°43'12"	63.68'	S 53°14'15" W
C68	312.07'	279.00'	64°05'12"	296.05'	S 58°25'48" W
C69	327.07'	456.00'	41°05'45"	320.10'	N 69°55'31" E
C70	359.05'	321.00'	64°05'12"	340.62'	S 58°25'48" W
C71	69.16'	321.00'	12°20'38"	69.02'	S 32°33'31" W
C72	67.90'	321.00'	12°07'13"	67.78'	S 44°47'27" W
C73	73.59'	321.00'	13°08'04"	73.43'	S 57°25'05" W
C74	94.48'	321.00'	16°51'47"	94.13'	S 72°25'01" W
C75	53.92'	321.00'	9°37'30"	53.86'	S 85°39'39" W
C76	40.15'	520.00'	4°25'28"	40.14'	S 79°27'09" W
C77	39.08'	490.00'	4°34'11"	39.07'	S 79°31'31" W
C78	2.57'	520.00'	0°17'00"	2.57'	S 77°22'56" W
C79	37.95'	520.00'	4°10'52"	37.94'	S 79°36'52" W
C80	34.85'	25.00'	79°52'06"	32.10'	N 29°55'19" E
C81	43.69'	25.00'	100°07'54"	38.34'	S 60°04'41" E
C82	126.28'	559.00'	12°56'36"	126.01'	S 63°23'05" W
C83	135.77'	601.00'	12°56'36"	135.48'	S 63°23'05" W
C84	97.77'	559.00'	10°01'15"	97.64'	S 63°01'25" W
C85	10.73'	559.00'	1°06'01"	10.73'	S 57°27'47" W
C86	17.78'	559.00'	1°49'20"	17.78'	S 68°56'43" W
C87	150.78'	107.00'	80°44'25"	138.61'	N 69°46'25" W
C88	121.19'	86.00'	80°44'25"	111.41'	N 69°46'25" W
C89	180.38'	128.00'	80°44'25"	165.82'	N 69°46'25" W
C90	63.18'	128.00'	28°16'48"	62.54'	S 83°59'47" W
C91	111.76'	128.00'	50°01'37"	108.25'	N 56°51'01" W
C92	5.44'	128.00'	2°25'59"	5.44'	N 30°37'12" W
C93	61.76'	25.00'	141°32'18"	47.21'	N 41°21'56" E
C94	64.49'	107.00'	34°32'01"	63.52'	N 12°08'12" W
C95	42.76'	128.00'	19°08'30"	42.56'	N 19°49'58" W
C96	29.57'	25.00'	67°46'26"	27.88'	S 44°08'56" E
C97	2.81'	25.00'	6°26'52"	2.81'	S 13°29'09" E
C98	26.76'	25.00'	61°19'35"	25.50'	S 47°22'22" E
C99	262.74'	709.00'	21°13'58"	261.24'	S 88°39'08" E
C100	410.78'	730.00'	32°14'27"	405.38'	S 83°08'53" E
C101	104.85'	730.00'	8°13'45"	104.76'	S 71°08'33" E
C102	305.93'	730.00'	24°00'42"	303.70'	S 87°15'46" E
C103	139.13'	215.00'	37°04'38"	136.72'	N 62°11'34" E
C104	60.68'	194.00'	17°55'12"	60.43'	N 71°46'17" E
C105	31.01'	28.00'	63°27'22"	29.45'	N 31°05'00" E
C106	244.88'	50.00'	280°36'33"	63.87'	N 40°20'24" W
C107	18.34'	50.00'	21°01'17"	18.24'	S 09°51'58" W
C108	98.37'	50.00'	112°43'17"	83.25'	S 76°44'15" W
C109	128.17'	50.00'	146°52'00"	95.85'	N 26°31'53" E
C110	20.56'	28.00'	42°04'45"	20.10'	S 78°55'30" W
C111	94.10'	236.00'	22°50'46"	93.48'	N 69°18'30" E
C112	66.42'	236.00'	16°07'27"	66.20'	N 72°40'09" E
C113	27.69'	236.00'	6°43'19"	27.67'	N 61°14'46" E
C114	422.59'	751.00'	32°14'27"	417.04'	S 83°08'53" E
C115	77.96'	751.00'	5°56'52"	77.92'	N 84°20'58" E
C116	77.31'	751.00'	5°53'53"	77.27'	S 89°43'40" E
C117	25.00'	751.00'	1°54'28"	25.00'	S 85°49'30" E
C118	77.96'	751.00'	5°56'52"	77.92'	S 81°53'50" E
C119	77.96'	751.00'	5°56'52"	77.92'	S 75°56'58" E
C120	77.96'	751.00'	5°56'52"	77.92'	S 70°00'06" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	485.05'	862.00'	32°14'27"	478.68'	S 83°08'53" E
C122	97.65'	347.00'	16°07'27"	97.33'	N 72°40'09" E
C123	89.48'	862.00'	5°56'52"	89.44'	S 70°00'06" E
C124	89.48'	862.00'	5°56'52"	89.44'	S 75°56'58" E
C125	93.18'	862.00'	6°11'37"	93.13'	S 82°01'12" E
C126	25.00'	862.00'	1°39'43"	25.00'	S 85°56'52" E
C127	88.73'	862.00'	5°53'53"	88.69'	S 89°43'40" E
C128	89.48'	862.00'	5°56'52"	89.44'	N 84°20'58" E
C129	9.69'	862.00'	0°38'39"	9.69'	N 81°03'12" E
C130	5.67'	25.00'	12°59'41"	5.66'	N 22°54'22" W
C131	56.09'	25.00'	128°32'36"	45.04'	N 47°51'47" E
C132	10.36'	709.00'	0°50'15"	10.36'	S 67°26'47" E
C133	73.38'	420.00'	10°00'37"	73.29'	N 11°33'38" E
C134	220.32'	420.00'	30°03'19"	217.80'	N 31°35'37" E
C135	35.25'	25.00'	80°46'48"	32.40'	S 57°57'08" E
C136	29.87'	128.00'	13°22'10"	29.80'	N 24°14'49" W
C137	329.13'	329.00'	57°19'05"	315.57'	S 02°16'21" E
C138	147.45'	371.00'	22°46'16"	146.48'	S 15°00'04" W
C139	30.45'	25.00'	69°47'01"	28.60'	N 38°30'26" E
C140	123.22'	236.00'	29°54'58"	121.83'	S 58°26'27" W
C141	75.96'	194.00'	22°25'58"	75.47'	S 54°41'57" W
C142	45.28'	25.00'	103°46'34"	39.34'	N 62°11'47" W
C143	133.54'	371.00'	20°37'24"	132.82'	S 20°37'12" E
C144	31.40'	86.00'	20°55'10"	31.23'	N 20°28'19" W
C145	295.07'	201.00'	84°06'42"	269.28'	S 10°56'36" W
C146	233.42'	159.00'	84°06'42"	213.01'	S 10°56'36" W
C147	87.51'	201.00'	24°56'44"	86.82'	S 40°31'35" W
C148	151.91'	201.00'	43°18'12"	148.32'	S 06°24'07" W
C149	21.37'	201.00'	6°05'28"	21.36'	S 18°17'43" E
C150	31.65'	201.00'	9°01'21"	31.62'	S 25°51'08" E
C151	2.63'	201.00'	0°44'57"	2.63'	S 30°44'17" E
C152	190.90'	159.00'	68°47'33"	179.64'	S 18°36'10" W
C153	31.38'	159.00'	11°18'33"	31.33'	S 21°26'52" E
C154	11.13'	159.00'	4°00'36"	11.13'	S 29°06'27" E
C155	40.13'	25.00'	91°58'28"	35.96'	S 77°05'59" E
C156	6.06'	601.00'	0°34'39"	6.06'	S 57°12'06" W
C157	90.30'	601.00'	8°36'31"	90.21'	S 61°47'41" W
C158	39.41'	601.00'	3°45'27"	39.41'	S 67°58'39" W
C159	73.29'	376.00'	11°10'06"	73.18'	S 57°19'27" W
C160	94.05'	376.00'	14°19'55"	93.81'	S 70°04'28" W
C161	7.48'	406.00'	1°03'20"	7.48'	S 76°42'46" W
C162	114.49'	406.00'	16°09'28"	114.12'	S 68°06'22" W
C163	58.72'	406.00'	8°17'14"	58.67'	S 55°53'01" W
C164	86.53'	521.00'	9°30'59"	86.43'	N 48°14'27" E
C165	79.56'	479.00'	9°30'59"	79.47'	N 48°14'27" E
C166	82.01'	521.00'	9°01'08"	81.92'	N 47°59'32" E
C167	4.52'	521.00'	0°29'51"	4.52'	N 52°45'01" E
C168	21.69'	25.00'	49°42'47"	21.02'	N 48°32'33" E
C169	8.76'	25.00'	20°04'14"	8.71'	N 13°39'03" E
C170	154.62'	229.00'	38°41'07"	151.70'	S 37°34'13" W
C171	109.31'	271.00'	23°06'37"	108.57'	S 29°46'58" W
C172	31.61'	25.00'	72°27'02"	29.55'	N 05°06'46" E
C173	51.16'	229.00'	12°47'59"	51.05'	S 24°37'39" W
C174	103.46'	229.00'	25°53'08"	102.58'	S 43°58'13" W
C175	55.31'	271.00'	11°41'39"	55.22'	S 35°29'27" W
C176	54.00'	271.00'	11°24'58"	53.91'	S 23°56'09" W
C177	149.64'	181.00'	47°22'09"	145.42'	S 05°27'25" E
C178	167.97'	139.00'	69°14'09"	157.93'	S 16°23'25" E
C179	31.51'	28.00'	64°29'07"	29.88'	N 03°06'04" E
C180	109.02'	50.00'	124°55'56"	88.67'	S 27°07'20" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C181	47.51'	50.00'	54°26'37"	45.74'	N 63°11'23" E
C182	48.46'	50.00'	55°31'52"	46.59'	N 08°12'09" E
C183	27.44'	50.00'	31°26'43"	27.10'	N 35°17'08" W
C184	47.02'	181.00'	14°53'01"	46.89'	S 10°47'10" W
C185	91.01'	181.00'	28°48'28"	90.05'	S 11°03'35" E
C186	11.62'	181.00'	3°40'40"	11.62'	S 27°18'09" E
C187	160.59'	139.00'	66°11'49"	151.81'	S 17°54'35" E
C188	7.37'	139.00'	3°02'21"	7.37'	S 16°42'29" W
C189	60.20'	75.00'	45°59'30"	58.60'	N 67°00'56" W
C190	30.40'	75.00'	23°13'27"	30.19'	N 32°24'27" W
C191	40.00'	25.00'	91°40'46"	35.87'	S 35°49'39" W
C192	71.71'	371.00'	11°04'28"	71.60'	S 09°09'10" W
C193	64.85'	476.00'	7°48'20"	64.80'	S 24°35'08" W
C194	138.35'	476.00'	16°39'12"	137.86'	S 36°48'54" W
C195	27.82'	572.00'	2°47'11"	27.82'	N 64°16'12" E
C196	25.65'	572.00'	2°34'08"	25.64'	N 61°35'32" E
C197	16.60'	25.00'	38°02'00"	16.29'	N 70°58'19" E
C198	6.17'	25.00'	14°08'09"	6.15'	N 44°53'15" E
C199	17.11'	113.73'	8°37'07"	17.09'	S 86°59'37" W
C200	21.79'	205.35'	6°04'49"	21.78'	S 86°02'02" W
C201	61.22'	419.75'	8°21'23"	61.17'	N 84°53'45" E
C202	93.96'	410.00'	13°07'51"	93.76'	N 20°56'45" W
C203	66.49'	420.00'	9°04'14"	66.42'	N 42°05'09" E

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

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250787
RRE Plat Book __, Page __

RioRancho
City of Vision

To: Amy Rincon, Director of Development Services

From: Liz Ruiz Carlos, Municipal Planner II

CC: Brian Babyak, Planning Manager

Date: October 24, 2025

Re: Site Plan Approval for Terra Alto at Mariposa

The Mariposa East Mixed Use Activity Center Master Plan Design Guidelines (Attachment I) and Development Guidelines require Site Plan approval for development in the MU-A Zoning District "Per the City of Rio Rancho requirements, the City Director of Development will approve the site plans." These guidelines are included in the Mariposa Master Plan. Ordinance No. 92 Enactment No. 07-90 created an overlay zone that specified development shall occur per the Mariposa Master Plan.

A Site Plan was submitted for Mariposa East, Tract 1A-16I, 1A-16H1 and 1A-16F. The subject area wraps around the Mariposa Town Square. This Site Plan is for a single-family home development and private park. In conjunction with this Site Plan submittal a Preliminary Plat (Application No. 25-210-00009) for the Terra Alto at Mariposa is currently under review.

Attachment II is the Site Plan submittal package for Terra Alto for review and approval. The subject property consists of 41.2 acres, and the Site Plan denotes 60 residential lots, for an overall density of 1.45 units per acre. The lots will feature 1800-2800sf building footprints. The Site Plan also denotes a private HOA park that will include tennis/pickleball courts and a patio building that includes a lounge/kitchen and restroom. The development is intended to be developed in two phases, with Phase 1 featuring 33 lots and Phase 2 featuring 27 lots.

The Site Plan has been reviewed by staff. Staff finds that the proposed lot configurations, setbacks, and landscaping meet the requirements of Rio Rancho Code of Ordinances Chapter 154 Planning and Zoning. Staff recommends approval of the Site Plan.

Attachment I: Mariposa East Mixed Use Activity Center Master Plan Design Guidelines
Attachment II: Site Plan Submittal Package for Terra Alto

RioRancho
City of Vision

DEVELOPMENT SERVICES DEPARTMENT
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT

APPROVAL OF A REQUEST FOR SITE PLAN APPROVAL FOR TERRA ALTO AT MARIPOSA (MARIPOSA EAST, TRACT 1A16H1, 1A16F and 1A16I).

Applicant: ECOTerra Development, LLC
Agent: Consensus Planning, Inc.

THIS MATTER, having come before the Development Services Department of the City of Rio Rancho, New Mexico, the Development Services Director having taken evidence and considered the merits, has determined and found:

General Findings of Fact:

1. The submitted Site Plan submittal package for Terra Alto (included as Attachment II) complies with the requirements of the Mariposa East Mixed Use Activity Center Master Plan Design Guidelines.
2. The Site Plan meets the requirements of Rio Rancho Code of Ordinances (R.O. 2003) Chapter 154 Planning and Zoning.
3. The intent of including an amenity center and a private park is to create a mix of uses.

Specific Findings of Fact for Approval of the request:

1. The Development Services Director has the authority to approve the Site Plan per the Mariposa East Mixed Use Activity Center Master Plan Design Guidelines, adopted by Ordinance No. 92 Enactment No. 07, an overlay zone specifying that development shall occur per the Mariposa Master Plan.
2. The applicant has the authority to request site plan approval.
3. Plats must meet Chapter 155 standards, including, but not limited to construction plans for grading and drainage, and utilities.

THEREFORE, the application for site plan approval **is APPROVED** by the Development Services Director of the City of Rio Rancho on October 24, 2025, subject to the conditions, restrictions and stipulations specified above.

Amy Rincon, Development Services Director

10/24/25
Date

Attachment I

MARIPOSA

New Mexico

A High Desert Community

MARIPOSA EAST

MIXED USE ACTIVITY CENTER

MASTER PLAN DESIGN AND DEVELOPMENT GUIDELINES

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INTRODUCTION TO MARIPOSA

A resource as precious as the land which comprises Mariposa demands the utmost sensitivity. Years of exacting analysis, planning, design and exhaustive review were applied to determine the feasibility of integrating an active community within this delicate desert ecosystem.

The mandate set for Mariposa is to achieve "sustainable development." Sustainable development is a concept defined by the United Nations Commission of the Environment as achieving stability for both physical and social systems by meeting the needs of current generations without compromising the ability of future generations to fulfill their needs.

At Mariposa sustainability means design and construction in ways that are intended to preserve the resources, ecosystem and natural beauty of the property. Development will respect nature. A large percentage of the land will remain untouched in order that the rich habitats for plants and animals may continue to thrive. Most arroyos will remain in their natural state with only the vegetation enhanced to increase the wildlife habitat.

Conservation systems are designed to yield improved quality of life and sustainability. Water harvesting, use of treated effluent for all common area irrigation and conservation goals will contribute to a continuing and plentiful supply of quality water. The application of design shall strive to enhance the visual and air quality at Mariposa through sensitive sitting of homes and buildings, landscaping, use of lighting and construction standards. In addition, an extensive network of trails and pedestrian connections are planned to encourage fewer automobile trips within the community.

Preserving the Vision

The mixed use area will be governed by several document, which include the Community Design Standard ("Design Standards") and The Design and Development Guidelines for Mariposa East Activity Center District ("District Guidelines").

The purpose of the Design Standards is to provide developers with suggestions and requirements, to help them understand the requirements, best practices and development process in Mariposa. The objective is to create a community that is livable, sustainable and preserves the vision of Mariposa. The prescription for designing and building a community, which will truly be sustainable, are set forth in the Design Standards and in these District Guidelines. These criteria are provided as a starting point for developers and High Desert Investment Corporation ("High Desert") to collaborate in preserving the vision for this remarkable community. Our goal is to make Mariposa one of the most desirable places to live in the Southwest — a community that balances the needs of the homeowner with a concern for the future of environment.

These District Guidelines may be amended from time to time by High Desert; provided, however, any amendments to the guidelines shall be subject to and shall not be effective without, the prior approval of the City Development Director, or the Planning and Zoning Commission, should the director so determine.

Role of High Desert

High Desert is the creator of the 1000-acre, award winning sustainable community of High Desert, located the northeast side in Albuquerque, adjacent to the Cibola National Forest and Sandia Mountain Wilderness, as well as Mariposa.

High Desert's approach to the development of land reflects commitment to community and deep concern for the environment. High Desert intends to make a major contribution to the quality-of-life in Rio Rancho and the surrounding region by continuing to set the standard for sustainable and sound planning and development.

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Mariposa Master Plan and Development Agreement

Upon meeting the applicable goals of the 1991 Comprehensive Plan and the Vision 2020 Plan, the Mariposa Master Plan was adopted by the City of Rio Rancho on February 13, 2002. Shortly thereafter, the Mariposa Development Agreement was executed which, among other things, clearly states that the Master Plan shall serve as a guide for the zoning and development of the entire property. The Master Plan includes a Mixed Use area in Mariposa East, which is subject to these Guidelines.

Mariposa East Mixed Use Activity Center District

The Mariposa East Mixed Use Activity Center District is comprised of approximately 59 acres located at the western end of Mariposa Parkway. It is zoned MU-A and is classified as a **Community Center** under Section 9-1-31-F of the Rio Rancho Zoning Ordinance. This document is the Design and Development Guidelines for the Mariposa East Activity Center District ("District Guidelines") and once approved by the City these along with the "Master Plan", as defined in the MU-A zone, will be used as the guide of development of this area. High Desert will review and approve any site development plans prior to the submittal to the City. Per the City of Rio Rancho requirements, the City Director of Development will approve the site plans.

There are several "districts" within the Mariposa East Mixed Use Activity Center District, as shown on the attached exhibit titled district map, that have different requirements as listed in these District Guidelines and they are as follows:

Town Center – approximately seven acres located at the northwest corner of Mariposa Parkway and Academy Road.
Public Park – just west of the *Town Center*
Community Center – just west of the *public park*
General Mixed Use – the remaining MU-A zoned property

The intent of the MU-A classification in Mariposa is to:

1. Encourage a greater intensity of development in order to attract the people and commerce necessary to create a vibrant and diverse urban center;

2. Encourage a blending of residential, civic, commercial and office uses that will trade horizontal distance for a vertical mixture of uses;

3. Encourage a mixture of service and employment uses so that residents will have the opportunity to work as well as shop and play within walking distance from their houses, and

4. Encourage planning, design and detailing that reflects the needs of pedestrians, establishes multi-modal circulation opportunities, and creates memorable civic spaces.

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Land Uses

Under the definition of a Community Center in the Mixed Use Activity zoning the following uses are permitted.

Residential (Multifamily and Single family)

Commercial:

- Bed and Breakfast Inns
- Boarding or rooming houses
- Clubhouses or buildings for fraternal organizations and non-profit organizations
- Hotels

Retail Sales of the following goods, provided there is no outside storage or activity except for parking:

- Arts and crafts objects, supplies, plus their Incidental creation
- Books, magazines, newspapers, and stationery
- Cosmetics, notions and hobbies supplies
- Drugs, medial supplies
- Flowers and plants
- Food and drink for consumption on premise or off, but not drive in restaurants
- Jewelry

Services:

- Barber and beauty
- At home day care, day-care centers and nursery schools
- Dry cleaning station (no processing) and self service laundry
- Instruction in dance, arts or crafts
- Interior Decorating
- Photography
- Repair Shops including automobiles

Undertaking Establishments

Neighborhood gasoline Stations

Stalls or merchandize stands for outdoor sale of goods at street front

Offices:

Businesses and professional offices consistent in use and scale with the purpose, goals and objectives of the Mixed Use District

Research and development excluding those that could be a nuisance or hazard to the surrounding neighborhood

Medical Complexes, professional offices associated with medical complexes

Veterinarians with overnight kenneling facilities for medical purposes only (no boarding kennels)

Civic, Religious and municipal uses

- Libraries, public parks and village squares
- Churches
- Schools
- Public Utilities, provided they are located underground
- Parking Structures

Conditional Uses:

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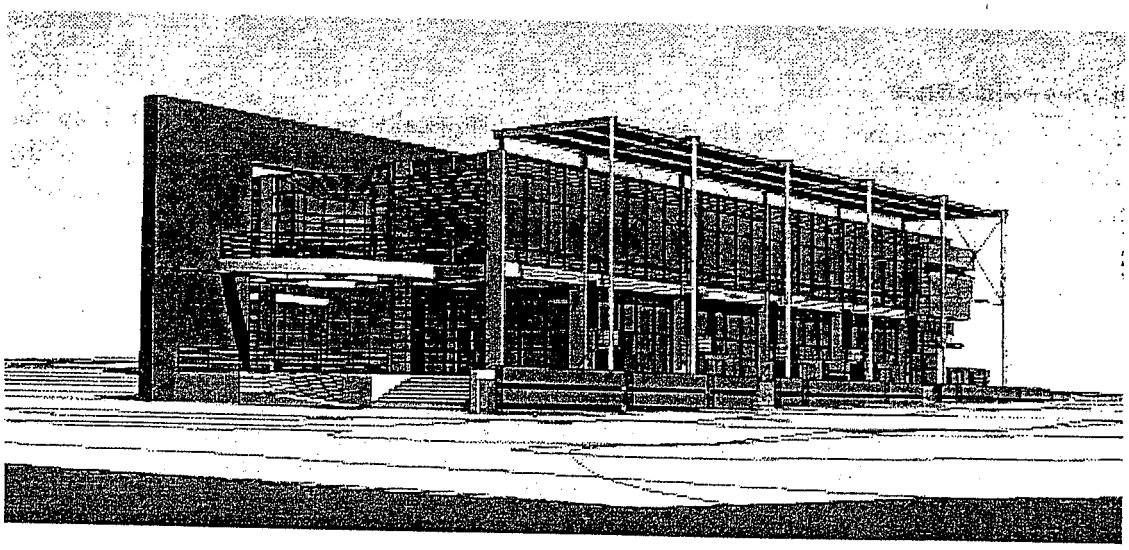
Temporary structures and enclosures used in construction of a building and used for storage of equipment and material. Such structures must be removed after the specific construction project is completed and not to remain in the premises for more than one month after completions.
Storage, limited to self-storage units and storage of vehicles, which are behind a wall and not visible form the surrounding neighborhood.
Restaurants with a drive-in facility for take out orders.

Architecture

In many places, major buildings such as a county courthouse or church serve as focal points of the community. Because of the activities they accommodate and their importance to public life, these buildings are often of finer materials and/or receive a higher level of attention to architectural design than other buildings.

While a high level of design is encourage in all buildings, in Mariposa East the Community Center, designed by Antoine Predock and the Town Center buildings, designed by Bill Sabatini, of Dekker, Perish, Sabatini, should be considered icon buildings and are designed to set the tone for the mixed use area as well as the entire community. These building will be constructed early in the development phasing to encourage outstanding architecture throughout the community.



The buildings in the *Town Center* should be contemporary in nature, however, elements of architectural styles other than contemporary can be introduced with approval by High Desert and then the City of Rio Rancho.

If residential, whether single family or multifamily is developed within the mixed use center, the following is a description of the residential architectural styles which are allowed and a description of how those styles should be applied. Other architecturally relevant styles may be considered and approved by High Desert.

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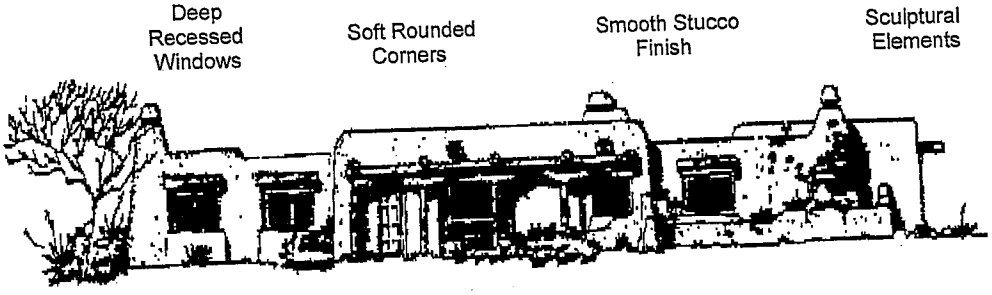
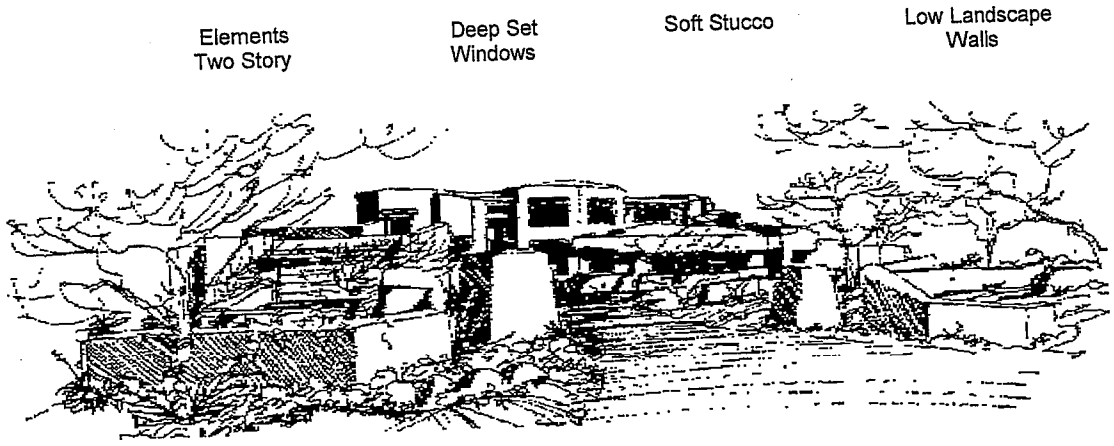
Pueblo Style

Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "Pueblo Revival" buildings of historic Santa Fe, pueblo style incorporates deep-set doors and windows, dramatically recessed portals or patios, walled entry corners and edges, radius corners and edges, and is always finished in earth tone adobe. The pueblo style uses no arches or pitched roofs and relies exclusively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style.



Contemporary Pueblo Style

Contemporary interpretations of pueblo style must be historically or stylistically based on the traditional pueblo or pueblo revival architecture, but with skill and sensitivity can successfully incorporate large glass areas and higher ceilings and walls, crisper lines, nontraditional geometric forms and may include combinations of stone and more contemporary materials without losing the sense of strength and mass of the thick adobe walls. This architectural style is often characterized by the absence of nonfunctional decoration and the lack of traditional pueblo decorative ornamentation or detailing.



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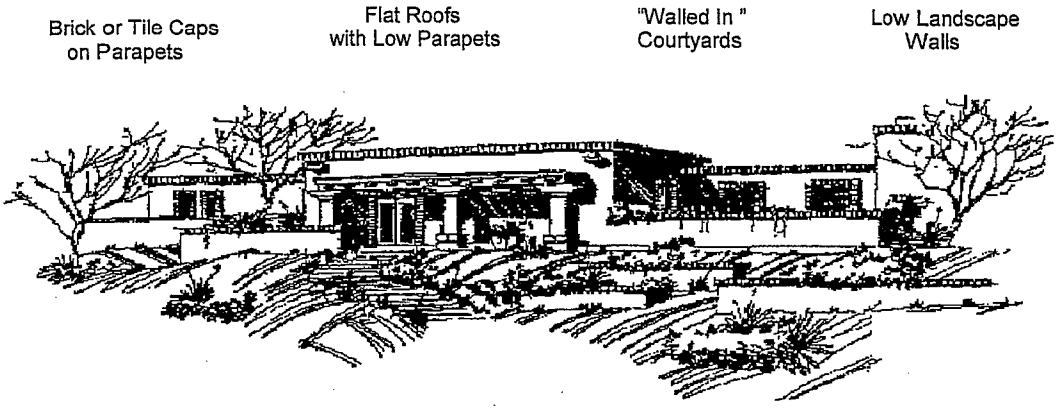
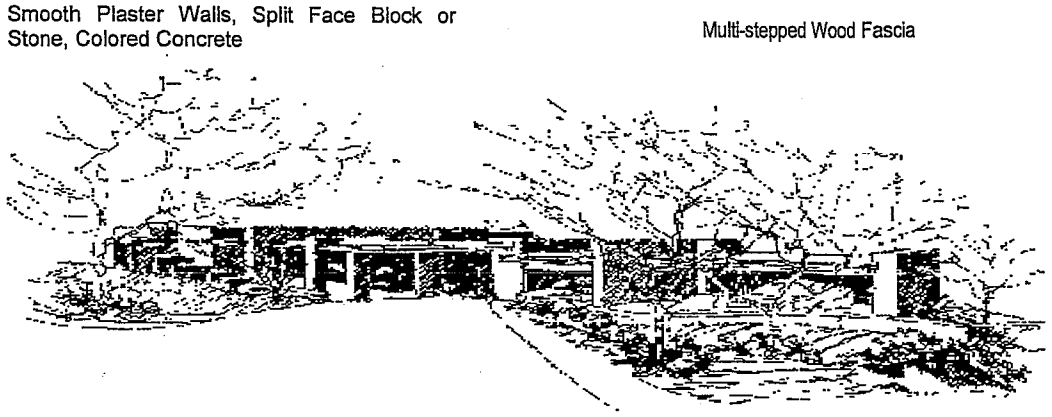
Territorial Style

Territorial style is walled architecture, which simulates the low, flat roofed dwellings of territorial New Mexico, during a period when sawmills and brick kilns were first introduced into New Mexico. Brick copings, on the parapet caps, wood columns and decorative wood door and window casings, characterize the style. The territorial style uses no arches or pitched roofs and relies on post and beam and bearing wall construction. Stucco, brick or frame construction, means doors and windows may not be as deeply set, and the edges and corners are not as soft as in the Pueblo style.



Contemporary Style

Although contemporary architecture is a somewhat ambiguous label, at Mariposa it refers to buildings created today, whose interpretive art form may or may not be historically or stylistically based. Contemporary design embraces the modernist's exploration of technology and new materials and may result in buildings of lighter weight and often unusual or non-classical geometries. To make them more compatible with the Mariposa environment, contemporary style should incorporate set backs and overhangs, interesting use of windows and window setbacks, be carefully integrated with their sites and incorporate strong horizontal lines. With care, contemporary designs can be climatically derived, sensitively and indigenously structured while exploring non-classical and non-stylistic forms, geometries and spaces, and result in highly compatible, environmentally appropriate architecture. Contemporary architecture at Mariposa should reflect the timeless qualities that are always associated with great design and not rush to embrace fleeting fads.



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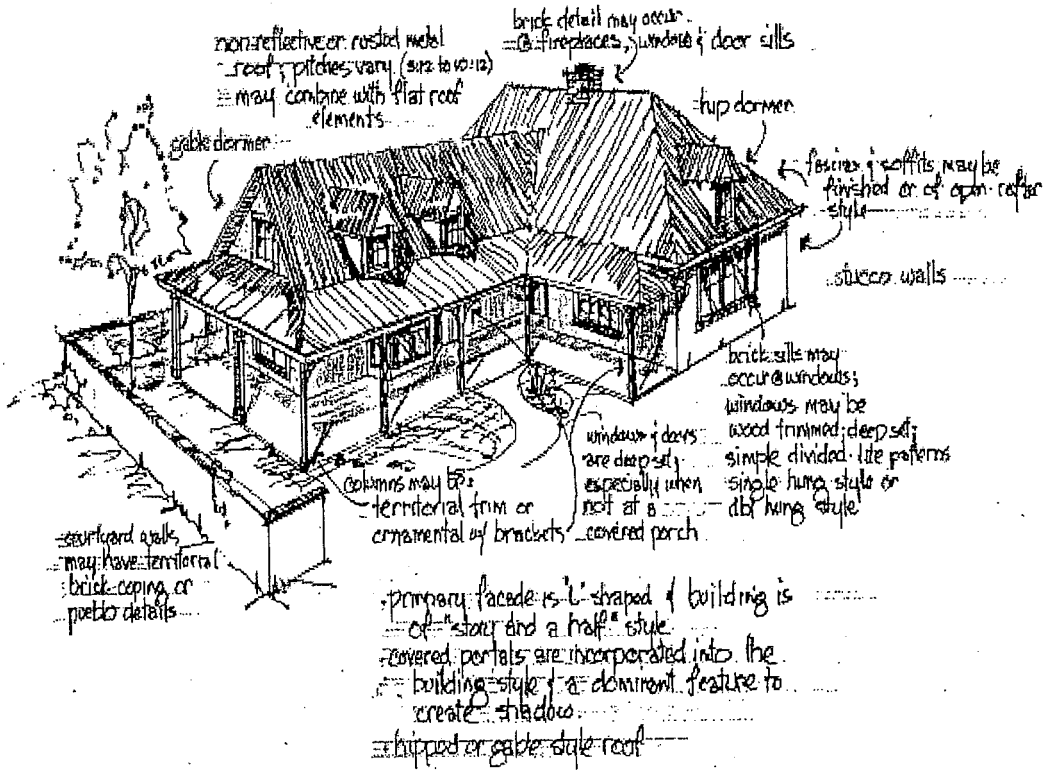
Northern New Mexico Style

Northern New Mexico style, as defined for Mariposa, is most notably characterized by the metal roof. Historically, the metal roof became the preferred method of protecting the exterior stucco surfaces of adobe and territorial facades of homes in the mountainous regions of our state. It is characterized by non-reflective gray metal roofs, hipped and/or gabled, and may include traditional dormers or gable end dormers. Pitches may vary from building to porch or from one roof plane to another; are not greater than 12:12 or less than 3:12 pitch. Column details may be territorial, have ornamental brackets or even have traditional pueblo round viga posts and corbels. Window details may be territorial or pueblo, but in all cases should be recessed not less than 2" from the exterior of finished stucco exterior wall. Bay windows may occur. Overhangs may be finished with fascias and soffits, or open rafter style, are not greater than 24", or 12" at dormers. Brick details may occur at chimney caps, door and windowsills and topping courtyard walls.

Historically, roof spans were much short than those employed today and as a result traditional northern New Mexico style homes kept very much to scale with the walls that supported them. Since spans of today's trussed roof buildings are greater and have a tendency to create a non-characteristic overstated roof, some flat roof areas with territorial brick parapets or soft rounded pueblo parapets may be used in conjunction with the metal roof. Alternatively, large spans may be broken up by varying plate heights so roofs do not overwhelm the structure.



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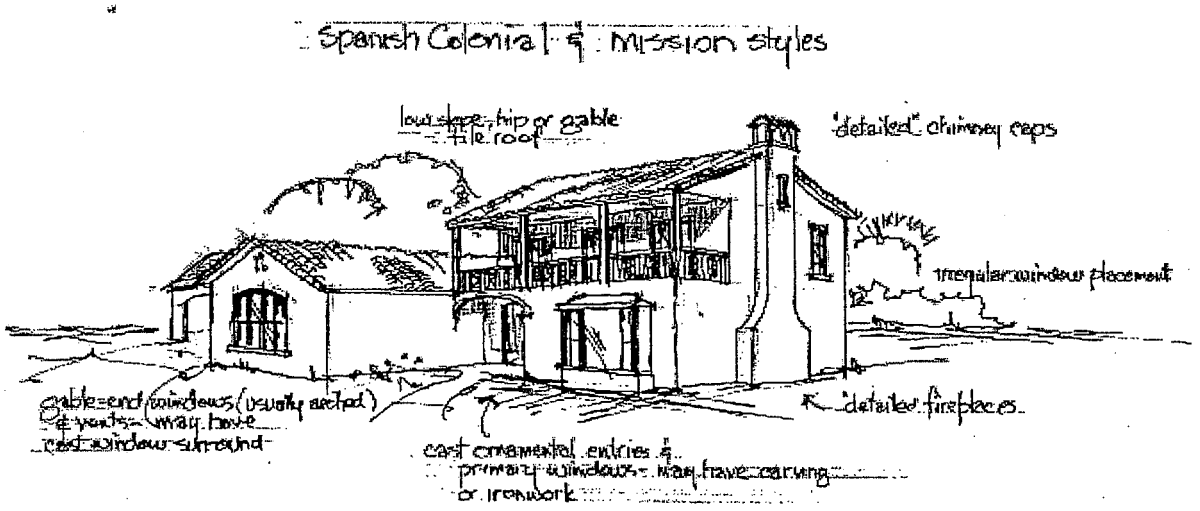
Spanish Colonial/Spanish Mission Style

Spanish Colonial and Spanish Mission styles, while characterized as uniquely different, have often been used in New Mexico with overlapping components.

The clay tile roofs that characterize this style are most often low slope, less than 6:12 pitch, primarily gable end style. Spans of the pitched areas are usually quite short, so varying plate heights for different roof planes is strongly encouraged to keep the character of the style from being overwhelmed by an out of scale roof. Pueblo flat-roof parapets may be used in combination with the tile roof areas to minimize the scale of roofed areas. Overhangs are typically open rafter or short with stucco detail. Gable-end features may include ornamental windows or round tile attic vents. Window placements are irregular and deep set; in all cases at least 2" back from the exterior wall surface. Fireplaces vary from top to chimney and caps are detailed. Ornamental windows with iron detailing are common, as are entry doors. Second floor porch rails and columns are most often wood.



Materials and Colors

Similar building materials and colors within the *town center* should generally follow the first office building proposed for the *town center* and the *community center*.

The *General Mixed Use*, whether residential, non residential or mixed use, should have exterior surface materials that harmonize with the natural landscape and acknowledging the fact that these building are in a special mixed use area. This may include the traditional materials with additional elements or different colors added or consistent with the materials and colors used in the town and community centers.

The *Public Park* will incorporate structures that use similar colors and materials as the community center and/or the town center.

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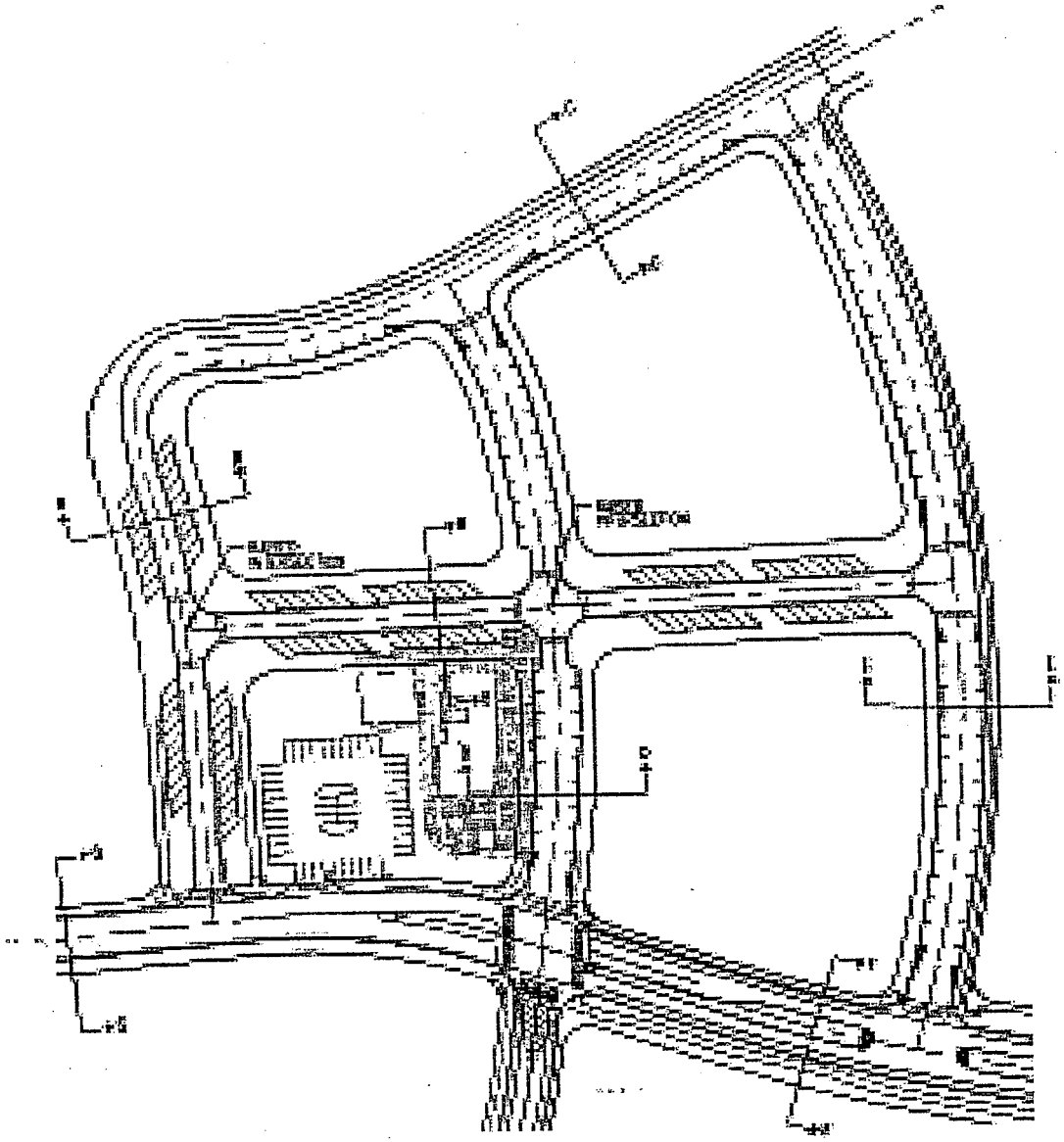
Site Planning

Site Planning at Mariposa is the melding of a number of design and land planning principles, which will allow the vision for this exceptional community to become a reality. Commitment to conservation, preservation and the enhancement of the natural environment is balanced with sensitivity to the economy and efficiency of contemporary building and construction.

Each individual site plans will address the specific requirements of the City of Rio Rancho MU-A check list for individual site plans.

Transportation



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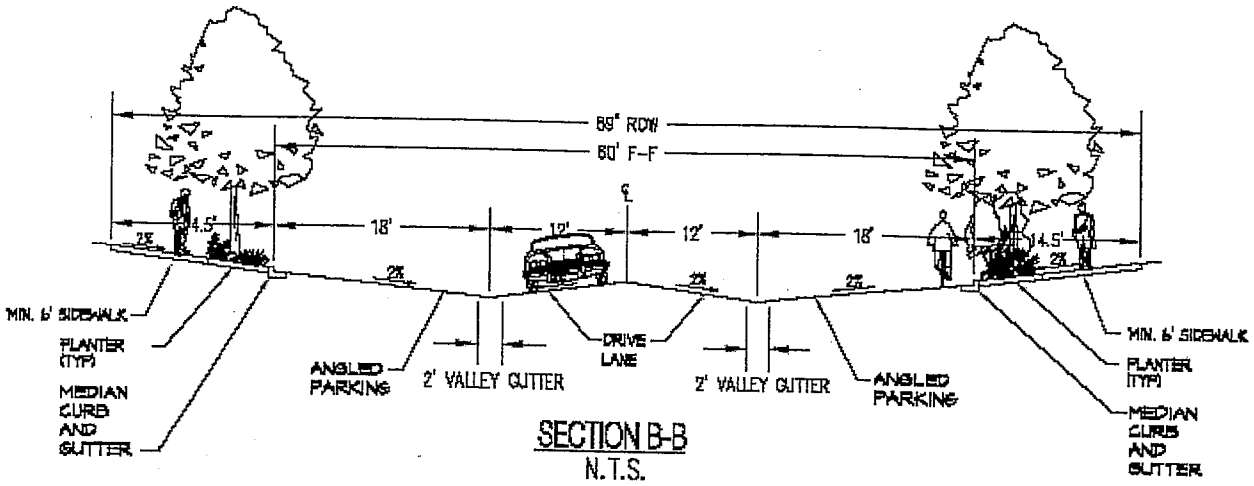
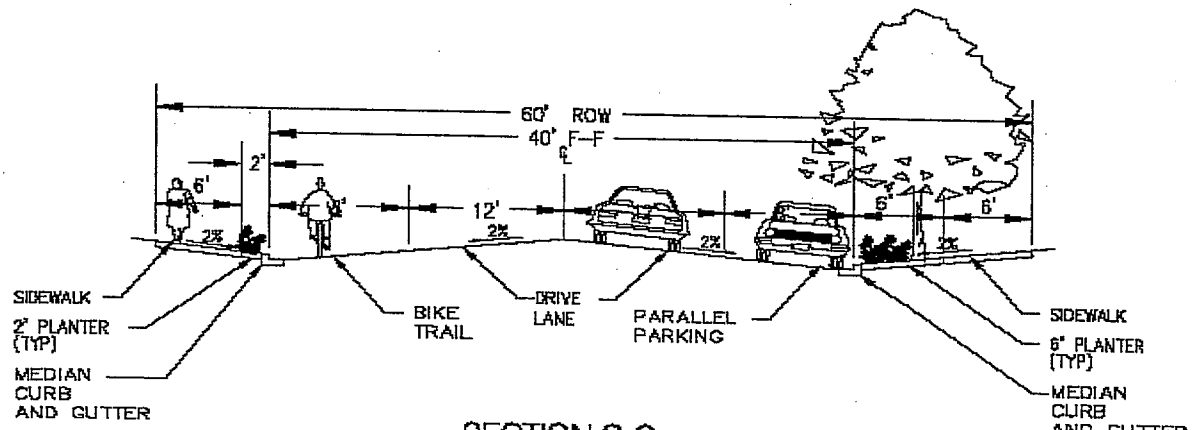


SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

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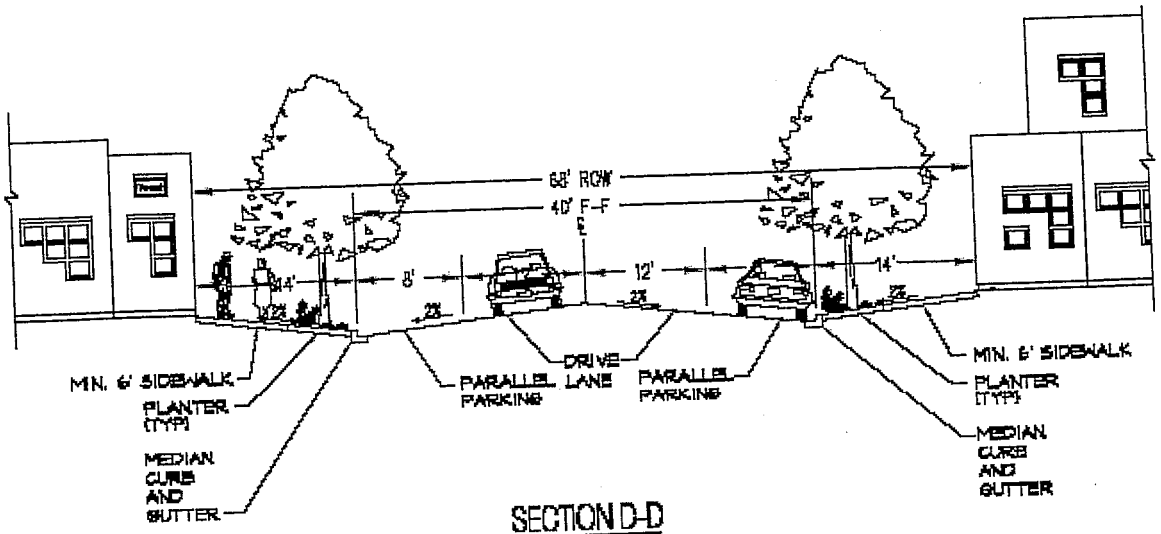

SECTION D-D
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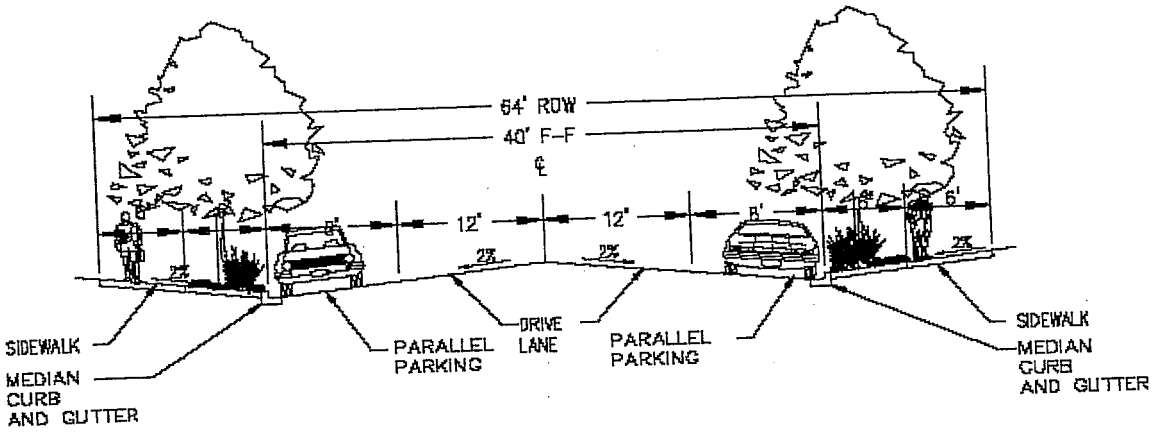

SECTION E-E
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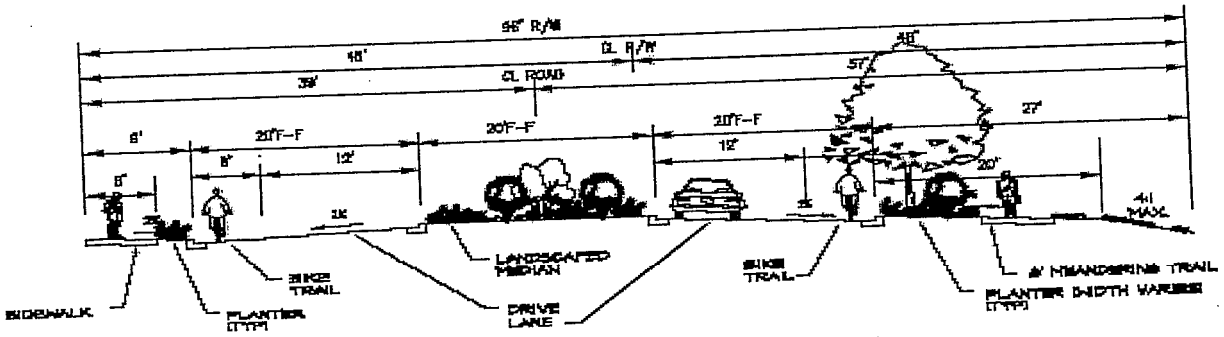

TYPICAL STREET SECTION F-F
(COLLECTOR)
NOT TO SCALE

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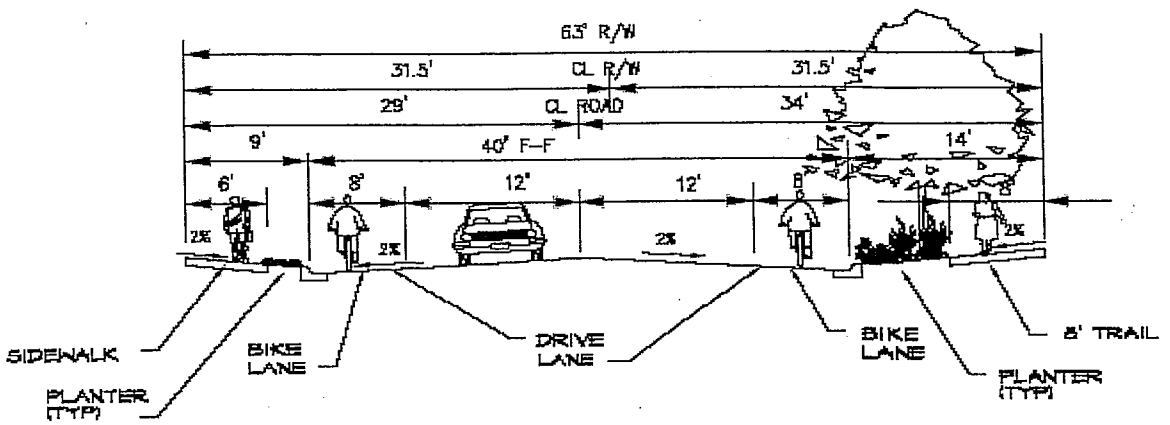

TYPICAL STREET SECTION G-G
(UNDIVIDED MAJOR LOCAL)

NOT TO SCALE

Any other streets will adhere to the approved street sections in the adopted master plan.

Parking

The design objective of the parking areas, whether residential, non-residential, or mixed use, is to provide adequate parking while minimizing the overall impact of the parking areas.

Within the entire mixed use district, the minimum number of parking spaces is based on the use as listed under the MU-A zoning district of the City of Rio Rancho Zoning Ordinance. Since the exact uses are not known, the required number of parking spaces can not be calculated in advance. The calculations will be submitted with the individual site plans. This will include spaces for bicycle and handicapped parking.

Like many new and old town centers on street parking is an important element in creating the town center streetscape and interaction. The *Town Center* will provide both on site and on street parking. Although there are four tracts that make up the *Town Center*, the design of the parking, pedestrian circulation and building siting is created to give the feel and dynamics of one town center. The main focal point of the *Town Center* is the main intersection of the four tracts. The radius distance from that point to anywhere within the *Town Center* is not more than 450 feet, easily within walking distance. All the required parking for the *Town Center* will fall within that distance. Shared and on street parking is encouraged and shared parking agreements will be executed as individual development takes place.

Building Heights

The maximum building height allowed is 48 feet.

The building height is measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or highest level of a flat roof. The height of the parapet walls may vary depending on the need to screen mechanical equipment. Building height to the ridge of a pitched roof structure may vary depending on the roof pitch.

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Building Footprint

The maximum allowed building footprint is 15,000 sf for ground floor unless a conditional use is granted which would allow buildings with larger footprints up to 50,000 sf.

Landscaping

Landscape Concept

The intent of the landscape program at Mariposa is to blend the built environment with the landscape by extending the high desert plant communities and ecosystems in to all areas of the landscape. The understanding of the diversity local ecosystems and use of native plants is a critical element in the landscape program. Refer to the Guidelines for Sustainability for a listing of approved plants for use in the landscape as well as installation techniques for plant material and water harvesting structures.

Landscape Zones

A general rule of thumb is to group plantings by similar water needs by concentrating new vegetation in deliberate and strategic locations. This will promote the health of plant communities by ensuring that plants are receiving the appropriate amount of water and reducing potential stress on plants. By selecting native and low-water-use plants, maintenance and water use costs are reduced. Exotic species generally require more water, nitrogen-based fertilizer and pesticides—thereby reducing the overall health of the ecosystem.

1. Urban (Parks, Plazas, Village Core Streetscapes) -- Parks and plazas should have sufficient open areas for play and gathering. Native grasses such as blue grama will be used in place of blue grasses requiring more water except for sport areas that require the installation of such non-native grasses.)
2. Formal -- These areas will install the drought tolerant, predominantly native plant material in a more formal manner to create a theme. These areas are along streets, entries to neighborhoods, parks and some of the front yard areas of the higher density neighborhoods. These areas are commonly found in the neighborhood production homes sites and the mixed-use areas.
3. Oasis -- An Oasis is defined as the home landscape for private areas enclosed by walls or in courtyards created by the building or wall. Homeowners can select from native and some non-native plants from which they can personalize their own oasis. Water harvesting is required of each homeowner in order to take advantage of surface water flow during large rain events, as well as the capture of any runoff from the roof and hardscape.
4. Native/Natural Areas -- Areas where the natural state is the permanent feature of the landscape. Restoration of landscape is required in the event that damage is caused as a result of construction. Supplemental plantings of native plants to these areas is allowed as long as it is presented in a random natural grouping and not a formal, linear form.

Common Area Landscaping Concepts

High Desert will install and the Association will maintain all landscaping in common open space areas, common areas, parks, right-of-ways and entries, unless a different agreement is reached between the parties. A conceptual landscape plan must be submitted to and approved by High Desert utilizing drought tolerant, predominantly native plants.

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Street Landscape Zones

The street landscape zones that will be installed by High Desert are conceptually depicted in the diagram below and consist of:

1. Formal Village Core Streetscape – Street trees in sidewalk cutouts, in formal orientation.
2. Neighborhood Entry – All entries will feature similar formal layout.
3. Formal Road Streetscape – Occurs on streets such as Academy Road bound by walls on both sides of the street, formal planting of large masses of monoculture shrubs and street trees.
4. Native Streetscape – The native pallet of landscaping generally occurs along streets that run parallel to arroyos, where streets cross arroyo systems and in the Estate areas of Mariposa. This landscape is designed to reinforce the natural landscape of these areas.
5. Formal and Native Streetscape Interface – Blends landscaping of formal and native plantings.
6. Native Wildflower Zone – Periodic wildflower planting in mass swaths of color, especially at key intersections.
7. Existing Native Landscaping – Existing native landscaping along Mariposa Parkway and other arroyos systems will remain undisturbed.

Common Area Irrigation Systems

The Irrigation System for the Common Areas of the Mariposa Community is a single interconnected and centrally controlled system installed by High Desert and maintained by the Association. As new common areas are developed, either by High Desert or other developers, it is important that all irrigation systems be compatible and connected to the Master Irrigation System infrastructure. The system is designed to operate with either potable water or reuse treated effluent. However, as soon as sufficient treated effluent is available all systems shall use reuse water for common area irrigation. The master irrigation system is centrally controlled and designed to minimize water use, detect leaks, adjust to weather conditions and problems and will be managed by the association.

Irrigation Systems Installed By Others

All irrigation plans must be submitted and approved by High Desert prior to installation. Water use for each system added must be identified on each system design plan. All irrigation systems must use irrigation parts that are compatible to the centrally controlled master irrigation system design for common areas within Mariposa and installed by High Desert. All irrigation plans must be developed electronically for compatibility and a digital file must be submitted upon approval.

Master Irrigation System GIS File

High Desert has developed a digital and graphic Irrigation Master Plan and maintains this information in a Geographic Information System (GIS) file showing location and other pertinent irrigation system information in both mapping and database formats. This GIS database will include all projects associated with common area landscapes including those submitted by other developers.

The Mariposa master irrigation system GIS file is generated in ESRI ArcMap (version 9.0 or later). All final irrigation system data must be submitted in both hardcopy and digital format (either CAD or GIS)

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so that it can be directly integrated (or easily converted) into the existing electronic Irrigation Master Plan. The acceptable data formats are AutoCAD 2000 (or most recent version) and ESRI ArcMap shapefiles (version 8.3 or later).

Digital files for all final irrigation plans submitted by other developers must contain the Mariposa survey benchmarks, which will be provided by High Desert in an irrigation system template. This will allow the Mariposa irrigation system GIS to be easily updated as new common areas are developed.

Lighting

Night Sky Protection

Preservation of dark skies is an important quality-of-life component of Mariposa. Implementation of dark sky criteria at Mariposa will set a high standard for exterior lighting and will be required in the mixed-use area.

Lighting Types And Function

1. Site Lighting -- Accent lighting used on the ground, mounted in trees or walls to highlight landscape features at parcel entries only. It can be used for safety or decorative purposes.
2. Architectural Lighting -- Mounted lighting for the purpose of providing general, area, security or decorative illumination at parcel entries or on buildings in the town center.
3. Pedestrian Lighting -- Used especially in the village center and along major sidewalks, fixtures should be placed 20' O.C.; 12 to 18 feet in height. Combine lighting poles with other utilitarian features along sidewalk to reduce visual and physical clutter (i.e. parking meters, banner poles, bike racks, transit stop signage)
4. Street Lighting -- The approved Mariposa street light is an anodized bronze fixture, shoebox shielding, with cut-off lenses, to minimize light pollution. Spacing of street lighting will generally be at intersections and end of streets. A different style fixture may be installed, with approval by High Desert, which would better meet the lighting and design needs of a specific area such as the *Town Center.*

The recommendations and requirements that shall be used are as follows:

1. Lighting should be directed downward.
2. No lighting in the Preserve or common open space areas.
3. Shielding and filtering is required to limit the amount of light emitting from the fixtures.
4. Should consider installation of the most energy efficient light sources, ie fluorescent or solar.
5. High Desert must approve all fixtures.
6. Coordinate landscaping and lighting elements to minimize potential for shadows by using a mixture of street and pedestrian lights and minimizing shadows caused by the conflict between a street light and a street tree.

Prohibited Lighting at Mariposa include:

1. Metal halide
2. Mercury Vapor
3. Quartz

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4. Laser light or similar high intensity for advertisement or entertainment
5. Searchlights

Signage

The objective of a signage program is to create one that is unobtrusive and as integral to the environment and architecture as possible. All signs must be approved by High Desert before submittal for a permit by the City, if required. All signs at Mariposa will conform to a unified standard and will comply with City sign codes.

Requirements and Recommendations:

1. No sign or sign structure shall be placed or erected in any place or manner that will obstruct safe visibility for vehicles and pedestrian traffic.
2. Only text and graphics for signs may be internally illuminated; the sign face must remain opaque and be sealed at the seams to eliminate light leaks.
3. Externally illuminated building mounted or entrance signs are allowed as long as the light source is not visible from adjacent properties or public rights of way.
4. Kiosks are allowed and will be reviewed and approved by High Desert.

Prohibited Signage include:

1. Attached cloth or metal canopies with lettering
2. Banners with lettering
3. Painted lettering/symbols on windows
4. Building Mounted signs that exceed the height of the building parapet
5. Backlit box or reader board signs with lettering
6. Murals

Resource Conservation

The entire community of Mariposa is based on the principles of conservation that will yield an improved quality of life and sustainability. Mariposa embraces the concept of sustainable design and development, which includes resource conservation.

Water Conservation

Water is the most precious natural resource in New Mexico and the American Southwest. The economic and environmental health of the state and region is dependent upon the responsible use of our water resources. It is the goal of Mariposa to provide a model of community development, which utilizes the most progressive techniques in water conservation practices. Careful planning and thoughtful design can demonstrate that water conservation is possible without sacrificing lifestyle choices.

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Water conserving appliances and fixtures are now commonly available in New Mexico and must be specified for installation. Designers should strongly consider dual plumbing systems to integrate both potable and gray water lines.

1. **Specify plumbing fixtures that require less water and exceed fixture requirements of the Energy Policy Act of 1992 (in gallons per minute or gallons per flush). The following flow rates indicate a 20% reduction in the fixture requirements as stated in the Act:**

   a) Lavatory and Kitchen Faucets — 2.2 GPM @ 80 PSIG

   b) Showerheads — 2.0 GPM @ 80 PSIG

   c) Gravity Type Tank Toilets — 1.6 GPF

2. No individual wells are allowed at Mariposa.

3. Irrigation systems must be designed so that peak summertime watering can be completed between the hours of 10pm and 6am.

4. Must install water conserving fixtures and appliances i.e. Energy Star* pursuant to the state of the art Green Building Standards per the adopted Master Plan.

5. There is much debate about the water efficiency of refrigerated ac units and evaporative coolers. While the evaporative cooler uses more water than an ac unit, it does take 4 times the amount of electricity to run an ac unit which causes the electric plants to use more water to generate this additional electricity. The most important issue no matter which cooling system is installed is the design of the system itself. This involves more than using the role of thumb of a unit for x square feet of area to be cooled. It means using a recognized resource such as the Manual J, to help determine the number, location and size of the units. In this case efficiency in design is the most important factor.

6. Mariposa's water budget (balance) assuming reuse to augment outdoor landscaping demand, has the potential to minimize overall reliance on potable water supplies. The water conservation model performed for Mariposa summates this, based on the implementation of water conservation and reuse techniques.

7. Use of quality pipes, fittings and values for leak resistance. Also recommend testing, such as Zero-Read, for leaks.

Drainage and Surface Water Management

Natural Rainfall is a precious resource and should be managed to help sustain the community and the surrounding region. Surface water management is the opportunity to manage the rainfall runoff for beneficial purposes including reduction of construction costs, improved ecosystems and habitats, sustainability of natural drainage patterns and arroyos after development and a return of water to the aquifer; while at the same time managing storm-water flows and drainage in a safe manner approved by the necessary governmental authorities.

Rainwater Collection and Harvesting

Rainwater catchment systems provide a source of soft, high quality water, reduce reliance on other water sources, and in New Mexico, are cost-effective. It is strongly recommended that roofs and hardened surfaces be designed to capture rainwater during storm events and transport it to cisterns or other storage devices for later irrigation use.

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Rainwater Harvesting Components:

1. Roof designed as a rainwater catchment area.
2. Downspouts connect to underground cistern.
3. Underground cistern.
4. Irrigation line from cistern to irrigation areas.
5. Hardened surfaces, such as driveways designed to transport flow to surface catchment system.

Energy Efficiency

Mariposa recognizes energy efficiency as one of the most critical aspects of sustainability. The Founder makes a commitment to using renewable sources of energy as well as high standards for energy efficient buildings. The use of natural ventilation, cooling and heating to a practical extent is encouraged.

Indoor lighting and air quality are also special components of this efficiency equation. Tighter roofs, walls and foundations will require Mariposa to address occupancy loads in many of the buildings for air quality requirements and apply the appropriate systems to address these needs. Lighting will be accomplished utilizing day lighting techniques in combination with energy efficient electric lighting.

Building Envelope

The single most important component of an energy efficient building is the performance of the building's envelope. Proper detailing, adequate insulation and appropriate specification will result in buildings that are energy efficiency while also lower operating costs and increasing user comfort. In order to meet the Mariposa commitments for energy efficiency, the following minimum requirements for building R-values should be followed. (This does not insure compliance and should be considered a starting point only.)

Walls – R Value of 20 for exterior wall insulation

Roof - R Value of 38 for Sloped Roofs and R Value of 30 for Flat Roofs

Windows- R Value of 2.63

Windows And Glazing

One of the most misunderstood components of the building envelope is the windows and glazed areas. This is unfortunate, because often windows can be the single most important envelope component because their impact on heating, cooling, lighting and ventilation. Glazing should be selected based on several criteria among them energy performance, daylight contribution, architectural integration, occupant comfort and cost.

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Natural and Renewable Resources

Normal home building practices can consume and even waste large quantities of natural resources such as wood, cardboard, plastic and water if not managed carefully. At Mariposa the issue of water conservation, re-use surface water management and water harvesting are discussed in this and other sections of these Guidelines. The main subject of this section deals with the efficient and environmentally conscious use of natural resources such as; wood, cardboard, metal and plastic, both during the design phase of your home as well as during construction.

Building Materials

Material selection is a complex process involving many variables, and considering green building materials can add time and money but more materials are being made available which, when used enough, will reduce the price. It is a fairly new science but one that is a growing and dynamic. Selection of green materials typically involves a review of the product's life cycle impact on the environment, which includes the raw materials used, production process, the transportation, and the disposal, recycling or reuse properties.

When selecting materials to use in the construction of an energy efficient home, the following attributes should be considered.

Renewability

Materials that are rapidly renewable (growth period) and are derived from biological resources such as trees and agricultural products. Examples include bamboo, cork, natural linoleum and some types of wood and engineered wood products.

Recycled Content

Materials with recycled content are available for many types of building products and this technology constantly improving. Examples include Riastra, types of insulation, recycled plastic lumber and carpet made from recycled materials.

Reusability/Recyclables

Is how easily a product may be reused or recycled once it is no longer needed. Products that can be separated from other materials for reuse or recycling. Examples include metal roofing, lumber and windows and doors.

Durability

This describes the expected maintenance and service life of a product. A low maintenance product with a long service life is preferred.

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Embodied Energy

This is the energy required to remove, process, package, transport, and install, dispose (recycle) of materials used in the construction of a home. Up to 70% of the total energy invested in a building's construction is embodied

Environmental Impact

Refers to a products or materials effect on the outdoor environment. Select materials that minimize negative impacts on the ozone and add to global warming thru chemical release as well as minimizing release of toxic waste.

Land

The site planning philosophy of Mariposa is careful integration of the built environment to their natural surroundings so as to limit the intrusion and impact on the natural environment. With the Mixed Use Area there will be areas such as the town center (7 acres), which will be an entire built environment while there will areas designated as open space where there will be no buildings. Within the General Mixed Use , a large portion will be left undeveloped with "islands" of development.

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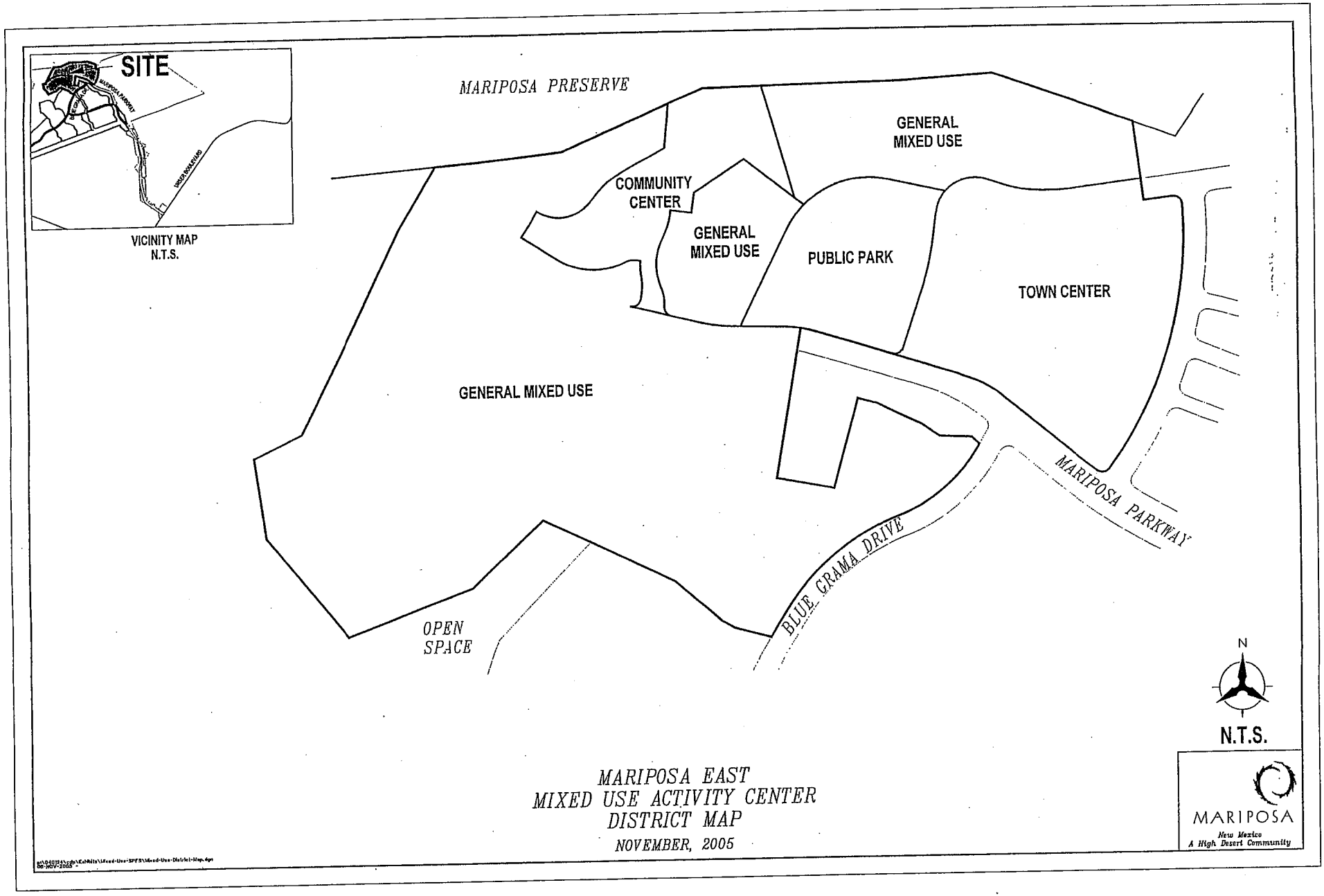
Attachment I



MARIPOSA EAST
MIXED USE ACTIVITY CENTER
DISTRICT MAP
NOVEMBER, 2005

Attachment I

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

Attachment II

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☑ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: ECOTerra Development, LLC		Phone:505-212-7000
Address: 9600 Tennyson St. NE		E-Mail: mifef@thewestway.com
City: Albuquerque	State: NM	Zip: 87122
Proprietary Interest: Developer/Homebuilder	List Owners: Mariposa East, LP	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 Eighth Street, NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: New Mexico	ZIP Code: 87102

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Site Plan Approval of Single-family residential development.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Mariposa East	Block(s):	Lot(s): Tract 1A16H1, Tract 1A16F, Tract 1A16I
Existing Zoning: MU-A	Proposed Zoning: MU-A	
No. of existing lots: 3	No. of proposed lots: 60	Total area of site (acres): 41. 2

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: James K. Strozier, FAICP	Applicant: ECOTerra Development, LLC	Agent: Consensus Planning, Inc.
Signature:		Date: 10/3/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

MARIPOSA EAST, LP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: 480.348.1118

Attachment II

September 29, 2025

Brian Babyak
Division Manager
City of Rio Rancho
Planning and Zoning
3200 Civic Center Cir NE #130
Rio Rancho, New Mexico 87144

Re: Agent Authorization for Mariposa Mixed Use (Tracts 1A-16I, 1A-16H1, 1A-16F)

Dear Brian:

Mariposa East L.P. authorizes Bohannan Huston, Inc., Consensus Planning and Price Land and Development Group to act as its agents in all matters associated with the above referenced tracts of land including but not limited to Site Plan, preliminary/final plats and construction plan submittals.

Please feel free to let me know if you should have any questions or required any additional information regarding the submittal.

Thank you,

Roger Theis

Mariposa East L.P
By: ABQ-GP. L.L.C.
Its: General Partner
By: Harvard Ventures, Inc.
Its: Manager

By:_
Roger Theis, Authorized Representative

Attachment II

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

October 6, 2025

Amy Rincon
Director, Department of Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Explanation Letter – Site Development Plan in Mariposa East

Dear Ms. Rincon:

The purpose of this letter is to provide an explanation for a site development plan in the MU-A District and justification for single-family housing development without a commercial land use component. The legal description of the subject property is Mariposa East, Tracts 1A-16I, 1A-16H1, and 1A-16F. Our project team met with the Development Review Committee on May 22, 2025, and had follow-up conversations with City Staff. The project team reached out to and received support letters from the Mariposa Neighborhood Association, the owner/master developer – Mariposa East, LP, and the listing agent representing the property owner of the existing Commercial/Office Building.

Per the City of Rio Rancho Zoning Code 154.32 (E)(5) MU-A Zone Development Review Process and Development Review Committee recommendations, we have provided a site development plan and application to the Development Services Director. As stated in the approved Master Plan, this application is to be evaluated based on compliance with the approved Master Plan and guidelines, which in this case is the Mariposa East Master Plan. We submitted our site development plan and application to Harvard Investments, the Master Developer, for review per Master Plan regulations (see attached Letter).

Our Client, ECOterra Development, LLC, is proposing to develop 60 single-story, single-family homes on 42.2 acres. These homes will be adjacent to the existing Mariposa Community Center, Town Center, public park, and Mariposa Preserve open space. Pedestrian connections will be available to promote walkability to and from the Community Center, Town Center, and Mariposa Preserve.

Justification
The proposed residential development adheres to the guiding principles for development of Mariposa – Community, Diversity, and Respect. Residents of this community will enjoy an environment that enables them to live, work, and play.

The subject development area, previously planned for mixed-use, integrating both commercial and residential, has undergone a change in market demand. The current demand focuses less on commercial and office space and more on providing high-quality, sustainable housing. The demand for commercial or office lease spaces in the Community/Office Building property is limited, as verified by the Listing Agent for the property owner of the Community/Office Building (see attached Letter from Mr. Jeff Stuve). The Mariposa Neighborhood Association is aware that commercial needs and patterns have changed considerably since the early 2000s, and residential development is a more suitable and sustainable use for this land today (see attached Letter from Pat Jilek, President, Mariposa Neighborhood

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

Association. Furthermore, the existing commercial/office building has been in operation since 2007, primarily used as an office for High Desert Investment Corporation. Ever since that time, it has experienced little to no leasing for the office component of the building. Additionally, the ground floor commercial opportunities have come and gone over the years with short-lived restaurants. Commercial and Office property is most successful when located along higher-volume travel corridors. If the area in and around Mariposa East ever needs additional commercial/office uses, there is a small (.2 acre), vacant tract just west of the existing building on the south side of Parkway Avenue. If additional commercial uses were needed, it is appropriate to locate those uses at the intersection of Unser Blvd and Mariposa Parkway (see attached Letter from Roger Theis, Master Developer, Mariposa East, LP).

There is a current demand for new homes near vibrant gathering spaces with recreational amenities. This development features a small private/HOA park that includes a covered seating area overlooking tennis/pickleball matches, as well as a clubhouse for indoor activities and restrooms. All park development is designed to minimize impact on the surrounding environment and neighbors to the east.

Mariposa East Mixed Use Activity Center District
The proposed development meets and furthers the intent of the MU-A classification in Mariposa.

1. Encourage a greater intensity of development in order to attract the people and commerce necessary to create a vibrant and diverse urban center;

   Response: The proposed residential development borders the existing Mariposa Community Center, Town Center, and public park, which contains opportunities for recreation, socialization, dining, and work. Building residential homes will only add to the vibrancy and diversity of this center by bringing more traffic through the Center and new customers. The area is currently undeveloped and provides no benefit to the surrounding civic and commercial/office uses.

2. Encourage a blending of residential, civic, commercial and office uses that will trade horizontal distance for a vertical mixture of uses;

   Response: The development of the proposed homes will contribute to a community that currently lacks sufficient housing supply, while also addressing the current lack of demand for commercial and office space. The existing Town Center features a mix of vertical uses, including office space and a restaurant. Civic and recreational uses are met by the public park and Community Center, which contains a weight room, exercise classrooms, and a pool. The proposed new residential development will complement the existing civic, commercial, and office uses.

3. Encourage a mixture of service and employment uses so that residents will have the opportunity to work as well as shop and play within walking distance from their houses, and

   Response: The development will surround the community's Town Center. Residents of this community will enjoy an environment that enables them to live, work, and play. The development area, featuring single-family homes, will be situated within walking distance of the Mariposa Community Center,

Town Center, and a public park. The current market demand for service and employment is static, and this development is not adding to that land use percentage. The current configuration provides residents with ample opportunities for office and retail space. The development features a private/HOA park with tennis/pickleball courts, as well as an indoor clubhouse gathering space, all of which are within walking distance of the proposed homes.

4. Encourage planning, design, and detailing that reflect the needs of pedestrians, establish multi-modal circulation opportunities, and create memorable civic spaces.

   Response: The proposed development is situated in an area that maximizes multi-modal transportation options with existing and relocated trails. Residents will have the opportunity to walk, bike, or drive to access the nearby civic space. Pedestrian connections throughout the development will provide residents with easy access to the community center, open spaces, office spaces, and a restaurant. The project team analyzed and realigned trails to create/continue access to the preserve, as well as non-vehicular connectivity to the Town Center.

Mariposa East Master Plan

Within the MU-A zone of the Mariposa East Master Plan, single-family residential development is a permitted use. The Mariposa East Master Plan provides design standards and other regulations to guide development within the Plan area. The following outlines how the Site Development Plan falls in line with and furthers these standards and regulations:

Architecture Element:

Response: The proposed single-family homes will be limited to the architectural styles outlined in the Mariposa East Master Plan, including Pueblo, Contemporary Pueblo, Territorial, Contemporary, Northern New Mexico, and Spanish Colonial/Spanish Mission.

Materials and Colors:

Response: The exterior surface materials used will be in harmony with the natural landscape.

Transportation:

Response: Streets are properly scaled with minimal impact to the surrounding environment to create a more attractive community. The trails will facilitate multimodal transportation options, including vehicles, bicycles, and pedestrians.

Parking:

Response: Each lot will feature an enclosed garage capable of parking two vehicles. Driveways will be designed to minimize impact to the surrounding environment.

Building Heights:

Response: The MU-A zone permits building heights up to 48 feet. This Site Plan restricts the height to 20 feet, and the homes are restricted to single-story homes. If the topographic and grading require an underground garage

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with access to the street, the underground portion shall not be included in the height calculation.

Building Footprint:
Response: Building footprints are approximately 1,800 – 2,800 square feet.

Landscaping:
Response: The goal of this development is to minimize impact on the natural environment. Common open spaces and residential landscaping will consist of a new native landscape and the preservation of existing natural vegetation. Any additional landscaping will adhere to the Guidelines for Sustainability outlined in the Mariposa Master Plan.

Lighting:
Response: Exterior lighting will comply with the recommendations and requirements outlined in the Mariposa East Master Plan to preserve the area's dark skies. All exterior lighting will be directed downward, will not be located in common open space areas, will be shielded and filtered, energy efficient, and designed to minimize shadows. Low-level path lighting will be the preferred option for all exterior lighting. All exterior lighting fixtures will be approved by Harvard Investments, per the Mariposa East Master Plan.

Signage:
Response: Any signage within the development will comply with the requirements and recommendations outlined in the Mariposa East Master Plan and will be reviewed by the Sustainability Review Board prior to any submittal. Signs will not obstruct safe visibility and will not contain lighting that is disruptive to adjacent properties or the public right-of-way. All signage will comply with the unified standard within the Mariposa community. The entry feature design will mimic the surrounding high desert environment, in keeping with the natural character of the Mariposa community.

Resource Conservation:
Response: The subject development will embrace the concept of sustainable design and development by minimizing impact on the surrounding environment. Homes, streets, and other neighborhood features will be designed to limit the intrusion and impact on the natural landscaping and the adjacent Mariposa Preserve.

Rio Rancho Comprehensive Plan
The proposed residential development adheres to the guiding Goals and Policies of the Rio Rancho Comprehensive Plan, including:

Conservation and the Natural Environment Element
- Goal Con-2: Preserve vegetation and natural resources.
- Policy Con-12: Develop and protect a public open space network.

Response: The development is intended to cause minimal impact and be sensitive to the surrounding environment. Single-family homes will be developed with surrounding common Open Space to preserve the region's landscape and enhance the quality of life for surrounding residents. The project will be adjacent to the Mariposa Preserve Open Space and trails. Re-aligned pedestrian and bicycle connections will be provided to link the proposed development with the Mariposa Preserve Open Space.

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Land Use Element

- Goal L-3: Maintain a balance of land uses throughout the City.
- Policy L-2: Promote and support development that incorporates walkability.

Response: This vacant land just west of and surrounding the Mariposa community center is an ideal spot for new residential development. The site's location on the outskirts of the metro area supports single-family residential development for those looking to travel into the City for services and don't want to live directly in the city. The proposed development's proximity to the Mariposa Community Center, Town Center, and public park promotes and supports walkability and bicycle travel.

Population and Housing Element

- Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.
- Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Response: The proposed single-family homes will feature a high-quality design that is in keeping with the surrounding environment and existing Mariposa development. The homes will provide an attractive living environment, promoting quality of life and a more rural lifestyle. The development will be located within walking and biking distance to the Mariposa Community Center, Town Center, Mariposa Preserve, trails, and public park, thus enhancing the living environment through an increased sense of community.

Transportation Element

- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options.

Response: The proposed development is located within walking and biking distance to the Mariposa Community Center, Town Center, public park, and office/retail space. Pedestrian connections will be provided to and from the Community Center and Open Space through a series of sidewalks and trails.

Parks and Recreation Element

- Goal PR-1: Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- Goal PR-2: Be responsive to the recreational needs of the community.
- Policy PR-2: Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.

Response: The proposed single-family homes are located adjacent to the Mariposa Preserve Open Space and include additional areas of preserved Open Space within the development. The Preserve and common Open Space areas will preserve natural systems, protect wildlife habitats, and provide for low-impact recreation. The Open Space offers miles of trails to cater to the recreational needs of nearby residents. Additionally, the project

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will realign trails and add needed segments for connectivity. The development will offer a vibrant gathering space, including shaded seating overlooking tennis and/or pickleball matches.

Urban Design Element

- Goal UD-2: Create traditional neighborhood patterns that support a sense of place.
- Goal UD-3: Create street patterns with development that fosters human interaction.
- Goal UD-4: Create safe developments that discourage crime.
- Goal UD-6: Support development that links neighborhoods and encourages the use of all modes of transportation.

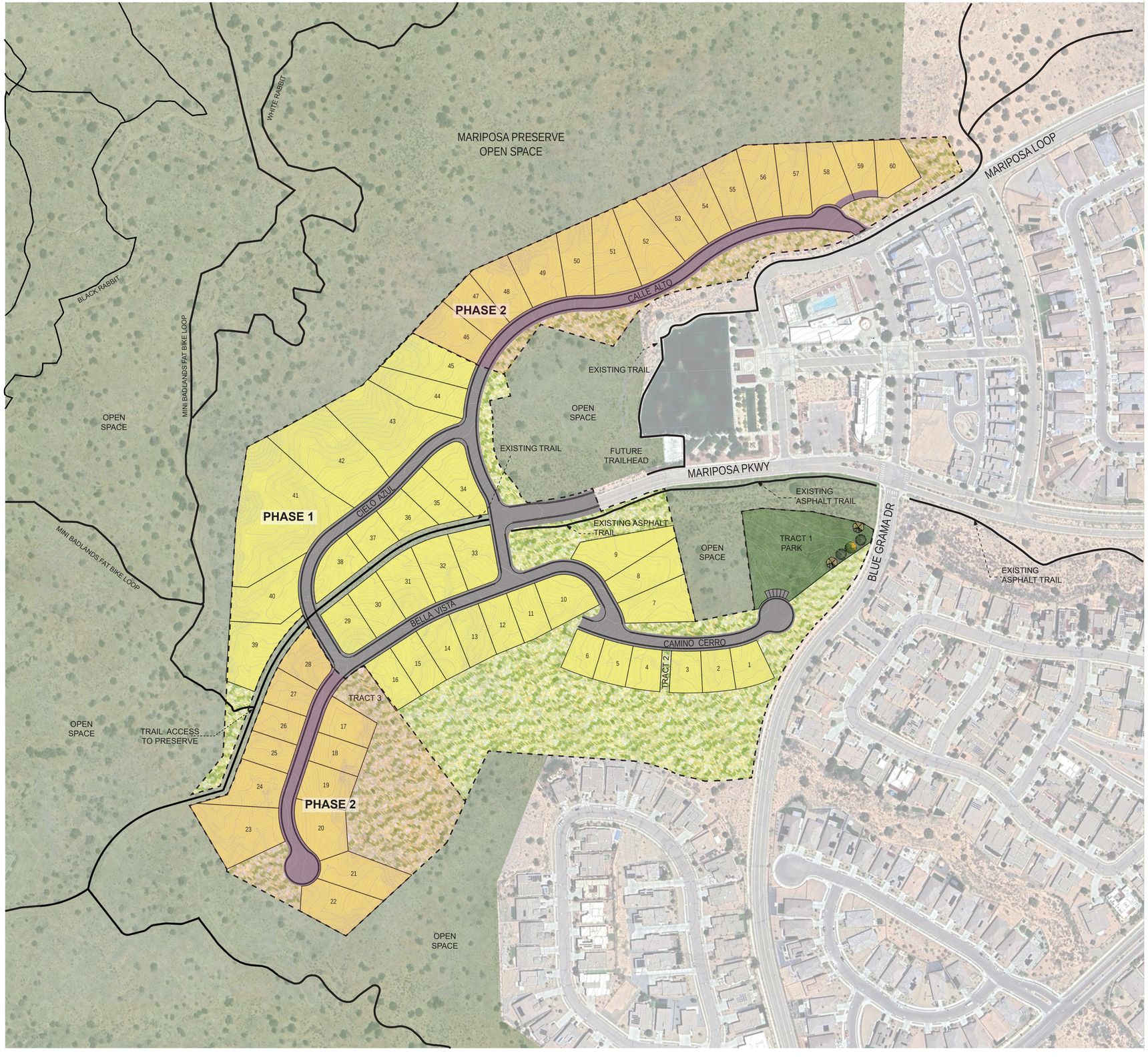
Response: The proposed development will feature a neighborhood pattern with trails and common open space that will be in keeping with the surrounding landscape and built environment. The development will discourage crime with security gates at each entrance to the neighborhood. Pedestrian connections throughout the development, via trails and sidewalks, will link the neighborhood to the new park, fostering human interaction.

The subject development furthers the intent of the MU-A zone by encouraging residential development within walking and biking distance to the Mariposa Town Center. Single-family residential development is well-suited for this location and will provide new high-quality homes, thereby further promoting the necessary blend of commercial, civic, and recreational components in Mariposa East. Residents will have easy access to numerous recreational opportunities, including an indoor and outdoor pool, recreation room, and miles of open space trails adjacent to and within the community.

We respectfully request approval of this Site Development Plan. Please contact me at cp@consensusplanning.com or (505) 764-9801 if you have any further questions.

Sincerely,

James K. Strozier, FAICP
Principal



SITE AREA: 41.2 ACRES

RESIDENTIAL LOTS: ± 60

BUILDING FOOTPRINTS: APPROXIMATELY 1,800 – 2,800 SF

OPEN SPACE: OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED AS LOT LOCATIONS ARE FINALIZED WITH THE PRELIMINARY PLAT.

ZONING MU-A: SEE MARIPOSA EAST MASTER PLAN MU-A REGULATIONS AND PERMISSIVE USES.

LAND USE: SINGLE-FAMILY RESIDENTIAL AND PRIVATE HOA PARK.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
- PRIMARY VEHICULAR ACCESS IS FROM 20' PRIVATE GATED DRIVE VIA MARIPOSA PARKWAY (AN EXISTING COLLECTOR STREET).
- SECONDARY GATED RESIDENT AND EMERGENCY ACCESS IS PROVIDED AT MARIPOSA LOOP (AN EXISTING LOCAL STREET).
- PEDESTRIAN ACCESS/CIRCULATION WILL BE PROVIDED VIA PROPOSED LOCAL ROADWAYS AND TRAILS THROUGHOUT THE INTERNAL OPEN SPACE WITH CONNECTIONS TO THE MARIPOSA COMMUNITY TRAILS.
- TRAILS ARE INTENDED TO BE SOFT SURFACE TRAILS, AND LOCATIONS SHOW ARE CONCEPTUAL.

SETBACKS: ALL BUILDINGS SHALL BE LOCATED AS DESIGNATED ON AN APPROVED PLAT.
- MINIMUM FRONT YARD SETBACKS: 10', 20'G
- MINIMUM REAR YARD SETBACKS: 10'
- MINIMUM SIDE YARD SETBACKS: 5'
- MINIMUM CORNER SIDE SETBACK: 10'
- MAXIMUM BUILDING HEIGHT 48' (SEE BELOW)

HEIGHT:
THE MU-A ZONE PERMITS BUILDING HEIGHTS UP TO 48 FEET; THIS SITE PLAN RESTRICTS THE HEIGHT TO 20 FEET AND THE HOMES ARE RESTRICTED TO SINGLE STORY HOMES. IF THE TOPOGRAPHIC AND GRADING REQUIRES AN UNDERGROUND GARAGE WITH ACCESS TO THE STREET, THE UNDERGROUND PORTION, SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.

PROPOSED DENSITY:
THE DENSITY IS 1.45 DWELLING UNITS PER ACRE.

PHASING: THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. A PRELIMINARY PLAT WILL BE DONE FOR THE ENTIRE PROJECT WITH SEPARATE FINAL PLATS FOR EACH PHASE.
PHASE ONE – LOTS 33
PHASE TWO – LOTS 27

THIS SITE PLAN CONFORMS WITH THE MARIPOSA EAST MASTER PLAN - DISTRICT GUIDELINES, FUTURE BUILDINGS WILL CONFORM WITH ARCHITECTURE, MATERIALS & COLOR, , PARKING, BUILDING HEIGHTS, BUILDING FOOTPRINT, LANDSCAPING, AND LIGHTING REQUIREMENTS. FINAL EASEMENTS AND LOCATIONS WILL BE PROVIDED WITH THE PRELIMINARY PLAT.

SITE UTILITIES:
THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE CITY OF RIO RANCHO FOR THE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS AND THE SANITARY SEWER COLLECTION SYSTEM. EXISTING MASTER PLAN AND DISTRIBUTION/COLLECTION LINES ARE IN PLACE IN MARIPOSA PARKWAY, MARIPOSA LOOP, AND BLUE GRAMMA.

- WATER: AN EXTENSION OF THE EXISTING WATER LINE IN MARIPOSA PARKWAY LOOPED BACK TO THE EXISTING LINE/STUB IN MARIPOSA LOOP WILL SERVE THE INITIAL PHASE OF DEVELOPMENT FOR BOTH DOMESTIC SERVICES AND FIRE PROTECTION. THE ONSITE WATER LINES, FIRE HYDRANTS, AND WATER METERS, AS WELL AS THE OFFSITE EXTENSION AND CONNECTION TO THE EXISTING WATER LINE IN MARIPOSA LOOP, WILL BE DESIGNED THROUGH THE CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS AS A PUBLIC WORK ORDER. ALL WATER LINES WILL BE IN THE FUTURE PUBLIC WATER LINE EASEMENTS.

- SANITARY SEWER: THE INITIAL PHASE OF DEVELOPMENT WILL BE SERVED BY A SANITARY SEWER LINE EXTENSION OFF OF MARIPOSA PKWY AND BLUE GRAMA WITH PHASE 2 CONNECTION TO MARIPOSA LOOP AND INTERNAL LINES BUILT IN PHASE 1. THE ON-SITE SANITARY SEWER LINES WILL BE PUBLIC AND BE ACCOMPANIED BY PUBLIC SANITARY SEWER LINE EASEMENTS.

- PRIVATE UTILITIES: THE PRIVATE UTILITIES ARE LIMITED TO THE NEW MEXICO GAS COMPANY, PUBLIC SERVICES COMPANY OF NEW MEXICO, LUMEN, AND THE LOCAL CABLE PROVIDER. BY THEIR FRANCHISE AGREEMENT WITH THE CITY OF RIO RANCHO, THEY ARE REQUIRED TO PROVIDE THEIR UTILITY SERVICES THROUGH INDIVIDUAL UTILITY EXTENSION AGREEMENTS. ALL OF THE PRIVATE UTILITY COMPANIES HAVE ACTIVE LINES IN THE ADJACENT EASEMENTS ALONG MARIPOSA PARKWAY AND MARIPOSA LOOP. ALL ONSITE PRIVATE UTILITIES WILL BE WITHIN PUBLIC UTILITY EASEMENTS (P.U.E.S).

STORM WATER MANAGEMENT:
THE DRAINAGE SOLUTION WILL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT GUIDELINE AND REQUIREMENTS AS FOUND IN THE DRAINAGE MASTER PLAN FOR MARIPOSA EAST, PREPARED BY BOHANNAN-HUSTON, INC. THE GRADING OF THE PROPOSED HOMES WILL BE INTEGRATED WITH THE NATURAL GRADES TO THE EXTENT PRACTICAL. THE HOMES THAT BACK UP TO A NATURAL RIDGELINE WILL HAVE SHALLOW SWALES USED TO DEFLECT SURFACE DISCHARGE AROUND THE UNITS. STORM WATER WILL BE ROUTED TO WATER HARVESTING DEPRESSIONS INTEGRATED INTO THE NATURAL LANDSCAPE FOR INFILTRATION WITH EXCESS (NOT TO EXCEED UNDEVELOPED CONDITIONS) RELEASED TO HISTORIC FLOW PATHS. ALL STORM WATER RELEASED ONTO PUBLIC ROADWAY OR STORM DRAIN WILL FIRST BE ROUTED THROUGH A DESILTATION, WATER QUALITY POND/FACILITY.

TERRA ALTO

SITE PLAN

Prepared For:

ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

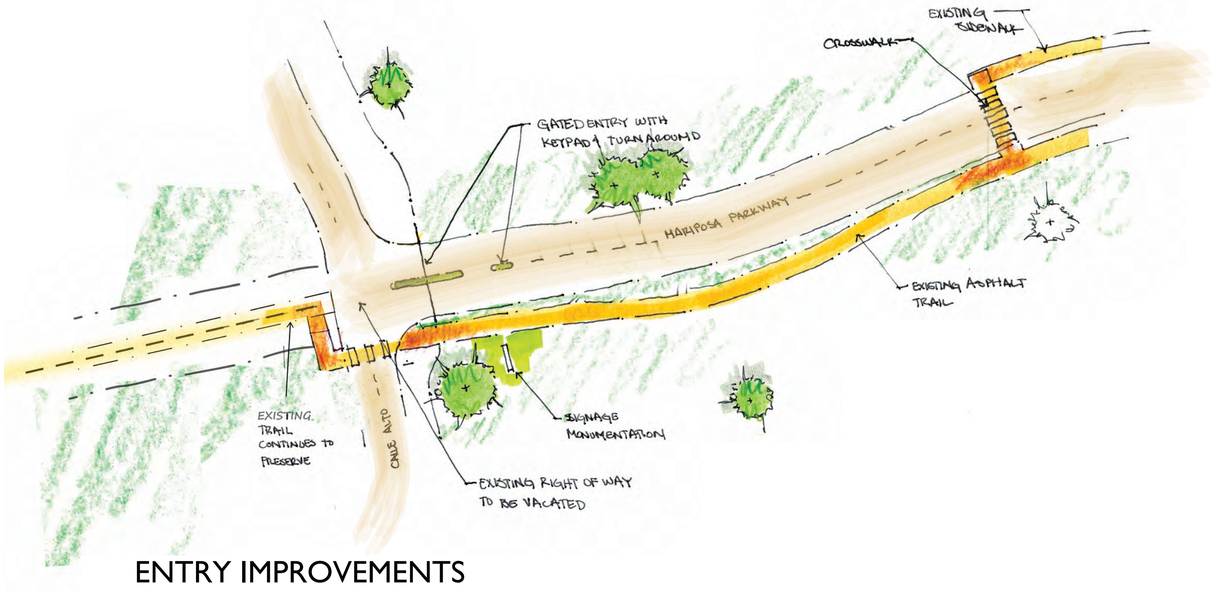
Bohannan Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102

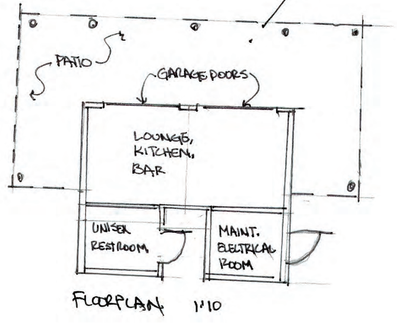
SCALE: 1" = 100'

NORTH 50 0 100 200

October 1, 2025



ENTRY IMPROVEMENTS



NEIGHBORHOOD PARK

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	INSTALLED SIZE / MATURE SIZE	WATER USE
	TREES			
	EXISTING TREE TO REMAIN			
	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5" B&B	45' HT. X 35' SPR.	MED
	CELTIS RETICULATA NETLEAF HACKBERRY	2.5" B&B	45' HT. X 35' SPR.	MED
	CERCIS CANADENSIS 'TEXENSIS' TEXAS REDBUD	2.5" B&B	25' HT. X 30' SPR.	MED
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20' HT. X 20' SPR.	RW
	FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	15-GAL	15' HT. X 15' SPR.	LOW+
	PINUS NIGRA AUSTRIAN PINE	8' HT. B&B	35' HT. X 25' SPR.	MED
	PISTACHIA X 'RED PUSH' RED PUSH PISTACHE	2.5" B&B	40' HT. X 40' SPR.	MED
	SHRUBS AND GROUNDCOVERS			
	ACHILLEA 'MOONSHINE' MOONSHINE YARROW	1-GAL	2' HT. X 2' SPR.	MED
	AGASTACHE RUPESTRIS LICORICE HUMMINGBIRD MINT	1-GAL	3' HT. X 2' SPR.	LOW
	ARTEMISIA FILIFOLIA SAND SAGE	5-GAL	4' HT. X 4' SPR.	RW
	CALYLOPHUS SERRULATUS ORANGE BUTTERFLY WEED	1-GAL	18" HT. X 18" SPR.	LOW
	CERETOIDES LANATA WINTER FAT	5-GAL	30" HT. X 30" SPR.	LOW
	COMPTONIA PEREGRINA FERN BUSH	5-GAL	4' HT. X 6' SPR.	MED
	CYTISUS SCOPARIUS 'LENA'S BROOM' LENA'S BROOM	5GAL	4' HT. X 4' SPR.	LOW
	ERICAMERIA LARICIFOLIA DWARF TURPENTINE BUSH	5-GAL	3' HT. X 3' SPR.	LOW
	EUPHORBIA BIGLANDULOSA GOPHER PLANT	3-GAL	3' HT. X 4' SPR.	LOW+
	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5-GAL	2' HT. X 8' SPR.	LOW+
	RHUS TRILOBATA THREE-LEAF SUMAC	5-GAL	4' HT. X 6' SPR.	LOW
	SALVIA DORRII PURPLE SAGE	5-GAL	3' HT. X 3' SPR.	MED
	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30" HT. X 3' SPR.	MED
	SPHAERALCEA A. 'LOUIS HAMILTON' GLOBE MALLOW	5-GAL	2' HT. X 3' SPR.	LOW
	DESERT ACCENTS			
	AGAVE HAVARDIANA HARVARD AGAVE	3-GAL	4' HT. X 4' SPR.	RW
	DASYLIRION WHEELERI DESERT SPOON	5-GAL	4' HT. X 4' SPR.	RW
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW+
	YUCCA BACCATA BROADLEAF YUCCA	5-GAL	4' HT. X 5' SPR.	RW
	ORNAMENTAL GRASSES			
	CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5-GAL	30" HT. X 3' SPR.	MED
	MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	5-GAL	3' HT. X 4' SPR.	MED

GENERAL LANDSCAPE NOTES:

IRRIGATION SYSTEM
A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREA, TREE, SHRUB AND GROUND COVER PLANTING AREAS.

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2 GPM DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 2 GPM DRIP EMITTERS. TURF VALVES WITH POP-UP SPRAY HEADS WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE COMMON AREA LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

MAINTENANCE OF FRONT YARD LANDSCAPE AND STREET TREES ALONG INTERNAL RESIDENTIAL LOTS AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.

NO HIGH WATER USE TURF IS SPECIFIED FOR THIS PROJECT. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

LANDSCAPE PLAN

Prepared For:

ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Prepared By:

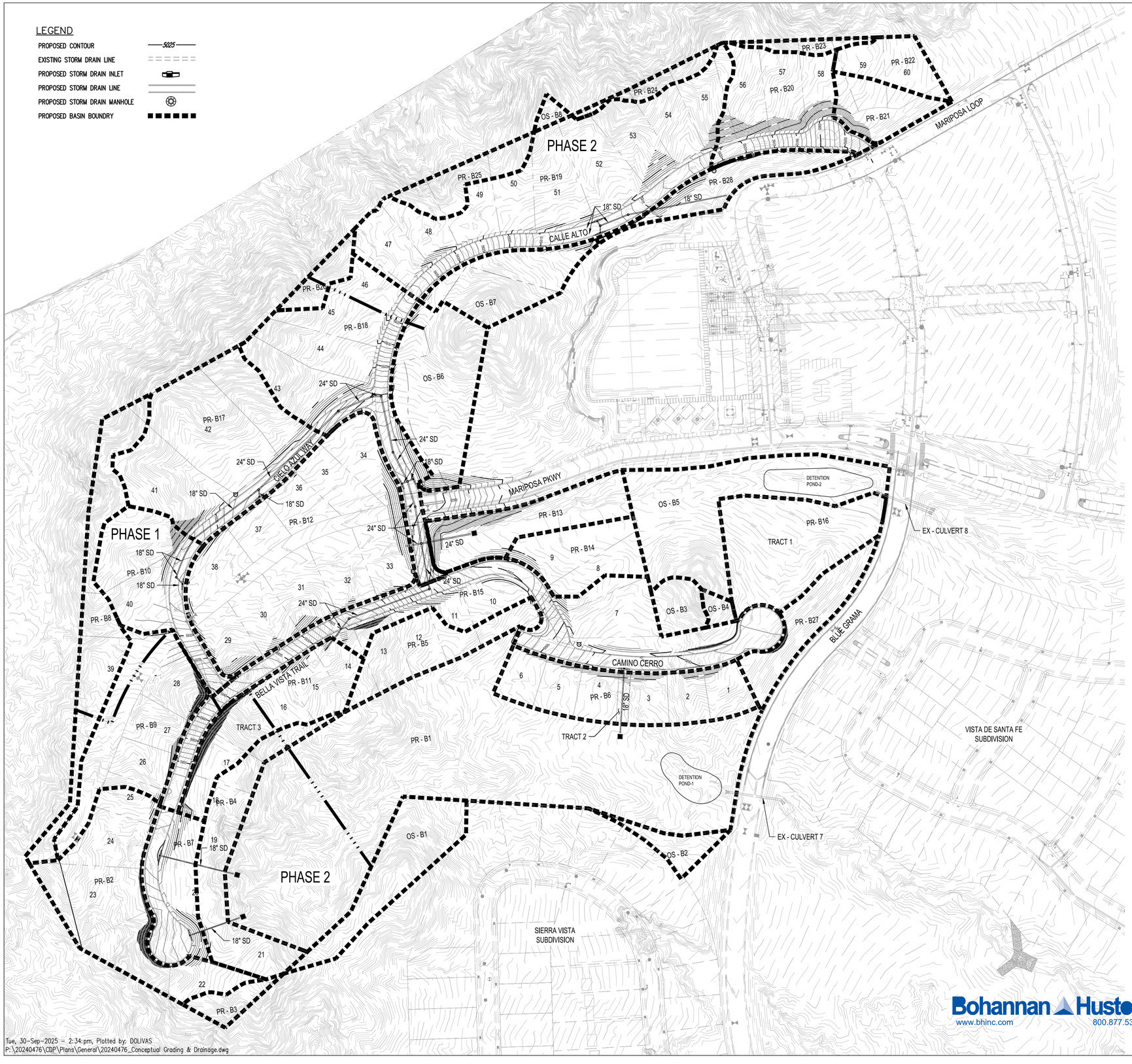
Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102

SCALE: 1" = 100'
NORTH 50 0 100 200

October 1, 2025



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TERRA ALTO

CONCEPTUAL GRADING & DRAINAGE PLAN

NARRATIVE:

EXISTING CONDITIONS:

THE PROPOSED SITE IS LOCATED WITHIN TRACT 1A-16F, TRACT 1A-16H, TRACT 1A-16I OF MARIPOSA EAST. THE SITE IS UNDEVELOPED AND THERE ARE SOME EXISTING TRAILS WITHIN THE SITE BOUNDARY. THERE ARE EXISTING DRAINAGE EASEMENTS GRANTED TO SSCAFCA AND PUBLIC WATERLINE AND REUSE LINE EASEMENT GRANTED TO CoRR WITHIN THE SITE BOUNDARY.

CURRENTLY THE NORTHEAST PORTION OF THE SITE DRAINS TO MARIPOSA LOOP, THE NORTHWEST PORTION DRAINS TOWARD MARIPOSA PARKWAY, AND THE SOUTH PORTION OF THE SITE DRAINS EAST TOWARD EXISTING CULVERTS LOCATED AT BLUE GRAMA DRIVE.

DEVELOPED CONDITIONS:

IN THE DEVELOPED CONDITIONS, THE SITE WILL FOLLOW EXISTING DRAINAGE PATTERN. ONLY TWO OFFSITE BASINS ENTERS INTO PROPOSED ROADWAYS. HOWEVER, ALL THE OFFSITE BASINS HAVE BEEN TAKEN INTO ACCOUNT FOR THE DEVELOPED CONDITIONS DRAINAGE ANALYSIS TO MAKE SURE THE TOTAL FLOW DISCHARGING THE SITE IS WITHIN THE ALLOWABLE LIMIT. TOTAL EXISTING OFFSITE AND DEVELOPED ONSITE FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AND UNDERGROUND STORM DRAIN PIPE AND THEY WILL DISCHARGE TO THE THREE LOCATIONS AS IN THE EXISTING CONDITIONS. NORTHEAST PORTION OF THE SITE WILL CONTINUE TO DRAIN TO MARIPOSA LOOP, THE NORTHWEST PORTION DRAINS TOWARD EXISTING CULVERT 8 AT BLUE GRAMA DRIVE AND THE SOUTH PORTION OF THE SITE DRAINS EAST TOWARD EXISTING CULVERT 7 LOCATED AT BLUE GRAMA DRIVE. DETENTION PONDS WILL BE PROPOSED WHERE THE DISCHARGE EXCEEDS THE ALLOWABLE RATE AS WELL AS TO PROVIDE REQUIRED SWQV.

GENERAL NOTES:

1. EXISTING TOPO CONTOURS ARE SHOWN AT 1FT INTERVAL.
2. DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE MASTERPLAN.
3. STORM DRAIN LOCATIONS ARE APPROXIMATE.

ULTIMATE CONDITIONS

BASIN I.D.	AREA (AC)	UNITS #	% LAND TREATMENT A	B	C	D	DISCHARGE (CFS) 10 YR	100YR
PR - B1	7.19	0.0	19.0%	30.0%	51.0%	0.00%	**6.6**	**15.6**
PR - B2	1.81	3.5	0.0%	36.5%	36.5%	27.00%	**2.6**	**5.0**
PR - B3	0.20	0.0	33.0%	10.0%	57.0%	0.00%	**0.2**	**0.4**
PR - B4	1.11	3.0	0.0%	36.5%	36.5%	27.00%	**1.6**	**3.1**
PR - B5	0.81	3.0	0.0%	36.5%	36.5%	27.00%	**1.2**	**2.2**
PR - B6	1.37	6.0	0.0%	36.5%	36.5%	27.00%	**1.9**	**3.8**
PR - B7	0.82	1.0	0.0%	36.5%	36.5%	27.00%	**1.2**	**2.3**
PR - B8	1.20	1.5	0.0%	36.5%	36.5%	27.00%	**1.7**	**3.3**
PR - B9	1.53	4.0	0.0%	36.5%	36.5%	27.00%	**2.2**	**4.2**
PR - B10	1.19	1.0	0.0%	36.5%	36.5%	27.00%	**1.7**	**3.3**
PR - B11	1.16	5.0	0.0%	36.5%	36.5%	27.00%	**1.7**	**3.2**
PR - B12	3.53	10.0	0.0%	36.5%	36.5%	27.00%	**5.0**	**9.8**
PR - B13	0.91	0.0	25.0%	33.0%	42.0%	0.00%	**0.8**	**1.9**
PR - B14	0.73	1.5	0.0%	36.5%	36.5%	27.00%	**1.0**	**2.0**
PR - B15	3.07	1.5	0.0%	36.5%	36.5%	27.00%	**4.4**	**8.5**
PR - B16	1.41	0.0	37.0%	40.0%	7.0%	16.00%	**1.2**	**2.9**
PR - B17	2.41	1.5	0.0%	36.5%	36.5%	27.00%	**3.4**	**6.7**
PR - B18	2.23	3.5	0.0%	36.5%	36.5%	27.00%	**3.2**	**6.2**
PR - B19	3.71	9.0	0.0%	36.5%	36.5%	27.00%	**5.3**	**10.3**
PR - B20	1.29	3.0	0.0%	36.5%	36.5%	27.00%	**1.8**	**3.6**
PR - B21	0.49	1.0	0.0%	36.5%	36.5%	27.00%	**0.7**	**1.4**
PR - B22	0.45	1.0	0.0%	36.5%	36.5%	27.00%	**0.6**	**1.2**
PR - B23	0.14	0.0	14.3%	14.3%	71.4%	0.00%	**0.1**	**0.3**
PR - B24	0.19	0.0	4.0%	9.0%	87.0%	0.00%	**0.2**	**0.5**
PR - B25	0.45	0.0	9.0%	15.0%	76.0%	0.00%	**0.5**	**1.1**
PR - B26	0.23	0.0	0.0%	33.0%	67.0%	0.00%	**0.3**	**0.6**
PR - B27	0.62	0.0	6.0%	5.0%	89.0%	0.00%	**0.8**	**1.6**
PR - B28	0.57	0.0	16.0%	30.0%	54.0%	0.00%	**0.5**	**1.3**
OS - B1	0.91	0.0	7.0%	26.0%	67.0%	0.00%	**1.0**	**2.2**
OS - B2	0.24	0.0	24.0%	60.0%	16.0%	0.00%	**0.2**	**0.4**
OS - B3	0.24	0.0	8.0%	16.0%	76.0%	0.00%	**0.3**	**0.6**
OS - B4	0.09	0.0	0.0%	0.0%	100.0%	0.00%	**0.1**	**0.2**
OS - B5	1.79	0.0	42.0%	24.0%	34.0%	0.00%	**1.3**	**3.3**
OS - B6	1.39	0.0	37.0%	33.0%	30.0%	0.00%	**1.0**	**2.6**
OS - B7	0.82	0.0	16.0%	30.0%	54.0%	0.00%	**0.8**	**1.8**
OS - B8	0.07	0.0	0.0%	0.0%	100.0%	0.00%	**0.1**	**0.2**
TOTAL	**46.36**	**60.00**					**56.9**	**117.6**

Prepared For:

ECOTerra

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

Bohannan Huston
www.bhinc.com
800.877.5332

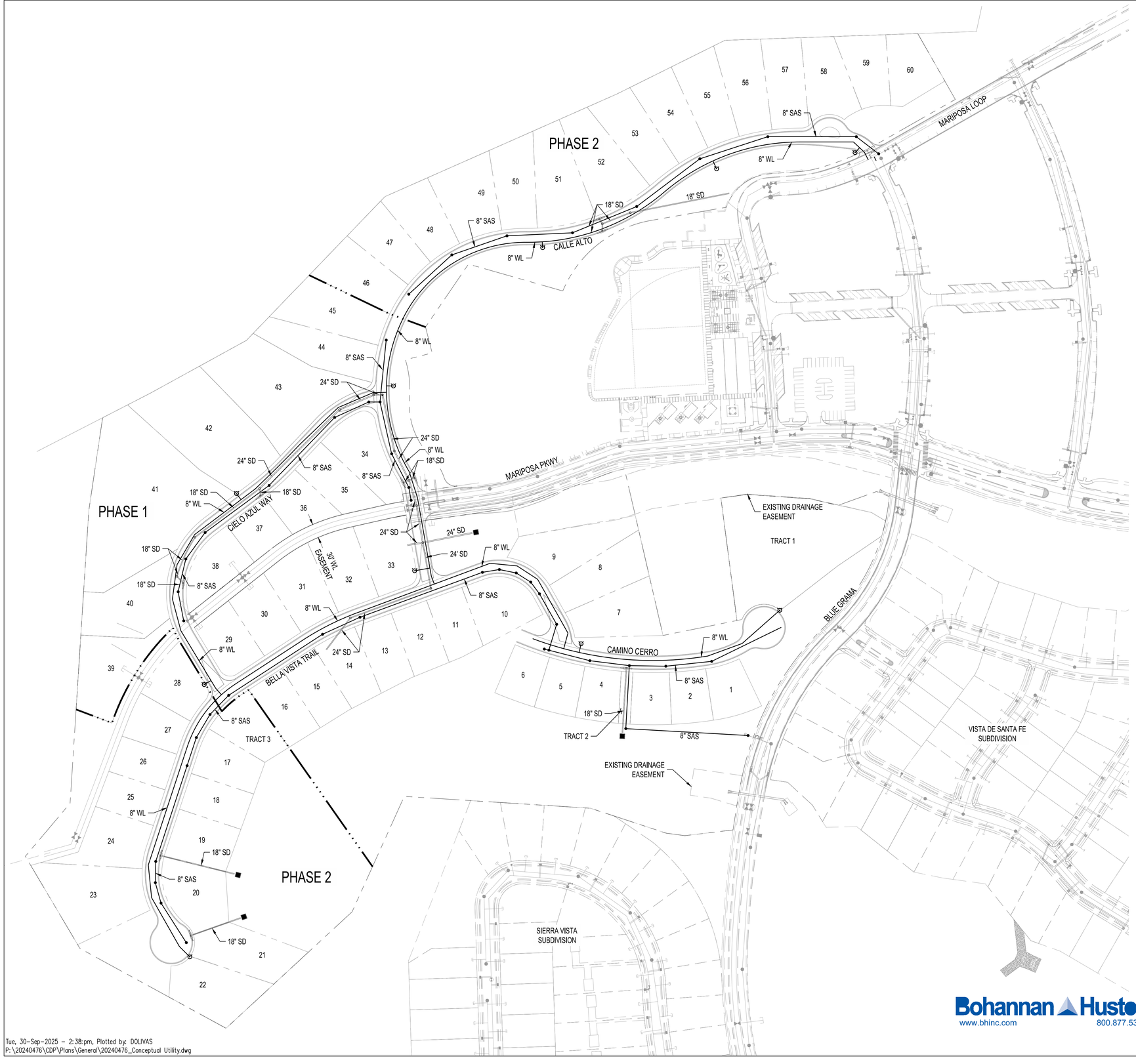
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Scale: 1" = 100'
NORTH 50 100 0 100

September, 2025

TERRA ALTO

CONCEPTUAL UTILITY PLAN



Prepared For:

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Scale: 1" = 100'

NORTH 50 100 0 100

September, 2025

Sheet 4 of 5

Tue, 30-Sep-2025 - 2:38:pm, Plotted by: DOLIVAS
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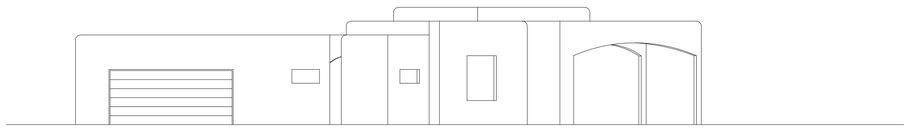
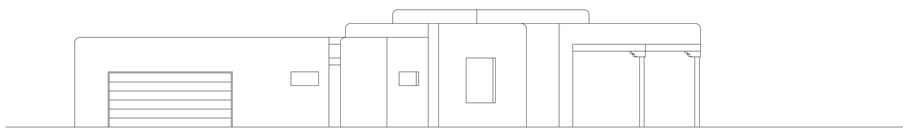
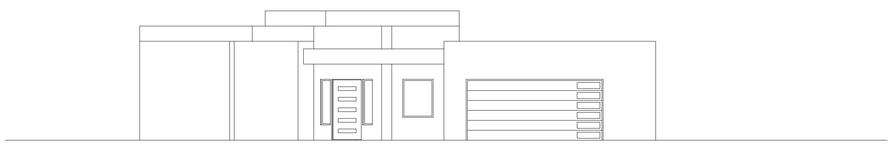
NOTE:

WHERE REQUIRED BY GRADING/TERRAIN ISSUES, THERE MAY BE A OPTION WITH UNDERGROUND GARAGE (SEE HEIGHT).

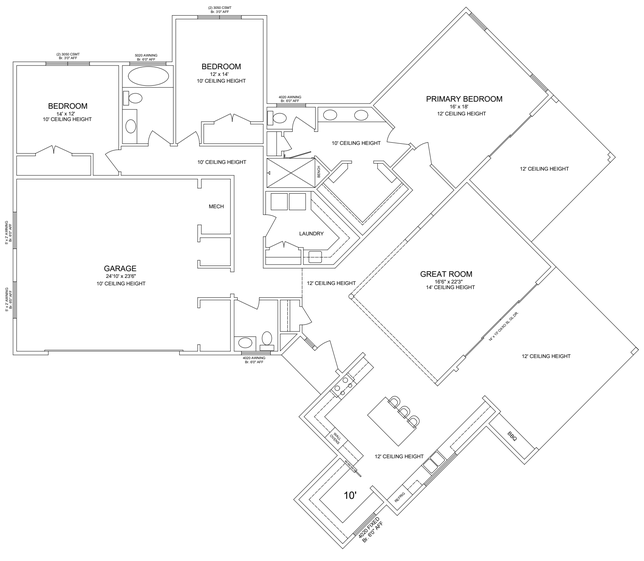




ELEVATION A



ELEVATION B



FLOOR PLAN A

FLOOR PLAN B

TERRA ALTO

ELEVATION & FLOOR PLAN

Prepared For:

ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102

SCALE: 1" = 100'

NORTH 50 0 100 200

October 1, 2025

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 15, 2025

Mr. Brian Babyak
City of Rio Rancho
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Preliminary Plat Submittal – Terra Alto (Tract 1A-16I, Tract 1A-16H-1 & Tract 1A-16F, Mariposa East)

Dear Brian,

This letter is provided as a supplement to the Preliminary Plat Submittal and is intended to provide a written explanation of the requirements outlined in the City's Preliminary Plat Checklist as well as to variance request as listed below. As part of the checklist submittal, the following information is attached for review and comment by the necessary City Agencies and the City Planning and Zoning Commission (no hard copies are being provided as this time):

- A digital copy of Preliminary Plat
- A digital copy of Subdivision Data Sheet
- A digital copy of Preliminary Construction Plans (including Grading Plans)
- A digital copy of Drainage Report
- A digital copy of Traffic Impact Analysis (will be provided once complete)
- A digital copy of Soils Analysis
- A digital copy of the Letter of Water and Sewer Availability (submitted to Steve Gallegos)
- Financial Guarantee (not included at this time)
- Subdivision Infrastructure List (not included at this time)
- A digital copy of the Application
- A digital copy of the Preliminary Plat Requirement Checklist
- A digital copy of the Authorization Letter

This preliminary plat request is made for the purpose of creating a private, gated and age restricted 2 phased subdivision and 16 separate tracts consisting of 60 residential lots, 1 amenity center, newly granted easements, along with vacation of existing easements and right-of-way, where 3 tracts previously existed.

PRELIMINARY PLAT CHECKLIST

A copy of the Preliminary Plat has also been submitted to PNM, Sparklight, Century Link, NM Gas, Comcast and Ezee Fiber for their review. The following items are additional written explanations for items noted as N/A or "No" on the City's Preliminary Plat Checklist:

Construction Plans – Landscape plans will be provided separately through a different submittal process.

Traffic Impact Analysis – This is currently being worked on and will be submitted with this package.

Proposed Financial Guaranty – Not provided at this time. It will be submitted with this package.

EASEMENT VACATIONS

1. We are requesting vacation of the 20', 15' and 10' wide public waterline easements within Tract 1A-16H-1. We are also requesting vacation of the 20' public utility easement within Tract 1A-16H-1. Previously this tract was planned for proposed amenity center location. With this development, the amenity center has been relocated to south of Mariposa Parkway. Therefore, the public utility easement is no longer required within this tract.
2. We are requesting vacation of right-of-way at Mariposa Parkway for 142.50 LF from Mariposa Parkway and Calle Alto intersection. This portion of the roadway will serve as primary entrance for the proposed gated private development.
3. We are requesting vacation of Easement No. 9, 10, 11, 12, 13 and 15 as noted in the attached Preliminary Plat.

DESIGN VARIANCES

1. We are requesting a variance to 155.43 regarding 5' minimum width easements on all rear and side lot lines. Because this is a master planned community, all of the utilities will be designed to serve the entire development as a whole and all necessary utility easement corridors have been determined as shown on the preliminary plat including a Public Utility Easement along the front of all lots. Therefore, we are requesting a variance to waive the requirement for easements along the sides and back of each lot.
2. We are requesting a variance to standard 6" curb and gutter to 8" curb and gutter on all private streets.

WATER\SEWER AVAILABILITY LETTER

1. We have submitted an availability request to Steve Gallegos on October 08, 2025. He will supply availability letter once completed.

Please feel free to give me a call at 823-1000 if you should have any questions or require any additional information regarding the submittal.

Sincerely,

Yolanda Padilla Moyer

Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Mike Cecchini, EcoTerra (w/encl)
Michael Fietz, Westway Homes (w/encl)
JP Rael, Westway Homes (w/encl)
Scott Steffen, PLDG (w/encl)

SUBDIVISION DATA SHEET:

SUBDIVISION:	TERRA ALTO (TRACT 1A-16I, 1A-16H-1 & 1A-16F), MARIPOSA EAST RIO RANCHO, NEW MEXICO
DEVELOPER:	ECOTERRA DEVELOPMENT, LLC 1 RIDGE CT PLACITAS, NM 87043
OWNER:	MARIPOSA EAST L.P 17700 N. PACESETTER WAY SUITE 100 SCOTTSDALE, AZ 85255
AGENT/ENGINEER:	BOHANNAN HUSTON INC. COURTYARD II 7500 JEFFERSON STREET NE ALBUQUERQUE, NM 87109
LEGAL DESCRIPTION:	A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 11, 12, 13 AND 14 TOWNSHIP 13 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO.
PURPOSE OF PLAT:	THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1A-16I, 1A-16H-1 AND 1A-16F MARIPOSA EAST, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, INTO A 2 PHASED SUBDIVISION AND 16 SEPERATE TRACTS: TERRA ALTO, AT MARIPOSA CONSISTING OF 60 LOTS AND GRANTED EASEMENTS.
EXISTING ZONING*:	MU-A (MIXED USE ACTIVITY) *THE ZONING IS IN ACCORDANCE WITH THE AMENDED MARIPOSA MASTER PLAN DATED DECEMBER 12, 2007, AND DEVELOPMENT AGREEMENT; MASTER PLAN AMENDMENT JANUARY 2019
PROPOSED ZONING:	NO ZONE CHANGE.

PRELIMINARY PLAT AND LAND USES:

DESCRIPTION	PROPOSED USE	NO. LOTS/PARCELS
TERRA ALTO	(MU-A) SINGLE FAMILY RESIDENTIAL USE	60
	PRIVATE OPEN SPACE TRACTS	16
TOTAL		76

UTILITIES: UTILITIES WILL BE PROVIDED BY:

TELEPHONE SERVICE – SPARKLIGHT/CABLE ONE
NATURAL GAS SERVICE – NEW MEXICO GAS SERVICES
ELECTRIC SERVICE – PNM ELECTRIC SERVICES
SEWER AND WATER SERVICES – CITY OF RIO RANCHO UTILITIES DEPARTMENT

ALL SANITARY SEWER AND WATER LINES WITHIN THIS APPLICATION ARE TO BE PUBLIC; OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO. SANITARY SEWER WILL GRAVITY DRAIN AND TIE TO EXISTING SANITARY SEWER LINES IN THREE DIFFERENT LOCATIONS (EXISTING 8" SAS AT BLUE GRAMA DR, EXISTING 8" SAS AT MARIPOSA PARKWAY AND EXISTING 8" SAS AT MARIPOSA LOOP) AND ULIMATELY DRAIN EAST TO THE 18" MAIN SANITARY SEWER LINE LOCATED ALONG THE MARIPOSA BOUNDARY. WATER WILL BE SERVED BY THE EXISTING 12" WATERLINE LOCATED IN MARIPOSA PARKWAY AND THE EXISTING 8" WL IN MARIPOSA LOOP. ALL SERVICE LINES WILL GENERALLY BE LOCATED IN THE FRONT OF THE LOTS WITHIN THE RIGHT OF WAY ALONG THE FRONT OF THE LOTS AND WILL BE INSTALLED PRIOR TO OCCUPANCY OF STRUCTURES.

SOLID WASTE DISPOSAL:

WASTE MANAGEMENT, INC. IS CURRENTLY UNDER CONTRACT TO THE CITY OF RIO RANCHO FOR TRASH COLLECTION.

SUBDIVISION ACCESS:

ACCESS TO THE SITE WILL COME FROM MARIPOSA PARKWAY WITH A SECONDARY ACCESS COMING FROM MARIPOSA LOOP.

ROADS:

ALL ROADS WITHIN THIS APPLICATION ARE TO BE PRIVATE. ROADWAY WIDTHS AND CUL-DE-SAC LENGTHS ARE IN ACCORDANCE WITH THE AMENDED MARIPOSA MASTER PLAN AS FOLLOWS:

CLASSIFIED AS A LOCAL STREET
CALLE ALTO, CIELO AZUL WAY, BELLA VISTA TRAIL AND CAMINO CERRO.
42 FT RIGHT OF WAY; 28 FT FACE OF CURB TO FACE OF CURB

MARIPOSA PARKWAY, (PRIVATE GATED SUBDIVISION ENTRANCE)
62' RIGHT OF WAY; WITH A 20' INGRESS AND 20' EGRESS

STORM DRAIN MANAGEMENT PLAN:

THE STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE CITY OF RIO RANCHO DEVELOPMENT PROCESS MANUAL. DRAINAGE FROM THE PROJECT WILL BE COLLECTED BY THE INTERIOR ROADS AND STORM DRAINS AND WILL BE DIRECTED TO DESIGNATED DISCHARGE LOCATIONS. STORM WATER FROM THE POND WILL BE RELEASED AT A CONTROLLED AT OR LESS THEN THE ALLOWABLE RATE INTO EXISTING DRAINAGE EASEMENTS AND CULVERTS OWNED AND MAINTAINED BY SSCAFCA. EROSION PROTECTION WILL BE PROVIDED AT THE OUTFALLS.

CITY SERVICES:

THE MARIPOSA MASTER PLAN AND THE DEVELOPMENT AGREEMENT IDENTIFY THE FUTURE PUBLIC AND PRIVATE FACILITIES AND CITY SERVICES THAT WILL BE PROVIDED.

PUBLIC SCHOOLS:

THE PROJECT IS LOCATED IN THE RIO RANCHO PUBLIC SCHOOLS DISTRICT.

HOSPITALS:

THE NEAREST MEDICAL FACILITIES ARE UNM SANDOVAL REGIONAL MEDICAL CENTER LOCATED AT PASEO DEL VOLCAN AND BROADMOOR BLVD AND RUST PRESBRYTERIAN AT UNSER BLVD AND WESTSIDE BLVD.

SHOPPING FACILITIES:

THE NEAREST SHOPPING FACILITIES ARE LOCATED AT THE CORNER OF NM 528 & US 550 AND SOUTHERN BLVD AND UNSER BLVD

RECREATIONAL FACILITIES:

PER THE APPROVED MASTER PLAN AND DEVELOPMENT AGREEMENT, THERE ARE NO PARKS REQUIRED. HOWEVER, THERE ARE MULTLIPLE OPEN SPACE AREAS THROUGHOUT THE DEVELOPMENT. MARIPOSA EAST WILL ULTIMATELY INCLUDE SEVERAL NEIGHBORHOOD PARKS WITHIN MANY OF THE INDIVIDUAL SUBDIVISIONS.

CHARACTER AND LOCATION OF DEVELOPMENT ADJACENT TO PROJECT

MARIPOSA EAST IS BOUNDED ON THE NORTH BY THE MARIPOSA PRESERVE, AND FURTHER NORTH BY THE PUEBLOS OF ZIA AND SANTA ANA. TERRA ALTO IS BOUNDED BY UNDEVELOPED LAND ON NORTH AND WEST, BLUE GRAMA DRIVE TO THE EAST AND SIERRA VISTA SUBDIVISION TO THE SOUTH. MARIPOSA PARKWAY AND MARIPOSA LOOP WILL PROVIDE ACESS TO THE SITE.

ZONING ON AND ADJACENT TO THE SITE

THE MARIPOSA MASTER PLAN PROVIDES SEVEN DIFFERENT ZONING CATEGORIES WITHIN MARIPOSA EAST. THESE INCLUDED PARKS, OPEN SPACE, E-1 (ESTATE), R-1 (SINGLE FAMILY RESIDENTIAL), R-4 (SINGLE FAMILY RESIDENTIAL), R-5 (SINGLE FAMILY RESIDENTIAL), AND MU-A (MIXED USE ACTIVITY CENTER).

THE PRELIMINARY AND FINAL PLAT FOR THIS SUBMITAL WILL BE DEVELOPING TRACTS THAT INCLUDE MU-A ZONING.

SITES AND APPROXIMATE AREAS FOR ANY MULTI-FAMILY DWELLINGS OR NON-RESIDENTIAL USES

THE APPROVED MARIPOSA MASTER PLAN PROVIDES FOR APPROXIMATELY 146,000 SF OF NON-RESIDENTIAL LAND USES WITHIN MARIPOSA EAST. THIS NON-RESIDENTIAL LAND USE, ALONG WITH POTENTIAL MULTI FAMILY RESIDENTIAL UNITS, ARE TO BE LOCATED WITHIN AN AREA CONTAINING APPROXIMATELY 59 ACRES ZONED MU-A FOR MIXED-USE ACTIVITY CENTER. THE MIXED-USE ACTIVITY CENTER CURRENTLY HAS THE HIGH DESERT OFFICE AND THE MARIPOSA COMMUNITY PARK. THE MIXED-USE AREA IS LOCATED AT THE INTERSECTION OF BLUE GRAMA DRIVE AND MARIPOSA PARKWAY.

THERE WILL BE A SMALL AMENITY LOCATION FOR THE RESIDENTS OF THIS COMMUNITY AS A PART OF THIS SUBMITTAL.

SOILS ANALYSIS REPORT

THE GEOTECHNICAL REPORT IS INCLUDED

SCHEDULE OF LOT DEVELOPMENT AND ESTIMATED SCHEDULE FOR PROVISION OF STREET PAVING, WATER SERVICE, AND SEWER SERVICE

THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN APPROVAL OF THE PRELIMINARY PLAT AND OF THE PRELIMINARY CONSTRUCTION PLANS FOR THE PROJECT. THE PRELIMINARY PLAT PROPOSES TO CREATE 60 RESIDENTIAL SINGLE FAMILY DETACHED LOTS, 16 PRIVATE OPEN SPACE TRACTS AND AMENITY CENTER. CONSTRUCTION IS PROPOSED TO BEGIN IN THE DECEMBER OF 2025 AND BE COMPLETED IN THE DECEMBER OF 2026. THE FINAL PLATS FOR THE PROJECT WILL BE SUBMITTED FOR APPROVAL FOLLOWING APPROVAL OF THE PRELIMINARY PLAT BY THE PLANNING AND ZONING COMMISSION.

SPECIAL PROBLEM ANALYSIS

THE EXISTING TOPOGRAPHY WITHIN THE SUBDIVISION CONSISTS OF EXTREMELY HILLY TERRAIN. THE TERRAIN SLOPES FROM WEST (MARIPOSA PARKWAY) TO EAST (MARIPOSA BOUNDARY) AND FROM SOUTH TO NORTH. THE SITE IS BOUNDED BY UNDEVELOPED LAND ON NORTH AND WEST, BLUE GRAMA DRIVE TO THE EAST AND SIERRA VISTA SUBDIVISION TO THE SOUTH.

LETTER OF AVAILABILITY OF WATER AND SEWER SERVICE

THE DEVELOPMENT AGREEMENT PROVIDES FOR AVAILABILITY OF WATER AND SEWER SERVICE TO THE PROPERTY. WE HAVE SUBMITTED AN AVAILABILITY LETTER TO THE CITY OF RIO RANCHO UTILITY DEPARTMENT TO STEVE GALLEGOS ON OCTOBER 08, 2025.

FINANCIAL GUARANTY

NOT INCLUDED AT THIS TIME. IT WILL BE SUBMITTED PRIOR TO SUBMITTAL OF FINAL PLAT.

REQUESTED VARIANCES:

A VARIANCE IS REQUESTED FROM 155.43 FRIN PROVIDING A FIVE (5) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AROUND EACH SIDE AND REAR PROPERTY LINE EXCEPT FOR THOSE ADJACENT TO A PUBLIC RIGHT OF WAY. BECAUSE THIS IS A MASTERPLAN COMMUNITY, ALL THE UTILTIES ARE DESIGNED TO SERVE THE ENTIRE DEVELOPMENT AND ALL NECESSARY UTILITY EASEMENTS ARE SHOWN ON THE PRELIMINARY PLAT. A 10 FT PUE WILL BE PROVIDED ADJACENT TO ALL PROPOSED INTERNAL RESIDENTIAL STREETS. THEREFORE, WE ARE REQUESTING TO WAIVE THE REQUIREMENT FOR EASEMENTS ALONG THE SIDES AND BACK OF EACH LOT. ALSO A VARIENCE IS REQUESTED TO USE 8" CURB AND GUTTER SINCE ALL THE STREETS ARE PRIVATE.

APPROVED MARIPOSA DESIGN STANDARDS:

THE APPROVED MARIPOSA MASTER PLAN AND DEVELOPMENT AGREEMENT ESTABLISHED SPECIFIC "PROJECT DESIGN STANDARDS" THAT APPLY TO VARIOUS COMPONENTS OF THE PROJECT, INCLUDING THE USE OF BUILDING ENVELOPES, LOT SIZES AND SETBACKS, HOME ORIENTATION, STREET LIGHTING, STREET WIDTH, CUL-DE-SAC LENGTH AND TURNAROUND RADIUS, THE USE OF ESTATE-TYPE CURBS WITHOUT GUTTERS, SIDEWALKS, WALKWAYS, AND BIKE PATHS, STORMWATER DETENTION ON INDIVIDUAL LOTS, STORMWATER DETENTION FACILITY DESIGN, LOT GRADING, AND CROSS-LOT DRAINAGE. FOLLOWING ARE BRIEF SUMMARIES AND/OR EXCERPTS FROM THE MASTER PLAN REGARDING THESE COMPONENTS OF THE MARIPOSA DESIGN STANDARDS:

LOT SIZES AND SETBACKS

LOT SIZES AND SETBACK ARE BASED ON R-4 ZONING PER THE MARIPOSA MASTERPLAN.

FRONT YARD SETBACKS MAY BE REDUCED IN SOME AREAS IN MARIPOSA IN AN EFFORT TO MINIMIZE WATER AND ENERGY USE FOR FRONT YARD LANDSCAPING, AND TO ALLOW FOR DENSITIES IN SUPPORT OF SUSTAINABLE DEVELOPMENT. SETBACKS AT MARIPOSA ARE LISTED BELOW. PLEASE NOTE THAT "BE" INDICATES THE USE OF A BUILDING ENVELOPE TO DEFINE THE DEVELOPABLE AREA OF THE SITE.

ZONE DISTRICT	FRONT	SIDE	BACK
E-1	BE*	BE	BE
R-1	BE/20	BE/5	BE\20
R-4	10/20G	5	10
R-5	10/20G	5	10

ORIENTATION OF HOMES

ALL HOMES WILL FACE THE ADDRESS STREET.

STREET LIGHTING

STREET LIGHTS WILL BE PLACED AT INTERSECTIONS WITHIN PRIVATE STREETS.

STREET WIDTH

STREET WIDTHS ESTABLISHED BY THE MARIPOSA MASTER PLAN INCLUDE THE FOLLOWING:

LOCAL"B"– 28' FACE OF CURB TO FACE OF CURB WITHIN 42' R/W;

CUL-DE-SAC LENGTH AND TURNAROUND

CUL-DE-SAC LENGTHS WITHIN MARIPOSA ARE UNLIMITED AS TO LENGTH. CUL-DE-SAC STREETS SHALL TERMINATE IN A TURNAROUND WITH A MINIMUM RADIUS OF 40' PER ADOPTED MASTERPLAN.

CURBS AND GUTTERS

8" CURB AND GUTTER WILL BE USED.

SIDEWALKS, WALKWAYS AND BIKE PATHS

ROADWAYS ARE NOT REQUIRED TO HAVE SIDEWALKS. THERE ARE EXISTING TRAILS WITHIN THE PROPOSED DEVELOPMENT WHICH ARE INTENDED TO REMAIN OR RELOCATED.

LOT GRADING

GRADING WILL BE PROVIDED DURING THE DESIGN OF EACH LOT. CROSS LOT DRAINAGE WILL BE REQUIRED FOR THIS DEVELOPMENT.

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	■ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	■ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other _____		■ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: ECOterra Development LLC		Phone: 505-918-8476
Address: 1 Ridge ct		E-Mail:
City: Placitas	State: NM	Zip: 87043
Proprietary Interest: Developer	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Bohannan Huston (Yolanda Moyer)		Phone: 505-798-7945
Address: 7500 Jefferson St NE		E-Mail: ypadilla@bhinc.com
City: Albuquerque	State: NM	ZIP Code: 87109

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Request for preliminary plat approval, vacation of easements and variences.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :Mariposa East	Block(s):	Lot(s): Tracts 1A-16F, 1A-16H-1, 1A-16I
Existing Zoning: MU-A	Proposed Zoning: no change	
No. of existing lots: 3	No. of proposed lots: 60	Total area of site (acres) 41.58

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Yolanda Padilla Moyer	Applicant:	Agent: X
Signature: Yolanda Padilla Moyer		Date: 10/09/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Preliminary Plat Application

Applicant

Name(Print): ECOterra Development LLC
Address: 1 Ridge Ct
City: Placitas **State:** NM **Zip:** 87043
Phone: 505-212-7000 **Fax:**

Agent

Name(Print): Yolanda Padilla Moyer, P.E. (Bohannan Huston, Inc.)
Job Site Address: 7500 Jefferson CY2
City: Albuquerque **State:** NM **Zip:** 87109
Phone: 505-823-1000 **Fax:** 505-798-7988

Legal Description of Property

Existing

Subdivision/Unit: Mariposa East **Block:** **Lot:**
Tract/Parcel: Tract 1A-16I, Tract 1A-16H-1 and Tract 1A-16F **Zoning:** MU-A

Proposed

Subdivision/Unit: Mariposa Mixed Use **Block:** **Lot:** 60
Tract/Parcel: **Zoning:** MU-A
Atlas Grid Location:
Subdivider:

I have reviewed the application for Preliminary Plat and it is complete.

(Print) Name: Yolanda Padilla Moyer, PE

☐ **Applicant** ☒ **Agent**

Signature: Yolanda Padilla Moyer **Date:** 10-15-2025

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Preliminary Plat Checklist

Important Notice

Preliminary Plat will not be accepted for review by City Staff until all items listed above in the Preliminary Plat Checklist Certification of Completeness are provided. The Department of Public Infrastructure requires thirty (30) days to review all elements of the Preliminary Plat from the submittal date of a complete application.

The following information shall be submitted as part of the Subdivision Application. A "Yes" indicated the information is complete; a "N/A" indicates that the information is not applicable, and "No" indicates that the information is not complete. **Please not that both "N/A" and "No" responses shall be clarified with a written explanation by the applicant or agent.**

Fees

Less than one (1) acre	$ 133.00 + $13.00 per lot
One (1) to 4.99 acres	$ 266.00 + $13.00 per lot
Five (5) to 9.99 acres	$ 531.00 + $13.00 per lot
Ten (10) to 49.99 acres	$1,063.00 + $13.00 per lot
Fifty (50) to 100 acres	$1,328.00 + $13.00 per lot
Over 100 acres	$1,328.00 for the first 100 acres + $ 266.00 per additional 100 acres, or portion thereof, plus $ 13.00 per lot.

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Preliminary Plat Checklist

Plat Information – *15 paper copies folded to 8.5"x11"*

Yes	No	N/A	
☒	☐	☐	Proposed subdivision name.
☒	☐	☐	Present legal description.
☒	☐	☐	Location map showing the site as displayed in current Rio Rancho City Atlas.
☒	☐	☐	Names of the subdivider/agent and principle persons preparing the preliminary plat.
☒	☐	☐	Scale and North Arrow; at least to a scale of one inch (1") to two hundred feet (200') or in increments of 50 feet for clarity (e.g. 1":100' or 1":50').
☒	☐	☐	Book(s) and page(s) of any previous plat(s), including those for adjacent property.
☒	☐	☐	Proposed benchmark locations and method of tie to permanent survey monuments an proposed location and type of subdivision control monument found or set.
☒	☐	☐	Plat boundary lines, bearing in degrees, minutes and seconds, with basis for bearings noted or shown.
☒	☐	☐	Dimensions in feet and hundredths of feet.
☒	☐	☐	Easements on site (present and proposed) include location, width, and purpose (e.g. public utilities).
☒	☐	☐	Public right(s)-of-way and/or private easements (present and proposed) providing access to the site, including name and width.
☒	☐	☐	Proposed lot lines and public right-of-way lines, street names and widths; indicate roadways intended to be private and any limitations thereof.
☒	☐	☐	Numbers to identify each lot and block within and abutting the platted area.
☒	☐	☐	Letters to identify each parcel (a lot dedicated to the City) and each tract (a lot to remain in the developer's ownership) within the platted area.
☒	☐	☐	Purposes of lots proposed to be dedicated or reserved for public uses.
☒	☐	☐	Total area of the proposed plat to the nearest one-thousandth (1/1000) acre.
☐	☐	☒	Lot lines, easement lines, and public right-of-way are to be shown as hatched areas.

Subdivision Date Sheet – *8 copies*

Yes	No	N/A	
☒	☐	☐	Character and location of development in each direction from site.
☒	☐	☐	Zoning both on, and adjacent to, the site.
☒	☐	☐	Sites and approximate areas for any multi-family dwellings or non-residential uses.
☒	☐	☐	Proposed ground elevation changes to specified design standards shall be summarized
☒	☐	☐	Soils analysis report shall be summarized as to the adequacy of the solid for the proposed construction.
☒	☐	☐	Schedule of lot development; estimates as to when street paving, water service, and sewer service will be provided.
☒	☐	☐	Special problem analysis shall be summarized to briefly describe any issues such as difficult topography, traffic circulation, or other geographic hazards to life, health or property.
☒	☐	☐	Other significant conditions on the site, such as major rock outcrops, trees, structures, etc. shall be summarized.

Proposed Construction Plans – *8 copies*

☒	☐	☐	Existing utilities on, and adjacent to, the site, location and, if obtainable, size of water wells, water reservoirs, water lines, sanitary and storm sewers; location of gas lines, fire hydrants, electric and telephone lines/poles, and street lights. If water mains and sewers are not on or adjacent to the tract, indication of the direction, distance to, and size of the nearest ones showing invert elevation of sewer.
☒	☐	☐	Proposed utilities on and adjacent to the site (fire hydrants, streetlights, etc)
☒	☐	☐	Storm drainage facilities on and adjacent to the site.
☐	☒	☐	Streetscape plan including details on any proposed landscaping in right(s)-of-way, any supporting irrigation system, and the subdivision wall.
☐	☐	☒	Plan for sidewalks (external and internal), streetlight, and all traffic control signs, signals (to be installed consistent with the Manual of Uniform Traffic Control Devices, latest edition).
☒	☐	☐	Miscellaneous – any other proposed infrastructure not covered above.

Grading Plan – *8 copies; usually part of construction plan submittal*

Yes	No	N/A	
☒	☐	☐	Existing topography
			Slopes less than 1% - Contour lines at intervals of not more than 1' and spot elevations at all breaks in grade along all drainage channels and swales and at selected points not more than 100' apart.
			Slopes between 1% and 5% - Contour lines at intervals of not more than 2'.
			Slopes over 5% - Contour lines at intervals of not more than 5'
			Elevation shall be based on mean sea level datum as established by the U.S. Geodetic Survey.
			Topography data shall extend at least 25' beyond the perimeter of the plat.
			Conditions on adjacent land significantly affecting the design of the subdivision including the approximate direction and gradients of ground slope.
☒	☐	☐	Proposed grading
			Sufficient spot elevations or contours as appropriate to clearly define proposed grade changes.
☒	☐	☐	Erosion control provisions
			Text or graphics as appropriate addressing proposed erosion control practices to be implemented by the contractor during construction of the project.
☒	☐	☐	Location and elevation of project benchmark.
☒	☐	☐	North arrow and scale.
☐	☐	☒	Professional Engineer's Stamp, signed, and dated.

Preliminary Drainage Report – *4 copies*

☒	☐	☐	A preliminary drainage report shall be prepared in accordance with the City grading and drainage design requirements and policies and shall include the following: Hydrology and hydraulics
			Calculations sufficient to conservatively define easements and parcels (ponds, channels, etc.)
			Flood Plain Analysis, if within a designated flood hazard area. The Flood Plain Analysis shall conform to requirements as specified in Chapters 152 and 153 (Rio Rancho Ordinance) and, if applicable, SSCAFCA and/or AMAFCA policies. Any additional information that the Department of Public Infrastructure may deem necessary Compliance with approved DMP and DIP, if applicable.

Traffic Impact Analysis – *5 copies*

☐	☒	☐	Traffic Impact Analysis includes counts on major intersections near subdivision and quantified analysis of the impact of the proposed subdivision on traffic flow (TIA guidelines available from the Department of Public Infrastructure).

Soils Analysis – *4 copies*

☒	☐	☐	Soils analysis report, written by a qualified soils scientist, shall be provided by the subdivider to determine the adequacy of the soil for the proposed construction.

Special Problem Analysis – *if applicable, 8 copies*

Yes	No	N/A	
☐	☐	☒	Special problem analysis shall be prepared, subject to the approval of the City Engineer, to address any issues such as difficult topography, traffic circulation, or other Geographic hazards to life, health, or property.

Letter of Water and Sewer Availability – *8 copies*

☐ ☒ ☐ Letter of Availability that documents either:

1. The subdivider has made necessary arrangements to serve each lot from water and sewer mains of the central systems serving the City, where feasible and in conformity to City Council policy, or
2. Where, for any reason, municipal services cannot be provided, the subdivider has evidence that adequate water and sewer service to each lot will be provided in compliance with the requirements of the New Mexico Environmental Department and in conformity to the standard specifications of the City Utilities Division and New Mexico Office of Engineers.

Proposed Financial Guarantee – *8 copies*

☐ ☒ ☐ Proposed Financial Guarantee for assurance of improvements installation as per Article 155.27 (Rio Rancho Ordinance).

Proposed Subdivision Infrastructure – *5 copies*

☐ ☒ ☐ A list of all proposed infrastructure improvements for the proposed subdivision, including onsite and offsite roads (street name, description of improvement, "from" and "to" points); drainage (proposed legal description, description of improvement, location); water and wastewater lines (line size, location, "from" and "to" points); and other improvements proposed in the City right-of-way.

☐ ☐ ☒ A list of all proposed system level improvements per proposed development agreement or master drainage plan (separated as noted above).

Estimated Costs for Subdivision Infrastructure List – *8 copies*

☐ ☒ ☐ A list of costs for the subdivision and infrastructure.

Proposed Development Agreement – *8 copies*

☐ ☐ ☒ Spreadsheet showing system level infrastructure to be dedicated to the City for impact fee credits. The developer must negotiate an agreement with the city prior to approval of the final plat and construction of this infrastructure. A standardized spreadsheet has been developed and will be provided to the Agent upon request.

I have reviewed the checklist for Preliminary Plat and it is complete.

(Print) Name: Yolanda Padilla Moyer, PE

☐ **Applicant** ☒ **Agent**

Signature: Yolanda Padilla Moyer **Date:** 10-15-2025

City of Rio Rancho
Development Services
3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Certificate of Completeness

The following elements constitute a complete application and are to be submitted to the Development Services department

Digital Submittal Only

~~☐ 15 paper copies of the plat (folded to 8.5" x 11")~~

Preliminary Construction Plans including

- ☒ Fire Hydrant Placement Plan
- ☒ Streets/Sidewalks/Streetlight Plans
- ☒ Proposed Utility Plans
- ☐ Streetscape/Landscape Plan
- ☐ Traffic Control Plan
- ☒ Preliminary Grading Plan
- ☐ Offsite improvements

☒ Application

☒ Letter of Water/Wastewater Availability

☒ Soils Analysis

☒ Subdivision Data Sheet

☐ Special Problems Analysis

☐ SSCAFCA approval (if required)

☒ Preliminary Drainage Report

☐ Proposed Development Agreement

☐ Traffic Impact Analysis

☒ Preliminary Plat Checklist and Written Explanation

☐ Approval letter from NMDOT if access is requested to a State Highway

Proposed Financial Guarantee

- ☐ Proposed Infrastructure List
- ☐ Related Cost Estimate
- ☐ Impact Fee Credit Spreadsheet

I have reviewed the application and checklist for Preliminary Plat and it is complete.

Yolanda Padilla Moya — 10-15-2025

Signature of Agent Submitting Subdivision | **Date Review Completed**

Notary Signature | **Date Notarized**

For Office Use Only

I have reviewed the application for Preliminary Plat Approval and find it ☐ Complete ☐ Incomplete

Signature of Planner Conducting Review | **Date Review Completed**

05-210000-----

Subdivision Number

GEOTECHNICAL EVALUATION
MONARCH AT MARIPOSA SUBDIVISION 1A-16A
A 41.7± ACRE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
WEST OF BLUE GAMMA DRIVE
RIO RANCHO, NEW MEXICO

June 4, 2025

GeoTek Project No. 2863-ABR

Prepared For:

ECOTERRA DEVELOPMENT, LLC

8100 Wyoming Boulevard Northeast M4-347
Albuquerque, New Mexico 87113

GEOTEK RESIDENTIAL, LLC

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GeoTek Residential, LLC
4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
(505) 456-4900 Office (505) 456-4901 Fax

June 4, 2025
Project No. 2863-ABR

ECOTERRA DEVELOPMENT, LLC
8100 Wyoming Boulevard Northeast M4-347
Albuquerque, New Mexico 87113

Subject: **Geotechnical Evaluation**
Monarch at Mariposa Subdivision 1A – 16A
A 41.7 ± Acre Single-Family Residential Development
West of Blue Gamma Drive
Rio Rancho, New Mexico

In accordance with your request, GeoTek Residential, LLC (GeoTek) has completed a geotechnical evaluation for the proposed single-family residential subdivision. The purpose of our study was to evaluate the earth materials underlying the site and provide recommendations for project design and construction of the proposed single-family residences based on our findings. This report outlines the geologic and geotechnical conditions of the site based on current data and provides earthwork and construction recommendations with respect to those conditions.

SCOPE OF SERVICES

The scope of our services has included the following:

1. Review of provided reports and data and published geologic maps for the site (Appendix A).

2. Site reconnaissance and geotechnical mapping.

3. Review of aerial photographs.

4. Advancing and logging of nine (9) exploratory borings and nine (9) exploratory test pits (Appendix B).

5. Obtaining samples of representative earth materials, as the borings and test pits were advanced.

6. Performing laboratory testing to measure physical and chemical properties on representative soil samples (Appendix C).

7. Assessment of potential geologic constraints.

8. Engineering and geologic analysis regarding foundation settlement, site preparation and foundation design/construction.

9. Preparation of this report.

SITE DESCRIPTION

The subject site consists of approximately 41.7± acres of vacant land comprised of Sandoval County Assessor's Uniform Parcel Codes (UPC) 1012077074032 (6.27± acres), 1012076025506 (3.83± acres), and 1012076027434 (31.62± acres) within Tract 1A-16A of the Monarch Subdivision in Rio Rancho, New Mexico. The site is bound by vacant land to the north and west, Mariposa Loop, Blue Gamma Drive, and Mariposa Park to the east, and the Sierra Vista Subdivision to the south. The site is mostly undeveloped, however various recreational trails currently traverse the site, including Old Ranch Trail, Ranch Trail Connector, Vista Sandia Trail, and Sawtooth Trail, and underground utilities exist across the site.

Based on our review of historical aerial photographs available from Google Earth and the National Environmental Title Research (NETR) Online Historical Aerials Viewer website, the site has historically been depicted as vacant desert land with an ephemeral drainage traversing the central portion of the site from east to west since at least 1949. The site remained relatively unchanged until 2005, by which time grading activities for the community center and park to the east and the Sierra Vista Subdivision to the south had commenced. Development of the Sierra Vista subdivision has continued throughout recent aerial photographs. Blue Gamma Drive had been paved with asphaltic concrete by this time, and Mariposa Parkway had been cleared of native vegetation and graded. Between 2005 and 2006, the ephemeral drainage traversing the center of the site appears to have been graded for development of the Old Ranch Trail. Mariposa Parkway had been paved with asphaltic concrete by 2007. Construction activities for Mariposa Park, Community Center, and Information Center to the east appear to have been completed by 2009. The site has remained relatively unchanged throughout recent aerial photographs. Artificial fill materials were observed along the various trails developed throughout the site and along existing underground utility lines. Disturbed native soils were encountered in our explorations due to native vegetation and weathering/erosion activities.

According to the provided topographic map, the elevation across proposed structural areas ranges from approximately 5,876 feet to 5,976 feet above mean sea level (msl). Topography across the site has several areas of relatively high relief. The points of higher elevation are typically along the northern and southern project boundaries and generally direct surface runoff to the center of the site, towards Mariposa Parkway and Old Ranch Trail.

PROPOSED DEVELOPMENT

It is our understanding that site development would consist of performing cut and fill earthwork to attain the desired graded configuration(s) for the construction of a residential subdivision consisting of 68 lots of one- to two-story single-family residences and associated improvements. Due to site topography, several large cuts and fills are expected, and the lots will be individually graded. Dead and live foundation loading conditions are expected to be up to 50 kips for column loads and up to 3 kips per linear foot for wall loads. Slab-on-grade construction is anticipated and no basements or below grade structures are proposed.

FIELD STUDIES

Subsurface conditions were explored using a truck-mounted hollow stem auger (HSA) drill rig and track-mounted backhoe. Nine (9) exploratory borings were advanced onsite to depths up to 31 feet below existing grade surface (bgs) and nine (9) test pits were advanced to depths up to 15 feet bgs. Borings were generally advanced in areas of higher elevation and test pits were excavated at lower elevations due to accessibility limitations from the topographic relief across the site. Excavations were not advanced in the vicinity of lots 12 through 20 due to accessibility. Practical refusal was encountered at various depths in our explorations between 2 and 12 feet bgs on cobbles or cemented formational material. Logs of each exploration are included with this report in Appendix B. The borings and test pits were located in the field by use of a cell phone application providing latitude and longitude coordinates. The locations should be considered accurate only to the degree implied by the location method used. The Unified Soil Classification System (USCS) was used to visually classify the subgrade soils. A representative of GeoTek conducted field mapping, logged the explorations, and obtained samples of representative material for laboratory testing. The approximate locations of the explorations and practical refusal depths are indicated on the enclosed Geotechnical Map (Figure 3) and Practical Refusal Depth Map (Figure 4).

REGIONAL GEOLOGY

The site is located within the Rio Grande Rift physiographic province and within piedmont surfaces on the west side of the Albuquerque-Belen Basin. The Albuquerque-Belen basin is part of an interconnected series of north-south aligned grabens and structural basins which have subsided between mountain and highland uplifts comprising the Rio Grande Rift, bisecting the southern Rocky Mountains of northern New Mexico. The Albuquerque-Belen Basin is approximately 100 miles long and varies from 20 to 30 miles wide and was formed during the Tertiary Period when the Sandia-Manzano fault block was uplifted and tilted, forming what is now the present-day Sandia, Manzanita, and Manzano Mountains. The gently sloping surface of the valley fill consists of a series of alluvial fans deposited unconformably on the formations of the Santa Fe Group. The primary stratigraphic units within the Santa Fe Group are the result of fluvial, alluvial, volcanic, and eolian processes related to changes in basin tectonics and to changes in climate over the past few million years.

Locally, the site vicinity lies within colluvial deposits underlain by Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) and lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug).

SUBSURFACE CONDITIONS

Artificial Fill / Disturbed Native Soils

Artificial fill materials were observed along the various trails developed throughout the site and along existing underground utility lines. Disturbed native soils were noted in our explorations (up to approximately 2 feet bgs) due to native vegetation and weathering/erosion activities.

Deeper disturbed soils or artificial fill materials may be encountered locally. These materials were similar to the underlying native soils and generally consisted of clayey sand, silty sand, poorly graded gravel with silt and sand, and poorly graded sand with silt with varying amounts of gravel and organic material. Any disturbed native soils or artificial fill materials in structural areas will need to be removed, replaced, or reprocessed, and cleaned of organic material and debris to be used as structural fill material.

Native Alluvial and Colluvial Soils

Native alluvial and colluvial soils generally consisted of clayey sand, silty sand, lean clay, poorly graded gravel with silt and sand, and poorly graded sand with silt. The relative density of the granular soils generally ranged from loose to dense and the moisture content was typically slightly moist. Loose soils were encountered to a maximum depth of 4 feet bgs. Any loose soils encountered in structural areas will need to be removed/remediated and reworked prior to fill placement. Cobbles, likely derived from the underlying bedrock units, and cemented formational materials were encountered in some of our explorations and at practical refusal depths. Exploration logs presented in Appendix B should be referred to for more detailed information.

Formational Material (Tsus/QTsug)

Bedrock is formed through consolidation and lithification of sediments (sedimentary rock), cooling and hardening of magma (igneous rock), or transformation under heat and pressure (metamorphic rock). Bedrock in the site vicinity is typically sedimentary in nature. While sometimes referred to as bedrock in U.S. Geologic Survey publications, the moderately hard to hard cemented materials encountered in our investigations can also be considered formational material. Formational material refers to soils that are undergoing the lithification process but are not yet consolidated enough to form competent bedrock. The formational material encountered in our explorations was moderately to heavily cemented as part of the Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) and lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug). Where encountered, the formational material will likely require extraordinary excavation equipment to be excavated to design grade (dependent on the depth of cut) as discussed further in this report. The exploration logs presented in Appendix B should be referred to for more detailed information.

Hydro-Collapse Potential

Hydro-collapsible soils can be identified in the field by evaluation of potential settlement to existing and surrounding improvements, geologic setting, visual porosity, meta-stable soil structure, low in place dry density (approximately 90 pounds per cubic foot (pcf) or less) and laboratory testing, including hydro-consolidation. According to the New Mexico Bureau of Mines and Mineral Resources in an article titled "Geologic Hazards in New Mexico – Part 1", by William C Haneberg, hydro-collapsible soils in the New Mexico area are typically of Holocene age and have never been wetted. They are typically composed of poorly graded eolian (wind-deposited) fine sand and recent debris flows on gently sloping alluvial fan complexes, with minor amounts of clay or evaporites.

The soils encountered during our field investigation were generally colluvial soils overlaying Pliocene to upper Miocene-aged upper sandstone and siltstone (Tsus) or lower Pleistocene to Miocene-aged upper sandstone and conglomerate (QTsug).

Hydro-collapsible soil structure is generally identified in the field or laboratory as porous with sand grains supported by point-to-point contacts and slightly cemented by thin veneers of clays or evaporites (meta-stable soil structure). The soil samples obtained during our field investigation and test pits sidewalls were carefully inspected by representatives of GeoTek in the field and in the laboratory for porosity and meta-stable soil structure. Visible porosity was not noted in subsurface soils. As a result, meta-stable conditions were generally not identified.

Hydro-collapsible soils can also be identified by low in place dry densities (approximately 90 pcf or less). In-situ dry density and moisture testing was performed on samples obtained at depths near the surface to the maximum depth of explorations. Dry densities calculated from laboratory testing across the site ranged from 82.5 to 130.9 pcf, with an average dry density of 112.0 pcf.

Relatively undisturbed ring-lined samples were obtained within the borings at selected depths and tested for one-dimensional collapse by inundating with water at varying loading conditions in pounds per square foot (psf), dependent on the estimated in-situ overburden pressure. Samples were selectively chosen for testing with in-situ dry density values less than 105 pcf or relatively lower blow counts (less than 30 blows per foot). Samples obtained above 5 feet bgs were excluded from selection for collapse testing since the soils at these depths would likely be reworked during grading. None of the ring samples obtained during our investigation below 5 feet bgs had in-situ dry densities less than 105 pcf. As a result, blow counts were primarily used for selective criteria for collapse testing. Our testing indicated collapse potentials ranging from 0.2 to 1.1 percent for soil samples obtained at depths of 5 to 6 feet bgs (500 psf load).

Additionally, during drilling operations and sampling, some disturbance can be caused due to the pounding of the soil into the rings. Houston, 1988 noted that comparison predictions of collapse settlement can range from a 70 percent underestimation to a 300 percent overestimation just based on testing and sample disturbance. Clearly, the exact prediction and assessment of the potential and likelihood of hydro-collapse of subsurface soils is at best difficult. Due to this difficulty, it is our opinion that several methods of identification of hydro-collapsible soils should be performed including evaluation of the nearby and surrounding areas for indications of distress or settlement due to possible hydro-collapse.

Areas on and around the site were observed during our investigation for signs of distress, including nearby residential structures and community center and the asphalt paving along Mariposa Parkway. The areas were noted to display little to no distress due to hydro-consolidation or deep-seated settlement. If the site contained hydro-collapsible soils, it would be our opinion that this would have resulted in subgrade failure or excessive settlement in these areas that would be visually indicative of signs of distress.

Due to the local geology, laboratory testing, and our observations around the site, it is our opinion that the potential for hydro-collapse is generally low provided our earthwork recommendations are followed. Furthermore, the foundation and drainage recommendations presented herein are intended to further reduce the potential for structural movements due to hydro-collapse and consolable potential of the subsurface soils. Maintaining relatively uniform moisture conditions in the bearing soils beneath footings and floor slabs will be important to the overall performance of these features.

Expansion Potential

The near surface soil samples (upper 5 feet bgs) contained 7 to 30 percent fines (passing the No. 200 sieve) and exhibited Plasticity Indices (PI) ranging from Non-Plastic (NP) to 8. Swell potential testing was performed on the subsurface soils and indicated swell potentials ranging from 0.2 to 3.8 percent (60 psf surcharge). The onsite soils are considered to be low expansive (between 0% and 4% with a 60 psf surcharge).

The onsite soils are generally considered to have low expansive potential; however selective grading procedures should be utilized during earthwork to place expansive soils (if encountered) in lower portions of fill zones within structural areas. The earthwork recommendations section of this report further discusses selective grading of expansive soils.

The earthwork recommendations contained within this report are intended to reduce the potential for structural movements due to expansion potentials. During earthwork, the as-graded expansive nature of the near surface soils within the graded building pad should be determined, and appropriate expansive foundation and construction design recommendations should be provided, based on the as-graded soil conditions. Laboratory test results are presented in Appendix C.

SURFACE & GROUND WATER

Surface water was not observed during our evaluation and topography generally direct surface runoff to the center of the site, towards Mariposa Parkway and Old Ranch Trail. The project's design civil engineer should evaluate the potential for flooding. Seeps, springs, or other indications of high ground water levels were not noted on the subject property. Groundwater was not encountered within the subsurface explorations advanced onsite and is not anticipated to adversely affect planned development, provided the earthwork construction methods and/or foundation systems comply with recommendations contained in this report.

According to ground water data obtained from the USGS National Water Information System, an inactive ground water monitoring well approximately 0.9 miles south of the site identified groundwater at approximately 717 feet bgs in 2008. These observations reflect conditions at the time of this investigation and do not preclude changes in local ground water conditions in the future from natural causes, damaged structures (lines, pipes etc.), or heavy irrigation.

TECTONIC FAULTING AND REGIONAL SEISMICITY

Geologic mapping of the area indicates Quaternary-aged normal faults along the east and west boundaries of the site, however, no evidence of faulting onsite was observed during our field reconnaissance and review of historic aerial photos, and the reported slip rates are less than 0.2 millimeters per year. The possibility of ground acceleration or shaking at the site may be considered as approximately similar to the New Mexico region as a whole. It is reasonable to assume that structures built in this area will be subject to at least one seismic event during their life, therefore, it is recommended that all structures be designed and constructed in accordance with the International Residential Code (IRC) and New Mexico Residential Building Code (RBC).

The site is located at approximately 35.3627° N Latitude and -106.6904° W Longitude in Rio Rancho, Sandoval County, New Mexico. The City of Rio Rancho and New Mexico as a state have adopted the current New Mexico Residential Building Code. The 2021 New Mexico RBC further adopts the 2021 International Building Code (IBC). Based on the onsite soils, the site may be characterized as site Class D as determined by the IBC. The mapped spectral response accelerations (SA) for 0.2 second and 1.0 second periods at the site were determined from the ASCE Hazard Tool, 2021 IBC and ASCE/SEI 7-22 reference document. The results are presented in the following table:

Mapped Spectral Response Acceleration (SA)	% of g
0.2 sec period Mapped Spectral Acceleration (S_S)	50.0
1.0 sec period Mapped Spectral Acceleration (S_1)	14.0
0.2 sec period Design Spectral Acceleration (SD_S) – Site Class D	42.0
1.0 sec period Design Spectral Acceleration (SD_1) – Site Class D	25.0

The structural Engineer may either choose the IRC or the IBC design provisions for their structural design as long as the design method complies with local design requirements.

Secondary Seismic Constraints

The following list includes other potential seismic related hazards that have been evaluated with respect to the site, but in our opinion, the potential for these seismically related constraints to affect the site is considered negligible.

* Liquefaction
* Dynamic Settlements
* Surface Fault Rupture
* Ground Lurching or Shallow Ground Rupture

Summary

It is important to keep in perspective that if a seismic event were to occur on any major fault, intense ground shaking could be induced to this general area.

Potential damage to any settlement sensitive structures would likely be greatest from the vibrations and impelling force caused by the inertia of the structures mass than that created from secondary seismic constraints. Considering the subsurface soil conditions and local seismicity, it is estimated that the site has a low risk associated with the potential for these phenomena to occur and adversely affect surface improvements. These potential risks are no greater at this site than they are for other structures and improvements developed on the alluvial and colluvial materials in this vicinity.

RESULTS OF LABORATORY TESTING

Laboratory tests were performed on representative samples of the onsite earth materials in order to evaluate their physical and chemical characteristics. The tests performed and the results obtained are presented in Appendix C.

CONCLUSIONS

Based on our field exploration, laboratory testing, engineering and geologic analyses, it is our opinion that the subject site is suited for development from a geotechnical engineering and geologic viewpoint. The engineering analyses performed concerning site preparation and the recommendations presented below have been completed using the information provided to us regarding site development. In the event that the information concerning proposed development is not correct, the conclusion and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and the conclusions of this report are modified or approved in writing by this office.

RECOMMENDATIONS-EARTHWORK CONSTRUCTION

General

All grading should conform to the International Residential Code (IRC) and local requirements, except where specifically superseded in the text of this report. During earthwork construction all removals, overexcavation, and grading procedures should be observed and the structural fill selectively tested by a representative of GeoTek. If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. It is recommended that the earthwork contractor(s) perform their own independent reconnaissance of the site to observe field conditions firsthand. If the contractor(s) should have any questions regarding site conditions, site preparation, or the remedial recommendations provided, they should contact an engineer at GeoTek for any necessary clarifications prior to submitting earthwork bids. All applicable requirements of local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

Removals/Processing - General

Presented below are removal/processing recommendations for the various earth materials encountered on the project.

Debris, vegetation, and other deleterious material should be stripped/removed from areas proposed for fill placement and disposed of offsite prior to the start of construction. All disturbed native soils and artificial fill materials (up to 2 feet encountered in explorations) in structural areas should be removed to expose competent native material. Deeper fill soils are anticipated within the existing trails throughout the site and along underground utility trenches, but may exist throughout the site. If existing improvements or property line restrictions limit removals, condition specific recommendations would be provided on a case-by-case basis. The bottom of footings should also be embedded below the frost depth line. This can be achieved by embedding the footings a minimum of 18 inches below the adjacent ground surface. Additionally, depending on when construction is performed, any frozen soils should be removed from the areas proposed for fill placement.

Loose native soils were encountered within borings B-1 up to 4 feet bgs and B-6 up to 3 feet bgs. Deeper loose soils may be encountered during grading and should be removed prior to fill placement. Following removal of artificial fill and loose or disturbed native soils, at a minimum, the underlying alluvial and colluvial soils should be removed/processed to a minimum depth of 12 inches. Removal bottom areas should then be processed, moisture conditioned and compacted in accordance with the requirements contained herein.

If expansive clay soils are encountered, an evaluation should be performed by a representative of GeoTek to determine if additional removal is necessary based on the properties, thickness and depth of the layer encountered, and expansion potential of the clay soils. Therefore, we recommend the representative of the geotechnical engineer perform full time observation during grading operations.

For support of structures, in cut and fill areas, the building pad should be provided a minimum 42-inch-thick fill blanket (or a minimum 24-inches of compacted fill below the footings, whichever is deeper) for adequate and more uniform support conditions for the proposed structures and improvements (e.g., flatwork, block walls, etc.). Processing should extend at least five feet laterally beyond proposed structures and improvements (e.g., flatwork, block walls, etc.). The enclosed Figure 5: Overexcavation/Fill Blanket should be referred to for more information.

Moderately hard to hard cemented formational material was encountered in our explorations. As an alternative, all foundations could be supported on suitable, hard, cemented material or competent bedrock (if encountered). Suitable cemented formational material would be similar to the materials encountered in our investigations. Slab support would still require proper removals and low expansive engineered fill. Formational materials or bedrock are likely be encountered during excavation depending on the depth of excavation and location of the building pads. If these materials are encountered during the overexcavation, excavation may potentially be terminated; however, this will need to be determined on a case-by-case basis by a representative of GeoTek.

Foundations for the proposed structures may be founded on suitable formational material or competent bedrock, however, in order to avoid the potential for differential settlement, the entire foundation would need to be supported entirely on the competent bedrock or formational material.

If this is not possible, bedrock or cemented formational material should be removed to a minimum depth of 24-inches below the bottom of the footing and replaced with compacted fill. This can best be determined in the field based upon the conditions exposed. Termination of any excavation on bedrock will need to be reviewed by GeoTek. Therefore, we recommend the representative of the geotechnical engineer perform full time observation during grading operations.

With the results of the explorations, there is a strong possibility that bedrock or cemented formational materials will be encountered during earthwork and grading activities. The depth of interior utilities and exterior improvements should be considered during grading as over excavation of certain areas may facilitate later improvement construction by the subcontractors. Depending upon where grades are set, it may be desirable for the developer to have a thicker fill blanket so that excavation into the fill will be easier. In this case, the pads should be over-excavated, and fill screened so that no greater than twelve-inch sized materials are allowed in the fill. If earthwork balance is a concern, a rock crusher could be used to reduce the amount of oversized materials while also producing more workable fill material.

Transitional Lots

Depending on the desired grade on the lots, some lots may be considered transitional lots. Transitional lots are defined as lots that are partially cut and partially fill or fill lots with more than a 3:1 (maximum fill thickness: minimum fill thickness) ratio of fill depth across the building envelope. To mitigate some of the differential settlement which will occur on transitional lots, the cut or shallow fill side should be over-excavated/processed to a depth not to exceed the 3:1 ratio of fill across the building envelope.

Based on the provided topographic map, some of the proposed lots have more than 20 feet of elevation change across the building pad and many have at least 5. Due to the relatively high topographic relief across many of the proposed building pads, we recommend a representative of the geotechnical engineer perform full time observation during grading operations.

Fill bottoms should be terraced to provide more uniform support of the structural fill. If fill is to be placed on a slope that is steeper than 5 to 1 (horizontal to vertical) then the native slope will need to be properly keyed and benched prior to fill placement. Keys should be a minimum 2-feet deep and 10-feet wide, when the slope height exceeds 20 feet. Benches should be a maximum 3 feet vertical and be at least 6 feet wide (Figure 6).

Fill Placement

Subsequent to completing the recommended removals/processing and ground preparation, excavated onsite soils may be placed in relatively thin lifts (with a maximum lift thickness of 12 inches), cleaned of vegetation and debris, brought to at least optimum moisture content, and compacted to a minimum relative compaction of 90 percent of the laboratory standard ASTM D-1557.

It should be noted that the maximum lift thickness requirement to meet both the minimum relative compaction and moisture content requirements is a function of several variables including (but not limited to) the type of soil (e.g., clay, silt, sand, gravel, cobbles, etc.), type and size of compaction equipment (e.g., sheep's foot roller, scraper, jumping jack, etc.), number of passes, frequency of operation of compaction equipment, moisture content, confinement (e.g., relatively soft bottom versus bedrock), etc. Thus, the maximum lift thickness can vary considerably and still achieve proper moisture content and relative compaction. The maximum lift thickness should be appropriately decreased based on the factors listed above. It is left to a representative of GeoTek (e.g., grading/field technician) to determine the appropriate lift thickness based on observation and testing of the fill. Excessive lift thickness (in the judgment of a GeoTek representative) will result in issuing of non-compliance.

Several cobbles were identified in the natural soils at the site. Oversized materials, greater than 6 inches but less than 12 inches, may be used in the lower portions of fill zones over 2 feet below finished grade beneath future structures provided that the oversized particles are distributed throughout the fill materials, and no nesting of oversized particles occurs (no open voids in the fill materials). Particles in excess of 12 inches in size may be used in the deeper fill areas with the approval of the geotechnical engineer. However, the large particles must not be placed in close proximity to other large particles, and they must be placed in such a manner as to allow the compaction equipment to adequately compact the soil between and around the oversized large particles. The importance of flooding the soil-rock fill cannot be overemphasized, and as much construction traffic as reasonable possible should be routed over such fills.

A sufficient number of field density tests shall be performed to provide an opinion to the degree of compaction achieved. Field density tests should be performed at a minimum rate of one test for every 1000 cubic yards of material placed, one for every vertical foot of material placed, or where there is a change in material, whichever is greater. If needed, when testing the fill for dry density and moisture content, a pothole/test pit should be excavated to a minimum depth to remove any loose surficial material. The area should then be leveled prior to performing a density test. A failing soil density test is based on either a dry density of less than 90% relative compaction and/or moisture content less than the soil's optimum moisture content as determined by ASTM D-1557.

Fill Material

On-Site Soil:

On-site low-expansive soils that are cleaned of organics, oversized material, and debris may be used as fill material, provided foundation recommendations contained herein are followed. If expansive clay soils are encountered, an evaluation should be performed by a representative of GeoTek to determine if additional removal is necessary based on the properties, thickness and depth of the layer encountered, and expansion potential of the clay soils.

Import Material:

A sample of any intended import material should first be submitted to GeoTek so that, if necessary, additional laboratory or chemical testing can be performed to verify that the material is low expansive and compatible with onsite soils. In general, import fill materials should comply with the following minimum guidelines:

* Free of organic matter and debris.
* Maintain less than 4.0 percent expansion (60 psf surcharge).
* Maximum plasticity index (PI) of 12 (can be waived for low expansive).
* One hundred percent passing the six-inch screen.
* Less than 50 percent passing a No. 200 screen.
* Maintain less than 1,000 ppm (parts per million) sulfate content.

Excavation Difficulty

We present the following general comments regarding excavation conditions for the owners' and designers' information with the understanding that they are approximations based on widely spaced borings and test pits. More accurate information regarding the excavation conditions should be evaluated by contractors or other interested parties from test pit excavations using the intended equipment and extending to the required depths.

Practical refusal was encountered between 2 and 12 feet bgs on cobbles using a Geoprobe hollow stem auger drill rig and at 9 feet bgs on cemented formational material using a track-mounted mini-excavator. It should be noted that the depth of practical refusal is dependent on the type of equipment used.

Excavations extending into the underlying soil and bedrock may be difficult to excavate and may require special excavation equipment (i.e., hoe-ram, rock saw, large excavator). Instability in the form of slope raveling, caving, and sloughing is possible in excavations and trenches at the site. Excavations and trenches should be braced, sloped, and/or designed as required to provide personnel safety and satisfy safety code regulations.

Observation and Testing

During earthwork construction all removal/processing and the general grading procedures should be observed and the fill selectively tested by a representative(s) of GeoTek. If unusual or unexpected conditions are exposed in the field, they should be reviewed by GeoTek and if warranted, modified and/or additional recommendations will be offered. All applicable requirements both the local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

Earthwork Settlements

Ground settlement should be anticipated due to primary consolidation and secondary compression.

The total amount of settlement and time over which it occurs is dependent upon various factors, including material type, depth of fill, depth of removals, initial and final moisture content, and in-place density of subsurface materials. Compacted fills, to the heights anticipated, are not generally prone to excessive settlement. However, some settlement of the left in-place alluvium and colluvium is expected, and the majority of this settlement is anticipated to occur during grading.

Slope Stability

No significantly higher (greater than 10 feet) slopes are anticipated to be constructed onsite. All slopes should be designed at gradients of 2 to 1 (Horizontal to Vertical) or flatter. The slopes should be constructed in accordance with the minimum requirements of the IRC and local municipalities. Cut and fill slopes are anticipated to perform adequately in the future with respect to gross and surficial stability if the soil materials are maintained in a solid to semi-solid state (as defined by the soils Atterberg Limits) and are limited to the heights prescribed herein. Slopes should be adequately protected from erosion.

Earthwork Balance

The volume change of excavated materials upon compaction as engineered fill is anticipated to vary with material type and location. It is anticipated that the alluvial and colluvial materials will subside approximately 0.025 to 0.075 feet due to soil consolidation and the loading conditions created by earthwork equipment. Graded areas are not anticipated to have significant subsidence due to earthwork. The overall earthwork shrinkage may be approximated by using the following parameters:

Disturbed Native Soils / Native Alluvium / Native Colluvium ..... 10% to 20% shrinkage
Cemented Formational Materials / Bedrock .....0% to 10% bulking

It should be noted that the above factors are estimates only, based on experience and preliminary data. Final earthwork balance factors could vary. In this regard, it is recommended that balance areas be reserved where grades could be adjusted up or down near the completion of grading in order to accommodate yardage imbalance for the project.

RECOMMENDATIONS – FOUNDATIONS

General

Foundation design and construction recommendations are based on laboratory testing and engineering analysis performed on near surface earth materials. The proposed foundation systems should be designed and constructed in accordance with the guidelines contained herein, local requirements, and the IBC. Based on our preliminary laboratory testing, the soils onsite were found to be low expansive. During earthwork, the as-graded expansive nature of the near surface soils within the graded building pads should be determined. Provided our recommendations presented in this report are followed, we project the as-graded condition of the building pads to be low expansive.

Appropriate expansive foundation and construction design recommendations should be provided, based on the as-graded soil conditions. For budget and design consideration, it is our opinion the following foundation recommendations could be utilized, however, at the completion of grading, final foundation recommendations should be determined by GeoTek. The information and recommendations presented below are not meant to supersede design by a registered structural engineer. Upon request, GeoTek could provide additional input/consultation regarding soil parameters as related to foundation design.

All footings should maintain a minimum horizontal distance of five (5) feet from the outside bottom edge of the footing to the face of an adjacent descending slope. These recommendations are provided for relatively light foundation loading conditions, such as those anticipated for the proposed structure. Foundation loads are anticipated to be less than 50 kips for column loads and less than 3 kips per lineal foot for wall loads.

Conventional Foundations

The proposed structures can be supported on a conventional shallow foundation system, provided the soils are reworked as outlined in this report and our recommendations are followed. Shallow spread foundations bearing on the properly compacted engineered fill as outlined above can be designed for a total allowable soil bearing pressure of 2,000 psf. Generally, a one-third increase may be applied to the design bearing pressure when considering short duration wind or seismic loads.

- The allowable soil bearing pressure may be increased by 300 psf, to a maximum of 3,000 psf, for each additional foot of either the width or depth beyond those recommended below.
- For lateral sliding resistance, a 0.40 coefficient of friction may be utilized for concrete to soil contact when multiplied by the dead load.
- Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per square foot per foot of depth with a maximum earth pressure of 3,000 pounds per square foot.
- Exterior footings should be founded at least 18 inches below lowest adjacent grade to provide adequate embedment and frost protection depth. Individual, and continuous wall footings should have a minimum width of 12 inches, or as determined by building codes or the Structural Engineer.
- All footings should be reinforced with a minimum of two No. 4 reinforcing bars, one placed near the top and one placed near the bottom of the footing.
- Interior footings, including individual column and continuous wall footings, should be founded with a nominal width of 12 inches or as determined by building codes or the Structural Engineer.
- Isolated footings should be founded at least 18 inches below adjacent grade and should be a minimum of 4 square feet in area. Isolated footings should be provided with sufficient flexural and dowel reinforcement.

- The interior flat portions of the slab should be underlain by a minimum of four (4) inches of sand or gravel.
- The concrete slab should be a minimum of 4 inches thick with No. 3 rebar reinforcing bars located on 18-inch center in two directions or as determined by the Structural Engineer.
- The minimum area, depths and widths are recommended for ease of construction and to provide a margin of safety against a local shear or punching failure of the foundation soils.
- The need for interior stiffening beams should be assessed by the Structural Engineer in accordance with the applicable building codes.
- If a vapor retarder or radon barrier is used it should conform to the specifications presented in ASTM E1745 and should be placed as described in ASTM E1643 and the Guide for Concrete Floor and Slab Construction, published by the American Concrete Institute (ACI 302.1R) or to local standard-of-care.

Compacted engineered fill materials will lose moisture and density over time in the arid environment of New Mexico. The upper 12 inches of fill material in structural areas should be re-moisture conditioned, proof rolled as necessary, and re-certified just prior to placement of the foundation system.

Foundation Settlement

Total settlement of the structure with foundations supported entirely on engineered fill is estimated to be less than 1-inch. Differential settlement should be less than ¾ of an inch. The settlement estimates presented assume that a stable subgrade soil moisture content will be maintained and that fill soils are properly compacted.

Retaining and Block Walls

The design parameters provided below assume that low expansive soils are used to backfill any retaining walls. If expansive soils are used to backfill the walls, increased active and at-rest earth pressures will need to be utilized for design. Building walls, below grade, should be waterproofed or damp-proofed, depending on the degree of moisture protection desired.

Design

1. An allowable bearing value of 1,500 pounds per square foot may be used for design of footings which maintain a minimum width of 12 inches and a minimum embedment depth below the frost line into the properly compacted fill soils. The bearing value may be increased by one-third for seismic or other temporary loads. A bearing value increase of 300 psf is allowed for each additional foot of width or depth up to a maximum bearing value of 3,000 psf without additional review.

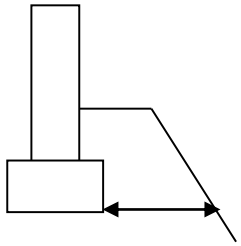
2. For lateral sliding resistance, a 0.40 coefficient of friction may be utilized for a concrete to soil contact when multiplied by the dead load.

3. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per square foot per foot of depth with a maximum earth pressure of 2,500 pounds per square foot. However, for block and retaining walls within 5 feet of descending slopes, passive earth pressures should be considered negligible without further review by GeoTek.

4. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one-third.

5. GeoTek recommends the following with regards to horizontal set back of block and retaining wall footings. The recommendations are minimums and do not account for erosion, therefore, slopes should be maintained. For block or retaining walls near slopes, the horizontal set back measured from the outside edge of the block or retaining wall footing to any adjacent descending slope face should follow the table shown below:

Descending Slope Height	Minimum Horizontal Setback
Up to 5 feet high	2' 8"
Greater than 5 feet and up to 8 feet high	3' 8"
Greater than 8 feet and up to 10 feet high	4' 8"



Wall Foundation Construction

The following table contains foundation design and construction recommendations for walls that are constructed on low expansive soils. Footings should be founded at a minimum depth below the lowest adjacent grade per the table below.

EXPANSIVE NATURE OF SOIL	MINIMUM FOOTING DEPTH (1)
	Retaining Walls & Block Walls
LOW	18 inches

(1) denotes that depth should be measured from the lowest adjacent grade

All walls should be reinforced per the design of the structural engineer. Provided the recommendations contained in this report are followed, GeoTek projects that the graded condition of structural areas will be low expansive. The structural engineer should consider this in their design for reinforcing and control joint spacing. The walls should use both vertical and horizontal reinforcement and be designed to resist the effects a two-way 1/400 angular distortion would impart on a wall. Prior to pouring concrete, the subgrade soils should be lightly moisture conditioned to prevent loss of water during pouring and curing of the concrete.

Restrained Walls

Any retaining walls that will be restrained prior to placing and compacting backfill material or that have reentrant or male corners, should be designed for an at-rest equivalent fluid pressure of 65 pcf, plus any applicable surcharge loading. For areas of male or re-entrant corners, the restrained wall design should extend a minimum distance of twice the height of the wall laterally from the corner.

Cantilevered Walls

The recommendations presented below are for cantilevered retaining walls up to 10 feet high. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained from minor deflections. An equivalent fluid pressure approach may be used to compute the horizontal pressure against the wall. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, seismic events, or adverse geologic conditions.

Surface Slope of Retained Material (H:V)	Equivalent Fluid Weight (P.C.F.)
Level	40
3 to 1	50
2 to 1	65

Wall Backfill and Drainage

All retaining walls should be provided with an adequate backdrain and outlet system (a minimum of 1 outlet per 10 feet of wall) to prevent buildup of hydrostatic pressures and be designed in accordance with minimum standards presented herein. Gravel used in backdrain systems should be a minimum of 12 inches of 3/4 to 1-1/2 inch clean crushed rock wrapped in filter fabric that extends to within 18 inches of the surface (Figure 7). The surface of the backfill should be sealed by pavement or the top 18 inches compacted with native low permeability soil. Proper surface drainage should also be provided. Manufactured alternatives to a gravel backdrain system are available but should be reviewed by GeoTek prior to installation.

Expected Wall Movements

A retaining wall has to translate laterally to reach full passive pressure/resistance. At 0.5% strain, ½ the passive pressure is mobilized, and at 2% strain the full passive pressure is mobilized. For an 18-inch embedment this can be 0.36 inches. In addition, wall rotation is expected to reach an active design state. This rotation, at a minimum, needs to undergo 0.5% strain and walls are often considered to rotate between 0.005 to 0.02 times their height, dependent upon the soil condition, with no adverse effects expected. In the undersigned opinion, a value of 0.01 times the height of the wall is a maximum rotation that should typically be expected. For a 10-foot-high wall this amounts to 1.2 inches of movement that can occur at the top of the wall. Walls should be expected to translate/move/rotate quite a bit, and the higher the wall the more movement that should be expected.

PRELIMINARY PAVEMENT SECTIONS

Onsite Pavement Sections

Traffic information was not provided to us for the planned internal streets; however, we anticipate that traffic will consist of passenger vehicles and periodic small to medium sized trucks. In lieu of project specific design parameters, general traffic and subgrade parameter assumptions were used for this design. We assumed that the pavements would be supported by a compacted subgrade of the on-site soil. The natural sandy soils at the site should provide suitable support for pavements, provided that they are prepared as recommended in this report.

The design of asphaltic concrete (AC) pavement sections is based on the American Association of State Highway and Transportation Officials (AASHTO) Guide for Design of Pavement Structures procedure. The recommended pavement sections are designed utilizing the City of Rio Rancho Department of Public Works Standard Draying No. PS-01, dated May 22, 2008. We estimated a correlated R-Value based on the sieve analysis and plasticity index data. We made the additional assumptions in our analysis of soil conditions and traffic data:

- Correlated R-Value of 38
- Design life of 20 years (periodic pavement maintenance required)
- 5% Annual Growth Rate
- Design ESAL of 346,300 for Residential Streets and 728,800 for Collectors
- 90% Reliability of Asphalt

The pavement sections are recommended as shown in the following table:

Pavement Area	Minimum Asphalt Concrete Thickness (inches)	Minimum Base Course Material Thickness (inches)
Residential Streets / Light Duty Parking Areas	3.0	4.0
Collector Streets / Heavy Duty Parking Areas	5.0	6.0

Based on our analysis of the assumed traffic design parameters, the minimum pavement thickness is 3 inches of AC over 4 inches of Base Course material for residential streets, and 5 inches of AC over 6 inches of Base Course material for collector streets results in a structural number sufficient for this site. All Base Course and asphaltic concrete should conform with City of Rio Rancho and New Mexico Department of Transportation (NMDOT) specifications, where required.

Pavement Construction

All section changes should be properly transitioned. If adverse conditions are encountered during the preparation of subgrade materials, special construction methods may need to be employed. All subgrade materials should be processed to a minimum depth of 12 inches and compacted to a minimum relative compaction of 95 percent near optimum moisture content. All Base Course should be compacted to a minimum relative compaction of 95 percent at or below optimum moisture content. Materials within the City of Rio Rancho right-of-way should further conform to the municipality's requirements and specifications.

The recommended pavement sections provided in the previous table are implied as minimums. If thinner or highly variable pavement sections are constructed, increased maintenance and repair should be expected. If the ADT or ADTT (average daily truck traffic) increases beyond that intended, as reflected by the traffic index(s) used for design, increased maintenance and repair could be required for the pavement section. Positive site drainage should be always maintained. Water should not be allowed to pond or seep into the ground. If planters or landscaping are adjacent to paved areas, measures should be taken to minimize the potential for water to enter the pavement section

DEVELOPMENT CRITERIA

Homeowner's Maintenance Criteria

Appendix D contains some homeowner maintenance criteria as developed from a geotechnical perspective. We would strongly suggest that this section be reviewed and fully disclosed to the future homeowners so they better understand their responsibility in properly maintaining the exterior of the residence and the adverse effects to the structure and improvements when not properly maintained.

Site Improvements

Soil movement is problematic with respect to the design, construction, and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil movement. Recommendations for exterior concrete flatwork design and construction can be provided upon request. If, in the future, any additional improvements are planned for the site, additional recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench, and retaining wall backfills.

Landscape Maintenance and Planting

Water has been shown to weaken the inherent strength of all earth materials. Graded slopes constructed within and utilizing onsite materials may be erosive. Eroded debris may be reduced, and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would help to reduce short-term erosion until vegetation is established.

Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint, leaching is not recommended for establishing landscaping. If the surface soils are processed to adding amendments, they should be recompacted to 90 percent compaction (Based on ASTM D-1557).

Only the minimum amount of irrigation necessary to sustain plant life should be provided. Over watering landscape areas could adversely affect proposed site improvements. We recommend that any proposed open bottom planter areas adjacent to the structure be eliminated or set back a minimum distance of five (5) feet and suggest that desert landscape using xeriscape technology is used outside of this buffer zone. As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork. Irrigation timers should be adjusted on a monthly basis in accordance with the local Water Authority/Water District's posted "Watering Schedule" for low use conditions.

Soil Corrosion Potential

Soils within the area vary in corrosive potential to concrete and metal; therefore, materials selected for construction purposes should be resistant to corrosion as discussed below. Testing of on-site soils indicated sulfate contents of 26 parts per million (ppm) which may be characterized as negligible sulfate content (ACI 318 – less than 1,000 ppm). Type II cement or equivalent for negligible sulfate exposure conditions is acceptable for concrete mixtures. The designer should use the corrosion test results in this report to evaluate the need for corrosion protection in accordance with ACI requirements. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Based on our experience, native soils in New Mexico generally contain chloride contents of less than 500 ppm, therefore protection of reinforcing steel is not required for foundations. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Trench Excavation

All footing trench excavations should be observed by a representative of this office prior to placing reinforcement. Footing trench spoil and any excess soils generated from utility trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. Considering the nature of the onsite soils, it should be anticipated that caving or sloughing could be a factor in subsurface excavations. Shoring or excavating the trench walls at the angle of repose (typically 25 to 45 degrees) may be necessary and should be anticipated in non-cemented soils. All excavations should be observed by one of our representatives and conform to national and local safety codes.

Utility Trench Backfill

Considering the overall nature of the soil encountered onsite, it should be anticipated that materials will need to be imported to the site for use as pipe bedding and pipe zone material. Utility trench backfill should be placed to the following standards:

1. All onsite interior and exterior utility trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of the laboratory standard. Sand backfill, unless excavated from the trench, should not be used adjacent to perimeter footings or in trenches on slopes. Compaction testing and observation, along with probing should be performed to verify the desired results.

2. Offsite utility trenches should be compacted in accordance with the governing jurisdiction's requirements. Compaction testing and observation, along with probing should be performed to verify the desired results.

Drainage

Positive site drainage should be maintained at all times in accordance with the IBC (Figure 8). The slope of the ground away from the foundations should be a minimum of one unit vertical to 20 units horizontal (5-percent slope). Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

Final foundation and improvement plans should be submitted to this office for review and comment as they become available, to minimize any misunderstandings between the plans and recommendations presented herein. If conditions are found to differ substantially from those stated, appropriate recommendations would be offered at that time. In addition, site preparation, foundation excavations, and earthwork construction performed on the site should be observed and tested by this representatives of this office. These representatives would have at least the following duties:

- Observe and document adequate removal of existing surficial vegetation, artificial fill, disturbed native soils, debris, and other deleterious materials.
- Observe and approve the exposed removals under structural areas to document that it meets project requirements.
- Approve material used as engineered fill in structural areas and document that it meets project requirements.

- Monitor and test the progress of earthwork and compaction operations.
- Inspect footing excavations to document that footings are founded in competent material.

LIMITATIONS

The materials encountered on the project site and utilized in the referenced laboratory study are believed representative of the area; however, soil materials vary in character between excavations. Site conditions may vary due to seasonal changes or other factors. Grading, trench backfilling and/or foundation construction procedures should be observed and selectively tested by a representative of GeoTek.

If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. Since our study is based upon the site materials observed, selective laboratory testing and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

GeoTek assumes no responsibility or liability for work, testing, or recommendations performed or provided by others. If another party provides observation and testing during the earthwork phases of the project, the testing company must assume responsibility as the Geotechnical Engineer of Record by concurring with the findings and recommendations of this report or by providing amended recommendations and testing.

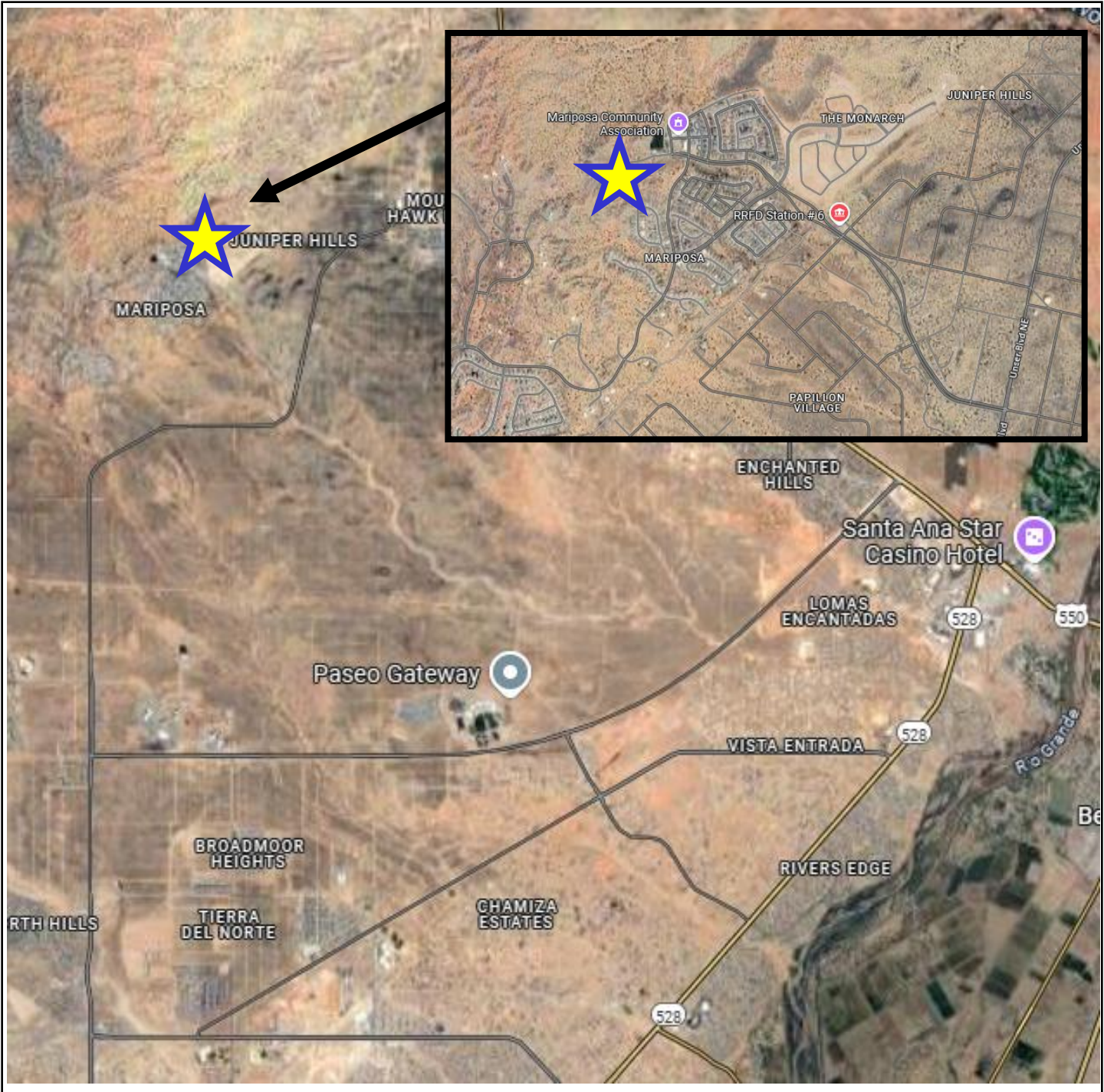
The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Respectfully submitted,
GeoTek Residential, LLC

Ashley Heeg

Ashley Heeg, E.I.
Staff Professional

Alex S. Koehler, P.E.
Project Engineer



APPROXIMATE SITE LOCATION

NOT TO SCALE

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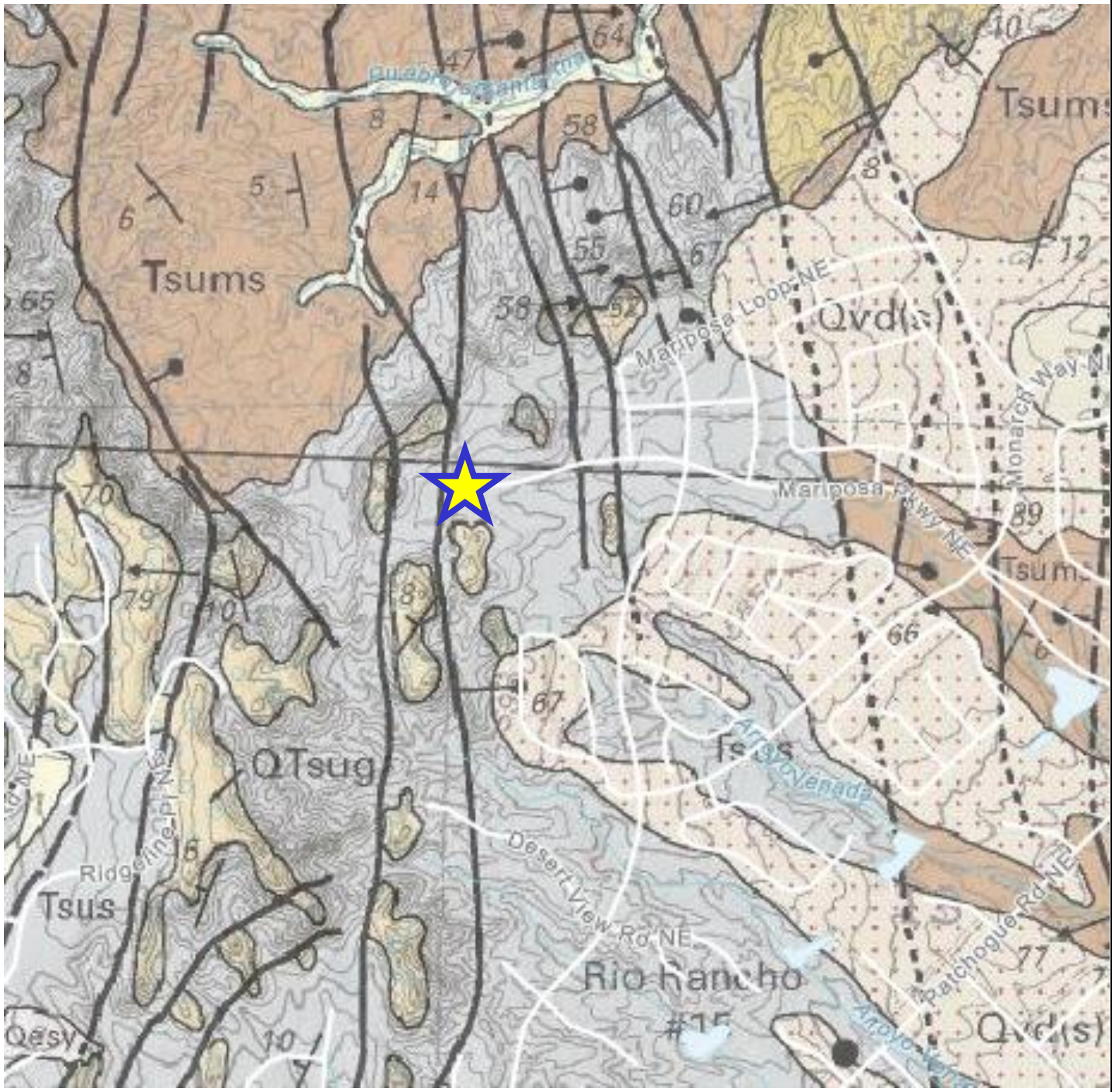
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 1
SITE LOCATION MAP

Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



APPROXIMATE SITE LOCATION

NOT TO SCALE

N

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 2
REGIONAL GEOLOGY

Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

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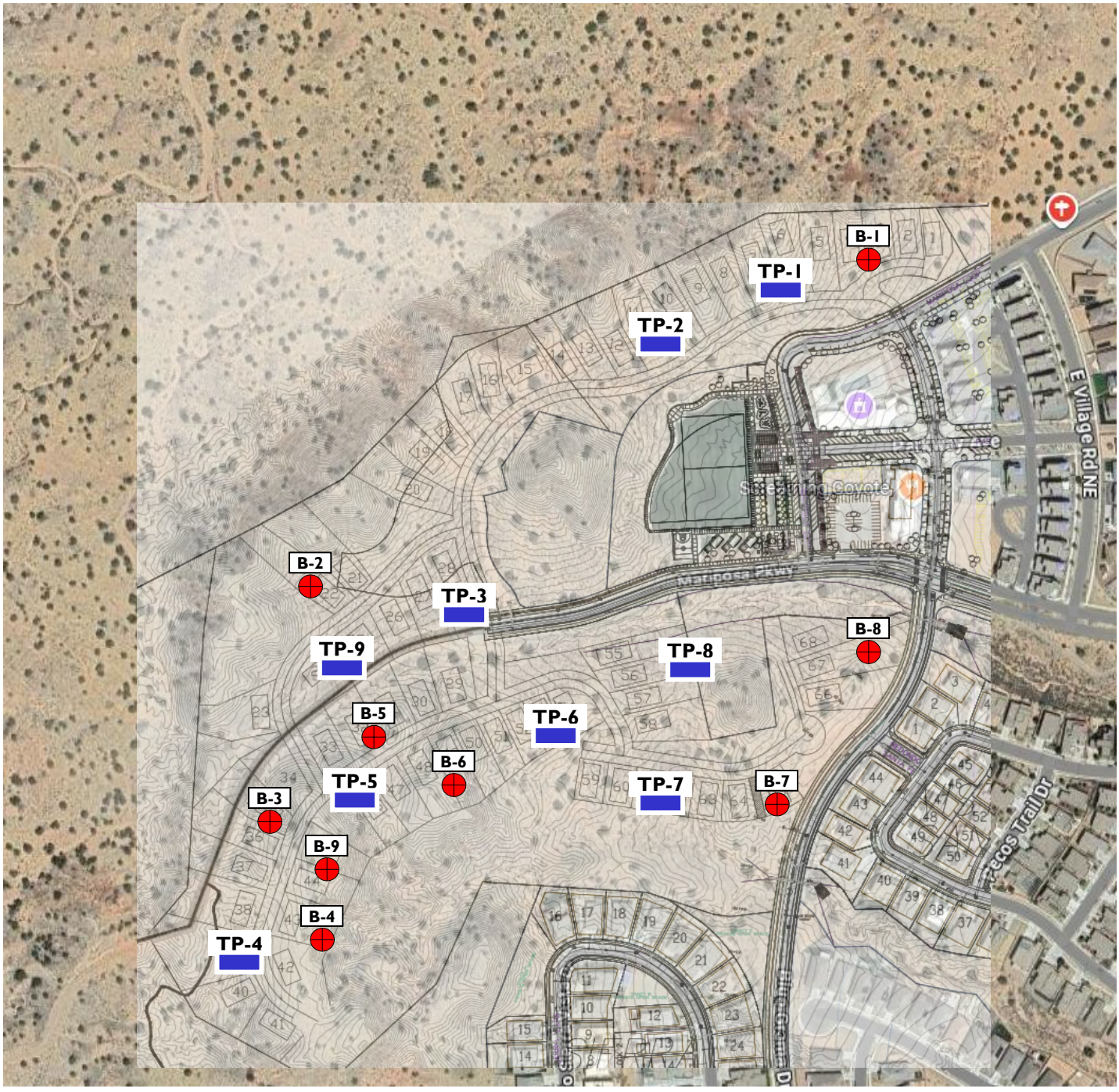

TP-# APPROXIMATE GEOTEK TEST PIT LOCATIONS

B-# APPROXIMATE GEOTEK BORING LOCATIONS

N

NOT TO SCALE

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 3
GEOTECHNICAL MAP

Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

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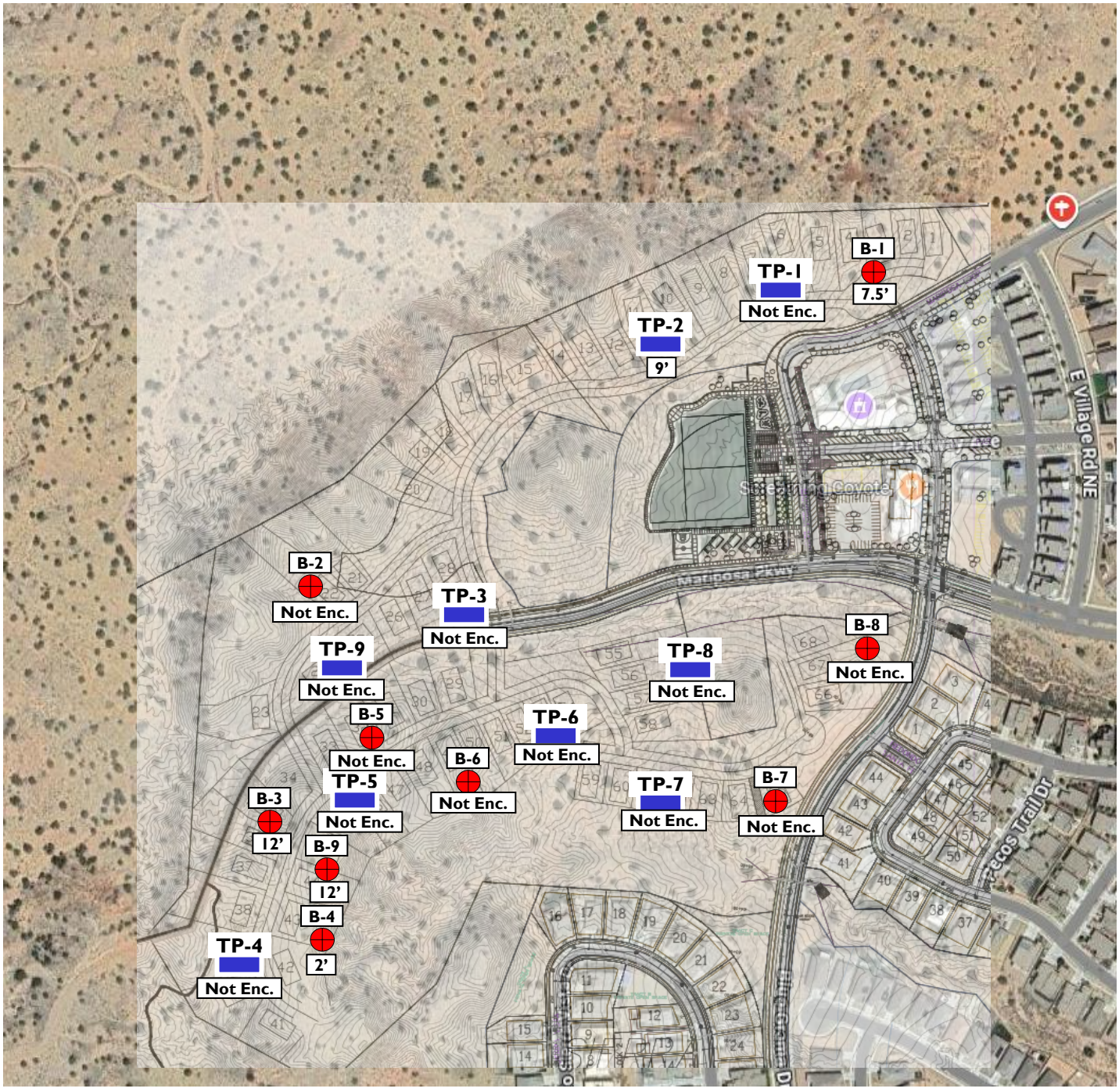

APPROXIMATE GEOTEK TEST PIT LOCATIONS

APPROXIMATE GEOTEK BORING LOCATIONS

APPROXIMATE PRACTICAL REFUSAL DEPTH

NOT TO SCALE

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 4
ARTIFICIAL FILL MAP

Monarch at Mariposa 1A-16A
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Prepared for: ECOTERRA DEVELOPMENT, LLC

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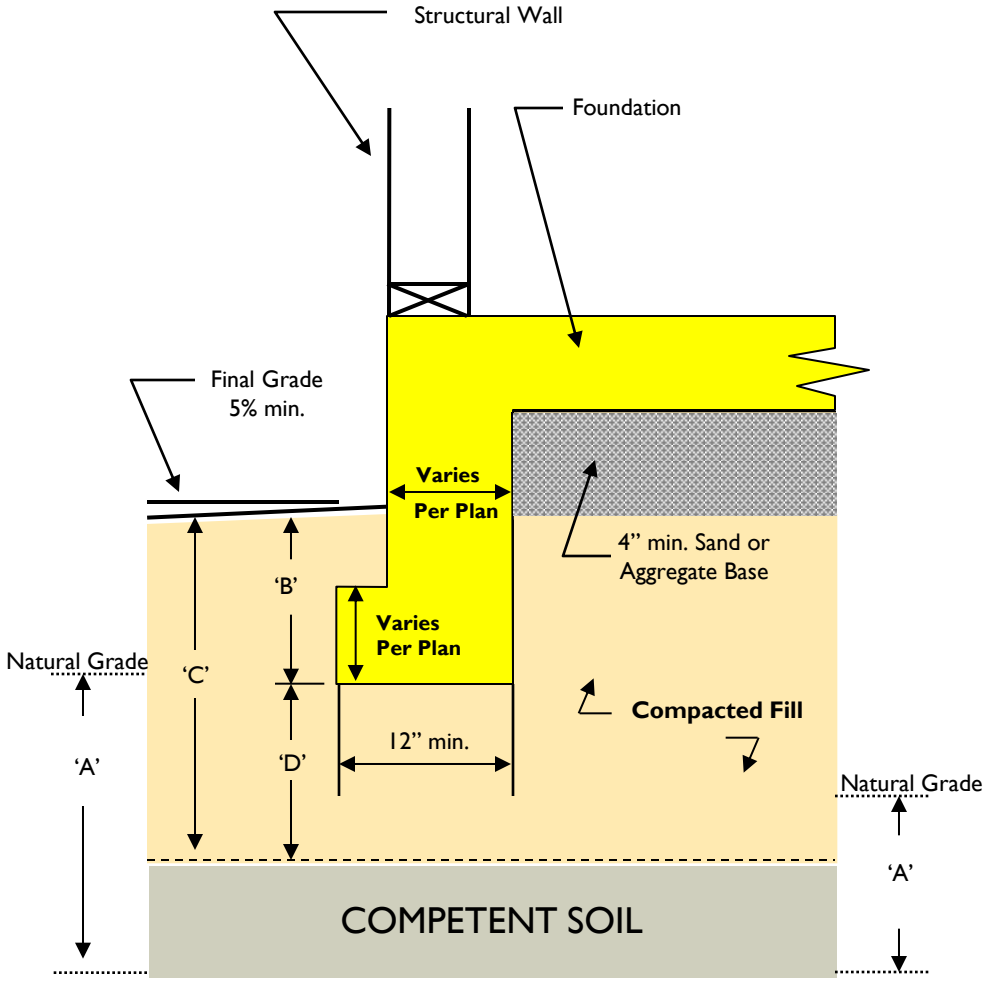
2863-ABR	June 2025	AH



'A' –Remove All Loose Soils and Disturbed Native/Artificial Fill , Then Process Minimum 12" Into Underlying Soils & As Deep As Necessary for Fill Blanket

'B' – Depth of Footing = 18" min

'C' – 42" min. Fill Blanket OR All Footings on Cemented Formational Material

'D' – 24" min. Compacted Fill Below Foundations OR All Footings on Cemented Formational Material

LOW EXPANSIVE CONDITIONS*

*** Expansive Conditions To Be Verified at Completion of Grading**

Note: Concrete Slab shown is a "typical" detail only. Actual shape and dimensions to be designed by structural engineer and detailed in the project plans. The purpose of this detail is to show minimum footing depth, width, loose soil processing depths, and fill blanket thickness.

NOT TO SCALE

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 5
OVEREXCAVATION / FILL BLANKET
Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
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Project No.:	Report Date:	Drawn By:
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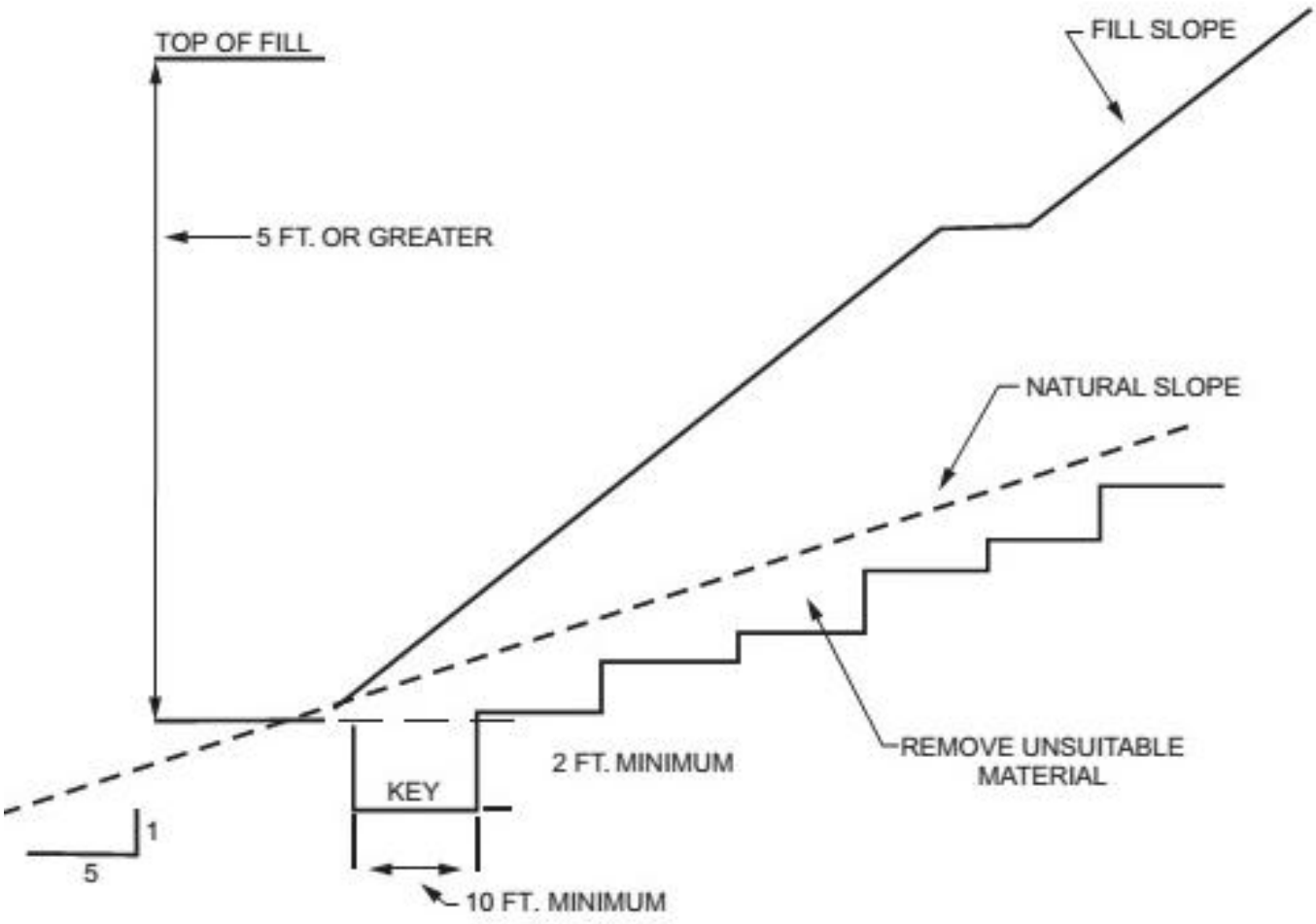

For SI: 1 foot = 304.8 mm.

FIGURE J107.3 BENCHING DETAILS

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 6
FILL OVER NATURAL SLOPE DETAIL
Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

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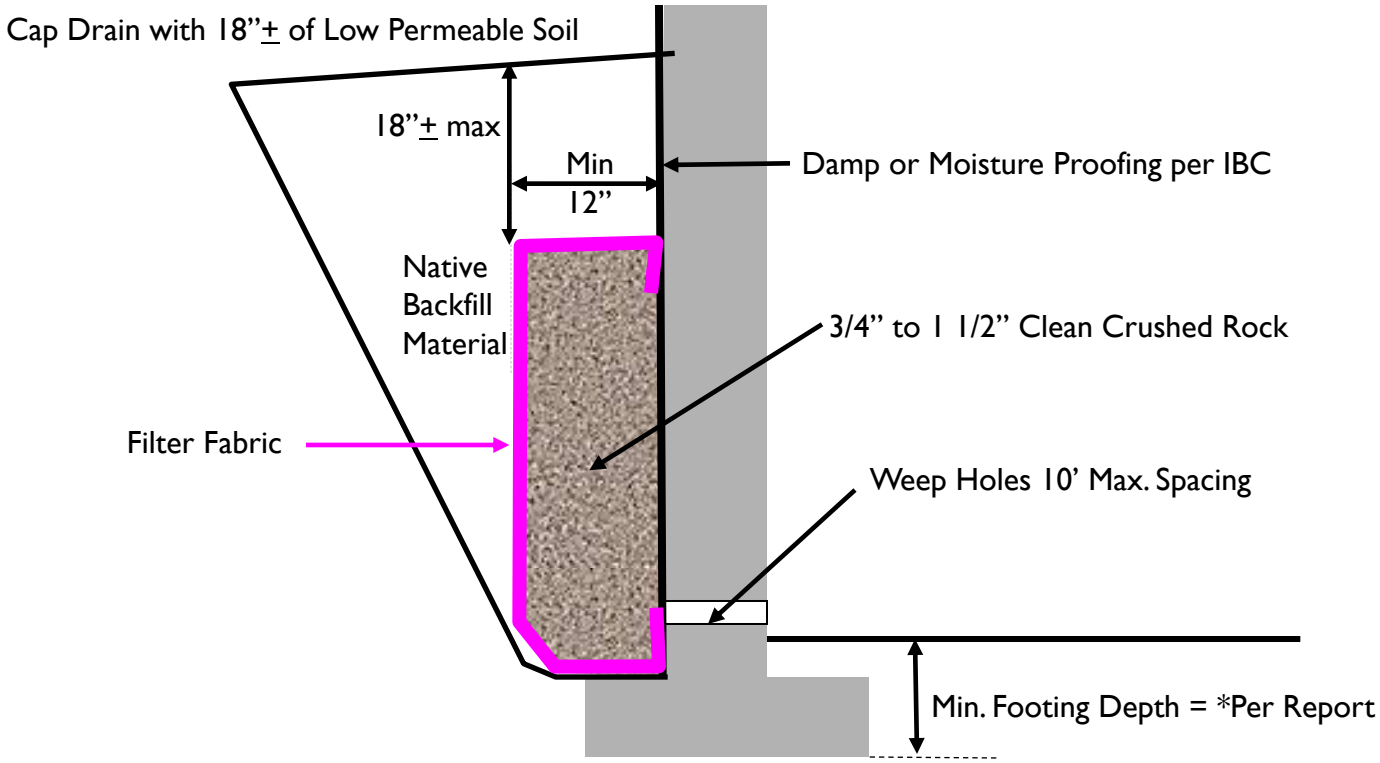
2863-ABR	June 2025	AH



RETAINING WALL DETAIL

NOT TO SCALE

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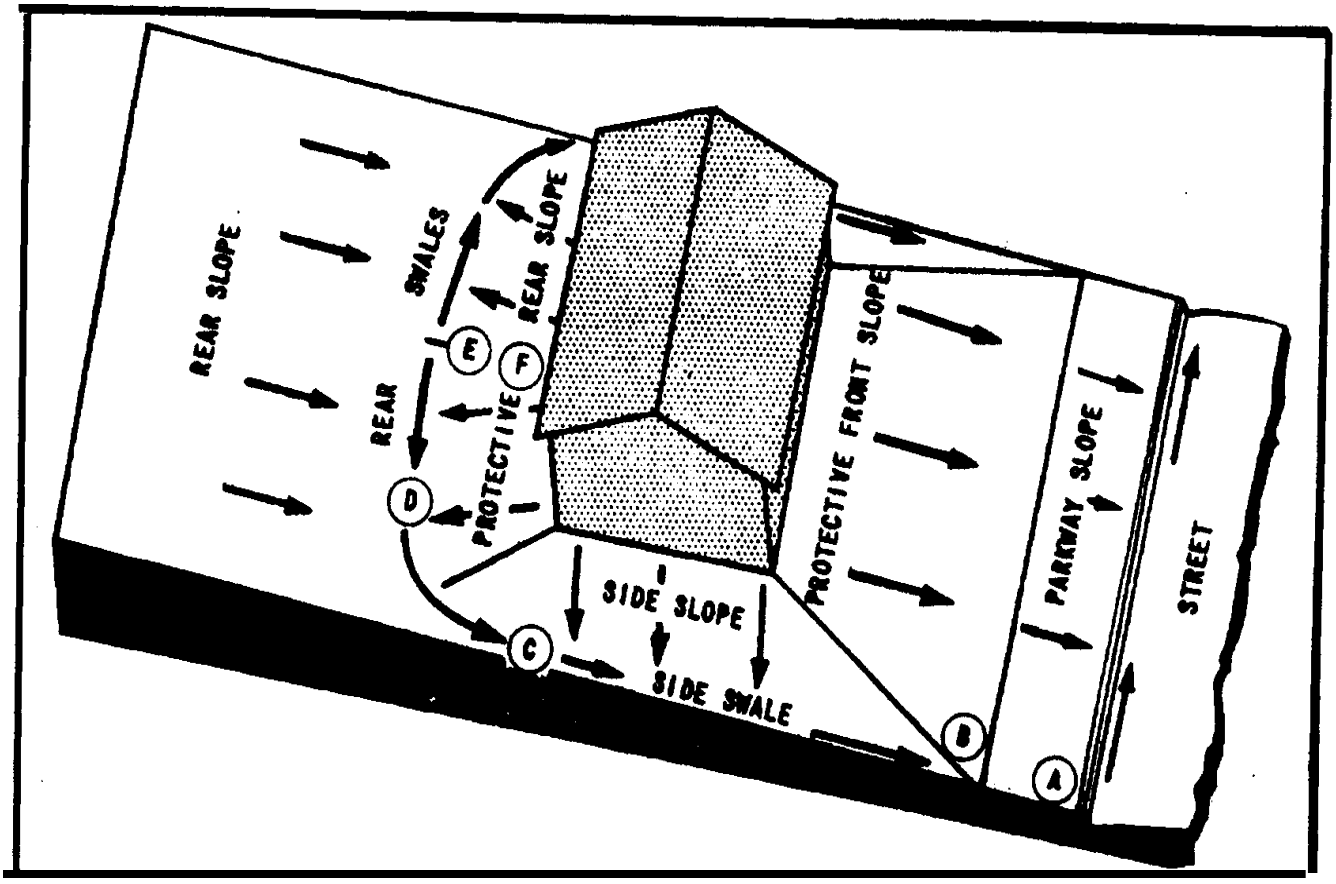
GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 7
RETAINING WALL DETAIL
Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



Positive site drainage should be maintained at all times. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed towards the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage June develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

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GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 8
SITE DRAINAGE DETAIL
Monarch at Mariposa 1A-16A
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Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH

APPENDIX A

REFERENCES

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APPENDIX B

EXPLORATION LOG LEGEND

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Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□ M□□□R□□□ D□□□R□□ □ □□ □D□□ MM□□ □□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
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Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□□ □□□ □M□ □R□□□□ □□ M□□□R□□□ D□□□R□□□ □□□ □D□□ MM□□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Collapse (%)	Swell (%)	Plasticity Index
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APPENDIX C

LABORATORY TESTS RESULTS (2863-ABR)

MOISTURE CONTENT AND IN SITU DRY DENSITY OF SOIL

Moisture content and in situ dry density tests were performed on samples of soil. The samples were weighed and dried back in a low temperature oven to determine the weight of the dried sample and moisture loss. The dry density was calculated using the known volume of the thin-walled brass ring sample. The percent moisture and dry density were then determined in accordance with ASTM D7263. The test results are presented on the boring and test pit logs.

MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT

The maximum dry density and optimum moisture content of selected representative soil samples were evaluated using the Modified Proctor method in general accordance with ASTM D1557. Test results are presented in the following pages.

PARTICLE SIZE ANALYSIS

Sieve analyses were performed in general accordance with ASTM test method C136 / C117. Test results are presented in the following plates.

ATTERBERG LIMITS

Atterberg limits were performed on representative samples in general accordance with AASHTO T89 and T90. Test results are shown in the following pages.

CHEMICAL TESTING (Sulfates)

Testing was performed to determine the amount of water-soluble salt in representative samples of the soil. Individual test results denote the parts per million analytes soluble in water at a 1:5 (soil to water) extraction ratio. The samples were prepared and tested in accordance with EPA procedures. All chemical testing was performed by *Eurofins.* Test results are presented on the following pages.

SWELL TESTS

Swell tests were performed on remolded samples of soil. The samples were remolded at ± 90 percent of the material's maximum dry density and oven dried to below the materials shrinkage limit. All samples were then placed under a 60 pound per square foot surcharge to simulate typical residential floor slab loading conditions and inundated with water for at least 24 hours. The percent swell was then recorded as the amount of vertical rise compared to the original one-inch sample height.

COLLAPSE TESTING

In-situ soil samples were obtained from ring samples and various loads were applied to determine the percent collapse in general accordance with ASTM D2435 and D4546. The samples were inundated with water at predetermined loads to estimate the percent hydro-collapse. Test results are presented in the following pages.

GeoTek Residential, LLC
4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
(505) 456-4900 Office (505) 456-4901 Fax

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Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00631-S05
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00631-S05
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-2, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Maximum Dry Unit Weight (lbf/ft³)	ASTM D 1557	126.7	
Corrected Maximum Dry Unit Weight (lbf/ft³)		126.7	
Optimum Water Content (%)		7.1	
Corrected Optimum Water Content (%)		7.1	
Method		A	
Preparation Method		Moist	
Rammer Type		6-27	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

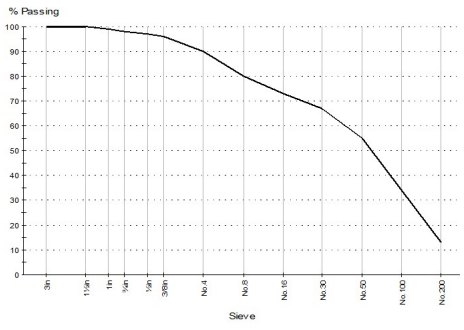
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	96	
No.4	90	
No.8	80	
No.16	73	
No.30	67	
No.50	55	
No.100	34	
No.200	13	

Chart



Comments

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4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00631-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00631-S01
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	20	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	GP-GM	
Group Name	Poorly graded gravel with silt and sand		

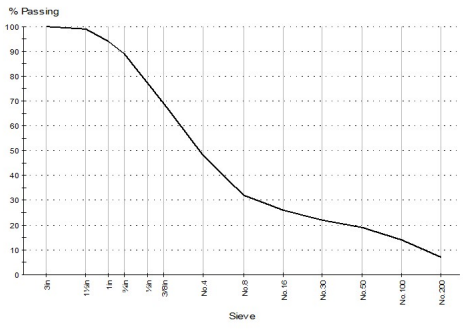
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	99	
1in	94	
¾in	89	
½in	77	
3/8in	69	
No.4	48	
No.8	32	
No.16	26	
No.30	22	
No.50	19	
No.100	14	
No.200	7.0	

Chart



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Material Test Report

Report No: MAT:25-00631-S02
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00631-S02
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt		

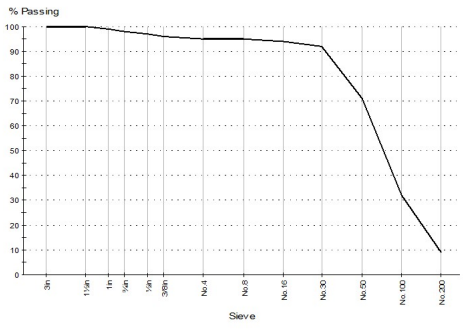
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	96	
No.4	95	
No.8	95	
No.16	94	
No.30	92	
No.50	71	
No.100	32	
No.200	9.1	

Chart



Comments

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Material Test Report

Report No: MAT:25-00634-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00634-S01
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-7, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	17	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Maximum Dry Unit Weight (lbf/ft³)	ASTM D 1557	127.2	
Corrected Maximum Dry Unit Weight (lbf/ft³)		127.2	
Optimum Water Content (%)		9.6	
Corrected Optimum Water Content (%)		9.6	
Method		A	
Preparation Method		Moist	
Rammer Type		6-27	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

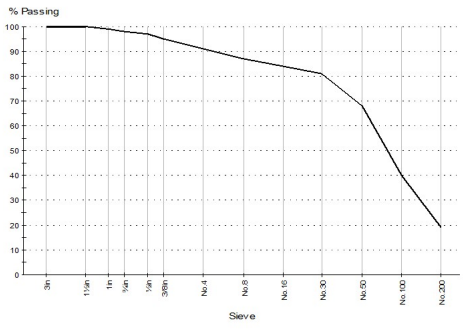
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	95	
No.4	91	
No.8	87	
No.16	84	
No.30	81	
No.50	68	
No.100	40	
No.200	19	

Chart



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Material Test Report

Report No: MAT:25-00634-S02
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00634-S02
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-7, 12-13'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	28	
Plastic Limit (%)	AASHTO T 90	14	
Plasticity Index	AASHTO T 90	14	
Group Symbol	ASTM D 2487	SC	
Group Name		Clayey sand	

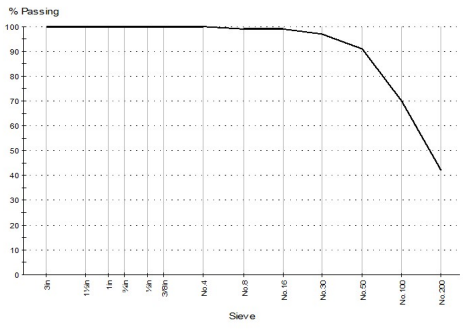
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	100	
No.8	99	
No.16	99	
No.30	97	
No.50	91	
No.100	70	
No.200	42	

Chart



Comments

N/A

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Material Test Report

Report No: MAT:25-00631-S03
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00631-S03
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	24	
Plastic Limit (%)	AASHTO T 90	16	
Plasticity Index	AASHTO T 90	8	
Group Symbol	ASTM D 2487	SC	
Group Name		Clayey sand	

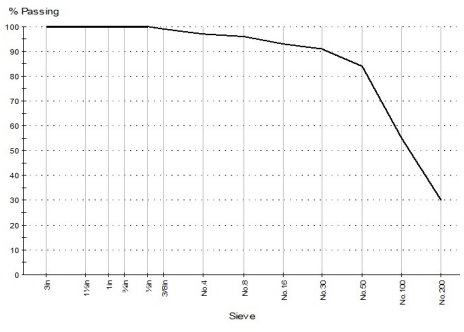
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	99	
No.4	97	
No.8	96	
No.16	93	
No.30	91	
No.50	84	
No.100	55	
No.200	30	

Chart



Comments

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Material Test Report

Report No: MAT:25-00634-S03
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00634-S03
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-□, 8-9'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

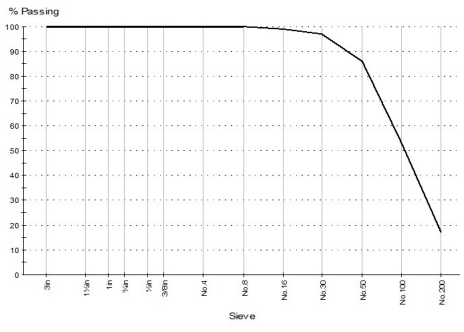
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	100	
No.8	100	
No.16	99	
No.30	97	
No.50	86	
No.100	53	
No.200	17	

Chart



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Material Test Report

Report No: MAT:25-00634-S04
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00634-S04
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-□, 12-13'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	20	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

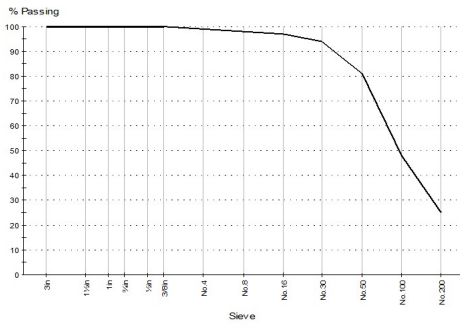
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	99	
No.8	98	
No.16	97	
No.30	94	
No.50	81	
No.100	48	
No.200	25	

Chart



Comments

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Material Test Report

Report No: MAT:25-00631-S04
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

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Sample Details

Sample ID	25-00631-S04
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-2'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	22	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt and gravel		

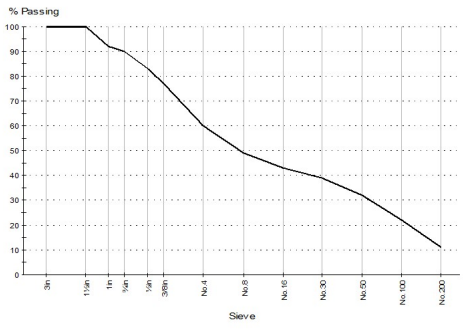
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	92	
¾in	90	
½in	83	
3/8in	77	
No.4	60	
No.8	49	
No.16	43	
No.30	39	
No.50	32	
No.100	22	
No.200	11	

Chart



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Material Test Report

Report No: MAT:25-00654-S02
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/8/2025

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Sample Details

Sample ID	25-00654-S02
Date Sampled	4/24/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	TP-2, 1-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt		

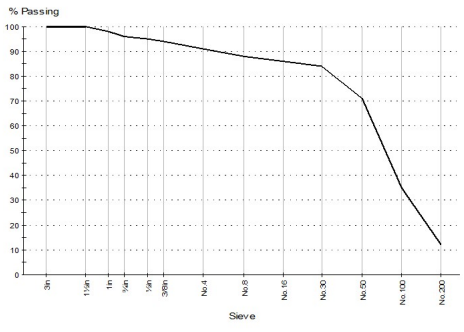
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	98	
¾in	96	
½in	95	
3/8in	94	
No.4	91	
No.8	88	
No.16	86	
No.30	84	
No.50	71	
No.100	35	
No.200	12	

Chart



Comments

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Material Test Report

Report No: MAT:25-00654-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00654-S01
Date Sampled	4/24/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	TP-6, 1-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

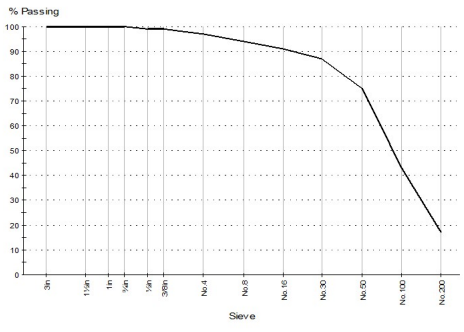
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	99	
3/8in	99	
No.4	97	
No.8	94	
No.16	91	
No.30	87	
No.50	75	
No.100	43	
No.200	17	

Chart



Comments

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Proctor Report

Report No: PTR:25-00631-S05
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

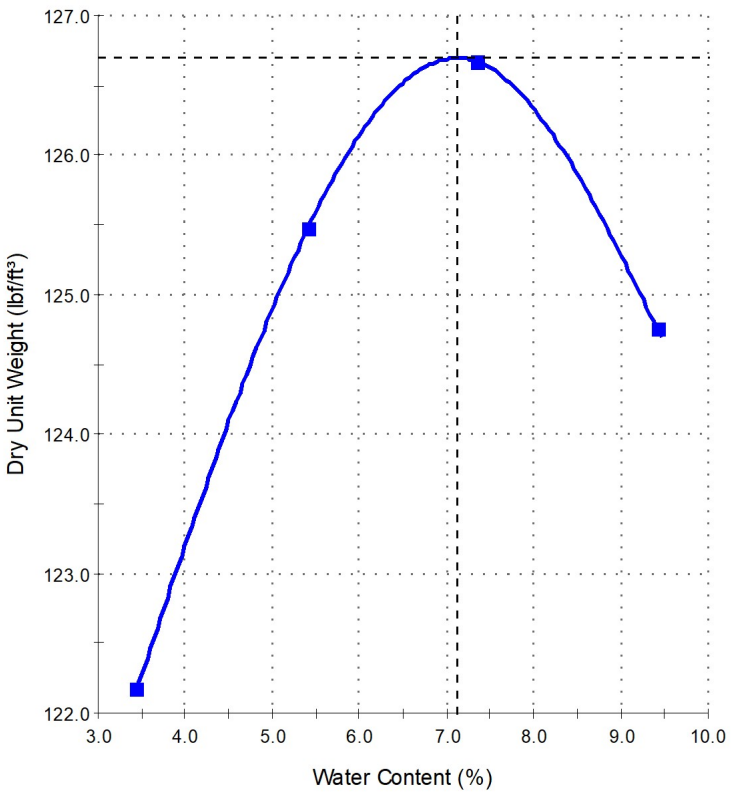
Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00631-S05
Sampled By: Ashley Heeg
Specification: Generic Sieve
Location: B-2, 0-3'
Date Sampled: 4/17/2025

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lbf/ft³):	**126.7**
Optimum Water Content (%):	**7.1**
Method:	A
Preparation Method:	Moist
Rammer Type:	6-27
Tested By:	
Date Tested:	

AASHTO T 89/T 90

Liquid Limit (%):	N/A
Plastic Limit (%):	NP
Plasticity Index (%):	NP
Tested By:	
Date Tested:	

Comments

NP = Non Plastic

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Proctor Report

Report No: PTR:25-00634-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

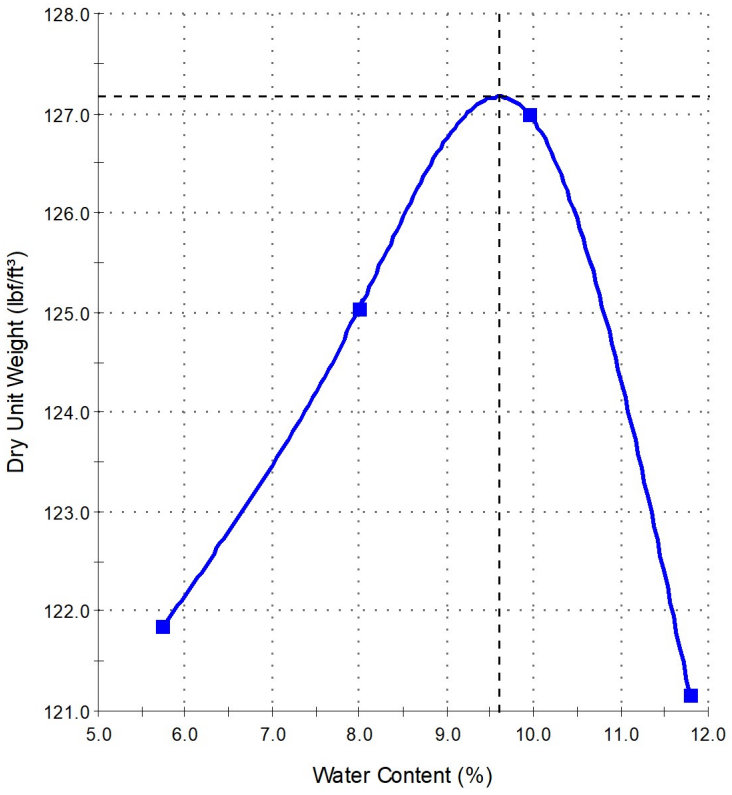
Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00634-S01
Sampled By: Quinn Fredine
Specification: Generic Sieve
Location: B-7, 0-3'
Date Sampled: 4/16/2025

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lbf/ft³):	**127.2**
Optimum Water Content (%):	**9.6**
Method:	A
Preparation Method:	Moist
Rammer Type:	6-27
Tested By:	
Date Tested:	

AASHTO T 89/T 90

Liquid Limit (%):	17
Plastic Limit (%):	NP
Plasticity Index (%):	NP
Tested By:	
Date Tested:	

Comments

NP = Non Plastic

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GEOTEK

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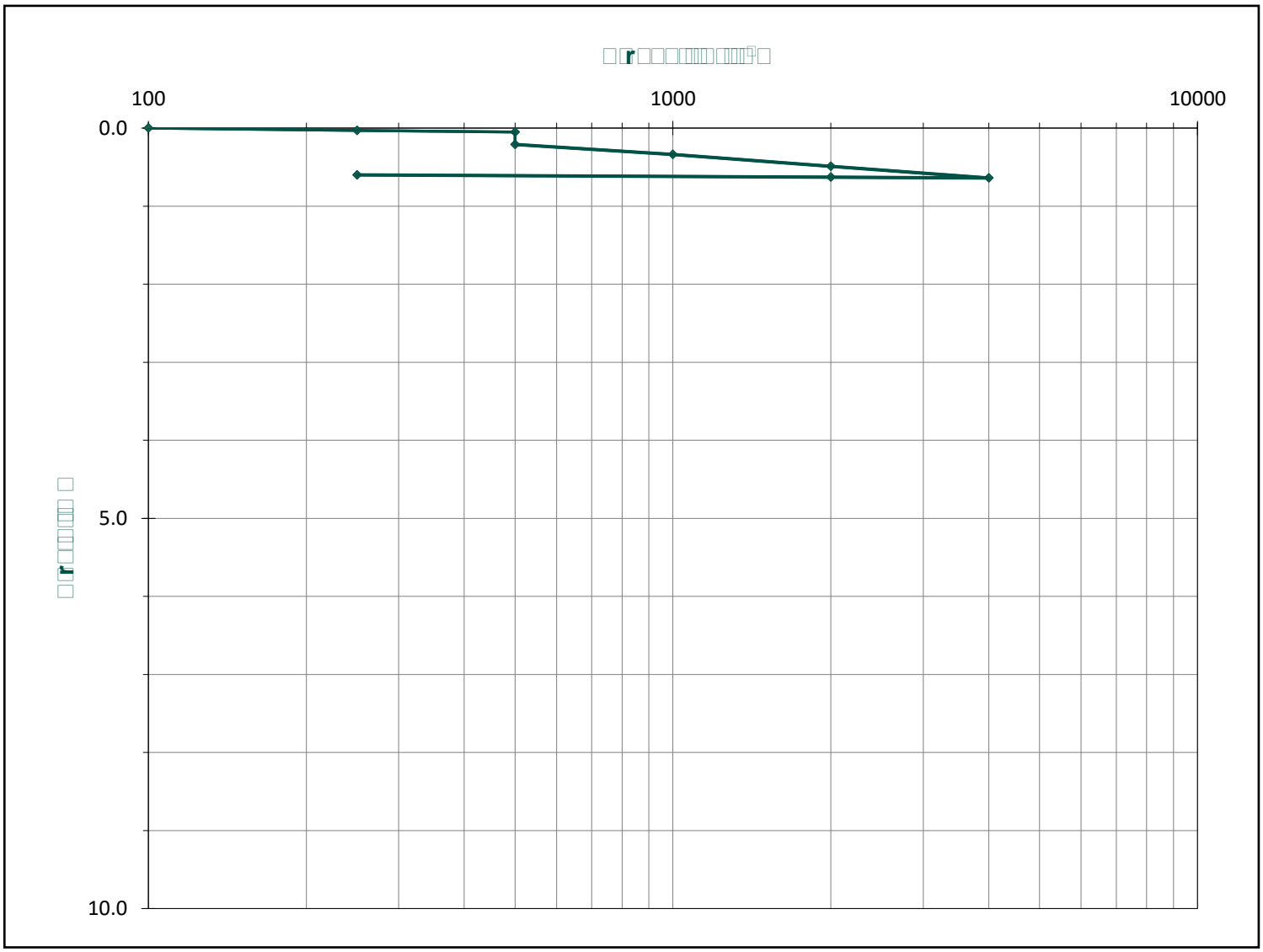

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Client Sample Results

Client: Geotek
Project/Site: Monarch @ Mariposa 2A-V6A

Job ID: 885-23498-1

Client Sample ID: B-7 0-3'
Date Collected: 04/16/25 10:00
Date Received: 04/21/25 13:32

Lab Sample ID: 885-23498-1
Matrix: Solid

Method: EPA 300.0 - Anions, Ion Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
Sulfate	26		7.5		mg/Kg		04/22/25 09:57	04/22/25 18:42	5

APPENDIX D

HOMEOWNER MAINTENANCE CRITERIA

Landscape Maintenance and Planting

Only the amount of irrigation necessary to sustain plant life should be provided. Over watering the landscape areas could adversely affect proposed site improvements and cause residential distress. Irrigation systems should be reviewed on at least a monthly basis for; leaks, damaged pipes, breaks, dysfunctional sprinkler heads, etc., and if found should be repaired as soon as possible. We recommend that any proposed open bottom planter areas, adjacent to proposed structures, be eliminated for a minimum distance of 5 feet and, outside the zone, desert landscape using xeriscape technology be used. As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork.

Water has been shown to weaken the inherent strength of all earth materials. Slope stability is significantly reduced by overly wet conditions. Graded slopes constructed within and utilizing onsite materials would be erosive. Eroded debris may be minimized and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would tend to minimize short-term erosion until vegetation is established. Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint leaching is not recommended for establishing landscaping. If the surface soils are processed for the purpose of adding amendments, they should be recompacted to 90 percent compaction.

Drainage

Positive site drainage should be maintained at all times in accordance with the IBC. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage may develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

Site Improvements

As is commonly known, expansive soils are problematic with respect to the design, construction and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil expansion. Typical measures to control soil expansion for structures include; low expansive soil caps, deepened foundation system, post-tensioned slabs, increased structural design, and soil pre-saturation. As they are generally not cost effective, these measures are very seldom utilized for flatwork because it's less costly to simply replace any damaged or distressed sections than to "structurally" design them. Even if "structural" design parameters are applied to flatwork construction, there would still be relative movements between adjoining types of structures and other improvements (i.e., curb and sidewalk).

HOMEOWNER MAINTENANCE CRITERIA (Cont.)

This is particularly true as the level of care during construction of flatwork is often not as meticulous as that for structures. Unfortunately, it is fairly common practice for flatwork to be poured on subgrade soils, which have been allowed to dry out since site grading.

Generally, after flatwork construction is completed, landscape irrigation begins, utility lines are pressurized, and drainage systems are utilized presenting the potential for water to enter the dry subgrade soils and causing the soil to expand. Recommendations for exterior concrete flatwork design and construction can be provided upon request.

If, in the future, any additional improvements are planned for the site, recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request, please contact a representative of GeoTek for appropriate geotechnical consultation. All trench excavations should be observed by a representative of this office. Trench soil and any excess soils generated from trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench and retaining wall backfills.

Soil Corrosion

Chemical testing was performed on soils representative of this project. According to the test results, the soil contains concentrations of sulfates to be categorized as "negligible" as defined by the International Building Code (IBC) Section 1904 and American Concrete Institute (ACI) Building Code Requirements for Structural Concrete (ACI 318). Type II cement or equivalent for negligible sulfate exposure conditions is acceptable for concrete mixtures. The designer should use the corrosion test results in this report to evaluate the need for corrosion protection in accordance with ACI requirements. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Based on our experience, native soils in New Mexico generally contain chloride contents of less than 500 ppm, therefore protection of reinforcing steel is not required foundations. Provided on-site soils contain less than 500 ppm chlorides, protection from corrosion due to chlorides is not required. If concrete is in direct contact with soils containing concentrations of greater than 500 ppm chlorides, tendons and reinforcing steel should be protected from corrosion in conformance with Table 10.1 in Section 10 of the Standard Requirements for Design and Analysis of Shallow Post-Tensioned Concrete Foundations of Expansive and Stable Soils.

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 8, 2025

Steve Gallegos
Deputy Director Utilities Department
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Water and Wastewater Availability Approval Request for Terra Alto Subdivision (Tract 1A-16I, 1A-16H and 1A-16F, Mariposa East)

Dear Mr. Gallegos,

I am writing to request a water and sewer availability letter for the above-mentioned subdivision. This project is within Mariposa East and consists of 60 single-family units and a small approximate 500SF amenity center. The development will occur in two phases.

The entire site is located within pressure zone 7. With Phase 1, a new 8" waterline tie to the existing 12" line located at Mariposa Parkway and existing waterline easement. With Phase 2, a new 8" waterline tie to the existing 8" line located at Mariposa Loop and the newly installed 8" waterline with phase 1.

A new 8" sanitary sewer line will tie to the existing sanitary line in three different locations. With Phase 1, the connections will be to the existing 8" sanitary sewer stub located in at Blue Grama Drive west of Vista de Santa Fe and the other connection will be to the existing 8" sanitary sewer line in Mariposa Parkway. With Phase 2, connections will be to the existing 8" sanitary sewer stub located at Mariposa Loop at Blue Grama and the new built 8" SAS with Phase 1.

Please refer to the enclosed utility exhibit.

Please feel free to give me a call at 823-1000 if you should have any questions or require any additional information regarding the submittal.

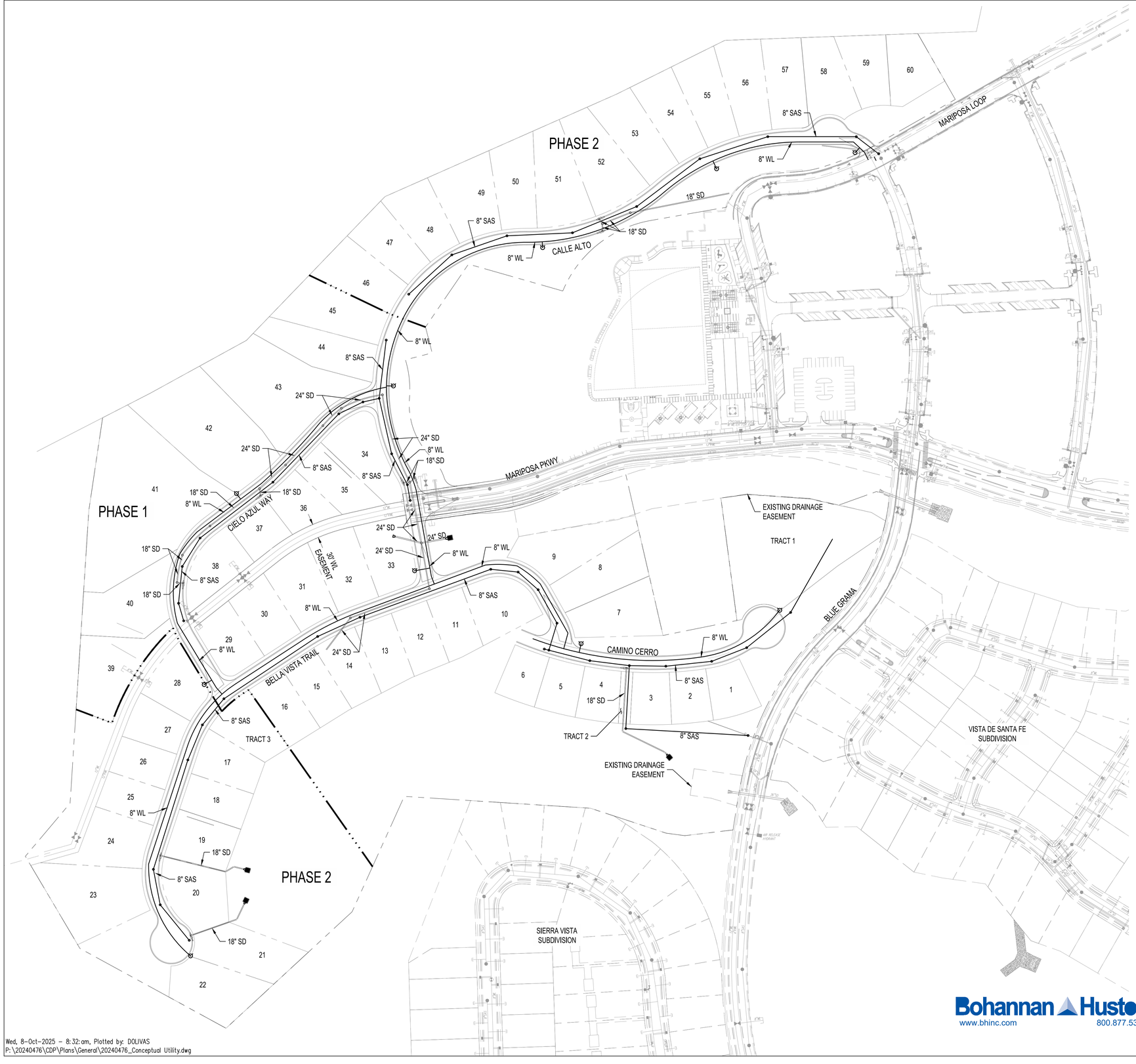
Sincerely,

Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosures
cc: Michael Fietz, Westway Homes (w/encl)
JP Rael, Westway Homes (w/encl)
Mike Cecchini, EcoTerra (w/encl)

TERRA ALTO

CONCEPTUAL UTILITY PLAN



Prepared For:

ECOTerra

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Bohannan Huston
www.bhinc.com 800.877.5332

Scale: 1" = 100'

NORTH 50 100 0 100

September, 2025

Sheet 4 of 5

Wed, 8-Oct-2025 - 8:32:am, Plotted by: DOLIVAS
P:\20240476\CDP\Plans\General\20240476_Conceptual Utility.dwg

MARIPOSA EAST, LP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: 480.348.1118

September 29, 2025

Brian Babyak
Division Manager
City of Rio Rancho
Planning and Zoning
3200 Civic Center Cir NE #130
Rio Rancho, New Mexico 87144

Re: Agent Authorization for Mariposa Mixed Use (Tracts 1A-16I, 1A-16H1, 1A-16F)

Dear Brian:

Mariposa East L.P. authorizes Bohannan Huston, Inc., Consensus Planning and Price Land and Development Group to act as its agents in all matters associated with the above referenced tracts of land including but not limited to Site Plan, preliminary/final plats and construction plan submittals.

Please feel free to let me know if you should have any questions or required any additional information regarding the submittal.

Thank you,

Roger Theis

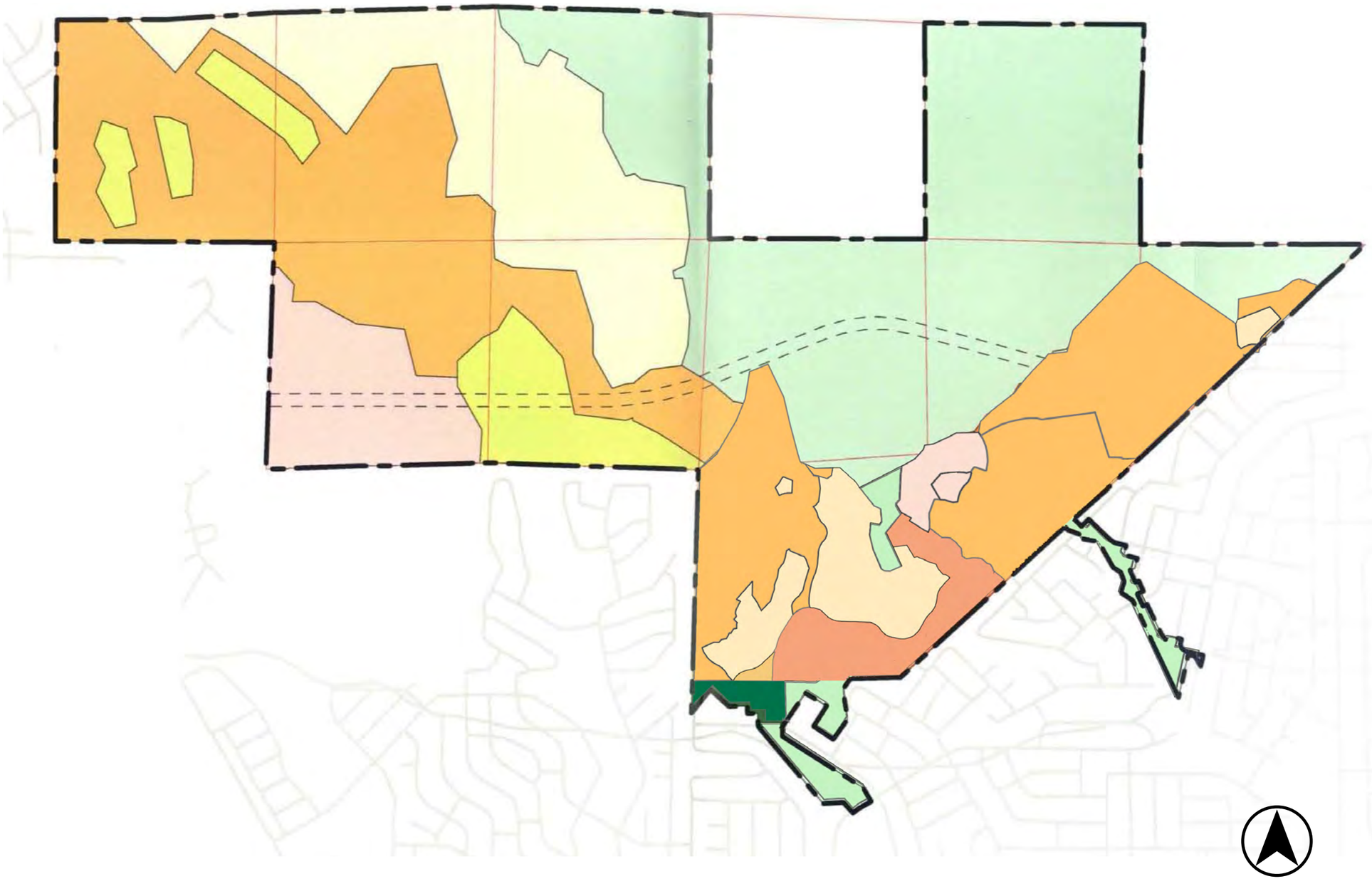
Mariposa East L.P
By: ABQ-GP. L.L.C.
Its: General Partner
By: Harvard Ventures, Inc.
Its: Manager

By:_
Roger Theis, Authorized Representative

MARIPOSA

EXHIBIT 1
PROPOSED ZONING
(EXHIBIT I)

Ordinance No. 33
AMENDED JANUARY 2019



This map illustrates proposed zone districts only, not Land Use. See Exhibit J for conceptual land use plan.

PROPOSED:

Zone Districts	Total Acres	Planning Area One	Planning Area Two
P (Park)	24	24	0
OS (Open Space)	2,390	125	0
E-1 (Estate Residential)	1,143	256	887
R-1 (Single Family Residential)	152	152	0
R-4 (Single Family Residential)	2,067	842	1,305
R-5 (Single Family Residential)	372	0	372
MU-A (Mixed Use Activity Center)	433	66	367
Total	**6,581**	**1,465**	**2,931**

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.

ORIGINAL:

Zone Districts	Total Acres	Planning Area One	Planning Area Two
P (Park)	24	24	0
OS (Open Space)	2,310	125	0
E-1 (Estate Residential)	1,495	608	887
R-1 (Single Family Residential)	422	422	0
R-4 (Single Family Residential)	1,532	227	1,305
R-5 (Single Family Residential)	372	0	372
MU-A (Mixed Use Activity Center)	426	59	367
Total	**6,581**	**1,465**	**2,931**

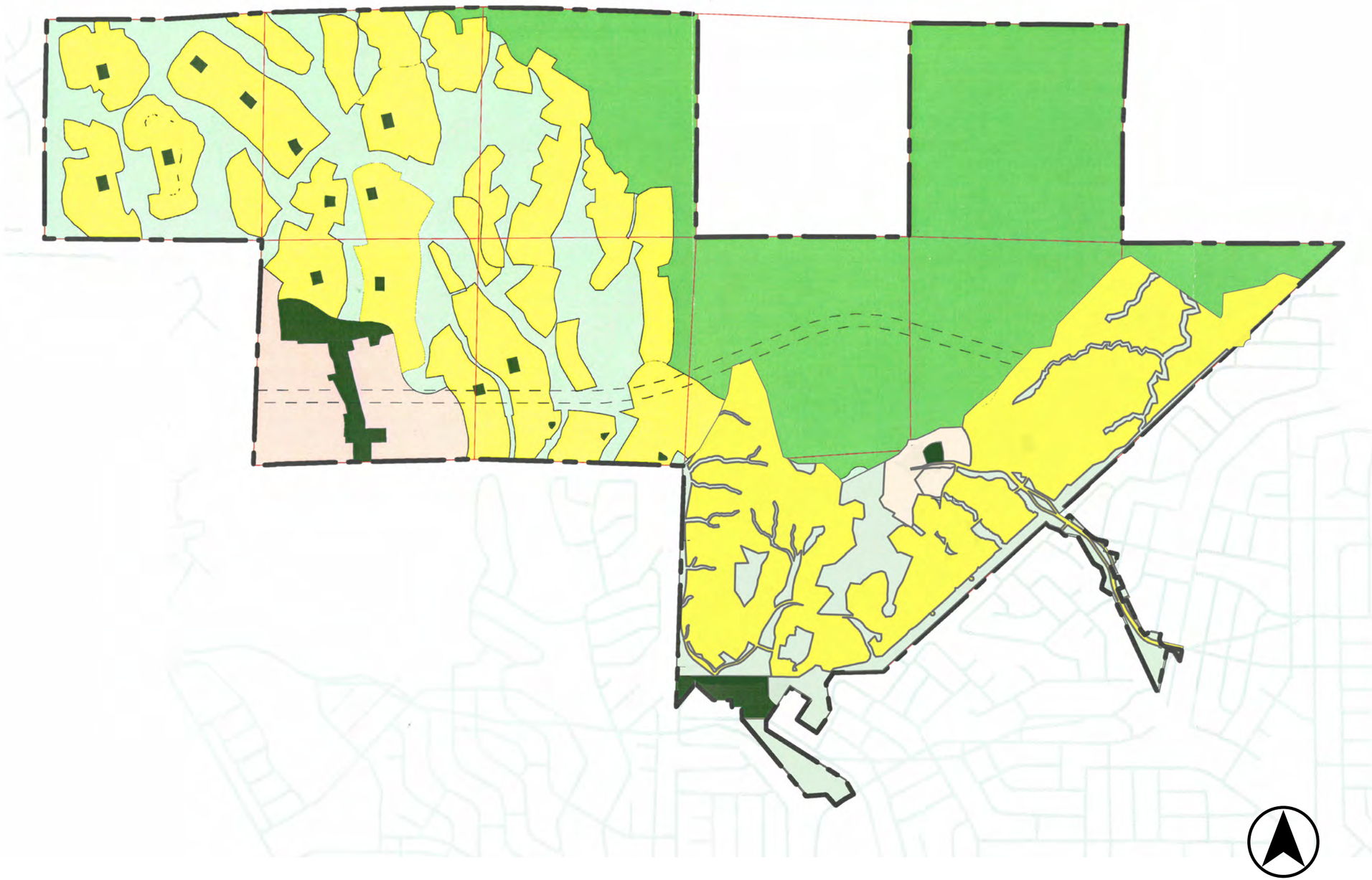
DEKKER
PERICH
SABATINI

10/5/2018

MARIPOSA

EXHIBIT 4
CONCEPTUAL LAND USE PLAN
(EXHIBIT J)

Ordinance No. 33
AMENDED JANUARY 2019



This map illustrates proposed conceptual park, trail, and open space planning. See exhibit i for proposed zoning and exhibit j for proposed land use.

PROPOSED:

Land Use Types		Total Acres	Planning Area One	Planning Area Two
	Mariposa Preserve	2,185	0	0
	Common Open Space*	1,357	412	945
	Park	162	62	100
	Low/Medium Density Residential	2,529	925	1,604
	Mixed Use	348	66	282
	Total	**6,581**	**1,465**	**2,931**

** Common Open Space is part of the underlying residential zone category. Common Open Space is created as part of the future platting action for each residential development. It may include drainage easement and undeveloped areas.*

ORIGINAL:

Land Use Types		Total Acres	Planning Area One	Planning Area Two
	Mariposa Preserve	2,185	0	0
	Common Open Space	1,357	412	945
	Park	162	62	100
	Residential	2,567	963	1,604
	Mixed Use	310	28	282
	Total	**6,581**	**1,465**	**2,931**

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.

DEKKER
PERICH
SABATINI

10/5/2018

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

October 31, 2025

RE: Preliminary Plat & Subdivision Variance;
Case No. 25-210-00009 & 25-280-00005
Mariposa East, Tracts 1A16H1, 1A16f, and 1A16I

Dear Property Owner:

You are receiving this letter because your property abuts a site where a land development decision is required by the Planning and Zoard.

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision; for the subject property legally described as Mariposa East, Tracts 1A16H1, 1A16f, and 1A16I. The subject property comprises approximately 41.7109 acres. The applicant concurrently requests approval of a Subdivision Variance to side and rear PUE's.

The Planning and Zoning Board will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to lruizcarlos@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at lruizcarlos@rrnm.gov. or call me at 505-896-8785, if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

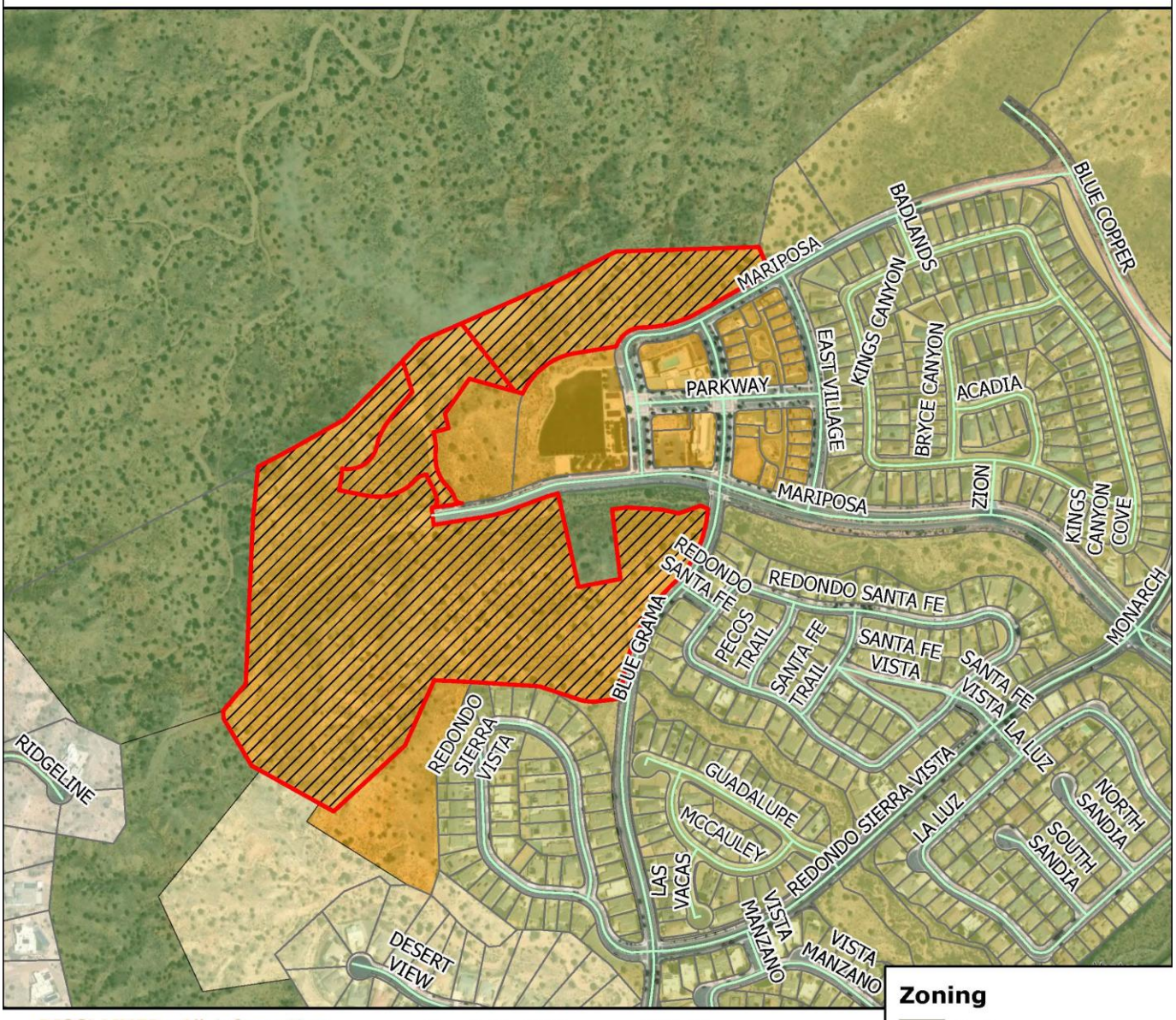
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

PRELIMINARY PLAT & SUBDIVISION VARIANCE
MARIPOSA EAST
TRACTS 1A16H1, 1A1GF, AND 1A16I



Zoning
- E-1
- MU-A
- OS
- R-1
- R-4
- TZ
- Subject Property

0 0.04 0.08 0.16 Miles

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DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Liz Ruiz Carlos
10.28.25

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

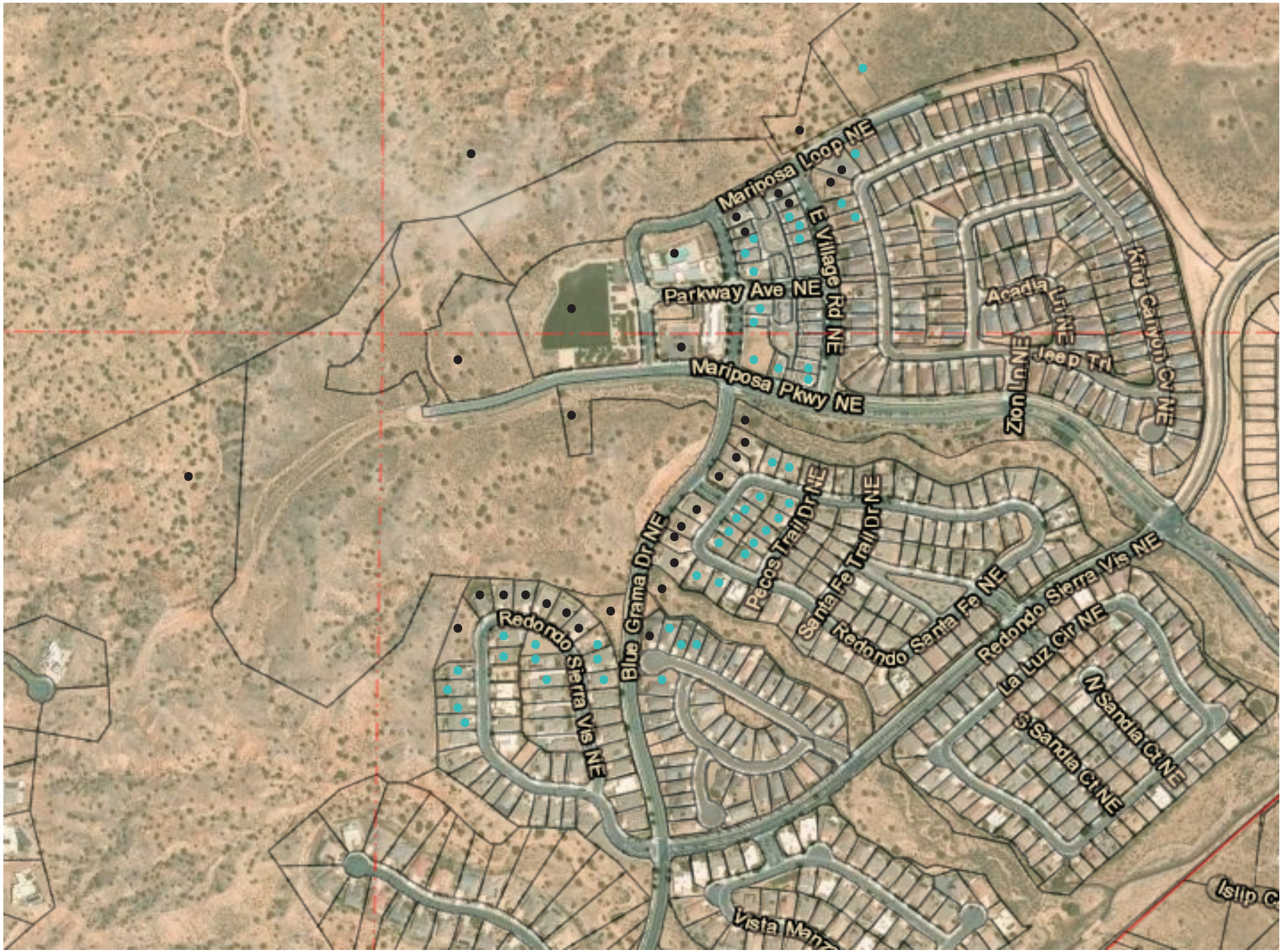
Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025



Notice Map:
- ● - 100-300ft f/subject property, informational postcard
- ● - 100ft f/subject property, certified letter

To: City of Rio Rancho Planning and Zoning Board
Subject: Formal Opposition to Subdivision Variance – ECOTerra Development, LLC, Mariposa East
ATTN: Liz Ruiz Carlos, Municipal Planner II, Development Services Department
Date: 11/9/2025

Dear Members of the Planning and Zoning Board:

I am writing to express my strong opposition to the proposed Subdivision Variance submitted by ECOTerra Development, LLC for their development in Mariposa East. Our home at 6032 Redondo Sierra Vista NE directly abuts the planned development, and the approval of this variance would result in significant harm to my property's value, privacy, and quality of life.

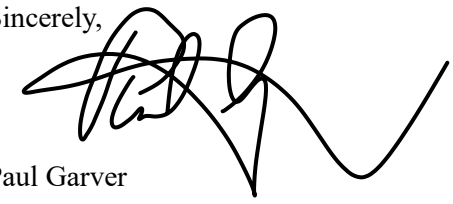
As original owners, my partner and I purchased this lot specifically for its "Beneficial, Mountain View," which was formally noted in the appraisal at the time of sale. The builder charged a $12,500 lot premium for this view, which we paid in full. The proposed development would eliminate this view, undermining the value of my investment and the integrity of the original subdivision design.

Subdivision variances are intended to address unique hardships or to improve community design—not to facilitate developments that diminish neighboring property values or violate the expectations set by prior planning approvals. The loss of a view that was appraised and monetized as part of our home purchase is not only a financial injury but also a material change to the conditions under which we bought the property. This raises ethical and legal concerns regarding the City's duty to protect existing homeowners and uphold fair development practices.

Furthermore, the City has a responsibility to ensure that development decisions promote the health, safety, and general welfare of its residents. Approving this variance would instead prioritize corporate interests at the expense of homeowners who have made substantial investments based on the City's original planning standards. This is especially troubling given the history of questionable development practices in Mariposa, which have repeatedly placed residents at severe risk and disadvantage.

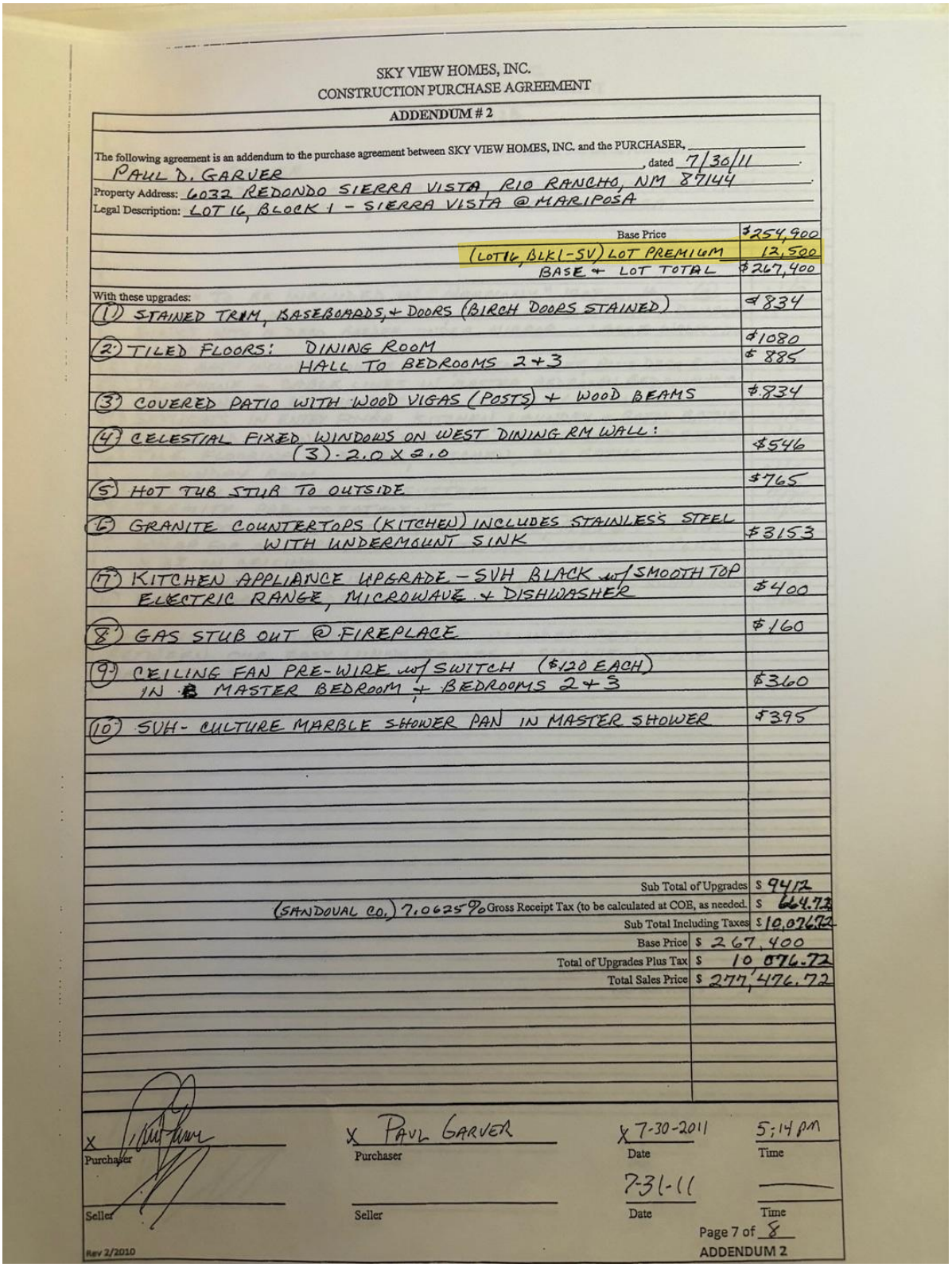
I respectfully request that this letter be included in the public comments for the upcoming hearing on this matter. See attached supporting documents, which include the original appraisal and lot premium documentation. I urge the Board to deny the requested variance and to stand with the residents of Rio Rancho in protecting our homes, our investments, and our community standards.

Sincerely,



Paul Garver
6032 Redondo Sierra Vista NE
Rio Rancho, NM

Attachment 1 – Construction Purchase Agreement, 2011



SKY VIEW HOMES, INC.
CONSTRUCTION PURCHASE AGREEMENT

ADDENDUM # 2

The following agreement is an addendum to the purchase agreement between SKY VIEW HOMES, INC. and the PURCHASER, PAUL D. GARVER, dated 7/30/11.
Property Address: 6032 REDONDO SIERRA VISTA, RIO RANCHO, NM 87144
Legal Description: LOT 16, BLOCK 1 - SIERRA VISTA @ MARIPOSA

Base Price	$254,900
(LOT 16, BLK 1-SV) LOT PREMIUM	12,500
BASE + LOT TOTAL	$267,400

With these upgrades:

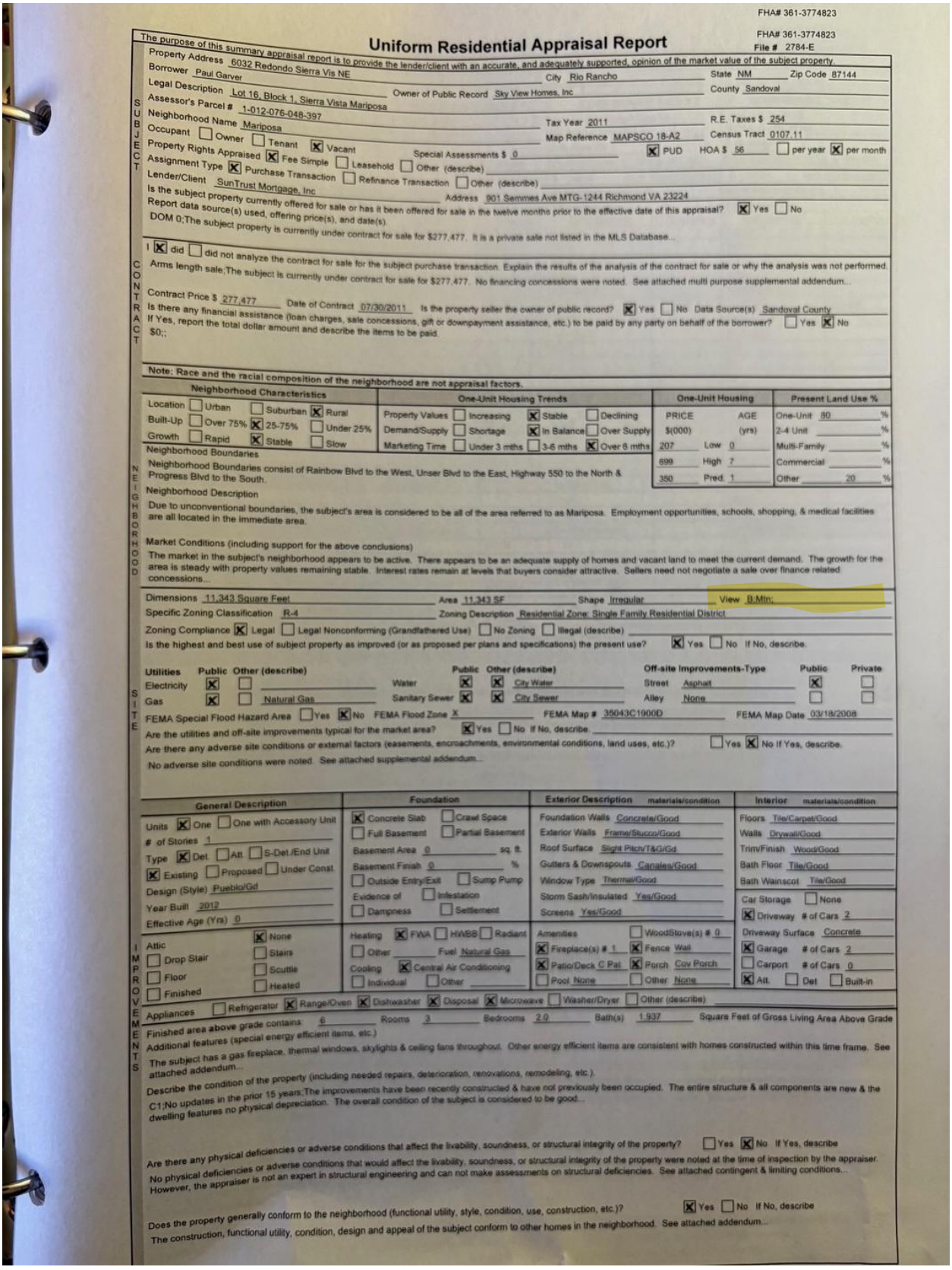
(1) STAINED TRIM, BASEBOARDS, + DOORS (BIRCH DOORS STAINED)	$834
(2) TILED FLOORS: DINING ROOM	$1080
HALL TO BEDROOMS 2+3	$885
(3) COVERED PATIO WITH WOOD VIGAS (POSTS) + WOOD BEAMS	$834
(4) CELESTIAL FIXED WINDOWS ON WEST DINING RM WALL: (3) - 2.0 X 2.0	$546
(5) HOT TUB STUB TO OUTSIDE	$765
(6) GRANITE COUNTERTOPS (KITCHEN) INCLUDES STAINLESS STEEL WITH UNDERMOUNT SINK	$3153
(7) KITCHEN APPLIANCE UPGRADE - SVH BLACK w/ SMOOTH TOP ELECTRIC RANGE, MICROWAVE + DISHWASHER	$400
(8) GAS STUB OUT @ FIREPLACE	$160
(9) CEILING FAN PRE-WIRE w/ SWITCH ($120 EACH) IN MASTER BEDROOM + BEDROOMS 2+3	$360
(10) SVH - CULTURE MARBLE SHOWER PAN IN MASTER SHOWER	$395

Sub Total of Upgrades	$ 9412
(SANDOVAL CO.) 7.0625% Gross Receipt Tax (to be calculated at COE, as needed.	$ 664.72
Sub Total Including Taxes	$ 10,076.72
Base Price	$ 267,400
Total of Upgrades Plus Tax	$ 10,076.72
Total Sales Price	$ 277,476.72

X _____ Purchaser	X PAUL GARVER Purchaser	X 7-30-2011 Date	5:14 pm Time
_____ Seller	_____ Seller	7-31-11 Date	_____ Time

Rev 2/2010

Attachment 2 – Original Appraisal



FHA# 361-3774823

FHA# 361-3774823
File # 2784-E

Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 6032 Redondo Sierra Vis NE — City Rio Rancho — State NM — Zip Code 87144
Borrower Paul Garver — Owner of Public Record Sky View Homes, Inc — County Sandoval
Legal Description Lot 16, Block 1, Sierra Vista Mariposa
Assessor's Parcel # 1-012-076-048-397 — Tax Year 2011 — R.E. Taxes $ 254
Neighborhood Name Mariposa — Map Reference MAPSCO 18-A2 — Census Tract 0107.11
Occupant ☐ Owner ☐ Tenant ☒ Vacant — Special Assessments $ 0 — ☒ PUD — HOA $ 56 ☐ per year ☒ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)
Lender/Client SunTrust Mortgage, Inc — Address 901 Semmes Ave MTG-1244 Richmond VA 23224
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No
Report data source(s) used, offering price(s), and date(s).
DOM 0;The subject property is currently under contract for sale for $277,477. It is a private sale not listed in the MLS Database...

CONTRACT

I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Arms length sale;The subject is currently under contract for sale for $277,477. No financing concessions were noted. See attached multi purpose supplemental addendum...

Contract Price $ 277,477 — Date of Contract 07/30/2011 — Is the property seller the owner of public record? ☒ Yes ☐ No — Data Source(s) Sandoval County
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No
If Yes, report the total dollar amount and describe the items to be paid.
$0;;

Note: Race and the racial composition of the neighborhood are not appraisal factors.

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	☐ Urban	☐ Suburban	☒ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	80 %
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	$(000)	(yrs)	2-4 Unit	%
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☐ 3-6 mths	☒ Over 6 mths	207	Low 0	Multi-Family	%
								699	High 7	Commercial	%
								350	Pred. 1	Other 20	%

Neighborhood Boundaries
Neighborhood Boundaries consist of Rainbow Blvd to the West, Unser Blvd to the East, Highway 550 to the North & Progress Blvd to the South.

Neighborhood Description
Due to unconventional boundaries, the subject's area is considered to be all of the area referred to as Mariposa. Employment opportunities, schools, shopping, & medical facilities are all located in the immediate area.

Market Conditions (including support for the above conclusions)
The market in the subject's neighborhood appears to be active. There appears to be an adequate supply of homes and vacant land to meet the current demand. The growth for the area is steady with property values remaining stable. Interest rates remain at levels that buyers consider attractive. Sellers need not negotiate a sale over finance related concessions...

SITE

Dimensions 11,343 Square Feet — Area 11,343 SF — Shape Irregular — View B;Mtn;
Specific Zoning Classification R-4 — Zoning Description Residential Zone: Single Family Residential District
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements-Type	Public	Private
Electricity	☒	☐	Water	☒	☒ City Water	Street Asphalt	☒	☐
Gas	☒	☐ Natural Gas	Sanitary Sewer	☒	☒ City Sewer	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No — FEMA Flood Zone X — FEMA Map # 35043C1900D — FEMA Map Date 03/18/2008
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe.
No adverse site conditions were noted. See attached supplemental addendum...

IMPROVEMENTS

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units	☒ One ☐ One with Accessory Unit	☒ Concrete Slab	☐ Crawl Space	Foundation Walls	Concrete/Good	Floors	Tile/Carpet/Good
# of Stories	1	☐ Full Basement	☐ Partial Basement	Exterior Walls	Frame/Stucco/Good	Walls	Drywall/Good
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area	0 sq. ft.	Roof Surface	Slight Pitch/T&G/Gd	Trim/Finish	Wood/Good
☒ Existing	☐ Proposed ☐ Under Const.	Basement Finish	0 %	Gutters & Downspouts	Canales/Good	Bath Floor	Tile/Good
Design (Style)	Pueblo/Gd	☐ Outside Entry/Exit	☐ Sump Pump	Window Type	Thermal/Good	Bath Wainscot	Tile/Good
Year Built	2012	Evidence of	☐ Infestation	Storm Sash/Insulated	Yes/Good		
Effective Age (Yrs)	0	☐ Dampness	☐ Settlement	Screens	Yes/Good	Car Storage	☐ None
						☒ Driveway	# of Cars 2
Attic	☒ None	Heating	☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ WoodStove(s) # 0	Driveway Surface	Concrete
☐ Drop Stair	☐ Stairs	☐ Other	Fuel Natural Gas	☒ Fireplace(s) # 1	☒ Fence Wall	☒ Garage	# of Cars 2
☐ Floor	☐ Scuttle	Cooling	☒ Central Air Conditioning	☒ Patio/Deck C Pat	☒ Porch Cov Porch	☐ Carport	# of Cars 0
☐ Finished	☐ Heated	☐ Individual	☐ Other	☐ Pool None	☐ Other None	☒ Att.	☐ Det. ☐ Built-in

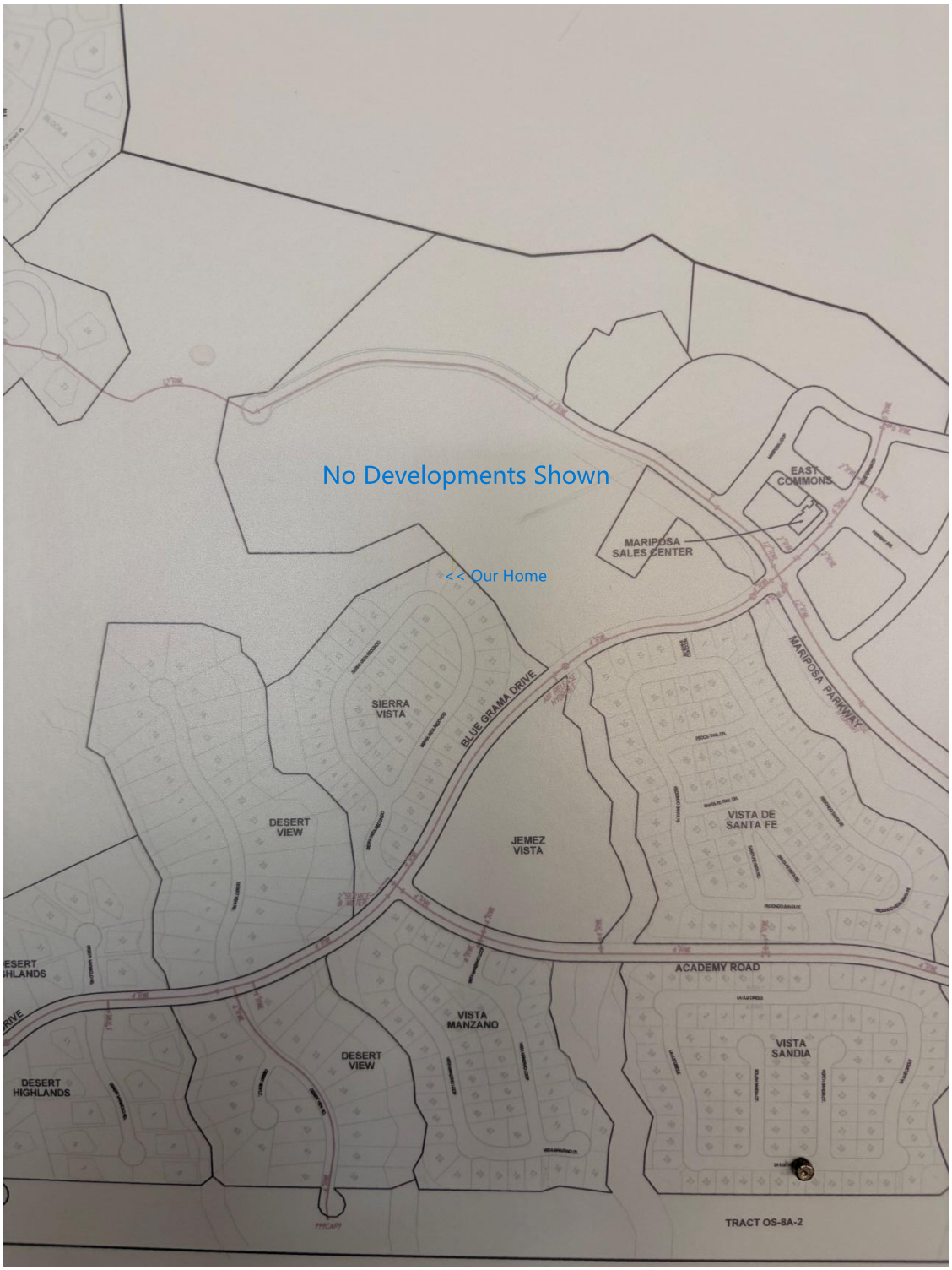
Appliances ☐ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave ☐ Washer/Dryer ☐ Other (describe)
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,937 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.)
The subject has a gas fireplace, thermal windows, skylights & ceiling fans throughout. Other energy efficient items are consistent with homes constructed within this time frame. See attached addendum...

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).
C1;No updates in the prior 15 years;The improvements have been recently constructed & have not previously been occupied. The entire structure & all components are new & the dwelling features no physical depreciation. The overall condition of the subject is considered to be good...

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe
No physical deficiencies or adverse conditions that would affect the livability, soundness, or structural integrity of the property were noted at the time of inspection by the appraiser. However, the appraiser is not an expert in structural engineering and can not make assessments on structural deficiencies. See attached contingent & limiting conditions...

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe
The construction, functional utility, condition, design and appeal of the subject conform to other homes in the neighborhood. See attached addendum...

Attachment 3 – Map of Mariposa East, circa 2011, and still on Display at Community Center



Nov. 16, 2025

City of Rancho Development Services Department
ATTN: Liz Ruiz Carlos, municipal planner
3200 Civic Center Circle NE
Rio Rancho, NM. 87144

RE: Preliminary Plat – Terra Alto

Dear members of the Planning and Zoning Board,

We are writing as dedicated residents of Mariposa and are grateful for the city's commitment to fostering vibrant, sustainable growth in our community. Mariposa's unique blend of modern living and stunning natural landscapes has made it a cherished home for so many, and your stewardship ensures this balance endures for future generations.

As we consider opportunities to enhance the Terra Alto subdivision, we're sharing some solutions that support innovative development while protecting and elevating the beloved trail system as recognized by the Mariposa Master Plan. These ideas draw from the Master Plan's vision, established precedents and proven successes _ all aimed at strengthening community connections and quality of life.

First, designating **Easement #23 as public rather than private** would provide a simple yet powerful way to safeguard shared access. By clarifying this in the public domain, we can ease residents' concerns about potential future gating that might restrict the trail to subdivision homeowners alone. This solution aligns with Mariposa's ethos of inclusive outdoor enjoyment.

Second, **affirming protections for the Rim Trail** would honor its central role in our community's identity. It's one of Mariposa's primary trails. Developers and real estate agents have highlighted this scenic path along the upper escarpment edge as a major draw. In fact, the Development Agreement negotiated by Harvard and the city includes exhibits that convey the Rim Trail in its entirety. The amenities identified in the document were used to calculate the impact credits provided by the city to the developer. Also keep in mind that Ordinance No. 33, which accompanies the 2019 amended Master Plan, thoughtfully established safeguards for both existing and future trails. The language specifically requires a buffer to prevent erosion and protect adjacent properties like the Mariposa Preserve, which is owned by the Albuquerque Academy.

The extreme topography of Terra Alto is detailed in the plat application. It indicates that most building envelops likely would be sited closer to the street, leaving a natural buffer intact for the Rim Trail. Moreover, Mariposa already sets a strong precedent with trail easements on private lots, demonstrating that such integrations enhance rather than hinder development.

Trails like the Rim Trail are more than amenities; they are vital for health, recreation and social bonds, connecting residents to nature and each other while boosting property values. Communities nationwide recognize this: Bentonville, Arkansas, has transformed into a national model by expanding its trail network to over 100 miles, earning top rankings for livability and spurring economic vitality through increased walking, biking and tourism. By embracing easements here, we have an opportunity to further improve Terra Alto's design, contribute to Mariposa's legacy and make Rio Rancho a destination point.

Finally, **to further minimize impacts and streamline access to the Preserve and the Rim Trail**, establishing a public pedestrian easement between Lots 39 and 40 offers an efficient solution. Mirroring Mariposa's existing successful easements, this would preserve connectivity without additional land disturbance. Paired with the public designation of Easement #23, these steps would address neighborhood priorities while enabling Terra Alto to be a premier subdivision.

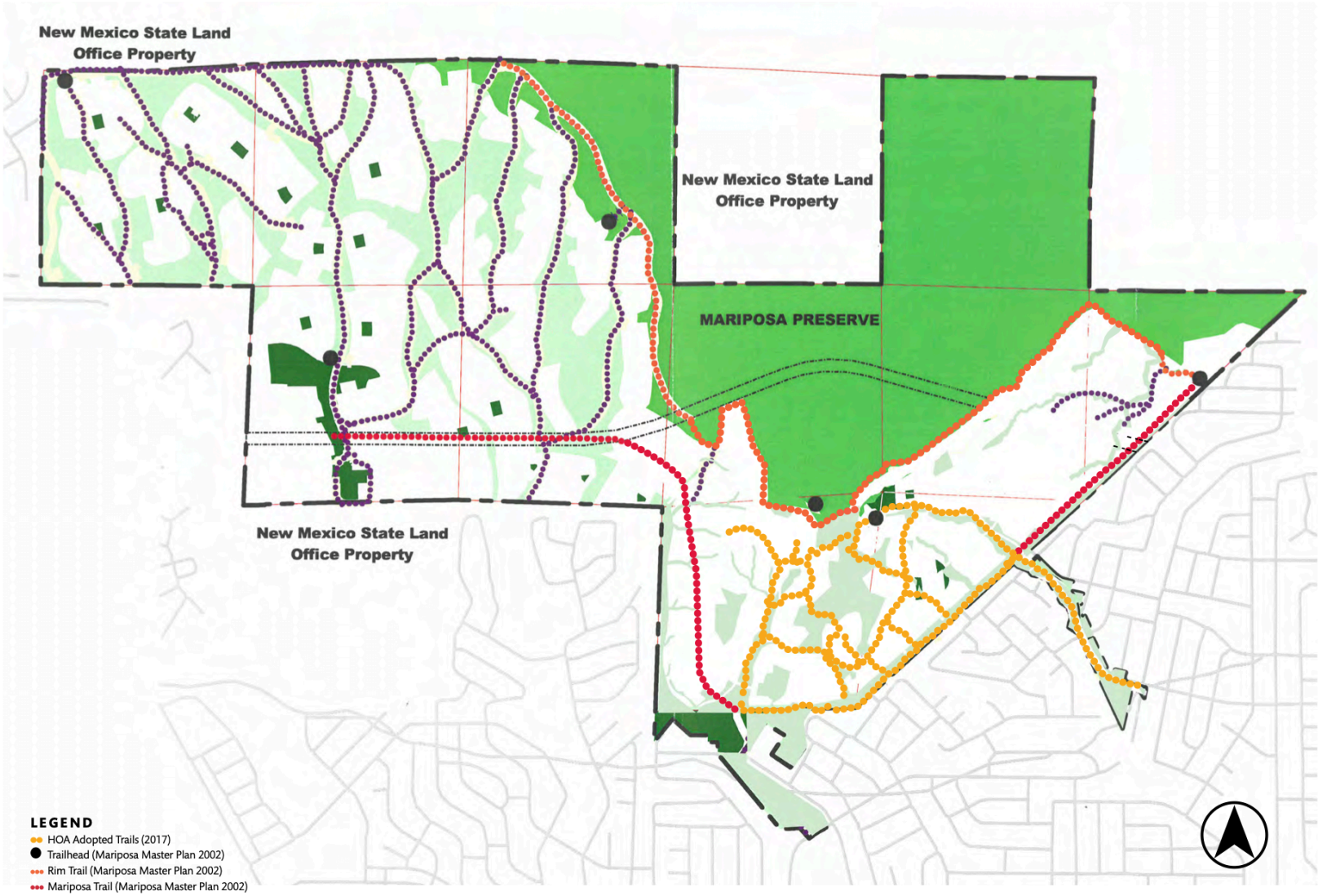
These solutions have the potential to weave Terra Alto into Mariposa's fabric even more beautifully, upholding the Master Plan's forward-thinking spirit while meeting the requirements in the Development Agreement. We would welcome the chance to discuss them further and collaborate on implementation.

Sincerely,

Zach and Susan Bryan

Mariposa's first residents

EXHIBIT 5
OPEN SPACE PLAN
(EXHIBIT K)



LEGEND
- HOA Adopted Trails (2017)
- Trailhead (Mariposa Master Plan 2002)
- Rim Trail (Mariposa Master Plan 2002)
- Mariposa Trail (Mariposa Master Plan 2002)
- Community Trail (Mariposa Master Plan 2002)

Ordinance No. 33
AMENDED JANUARY 2019

PROPOSED:

Land Use		Total Acres	Planning Area One	Planning Area Two
•••	Trail System	39 miles	6 miles	33 miles

Open Space Elements		Total Acres	Planning Area One	Planning Area Two
	Mariposa Preserve*	2,185	0	0
	Park	162	62	100
	Common Open Space	1,357	412	945
	Total	**3,705**	**474**	**1,045**

** The Mariposa Preserve is not included in either Planning Area One or Two and therefore is not part of this calculation.*

ORIGINAL:

Open Space Elements		Miles	Planning Area One	Planning Area Two
•••	Trail System	39 miles	6 miles	33 miles

Open Space Elements		Total Acres	Planning Area One	Planning Area Two
	Mariposa Preserve	2,185	0	0
	Parks	162	62	100
	Common Open Space	1,357	412	945
	Total	3,704	474	1,045

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.

The Mariposa Master Plan includes the following distribution of recreation facilities:

Facility Type	Acres PA1	Acres PA2	Mariposa Preserve	Total
Neighborhood Park	38	76		114
Community Park	24	24		48
Community/Senior Ctr*		3		3
Aquatic Center		4		4
Open Space	412	945	2185	3542
Total Parks/Open Space/ Centers	**474**	**1052**	**2185**	**3711**
Total Trails + Bikeways	**6 miles**	**33 miles**		**39 miles**

**It might be appropriate to fulfill the same level of service with several smaller centers distributed throughout the site.*

The Mariposa Preserve, Trails and Other Open Space

The quality of the Mariposa development will in large part be judged on the condition and treatment of its natural landscape. The most dominant open space feature of the Master Plan is the Mariposa Preserve. Other major open space components include all of the arroyos, significant natural areas that are considered desirable to preserve in their natural or man-made states, and an adjacent price of property that is designated as open space through a lease with the New Mexico State Land Office.

Two primary trails have been identified to provide residents and visitors recreation opportunities, as well as alternatives to car travel between neighborhoods. The Rim Trail is a scenic path located along the upper edge of the escarpment. The Mariposa Trail is a paved path located along the southern portion of the property. Trails may also be placed in many of the arroyo corridors to provide the community with access to the natural landscape and to foster pedestrian and bicycle circulation within the property and out into the surrounding community.

Open space corridors and protected areas will be defined and designated in a coordinated manner to complement the system of parks and other community facilities planned for the property and the surrounding region. Refer to Section 5: Natural Resource and Landscape Management for additional information on open space and trails at Mariposa.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:

A. The subject properties identified in Section 1, above are subject to all zoning regulations and requirements for development of the property in conformance with amended Mariposa Master Plan and subsequent ordinances which include Ordinance No. 92, Enactment No. 07-90 and Ordinance No. 15, Enactment No. 15-13.

B. In addition, the subject property described as Mariposa East, Tract 1A-21A-1 and any further subdivision thereof, shall be in conformance with the following design standards:

1. Areas where existing E-1 zoned properties share a boundary with an R-4 zoned property shall provide a buffer zone consistent of an existing Natural Buffer (slope, and/or drainage wash areas with use restrictions or easements). In the absence of an existing Natural Buffer, the minimum buffer width shall be a 50' buffer from the R-4 property line or wall to the E-1 property line.
2. Any R-4 lot directly abutting an E-1 lot, shall be limited to a single-story home with a maximum height of 20 feet.
3. Any R-4 lot the directly abutting an E-1 lot, shall have a minimum rear setback of 25 feet. Within the rear setback area there shall be no additional structural improvements other than fences or walls.

C. Upon development of subject properties listed in Section 1, shall preserve existing trails, and minimize impact of new development on those trails, by

providing a 50' buffer (25' from centerline of the trail on both sides) for all existing and future planned trails which are not currently platted or identified within an existing trail/open space easement. Including, but not limited to those trails identified in the Mariposa Master Plan on the Open Space Plan Exhibit K map (as approved by Resolution No. 9, Enactment No. 02-007 by the Governing Body on February 13, 2002). Original trail network layout (as approved by the Governing Body on February 13, 2002) shall be maintained and accommodated for during the preliminary plat stage and finalized with an easement or other legal encumbrance at the time of final plat.

D. The Applicant shall update the current Mariposa Drainage Management Plan to match the approved zoning either in total or by tract as referenced in the application at a future date or day as required by City Staff and/or SSCAFCA.

Outlook

Terra Alto destruction of access to The Preserves in Mariposa

From Pamela Troutman <petroutman@outlook.com>
Date Sun 11/16/2025 7:29 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>; Greggory Hull <ghull@rrnm.gov>; Bob Tyler <btyler@rrnm.gov>
Cc Z B <ridesouthloop@yahoo.com>

4 attachments (8 MB)
Screenshot 2025-11-16 065952.png; Screenshot 2025-11-16 065904.png; Screenshot 2025-11-16 065836.png; Mariposa trails around CC.png;

To the Rio Rancho governing entities,

I would like to protest the abolishment of trails as well as established and documented access routes to the Mariposa Preserves with the development of the Terra Alto neighborhood in Mariposa. The **least** that should be done is provide a detailed document to the residents of Mariposa on how access will be provided and constructed by ECOterra for the public and residents outside the Terra Alto development for safe and enjoyable trail access. One of the reasons my husband and I moved to Mariposa is to access the Preserves and enjoy safe trails. I have walked the Old Ranch Trail on many occasions and hope to continue to do so for as long as I live in my forever home in Mariposa.

In the attachments, the yellow highlighted line is Old Ranch Trail. The current access to the Preserve is where proposed lots 39 and 40 share a lot line. The backs of lots 41 through 45 border the top escarpment of the Preserve where the Rim Trail is currently located. The main preserve arroyo is down that steep slope from the Rim Trail. Under their plan, Antlion would have to be rerouted at its western end to avoid ECOterra's property. It would join ORT farther up the hill. A new entrance trail would then have to be built to access the Preserve (that's detailed in the red circle that points to an open space area behind proposed lot 26.) This is very steep terrain, so great care would have to taken to lay out the trail to ensure the slope is amenable to all levels of hikers and bikers and to ensure trail sustainability.

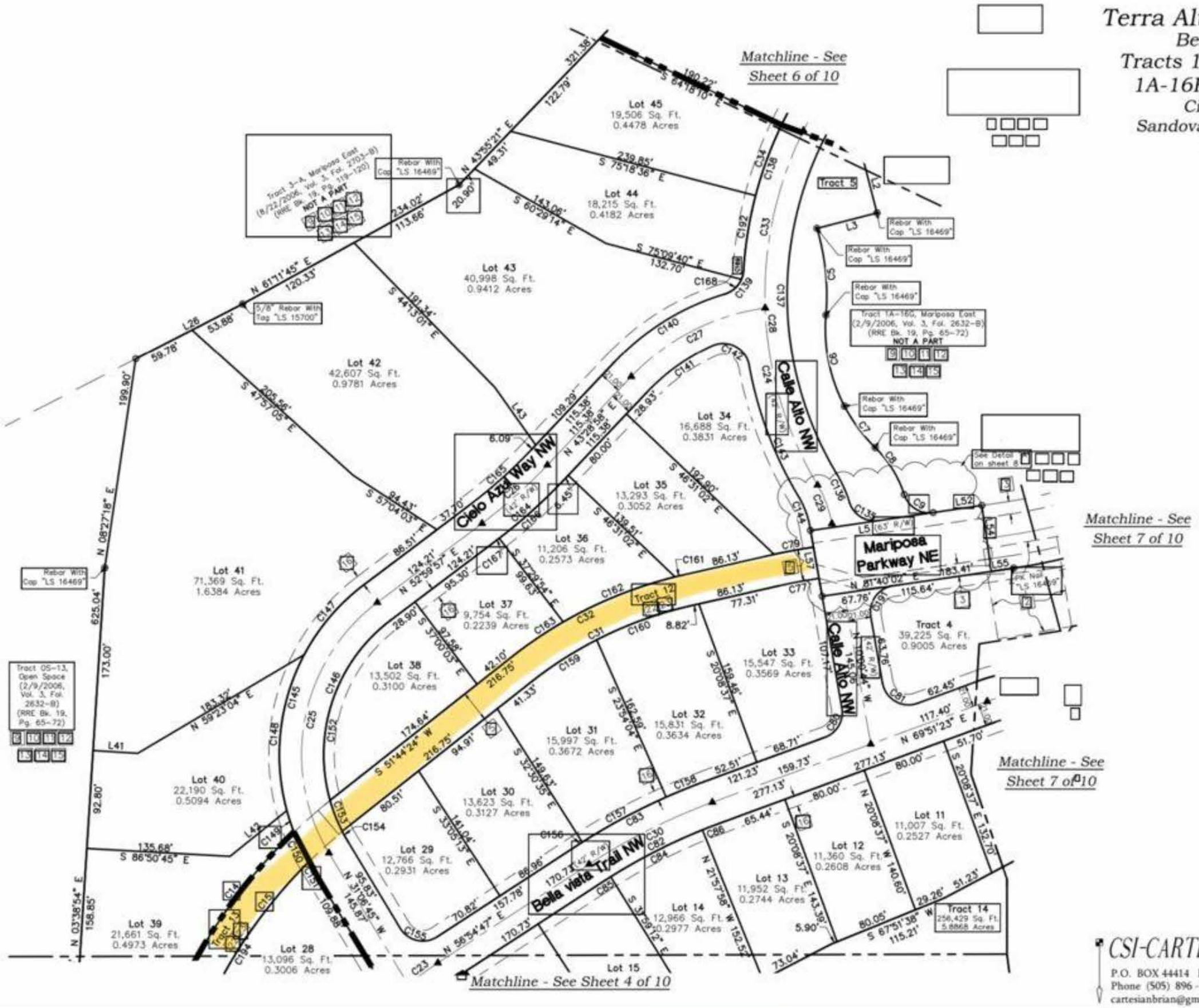
Here you will find the agenda, which includes links to the plat with easement notes, a trails map and other related documents:
https://d3n9y02raazwpg.cloudfront.net/riorancho/0b5c1343-b5c0-11f0-8df7-005056a89546-1e230407-530e-4597-bb6b-981103e42a0a-1762805110.pdf

I am unable to atted the meeting on Tuesday night, but please consider this communication my voice in this development matter.

Pam Troutman
1831 Castle Peak Loop NE
Mariposa, Rio Rancho

Black Rabbit
Mini Badlands Fat Bike Loop
Rattlesnake Rim Bonus
Mini Badlands Fat Bike Loop
Sawtooth
Old ranch trail
Mariposa
Old ranch trail
Mariposa Parkway Northeast
Ranch Trail Connector
Vista Sandia
Vista Sandia
Old ranch trail
Antlion trail
Blue Grama Drive Northeast
Guada
McCauley

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Detail "D"

BAR SCALE

0 30 60

SCALE: 1" = 30

Tract 10
14,010 Sq. Ft.
0.3216 Acres

L40 284.31' L69 L70 L71 L72 C204 C205 C206 L73

See Detail "D" on this Sheet

Matchline - See Sheet 5 of 10

Matchline - See Sheet 7 of 10

Lot 39
21,661 Sq. Ft.
0.4973 Acres

Lot 28
13,096 Sq. Ft.
0.3006 Acres

Lot 27
10,764 Sq. Ft.
0.2471 Acres

Lot 26
9,972 Sq. Ft.
0.2289 Acres

Lot 25
10,247 Sq. Ft.
0.2352 Acres

Lot 24
16,168 Sq. Ft.
0.3712 Acres

Lot 23
27,564 Sq. Ft.
0.6328 Acres

Lot 22
19,329 Sq. Ft.
0.4437 Acres

Lot 21
18,537 Sq. Ft.
0.4255 Acres

Lot 20
16,971 Sq. Ft.
0.3896 Acres

Lot 19
13,741 Sq. Ft.
0.3155 Acres

Lot 17
12,241 Sq. Ft.
0.2810 Acres

Lot 18
11,094 Sq. Ft.
0.2547 Acres

Lot 16
12,140 Sq. Ft.
0.2787 Acres

Lot 15
12,211 Sq. Ft.
0.2803 Acres

Tract 3
13,051 Sq. Ft.
0.2996 Acres

Tract 8
84,583 Sq. Ft.
1.9418 Acres

Tract 9
15,825 Sq. Ft.
0.3633 Acres

Tract 13
18,141 Sq. Ft.
0.4165 Acres

Tract 16
29,061 Sq. Ft.
0.6671 Acres

Tract 14
256,429 Sq. Ft.
5.8868 Acres

Tract 10
14,010 Sq. Ft.
0.3216 Acres

Tract OS-13
Open Space
(2/9/2006, Vol. 3, Fol. 2632-8)
(RRE Bk. 19, Pg. 65-72)

Tract OS-13
Open Space
(2/9/2006, Vol. 3, Fol. 2632-8)
(RRE Bk. 19, Pg. 65-72)
NOT A PART

Bella vista Trail NW

Phaseline (Typ.)

Rebar With Cap "LS 16469"

Lot 16
Block 1
Sierra Vista - Mariposa, New Mexico
(6/19/2006, Vol. 3, Fol. 2677-A)
(RRE Bk. 19, Pg. 104-105)

BAR SCALE

0 60 120

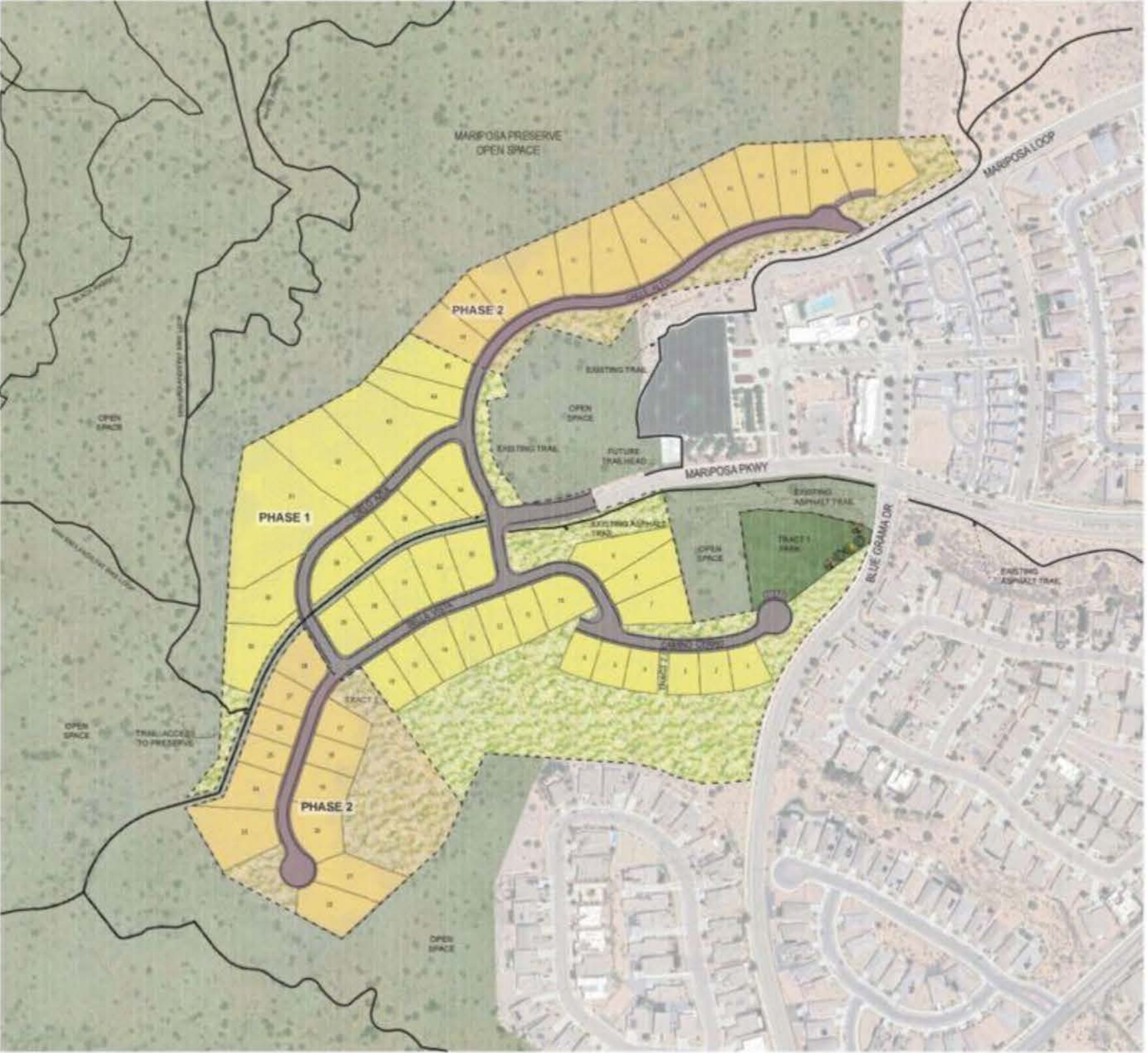
SCALE: 1" = 60

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

252787

RRE Plat Book __, Page __



SITE AREA: 41.2 ACRES

RESIDENTIAL LOTS: ± 90

BUILDING FOOTPRINTS: APPROXIMATELY 1,600 – 2,800 SF

OPEN SPACE: OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED AS LOT LOCATIONS ARE FINALIZED WITH THE PRELIMINARY PLAT.

ZONING: MU-A. SEE MARIPOSA EAST MASTER PLAN MU-A REGULATIONS AND PERMISSIVE USES.

LAND USE: SINGLE-FAMILY RESIDENTIAL AND PRIVATE HOA PARK.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
- PRIMARY VEHICULAR ACCESS IS FROM 20' PRIVATE GATED DRIVE VIA MARIPOSA PARKWAY (AN EXISTING COLLECTOR STREET).
- SECONDARY GATED RESIDENT AND EMERGENCY ACCESS IS PROVIDED AT MARIPOSA LOOP (AN EXISTING LOCAL STREET).
- PEDESTRIAN ACCESS/CIRCULATION WILL BE PROVIDED VIA PROPOSED LOCAL ROADWAYS AND TRAILS THROUGHOUT THE INTERNAL OPEN SPACE WITH CONNECTIONS TO THE MARIPOSA COMMUNITY TRAILS.
- TRAILS ARE INTENDED TO BE SOFT SURFACE TRAILS, AND LOCATIONS SHOWN ARE CONCEPTUAL.

SETBACKS: ALL BUILDINGS SHALL BE LOCATED AS DESIGNATED ON AN APPROVED PLAT.
- MINIMUM FRONT YARD SETBACKS: 15', 20'C
- MINIMUM REAR YARD SETBACKS: 10'
- MINIMUM SIDE YARD SETBACKS: 5'
- MINIMUM CORNER SIDE SETBACK: 10'
- MAXIMUM BUILDING HEIGHT: 48' (SEE BELOW)

HEIGHT:
THE MU-A ZONE PERMITS BUILDING HEIGHTS UP TO 48 FEET. THIS SITE PLAN RESTRICTS THE HEIGHT TO 28 FEET AND THE HOMES ARE RESTRICTED TO SINGLE STORY HOMES. IF THE TOPOGRAPHIC AND GRADING REQUIRES AN UNDERGROUND GARAGE WITH ACCESS TO THE STREET, THE UNDERGROUND PORTION SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.

PROPOSED DENSITY:
THE DENSITY IS 1.45 DWELLING UNITS PER ACRE.

PHASING: THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. A PRELIMINARY PLAT WILL BE DONE FOR THE ENTIRE PROJECT WITH SEPARATE FINAL PLATS FOR EACH PHASE.
PHASE ONE – LOTS: 33
PHASE TWO – LOTS: 27

THIS SITE PLAN CONFORMS WITH THE MARIPOSA EAST MASTER PLAN - DISTRICT GUIDELINES. FUTURE BUILDINGS WILL CONFORM WITH ARCHITECTURE, MATERIALS & COLOR, , PARKING, BUILDING HEIGHTS, BUILDING FOOTPRINT, LANDSCAPING, AND LIGHTING REQUIREMENTS. FINAL EASEMENTS AND LOCATIONS WILL BE PROVIDED WITH THE PRELIMINARY PLAT.

SITE UTILITIES:
THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE CITY OF RIO RANCHO FOR THE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS AND THE SANITARY SEWER COLLECTION SYSTEM. EXISTING MASTER PLAN AND DISTRIBUTION/COLLECTION LINES ARE IN PLACE IN MARIPOSA PARKWAY, MARIPOSA LOOP, AND BLUE GRAMA.

- WATER: AN EXTENSION OF THE EXISTING WATER LINE IN MARIPOSA PARKWAY LOOPED BACK TO THE EXISTING LINE STUB IN MARIPOSA LOOP WILL SERVE THE INITIAL PHASE OF DEVELOPMENT FOR BOTH DOMESTIC SERVICES AND FIRE PROTECTION. THE ONSITE WATER LINES, FIRE HYDRANTS, AND WATER METERS, AS WELL AS THE OFFSITE EXTENSION AND CONNECTION TO THE EXISTING WATER LINE IN MARIPOSA LOOP, WILL BE DESIGNED THROUGH THE CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS AS A PUBLIC WORK ORDER. ALL WATER LINES WILL BE IN THE FUTURE PUBLIC WATER LINE EASEMENTS.

- SANITARY SEWER: THE INITIAL PHASE OF DEVELOPMENT WILL BE SERVED BY A SANITARY SEWER LINE EXTENSION OFF OF MARIPOSA PKWY AND BLUE GRAMA WITH PHASE 2 CONNECTION TO MARIPOSA LOOP AND INTERNAL LINES BUILT IN PHASE 1. THE ON-SITE SANITARY SEWER LINES WILL BE PUBLIC AND BE ACCOMPANIED BY PUBLIC SANITARY SEWER LINE EASEMENTS.

- PRIVATE UTILITIES: THE PRIVATE UTILITIES ARE LIMITED TO THE NEW MEXICO GAS COMPANY, PUBLIC SERVICES COMPANY OF NEW MEXICO, LUMEN, AND THE LOCAL CABLE PROVIDER. BY THEIR FRANCHISE AGREEMENT WITH THE CITY OF RIO RANCHO, THEY ARE REQUIRED TO PROVIDE THEIR UTILITY SERVICES THROUGH INDIVIDUAL UTILITY EXTENSION AGREEMENTS. ALL OF THE PRIVATE UTILITY COMPANIES HAVE ACTIVE LINES IN THE ADJACENT EASEMENTS ALONG MARIPOSA PARKWAY AND MARIPOSA LOOP. ALL ONSITE PRIVATE UTILITIES WILL BE WITHIN PUBLIC UTILITY EASEMENTS (P.U.E.S.).

STORM WATER MANAGEMENT:
THE DRAINAGE SOLUTION WILL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT GUIDELINE AND REQUIREMENTS AS FOUND IN THE DRAINAGE MASTER PLAN FOR MARIPOSA EAST, PREPARED BY BOHANNAN HUSTON, INC. THE GRADING OF THE PROPOSED HOMES WILL BE INTEGRATED WITH THE NATURAL GRADES TO THE EXTENT PRACTICAL. THE HOMES THAT BACK UP TO A NATURAL RIDGELINE WILL HAVE SHALLOW SWALES USED TO DEFLECT SURFACE DISCHARGE AROUND THE UNITS. STORM WATER WILL BE ROUTED TO WATER HARVESTING DEPRESSIONS INTEGRATED INTO THE NATURAL LANDSCAPE FOR INFILTRATION WITH EXCESS (NOT TO EXCEED UNDEVELOPED CONDITIONS) RELEASED TO HISTORIC FLOW PATHS. ALL STORM WATER RELEASED ONTO PUBLIC ROADWAY OR STORM DRAIN WILL FIRST BE ROUTED THROUGH A DESILTATION, WATER QUALITY POND/FACILITY.

TERRA ALTO

SITE PLAN

Prepared For:

ECOterra Development, LLC
8500 Wyoming NE #A-347
Albuquerque, NM 87113

Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102

Outlook

Public Comment for Planning & Zoning Board Meeting - November 18 2025

From Jake Stechmann <jake.stechmann@gmail.com>
Date Mon 11/17/2025 1:18 PM
To Planning <Planning@rrnm.gov>
Cc LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>; BRIAN BABYAK <bbabyak@rrnm.gov>

You don't often get email from jake.stechmann@gmail.com. Learn why this is important

Submitted by:
Jacob Stechmann
5448 Pikes Peak Loop NE
Rio Rancho, NM 87144

Agenda Item 10: Preliminary Plat for Terra Alto at Mariposa

Stance:
I am opposed to this project as it is currently being presented.

When ECOTerra attended meetings at Mariposa, they expressed that the Old Ranch Trail which extends from the end of Mariposa Pkwy to Ridgeline Pl would remain open to the public. In order to ensure this, there needs to be an easement. The trail is currently in the proposed plat, but since plats can and do change an easement is needed to ensure that trail remains.
ECOTerra also stated that access to the preserve would not be hindered. The proposed plat accounts for this, but an easement is needed so that access to the preserve will not be put at risk in the future.

Page 232 of the Agenda Packet references a letter of support from the Mariposa Neighborhood Association (MNA). My assumption is that letter was written after ECOTerra attended an MNA meeting and ensured residents that access to the preserve and the Old Ranch Trail would not be affected by the development. The MNA is not elected by the residents of Mariposa and their letter of support should not be considered as representing the opinions of anyone other than the MNA Board. Also, since that letter was written every member of the MNA board has resigned from their role with the MNA.

Outlook

Public Comment about ECOterra's Site Plan for Terra Alto

From John Karris <jgkarris@gmail.com>
Date Mon 11/17/2025 12:24 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from jgkarris@gmail.com. Learn why this is important

Hello Ms. Ruiz,

I would like to submit the following as a comment to ECOterra's Site Plan for Terra Alto, which the Planning and Zoning Commission will be discussing at a Public Hearing on November 18, 2025.

A. The Mariposa Master Plan and Development Agreement for Mariposa East Require the Mariposa Preserve to be Public Open Space with Controlled Public Access for Recreational and Educational Purposes.

1. Excerpts from Mariposa Master Plan

"The Mariposa Preserve, a starkly beautiful desert landscape with 2,185 acres of public open space with controlled public access, will serve as the centerpiece for the development." Mariposa Master Plan, Executive Summary page II.

"Utilizing the Mariposa Preserve as a "living laboratory," it is also anticipated that the Mariposa Community Foundation, Community Council, or other such entity will provide interpretive programs for Mariposa residents, school children, and other visitors from Rio Rancho and the surrounding community." Mariposa Master Plan, page 6-11.

"The quality of the Mariposa development will in large part be judged on the condition and treatment of its natural landscape. The most dominant open space feature of the Master Plan is the Mariposa Preserve." Mariposa Master Plan, page 7-5.

2. Provisions of Development Agreement for Mariposa East

"9. Major Open Space. The Master Plan identifies ±2,207 acres of the Property as the "Mariposa Preserve" to be maintained as privately owned open space. The Mariposa Preserve is proposed to be zoned open space. The Mariposa Preserve shall be subject to the following limitations and uses (the "Mariposa Preserve Uses"):

9.1 The Mariposa Preserve shall be used exclusively for open space, recreational and educational uses and structures incidental to such uses; and,

9.2 The Mariposa Preserve shall be available to the public, including public schools, for recreational and educational purposes, subject to reasonable limitations as are required to protect the fragile environment of the Mariposa Preserve."

Development Agreement for Mariposa East, pages 19-20.

B. The Mariposa Master Plan and City Ordinance No. 33 Require Preservation of the Rim Trail. Additionally, the Development Agreement for Mariposa East recognizes the Rim Trail as a creditable improvement and tentatively allocates the "New Developer" (Harvard Ventures) $125,775 in impact fees.

1. Excerpts from Master Plan

"Two primary trails have been identified to provide residents and visitors recreation opportunities, as well as alternatives to car travel between neighborhoods. The Rim Trail is a scenic path located along the upper edge of the escarpment." Mariposa Master Plan, page 7-5

Exhibit K (Open Space Plan) depicts the entire Rim Trail on a map.

2. Excerpts from City Ordinance No. 33 (Enactment No. 19-08)

"Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY

C. Upon development of subject properties listed in Section 1, shall preserve existing trails, and minimize impact of new development on those trails, by providing a 50' buffer (25' from centerline of the trail on both sides) for all existing and future planned trails which are not currently platted or identified within an existing trail/open space easement. Including, but not limited to those trails identified in the Mariposa Master Plan on the Open Space Plan Exhibit K map (as approved by Resolution No. 9, Enactment No. 02-007) by the Governing Body on February 13, 2002). Original trail network layout (as approved by the Governing Body on February 13, 2002) shall be maintained and accommodated for during the preliminary plat stage and finalized with an easement or other legal encumbrance at the time of final plat."

3. Excerpts from Development Agreement for Mariposa East

"3.6 Impact Fee Credits. This Agreement constitutes compliance with Rio Rancho Revised Ordinances Section 9-11-2, regarding the computation of Impact Fee Credits. Exhibits "C-1, C-2, D-1, D-2, E-1, E-2, H-1, H-2, I-1 and 1-2" herein comply with Section 9-11-2(A)(3)(c&d) requiring an estimation of the value of approved system improvements and a schedule of initiation and completion thereof. Exhibit "0_{11} complies with Section 9-ll-2(A)(3)(d) regarding calculation of applicable impact fees otherwise due. The parties understand and agree that these exhibits reflect estimates. However, the parties agree that so long as the improvements shown and described on the Exhibits attached hereto are constructed, the parties shall accept the estimates shown in Exhibit G as the value of these improvements and the amount of credits available to the New Developer." Pages 10-11

C. ECOterra Development LLC's Terra Alto Site Plan Needs to be Modified to Ensure that the Mariposa Preserve Remains Accessible to the Public, and there is a 50' Buffer Around the Rim Trail.

1. The "Private Easement" running along the road serving Lots 29 - 38 (Easement # 23) needs to be changed to a "Public Easement." Otherwise, it will be impossible for the public to access the "Public Easement" running along the private road

serving Lots 39 and 24 - 28, which provides access to the southwest portion of the Mariposa Preserve.

2. A Public Easement between Lots 39 and 40 should be included to provide more reasonable and direct access into the Mariposa Preserve.

3. A 50 foot buffer (25 feet from the centerline on both sides) needs to be maintained for the Rim Trail during the plat stage and finalized with a public easement or other legal encumbrance at the time of final plat.

Please include my comments as part of the record for tomorrow's meeting of the Planning and Zoning Commission.

Thank you,

John Karris

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00072

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The existing secondary structure is classified as an Accessory Dwelling Unit, due to the presence of a kitchen, bathroom, and sleeping area.

The property is zoned R-1: Single Family Residential District per Ordinance No. 84-94, consists of 0.26 acres and is located to the south of the Quartz Dr NE and Sandstone Dr NE (both residential roads) intersection.

Per the Rio Rancho Code of Ordinances, R.O. 2003 §154.50, the required setbacks for properties within the R-1 Zoning District are as follows: 20 feet from the front property line, 15 feet from the rear property line, and 5 feet from the side property lines.

The applicant had previously constructed the Accessory Dwelling Unit without a set of City-approved plans sometime between March of 2014 and October of 2015 per Google Earth. No documents were found via the Sandoval County website. There are no existing active Code Enforcement cases on the subject property. The applicant is submitting the variance to bring the existing structure into conformance with City Code as part of the Building Permit process.

The applicant submitted Building Permit No. 25-10046 for the existing 750 sq ft accessory structure measuring 25'x30', located at the rear of the subject property. As constructed, the structure encroaches 3' into the required 15' rear setback, resulting in a 12' setback from the rear property line, as seen on the included site plan.

The variance request was submitted following Zoning staff's review of the building permit and subsequent return of the application for revision to comply with the required rear setback. The structure has been reviewed and approved by City Engineering, while Building Division review remains pending the outcome of this variance request.

REVIEW CRITERIA

The applicant submitted a justification narrative in support of the variance application as well as letters of support from surrounding neighbors. These narratives are presented as an attachment to this item.

The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.06 (Variances) reads in part: "(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings is the basis for the claim of hardship."

In their justification letter, the applicant states: "The 3-foot setback reduction does not negatively affect neighboring properties. The ADU is visually compatible with surrounding structures, maintains privacy, and does not obstruct views or access. The design and placement of the ADU are in harmony with the existing neighborhood character. Similar variances have been granted in the area, establishing a precedent for flexibility in setback requirements".

Staff finds that the lot is not particularly narrow, shallow, or steep. However, because the accessory structure has already been constructed on a permanent foundation, Staff finds that requiring relocation or demolition and reconstruction would create a practical difficulty and unnecessary hardship for the applicant. The requested variance is not for a significant deviation from the setback requirement at only 3 ft or 20% of the requirement, and is not anticipated to have an adverse effect on the surrounding properties or community.

Staff recommends that the Planning and Zoning Board find that the building's inability to meet the setback requirement is a legitimate hardship, and the request meets the criteria outlined in Section 150.06 of City Code for granting a variance.

NOTIFICATIONS

Neighboring property owners within 100 ft of the subject property were sent notice of the Planning and Zoning Board hearing by certified mail and property owners between 100-300 ft were sent notice by postcard, 15 days prior to the hearing date. A notice sign was erected on the subject property on November 4, 2025 by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on November 3, 2023. All notification requirements for this hearing have been met.

SURROUNDING LAND USE/ZONING

The subject property is surrounded by R-1: Single Family Residential in all four directions.

INTERDEPARTMENTAL/INTERAGENCY REVIEW

DSD Planning & Zoning	Provided with this document
DSD Engineering	No adverse comments
Parks, Recreation, and Community Services	No adverse comments
Fire and Rescue	No adverse comments
Rio Rancho Public Schools	No adverse comments
Police Department	No adverse comments

SSCAFCA	No adverse comments
MRCOG	No adverse comments

IMPACT:

General Findings of Fact

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the minimum rear setback requirement.
4. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. A variance to R.O. 2003 §154.50 requiring a minimum rear setback of 15' to allow for a 3' encroachment, to allow for a rear setback of 12', as included in building permit #25-10046, is approved.
2. The applicant must adhere to all other requirements found within R.O. 2003 §154.70.
3. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
4. The applicant shall adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for accessory dwelling units.

If the Planning and Zoning Board finds the Variance request is not justified, denial may be based on the following findings:

FINDINGS OF FACT FOR DENIAL:

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the Variance with staff recommendations and conditions.
2. Approve the Variance with amendments to recommendations and/or conditions.
3. Deny the Variance.
4. Postpone the item and continue the public hearing for the variance in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board approve the requested Variance.

ATTACHMENT: Zoning & Location Map
ATTACHMENT: Complete Application
ATTACHMENT: Justification Letter
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Neighbor Support
ATTACHMENT: Findings_of_Fact_Sandstone_BMB.docx

485 SANDSTONE DR NE
VH2, BLOCK 8, LOT 2
VARIANCE TO REAR SETBACK

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tamarah Martinez
10.28.25

0 0.01 0.02 0.04 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N
W E
S

Zoning

- R-1
- SU
- Subject Property

Rio Rancho
City of Vision

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☑ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Mark Martinez		Phone: 505-204-2088
Address: 101 Camino De La Rosa Castilla		E-Mail: MarkMartinez2088@gmail.com
City: Placitas	State: NM	Zip: 87043
Proprietary Interest: 100%	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Sam Sandoval		Phone: 505-261-6657
Address: PO Box 65461		E-Mail: Sam@KeysToNM.com
City: Albuquerque	State: NM	ZIP Code: 87193

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

ADU constructed and outside of required Setbacks, 15'. Requesting (back & side) 12' to be conditioned

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Vista Hills- Unit 2	Block(s): 2	Lot(s): 8
Existing Zoning: R-1	Proposed Zoning: N/A	
No. of existing lots: 1	No. of proposed lots: N/A	Total area of site (acres) .2 acres

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Mark Martinez	Applicant:	Agent: Sam Sandoval
Signature: Mark Martinez		Date: 10/17/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
25-110-00072		

APPLICATION ACCEPTED BY: Tamarah Martinez **DATE:** 10.16.25

Form revised June 2014

Letter of Authorization

Property address 485 Sandstone Dr. NE, Rio Rancho, NM 87124

Full Name(s) on the account Mark Martinez

I Mark Martinez, am aware of the zoning variance being requested and give full access and permission to Sam Sandoval to act on behalf of myself as my agent

Sam Sandoval	(505) 261-6657	Sam@KeysToNM.com
Mark Martinez	505-204-2088	MarkMartinez2088@gmail.com
Name	Contact Number	Email

Signature Date: 10/7/25

DATE:	09/24/25
SCALE:	1"=30'
CREW:	GG
DRAWN BY:	CL
JOB NO.:	251534

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

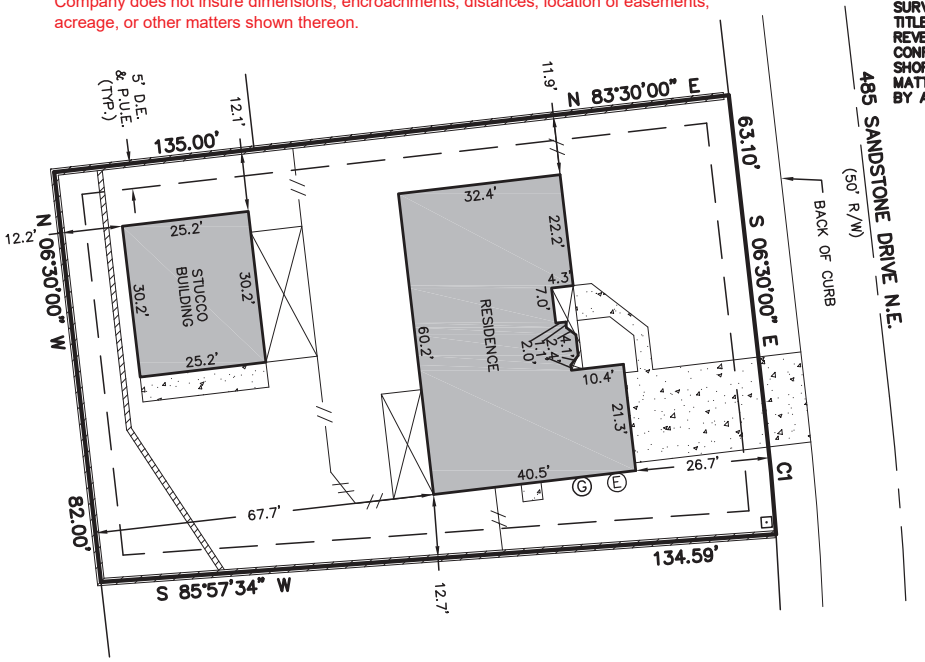
IMPROVEMENT LOCATION REPORT
LOT 2, BLOCK 8, VISTA HILLS UNIT 2 CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO

LEGEND

- COVERED AREA
- CONCRETE
- BLOCK WALL
- WOOD FENCE
- (E) ELECTRIC METER
- UTILITY PEDESTAL
- (G) GAS METER

NOTE:
1. BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MARCH 18, 2008, MAP NO. 35043C1894D.
2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.
3. **THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.**

This map/plat/ILR is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage, or other matters shown thereon.



Curve Table		
Curve #	Length	Radius
C1	24.68'	575.00'

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

LEGAL DESCRIPTION

LOT NUMBERED TWO (2) IN BLOCK NUMBERED EIGHT (8) OF VISTA HILLS UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "VISTA HILLS UNIT 2, A REPLAT OF PORTIONS OF INDUSTRIAL PARK WEST AND UNIT SEVENTEEN, IN THE CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO', AS FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MAY 7, 1985, IN RIO RANCHO ESTATES PLAT BOOK NUMBER 4, PAGES 19–20.

N.M.R.P.S. No. 14271

This is to certify:
To Title Company: FIDELITY NATIONAL TITLE ; *To Underwriter:* FIDELITY NATIONAL TITLE INSURANCE COMPANY

To Lender: _____ *that on* SEPTEMBER 24TH , 2025, I, Will W. Plotner, Jr., *N.M.R.P.S. No. 14271, made an inspection of the premises situated at* LOT 2, BLOCK 8, VISTA HILLS UNIT 2 SANDOVAL *County, New Mexico briefly described as (Address if applicable):* 485 SANDSTONE DRIVE N.E.

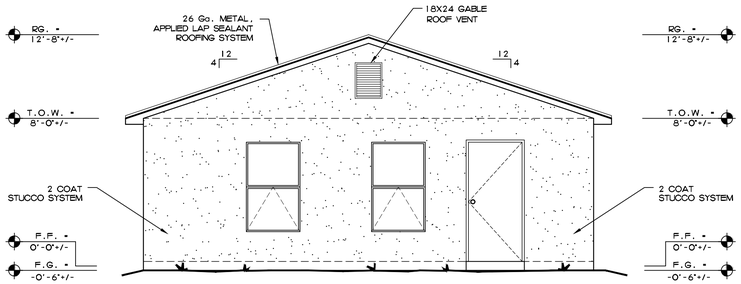
Plat Reference: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed). SEE LEGAL DESCRIPTION
NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 186736 *provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions, and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.*

"THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE" (THIS INCLUDES BUILDING PERMITS)

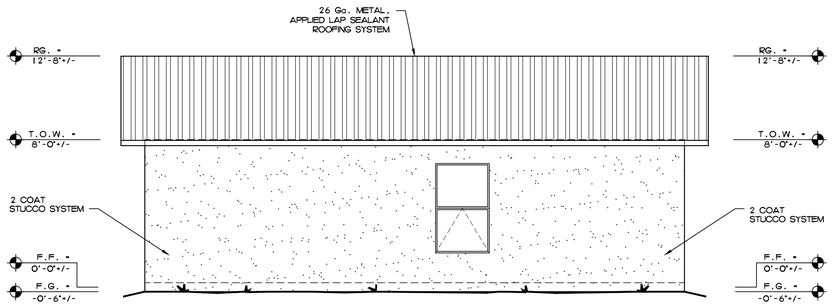
I further certify as to the existence of the following at the time of my last inspection:

1. *Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location , if none visible, so indicate):* •
2. *Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:* •
3. *Evidence of cemeteries or family burial grounds located on said premises (show location):* •
4. *Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):* •
5. *Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages:* •
6. *Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location):* •
7. *Specific physical evidence of boundary lines on all sides:* SEE ABOVE SKETCH
8. *Is the property improved? (If structure appears to encroach on adjoiners show approximate distances):* YES
9. *Indications of recent building construction, alterations or repairs:* SEE ABOVE SKETCH
10. *Approximate distance of structure from at least two lot lines must be shown.* SEE ABOVE SKETCH

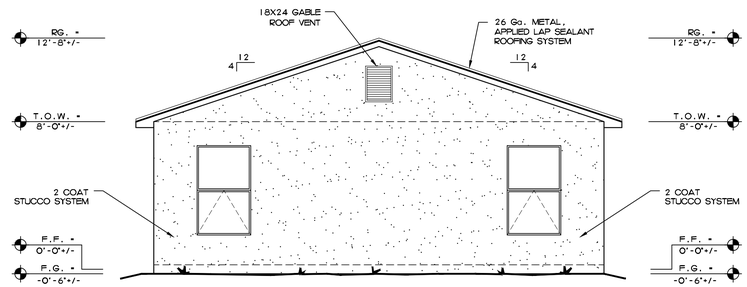
• *NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH*
setback and setback violations are not shown hereon



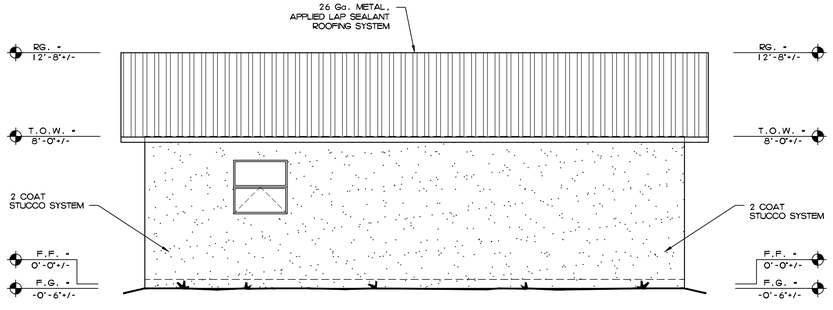
SOUTH ELEVATION 1/4"=1'-0"



WEST ELEVATION 1/4"=1'-0"



NORTH ELEVATION 1/4"=1'-0"



WEST ELEVATION 1/4"=1'-0"

IRC SECTION 806.2	
ROOF VENTILATION CALCULATIONS	
(REQUIRED: 1/300 NET FREE VENT AREA)	
TOTAL AREA = 579 SF/300 SF = 1.93 SF (278 SQ.IN.)	
VENT AREA REQ. = 300 S.F.	
VENT AREA REQ. = 278 SQ. IN.	= 278 SQ. IN EXHAUST = 278 SQ. IN INTAKE
EXHAUST AREA REQ.	= 278 SQ.IN.
2 - 12x18 GABLE VENTS x 72 SQ. IN.	= 144 SQ.IN.
EXHAUST AREA PROVIDED	= 144 SQ.IN.
INTAKE AREA REQ.	= 278 SQ.IN.
5 - 8" AIR VENT SOFFIT VENTS X 56 SQ. IN.	= 280 SQ. IN.
INTAKE AREA PROVIDED	= 280 SQ.IN.

Keyed Notes:

General Notes:
1. The intent of these drawings is to display labor and materials necessary for the completion of all work shown.
2. In the event of an inconsistancy, specifications shall take precedence over drawings.
3. All work and materials shall be in accordance with the 2015 IRC, State and/or local codes, laws and ordinances.
4. All dimensions are to face of wall, except windows and doors are dimensioned to center line.
5. Verify Dimensions in the field, they will take precedence over drawings.

NOTE: ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. EXTERIOR FRAME WALLS ARE TO FACE OF SHEATHING.

ARCHeTECH
Drafting Services
Richard Rodriguez
Albuquerque, N.M.
Cell: (505)948-7561
E-Mail: archerod1@yahoo.com

Project Title
MARK MARTINEZ
485 SANDSTONE D. NE
RIO RANCHO, NEW MEXICO

REVISIONS

SHEET TITLE
PROPOSED FLOOR PLAN

JOB NO.
20091739

DATE
02/05/21

SHEET NO.
A2.0
3 OF 8

Variance Request Statement
Mark Martinez – 485 Sandstone Dr. NE, Rio Rancho, NM 87124

To Whom It May Concern,

I, Mark Martinez, owner of the property located at 485 Sandstone Dr. NE, Rio Rancho, NM 87124, am formally requesting a variance for the Additional Dwelling Unit (ADU) on my property.

According to current zoning regulations, a minimum setback of 15 feet is required. However, due to site constraints, and the setback of the main home, the ADU was constructed with a setback of 12 feet on two sides. I am requesting a variance to allow this reduced setback, which also matches that of the main home..

The justification for this request is based on the following:

1. **Site Constraints**: The shape and dimensions of the lot limited the placement options for the ADU. In order to maintain adequate separation from the main house, respect utility easements, and preserve mature landscaping, the current location was the most viable option.
2. **Minimal Impact**: The 3-foot setback reduction does not negatively affect neighboring properties. The ADU is visually compatible with surrounding structures, maintains privacy, and does not obstruct views or access.
3. **Neighborhood Character**: The design and placement of the ADU are in harmony with the existing neighborhood character. Similar variances have been granted in the area, establishing a precedent for flexibility in setback requirements.
4. **Functional Use of Property**: The ADU provides essential housing options for extended family or tenants, contributing to the city's broader housing goals while making full, reasonable use of the property.

I respectfully request your consideration and approval of this variance to recognize the as-built condition and support a practical, balanced use of the site.

Sincerely,
Mark Martinez
Owner, 485 Sandstone Dr. NE

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

November 4, 2025

RE: Variance; Case No. 25-110-00072
Vista Hills 2, Block 8, Lot 2
485 Sandstone Drive Ne

Dear Property Owner:

You are receiving this letter because your property is located within 100 feet of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

The **Planning & Zoning Board** will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning & Zoning Board. You may send comments to tamartinez@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at tamartinez@rrnm.gov. or call me at 505-896-8793, if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

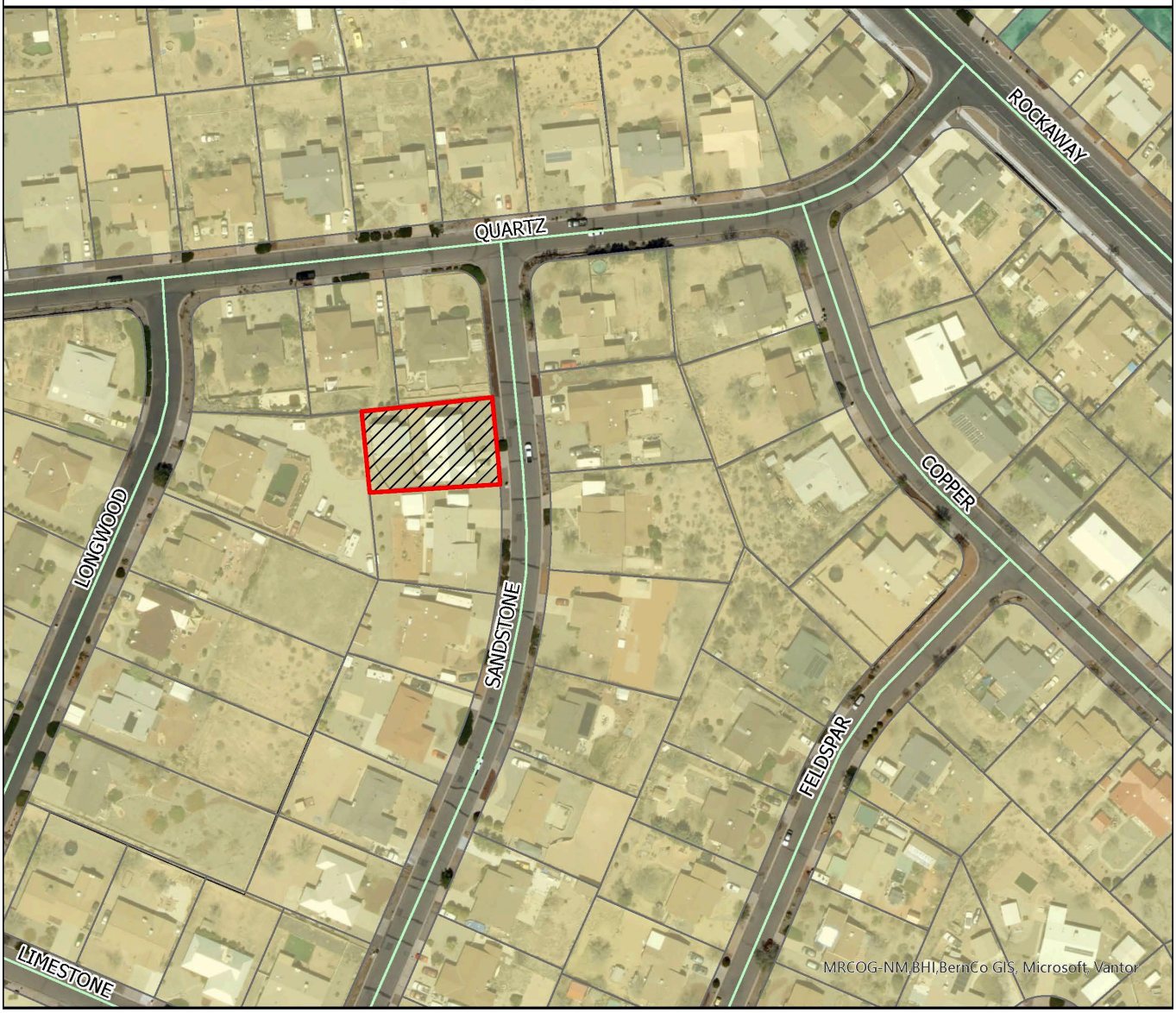
Tamarah Martinez

Tamarah Martinez
Municipal Planner I
Development Services Department
Planning Division
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

485 SANDSTONE DR NE
VH2, BLOCK 8, LOT 2
VARIANCE TO REAR SETBACK



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tamarah Martinez
10.28.25

0 0.01 0.02 0.04 Miles

N
W E
S

Zoning
- R-1
- SU
- Subject Property

City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**November 18, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@rrnm.gov

City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
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NOTICE OF PUBLIC HEARING

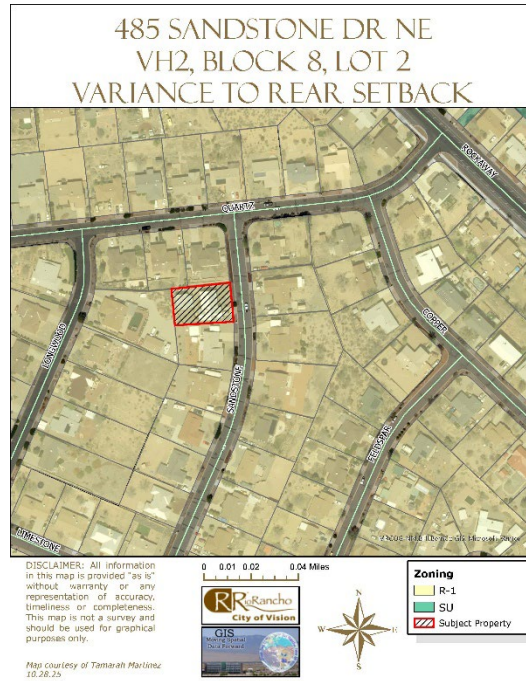
Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**November 18, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@rrnm.gov

Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of **485 Sandstone Dr NE**, legally described as **Vista Hills 2, Blk 8, Lot 2**. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres..The PZB will hear the request on November 18, 2025.

We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:

https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of **485 Sandstone Dr NE**, legally described as **Vista Hills 2, Blk 8, Lot 2**. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres..The PZB will hear the request on November 18, 2025.

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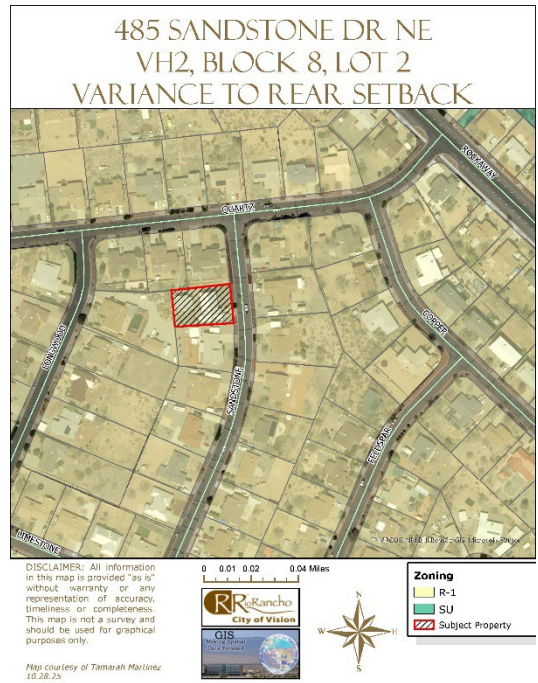
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025

🏠 Neighbor Acknowledgment & Consent Form

(For Variance Request – Accessory Dwelling Unit / Structure Addition)

Property Address: 485 Sandstone Dr. NE, Rio Rancho, NM 87124

Applicant/Owner Name: Mark Martinez

Phone / Email: 505-204-2088 / MarkMartinez2088@gmail.com

Additional Dwelling Unit (ADU) Structure:

The accessory dwelling unit (729 sq. ft.) complies with all applicable zoning and building regulations, with the exception of the required 15-foot setback. The structure is situated approximately 12 feet and a few inches from the north and west property boundaries. This placement aligns with the established setbacks of the main home, maintaining consistent spacing and site design.

Purpose of This Form

The purpose of this form is to notify neighboring property owners of the ADU requiring a zoning variance and to document their acknowledgment and/or consent.

Applicant's Statement

I, the undersigned property owner/applicant, am requesting a variance from the City of Rio Rancho, NM for the purpose described above.
I have personally contacted the following adjacent property owners and explained the nature of the already constructed project and requested variance.

Applicant Signature: Mark Martinez **Date:** 10/9/25

Neighbor Acknowledgment:

Neighbor Name	Property Address	Signature	Date	Comments/Support/Concern
Edward + Bettz	498 Sandstone ve	Edward Bettz	10/9/25	
Anne Riggs	484 Sandstone	Anne Riggs	10/9/25	Type w the ? Is he originally sent to CA???
Pete Chavez	471 Sandstone NE		10/9/25	Pete Chavez No concerns
Maria Elena Mireles	4820 Quartz Dr. NE		10/09/25	
Tejal Hernandez	4600 Quartz Dr NE		10/09/2025	
Viola Baca	4140 Jon Goodall NE		10/09/2025	Viola Baca
Joshua Dumais	512 Sandstone Dr NE		10/9/25	No concerns
	4640 QUARTZ NE		NOBODY	LIVES THERE

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00072

REQUEST FOR A VARIANCE TO THE MINIMUM REQUIRED REAR SETBACK TO ALLOW FOR AN 3' ENCROACHMENT INTO THE REAR SETBACK AT THE PROPERTY LOCATED AT 485 SANDSTONE DR NE (VISTA HILLS 2, BLOCK 8, LOT 2).

Applicant: Mark Martinez.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of Novemeber 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the minimum rear setback requirement.
4. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. A variance to R.O. 2003 §154.50 zoning table requiring a minimum rear setback of 15' to allow for an 3' encroachment, to allow for a rear setback of 12', as included in building permit #25-10046, is approved.
2. The applicant must adhere to all other requirements found within R.O. 2003 §154.70.
3. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
4. The applicant shall adhere to all other requirements found within R.O. 2003 Chapter 154 and all applicable building and engineering codes for accessory dwelling units.

THEREFORE, the application for a variance to the minimum roof pitch slope requirement for the property located at 485 Sandstone Dr NE, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on November 18, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00072

REQUEST FOR A VARIANCE TO THE MINIMUM REQUIRED REAR SETBACK TO ALLOW FOR AN 3' ENCROACHMENT INTO THE REAR SETBACK AT THE PROPERTY LOCATED AT 485 SANDSTONE DR NE (VISTA HILLS 2, BLOCK 8, LOT 2).

Applicant: Mark Martinez.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of Novemeber 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the minimum roof pitch requirement.
4. Due process was provided to the applicant and the adjacent property owners

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 Section 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

THEREFORE, the application for a variance to the minimum roof pitch slope requirement for the property located at 485 Sandstone Dr NE, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on November 18, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00073

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicants, Rob and Erica Spella, request approval of a Variance to the minimum required R-1: Single-Family Residential District side setback of five feet for a secondary structure at the subject property of 1576 Arlene Rd SE, legally described as Star Heights Unit 2, Block 175, Lot 3. Staff contact is Ben Isaacs and Staff recommend denial with findings.

BACKGROUND AND ANALYSIS:
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential, in order to permit a secondary structure.

The subject property is addressed as 1576 Arlene Rd SE, and legally described as Star Heights Unit 2, Block 175, Lot 3. The subject property zoned R-1: Single-Family Residential per Ord. 81-15, and comprises approximately 0.21 acres.

The applicants received a Code Enforcement violation (case #25-5217) originating from a citizen complaint for erecting a 140 square-foot shed that encroaches two feet into the property's left side setback without approval from the City.

The applicants submitted an application for the shed in response to the Code Enforcement action (permit #25-9421) and listed a shed of 140 square-feet in area with an encroachment of at three feet into the left side setback (for a two foot setback). Due to the size of the shed and the encroachment, the applicants have submitted a variance request in order to keep the shed in its current position.

Sheds 120 sq ft or less are not required to meet setback requirements, provided that the structure is located behind the required front setback line, and on a corner, is not located in a side yard that is visible from the street (R.O. 2003 Section 154.70 (A)(5)). A shed of 132 sq ft or less and/or an encroachment of 0.5 ft could be approved administratively as it would be a 10% deviation (or less). The square footage of the requested shed exceeds the administrative variance allowance by 8 sq ft.

REVIEW CRITERIA:

The applicants submitted a justification narrative in support of the variance application, which is presented as an attachment to this item. The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application.

Rio Rancho Code of Ordinances (R.O. 2003), Section 150.06 (Variances) reads: "(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings is the basis for the claim of hardship."

The applicants' justification narrative explains that the shed was erected as a replacement for an older shed that sat in the same area with similar proportions. The reason that the current shed was built under the incorrect assumption that "the zoning would be grandfathered from the previous sh[ed]". The property owners request the zoning variance because "it would [be] very complicated and nearly impossible for [them] to relocate the shed in accordance with the current zoning regulation." The applicants explain that the difficulty arises from a concrete slab porch and a slope that exist in the backyard which are preventing the shed from being rotated or moved further away from the left property line.

Staff have evaluated this application based on the criteria outlined in Rio Rancho Code of Ordinances (R.O. 2003), Section 150.06, and find no irregularities with the lot meeting the necessary criteria. The lot is not exceptionally irregular in shape, narrow or shallow, and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

Staff recommend that the Planning and Zoning Board find that, while there is a downward slope toward the rear of the lot, there is enough room for the shed to be rotated 90 degrees and moved three feet away from the left property boundary without it converging with this sloped area (see attached Site Plan). Staff also recommend that the Planning and Zoning Board find that the concrete slab porch does not constitute an exceptional physical condition of the lot, and is rather a self-imposed limitation due to its constructed nature. The applicants could also place a smaller shed of 132 sq ft or less on the slab to meet zoning requirements through administrative review.

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were sent notice of the Planning and Zoning Board hearing by certified mail and property owners between 100 and 300 feet were sent notice by postcard 15 days prior to the hearing date. A notice sign was erected on the subject property by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on November 3, 2025. All notification requirements for this hearing have been met.

REVIEWING AGENCY	**COMMENTS**
CoRR Engineering	No comments received.
CoRR Fire and Rescue	No adverse comments.
CoRR Parks, Recreation and Community Services	No adverse comments.
CoRR Police	No comments received.
MRCG MRMPO	No comments received.
Rio Rancho Public Schools	No comments received.
SSCAFCA	No comments received.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the variance request subject to findings set forth below:

GENERAL FINDINGS OF FACT:
1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a variance to the minimum side setback requirements.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The applicant has not adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

If the Planning & Zoning Board determines that due to practical difficulty or unnecessary hardship, that the applicant adequately meets the criteria for granting a variance, then the following specific findings are recommended:

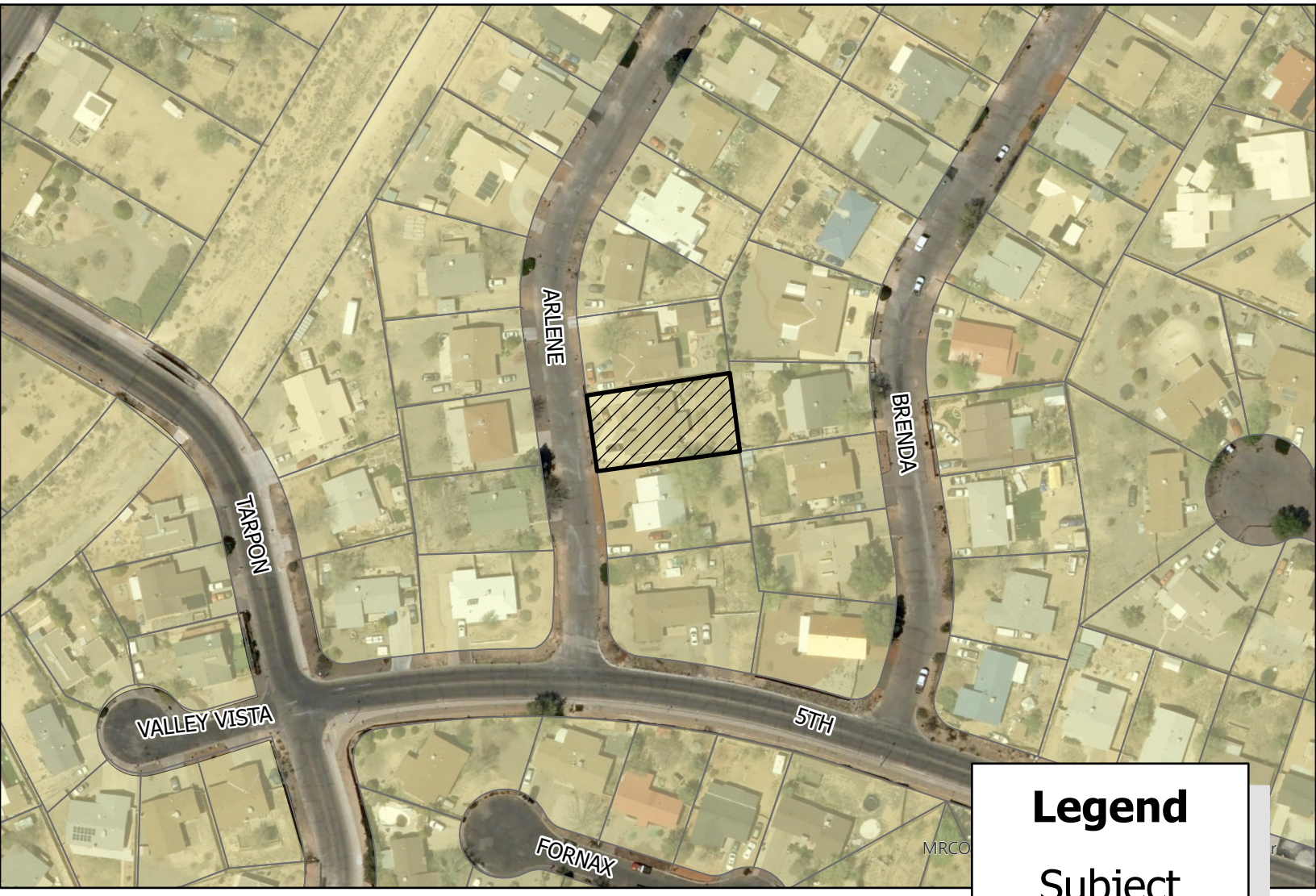
SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. A variance to R.O. 2003 §154.50 Zoning Table/Residential requiring a minimum setback of five feet to allow for a shed to encroach three feet into the side setback is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.50.
4. The applicant must adhere to all applicable building code requirements for the shed permit #25-9421.
5. The approval of the variance is valid for the shed permit, #25-9421.

ALTERNATIVES:
The Planning and Zoning Board may:
1. Approve the request, in whole or in part;
2. Deny the request, in whole or in part;
3. Modify the request and approve such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:
Staff recommend the Planning and Zoning Board deny the requested variance, subject to findings.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Land Use Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Code Enforcement Case 25-5217__1576_ARLENE_RD_SE_redacted.docx
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3



Legend

Subject Property

Zoning

R-1

Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

N
W
E
S

0 0.01 0.02 0.03 0.04 0.05
Miles

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 10/31/2025

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☒ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Rob Spella & Erica Spella		Phone: (505) 712-3815
Address: 1576 Arlene Rd SE		E-Mail: robizm2213@gmail.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners: Rob & Erica Spella	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	ES ES

Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Zoning Variance for Shed in back yard.
Sits < 5' from left property line. See letter on back.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Rob Spella	Applicant:	Agent:
Signature:		Date: 10-17-2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

Zoning variance letter

Authorization: We the landowners are the persons submitting this application for a zoning variance in regards to the shed we have built in our backyard. We understand the zoning code and the variances occurring as well as any fee that may apply for this application.

Justification: We are requesting a variance for the zoning code in regards to the position of the shed built in our backyard. Patient currently sits to close/under 5 feet to the left property line as viewed from the front of our home. This shed was built is replacement of our old shed that sat in the exact same area with similar proportions. The previous shed had sat on her property for almost 20 years with no complications in regards to the zoning. The current shed was built under the incorrect assumption that the zoning would be grandfathered from the previous shift. We are requesting a zoning variance and willing to pay the fee because it would very complicated and nearly impossible for us to relocate the shed in accordance with the current zoning regulation. We have a concrete slab porch in our backyard that cuts the shed off from being moved further away from the left property line. It would also be impossible for us to rotate the shed or place it in a different area of the yard due to the downward slope traveling eastward through her entire backyard. There's a small space at the top of the yard where the shed sits perfectly where previous shed has sat for over two decades prior to us demolishing it. There is also no permanent foundation, plumbing, or electricity associated with the structure that would compromise the property line.We respectfully request that you observe the site plan and consider approving the zoning variance. Thank you.

Sincerely,
Rob and Erica Spella

Set Back(s) Site Plan

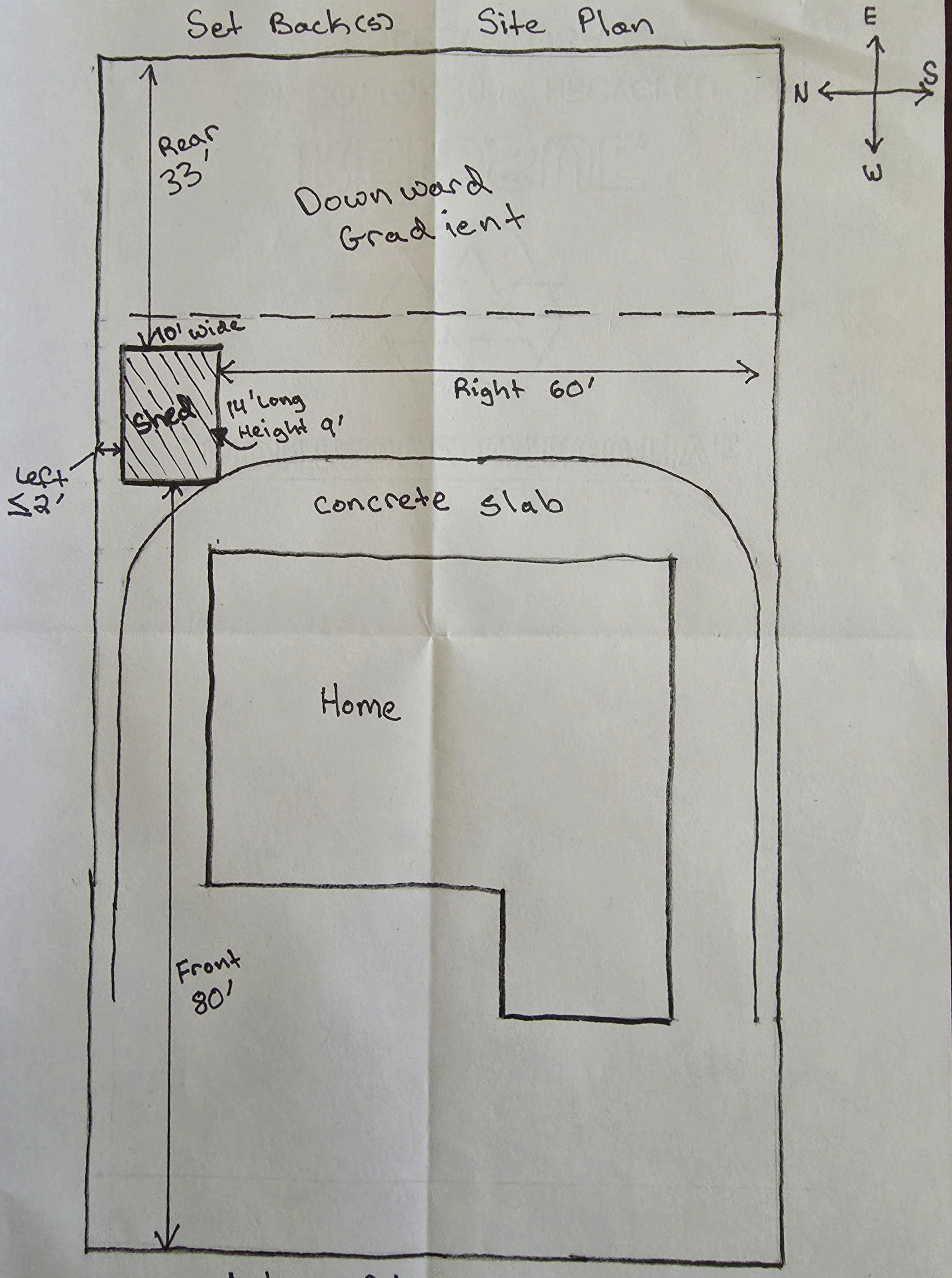


Exhibit 1

Location- 1576 ARLENE RD SE

City Sourced #5396942

September 2, 2025

Case- #25-5217

Violation- 154.81 Building Permits

Description-
09/02/2025 12:49 PM JSANCHEZ ----------
City Sourced #5396942
Description: is the Shed in the back yard permitted properly. Don't see any permits!

09/02/2025 12:51 PM JSANCHEZ ----------
Upon inspection the property is in violation of City ordinance. A notice of violation has been left at the property. Please allow up to 15 days for the property owner to bring the property in compliance. If you have any questions feel free to contact me.
Thank you
Officer Jose Sanchez
Code Enforcement Division
505-891-5853

09/02/2025 12:52 PM JSANCHEZ ----------
Upon inspection I observed a shed being built on the side/rear of the property. The shed appears to be bigger than 10x12 and is placed about a ft from the common wall. Made contact with the property owner Erica Spella and advised her the shed being built requires a permit. She was not happy and slammed the door when I advised her I would be leaving a courtesy notice of violation to obtain a permit. Notice of violation has been left at the property.

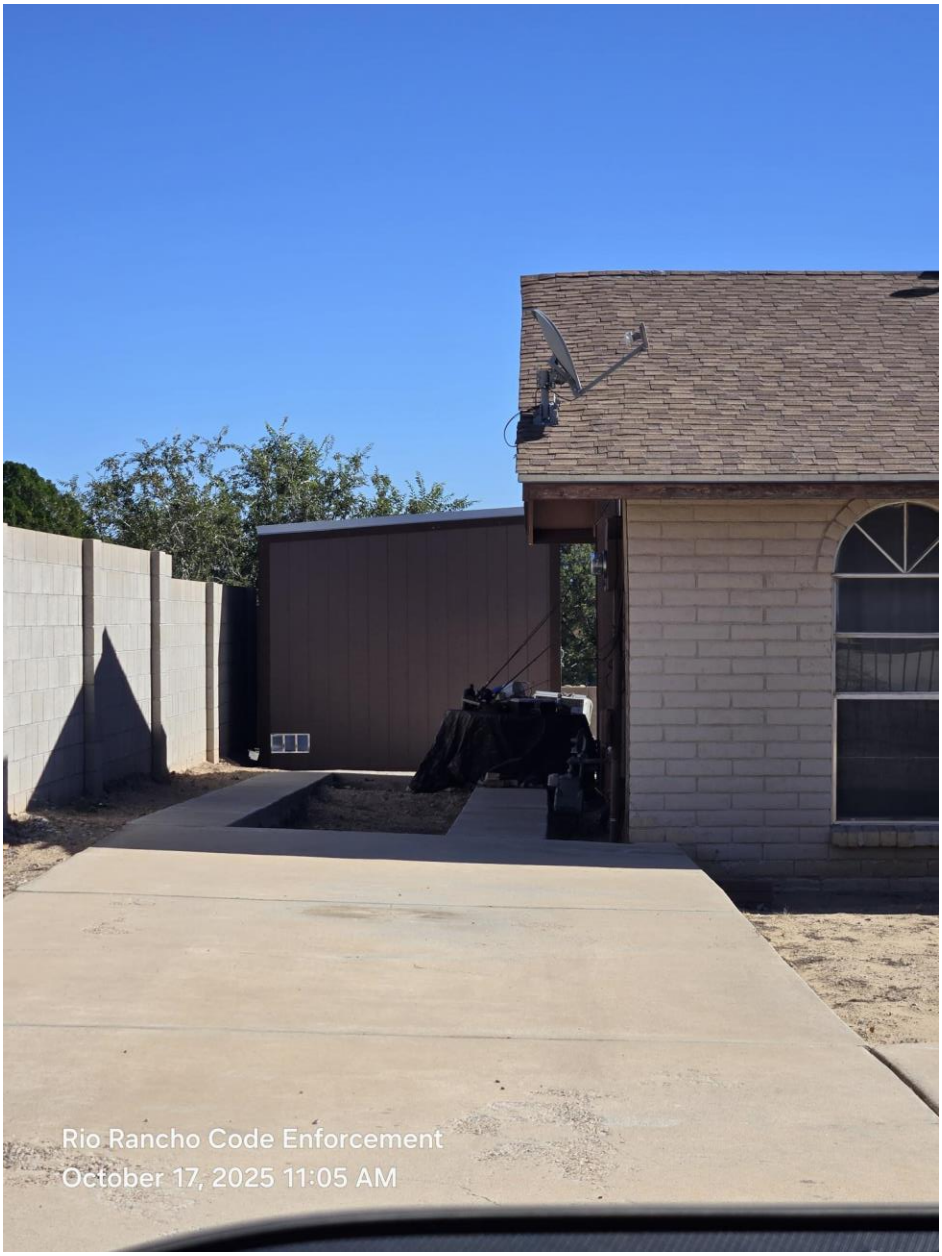
09/17/2025 08:24 AM JSANCHEZ ----------
Reinspection performed. Permit for the shed has been submitted and is currently in plan check. Permit #25-9421.

10/02/2025 09:17 AM JSANCHEZ ----------
Reinspection performed. Property owner remains in contact with the Permit Department regarding the shed permit. Permit is currently in Plan Check.

10/17/2025 12:20 PM JSANCHEZ ----------
Reinspection performed. Permit remains in plan check as the shed is listed as 10x14' and needs to be moved from the side setback.

10/17/2025 12:24 PM JSANCHEZ ----------

Spoke with property owner Rob Spella at 505-712-3815 and he has spoke with Adam in Planning & Zoning about getting a variance to keep the shed in its current position. Advised Mr. Spella that he needs to turn that paperwork in to get the process started.



Rio Rancho
City of Vision

Development Services Department
Code Enforcement Division
Officer José Sanchez
505-891-5853

Date 9/2/25

TO: Property Owner/Current Resident/Responsible Party
Address: 1576 Arlene Rd SE
City, State, Zip: Rio Rancho, NM 87124

REF: COURTESY NOTICE OF CODE VIOLATION

Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.

- ☐ 91.03 Building & Structure Exteriors
- ☐ 91.04 Exterior Premises & Vacant Land
- ☐ 91.05 Vegetation
- ☐ 91.06 Inoperable Vehicle or Abandoned Vehicle
- ☒ 154.81 : Building Permits
- ☐ ____ : ____

To Correct the Violation: Please contact the Permit Department no later than the date shown below to obtain a permit for the shed being built on the rear of the property.

Permit Department — 505-891-5006

Thank you

To avoid further code enforcement action in this matter, please complete the Required Corrective Action(s) by the fifteenth day after the date of this notice. Failure to correct the violations cited above shall, upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 90 days, or both the fine and imprisonment.

THE CITY OF RIO RANCHO ALLOWS FOR UP TO FIFTEEN (15) DAYS TO CORRECT THE VIOLATION.

REINSPECTION DATE: September 17, 2025

IF THERE ARE ANY QUESTIONS, PLEASE CONTACT ME AT THE NUMBER

City of Rio Rancho • Code Enforcement • Officer José Sanchez • 505-891-5853 jsanchez@rrnm.gov

Rio Rancho Code Enforcement
September 02, 2025 1:00 PM

FORD
Rio Rancho Code Enforcement
September 02, 2025 12:45 PM

Rio Rancho Code Enforcement
September 02, 2025 12:45 PM

Rio Rancho Code Enforcement
September 02, 2025 12:46 PM

Rio Rancho Code Enforcement
September 02, 2025 1:02 PM

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

November 4, 2025

RE: Case Type; Case No. 25-110-00073
Star Heights Unit 2, Block 175, Lot 3

Dear Property Owner:

You are receiving this certified letter because your property is located with 100 ft of a site where a land development decision is required by the Planning & Zoning Board.

The applicants, Rob & Erica Spella, request approval of a Zoning Variance to Section 154.50 'Zoning Table/Residential' which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential for the subject property legally described as Star Heights Unit 2, Block 175, Lot 3. The subject property comprises approximately 0.21 acres

The **Planning & Zoning Board** will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning & Zoning Board. You may send comments to bisaacs@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at bisaacs@rrnm.gov. or call me at 505-891-5035if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

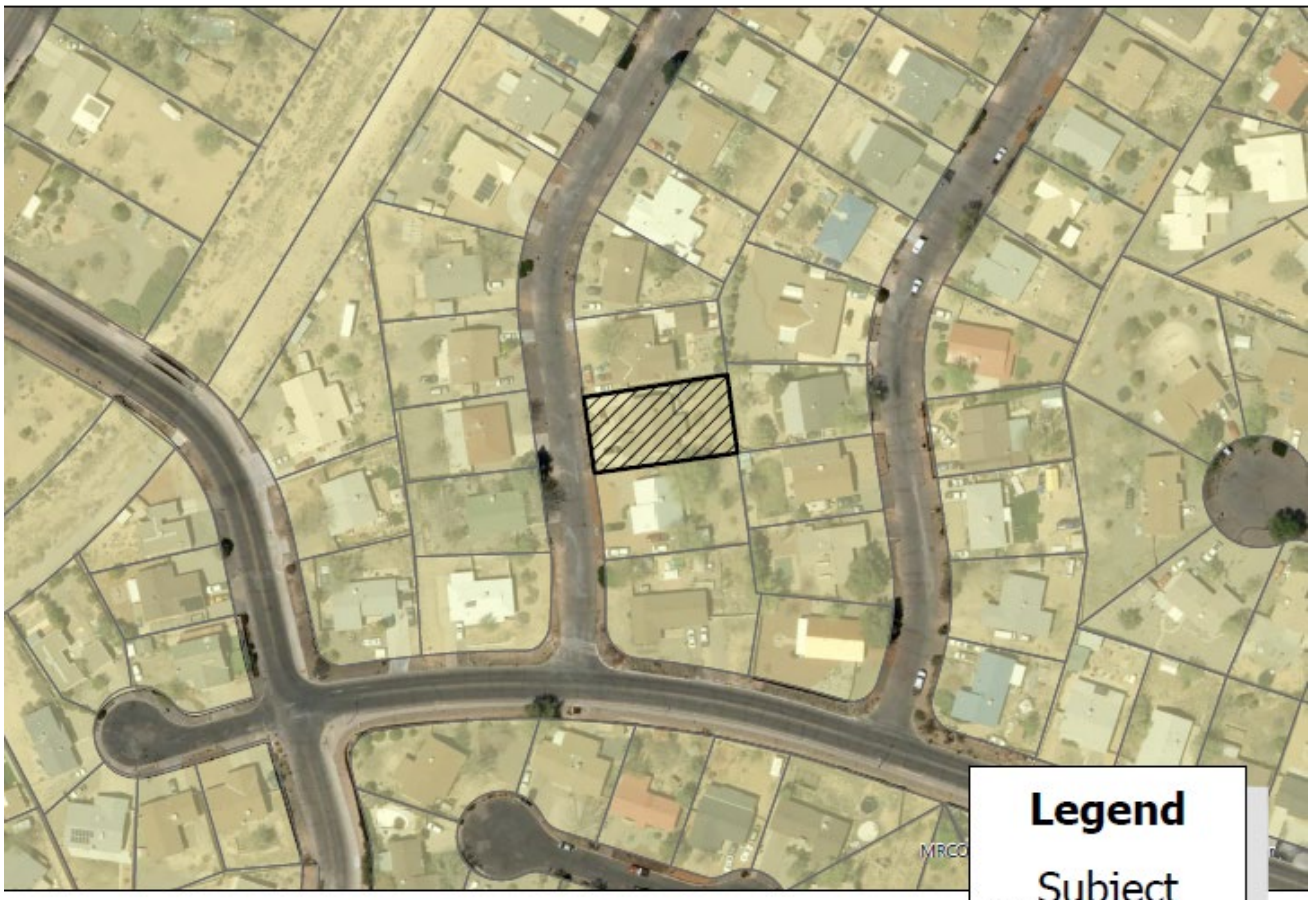
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3



GIS Moving Spatial Data Forward

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 10/31/2025

City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**November 18, 2025**
Time:	6:00PM
Staff Contact:	Ben Isaacs (505) 891-5035 bisaacs@rrnm.gov

City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board
Location: Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date: November 18, 2025
Time: 6:00PM
Staff Contact: Ben Isaacs
(505) 891-5035 bisaacs@rrnm.gov

Application Information Case 25-110-00073

You are receiving this notice because your property is located within 300 feet of a site where a land development decision is required by the Planning & Zoning Board.

The applicants, Rob & Erica Spella, request approval of a Zoning Variance to Section 154.50 'Zoning Table/Residential' which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential for the subject property legally described as Star Heights Unit 2, Block 175, Lot 3. The subject property comprises approximately 0.21 acres

For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings.

STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3

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For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings.

STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025

CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO NM 87144
(505)891-5005
sbitah@rrnm.gov

Account: 1010956
Ad Number: 316440

Sales Rep: David Montoya
Words: 751
Lines: 352

Cost of Ad	*Payments*	*Total Due*
287.36	0.00	287.36

Class: 3000 LEGAL ADS | *SubClass:* 3001 GOVERNMENT LEGALS

Albuquerque Journal Nov 3

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00073

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, ALLOWING FOR 140 SQUARE-FOOT SHED TO ENCROACH THREE FEET INTO LEFT SIDE SETBACK ON THE PROPERTY LEGALLY DESCRIBED AS STAR HEIGHTS UNIT 2, BLOCK 175, LOT 3.

Applicant: Rob & Erica Spella

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of November, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum side setback requirement, as outlined by R.O. 2003, Section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property is not irregular in shape, narrow, shallow or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

THEREFORE, the application for a variance to the side setback for the R-1: Single-Family Residential zone, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on November 18, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00073

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, ALLOWING FOR 140 SQUARE-FOOT SHED TO ENCROACH THREE FEET INTO LEFT SIDE SETBACK ON THE PROPERTY LEGALLY DESCRIBED AS STAR HEIGHTS UNIT 2, BLOCK 175, LOT 3.

Applicant: Rob & Erica Spella

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of November, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum side setback requirement, as outlined by R.O. 2003, Section 154.50
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. A variance to R.O. 2003 §154.50 Zoning Table/Residential requiring a minimum setback of five feet to allow for a shed to encroach three feet into the side setback is approved.
3. The applicants must adhere to all other requirements found within R.O. 2003 § 154.50.
4. The applicant must adhere to all applicable building code requirements for the shed permit #25-9421.
5. The approval of the variance is valid for the shed permit, #25-9421.

THEREFORE, the application for a variance to the side setback for the R-1: Single-Family Residential zone, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on November 18, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-280-00006

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines for the Zuma Ranch Phase 1 Subdivision. Staff contact is Ben Isaacs and Staff recommend approval with findings.

BACKGROUND AND ANALYSIS:
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The request is for Phase 1 of the Zuma Ranch Subdivision, legally described as Unit 13, Block 37, Lots 5 through 27.

The subject property is part of the Zuma Ranch Master Plan, adopted by the Governing Body on August 10th, 2023 via Resolution No. 93, Enactment No. 23-094.

The Subdivision Variance request is for Phase 1 of the Zuma Ranch Subdivision, being heard concurrently under case #25-210-00008. The proposed subdivision consists of approximately 27.2018 acres and is located immediately east of the Broadmoor Heights Subdivision (zoned R-4: Single-Family Residential District). It is bounded on the south by a group of properties zoned C-1: Retail Commercial District, on the east by Guinevere Street NE (a future collector road) and on the north by Kaiser Road NE (a future collector road).

The proposed plat would create 149 residential lots and 6 H.O.A. tracts, grant and vacate easements, dedicate public street right-of-way to the City of Rio Rancho and vacate public street right-of-way. The subject property is zoned R-5: Single-Family Residential District per Ordinance No. 14, Enactment No. 23-15 (adopted by the Governing Body on August 10th, 2023).

The Subdivision Variance request is for allowance of 10-foot street-facing public utility easements across all lots in place of the standard 5-foot front, side and rear easements.

REVIEW CRITERIA:
R.O. 2003 § 155.60 (A) addresses Subdivision Variances, stating “(A) Variance from the strict application of design standards may be allowed in cases where unusual conditions exist, or a variance would provide an improved design. Financial gain, loss or monetary savings cannot be considered solely as a basis for a variance request."

Staff finds the subject Subdivision Variance will improve the design and function of Phase 1 of the Zuma Ranch Subdivision. The side and rear easements are not needed for this subdivision due to

the provision of the front easement.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
The Departments of Development Services (Planning and Engineering), Parks, Recreation and Communication Services, Rio Rancho Fire and Rescue and SSCAFCA have reviewed this application and related infrastructure plans. The plat and related infrastructure plans were also sent to MRCOG, Police and Rio Rancho Public Schools, but staff did not receive any comments from these entities.

Reviewing Agency	**Comments**
DSD Engineering	No adverse comments.
Rio Rancho Public Schools	No comments.
Fire and Rescue	No adverse comments.
Police	No comments.
SSCAFCA	No adverse comments.
MRCOG	No comments.
Parks, Recreation and Community Services	No adverse comments.

SURROUNDING LAND USE/ZONING:
Properties to the east and west are zoned R-4: Single-Family Residential District. Properties to the south are zoned C-1: Retail Commercial District. Properties to the north and two holdout lots adjacent to the Broadmoor Heights Subdivision to the west are zoned TZ: Transitional Zoning District.

NOTIFICATIONS:
Notice of pending Subdivision Variance application was sent together with Preliminary Plat request #25-210-00008 via certified mail to property owners within 100' of the subject property and first class postcards to property owners within 300' of the subject property 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on November 3, 2025. A public notice sign was posted to the property as required by ordinance.

IMPACT:
The Development Services Department recommends approval of Subdivision Variance request #25-280-00006 subject to the findings and conditions set forth below:

GENERAL FINDINGS:
1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant’s request for a Subdivision Variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The applicant has adequately addressed the criteria for granting a Subdivision Variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.43 is approved for Phase 1 of the Zuma Ranch subdivision, Preliminary Plat case #25-210-00008.

If the Planning and Zoning Board determines that the applicant does not adequately meet the criteria for granting a variance, then the following specific findings and conditions are recommended:

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.43.

ALTERNATIVES:

The Planning and Zoning Board may:

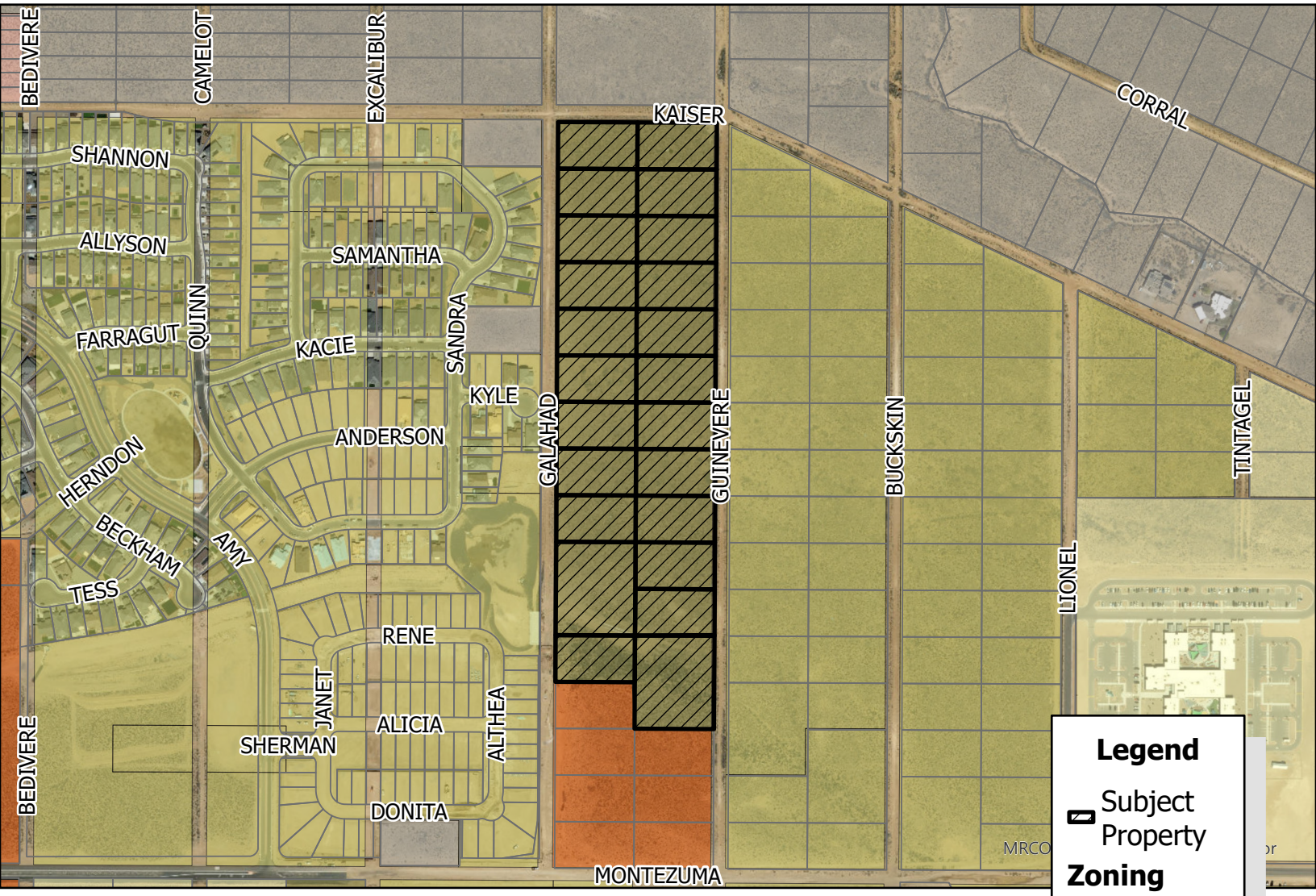
1. Approve the Subdivision Variance with findings.
2. Approve the Subdivision Variance with amendments to the findings.
3. Deny the Subdivision Variance.
4. Postpone the Subdivision Variance to allow for further review and information.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board approve the requested Subdivision Variance with findings and conditions.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Land Use Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

PRELIMINARY PLAT
ZUMA RANCH PHASE 1



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DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 10/31/2025

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☒ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Zuma Ranch, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: Zuma Ranch, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Preliminary Plat for Zuma Ranch Subdivision Phase 1

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 13	Block(s): 37	Lot(s): 5-27
Existing Zoning: R-4 & R-5	Proposed Zoning: R-5	
No. of existing lots: 23	No. of proposed lots: 151	Total area of site (acres) 27.2018

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **10/15/2025**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

September 26, 2025

Ms. Amy Rincon
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

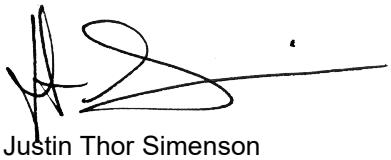
Re: Zuma Ranch Subdivision, Phase 1

Dear Ms. Rincon,

We request a Variance to the requirement to place 5' P.U.E.'s on rear and side lot lines since all lots will be serviced from 10' P.U.E.'s across the fronts of all lots.

Please feel free to contact our office with questions.

Sincerely,
Isaacson & Arfman, Inc.



Justin Thor Simenson
President

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

November 5, 2025

RE: Preliminary Plat & Subdivision Variance; Case No. 25-210-00008 & 25-280-00006
Unit 13, Block 37, Lots 5-27

Dear Property Owner:

You are receiving this certified letter because your property is located within 100 ft of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-awy to the City of Rio Rancho and to vacate public street right-of-way on the subject property legally described as Unit 13, Block 37, Lots 5-27. The subject property comprises approximately 27.2018 acres

The applicant is also requesting approval of a Subdivision Variance for the subject property to allow for 10 ft Public Utility Easements in place of the standard 5 ft side, rear and front PUEs.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to bisaacs@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at bisaacs@rrnm.gov. or call me at 505-891-5035if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

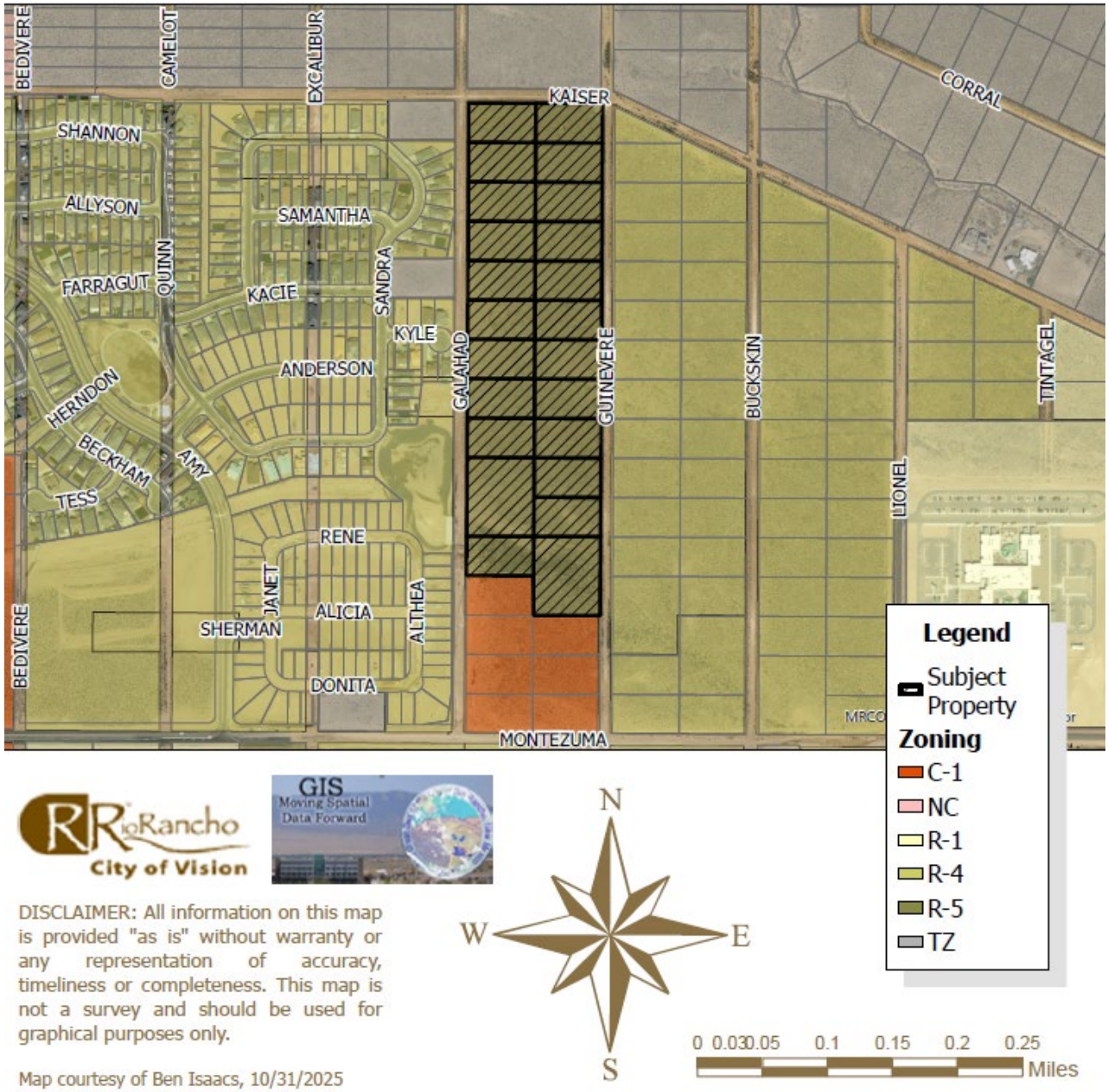
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

PRELIMINARY PLAT
ZUMA RANCH PHASE 1



GIS Moving Spatial Data Forward

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 10/31/2025

City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**November 18, 2025**
Time:	6:00PM
Staff Contact:	Ben Isaacs (505) 891-5035 bisaacs@rrnm.gov

City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

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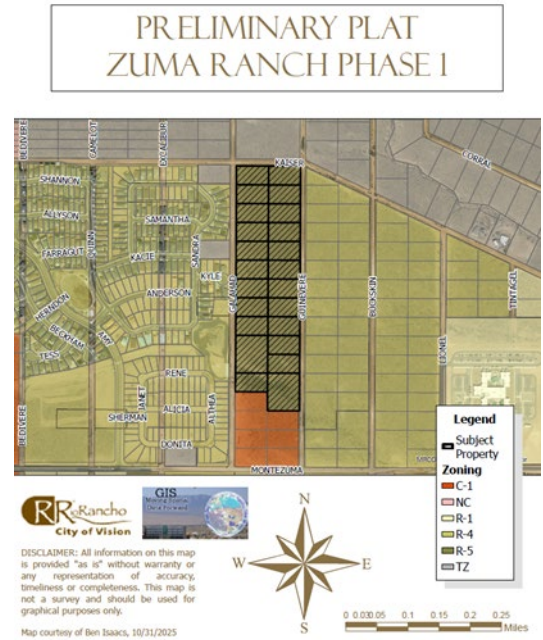
Date: November 18, 2025
Time: 6:00PM
Staff Contact: Ben Isaacs
(505) 891-5035 bisaacs@rrnm.gov

Application Information Case 25-280-00006

You are receiving this notice because your property is located within 300 feet of a site where a land development decision is required by the Planning & Zoning Board.

The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, requests approval of a Subdivision Variance for the subject property legally described as Unit 13, Block 37, Lots 5-27. The subject property comprises approximately 27.2018 acres.

For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings.



Application Information Case 25-280-00006

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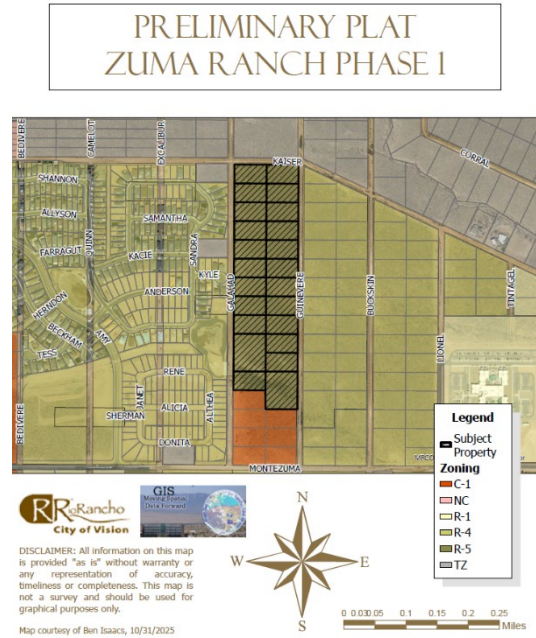
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, requests approval of a Subdivision Variance for the subject property legally described as Unit 13, Block 37, Lots 5-27. The subject property comprises approximately 27.2018 acres.

For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings.



City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025

CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO NM 87144
(505)891-5005
sbitah@rrnm.gov

Account: 1010956
Ad Number: 316440

Sales Rep: David Montoya
Words: 751
Lines: 352

Cost of Ad	*Payments*	*Total Due*
287.36	0.00	287.36

Class: 3000 LEGAL ADS | *SubClass:* 3001 GOVERNMENT LEGALS

Albuquerque Journal Nov 3

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-280-00006

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, FOR THE ZUMA RANCH, PHASE 1 SUBDIVISION.

Applicant: Zuma Ranch, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of November, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not provided adequate justification for a Subdivision Variance, in accordance with the criteria set forth in R.O. 2003 § 155.60.
2. The applicant has not provided adequate justification for a modification or exception to the subdivision requirements as required by R.O. 2003 §155.43.

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on November 18, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Board
Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-280-00006

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, FOR THE ZUMA RANCH, PHASE 1 SUBDIVISION.

Applicant: Zuma Ranch, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of November, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 § 155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to easement requirements.
2. Following procedures for approval of a Subdivision Variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a Subdivision Variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a subdivision variance as set forth in R.O. 2003 §155.60.
2. A variance to R.O. 2003 §155.43 is approved for Phase 1 of the Zuma Ranch subdivision, Preliminary Plat case #25-210-00006.

THEREFORE, the application for a subdivision variance to the requirement of requirement improvements of a subdivision, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on November 18 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-210-00008

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat would create 151 single-family residential lots and 9 tracts on 27.20 acres for the property legally described as Unit 13, Block 37, Lots 5 through 27. Staff contact is Ben Isaacs and Staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way on the property legally described as Unit 13, Block 37, Lots 5 through 27.

The subject property consists of approximately 27.2018 acres located immediately east of the Broadmoor Heights Subdivision (zoned R-4: Single-Family Residential District). It is bounded on the south by a group of properties zoned C-1: Retail Commercial District, on the east by Guinevere Street NE (a future collector road) and on the north by Kaiser Road NE (a future collector road). The subject property is zoned R-5: Single-Family Residential District per Ordinance No. 14, Enactment No. 23-15 (adopted by the Governing Body on August 10th, 2023).

Phase 1 of the Zuma Ranch Subdivision is the first platting action of the Zuma Ranch Master Plan area. The Zuma Ranch Master Plan was heard by the Planning and Zoning Board on July 11, 2023. The Board recommended approval of the Master Plan to the Governing Body with a unanimous vote of five for and zero against. The item was then heard by the Governing Body on August 10, 2023. A resolution requires a majority approval from the entire Governing Body, which amounts to four votes. Six members were present at this meeting and the Zuma Ranch Master Plan was passed by a unanimous vote of six for and zero against.

The Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision is being heard concurrently with a Subdivision Variance request to grant ten-foot public utility easements along street-abutting property lines in place of the standard five-foot front, side and rear public utility easements (case #25-280-00006).

GENERAL INFORMATION:

1. Layout: Phase 1 of the Zuma Ranch Subdivision will consist of 151 residential lots and 9 tracts.
2. Acreage: 27.2018 acres with 18.8662 lot acres, 0.7335 tract acres, and 7.6021 acres of right-of-

way dedication.
3. Access: The development will have three access points. Two separate access points (Kurakas Drive NE and Zuma Beach Street NE) will be provided from the east off of Guinevere Street NE, a future 68-foot wide collector road. A third access point will be provided from the south from Galahad Street NE, a 50-foot wide residential road, before the section of vacated public street right-of-way. The plat is dedicating 9 ft of right-of-way for the widening of Guinevere St NE, for it's future collector designation.
4. Zoning: The subject property is zoned R-5: Single-Family Residential per Ordinance No. 14, Enactment No. 23-15.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with PNM, New Mexico Gas Company, Lumen, Comcast, Sparklight and Ezee Fiber.
6. Water and Wastewater Availability: The applicant has received an approved Water/Wastewater Availability Statement from the City of Rio Rancho Utilities Department, dated October 30, 2025.
7. Drainage: The subject property drains to the southeast. Offsite flow from a pond located in the Broadmoor Heights Subdivision (Cuesta Pond) west of Galahad Street NE discharges across the subject property in a drainage easement. As stated in the Drainage Report provided by the the applicant, "Because of downstream capacity restraints, the site is allowed limited discharge to the HR [High Range] Pond. In order to reduce the developed discharge rate, a detention pond will be installed at the southeast corner of the Zuma Ranch Master Plan area with outflow to the HR Pond. The flow from the site along with the offsite flows will be conveyed to the HR Pond via storm drains in Galahad St. and Montezuma Blvd. and from the onsite pond." A turnkey agreement with SSCAFCA will be required in order to discharge to the HR Pond.
8. Roads and Sidewalks: There are eight new roads proposed for this subdivision to be named Zuma Sand Street NE, Zuma Peak Street NE, Kurakas Drive NE, Zuma Mesa Street NE, Zuma Sky Street NE, Zuma Hills Street NE, Zuma Cliff Street NE, Zuma Beach Street NE and Zuma Sky Court NE. The plat is dedicating 9 ft of right-of-way for the widening of two future collector streets: Guinevere St NE to the east side of the subdivision and Kaiser Rd NE to the north side of the subdivision.
9. Recreation Facilities/Open Space: Phase 1 of the Zuma Ranch Subdivision will contain six H.O.A. tracts amounting to 0.6236 acres. These tracts shall serve as landscaped open space areas. Parks and Recreation space will be alloted in future phase(s) of the Zuma Ranch Master Plan area, to match the larger centrally located park as shown in the Master Plan.
10. Easements: 10-foot front/street-facing public utility easements are to be dedicated on each lot by a Subdivision Variance (case #25-280-00006). An existing drainage easement running southeast across the subject property is to be vacated.
11. Public Site Dedications: None.
12. Vacations: An existing drainage easement running southeast across the subject property is to be vacated. Three sections of Galahad Street NE public right-of-way are to be vacated.
13. Variances: A variance to the required 5 ft Public Utility Easements on side and rear lot lines to allow for solely 10 ft Public Utility Easements on the front of lots is being requested with a Subdivision Variance (case #25-280-00006). A Subdivision Variance to R.O. 2003, Section 155.41 (M) shall be required for the length of the cul-de-sac for Zuma Sky Ct NE.

CONFORMANCE WITH SUBDIVISION REQUIREMENTS:

Staff recommend that the Planning and Zoning Board find that the proposed Preliminary Plat may conform to the requirements of R.O. 2003 §155 'Subdivisions' with approval of the concurrent subdivision variance case and with the approval and submission of a Subdivision Variance to Section 155.41 (M) for the length of the cul-de-sac for Zuma Sky Ct NE. Criteria may be satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:

Staff recommend that the Planning and Zoning Board find that the proposed lot widths range from 45 ft to 76 ft wide, in conformance with the minimum lot width standard of 35 ft. The lot sizes range

from 0.1157 acres (or 5,039.9 sq ft) to 0.1842 acres (or 8,023.7 sq ft), in conformance with the minimum lot acreage requirement of 2,500 sq ft. All proposed residential lots are in compliance with the minimum lot area and width requirements of the R-5: Single-Family Residential District requirements of R.O. 2003 §154.50 'Zoning Table/Residential'. Criteria is satisfied.

CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ZUMA RANCH MASTER PLAN:

Phase 1 of the Zuma Ranch Subdivision is in alignment with the Zuma Ranch Master Plan and would comply with and further the goals of the Comprehensive Plan. Policy L-1 of the Comprehensive Plan is to "encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location and design in the master plan".

Staff recommend that the Planning and Zoning Board find this criteria is satisfied.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	**Comments**
DSD Planning and Zoning	Comments in document.
DSD Engineering	See Reviewer Comments (attached).
Rio Rancho Public Schools	No comments received.
Fire and Rescue	See Reviewer Comments (attached).
Police	No comments received.
SSCAFCA	No comments received.
MRCOG	No comments received.
Parks, Recreation and Community Services	See Reviewer Comments (attached).

SURROUNDING LAND USE/ZONING:
Properties to the east and west are zoned R-4: Single-Family Residential District. Properties to the south are zoned C-1: Retail Commercial District. Properties to the north and two holdout lots adjacent to the Broadmoor Heights Subdivision to the west are zoned TZ: Transitional Zoning District.

NOTIFICATIONS:

Notice of pending development application was sent via first class mail to property owners abutting the subject property. A legal notification was posted in the Albuquerque Journal on November 3, 2025. A notification sign was posted to the property one week prior to the hearing. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the Zuma Ranch Phase 1 Preliminary Plat subject to following findings of fact and conditions of approval.

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction over the subject property and the applicant's request for approval of the Preliminary Plat.
2. The applicant has the authority to apply for a Preliminary Plat.
3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) §155 'Subdivisions'.
3. The Preliminary Plat conforms to the requirements of the R-5: Single Family Residential Zoning District.

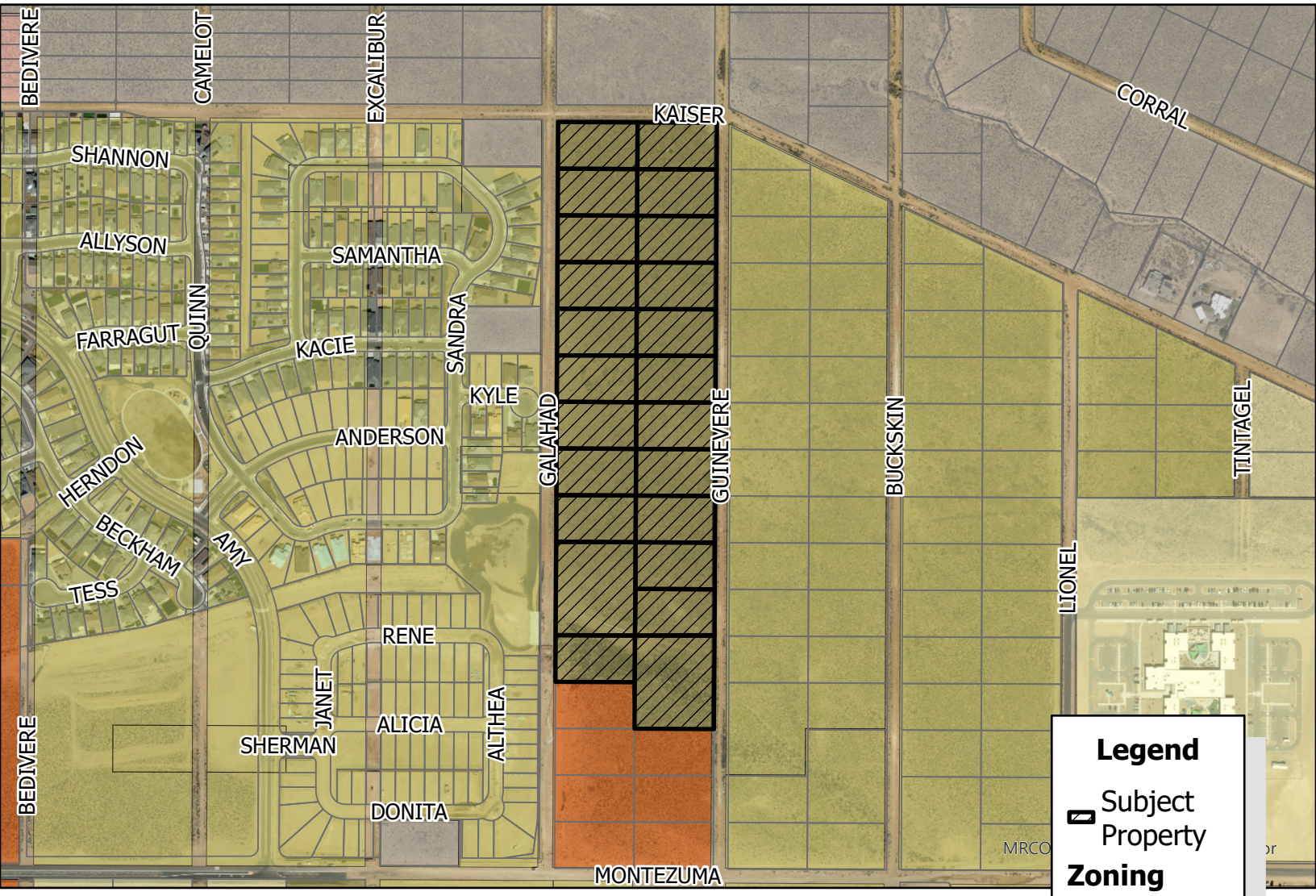
CONDITIONS OF APPROVAL:
1. In accordance with R.O. 2003 §155.24(A), the Final Plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
2. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for Staff review and approval of a Subdivision Improvement Agreement and financial guarantee prior to the Final Plat hearing.
3. Impact Fee assessment will be based on the date of this Preliminary Plat approval and will be valid for four years from the date of approval.
4. Reviewer Comments shall be addressed prior to the Final Plat hearing.
5. A Subdivision Variance to R.O. 2003, Section 155.41 (M) shall be required for the length of the cul-de-sac for Zuma Sky Ct NE.
6. Adjacent property owner permission waiving their rights to the portions of vacated right-of-way for Galahad St NE, shall be required.
7. Non-Vehicular Access Easements shall be provided along the rear of properties adjacent to right-of-way.

ALTERNATIVES:
The Planning and Zoning Board may:
1. Approve the Preliminary Plat with findings and conditions;
2. Approve the Preliminary Plat with amendments to the findings and/or conditions;
3. Deny the Preliminary Plat; or
4. Postpone the item and continue the public hearing for the Preliminary Plat in order to further review.

DEPARTMENT RECOMMENDATION:
Staff recommends the Planning and Zoning Board approve the Preliminary Plat with findings and conditions.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Land Use Application.pdf
ATTACHMENT: Authorization Letter.pdf
ATTACHMENT: Zuma Ranch Preliminary Plat.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: ReviewerComments_Compiled.pdf
ATTACHMENT: Public Comment: Stephanie Presti.pdf

PRELIMINARY PLAT
ZUMA RANCH PHASE 1



N
W
E
S

0 0.03 0.05 0.1 0.15 0.2 0.25 Miles

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 10/31/2025

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☒ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Zuma Ranch, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: Zuma Ranch, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Preliminary Plat for Zuma Ranch Subdivision Phase 1

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 13	Block(s): 37	Lot(s): 5-27
Existing Zoning: R-4 & R-5	Proposed Zoning: R-5	
No. of existing lots: 23	No. of proposed lots: 151	Total area of site (acres) 27.2018

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **10/15/2025**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

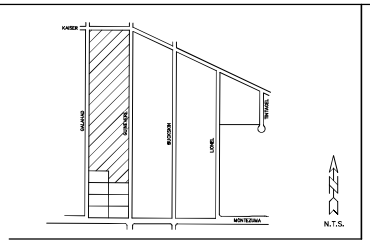
RE: Agent Authorization Letter – Zuma Ranch Subdivision

As owner of said property listed above, I authorize Isaacson & Arfman, Inc. and their designated representatives Justin Simenson or other designated members of Isaacson and Arfman, Inc. to act as agent for all matters relating to the request for Preliminary Plat, Final Plat, and Site Plan.

Feel free to contact me if you have any questions or concerns.

Pierre Amestoy, Owner

Zuma Ranch, LLC.



LOCATION MAP

PURPOSE OF PLAT

1. To create 151 residential lots as shown hereon.
2. To create 9 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right-of-way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public street right-of-way as shown hereon.
6. To vacate easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 23
2. Total Number of Existing Tracts: 0
3. Total Number of Lots Created: 151
4. Total Number of Tracts Created: 9
5. Total Area of Lots (1-151) created: 18.8662 Acres
6. Total Area of HOA Tracts (A-I) created: 0.7335 Acres
7. Right-of-way Dedication: 7.6021 Acres
8. Gross Subdivision Acreage: 27.2018 Acres
9. Right-of-way Vacation: 2.2042 Acres

RIGHT-OF-WAY DEDICATION

1. 7.6021 acres

RIGHT-OF-WAY VACATION

1. 2.2042 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:

   PLAT OF "N.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES", (04-22-1963, RRE BOOK 1, PAGE 48)

   PLAT OF "PARK AND RECREATION TRACT, BLOCK 27, UNIT THIRTEEN, RIO RANCHO ESTATES", (02-06-1967, RRE BOOK 1, PAGE 72)

   PLAT OF "S.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES", (02-09-1967, RRE BOOK 1, PAGE 51A)

   PLAT OF "HIGH RANGE UNIT 3", (06-16-2009, VOLUME 3, FOLIO 3065)

   PLAT OF "HIGH RANGE UNIT 4, PHASE B", (10-30-2019, VOLUME 3, FOLIO 4458)

   PLAT OF "TRACTS 1-5 & A-D, BROADMOOR HEIGHTS", (04-13-2018, VOLUME 3, FOLIO 4211)

   PLAT OF "TRACT A, SHINING STARS PRESCHOOL CAMPUS", (08-18-2020, VOLUME 3, FOLIO 4574)

   PLAT OF "HIGH RANGE POND", (12-23-2020, VOLUME 3, FOLIO 4631)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3A", (11-18-2021, VOLUME 3, FOLIO 4780)

   PLAT OF "BROADMOOR HEIGHTS, TRACT 4A", (08-19-2022, VOLUME 3, FOLIO 4923)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3B", (09-02-2022, VOLUME 3, FOLIO 4937)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 5", (06-21-2024, VOLUME 3, FOLIO 5255)

   PLAT OF "HIGH RANGE 5 SUBDIVISION, PHASE 1", (03-13-2025, VOLUME 3, FOLIO 5372)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed March 23, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2503878 (Commitment Date: September 11, 2025)
7. City of Rio Rancho, New Mexico Zone:
   Lots 5 thru 27, Block 37 = R-5
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1900 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,.

NOTES (CONTINUED)

10. Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.
11. HOA Tracts A thru I shall be for the joint use, benefit, purpose and to be maintained by the Zuma Ranch Home Owners Association as follows:
    Tract A – Landscaping and private utilities
    Tract B – Landscaping
    Tract C – Landscaping
    Tract D – Landscaping and private utilities
    Tract E – Landscaping
    Tract F – Landscaping
    Tract G – Landscaping
    Tract H – Landscaping
    Tract I – Landscaping
    (granted by this plat)

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2025 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady-Romero, County Clerk and Recorder

By: _____
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 6, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 5 thru 27, Block 37; and a portion of vacated Galahad Street NE; Unit Thirteen, Rio Rancho Estates, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on April 22, 1963, in Rio Rancho Estates Plat Book Number 1, Page 48, and containing 27.2018 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

6. Ezee Fiber (EZEE FIBER) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

7. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and priviledge of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.
Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER
In approving this plat, PNM, NMGCO, LUMEN, COMCAST, SPARKLIGHT and EZEE FIBER did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN, COMCAST, SPARKLIGHT and EZEE FIBER do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way and easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the Zuma Ranch Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Zuma Ranch, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2025, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, Zuma Ranch, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 1
(BEING A REPLAT OF LOTS 5 THRU 27, BLOCK 37; AND A PORTION OF VACATED GALAHAD STREET NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

DSD CASE NO.

UTILITY APPROVALS

City of Rio Rancho	Date
Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
Sparklight	Date
Ezee Fiber	Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2025.

_____
Scottie Richardson, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting, on the _____ day of _____, 2025.

_____
Noel C. Davis, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra-territorial jurisdiction of the City of Rio Rancho, New Mexico.

10-11-2025
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

10-11-2025
Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	1 of 6

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
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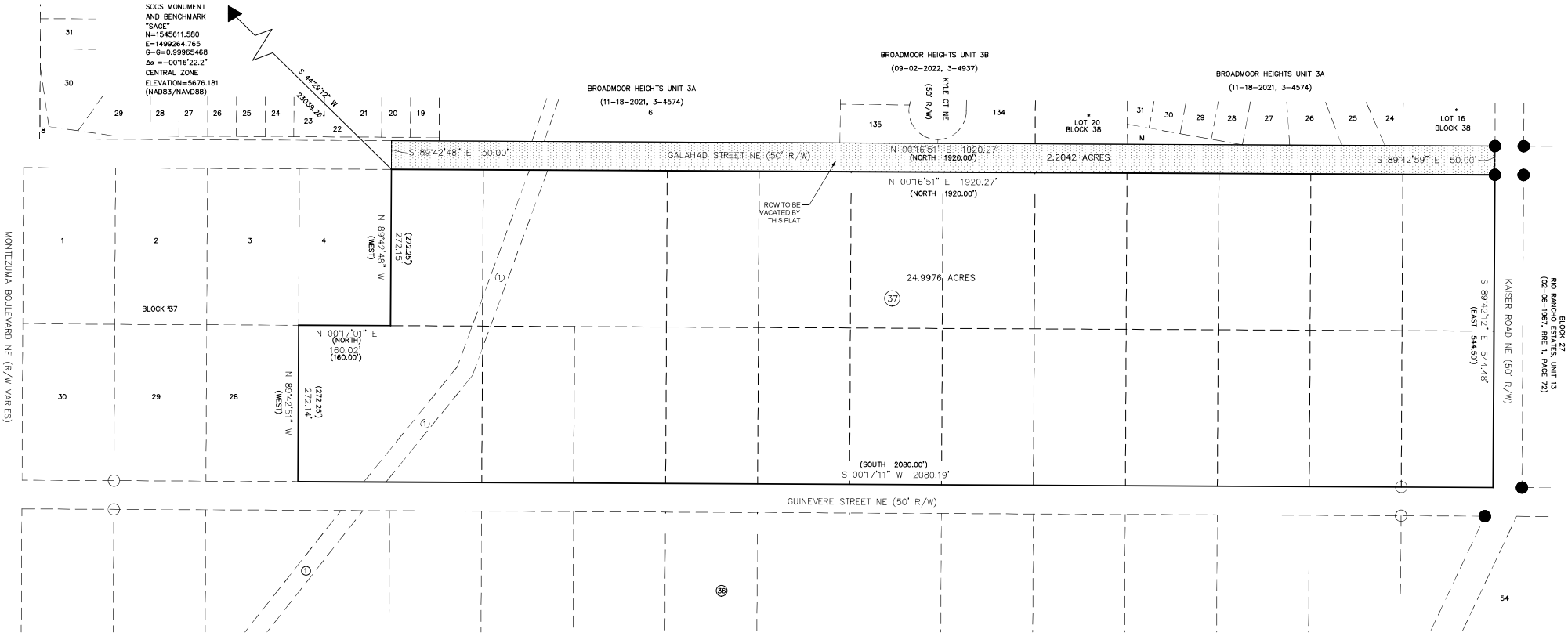
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

EASEMENT NOTE:
There is an existing 5' PUE (04-22-1963, RRE 1, PAGE 48) around all sides of all lots.

EXISTING EASEMENTS

① EXISTING 30' DRAINAGE EASEMENT
(04-22-1963, RRE BOOK 1, PAGE 48)

EXISTING CONDITIONS



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SCALE 1"=80'

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Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	2 of 6

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SANDOVAL COUNTY, NEW MEXICO
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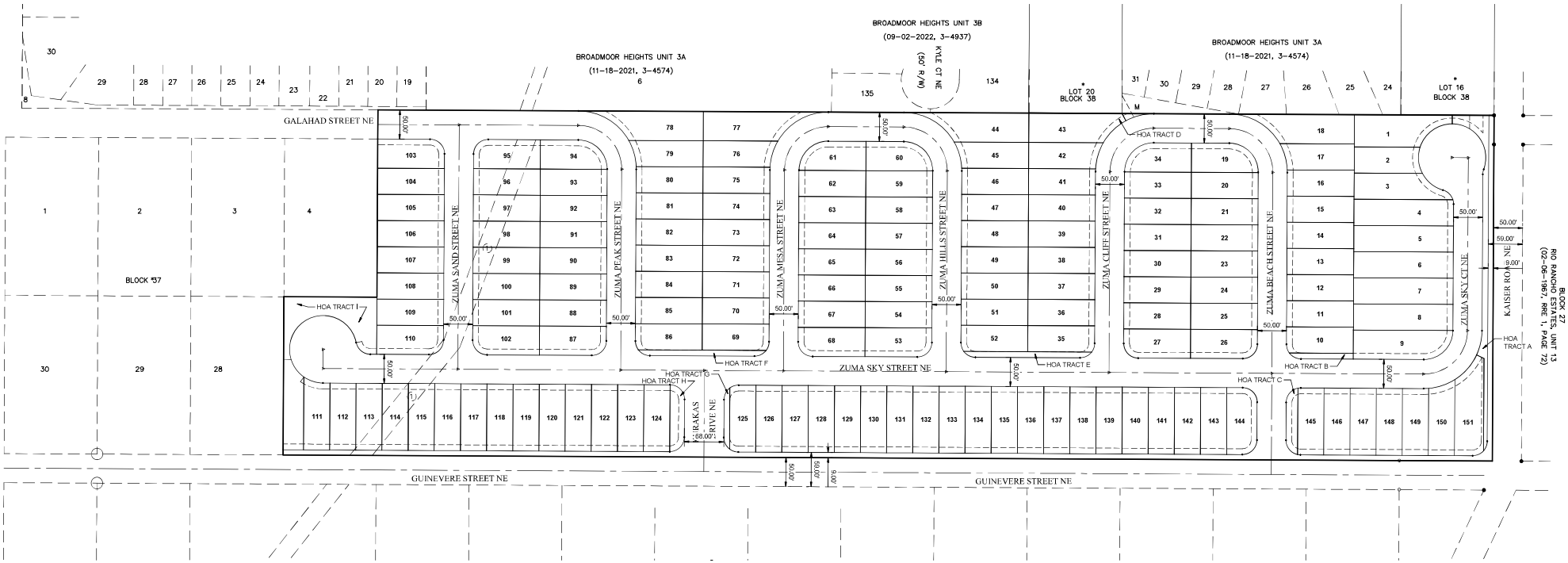
PROPOSED CONDITIONS



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SCALE 1"=80'

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Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	3 of 6

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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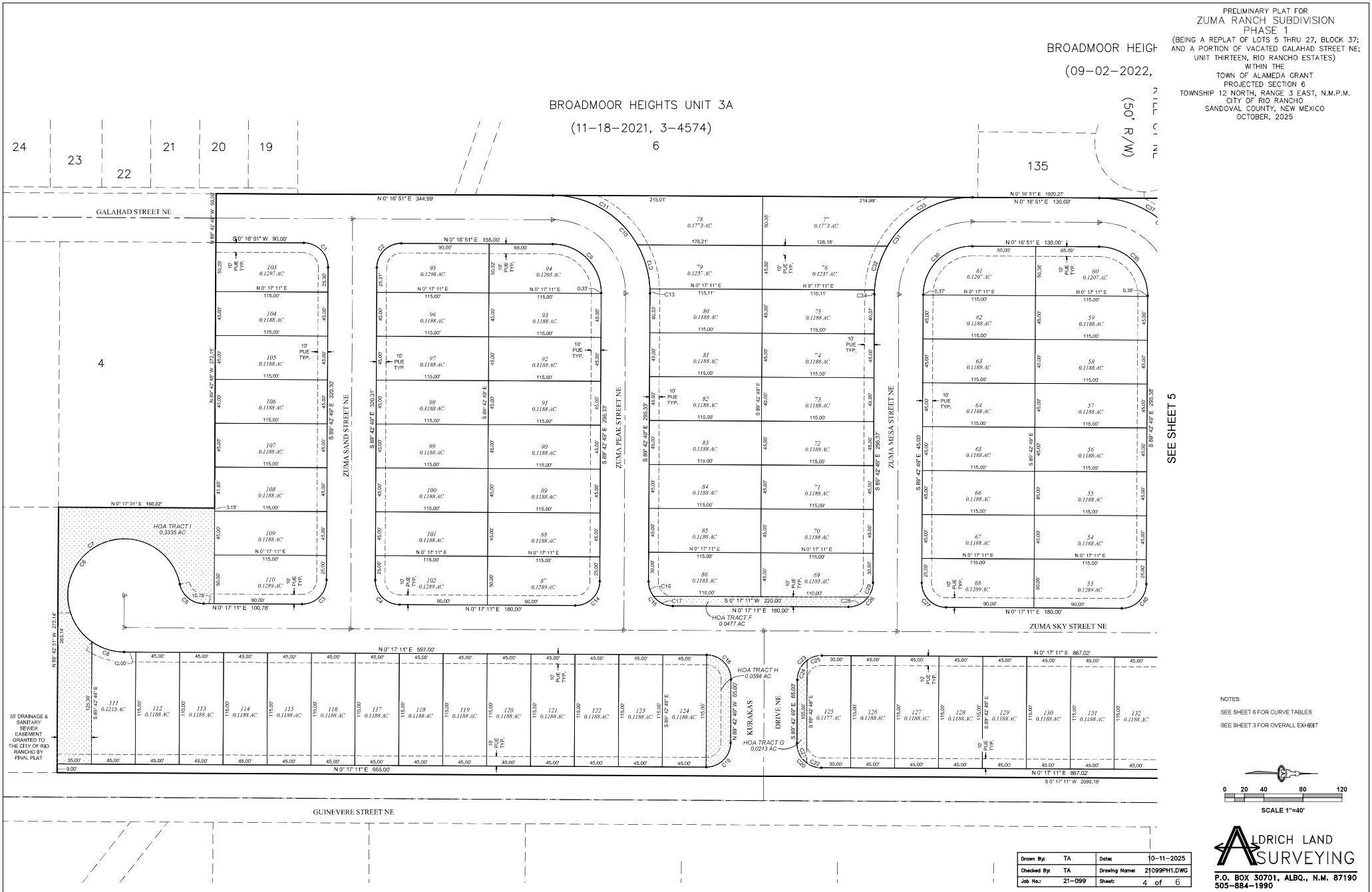

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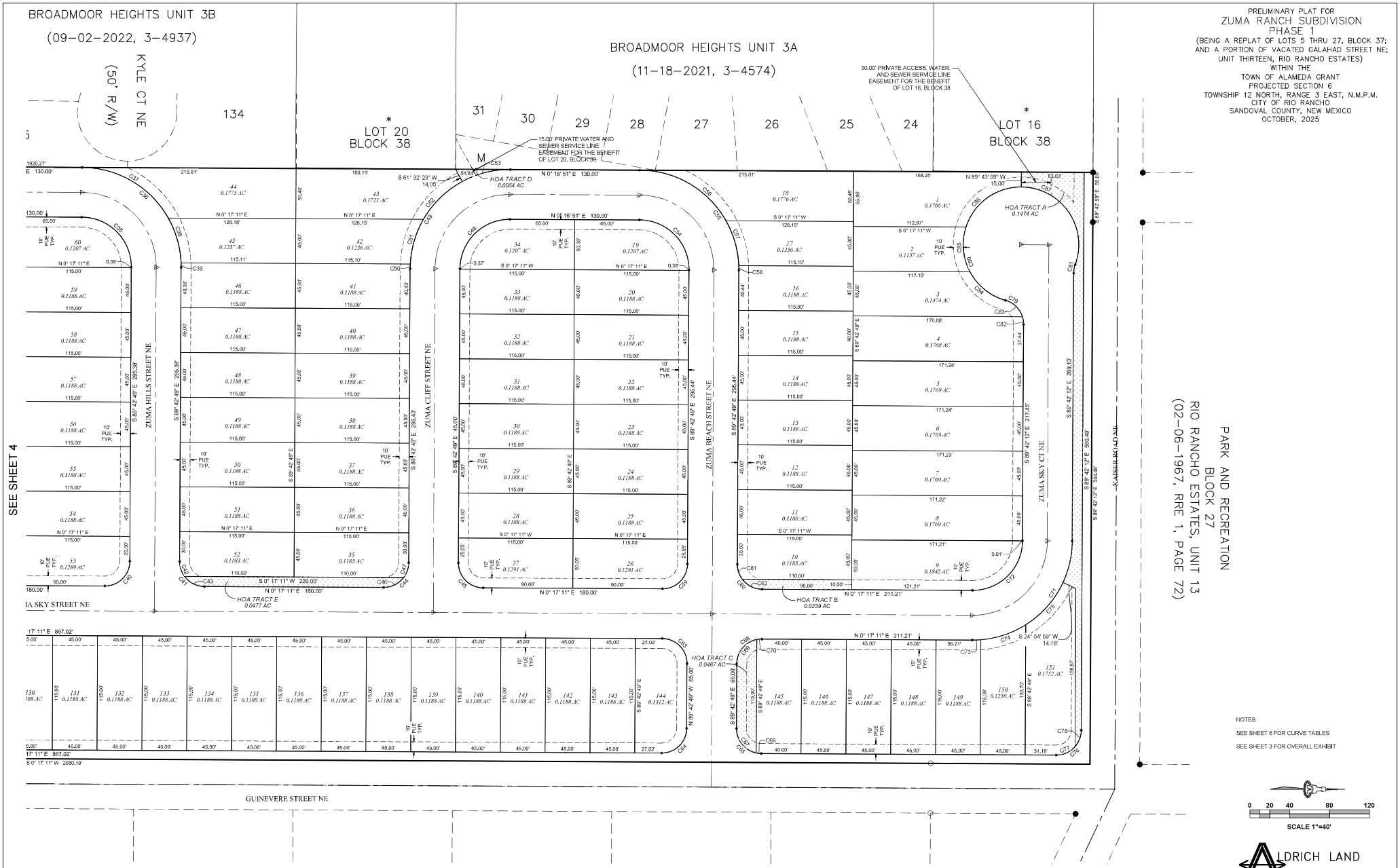

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OCTOBER, 2025

PARK AND RECREATION
BLOCK 27
RIO RANCHO ESTATES, UNIT 13
(02-06-1967, RRE 1, PAGE 72)

NOTES:

SEE SHEET 6 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

0 20 40 80 120
SCALE 1"=40'

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	5 of 6

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C2	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C3	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C4	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C5	34.11'	25.00'	20.31'	31.53'	N 39°22'37" E	78°10'52"
C6	261.35'	58.00'	-71.39'	90.03'	S 50°37'23" E	258°10'52"
C7	226.25'	58.00'	-145.36'	107.74'	N 33°17'06" W	223°30'17"
C8	35.10'	58.00'	18.11'	34.57'	S 17°37'28" W	34°40'34"
C9	78.54'	50.00'	50.00'	70.71'	S 45°17'01" W	90°00'20"
C10	157.09'	100.00'	100.01'	141.43'	S 45°17'01" W	90°00'20"
C11	105.11'	100.00'	57.99'	100.34'	N 30°23'32" E	60°13'22"
C12	47.31'	100.00'	24.11'	46.87'	N 74°03'22" E	27°06'19"
C13	4.67'	100.00'	2.34'	4.67'	N 88°56'51" E	2°40'39"
C14	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C15	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C16	16.09'	25.00'	8.33'	15.81'	N 71°51'05" E	36°52'12"
C17	23.18'	25.00'	12.50'	22.36'	N 26°51'05" E	53°07'48"
C18	39.27'	25.00'	25.00'	35.36'	S 45°17'11" W	90°00'00"
C19	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C20	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C21	23.18'	25.00'	12.50'	22.36'	N 63°43'17" E	53°07'48"
C22	16.09'	25.00'	8.33'	15.81'	N 18°43'17" E	36°52'12"
C23	39.27'	25.00'	25.00'	35.36'	S 44°42'49" E	90°00'00"
C24	23.18'	25.00'	12.50'	22.36'	S 63°08'55" E	53°07'48"
C25	16.09'	25.00'	8.33'	15.81'	S 18°08'55" E	36°52'12"
C26	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C27	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C28	23.18'	25.00'	12.50'	22.36'	N 26°16'43" W	53°07'48"
C29	16.09'	25.00'	8.33'	15.81'	N 71°16'43" W	36°52'12"
C30	78.53'	50.00'	50.00'	70.71'	S 44°42'59" E	89°59'40"
C31	157.07'	100.00'	99.99'	141.41'	S 44°42'59" E	89°59'40"
C32	47.30'	100.00'	24.10'	46.86'	N 73°30'34" W	27°06'06"
C33	105.14'	100.00'	58.01'	100.36'	N 29°50'20" W	60°14'22"
C34	4.63'	100.00'	2.32'	4.63'	N 88°23'13" W	2°39'12"
C35	78.54'	50.00'	50.00'	70.71'	S 45°17'01" W	90°00'20"
C36	157.09'	100.00'	100.01'	141.43'	S 45°17'01" W	90°00'20"
C37	105.17'	100.00'	58.04'	100.39'	N 30°24'37" E	60°15'33"
C38	47.30'	100.00'	24.10'	46.86'	N 74°05'24" E	27°06'02"
C39	4.62'	100.00'	2.31'	4.62'	N 88°57'48" E	2°38'45"
C40	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C41	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C42	16.09'	25.00'	8.33'	15.81'	N 71°51'05" E	36°52'12"
C43	23.18'	25.00'	12.50'	22.36'	N 26°51'05" E	53°07'48"
C44	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C45	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C46	23.18'	25.00'	12.50'	22.36'	N 26°16'43" W	53°07'48"
C47	16.09'	25.00'	8.33'	15.81'	N 71°16'43" W	36°52'12"
C48	78.53'	50.00'	50.00'	70.71'	S 44°42'59" E	89°59'40"
C49	157.07'	100.00'	99.99'	141.41'	S 44°42'59" E	89°59'40"
C50	4.58'	100.00'	2.29'	4.58'	N 88°24'10" W	2°37'18"
C51	47.29'	100.00'	24.10'	46.85'	N 73°32'37" W	27°05'49"
C52	55.04'	100.00'	28.24'	54.35'	N 44°13'39" W	31°32'05"
C53	50.16'	100.00'	25.62'	49.64'	N 14°05'23" W	28°44'27"
C54	78.54'	50.00'	50.00'	70.71'	S 45°17'01" W	90°00'20"
C55	157.09'	100.00'	100.01'	141.43'	S 45°17'01" W	90°00'20"
C56	105.24'	100.00'	58.08'	100.45'	N 30°25'42" E	60°17'43"
C57	47.29'	100.00'	24.10'	46.85'	N 74°07'27" E	27°05'45"
C58	4.56'	100.00'	2.28'	4.56'	N 88°58'45" E	2°36'52"
C59	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C60	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C61	16.09'	25.00'	8.33'	15.81'	N 71°51'05" E	36°52'12"
C62	23.18'	25.00'	12.50'	22.36'	N 26°51'05" E	53°07'48"
C63	39.27'	25.00'	25.00'	35.36'	S 45°17'11" W	90°00'00"
C64	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C65	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C66	5.03'	25.00'	2.53'	5.03'	N 6°03'20" E	11°32'19"
C67	34.24'	25.00'	20.41'	31.62'	N 51°03'20" E	78°27'41"
C68	39.27'	25.00'	25.00'	35.36'	S 44°42'49" E	90°00'00"
C69	34.24'	25.00'	20.41'	31.62'	S 50°28'59" E	78°27'41"
C70	5.03'	25.00'	2.53'	5.03'	S 5°28'59" E	11°32'19"
C71	157.06'	100.00'	99.98'	141.41'	N 44°42'31" W	89°59'23"
C72	78.53'	50.00'	49.99'	70.70'	N 44°42'31" W	89°59'23"
C73	8.80'	100.00'	4.40'	8.80'	S 2°14'03" E	5°02'28"
C74	47.99'	100.00'	24.47'	47.53'	S 18°30'13" E	27°29'52"
C75	57.30'	100.00'	29.46'	56.52'	S 48°40'05" E	32°49'51"
C76	39.27'	25.00'	25.00'	35.35'	N 44°42'31" W	89°59'23"
C77	21.31'	25.00'	11.35'	20.67'	N 24°06'00" W	48°50'22"
C78	17.96'	25.00'	9.38'	17.57'	N 69°07'42" W	41°09'02"
C79	32.57'	25.00'	19.06'	30.31'	S 52°58'46" W	74°38'02"
C80	277.99'	58.00'	-53.51'	78.66'	S 27°01'56" E	274°36'37"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C81	8.72'	25.00'	4.40'	8.67'	S 79°42'55" E	19°58'35"
C82	7.68'	25.00'	3.87'	7.65'	S 81°29'51" W	17°35'53"
C83	24.89'	25.00'	13.58'	23.87'	S 44°10'50" W	57°02'10"
C84	46.92'	58.00'	24.83'	45.65'	N 38°50'13" E	46°20'55"
C85	46.43'	58.00'	24.54'	45.20'	N 84°56'33" E	45°51'44"
C86	73.30'	58.00'	42.46'	68.52'	S 35°55'22" E	72°24'26"
C87	111.34'	58.00'	82.82'	95.02'	S 55°16'36" W	109°59'32"

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	6 of 6

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

November 5, 2025

RE: Preliminary Plat & Subdivision Variance; Case No. 25-210-00008 & 25-280-00006
Unit 13, Block 37, Lots 5-27

Dear Property Owner:

You are receiving this certified letter because your property is located within 100 ft of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-awy to the City of Rio Rancho and to vacate public street right-of-way on the subject property legally described as Unit 13, Block 37, Lots 5-27. The subject property comprises approximately 27.2018 acres

The applicant is also requesting approval of a Subdivision Variance for the subject property to allow for 10 ft Public Utility Easements in place of the standard 5 ft side, rear and front PUEs.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to bisaacs@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at bisaacs@rrnm.gov. or call me at 505-891-5035if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

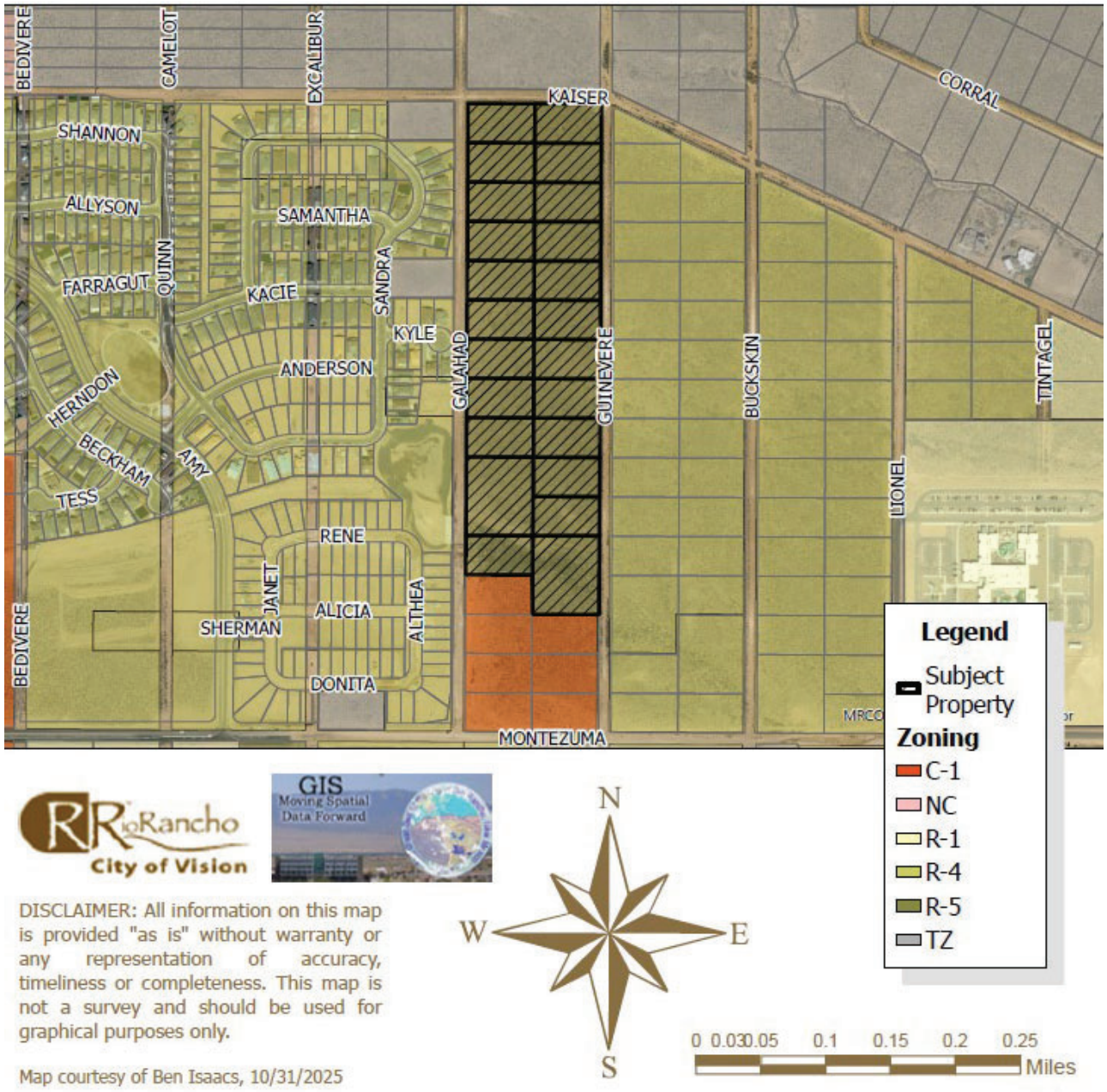
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

PRELIMINARY PLAT
ZUMA RANCH PHASE 1



GIS Moving Spatial Data Forward

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 10/31/2025

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025

CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO NM 87144
(505)891-5005
sbitah@rrnm.gov

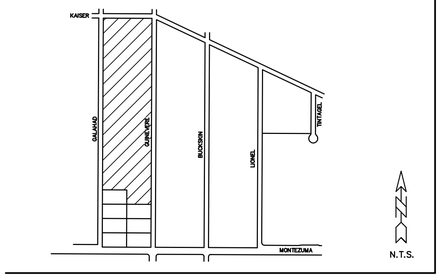
Account: 1010956
Ad Number: 316440

Sales Rep: David Montoya
Words: 751
Lines: 352

Cost of Ad	*Payments*	*Total Due*
287.36	0.00	287.36

Class: 3000 LEGAL ADS | *SubClass:* 3001 GOVERNMENT LEGALS

Albuquerque Journal Nov 3



LOCATION MAP

PURPOSE OF PLAT

1. To create 151 residential lots as shown hereon.
2. To create 9 H.O.A. tracts as shown hereon.
3. To grant easements as shown hereon.
4. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
5. To vacate public street right–of–way as shown hereon.
6. To vacate easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 23
2. Total Number of Existing Tracts: 0
3. Total Number of Lots Created: 151
4. Total Number of Tracts Created: 9
5. Total Area of Lots (1–151) created: 18.8662 Acres
6. Total Area of HOA Tracts (A–I) created: 0.7335 Acres
7. Right–of–way Dedication: 7.6021 Acres
8. Gross Subdivision Acreage: 27.2018 Acres
9. Right–of–way Vacation: 2.2042 Acres

RIGHT–OF–WAY DEDICATION

1. 7.6021 acres

RIGHT–OF–WAY VACATION

1. 2.2042 acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:

   PLAT OF "N.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES",
   (04–22–1963, RRE BOOK 1, PAGE 48)

   PLAT OF "PARK AND RECREATION TRACT,
   BLOCK 27, UNIT THIRTEEN, RIO RANCHO ESTATES",
   (02–06–1967, RRE BOOK 1, PAGE 72)

   PLAT OF "S.E. PORTION OF UNIT THIRTEEN, RIO RANCHO ESTATES",
   (02–09–1967, RRE BOOK 1, PAGE 51A)

   PLAT OF "HIGH RANGE UNIT 3",
   (06–16–2009, VOLUME 3, FOLIO 3065)

   PLAT OF "HIGH RANGE UNIT 4, PHASE B",
   (10–30–2019, VOLUME 3, FOLIO 4458)

   PLAT OF "TRACTS 1–5 & A–D, BROADMOOR HEIGHTS",
   (04–13–2018, VOLUME 3, FOLIO 4211)

   PLAT OF "TRACT A, SHINING STARS PRESCHOOL CAMPUS",
   (08–18–2020, VOLUME 3, FOLIO 4574)

   PLAT OF "HIGH RANGE POND",
   (12–23–2020, VOLUME 3, FOLIO 4631)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3A",
   (11–18–2021, VOLUME 3, FOLIO 4780)

   PLAT OF "BROADMOOR HEIGHTS, TRACT 4A",
   (08–19–2022, VOLUME 3, FOLIO 4923)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 3B",
   (09–02–2022, VOLUME 3, FOLIO 4937)

   PLAT OF "BROADMOOR HEIGHTS, UNIT 5",
   (06–21–2024, VOLUME 3, FOLIO 5255)

   PLAT OF "HIGH RANGE 5 SUBDIVISION, PHASE 1",
   (03–13–2025, VOLUME 3, FOLIO 5372)

   all being records of Sandoval County, New Mexico.

5. Field Survey completed March 23, 2025.
6. Title Commitment:
   Title Company: Old Republic National Title Insurance Company
   Underwriter: Old Republic National Title Insurance Company
   Commitment No.: 2503878 (Commitment Date: September 11, 2025)
7. City of Rio Rancho, New Mexico Zone:
   Lots 5 thru 27, Block 37 = R–5
8. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 1900 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008,.

NOTES (CONTINUED)

10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.
11. HOA Tracts A thru I shall be for the joint use, benefit, purpose and to be maintained by the Zuma Ranch Home Owners Association as follows:
    Tract A – Landscaping and private utilities
    Tract B – Landscaping
    Tract C – Landscaping
    Tract D – Landscaping and private utilities
    Tract E – Landscaping
    Tract F – Landscaping
    Tract G – Landscaping
    Tract H – Landscaping
    Tract I – Landscaping
    (granted by this plat)

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2025 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady–Romero, County Clerk and Recorder

By: _____
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 6, Township 12 North, Range 3 East, N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico, being all of Lots 5 thru 27, Block 37; and a portion of vacated Galahad Street NE; Unit Thirteen, Rio Rancho Estates, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on April 22, 1963, in Rio Rancho Estates Plat Book Number 1, Page 48, and containing 27.2018 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

6. Ezee Fiber (EZEE FIBER) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

7. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right–of–way and easement, with the right and priviledge of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right–of–way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.
Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN, COMCAST, SPARKLIGHT and EZEE FIBER did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN, COMCAST, SPARKLIGHT and EZEE FIBER do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots and tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right–of–way and easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right–of–way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Tracts designated "HOA" shall be deeded to the Zuma Ranch Home Owners Association after recording of this plat.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Zuma Ranch, LLC, a New Mexico limited liability company

_____
Pierre Amestoy, Managing Member Date

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this _____day of _____, 2025, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, Zuma Ranch, LLC, a New Mexico limited liability company on behalf of said limited liability company.

_____
Notary Public My Comission Expires

PRELIMINARY PLAT FOR

ZUMA RANCH SUBDIVISION PHASE 1

(BEING A REPLAT OF LOTS 5 THRU 27, BLOCK 37; AND A PORTION OF VACATED GALAHAD STREET NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
Public Service Company of New Mexico Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Comcast Date

_____
Sparklight Date

_____
Ezee Fiber Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2025.

_____
Scottie Richardson, Chairman Date

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved at a regular Planning and Zoning Board meeting.
on the _____ day of _____, 2025.

_____
Noel C. Davis, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra–territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

10–11–2025
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

10–11–2025
Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	10–11–2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21–099	Sheet:	1 of 6

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

RRE BOOK PAGE

PRELIMINARY PLAT FOR
ZUMA RANCH SUBDIVISION
PHASE 1
(BEING A REPLAT OF LOTS 5 THRU 27, BLOCK 37; AND A PORTION OF VACATED GALAHAD STREET NE; UNIT THIRTEEN, RIO RANCHO ESTATES)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6
TOWNSHIP 12 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

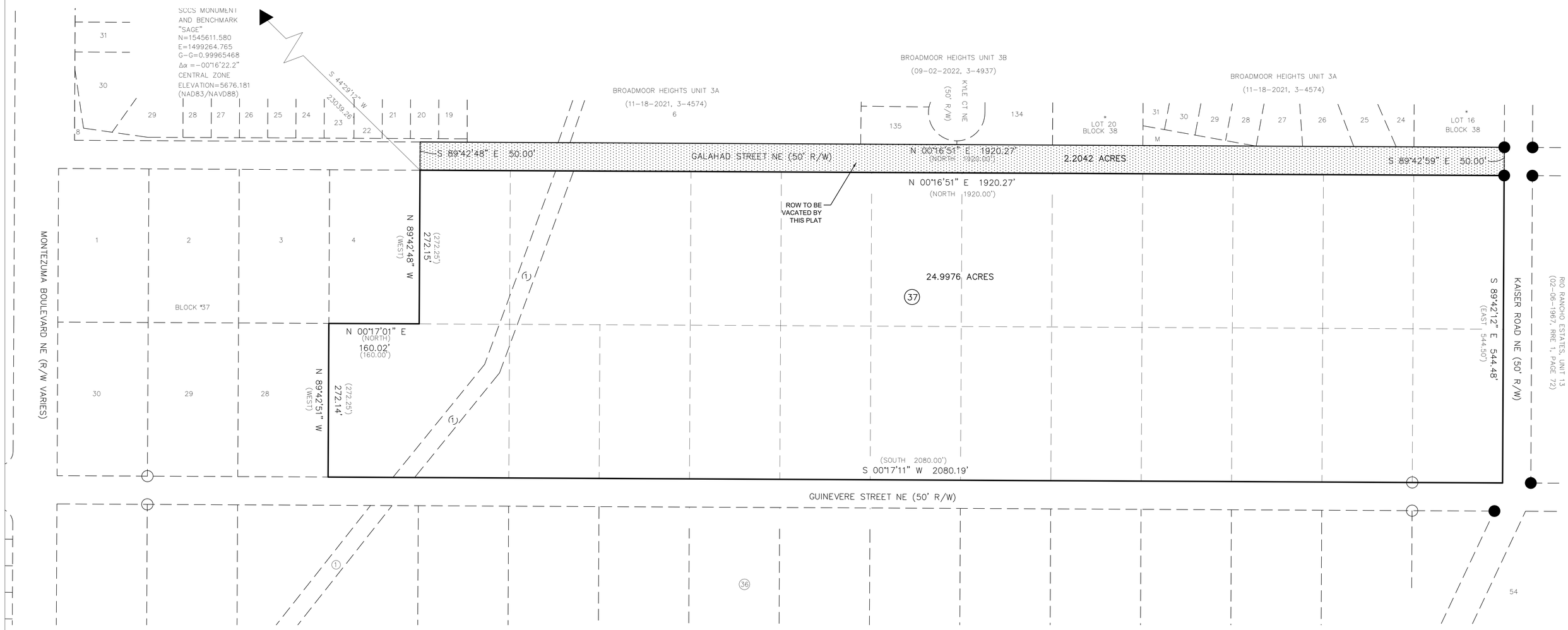
EASEMENT NOTE:
There is an existing 5' PUE (04-22-1963, RRE 1, PAGE 48) around all sides of all lots.

subject to change with variance

EXISTING EASEMENTS

① EXISTING 30' DRAINAGE EASEMENT
(04-22-1963, RRE BOOK 1, PAGE 48)

EXISTING CONDITIONS



0 40 80 160 240
SCALE 1"=80'

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	2 of 6

ALDRICH LAND SURVEYING
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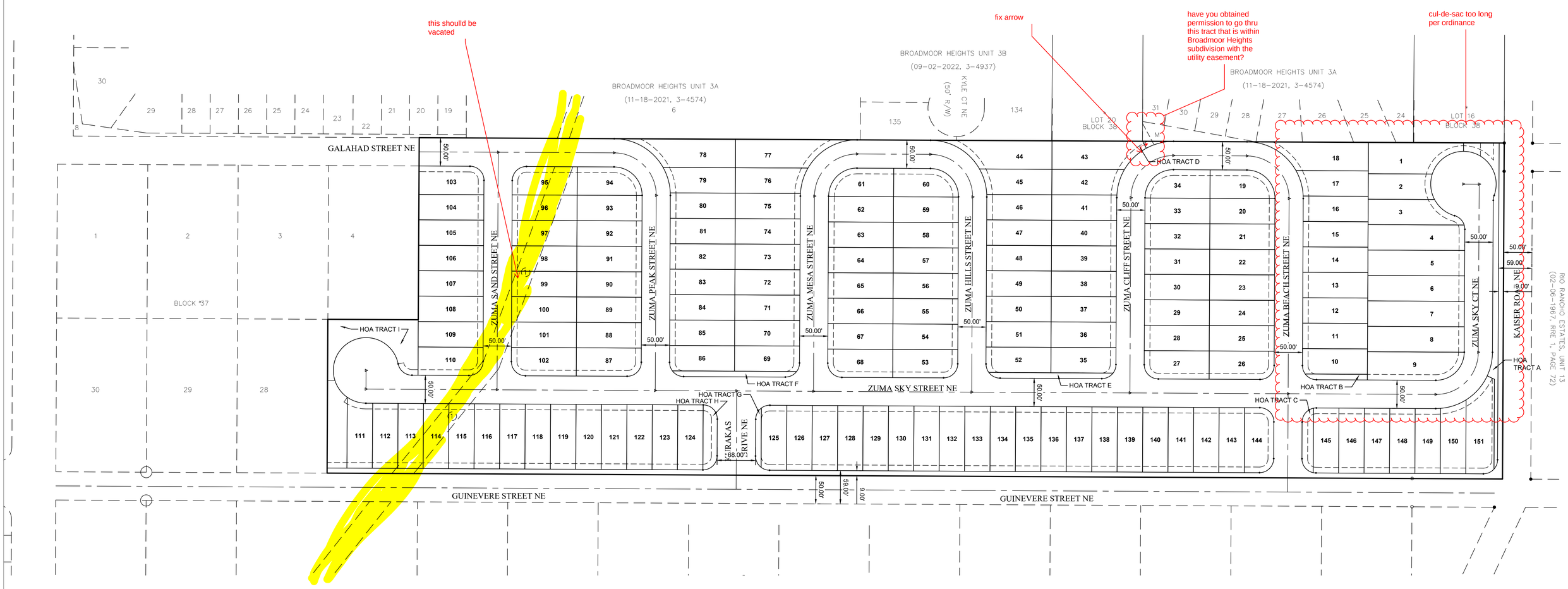
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

NVAEs on all side lots that abut ROW

PROPOSED CONDITIONS



0 40 80 160 240
SCALE 1"=80'

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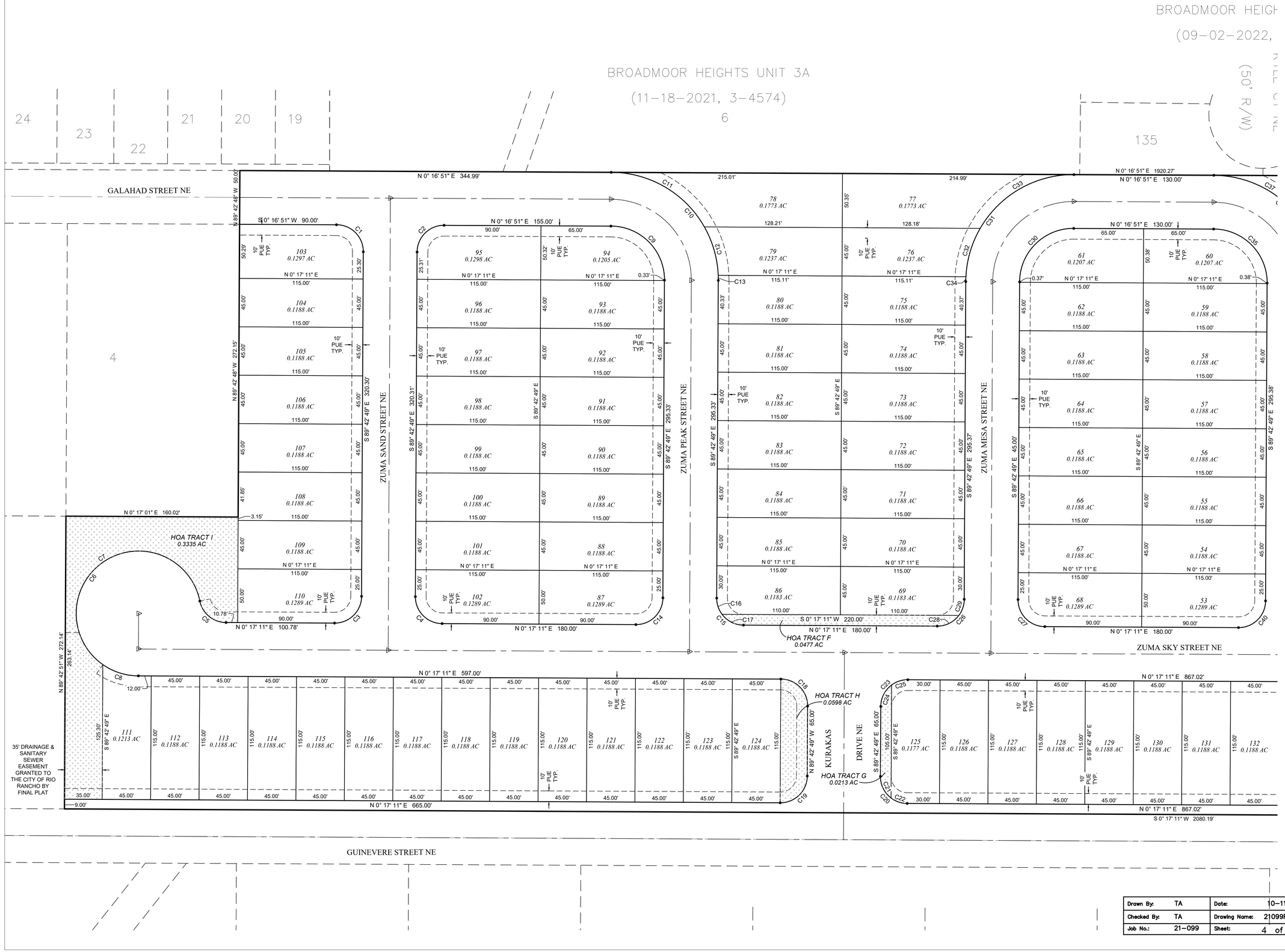

SEE SHEET 5

NOTES:

SEE SHEET 6 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

0 20 40 80 120

SCALE 1"=40'

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	4 of 6

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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PRELIMINARY PLAT FOR
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SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

BROADMOOR HEIGHTS UNIT 3B
(09-02-2022, 3-4937)

BROADMOOR HEIGHTS UNIT 3A
(11-18-2021, 3-4574)

PARK AND RECREATION
BLOCK 27
RIO RANCHO ESTATES, UNIT 13
(02-06-1967, RRE 1, PAGE 72)

KYLE CT NE
(50' R/W)

LOT 20
BLOCK 38

LOT 16
BLOCK 38

30.00' PRIVATE ACCESS, WATER, AND SEWER SERVICE LINE EASEMENT FOR THE BENEFIT OF LOT 16, BLOCK 38

15.00' PRIVATE WATER AND SEWER SERVICE LINE EASEMENT FOR THE BENEFIT OF LOT 20, BLOCK 38

HOA TRACT A
0.1474 AC

HOA TRACT B
0.0239 AC

HOA TRACT C
0.0467 AC

HOA TRACT D
0.0054 AC

HOA TRACT E
0.0477 AC

ZUMA HILLS STREET NE

ZUMA CLIFF STREET NE

ZUMA BEACH STREET NE

ZUMA SKY CT NE

KAISER ROAD NE

A SKY STREET NE

GUINEVERE STREET NE

SEE SHEET 4

NOTES:

SEE SHEET 6 FOR CURVE TABLES

SEE SHEET 3 FOR OVERALL EXHIBIT

0 20 40 80 120
SCALE 1"=40'

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	5 of 6

ALDRICH LAND SURVEYING
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.36'	S 45°17'01" W	90°00'20"
C2	39.27'	25.00'	25.00'	35.35'	S 44°42'59" E	89°59'40"
C3	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C4	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C5	34.11'	25.00'	20.31'	31.53'	N 39°22'37" E	78°10'52"
C6	261.35'	58.00'	-71.39'	90.03'	S 50°37'23" E	258°10'52"
C7	226.25'	58.00'	-145.36'	107.74'	N 33°17'06" W	223°30'17"
C8	35.10'	58.00'	18.11'	34.57'	S 17°37'28" W	34°40'34"
C9	78.54'	50.00'	50.00'	70.71'	S 45°17'01" W	90°00'20"
C10	157.09'	100.00'	100.01'	141.43'	S 45°17'01" W	90°00'20"
C11	105.11'	100.00'	57.99'	100.34'	N 30°23'32" E	60°13'22"
C12	47.31'	100.00'	24.11'	46.87'	N 74°03'22" E	27°06'19"
C13	4.67'	100.00'	2.34'	4.67'	N 88°56'51" E	2°40'39"
C14	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C15	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C16	16.09'	25.00'	8.33'	15.81'	N 71°51'05" E	36°52'12"
C17	23.18'	25.00'	12.50'	22.36'	N 26°51'05" E	53°07'48"
C18	39.27'	25.00'	25.00'	35.36'	S 45°17'11" W	90°00'00"
C19	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C20	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C21	23.18'	25.00'	12.50'	22.36'	N 63°43'17" E	53°07'48"
C22	16.09'	25.00'	8.33'	15.81'	N 18°43'17" E	36°52'12"
C23	39.27'	25.00'	25.00'	35.36'	S 44°42'49" E	90°00'00"
C24	23.18'	25.00'	12.50'	22.36'	S 63°08'55" E	53°07'48"
C25	16.09'	25.00'	8.33'	15.81'	S 18°08'55" E	36°52'12"
C26	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C27	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C28	23.18'	25.00'	12.50'	22.36'	N 26°16'43" W	53°07'48"
C29	16.09'	25.00'	8.33'	15.81'	N 71°16'43" W	36°52'12"
C30	78.53'	50.00'	50.00'	70.71'	S 44°42'59" E	89°59'40"
C31	157.07'	100.00'	99.99'	141.41'	S 44°42'59" E	89°59'40"
C32	47.30'	100.00'	24.10'	46.86'	N 73°30'34" W	27°06'06"
C33	105.14'	100.00'	58.01'	100.36'	N 29°50'20" W	60°14'22"
C34	4.63'	100.00'	2.32'	4.63'	N 88°23'13" W	2°39'12"
C35	78.54'	50.00'	50.00'	70.71'	S 45°17'01" W	90°00'20"
C36	157.09'	100.00'	100.01'	141.43'	S 45°17'01" W	90°00'20"
C37	105.17'	100.00'	58.04'	100.39'	N 30°24'37" E	60°15'33"
C38	47.30'	100.00'	24.10'	46.86'	N 74°05'24" E	27°06'02"
C39	4.62'	100.00'	2.31'	4.62'	N 88°57'48" E	2°38'45"
C40	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C41	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C42	16.09'	25.00'	8.33'	15.81'	N 71°51'05" E	36°52'12"
C43	23.18'	25.00'	12.50'	22.36'	N 26°51'05" E	53°07'48"
C44	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C45	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C46	23.18'	25.00'	12.50'	22.36'	N 26°16'43" W	53°07'48"
C47	16.09'	25.00'	8.33'	15.81'	N 71°16'43" W	36°52'12"
C48	78.53'	50.00'	50.00'	70.71'	S 44°42'59" E	89°59'40"
C49	157.07'	100.00'	99.99'	141.41'	S 44°42'59" E	89°59'40"
C50	4.58'	100.00'	2.29'	4.58'	N 88°24'10" W	2°37'18"
C51	47.29'	100.00'	24.10'	46.85'	N 73°32'37" W	27°05'49"
C52	55.04'	100.00'	28.24'	54.35'	N 44°13'39" W	31°32'05"
C53	50.16'	100.00'	25.62'	49.64'	N 14°05'23" W	28°44'27"
C54	78.54'	50.00'	50.00'	70.71'	S 45°17'01" W	90°00'20"
C55	157.09'	100.00'	100.01'	141.43'	S 45°17'01" W	90°00'20"
C56	105.24'	100.00'	58.08'	100.45'	N 30°25'42" E	60°17'43"
C57	47.29'	100.00'	24.10'	46.85'	N 74°07'27" E	27°05'45"
C58	4.56'	100.00'	2.28'	4.56'	N 88°58'45" E	2°36'52"
C59	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C60	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C61	16.09'	25.00'	8.33'	15.81'	N 71°51'05" E	36°52'12"
C62	23.18'	25.00'	12.50'	22.36'	N 26°51'05" E	53°07'48"
C63	39.27'	25.00'	25.00'	35.36'	S 45°17'11" W	90°00'00"
C64	39.27'	25.00'	25.00'	35.36'	N 44°42'49" W	90°00'00"
C65	39.27'	25.00'	25.00'	35.36'	N 45°17'11" E	90°00'00"
C66	5.03'	25.00'	2.53'	5.03'	N 6°03'20" E	11°32'19"
C67	34.24'	25.00'	20.41'	31.62'	N 51°03'20" E	78°27'41"
C68	39.27'	25.00'	25.00'	35.36'	S 44°42'49" E	90°00'00"
C69	34.24'	25.00'	20.41'	31.62'	S 50°28'59" E	78°27'41"
C70	5.03'	25.00'	2.53'	5.03'	S 5°28'59" E	11°32'19"
C71	157.06'	100.00'	99.98'	141.41'	N 44°42'31" W	89°59'23"
C72	78.53'	50.00'	49.99'	70.70'	N 44°42'31" W	89°59'23"
C73	8.80'	100.00'	4.40'	8.80'	S 2°14'03" E	5°02'28"
C74	47.99'	100.00'	24.47'	47.53'	S 18°30'13" E	27°29'52"
C75	57.30'	100.00'	29.46'	56.52'	S 48°40'05" E	32°49'51"
C76	39.27'	25.00'	25.00'	35.35'	N 44°42'31" W	89°59'23"
C77	21.31'	25.00'	11.35'	20.67'	N 24°08'00" W	48°50'22"
C78	17.96'	25.00'	9.38'	17.57'	N 69°07'42" W	41°09'02"
C79	32.57'	25.00'	19.06'	30.31'	S 52°58'46" W	74°38'02"
C80	277.99'	58.00'	-53.51'	78.66'	S 27°01'56" E	274°36'37"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C81	8.72'	25.00'	4.40'	8.67'	S 79°42'55" E	19°58'35"
C82	7.68'	25.00'	3.87'	7.65'	S 81°29'51" W	17°35'53"
C83	24.89'	25.00'	13.58'	23.87'	S 44°10'50" W	57°02'10"
C84	46.92'	58.00'	24.83'	45.65'	N 38°50'13" E	46°20'55"
C85	46.43'	58.00'	24.54'	45.20'	N 84°56'33" E	45°51'44"
C86	73.30'	58.00'	42.46'	68.52'	S 35°55'22" E	72°24'26"
C87	111.34'	58.00'	82.82'	95.02'	S 55°16'36" W	109°59'32"

Drawn By:	TA	Date:	10-11-2025
Checked By:	TA	Drawing Name:	21099PH1.DWG
Job No.:	21-099	Sheet:	6 of 6

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 16, 2025

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Patrick Kingsbury, Brian Babyak
(X) Fire and Rescue – Brian Johnson
(X) Police – Lt. Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill

FROM: Development Services Department, Planning & Zoning Division

RE: Summary Plat: DSD #25-200-00008 (Preliminary Plat for Zuma Ranch, Phase 1)

The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Thursday, October 30, 2025**. If redline comments are made on the plat, please also provide me with a copy. Please contact Ben Isaacs at 505-891-5035 or e-mail bisaacs@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(X) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 ft driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval.

Fire Marshal Brian Johnson — Reviewer

10/16/2025 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 16, 2025

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Patrick Kingsbury, Brian Babyak
(X) Fire and Rescue – Brian Johnson
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FROM: Development Services Department, Planning & Zoning Division

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(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

No comments on Ph. 1. PRCS looks forward to seeing the Ph. 2 and park development. PRCS defers to DSD for any recommendations, requirements or approvals.

Dyane N. Sonier *10/23/2025*

Reviewer Date

STEPHANIE PRESTI

2261 Sandra Loop NE | Rio Rancho, NM | 87144

November 16, 2025

Dear Board Members:

I am writing this letter in hopes of bringing awareness and attention to our city and community. After much diligent looking and effort, I built a home in Rio Rancho because I was looking for the natural beauty New Mexico offers.

So, I researched and visited 5 development opportunities with 7 builders, flew back and forth from my primary residence in Florida, checked into the size of the PID and projected developments; after which, I chose a premium lot in Broadmoor Heights Peak. I spoke to the City about the PID, size of development, and the growth because of my concern about overgrowth in the community. Their statement was "the PID is the PID." Everything shared with me by the City, and Pulte, my home builder as well as the premium lot price for the high desert and mountain views led me to understand the views were to be unobstructed and preserved.

I used my savings to pay cash for my new home after diligently completing research into making my choice; so, imagine my astonishment and disappointment to receive a postcard from the City dated October 31, 2025 notifying us of a new subdivision abutting our property. I have spoken with Ben Isaac at the City numerous times in an attempt to make sense of the builder's development of a proposed subdivision abutting my premium lot. Further, it was confusing to learn that the application was submitted to the City June 2022 and approved June 2023 given my purchase for my premium lot and home was March 27, 2023, with my closing on Dec 28, 2023.

At no point in the process was I notified of the proposed subdivision until October 31, 2025 when the City sent the variance request notification. This proposed development is literally abutting our lots and obstructing our views. At what point were the homeowners notified of this application for development abutting our property and obstructing our views? I am sincerely concerned for the residence affected by this approval in June 2023 with no forthright awareness with relation to our purchase and homes. At this point, I respectfully request the City address these issues by: 1) halting and/ or redirecting the development of the abutting properties to our lots and 2) providing timely notification to property owners impacted by proposed developments going forward.

I do realize that the Board is responsible for guiding and accomplishing aesthetically, appealing and harmonious development of our city, as well as protecting and improving our environment. I am aware that these responsibilities are not taken lightly by the Board and truly appreciate your work for the future of our community.

Thank you for your time and consideration of my request.

Sincerely,

Stephanie Presti

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-210-00005

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, creating 27 single-family residential lots and 8 tracts, all zoned R-1: Single-Family Residential District. The property is legally described as LE, Tract 13-A-1 and comprises approximately 60.4499 acres. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, creating 27 single-family residential lots and 8 tracts, all zoned R-1: Single-Family Residential District. The property is legally described as LE, Tract 13-A-1 and comprises approximately 60.4499 acres.

The proposed subdivision of Lomas Encantadas 1A Phase 1 is located in the northernmost portion of Lomas Encantadas, Tract 13-A-1, north of Paseo Del Volcan NE, a Principal Arterial. The subdivision shall be accessed via Camino Encantadas, a proposed Minor Arterial, via Enchanted Hills Boulevard NE, also a Minor Arterial.

The proposed subdivision is part of the Lomas Encantadas Master Plan, originally adopted in 2004 and most recently amended on May 22, 2025 under Resolution No. 55, Enactment No. 25-054. The property was zoned R-1: Single-Family Residential in 2004 under Ordinance No. 30, Enactment No. 04-029.

I. GENERAL INFORMATION

1. Layout: Lomas Encantadas 1A, Phase 1 is comprised of 27 R-1: Single-Family Residential lots and 8 tracts.
2. Acreage: Lot Acres: approximately 5.0115; Total Tract Acres: approximately 53.8186; Total Plat Acres: approximately 60.4499.
3. Access: The proposed 1A, Phase 1 will be directly accessed from Lucas Lane NE via Camino Encantadas from the west and Olivia Drive NE from the south (connects internally from Lomas Encantadas 1E Phases 1 & 2). See attached Plat for access points.
4. Zoning: The subject property is zoned R-1: Single-Family Residential under Ordinance No. 30, Enact. 04-029.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, Comcast, Ezee Fiber, PNM, and Gas Company of New Mexico.

6. Water and Wastewater Availability: The City of Rio Rancho Utilities Department issued a Water and Wastewater Availability Statement of approval in a letter dated August 22, 2025 for the Lomas Encantadas 1A, Phase 1 Subdivision.
7. Drainage: Drainage is per the Drainage Study for the Lomas Encantadas 1A, Phase 1 Subdivision dated August 2025.
8. Roads and Sidewalks: The proposed streets will be standard local street sections with 5 ft sidewalk. Lomas Encantadas 1A, Phase 1 will have approximately 0.2539 road miles dedicated to the City of Rio Rancho.
9. Recreation Facilities/Open Space: Tract F shall serve as a public PID park, dedicated to the City of Rio Rancho, and to be maintained by the HOA. LE, Tract 13-A-1 additionally contains a minimum 100-foot open space buffer along the east side of the tract per requirement of the City of Rio Rancho, as shown on the plat of Lomas Encantadas Doc. No. 200546844.
10. Easements: There will be ten-foot-wide Public Utility Easements within all new lots adjacent to road right-of-way, except for corner lots where the the easement width adjacent to the side street is only five feet wide, as well as five-foot-wide Public Utility Easements on the sides and rear of all lots.
Tracts ‘A’, ‘B’, ‘D’, and 'E' are encumbered with private landscaping easements to be owned and maintained by the Lomas Encantadas Master Association. Tract ‘C’ is encumbered with a public landscaping and water quality easement, to be owned and maintained by the Lomas Encantadas Master Association. Tract 13-A-1-A is additionally encumbered with a 50' wide sanitary sewer easement. A 50' radius temporary turn around easement is established at the southern intersection of Parker Rd NE and Olivia Dr NE.
11. Public Site Dedications: Tract F will serve as a public PID park. As presented, Tract F comprises approximately 1.9559 acres; however, part of this acreage is within the established 100-foot open space buffer. As such, a condition of approval will be separating the open space buffer acreage from Tract F. The Parks, Recreation, and Community Services Department expressed concerns with Tract F, given the challenging topography of this area. As such, a condition of approval is for the Applicant to provide a proposed park plan for Tract F with elevations detailing park development, ADA compliance, and amenities to demonstrate that Tract F can be developed as usable park space.
12. Vacations: This plat shows the vacation of an existing 10’ wide Public Utility Easement along Camino Encantadas NE, per Easement Note 1; however, per DSD Engineering comments, this PUE should not be vacated.
13. Variances: None.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:

Staff recommends the Planning and Zoning Board find the proposed Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. Criteria is satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:

The proposed lots would comply with the dimensional standards of the R-1: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The Proposed Preliminary plat contains lots which would measure approximately 7,021.87 sf to 11,539.04 sf, in compliance with the 7,000 sf minimum lot area of the R-1: Single-Family Residential zoning district. The proposed lots also tentatively comply with the minimum allowable lot width of 60 ft, with lot widths ranging from approximately 60.00 ft at front setback to 135.76 ft.

A condition of approval is for the Applicant to provide a lot width table at front setback for Lots 4-9 in Block 2 to ensure minimum compliance with R-1: Single-Family Residential lot width standards. These lots at front property line are 57-59 ft with the lots becoming wider moving towards the back of the property, and staff measures lot width at front setback (20 ft from front property line). Staff recommends the Planning and Zoning Board finds the proposed Preliminary Plat conforms to the

requirements of R.O. 2003 Chapter 154 Planning and Zoning, pending the provision of the lot width table. Criteria is satisfied.

CONFORMANCE WITH CITY COMPREHENSIVE PLAN:

In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1).

As presented, Lomas Encantadas 1A, Phase 1 shall be accessible both from Camino Encantadas NE as well as internally via Olivia Dr NE from Lomas Encantadas 1E, Phases 1 and 2; this provides for continuity of access within Tract 13 for all previous phases (1E, Phases 1 and 2 & 1F, Phase 1) and will assist in the ability of these phases to access Tract F, provided that Tract F can be developed as a park. Staff recommends the Planning and Zoning Board find this criteria is satisfied.

CONFORMANCE WITH THE LOMAS ENCANTADAS MASTER PLAN:

The Lomas Encantadas Master Plan designates Tract 13, containing the subject subdivision, as Low Density Residential with open space. The subject plat maintains the required 100' open space buffer bordering the Enchanted Hills Unit 4 Subdivision, while also providing for further dedicated park land. Provided the Applicant is able to demonstrate that Tract F can be developed in accordance with City park requirements, this plat will be an action in furthering the subject Master Plan.

The established Master Plan denotes a proposed park in the northernmost section of Tract 13, at the intersection of the existing Enchanted Hills Blvd NE and the future Camino Encantadas NE. The corresponding Lomas Encantadas PID General Plan notates this future park at approximately 0.62 acres, approximately a 1.3359 acre difference. While the increase in acreage for Tract F is not in itself an issue, the Applicant still must demonstrate that Tract F can be developed under City requirements as a park and must also separate the existing 100' open space buffer from the Tract F acreage. Provided that this can be demonstrated, staff recommends the Planning and Zoning Board find that the proposed Tract F and the R-1: Single-Family Residential density and lot layout are in conformance with the Master Plan; Criteria may be satisfied.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
The subject application materials for this Preliminary Plat were sent to and reviewed by the following agencies:

Development Services - Planning	Comments throughout ABM & in attachment "Reviewer Comments."
Development Services - Engineering	Comments attached in "Reviewer Comments."
Development Services - Public Works	Comments attached in "Reviewer Comments."
Rio Rancho Fire & Rescue	Comments attached in "Reviewer Comments."
Parks, Recreation, and Community Services	Comments attached in "Reviewer Comments."
SSCAFCA	No adverse comments.
Rio Rancho Police	No comments received.
MRMPO	No comments received.
Ezee Fiber	No adverse comments.
Rio Rancho Public Schools	No comments received.

SURROUNDING LAND USE/ZONING: Surrounding properties to the north and east are zoned R-1: Single-Family Residential District, with properties to the south and west being zoned R-4: Single-

Family Residential District.

NOTIFICATIONS: Notice of pending development application was sent via first class mail to property owners adjacent to the subject property 15 days prior to the hearing. A legal notice was published in the November 3, 2025 edition of the Albuquerque Journal. A public notice sign was posted to the property as required by ordinance.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Preliminary Plat case no. 25-210-00005 subject to the following findings of fact and conditions of approval:

General Findings of Fact:
1. The Planning and Zoning Board has jurisdiction over the Applicant's request for approval of a Preliminary Plat.
2. The Applicant has the authority to apply for a Preliminary Plat.
3. Following procedures for a Preliminary Plat, proper notice of this hearing on this matter was given.

Specific Findings of Fact and Conditions of Approval:
1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The Preliminary Plat conforms to the requirements of the R-1: Single-Family Residential Zoning District, subject to the condition of providing a lot width table at front setback for Lots 4-9 in Block 2.
4. In accordance with R.O. 2003 § 155.24(A), the Final Plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
5. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the Applicant shall submit for staff review and approval of a Subdivision Improvement Agreement and financial guarantee prior to the Final Plat hearing.
6. Impact fee assessment will be based on the date of this Preliminary Plat approval and shall be valid for four (4) years from the date of this approval.
7. The Applicant shall address all Preliminary Plat reviewers' comments contained within the document "Reviewer Comments" prior to submitting for Final Plat, including, but not limited to:
a. Provide subdivision tract acreage solely for the subdivision, excluding Tract 13-A-1-A and the 100' open space buffer.
b. Provide a lot width table at front setback for Lots 4-9 in Block 2 to ensure minimum compliance with R-1: Single-Family Residential lot width standards.
c. Separate the Tract F boundary and acreage from the required minimum 100' open space buffer and amend the 100' open space buffer area to be its own tract with respective acreage.
d. Ensure Lucas Lane NE lines up with Caldera Drive NE.
e. Provide a proposed park plan for Tract F with elevations detailing park development, ADA compliance, and amenities to demonstrate that Tract F can be fully developed as usable park space.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the Preliminary Plat with findings and conditions.
2. Deny the Preliminary Plat.

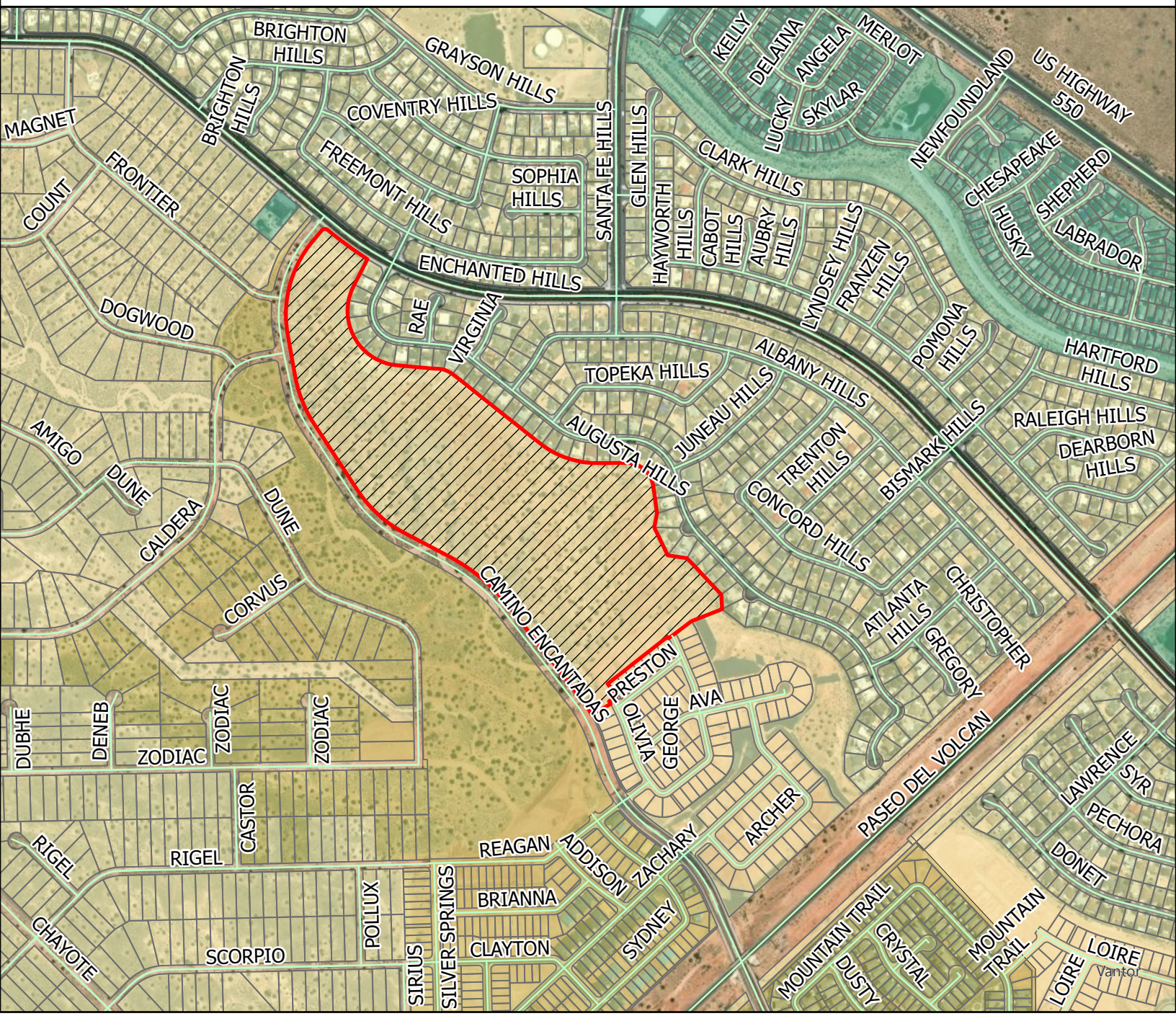
3. Modify the Preliminary Plat and approve such modifications.
4. Postpone the item and continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location Map
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Preliminary Plat
ATTACHMENT: Reproduction of Notices, Legal Ad
ATTACHMENT: Reviewer Comments

LOMAS ENCANTADAS 1A PHASE 1
LE, TR 13-A-1
PRELIMINARY PLAT



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak 10.28.25

0 0.05 0.1 0.2 Miles

RioRancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Zoning

- R-1
- R-4
- SU
- Subject Property

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☒ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name:	LOMAS ENCANTADAS DEVELOPMENT COMPANY		Phone: 505-389-2191
Address:	409 NM HWY 528 NE		E-Mail: BryanA@aswinc.com
City:	RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest:	OWNER	List Owners:	LOMAS ENCANTADAS DEVELOPMENT COMPANY
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	

Agent Name:	HUITT-ZOLLARS, INC.		Phone: 505-892-5141
Address:	333 RIO RANCHO DRIVE NE, SUITE 101		E-Mail: dduneman@huitt-zollars.com
City:	RIO RANCHO	State: NM	ZIP Code: 87124

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

PRELIMINARY PLAT SUBMITTAL FOR LOMAS ENCANTADAS UNIT 1A PHASE 1

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 13-A-1-A	Lot(s):
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 1	No. of proposed lots: 27	Total area of site (acres) 49.70

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: DONNIE DUNEMAN	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature:		Date: 8/2/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

LOMAS ENCANTADAS
Development Company
333 Rio Rancho Drive, Suite 202
Rio Rancho, NM 87124

June 14, 2021

Ms. Amy Rincon
Planning and Zoning Manager
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Amy:

Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the following property:

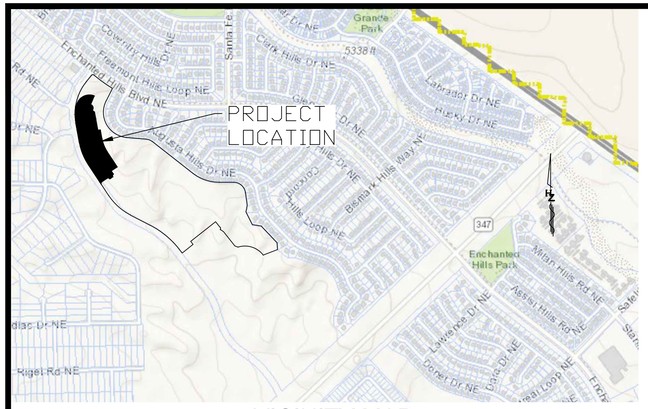
Lomas Encantadas Tract 13

Lomas Encantadas Unit 1F

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,

Bryan Aragon, PE
Lomas Encantadas Development Company, LLC



VICINITY MAP

NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

All of Tracts 'A', 'B', 'D', and 'E' to be dedicated as private landscaping easements, owned and maintained by the Lomas Encantadas H.O.A. as shown hereon.

Tract 'C' to be dedicated as private landscaping / water quality easement, owned and maintained by the Lomas Encantadas H.O.A. as noted and shown hereon.

There is a ten (10) foot wide public utility easement within all new lots adjacent to all road rights-of-way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide (lot frontage hereon designated by letter "F"). There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

There is a one (1) foot wide "NO VEHICULAR ACCESS EASEMENT" on both sides of the street to prevent vehicle access to Parker Road NE from Block 1, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" on both sides of the street to prevent vehicle access to Lucas Lane NE from Block 1, Lot 7 and Block 2, Lot 1. There is a one (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Olivia Drive NE Block 3, Lot 11.

All property corners are set with a 5/8" x 18" rebar with yellow plastic cap stamped J. HARRIS PS 30537, or a Magnail with shiner stamped J. HARRIS PS 30537 (unless otherwise indicated).

Property corners along newly created road rights-of-way are marked with a Magnail set at an 11.5' offset in the gutter.

Basis of Bearings: the line between found brass cap monuments NM44-R1B and NM44-R1C being N 53°58'54" W on former New Mexico State Road No. 44 (N.M.S.R. 550).

Bearings are NM State Plane Grid Bearings (Central Zone)

Distances shown are ground distances (U.S. survey ft.)

Elevations are NAVD88.

Combined Scale Factor = 0.999612633

No buildings are existing on the surveyed property.

Information in parenthesis ( ) are record where different from actual field survey.

P.L.W.Q. - Private Landscaping / Water Quality Easement

P.L.E. - Private Landscaping Easement

D.E. - Public Drainage Easement

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Lot Frontage

SURVEYOR'S CERTIFICATE

I, James D. Harris, New Mexico Registered Land Surveyor No. 30537, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

James D. Harris, NMPS No .30537 Date

JURISDICTIONAL AFFIDAVIT

I, James D Harris, New Mexico Registered Land Surveyor No. 30537, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

James D. Harris NMPS No. 30537 Date

HUITT ZOLLARS
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

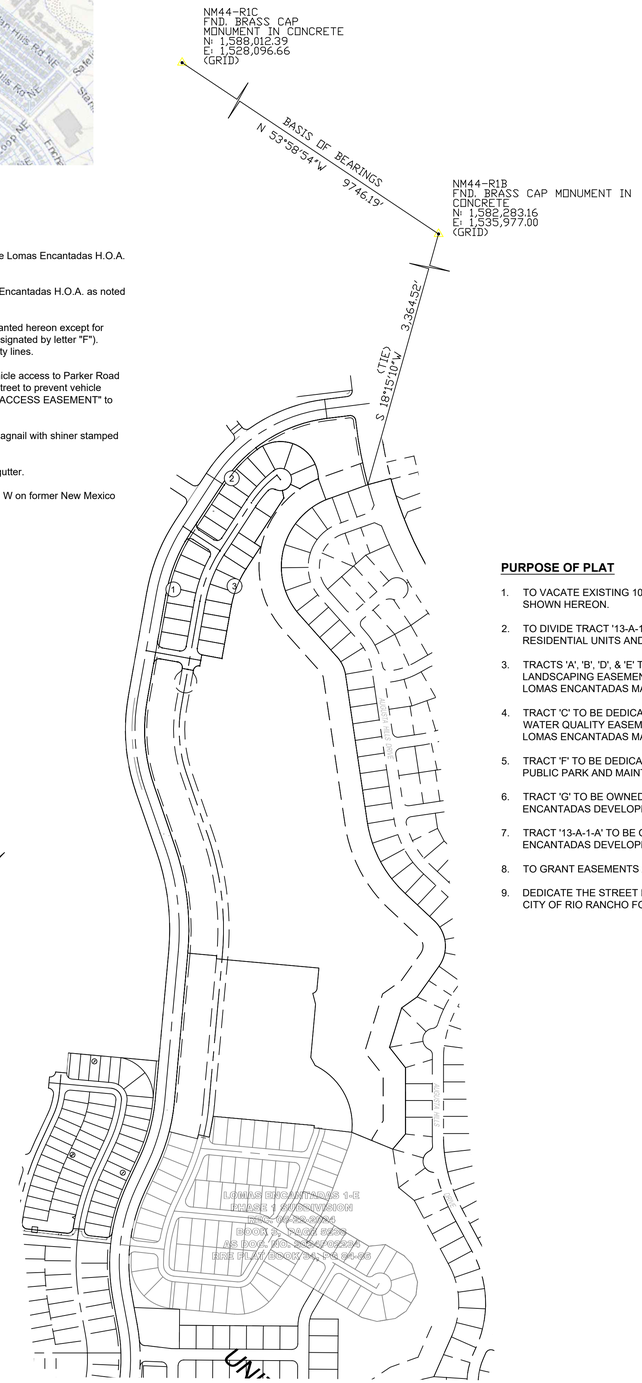
Plotted: 9/25/2025 9:45:30 AM, By:Harris, James
Last Saved:9/25/2025 9:54:30 AM, By:harris
Last Saved:9/25/2025 9:54:30 AM, By:jharris
M:\Projects\2025\12-1-1 LOMAS ENCANTADAS\Survey\PLAT\P63180721.01_PRE-PLAT.dwg

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1A PHASE 1		PLAT ACRES	60.4499
NO. OF LOTS:	27	LOT ACRES:	5.0115
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	8	TRACT ACRES:	53.8186
NO. OF EXIST. TRACTS:	1		

ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO: 0.2539

NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO: 1.6197



PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.
2. TO DIVIDE TRACT '13-A-1' INTO 27 R-1 SINGLE FAMILY RESIDENTIAL UNITS AND 7 TRACTS.
3. TRACTS 'A', 'B', 'D', & 'E' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
4. TRACT 'C' TO BE DEDICATED AS A PUBLIC LANDSCAPING AND WATER QUALITY EASEMENT OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
5. TRACT 'F' TO BE DEDICATED TO THE CITY OF RIO RANCHO AS A PUBLIC PARK AND MAINTAINED BY THE H.O.A.
6. TRACT 'G' TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.
7. TRACT '13-A-1-A' TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.
8. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
9. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE

DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF THE EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '13-A-1' INTO 27 R-1 SINGLE FAMILY RESIDENTIAL LOTS AND 7 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '13-A-1-A' AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'G' AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF A 50' SANITARY SEWER EASEMENT WITHIN TRACT '13-A-1-A' AND TRACT 'G' AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF A 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT WITHIN TRACT '13-A-1-A' AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A', 'B', 'D', AND 'E' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'C' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS PUBLIC DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'F' AS SHOWN HEREON, SAID TRACT TO BE DEDICATED TO THE CITY OF RIO RANCHO AS A PUBLIC PARK AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.

Jarrod D. Likar, Vice President, Land Development

STATE OF New Mexico)
)SS
COUNTY OF Sandoval)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of Lomas Encantadas Development Company, LLC., a New Mexico Land Development Company Organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. City of Rio Rancho for installation, maintenance, and service of storm drain lines, manholes and inlets; sanitary sewer lines, manholes and service lines; water lines, valves and other equipment and facilities reasonably necessary to provide storm, sanitary sewer and water services.
B. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
C. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
D. Qwest Corporation d/b/a Century Link for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
E. Sparklight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.
F. Comcast for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.
G. Ezee Fiber for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of the grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of the grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of national electrical safety code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switch gears, as installed, shall extend ten (10) feet in front of transformer/switch gear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), Qwest Corporation d/b/a CenturyLink (QWEST), Sparklight, Comcast, and EZEE Fiber (EZEE) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC, QWEST, Sparklight, Comcast, and EZEE do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

The Utility Company signatures shown hereon are by authorized Utility Company Representatives

City of Rio Rancho Date

PNM Electric Services Date

NM Gas Company Date

Qwest d/b/a/CenturyLink QC Date

Sparklight Date

Comcast Date

EZEE FIBER Date

PRELIMINARY PLAT OF LOMAS ENCANTADAS UNIT 1A, PHASE 1

A SUBDIVISION OF TRACT 13-A-1 LOMAS ENCANTADAS

WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 3

SEPTEMBER 2025

LEGAL DESCRIPTION:

A Tract of land being all of Tract 13-A-1-A, Lomas Encantadas, recorded on XXX XX, XXXX in Book XX, Page XX, as Document Number XXXXXXXXX, RRE Plat Book XX, Pg. XX, being located within Sections 22, 23, and 26, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 49.6987 acres, (27) Lots, (7) Tracts.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.
409 NM-528 NE,
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
DONALD DUNEMAN, PHONE NO. (505) 892-5141

CITY CLERKS CERTIFICATE

I, Noel Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Noel Davis, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Scottie Richardson, Chairman

TREASURER'S CERTIFICATE

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer A. Taylor, Sandoval County Treasurer Date

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK DATE

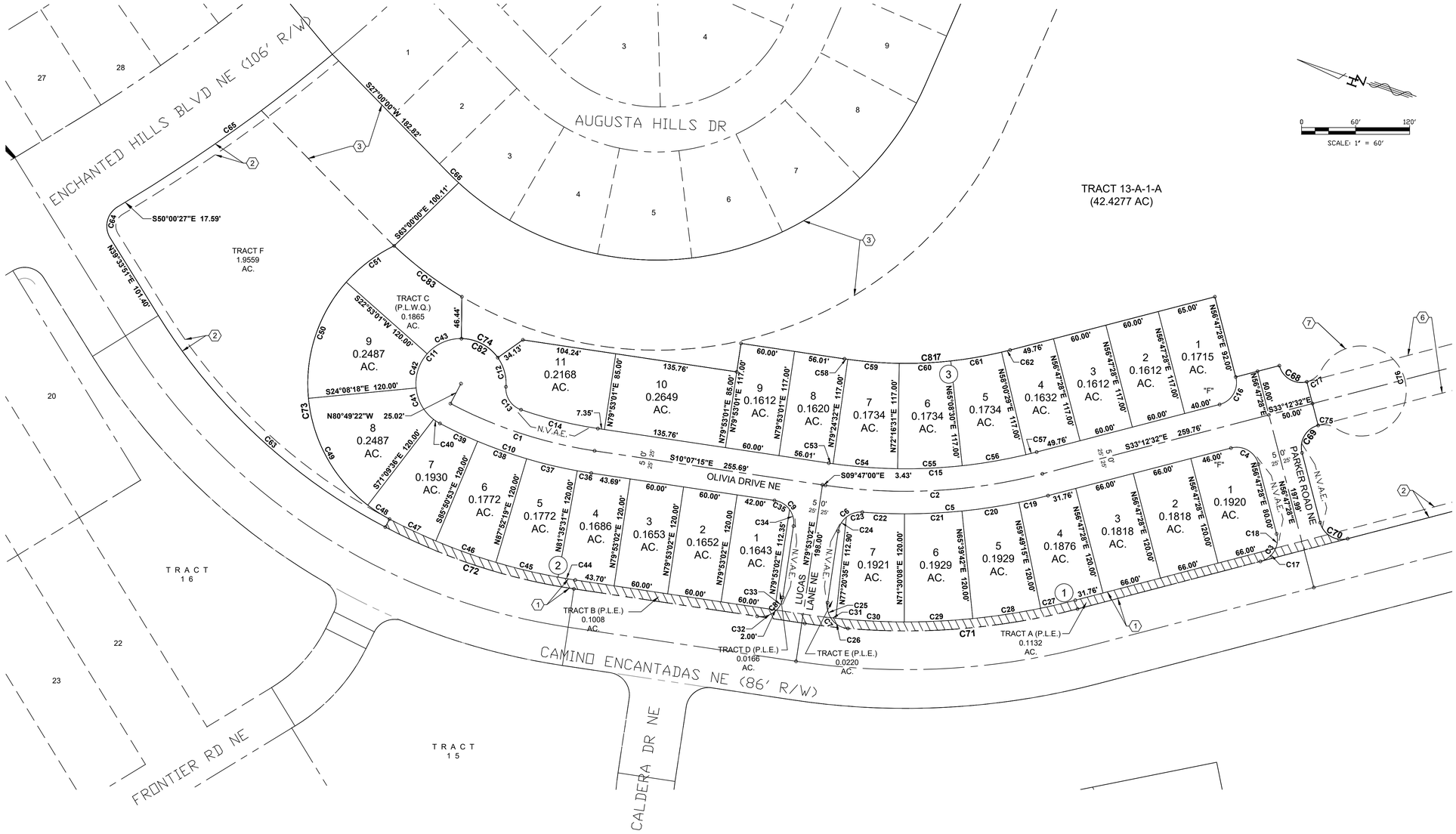
Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1A, PHASE 1
A SUBDIVISION OF TRACT 13-A-1 LOMAS ENCANTADAS

WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 3

SEPTEMBER 2025



EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. TO BE VACATED BY THE FILING OF THIS PLAT.
2. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
3. EXISTING 100' MINIMUM WIDTH OPEN SPACE REQUIREMENT PER CITY OF RIO RANCHO SHOWN ON PLAT OF LOMAS ENCANTADAS, DOC. NO. 200546844.
4. TRACTS 'A', 'B', 'D', AND 'E' ARE ENCUMBERED WITH PRIVATE LANDSCAPING EASEMENTS (GRANTED BY THIS PLAT).
5. TRACT 'C' IS ENCUMBERED WITH A PRIVATE LANDSCAPING/ WATER QUALITY EASEMENT (GRANTED BY THIS PLAT).
6. TRACT "13-A-1-A-1" IS ENCUMBERED WITH A 50' WIDE SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT).
7. 50' RADIUS TEMPORARY TURN AROUND EASEMENT (GRANTED BY THIS PLAT).

ABBREVIATIONS

P.L.W.Q. - Private Landscaping / Water Quality Easement
P.L.E. - Private Landscaping Easement
D.E. - Public Drainage Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
AC - Acres
R/W - Right-of-Way

Existing PUE to be Vacated with this Plat

CL Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	169.07	502.00	19.30	S0° 28' 04"E	168.27
C2	242.63	602.00	23.09	S21° 39' 46"E	240.99

ROW Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	39.27	25.00	90.00	S78° 12' 32"E	35.36
C4	39.27	25.00	90.00	N11° 47' 28"E	35.36
C5	207.89	627.00	19.00	S23° 42' 38"E	206.93
C6	37.48	25.00	85.90	N57° 09' 51"W	34.07
C7	40.86	25.00	93.65	S33° 03' 36"W	36.46
C8	39.27	25.00	90.00	S55° 06' 59"E	35.36
C9	39.27	25.00	90.00	N34° 53' 01"E	35.36
C10	177.49	527.00	19.30	S0° 28' 04"E	176.65
C11	214.87	50.00	246.22	N47° 42' 33"W	83.76
C12	34.29	50.00	39.30	N55° 45' 10"E	33.63
C13	32.71	25.00	74.95	S37° 55' 27"W	30.42
C14	87.94	477.00	10.56	S4° 50' 05"E	87.82
C15	232.55	577.00	23.09	S21° 39' 46"E	230.98
C16	39.27	25.00	90.00	S78° 12' 32"E	35.36

Lots Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	23.18	25.00	53.13	S59° 46' 26"E	22.36
C18	16.09	25.00	36.87	N75° 13' 34"E	15.81
C19	33.15	627.00	3.03	S31° 41' 39"E	33.15
C20	63.92	627.00	5.84	S27° 15' 32"E	63.89
C22	46.90	627.00	4.29	S16° 21' 18"E	46.89
C23	18.98	25.00	43.51	N35° 57' 54"W	18.53
C24	18.50	25.00	42.40	N78° 55' 01"W	18.08
C25	17.34	25.00	39.74	S60° 00' 55"W	16.99
C26	23.52	25.00	53.91	S13° 11' 26"W	22.66
C27	39.51	749.55	3.02	S31° 41' 30"E	39.50
C28	76.15	746.13	5.85	S27° 15' 32"E	76.12
C29	76.15	747.00	5.84	S21° 25' 05"E	76.12
C30	76.15	747.10	5.84	S15° 34' 38"E	76.12
C31	5.77	778.66	0.42	S12° 25' 49"E	5.77
C32	23.18	25.00	53.13	S36° 40' 53"E	22.36
C33	16.09	25.00	36.87	S81° 40' 53"E	15.81
C34	19.17	25.00	43.95	N57° 54' 40"E	18.71
C35	20.10	25.00	46.05	N12° 54' 39"E	19.56
C36	15.71	527.00	1.71	S9° 15' 44"E	15.71
C37	57.76	527.00	6.28	S5° 16' 05"E	57.73

Lots Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	57.76	527.00	6.28	S1° 00' 43"W	57.73
C39	46.25	527.00	5.03	S6° 39' 59"W	46.24
C40	8.43	50.00	9.66	S14° 00' 37"W	8.42
C41	41.03	50.00	47.02	S42° 21' 03"W	39.89
C42	41.03	50.00	47.02	S89° 22' 22"W	39.89
C43	42.83	50.00	49.08	N42° 34' 34"W	41.53
C44	19.29	651.99	1.70	S9° 15' 44"E	19.29
C45	70.92	646.68	6.28	S5° 16' 05"E	70.88
C46	70.92	647.00	6.28	S1° 00' 43"W	70.88
C47	56.78	647.00	5.03	S6° 39' 59"W	56.77
C48	28.66	170.00	9.66	S14° 00' 37"W	28.63
C49	139.52	170.00	47.02	S42° 21' 03"W	135.63
C50	139.52	170.00	47.02	S89° 22' 22"W	135.63
C51	67.18	170.00	22.64	N55° 47' 46"W	66.74
C52	94.22	425.00	12.70	S18° 20' 55"W	94.02
C53	4.78	577.00	0.47	S10° 21' 13"E	4.78
C54	71.84	577.00	7.13	S14° 09' 28"E	71.79
C55	71.84	577.00	7.13	S21° 17' 30"E	71.79
C56	71.84	577.00	7.13	S28° 25' 31"E	71.79
C57	12.26	577.00	1.22	S32° 36' 02"E	12.25

Lots Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C58	3.81	460.00	0.47	S10° 21' 13"E	3.81
C59	57.27	460.00	7.13	S14° 09' 28"E	57.24
C60	57.27	460.00	7.13	S21° 17' 30"E	57.24
C61	57.27	460.00	7.13	S28° 25' 31"E	57.24
C62	9.77	460.00	1.22	S32° 36' 02"E	9.77
C63	348.41	657.14	30.38	S24° 22' 16"W	344.35
C64	39.45	25.02	90.35	S84° 45' 23"W	35.49
C65	275.03	1851.03	8.51	S54° 15' 43"E	274.78
C66	17.07	325.00	3.01	S25° 29' 44"W	17.07

Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C67	185.40	460.00	23.09	S21° 39' 46"E	184.15
C68	39.27	25.00	90.00	N11° 47' 28"E	35.36
C69	39.27	25.00	90.00	S78° 12' 32"E	35.36
C70	39.27	25.00	90.00	N11° 47' 28"E	35.36
C71	305.10	757.00	23.09	S21° 39' 46"E	303.04
C72	221.28	657.00	19.30	S0° 28' 04"E	220.23
C73	307.69	170.00	103.70	S61° 01' 55"W	267.38
C74	47.25	50.00	54.14	N9° 02' 03"E	45.51

Temporary Turn Around Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C75	21.01	25.00	48.15	S9° 05' 40"E	20.40
C76	241.12	50.00	276.30	N56° 49' 48"E	66.72
C77	21.01	25.00	48.15	N57° 14' 43"W	20.40

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

HUITT ZOLLARS
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

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Book Page

PRELIMINARY PLAT
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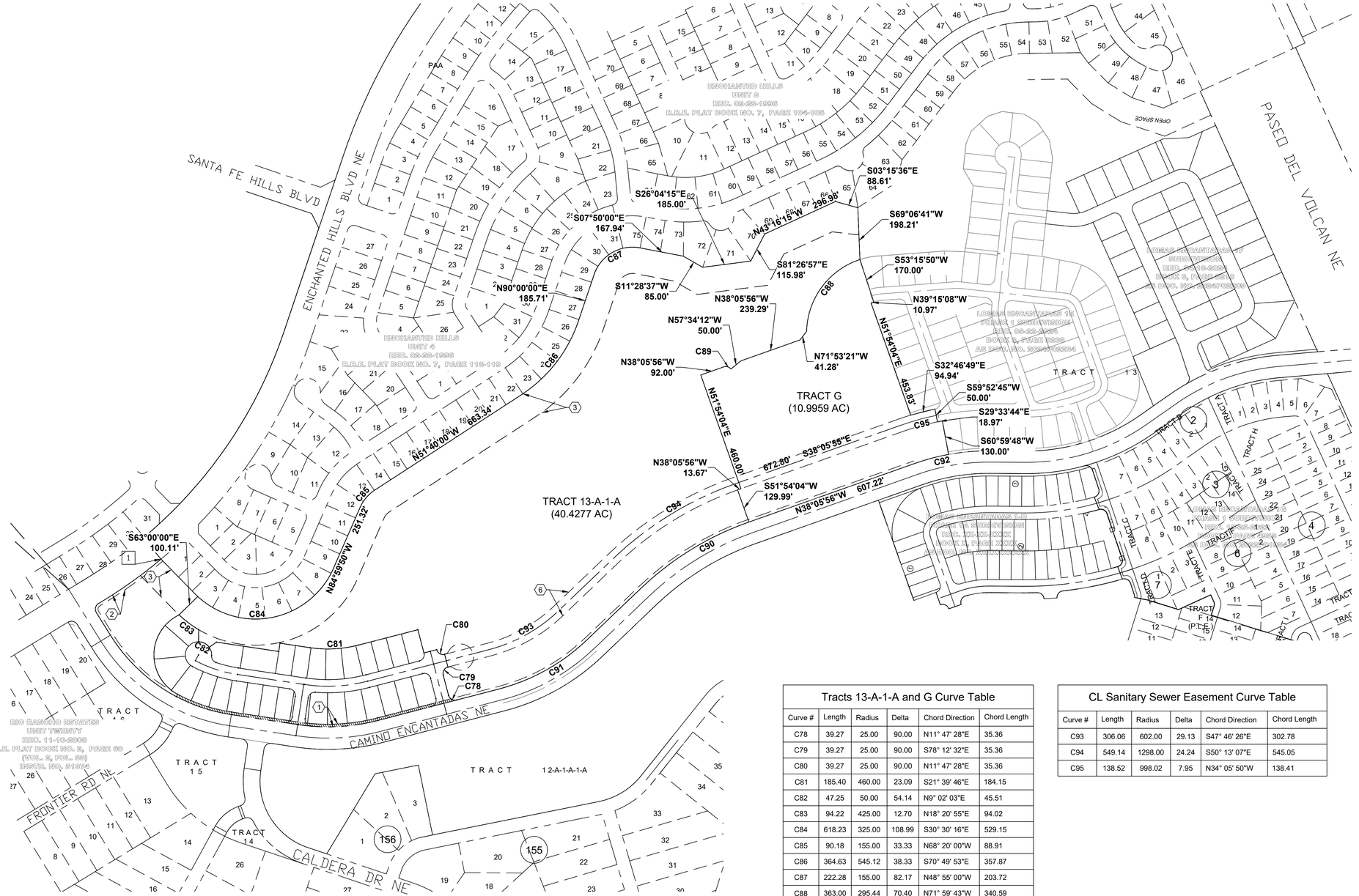
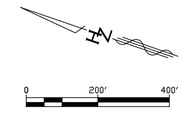
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

SEPTEMBER 2025





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6. TRACT "13-A-1-A-1" IS ENCUMBERED WITH A 50' WIDE SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT)

BOUNDARY EVIDENCE

1. PK NAIL WITH SHINER STAMPED LS 9423

ALL OTHER EXTERIOR CORNERS SET WITH A 5/8" REBAR WITH PLASTIC CAP STAMPED J. HARRIS LS 30537

INTERNAL CORNERS SET WITH A MAGNAIL IN GUTTER

Tracts 13-A-1-A and G Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C78	39.27	25.00	90.00	N11° 47' 28"E	35.36
C79	39.27	25.00	90.00	S78° 12' 32"E	35.36
C80	39.27	25.00	90.00	N11° 47' 28"E	35.36
C81	185.40	460.00	23.09	S21° 39' 46"E	184.15
C82	47.25	50.00	54.14	N9° 02' 03"E	45.51
C83	94.22	425.00	12.70	N18° 20' 55"E	94.02
C84	618.23	325.00	108.99	S30° 30' 16"E	529.15
C85	90.18	155.00	33.33	N68° 20' 00"W	88.91
C86	364.63	545.12	38.33	S70° 49' 53"E	357.87
C87	222.28	155.00	82.17	N48° 55' 00"W	203.72
C88	363.00	295.44	70.40	N71° 59' 43"W	340.59
C89	30.77	25.00	70.53	N2° 50' 04"W	28.87
C90	483.56	1143.00	24.24	N50° 13' 07"W	479.96
C91	384.87	757.00	29.13	N47° 46' 26"W	380.73
C92	133.82	843.02	9.10	N33° 33' 04"W	133.68

CL Sanitary Sewer Easement Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C93	306.06	602.00	29.13	S47° 46' 26"E	302.78
C94	549.14	1298.00	24.24	S50° 13' 07"E	545.05
C95	138.52	998.02	7.95	N34° 05' 50"W	138.41

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR

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333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
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Book Page

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The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

October 31, 2025

RE: Preliminary Plat; Lomas Encantadas 1A, Phase 1 Subdivision
LE, Tract 13-A-1

Dear Property Owner:

You are receiving this notice of Preliminary Plat because your property is adjacent to a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision. The proposed subdivision will consist of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District. The entire plat comprises approximately 60.4499 acres.

The **Planning and Zoning Board** will consider the request and make their decision on **November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified. Please note that the required minimum 100' Open Space buffer along Enchanted Hills Unit 4 shall remain intact and will not be affected by this plat request.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to tdvorak@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at tdvorak@rrnm.gov or call me at 505-896-8361 if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

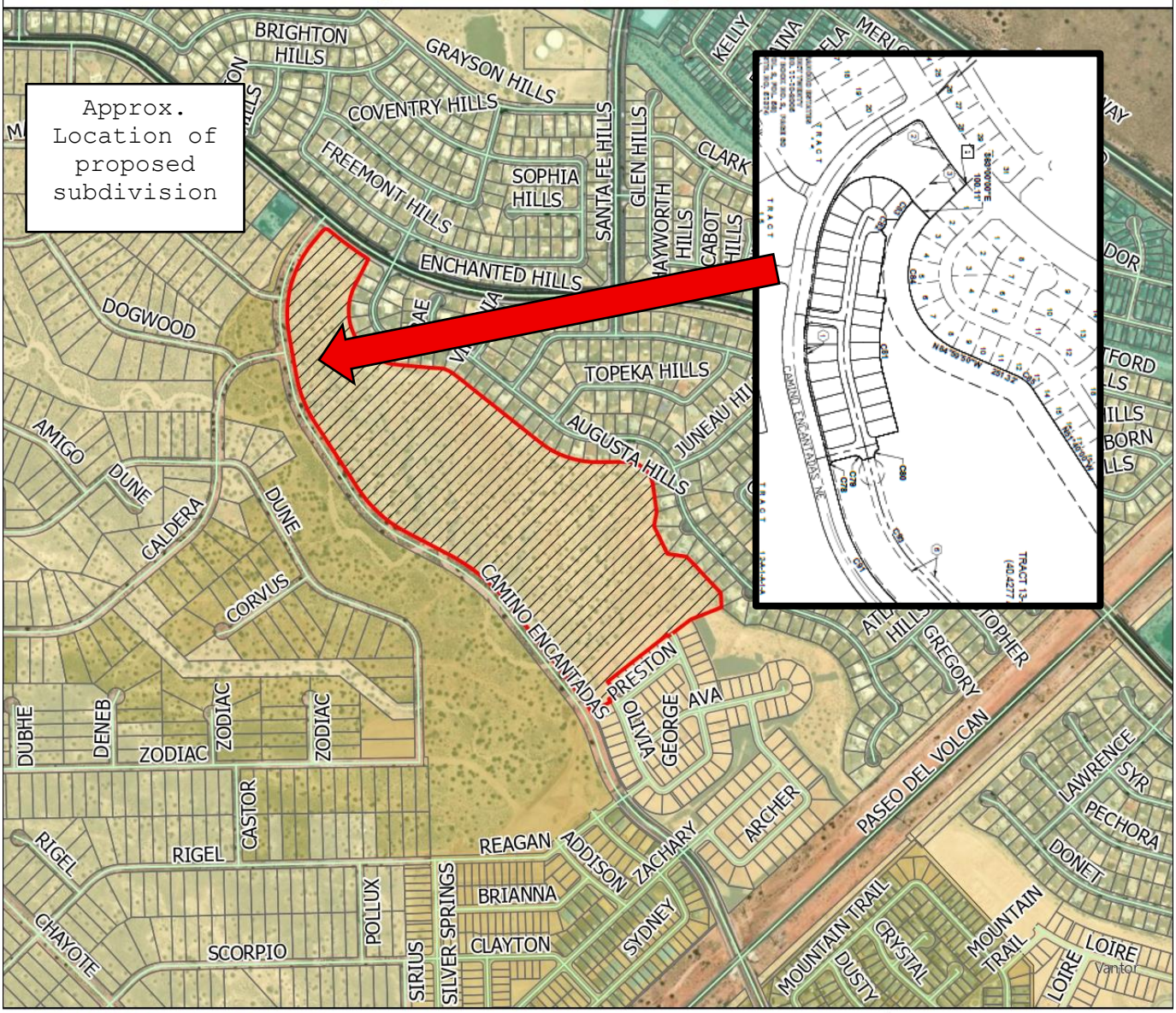
Tim Dvorak

Tim Dvorak
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

LOMAS ENCANTADAS 1A PHASE 1
LE, TR 13-A-1
PRELIMINARY PLAT



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

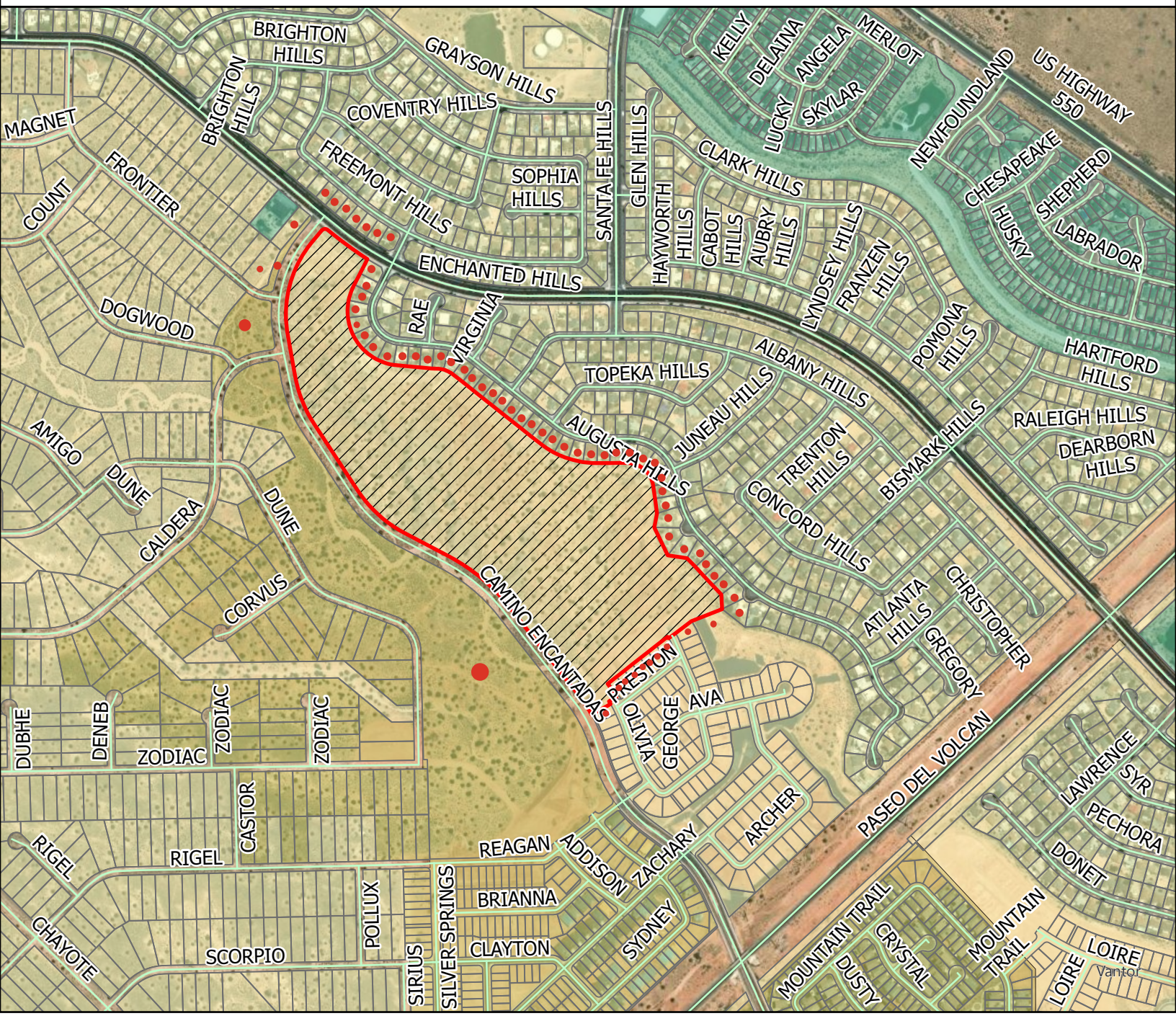
Map courtesy of Tim Dvorak 10.28.25

0 0.05 0.1 0.2 Miles

Zoning
- R-1
- R-4
- SU
- Subject Property

LOMAS ENCANTADAS 1A PHASE 1
LE, TR 13-A-1
PRELIMINARY PLAT

● = Noticed Properties



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Map courtesy of Tim Dvorak 10.28.25

0 0.05 0.1 0.2 Miles

RioRancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Zoning

- R-1
- R-4
- SU
- Subject Property

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

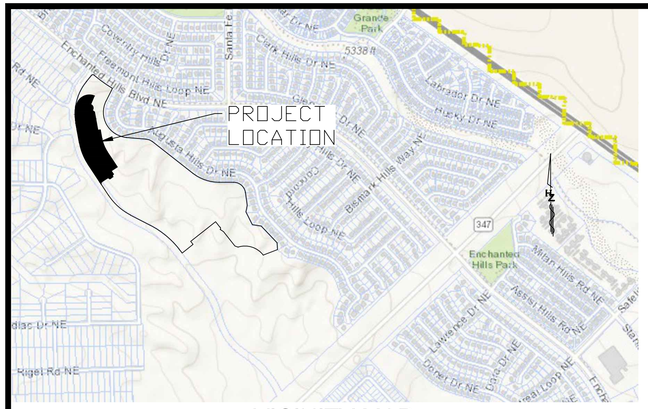
Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025



VICINITY MAP

NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

All of Tracts 'A', 'B', 'D', and 'E' to be dedicated as private landscaping easements, owned and maintained by the Lomas Encantadas H.O.A. as shown hereon.

Tract 'C' to be dedicated as private landscaping / water quality easement, owned and maintained by the Lomas Encantadas H.O.A. as noted and shown hereon.

There is a ten (10) foot wide public utility easement within all new lots adjacent to all road rights-of-way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide (lot frontage hereon designated by letter "F"). There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

There is a one (1) foot wide "NO VEHICULAR ACCESS EASEMENT" on both sides of the street to prevent vehicle access to Parker Road NE from Block 1, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" on both sides of the street to prevent vehicle access to Lucas Lane NE from Block 1, Lot 7 and Block 2, Lot 1. There is a one (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Olivia Drive NE Block 3, Lot 11.

All property corners are set with a 5/8" x 18" rebar with yellow plastic cap stamped J. HARRIS PS 30537, or a Magnail with shiner stamped J. HARRIS PS 30537 (unless otherwise indicated).

Property corners along newly created road rights-of-way are marked with a Magnail set at an 11.5' offset in the gutter.

Basis of Bearings: the line between found brass cap monuments NM44-R1B and NM44-R1C being N 53°58'54" W on former New Mexico State Road No. 44 (N.M.S.R. 550).

Bearings are NM State Plane Grid Bearings (Central Zone)

Distances shown are ground distances (U.S. survey ft.)

Elevations are NAVD88.

Combined Scale Factor = 0.999612633

No buildings are existing on the surveyed property.

Information in parenthesis ( ) are record where different from actual field survey.

P.L.W.Q. - Private Landscaping / Water Quality Easement

P.L.E. - Private Landscaping Easement

D.E. - Public Drainage Easement

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Lot Frontage

SURVEYOR'S CERTIFICATE

I, James D. Harris, New Mexico Registered Land Surveyor No. 30537, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

James D. Harris, NMPS No .30537 Date

JURISDICTIONAL AFFIDAVIT

I, James D Harris, New Mexico Registered Land Surveyor No. 30537, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

James D. Harris NMPS No. 30537 Date

HUITT ZOLLARS
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

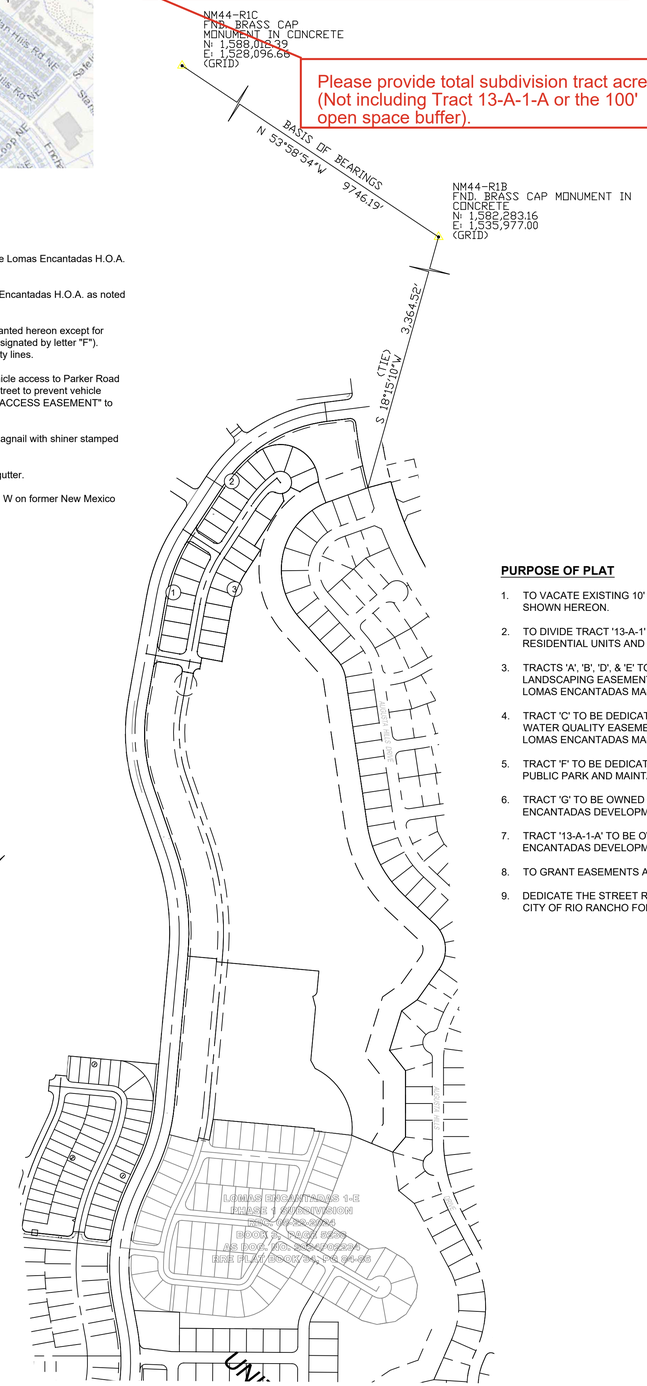
Plotted: 8/25/2025 8:45:30 AM, By:Harris, James
M:\Projects\8072.01 LAN ENGINEERING\Survey\8072.01 Survey\PLAT\PB3\8072.01_PRE-PLAT.dwg
Last Saved:8/25/2025 8:54:30 AM, jharris

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1A PHASE 1		PLAT ACRES	60.4499
NO. OF LOTS:	27	LOT ACRES:	5.0115
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	8	TRACT ACRES:	53.8186
NO. OF EXIST. TRACTS:	1		

ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO: 0.2539

NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO: 1.6197



Please provide total subdivision tract acreage (Not including Tract 13-A-1-A or the 100' open space buffer).

PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.
2. TO DIVIDE TRACT '13-A-1' INTO 27 R-1 SINGLE FAMILY RESIDENTIAL UNITS AND 7 TRACTS.
3. TRACTS 'A', 'B', 'D', & 'E' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
4. TRACT 'C' TO BE DEDICATED AS A PUBLIC LANDSCAPING AND WATER QUALITY EASEMENT OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.
5. TRACT 'F' TO BE DEDICATED TO THE CITY OF RIO RANCHO AS A PUBLIC PARK AND MAINTAINED BY THE H.O.A.
6. TRACT 'G' TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.
7. TRACT '13-A-1-A' TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.
8. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
9. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE

DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF THE EXISTING 10' WIDE PUBLIC UTILITY EASEMENT (P.U.E.) AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '13-A-1' INTO 27 R-1 SINGLE FAMILY RESIDENTIAL LOTS AND 7 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '13-A-1-A' AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'G' AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF A 50' SANITARY SEWER EASEMENT WITHIN TRACT '13-A-1-A' AND TRACT 'G' AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF A 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT WITHIN TRACT '13-A-1-A' AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A', 'B', 'D', AND 'E' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'C' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS PUBLIC DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'F' AS SHOWN HEREON, SAID TRACT TO BE DEDICATED TO THE CITY OF RIO RANCHO AS A PUBLIC PARK AND MAINTAINED BY THE LOMAS ENCANTADAS H.O.A. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.

Jarrod D. Likar, Vice President, Land Development

STATE OF New Mexico)
)SS
COUNTY OF Sandoval)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of Lomas Encantadas Development Company, LLC., a New Mexico Land Development Company Organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

Zoning Comments Pg. 1 of 3

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. City of Rio Rancho for installation, maintenance, and service of storm drain lines, manholes and inlets; sanitary sewer lines, manholes and service lines; water lines, valves and other equipment and facilities reasonably necessary to provide storm, sanitary sewer and water services.
B. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
C. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
D. Qwest Corporation d/b/a Century Link for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
E. Sparklight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.
F. Comcast for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.
G. Ezee Fiber for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of the grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of the grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of national electrical safety code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switch gears, as installed, shall extend ten (10) feet in front of transformer/switch gear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), Qwest Corporation d/b/a CenturyLink (QWEST), Sparklight, Comcast, and EZEE Fiber (EZEE) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC, QWEST, Sparklight, Comcast, and EZEE do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

The Utility Company signatures shown hereon are by authorized Utility Company Representatives

City of Rio Rancho Date

PNM Electric Services Date

NM Gas Company Date

Qwest d/b/a/CenturyLink QC Date

Sparklight Date

Comcast Date

EZEE FIBER Date

PRELIMINARY PLAT OF LOMAS ENCANTADAS UNIT 1A, PHASE 1

A SUBDIVISION OF TRACT 13-A-1 LOMAS ENCANTADAS

WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 3

SEPTEMBER 2025

LEGAL DESCRIPTION:

A Tract of land being all of Tract 13-A-1-A, Lomas Encantadas, recorded on XXX XX, XXXX in Book XX, Page XX, as Document Number XXXXXXXXX, RRE Plat Book XX, Pg. XX, being located within Sections 22, 23, and 26, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 49.6987 acres, (27) Lots, (7) Tracts.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.
409 NM-528 NE,
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
DONALD DUNEMAN, PHONE NO. (505) 892-5141

CITY CLERKS CERTIFICATE

I, Noel Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Noel Davis, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Scottie Richardson, Chairman

TREASURER'S CERTIFICATE

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer A. Taylor, Sandoval County Treasurer Date

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK DATE

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1A, PHASE 1
A SUBDIVISION OF TRACT 13-A-1 LOMAS ENCANTADAS
WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 3

SEPTEMBER 2025

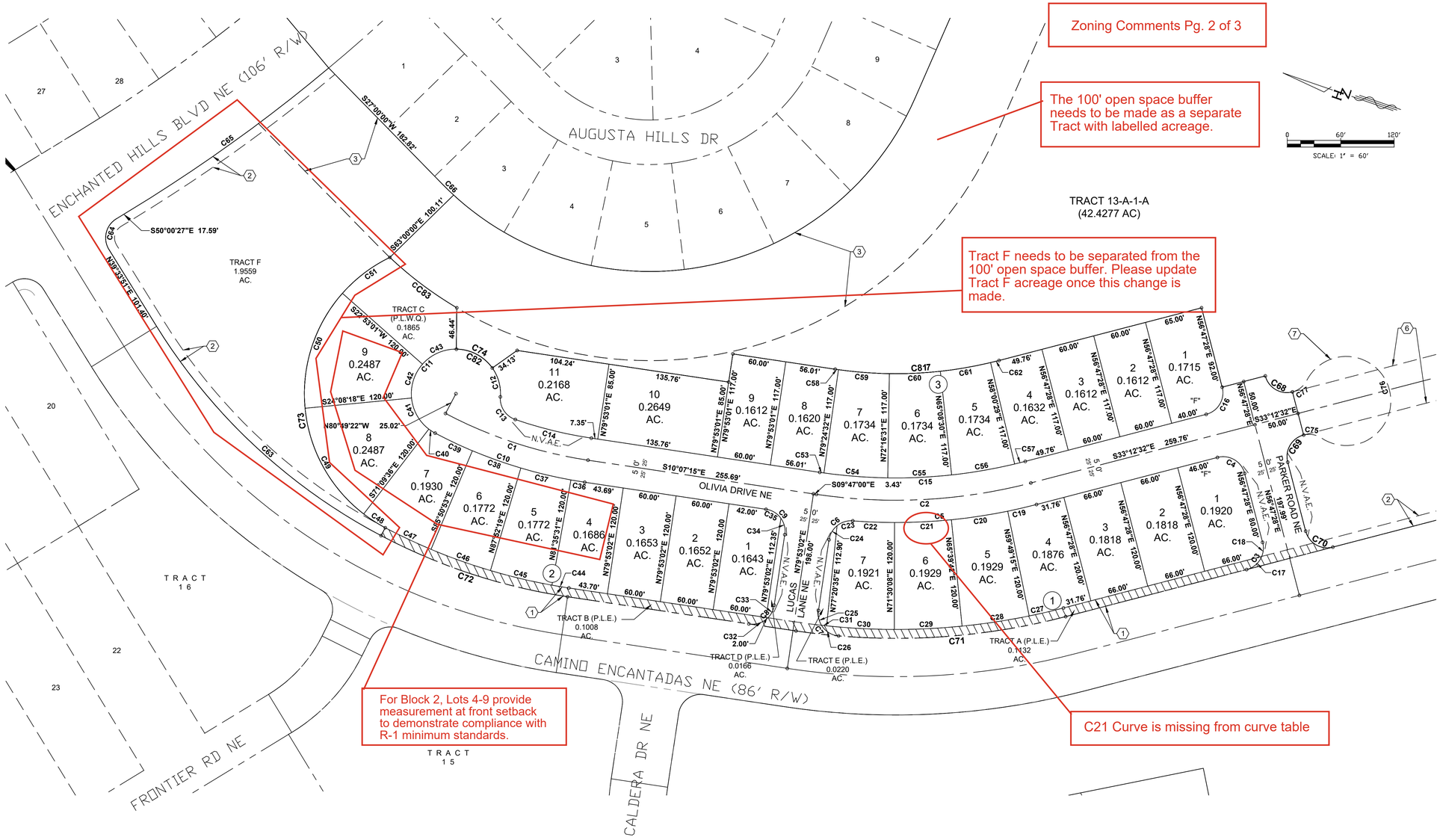
Zoning Comments Pg. 2 of 3

The 100' open space buffer needs to be made as a separate Tract with labelled acreage.

Tract F needs to be separated from the 100' open space buffer. Please update Tract F acreage once this change is made.

For Block 2, Lots 4-9 provide measurement at front setback to demonstrate compliance with R-1 minimum standards.

C21 Curve is missing from curve table



EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. TO BE VACATED BY THE FILING OF THIS PLAT.
2. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
3. EXISTING 100' MINIMUM WIDTH OPEN SPACE REQUIREMENT PER CITY OF RIO RANCHO SHOWN ON PLAT OF LOMAS ENCANTADAS, DOC. NO. 200546844.
4. TRACTS 'A', 'B', 'D', AND 'E' ARE ENCUMBERED WITH PRIVATE LANDSCAPING EASEMENTS (GRANTED BY THIS PLAT).
5. TRACT 'C' IS ENCUMBERED WITH A PRIVATE LANDSCAPING/ WATER QUALITY EASEMENT (GRANTED BY THIS PLAT).
6. TRACT "13-A-1-A-1" IS ENCUMBERED WITH A 50' WIDE SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT).
7. 50' RADIUS TEMPORARY TURN AROUND EASEMENT (GRANTED BY THIS PLAT).

ABBREVIATIONS

P.L.W.Q. - Private Landscaping / Water Quality Easement
P.L.E. - Private Landscaping Easement
D.E. - Public Drainage Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
AC - Acres
R/W - Right-of-Way

Existing PUE to be Vacated with this Plat

CL Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	169.07	502.00	19.30	S0° 28' 04"E	168.27
C2	242.63	602.00	23.09	S21° 39' 46"E	240.99

ROW Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	39.27	25.00	90.00	S78° 12' 32"E	35.36
C4	39.27	25.00	90.00	N11° 47' 28"E	35.36
C5	207.89	627.00	19.00	S23° 42' 38"E	206.93
C6	37.48	25.00	85.90	N57° 09' 51"W	34.07
C7	40.86	25.00	93.65	S33° 03' 36"W	36.46
C8	39.27	25.00	90.00	S55° 06' 59"E	35.36
C9	39.27	25.00	90.00	N34° 53' 01"E	35.36
C10	177.49	527.00	19.30	S0° 28' 04"E	176.65
C11	214.87	50.00	246.22	N47° 42' 33"W	83.76
C12	34.29	50.00	39.30	N55° 45' 10"E	33.63
C13	32.71	25.00	74.95	S37° 55' 27"W	30.42
C14	87.94	477.00	10.56	S4° 50' 05"E	87.82
C15	232.55	577.00	23.09	S21° 39' 46"E	230.98
C16	39.27	25.00	90.00	S78° 12' 32"E	35.36

Lots Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	23.18	25.00	53.13	S59° 46' 26"E	22.36
C18	16.09	25.00	36.87	N75° 13' 34"E	15.81
C19	33.15	627.00	3.03	S31° 41' 39"E	33.15
C20	63.92	627.00	5.84	S27° 15' 32"E	63.89
C22	46.90	627.00	4.29	S16° 21' 18"E	46.89
C23	18.98	25.00	43.51	N35° 57' 54"W	18.53
C24	18.50	25.00	42.40	N78° 55' 01"W	18.08
C25	17.34	25.00	39.74	S60° 00' 55"W	16.99
C26	23.52	25.00	53.91	S13° 11' 26"W	22.66
C27	39.51	749.55	3.02	S31° 41' 30"E	39.50
C28	76.15	746.13	5.85	S27° 15' 32"E	76.12
C29	76.15	747.00	5.84	S21° 25' 05"E	76.12
C30	76.15	747.10	5.84	S15° 34' 38"E	76.12
C31	5.77	778.66	0.42	S12° 25' 49"E	5.77
C32	23.18	25.00	53.13	S36° 40' 53"E	22.36
C33	16.09	25.00	36.87	S81° 40' 53"E	15.81
C34	19.17	25.00	43.95	N57° 54' 40"E	18.71
C35	20.10	25.00	46.05	N12° 54' 39"E	19.56
C36	15.71	527.00	1.71	S9° 15' 44"E	15.71
C37	57.76	527.00	6.28	S5° 16' 05"E	57.73

Lots Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	57.76	527.00	6.28	S1° 00' 43"W	57.73
C39	46.25	527.00	5.03	S6° 39' 59"W	46.24
C40	8.43	50.00	9.66	S14° 00' 37"W	8.42
C41	41.03	50.00	47.02	S42° 21' 03"W	39.89
C42	41.03	50.00	47.02	S89° 22' 22"W	39.89
C43	42.83	50.00	49.08	N42° 34' 34"W	41.53
C44	19.29	651.99	1.70	S9° 15' 44"E	19.29
C45	70.92	646.68	6.28	S5° 16' 05"E	70.88
C46	70.92	647.00	6.28	S1° 00' 43"W	70.88
C47	56.78	647.00	5.03	S6° 39' 59"W	56.77
C48	28.66	170.00	9.66	S14° 00' 37"W	28.63
C49	139.52	170.00	47.02	S42° 21' 03"W	135.63
C50	139.52	170.00	47.02	S89° 22' 22"W	135.63
C51	67.18	170.00	22.64	N55° 47' 46"W	66.74
C52	94.22	425.00	12.70	S18° 20' 55"W	94.02
C53	4.78	577.00	0.47	S10° 21' 13"E	4.78
C54	71.84	577.00	7.13	S14° 09' 28"E	71.79
C55	71.84	577.00	7.13	S21° 17' 30"E	71.79
C56	71.84	577.00	7.13	S28° 25' 31"E	71.79
C57	12.26	577.00	1.22	S32° 36' 02"E	12.25

Lots Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C58	3.81	460.00	0.47	S10° 21' 13"E	3.81
C59	57.27	460.00	7.13	S14° 09' 28"E	57.24
C60	57.27	460.00	7.13	S21° 17' 30"E	57.24
C61	57.27	460.00	7.13	S28° 25' 31"E	57.24
C62	9.77	460.00	1.22	S32° 36' 02"E	9.77
C63	348.41	657.14	30.38	S24° 22' 16"W	344.35
C64	39.45	25.02	90.35	S84° 45' 23"W	35.49
C65	275.03	1851.03	8.51	S54° 15' 43"E	274.78
C66	17.07	325.00	3.01	S25° 29' 44"W	17.07

Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C67	185.40	460.00	23.09	S21° 39' 46"E	184.15
C68	39.27	25.00	90.00	N11° 47' 28"E	35.36
C69	39.27	25.00	90.00	S78° 12' 32"E	35.36
C70	39.27	25.00	90.00	N11° 47' 28"E	35.36
C71	305.10	757.00	23.09	S21° 39' 46"E	303.04
C72	221.28	657.00	19.30	S0° 28' 04"E	220.23
C73	307.69	170.00	103.70	S61° 01' 55"W	267.38
C74	47.25	50.00	54.14	N9° 02' 03"E	45.51

Temporary Turn Around Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C75	21.01	25.00	48.15	S9° 05' 40"E	20.40
C76	241.12	50.00	276.30	N56° 49' 48"E	66.72
C77	21.01	25.00	48.15	N57° 14' 43"W	20.40

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

HUITT ZOLLARS
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Plotted: 9/25/2025 9:55:59 AM, By:Harris, James
Name: M:\2021\21-0014 LE Ph 1\SURVEY\Survey\05.11 Survey\PLAT\R318072.01_PRE-PLAT.dwg
Layout: PRE-PLAT 18 X 24
Last Saved:9/25/2025 9:54:30 AM, jharris

Book Page

Zoning Comments Pg. 3 of 3

PRELIMINARY PLAT
OF
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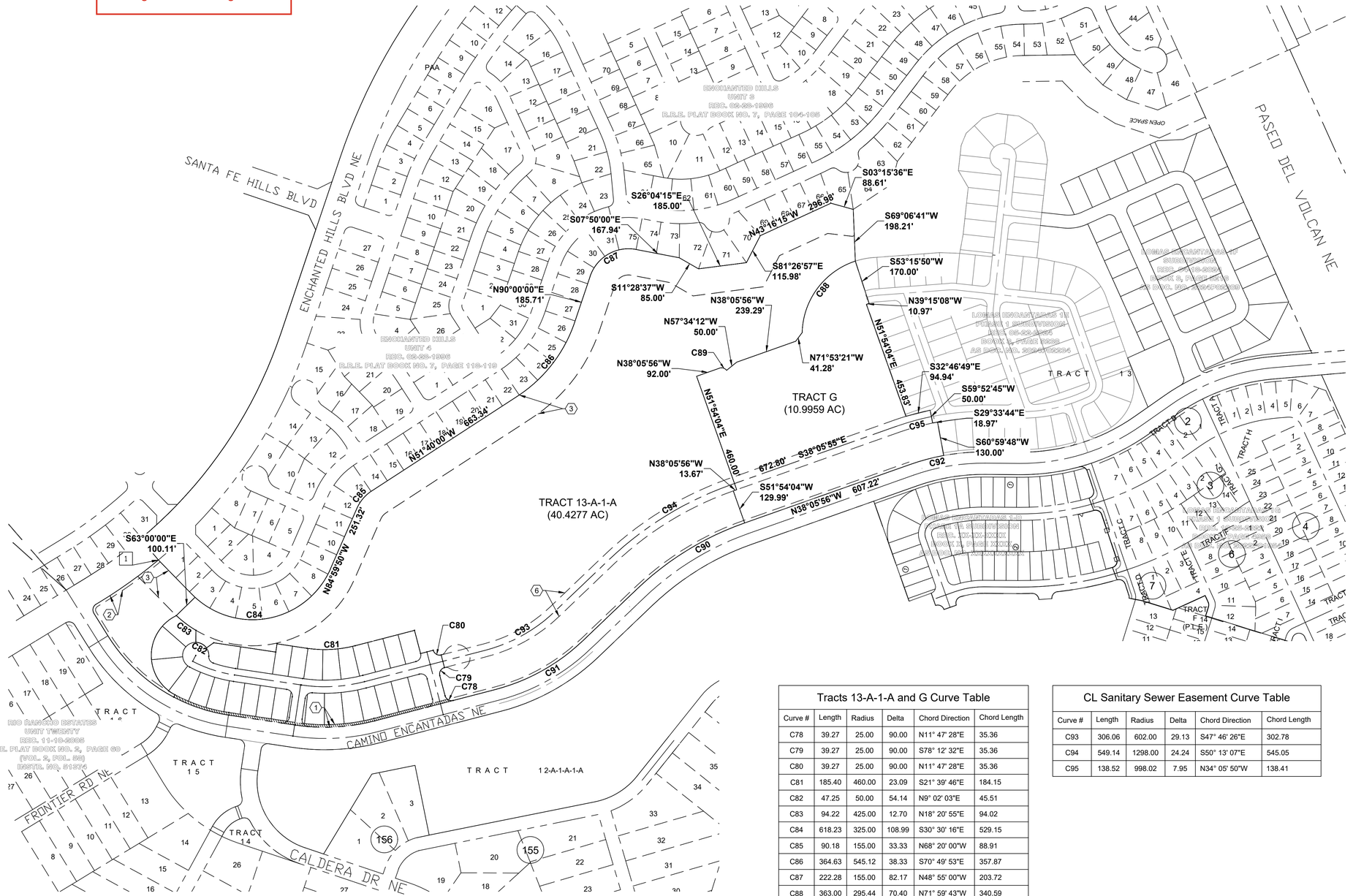
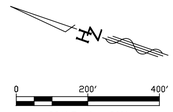
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

SEPTEMBER 2025





EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. TO BE VACATED THIS PLAT
2. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT, GRANTED BY LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
3. EXISTING 100' MINIMUM WIDTH OPEN SPACE REQUIREMENT PER CITY OF RIO RANCHO SHOWN ON PLAT OF LOMAS ENCANTADAS, DOC. NO. 200546844.
4. TRACTS 'A', 'B', 'D', AND 'E' ARE ENCUMBERED WITH PRIVATE LANDSCAPING EASEMENTS (GRANTED BY THIS PLAT).
5. TRACT 'C' IS ENCUMBERED WITH A PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT).
6. TRACT "13-A-1-A-1" IS ENCUMBERED WITH A 50' WIDE SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT)

Add Easement Note 7 to Sheet 3

BOUNDARY EVIDENCE

[1] PK NAIL WITH SHINER STAMPED LS 9423

ALL OTHER EXTERIOR CORNERS SET WITH A 5/8" REBAR WITH PLASTIC CAP STAMPED J. HARRIS LS 30537

INTERNAL CORNERS SET WITH A MAGNAIL IN GUTTER

Tracts 13-A-1-A and G Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C78	39.27	25.00	90.00	N11° 47' 28"E	35.36
C79	39.27	25.00	90.00	S78° 12' 32"E	35.36
C80	39.27	25.00	90.00	N11° 47' 28"E	35.36
C81	185.40	460.00	23.09	S21° 39' 46"E	184.15
C82	47.25	50.00	54.14	N9° 02' 03"E	45.51
C83	94.22	425.00	12.70	N18° 20' 55"E	94.02
C84	618.23	325.00	108.99	S30° 30' 16"E	529.15
C85	90.18	155.00	33.33	N68° 20' 00"W	88.91
C86	364.63	545.12	38.33	S70° 49' 53"E	357.87
C87	222.28	155.00	82.17	N48° 55' 00"W	203.72
C88	363.00	295.44	70.40	N71° 59' 43"W	340.59
C89	30.77	25.00	70.53	N2° 50' 04"W	28.87
C90	483.56	1143.00	24.24	N50° 13' 07"W	479.96
C91	384.87	757.00	29.13	N47° 46' 26"W	380.73
C92	133.82	843.02	9.10	N33° 33' 04"W	133.68

CL Sanitary Sewer Easement Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C93	306.06	602.00	29.13	S47° 46' 26"E	302.78
C94	549.14	1298.00	24.24	S50° 13' 07"E	545.05
C95	138.52	998.02	7.95	N34° 05' 50"W	138.41

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR

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333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Book Page

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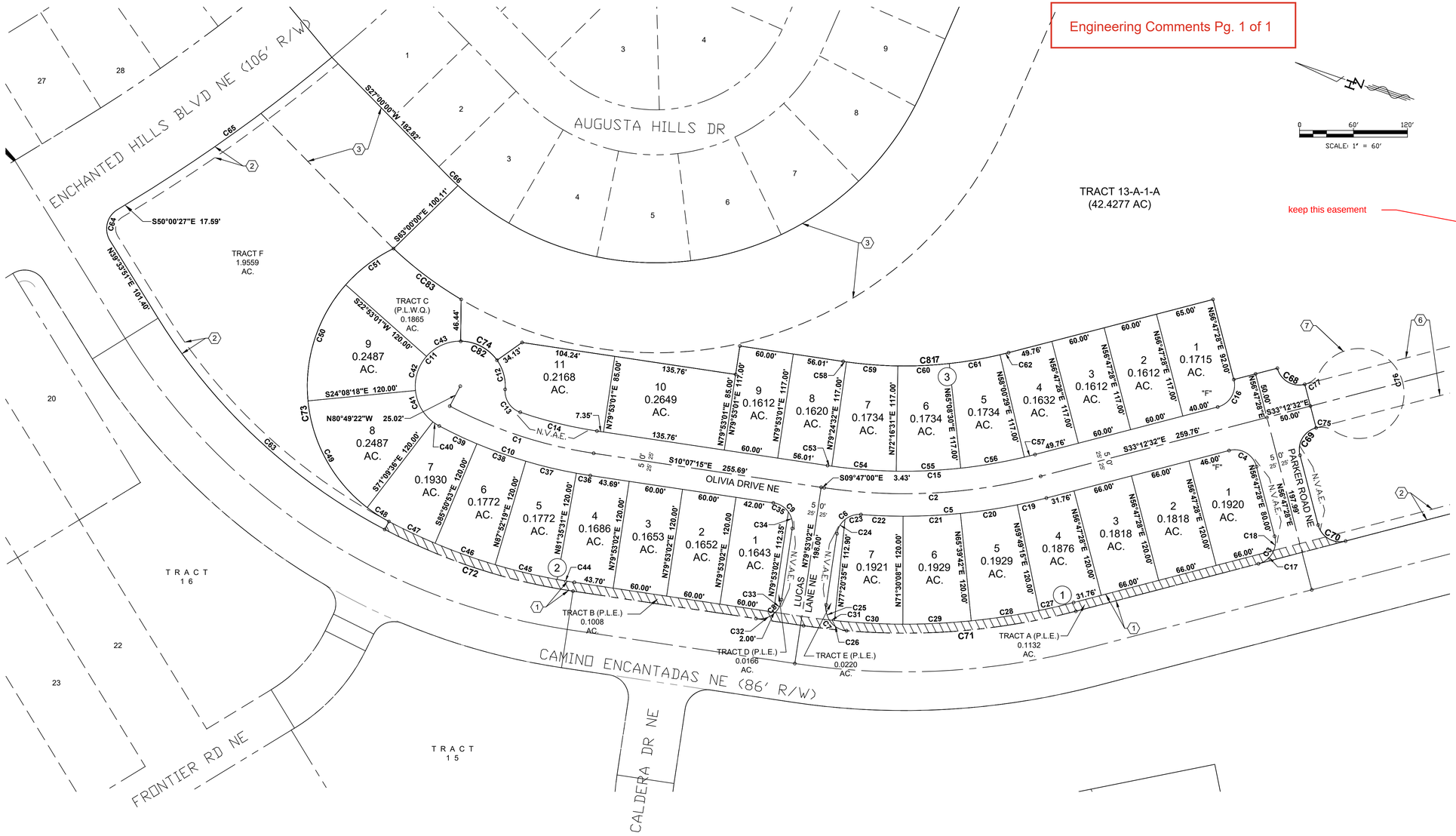
Engineering Comments Pg. 1 of 1

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1A, PHASE 1
A SUBDIVISION OF TRACT 13-A-1 LOMAS ENCANTADAS

WITHIN SECTIONS 22, 23, & 26, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 3

SEPTEMBER 2025



keep this easement

EASEMENTS

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5. TRACT 'C' IS ENCUMBERED WITH A PRIVATE LANDSCAPING/ WATER QUALITY EASEMENT (GRANTED BY THIS PLAT).
6. TRACT "13-A-1-A-1" IS ENCUMBERED WITH A 50' WIDE SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT).
7. 50' RADIUS TEMPORARY TURN AROUND EASEMENT (GRANTED BY THIS PLAT).

ABBREVIATIONS

P.L.W.Q. - Private Landscaping / Water Quality Easement
P.L.E. - Private Landscaping Easement
D.E. - Public Drainage Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
AC - Acres
R/W - Right-of-Way

Existing PUE to be Vacated with this Plat

CL Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	169.07	502.00	19.30	S0° 28' 04"E	168.27
C2	242.63	602.00	23.09	S21° 39' 46"E	240.99

ROW Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	39.27	25.00	90.00	S78° 12' 32"E	35.36
C4	39.27	25.00	90.00	N11° 47' 28"E	35.36
C5	207.89	627.00	19.00	S23° 42' 38"E	206.93
C6	37.48	25.00	85.90	N57° 09' 51"W	34.07
C7	40.86	25.00	93.65	S33° 03' 36"W	36.46
C8	39.27	25.00	90.00	S55° 06' 59"E	35.36
C9	39.27	25.00	90.00	N34° 53' 01"E	35.36
C10	177.49	527.00	19.30	S0° 28' 04"E	176.65
C11	214.87	50.00	246.22	N47° 42' 33"W	83.76
C12	34.29	50.00	39.30	N55° 45' 10"E	33.63
C13	32.71	25.00	74.95	S37° 55' 27"W	30.42
C14	87.94	477.00	10.56	S4° 50' 05"E	87.82
C15	232.55	577.00	23.09	S21° 39' 46"E	230.98
C16	39.27	25.00	90.00	S78° 12' 32"E	35.36

Lots Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	23.18	25.00	53.13	S59° 46' 26"E	22.36
C18	16.09	25.00	36.87	N75° 13' 34"E	15.81
C19	33.15	627.00	3.03	S31° 41' 39"E	33.15
C20	63.92	627.00	5.84	S27° 15' 32"E	63.89
C22	46.90	627.00	4.29	S16° 21' 18"E	46.89
C23	18.98	25.00	43.51	N35° 57' 54"W	18.53
C24	18.50	25.00	42.40	N78° 55' 01"W	18.08
C25	17.34	25.00	39.74	S60° 00' 55"W	16.99
C26	23.52	25.00	53.91	S13° 11' 26"W	22.66
C27	39.51	749.55	3.02	S31° 41' 30"E	39.50
C28	76.15	746.13	5.85	S27° 15' 32"E	76.12
C29	76.15	747.00	5.84	S21° 25' 05"E	76.12
C30	76.15	747.10	5.84	S15° 34' 38"E	76.12
C31	5.77	778.66	0.42	S12° 25' 49"E	5.77
C32	23.18	25.00	53.13	S36° 40' 53"E	22.36
C33	16.09	25.00	36.87	S81° 40' 53"E	15.81
C34	19.17	25.00	43.95	N57° 54' 40"E	18.71
C35	20.10	25.00	46.05	N12° 54' 39"E	19.56
C36	15.71	527.00	1.71	S9° 15' 44"E	15.71
C37	57.76	527.00	6.28	S5° 16' 05"E	57.73

Lots Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C38	57.76	527.00	6.28	S1° 00' 43"W	57.73
C39	46.25	527.00	5.03	S6° 39' 59"W	46.24
C40	8.43	50.00	9.66	S14° 00' 37"W	8.42
C41	41.03	50.00	47.02	S42° 21' 03"W	39.89
C42	41.03	50.00	47.02	S89° 22' 22"W	39.89
C43	42.83	50.00	49.08	N42° 34' 34"W	41.53
C44	19.29	651.99	1.70	S9° 15' 44"E	19.29
C45	70.92	646.68	6.28	S5° 16' 05"E	70.88
C46	70.92	647.00	6.28	S1° 00' 43"W	70.88
C47	56.78	647.00	5.03	S6° 39' 59"W	56.77
C48	28.66	170.00	9.66	S14° 00' 37"W	28.63
C49	139.52	170.00	47.02	S42° 21' 03"W	135.63
C50	139.52	170.00	47.02	S89° 22' 22"W	135.63
C51	67.18	170.00	22.64	N55° 47' 46"W	66.74
C52	94.22	425.00	12.70	S18° 20' 55"W	94.02
C53	4.78	577.00	0.47	S10° 21' 13"E	4.78
C54	71.84	577.00	7.13	S14° 09' 28"E	71.79
C55	71.84	577.00	7.13	S21° 17' 30"E	71.79
C56	71.84	577.00	7.13	S28° 25' 31"E	71.79
C57	12.26	577.00	1.22	S32° 36' 02"E	12.25

Lots Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C58	3.81	460.00	0.47	S10° 21' 13"E	3.81
C59	57.27	460.00	7.13	S14° 09' 28"E	57.24
C60	57.27	460.00	7.13	S21° 17' 30"E	57.24
C61	57.27	460.00	7.13	S28° 25' 31"E	57.24
C62	9.77	460.00	1.22	S32° 36' 02"E	9.77
C63	348.41	657.14	30.38	S24° 22' 16"W	344.35
C64	39.45	25.02	90.35	S84° 45' 23"W	35.49
C65	275.03	1851.03	8.51	S54° 15' 43"E	274.78
C66	17.07	325.00	3.01	S25° 29' 44"W	17.07

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C67	185.40	460.00	23.09	S21° 39' 46"E	184.15
C68	39.27	25.00	90.00	N11° 47' 28"E	35.36
C69	39.27	25.00	90.00	S78° 12' 32"E	35.36
C70	39.27	25.00	90.00	N11° 47' 28"E	35.36
C71	305.10	757.00	23.09	S21° 39' 46"E	303.04
C72	221.28	657.00	19.30	S0° 28' 04"E	220.23
C73	307.69	170.00	103.70	S61° 01' 55"W	267.38
C74	47.25	50.00	54.14	N9° 02' 03"E	45.51

Temporary Turn Around Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C75	21.01	25.00	48.15	S9° 05' 40"E	20.40
C76	241.12	50.00	276.30	N56° 49' 48"E	66.72
C77	21.01	25.00	48.15	N57° 14' 43"W	20.40

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR

HUITT ZOLLARS
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-9141 Fax (505) 892-3259

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Book Page

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 27, 2025

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
(X) Fire and Rescue – Brian Johnson, Gerard Bauer
(X) Police – Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill
(X) Ezee Fiber – John Muldrow
(X) Public Works – Tim Archuleta, Austin Blackmon

FROM: Development Services Department, Planning & Zoning Division

RE: (REVISIONS) DSD #25-210-00005 – Lomas Encantadas 1A, Phase 1 Subdivision / Preliminary Plat

The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the proposed Lomas Encantadas 1A, Phase 1 Subdivision, situated in the northernmost portion of Lomas Encantadas, Tract 13-A-1-A. The proposed Subdivision will create 27 lots and 7 tracts, all zoned R-1: Single-Family Residential District. The proposed plat comprises a total of approximately 49.6987 plat acres, with approximately 5.0115 of the total acreage allocated for the lots.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail **As Soon as Possible**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

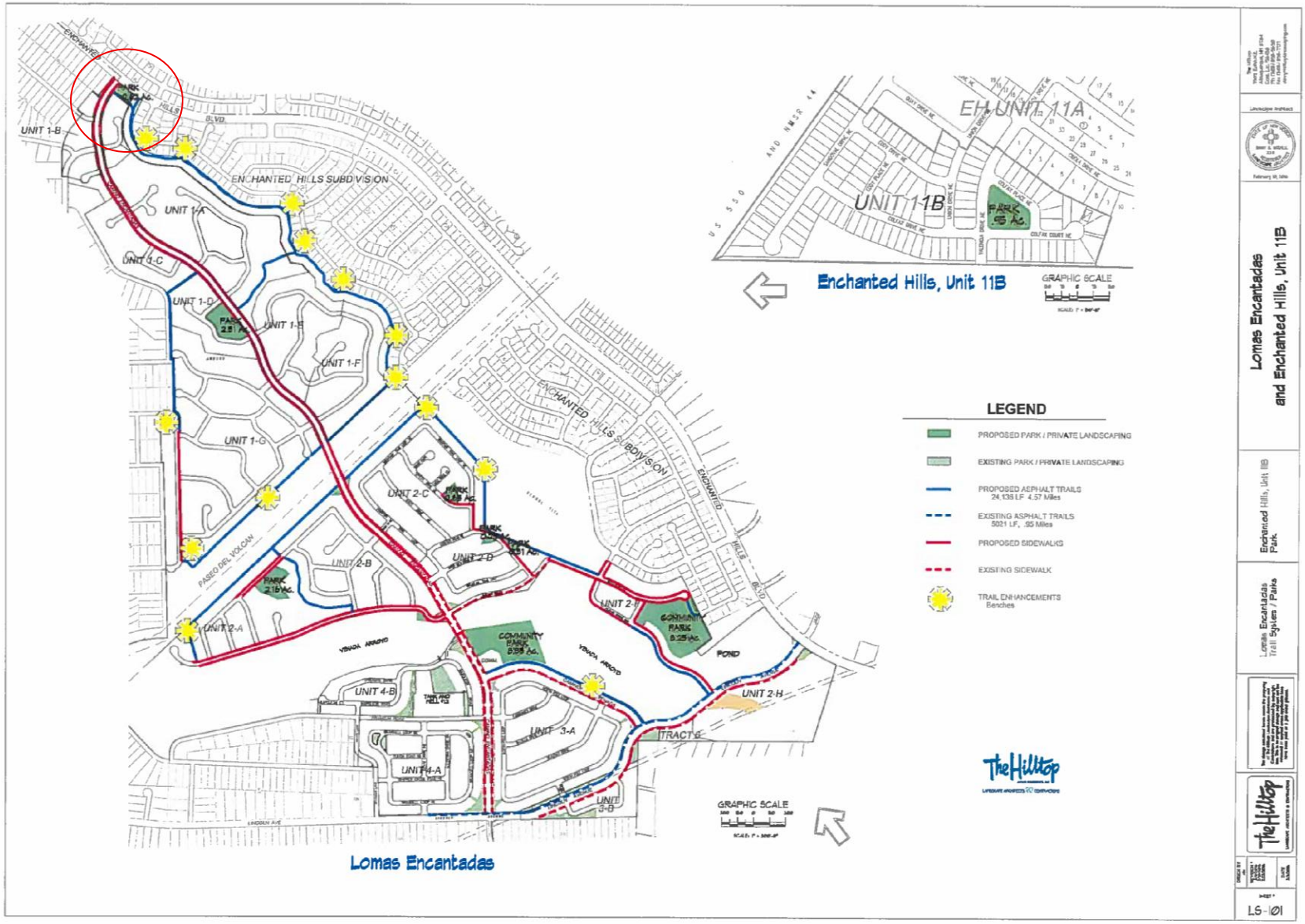
This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(X) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

The Tract F/1.9559-acre park provided in the preliminary plat for this case is significantly larger than the park acreage submitted in the PID General Plan (approx. 0.62 acres), and appears to include the open space buffer, which was also not the case illustrated in the General Plan (See next page). Based off the original draft preliminary plat for phase 1D PRCS assumes that the applicant is planning and accounting for the smaller (than shown in the General Plan) proposed park acreage of that phase, by increasing the acreage of the 1A park. However, the current conditions (extreme slope) of the south/southwest side of the park and shape of the tract (point/taper), an area not included in the original General Plan, do not appear to create usable park space or park land that can fully meet park development criteria. PRCS would not recommend accepting the current lot boundaries of Tract F without additional information from the applicant – such as a proposed park plan with elevations demonstrating park development, ADA compliance, etc. can be met on and within this plat's, proposed Tract F boundaries.

PRCS defers to DSD for any further recommendations, requirements or approvals.

Dyane N. Sonier — Reviewer

10/31/25 — Date



LEGEND

- PROPOSED PARK / PRIVATE LANDSCAPING
- EXISTING PARK / PRIVATE LANDSCAPING
- PROPOSED ASPHALT TRAILS 24,138 LF 4.57 Miles
- EXISTING ASPHALT TRAILS 5021 LF, .95 Miles
- PROPOSED SIDEWALKS
- EXISTING SIDEWALK
- TRAIL ENHANCEMENTS Benches

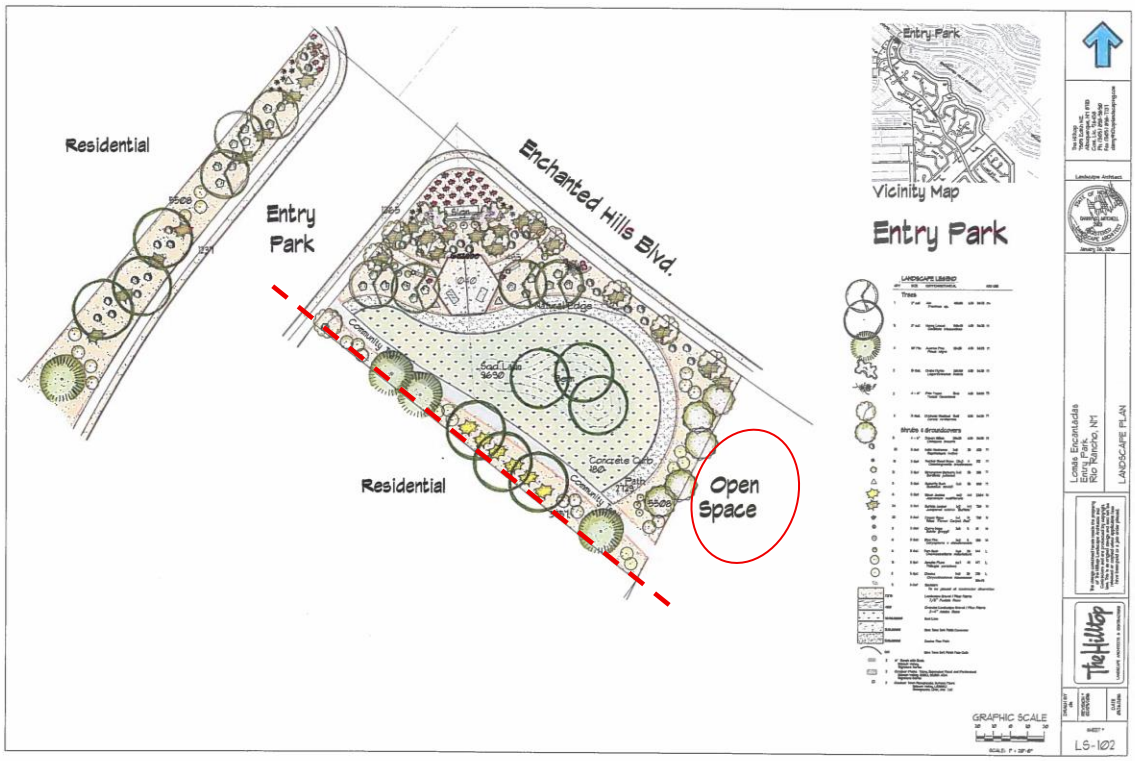
The Hilltop
LIFESTYLE ANCHORED BY CENTERPOINT

Lomas Encantadas and Enchanted Hills, Unit 11B

Enchanted Hills, Unit 11B Park

Lomas Encantadas Trail System / Parks

LS-101


Residential
Entry Park
Enchanted Hills Blvd.
Residential
Open Space
Entry Park
Vicinity Map
Entry Park
LANDSCAPE LEGEND
GRAPHIC SCALE
Lomas Encantadas
Entry Park
Rio Rancho, NM
LANDSCAPE PLAN
L5-102

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 27, 2025

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(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill
(X) Ezee Fiber – John Muldrow
(X) Public Works – Tim Archuleta, Austin Blackmon

FROM: Development Services Department, Planning & Zoning Division

RE: (REVISIONS) DSD #25-210-00005 – Lomas Encantadas 1A, Phase 1 Subdivision / Preliminary Plat

The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the proposed Lomas Encantadas 1A, Phase 1 Subdivision, situated in the northernmost portion of Lomas Encantadas, Tract 13-A-1-A. The proposed Subdivision will create 27 lots and 7 tracts, all zoned R-1: Single-Family Residential District. The proposed plat comprises a total of approximately 49.6987 plat acres, with approximately 5.0115 of the total acreage allocated for the lots.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail **As Soon as Possible**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(X) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 ft driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval prior to submitting the full plans.

Fire Marshal Brian Johnson — Reviewer
10/30/2025 — Date

Timothy Dvorak

From: Austin Blackmon
Sent: Monday, October 27, 2025 10:44 AM
To: Timothy Dvorak
Cc: TIMOTHY ARCHULETA
Subject: Re: REVISIONS - Transmittal: 25-210-00005 (Preliminary Plat) Lomas Encantadas 1A, Phase 1

Hi Tim,

My only comment from Traffic is that the access of Lucas Lane NE needs to line up with Caldera Dr NE.

Thank you,

Austin Blackmon
Traffic Section Engineer

Public Works / Engineering

W: (505) 896-8773

RRNM.gov

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-100-00013

AGENDA DATE:
November 18, 2025

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. Staff contact is Ben Isaacs and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres and is addressed as 4600 Sundt Rd NE.

The subject property is presently zoned C-1: Retail Commercial District per Ordinance No. 91-010, adopted by the Governing Body on February 13, 1991. It is located at 4600 Sundt Road NE (a major collector) approximately a quarter of a mile west of New Mexico Highway 528 (a principal arterial).

The properties to the east and west are zoned C-1: Retail Commercial District and SU: Special Use District for Certain Commercial and Light Industrial respectively, while the properties across Sundt Road NE to the north are zoned R-3: Mixed Residential District. To the south, the subject property abuts Las Montoyas Arroyo, which is zoned SU: Special Use Non-Residential District for Drainage.

The subject property houses Catalyst, LLC, a marketing agency that describes its focus as being on specialized design and production services for various types of commercial businesses. The business has been the subject of code enforcement violations dating back to January 8th, 2025 (cases #25-0138 and #25-0139). Upon inspection, the business was found to be operating from its location without a business license or an occupancy permit and it was found that construction had been carried out on the property without the necessary building permits. It was also found to be engaging in business-related activities in violation of the permissive uses allowed under the property's C-1: Retail Commercial District zoning designation.

In order to correct these violations, Catalyst, LLC is seeking to come into compliance with the zoning code via a Zone Map Amendment that will allow for accommodation of their business activities. If the requested Zone Map Amendment is approved, Catalyst, LLC shall then acquire the necessary licenses and permits to legally resume their business activities.

REVIEW CRITERIA:

Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(A) states, "Proposed amendments shall be submitted to the Governing Body through the Planning and Zoning Board."

The Zone Map Amendment application was submitted to the Development Services Department and received on October 14th, 2025, for review by the Governing Body through the Planning and Zoning Board.

Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change:

R.O. 2003 § 150.07(D)(1) states: “A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.”

The applicant cites three examples in their justification letter:

"1. Public Safety Compliance: The Zone Map Amendment is an essential prerequisite for Catalyst, LLC to complete the Fire Marshal's Inspection requirements and obtain a Certificate of Occupancy. This action directly ensures compliance with life safety codes and supports City public safety services in accordance with [Integrated Comprehensive Plan] Strategic Plan Goal 4.
2. Environmental Compatibility: The environmental impact of the Applicant's business operations will not be detrimental or exceed those of other Permissive or Conditional Uses already allowed in the C-1 zoning district, such as minor auto repair, automotive dealerships and boarding kennels.
3. Productive Use: The Applicant's commitment to making facility improvements and revitalizing this property from vacancy to productive use is a long-term positive investment for the Vista Hills Neighborhood and the greater City of Rio Rancho community in public safety and general welfare."

Staff recommend that the Planning and Zoning Board find that the proposed zone change may not be consistent with the health, safety, morals and general welfare of the City. While approval of the Zone Map Amendment would afford Catalyst, LLC the opportunity to enter into compliance with life safety codes, denial of the request would also reduce potential threats to public safety by forcing the business to cease its operations at the subject property.

It is also not possible for Staff to verify or support the claim that the environmental impact of the business will not be detrimental or in excess of other permissive C-1 uses without expert analysis of noise, pollution and light produced by certain business activities taking place at the property. Moreover, the code enforcement case originated from a citizen complaint which stated that there was an odor resulting from holding tanks and debris scattered around the property. Additionally, Catalyst, LLC is not necessarily the only business that may have interest in making productive use of the property. If Catalyst, LLC were to vacate the property, an opportunity for another business that does conform to the property's existing permissive uses opens up. May not conform.

R.O. 2003 § 150.07(D)(2) states: "Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made."

The applicant does not address this specific criteria in their justification letter.

Staff recommend that the Planning and Zoning Board find that the applicant has not provided a sound justification for the change. Staff recommend the Board find that the proposed zoning, while not adequately justified by the applicant, may provide stability of zoning for the area, as the subject property was previously the Boys & Girls club and has sat vacant for a while. The proposed zoning

and development by the applicant may stabilize the area and the subject property's long-term development. May conform.

R.O. 2003 § 150.07(D)(3) states: A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The applicant cites the following ways in which the zone change is supported by the Comprehensive Plan:

"1. Targeted Industrial Use: The C-2 designation facilitates a Business Park Industrial type of use for production and design, which is intended to provide opportunities for visually contained warehousing and light manufacturing that doesn't create offensive noise, vibration, smoke, dust, lint, odors, heat or glare in accordance with ICP 5.5.9.
2. Strategic Growth: The change supports the strategic goal to identify suitable sites for specialized commercial and light industrial businesses (ICP Action L-1, Action EDP-5) and helps encourage manufacturing companies to relocate to the City of Rio Rancho in accordance with (ICP Economic Development Plan, Goal EDR-3).
3. Economic Base Expansion: The business's intent to establish a design studio and integrate with local education institutions to foster a pipeline for young designers directly supports the core objective to expand the economic base of Rio Rancho in accordance with (ICP Economic Development Plan, Goal EDR-1)."

Staff recommend that the Planning and Zoning Board find that the zone change may be consistent with adopted elements of the Comprehensive Plan. The property abuts residential zoning across Sundt Road NE, and is bounded by a charter school on one side. The business was found to be in violation of code following a citizen complaint regarding debris and an odor at from the property. The business may be found to potentially pose a detriment to the surrounding neighborhood, however, this was prior to any attempts to submit building permits or come into compliance with City Ordinance and Building or Fire Codes.

The proposed business may provide an expansion of economic development and job opportunities in Rio Rancho. While staff cannot verify or guarantee the "pipeline of young designers", the proposed use may provide a more stable and permanent development to a property and area that has evolved away from a lighter commercial development of the former Boys & Girls Club. The proposed zoning may enable more economic opportunities on the subject property, with the proposed developer or other future users meetings Goals EDP-1 and EDR-1. Conforms.

R.O. 2003 § 150.07(D)(4) states: The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City’s incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply.
Applicant’s reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant states in their justification narrative that the existing zoning is inappropriate because:

"1. Superior Buffer to Natural Features: The proposed C-2 use is inherently more compatible with

the adjacent Arroyo de los Montoyas (Zone SU) open space feature, which the ICP encourages for preservation. Unlike the high-volume consumer traffic associated with C-1 retail, the specialized C-2 use is less focused on public traffic, making it a better, more appropriate physical buffer along this natural boundary.
2. Appropriate Business Intent: The C-2 zoning is essential and appropriate for the business's intent to utilize the property for specialized marketing design and production operations. This use directly supports adjacent commercial office and industrial warehousing businesses along NM Highway 528/Pat D'Arco Highway which is located under a quarter mile away from Catalyst, LLC's facility.
3. Surrounding Mixed Use Compatibility: The surrounding parcels currently exhibit a mix of large-scale and low-traffic uses. The C-2 classification creates a more consistent and appropriate transition between the specialized SU zones and the adjacent R-3 Residential Neighborhood across Sundt Road NE."

Staff recommend that the Planning and Zoning Board find that the subject property's existing zoning may be found to be inappropriate due to changed community conditions. The Las Montoyas Arroyo, which abuts the subject property to the south, is primarily zoned for drainage per Ordinance No. 69, Enactment No. 08-69, with recreational uses such as trails only being incidental. While some Retail Commercial uses may generate more traffic than the proposed C-2 use, the traffic is unlikely to impact the arroyo as access to the subject property is from the north.

Staff recommends that the Board find that changed community conditions justify the change, as this area was once more of a larger recreation area as part of the Boys and Girls Club and has become a more intense commercial area and corridor in the last decade. The property to the west was zoned SU: Special Use for Certain Commercial and Light Industrial Uses in 2010, including several equally intense to more intense manufacturing uses as permissive uses with a Conditional Use permit. Previously, the abutting property to the west was zoned Special Use for R-1. R-2, and R-3 and had been developed as recreational uses associated with the Boys and Girls Club.

Properties to the east have developed as an RV Self-Storage facility and a car collision repair shop, uses and zoning which have changed the community conditions of the surrounding area from when the zoning of the subject property was adopted in 1991. Conforms.

R.O. 2003 § 150.07(E) states: "The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone."

Staff recommend that the Planning and Zoning Board find that economic considerations pertaining to the applicant may be a determining factor for the proposed zone change. The applicant has already invested in the property and it may be economically inconvenient for them to relocate their operations to another location or cease operations altogether. The applicant has not directly addressed this criteria in their justification letter. May not conform.

R.O. 2003 § 150.07(F) states: "Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning."

Staff recommend that the Planning and Zoning Board find that location on a collector or major street is not employed as a justification for the proposed zone change. Conforms.

R.O. 2003 § 150.07(G) states: "A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses

allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states that the proposed zone change would not result in a spot zone because it functions as a transitional land use: "The proposed C-2 zone appropriately bridges the specialized zones to the south (Arroyo de los Montoyas, Zone SU) and west (ASK Academy, Zone SU) with the adjacent commercial use to the east (Boonie's Storage, Zone C-1) and residential use to the north across Sundt Road NE."

Staff recommend that the Planning and Zoning Board find that the proposed zone change would not create a spot zone. While there are no other properties zoned as C-2 in the vicinity of the subject property, the adjacent property to the west is zoned SU: Special Use for Certain Commercial and Industrial Uses, including: Laboratory, Research and Development Office; Electronic Repair; and Manufacturing, printing and publishing, and Wholesale Merchandising as Conditional Uses. The applicant's proposed specific use would be permissive with an approve Conditional Use on the adjacent property. The Sundt commercial area from NM 528 NE headed west, has several other more intense commercial uses which the proposed zoning would be compatible with. Conforms.

NOTIFICATIONS:
Notice of the application was sent via certified mail to the property owners within 100 ft of the subject property 15 days prior to the hearing date. A legal notification was published in the Albuquerque Journal on November 3, 2025. A notification sign was posted on the property at least one week prior to the hearing on November 11, 2025.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, subject to the findings and conditions set forth below:

General Findings of Fact:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant’s request for a Zone Map Amendment.
2. Following procedures for a Zone Map Amendment, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a Zone Map Amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact for Approval:

The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:
1. The proposed Zone Map Amendment would provide stability of zoning by providing for a suitable long-term zoning designation and development that fits the surrounding area.
2. The proposed Zone Map Amendment is consistent with the goals and elements of the City Comprehensive Plan, including Land Use and Housing goals by promoting the economic development of the property.
3. The existing zoning is inappropriate due to changed community conditions in the surrounding area since the zoning for the subject property was adopted.
4. The Zone Map Amendment request is not based on the location of the subject property by a collector road in itself.
5. The requested Zone Map Amendment does not create a spot zone as it is similar to surrounding

zoning and land use.

If the Planning and Zoning Board finds that the applicant has submitted an application and narrative which fail to demonstrate that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, then the following Findings of Fact may be uses:

1. The proposed zone change may not be consistent with the health, safety, morals and general welfare of the City.
2. The applicant has provided insufficient justification, in a narrative dated October 14, 2025, for the proposed zone change and the zone map amendment would not provide for stability of zoning.
3. The proposed Zone Map Amendment would not be consistent with the intent of the adopted elements of the Comprehensive Plan.
4. The applicant has not demonstrated that C-2: Wholesale and Warehousing Commercial District zoning designations would be more advantageous zones for the subject properties.
5. The cost of the land or other economic considerations may be a justification for the proposed Zone Map Amendment.
6. The requested Zone Map Amendment would create a "spot zone".

ALTERNATIVES:

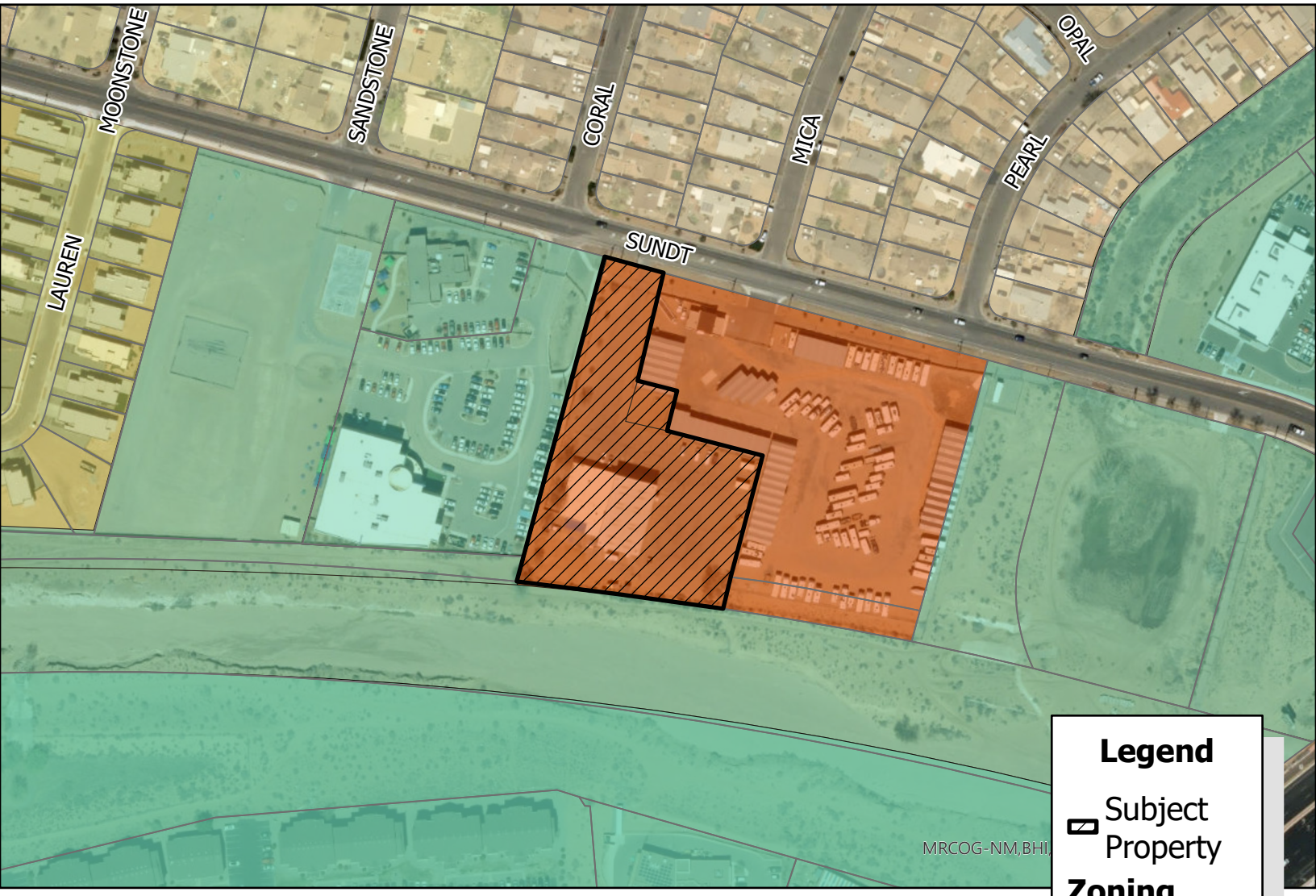
1. The Planning and Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning and Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning and Zoning Board may modify the request and recommend approval of such modifications to the Governing Body.
4. The Planning and Zoning Board may continue the public hearing to request

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment request to the Governing Body.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Land Use Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: 2025.11.05 Progress Drawings.pdf
ATTACHMENT: Code Enforcement Case.docx
ATTACHMENT: Draft_Ordinance_25-100-00013_BMB.docx
ATTACHMENT: Reproduction of Notifications.pdf

VISTA HILLS 1A, BLOCK A, LOT 1A
4600 SUNDT RD NE



Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N
W
E
S

0 0.01 0.02 0.04 0.06 0.08 0.1 Miles

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 10/31/2025

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☒ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☒ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Joe Chambers		Phone: 916.757.5894
Address: 4600 Sundt Road NE		E-Mail: joe@catalyst.com.co
City: Rio Rancho	State: New Mexico	Zip: 87124
Proprietary Interest:	List Owners: Josh Heiner	
Deed or Ownership Verification Provided: (Initials) JC	Letter of Authorization Provided: (Initials) JC	
Agent Name: Daniel Gonzales		Phone: 505.242.6202
Address: 202 Central Avenue SE		E-Mail: d.gonzales@dwlnm.com
City: Albuquerque	State: New Mexico	ZIP Code: 87102

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Request a Zone Map Amendment to existing property from C-1 Retail Commercial District to C-2 Wholesale and Warehousing Commercial District.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Vista Hills 1A	Block(s): A	Lot(s): 1A
Existing Zoning: C-1 Retail Commercial District	Proposed Zoning: C-2 Wholesale and Warehousing Commercial District	
No. of existing lots: (1) One	No. of proposed lots: (1) One	Total area of site (acres) 2.08

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Daniel Gonzales	Applicant: Joe Chambers	Agent: Daniel Gonzales
Signature:		Date: 10/14/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

Form revised June 2014

Daniel B Gonzales, AIA

14 October 2025

City of Rio Rancho Development Review Committee
3200 Civic Center Circle NE
Rio Rancho, New Mexico 87144
planning@rrnm.gov

STATEMENT OF JUSTIFICATION FOR ZONE MAP AMENDMENT

This statement supports the application to rezone the property at **4600 Sundt Road NE** where Catalyst, LLC is currently located from **C-1 Retail Commercial** to **C-2 Wholesale and Warehousing Commercial District**. Catalyst, LLC's business model is a growing Marketing Agency that focuses on specialized design and production services for various types of commercial businesses. The proposed C-2 designation aligns with the Applicant's provided services based on the findings and policies outlined in the City of Rio Rancho Municipal Code (RRMC) and Vision 2020 Integrated Comprehensive Plan (ICP).

A. CONSISTENCY WITH HEALTH, SAFETY, MORALS, AND GENERAL WELFARE (RRMC 150.07(D)(1))

The proposed marketing agency, which focuses on specialized design and production services, is a Permissive Use in the C-2 District and supports public welfare and safety:

1. **Public Safety Compliance:** The Zone Map Amendment is an essential prerequisite for Catalyst, LLC to complete the Fire Marshal's Inspection requirements and obtain a Certificate of Occupancy. This action directly ensures compliance with life safety codes and supports City public safety services in accordance with (ICP Strategic Plan Goal 4).
2. **Environmental Compatibility:** The environmental impact of the Applicant's business operations will not be detrimental or exceed those of other Permissive or Conditional Uses already allowed in the C-1 zoning district, such as minor auto repair, automotive dealerships and boarding kennels.
3. **Productive Use:** The Applicant's commitment to making facility improvements and revitalizing this property from vacancy to productive use is a long-term positive investment for the Vista Hills Neighborhood and the greater City of Rio Rancho community in public safety and general welfare.

B. DEMONSTRATION THAT EXISTING ZONING IS INAPPROPRIATE (RRMC 150.07(D)(4))

The existing C-1 zoning is outdated and should be replaced. The proposed C-2 classification is a superior land use that is more advantageous to the community given Catalyst, LLC's specific location context.

1. **Superior Buffer to Natural Features** The proposed C-2 use is inherently more compatible with the adjacent Arroyo de los Montoyas (Zone SU) open space feature, which the ICP encourages for preservation. Unlike the high-volume consumer traffic associated with C-1 retail, the specialized C-2 use is less focused on public traffic, making it a better, more appropriate physical buffer along this natural boundary.
2. **Appropriate Business Intent:** The C-2 zoning is essential and appropriate for the business's intent to utilize the property for specialized marketing design and production operations. This use directly supports adjacent commercial office and industrial warehousing businesses along NM Highway 528/Pat D'Arco Highway which is located under a quarter mile away from Catalyst LLC's facility.
3. **Surrounding Mixed Use Compatibility**: The surrounding parcels currently exhibit a mix of large-scale and low-traffic uses. The C-2 classification creates a more consistent and appropriate transition between the specialized SU zones and the adjacent R-3 Residential Neighborhood across Sundt Road NE.

C. CONSISTENCY WITH THE COMPREHENSIVE PLAN (RRMC 150.07(D)(3))

The proposed change is consistent with the adopted elements of the Integrated Comprehensive Plan, specifically the following goals of focused growth areas.

1. **Targeted Industrial Use:** The C-2 designation facilitates a Business Park Industrial type of use for production and design, which is intended to provide opportunities for visually contained warehousing and light manufacturing that doesn't create offensive noise, vibration, smoke, dust, lint, odors, heat or glare in accordance with (ICP 5.5.9).
2. **Strategic Growth:** The change supports the strategic goal to identify suitable sites for specialized commercial and light industrial businesses (ICP Action L-1, Action EDP-5) and helps encourage manufacturing companies to relocate to the City of Rio Rancho in accordance with (ICP Economic Development Plan, Goal EDR-3)
3. **Economic Base Expansion:** The business's intent to establish a design studio and integrate with local educational institutions to foster a pipeline for young designers directly supports the core objective to expand the economic base of Rio Rancho in accordance with (ICP Economic Development Plan, Goal EDR-1).

D. PROHIBITION OF SPOT ZONING (RRMC 150.07(G))

The rezone involves a single premises but is not arbitrary spot zoning because it functions as a necessary and essential transitional land use.

1. **Transitional Land Use:** The proposed C-2 zone appropriately bridges the specialized zones to the south (Arroyo de los Montoyas, Zone SU) and west (ASK Academy, Zone SU) with the adjacent commercial use to the east (Boonie's Storage, Zone C-1)) and residential use to the north across Sundt Road NE.
2. **Traffic Mitigation:** The C-2 Wholesale and Warehousing classification serves as a superior transitional land use and buffer. Its lower traffic impact as a business-to-business operation is fundamentally more compatible with the Vista Hills Neighborhood than the high-traffic retail permitted by C-1 zoning.

E. CONCLUSION

The proposed amendment from C-1 to C-2 is fully consistent with the mandated legal and policy review criteria of the RRMC and the ICP. This change is strategically justified by the specialized nature of Catalyst, LLC's business model related to marketing design and production and by establishing a transitional land use that is more advantageous to the Vista Hills Neighborhood. Catalyst, LLC is seeking your support with the Zone Map Amendment so they can complete the items cited in the Fire Marshal's Inspection Report to obtain a Certificate of Occupancy and initiate full-time operations.

To fully understand how this amendment will facilitate economic growth and community alignment, we respectfully direct your attention to the attached Applicant Statement of Intent, which provides a comprehensive overview of Catalyst, LLC's specialized business model and long-term community benefits.

Respectfully,

Daniel B Gonzales, AIA
DWL Architects & Planners Inc. of New Mexico

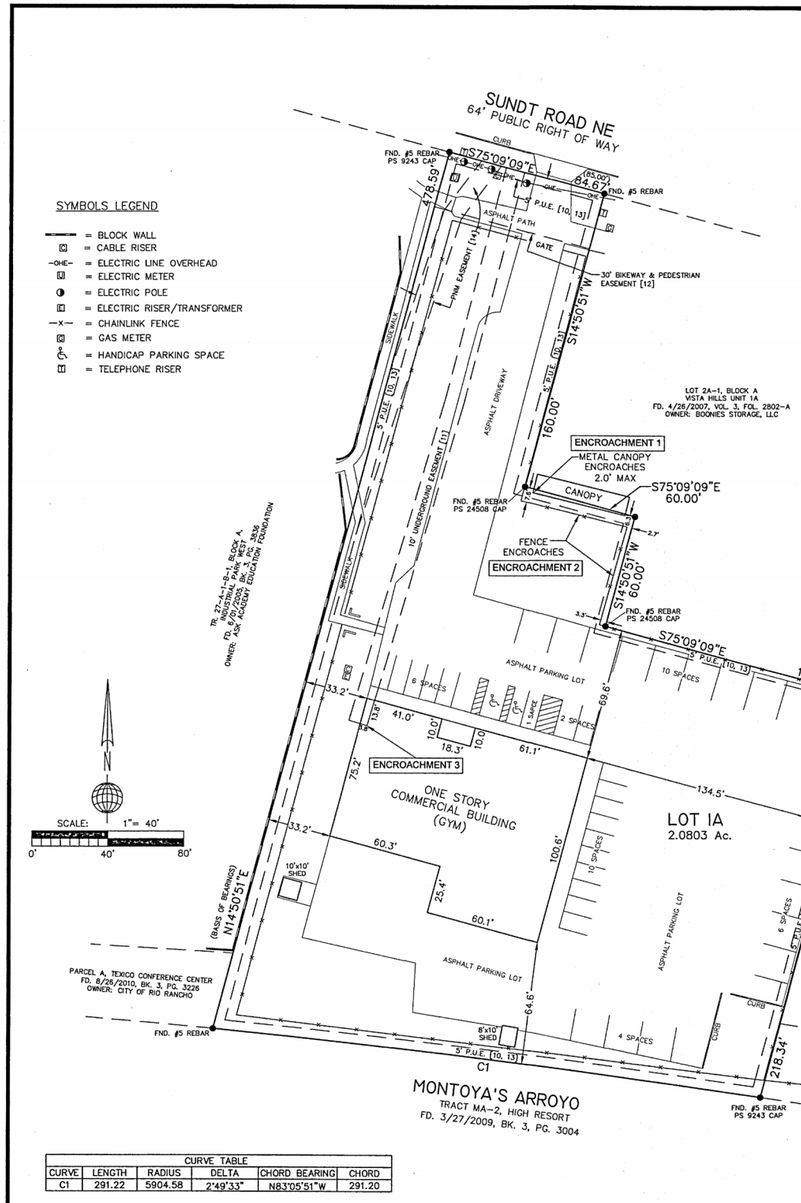
ATTACHMENT: Applicant Statement of Intent

GENERAL NOTES:

A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

B. FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.

C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	291.22	5904.58	2°49'33"	N83°05'51"W	291.20

ALTA/NSPS Land Title Survey
Lot 1A, Block A,
VISTA HILLS UNIT 1A,
Town of Alameda Grant,
projected Section 20, T.12N., R.2E., N.M.P.M.,
City of Rio Rancho, Sandoval County, New Mexico

CURRENT OWNER: Boys & Girls Clubs of Central New Mexico, Inc.

PROPERTY ADDRESS: 4600 Sundt Road NE, Rio Rancho, New Mexico, 87124

U.P.C. No. 1-014069-298-438 (R025872)
LEGAL DESCRIPTION:
Lot numbered One A (1A) in Block lettered "A" of VISTA HILLS UNIT 1A, within Projected Section 20, T.12N., R.2E., N.M.P.M., City of Rio Rancho, Town of Alameda Grant, Sandoval County, New Mexico, as the same is shown and designated on the Summary Plat thereof, filed in the office of the County Clerk of Sandoval County, New Mexico on February 17, 2005 in Vol. 3, Folio 2506-A (Rio Rancho Estates Plat Book No. 17, Page 127).

NOTES:
1. Distances shown hereon are horizontal ground distances in US survey feet.
2. Bearings are based on the plat of Vista Hill Unit 1A, (Vol. 3, Fol. 2506-A), as monumented on the ground by found corners.
3. Record dimensions are shown in parenthesis ( ), where record dimensions differ from actual measurements.
4. Corners shown thus "●" are set #4 rebar w/cap stamped "G. Gritsko, PS 8686", unless otherwise noted.
5. Flood Note: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the Flood Insurance Rate Map of Sandoval County, New Mexico, Panel No. 35043C1894d, effective date March 18, 2008.
6. Zoning: A zoning report was not provided. Zoning use restrictions are not shown.
7. Parking: There are 39 stripped parking spaces and 2 A.D.A. (handicap) spaces. A total of 51 stripped parking spaces.
8. There was no observed evidence of current earth moving work, building construction or building additions.
9. Reference documents:
   a. Old Republic National Title Insurance Co. commitment No. 2206261, dated 9/12/2022.
   b. Plat of Visa Hills Unit 1A, filed 2/17/2005 in Vol. 3, Folio 2506-A.
   c. Plat of Vista Hills Unit 1A, filed 9/13/1990 in Vol. 3, Folio 868-A.
   d. Adjoining plats and deeds as noted hereon.

EASEMENTS: per Schedule B, Part 2 of Title commitment dated September 12, 2022 [item #]:
[9]. Reservations contained in Patent from U.S.A., recorded in Book DR 2, Pg. 396, rerecorded in Book Misc. 23, Page 83. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
[10]. Easements and notes as shown, noted and provided for on the Summary Plat recorded September 13, 1990 in Vol. 3, folio 868-A (Rio Rancho Estates Plat Book No. 6, Page 25). AFFECTS SUBJECT PROPERTY, PLOTTED
[11]. Underground Easement, and rights incident thereto, in favor of Public Service Company of New Mexico and the Mountain States Telephone and Telegraph Company, recorded December 20, 1991, in Book Misc. 268, Page 735 as Document No. 79576. AFFECTS SUBJECT PROPERTY, PLOTTED (NOTE: Building encroaches into this easement)
[12]. Grant of Easement, and rights incident thereto, in favor of The City of Rio Rancho, New Mexico, recorded June 18, 1993 in Book Misc 293, Page 269, as Document No. 12863. AFFECTS SUBJECT PROPERTY, PLOTTED
[13]. Easements and notes as shown, noted and provided for on the Summary Plat recorded February 17, 2005 in Vol. 3, folio 2506-A (Rio Rancho Estates Plat Book No. 17, Page 127). AFFECTS SUBJECT PROPERTY, PLOTTED
[14]. Underground Easement, and rights incident thereto, in favor of Public Service Company of New Mexico, recorded September 28, 2015 in Book 418, Page 21592 as Document No. 2015021592. AFFECTS SUBJECT PROPERTY, PLOTTED

SURVEYOR'S CERTIFICATE:
To: Patterson Properties, LLC,
To: Boys & Girls Clubs of Central New Mexico, a NM nonprofit,
To: Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(a), 13 and 16 of Table A thereof. I further certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standards for Surveys in the State of New Mexico in effect at the time of this certification and this plat and survey are true and correct to the best of my knowledge and belief. The field work was completed on September 26, 2022. Date of certification: October 5, 2022.

Gary E. Gritsko
Gary E. Gritsko, N.M.Professional Surveyor No. 8686

GARY E. GRITSKO * NEW MEXICO * 8686 * LICENSED PROFESSIONAL SURVEYOR *

ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
DRAWN BY: GG FILE NO. 22-289

SITE SURVEY
SCALE: NTS

DWL ARCHITECTS
DWL ARCHITECTS & PLANNERS, INC. OF NM
202 CENTRAL AVE. S.E.
EAST COURTYARD
ALBUQUERQUE,
NEW MEXICO, 87102
PH (505) 242-6202
FAX (505) 242-4159
W.EASTMAN@DWLNM.COM

PROGRESS DRAWINGS NOT FOR CONSTRUCTION

AUGUST 1, 2025

CATALYST LLC
4600 SUNDT ROAD NE
RIO RANCHO, NM 87124

ISSUE/REVISION

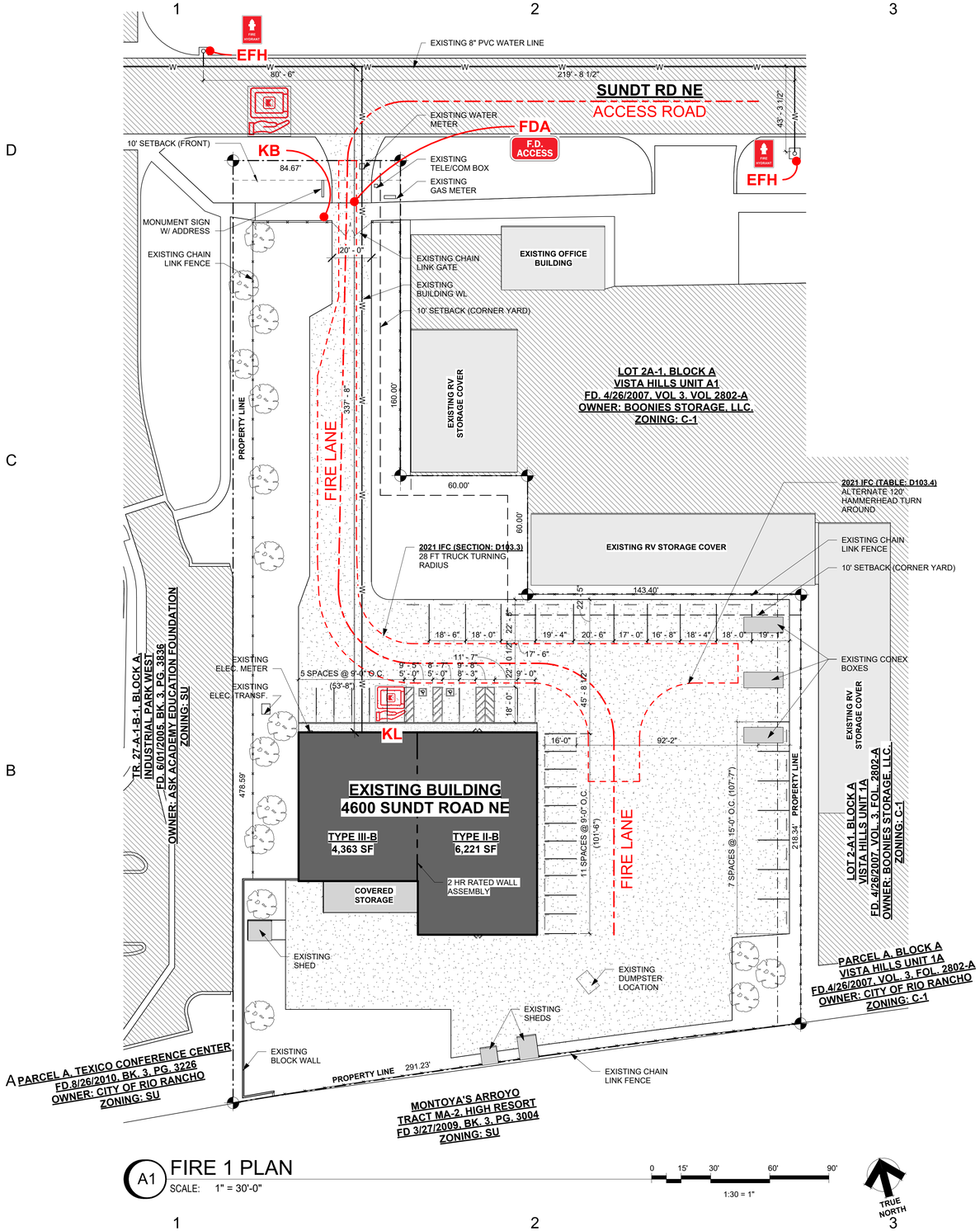
No.	Description	Date

PROJECT NUMBER: 20_2531
CAD DWG FILE: DWL-NM_
DRAWN BY: S.SALAZAR
CHECKED BY: D.GONZALES
SHEET TITLE: SITE SURVEY - FOR REFERENCE ONLY

G003

OF SHEET

8/1/2025 3:49:33 PM



A1 FIRE 1 PLAN
SCALE: 1" = 30'-0"

FIRE 1 LEGEND

EFH — EXISTING FIRE HYDRANT LOCATION	KB — KNOX BOX LOCATION
FDA — FIRE DEPARTMENT ACCESS	KL — KNOX LOCK LOCATION

FIRE 1 GENERAL NOTES

1. THE FIRE APPARATUS ROAD TO BE USED IS SUNDT RD NE.
2. IT IS ASSUMED THAT THE FIRE APPARATUS ROADS WERE BUILT IN COMPLIANCE WITH THE CITY REGULATIONS WHEN BUILT.
3. THE ACCESS ROAD WHERE THE FIRE HYDRANTS ARE LOCATED HAVE A 21' WIDTH OR GREATER.
4. NO GRADES ON OR OFFSITE OR ADJACENT TO THE SITE HAVE GRADES >10%.
5. THE TURNING RADII ON THE FIRE ACCESS ROAD HAS A RADIUS > 30'.
6. APPROVED ACCESS ROUTE DRIVING SURFACE TO SUPPORT IMPOSED LOAD OF AT LEAST 75,000 LBS.
7. FIRE FLOW CALCULATION AREA: 6,221 SF (TYPE II-B)
8. FIRE FLOW (GPM): 1,750 (TYPE II-B)
9. FLOW DURATION (HOURS): 2 (TYPE II-B)
10. MINIMUM NUMBER OF HYDRANTS: 1 HYDRANT REQUIRED

PROPERTY DATA:

A. ADDRESS

CATALYST, LLC
4600 SUNDT ROAD NE
RIO RANCHO, NM 87124

B. LEGAL DESCRIPTION

VH1A, BLK A, LOT 1A

C. UNIFORM PARCEL CODE

1014069298438

D. ZONING

C-1 RETAIL COMMERCIAL

E. NEIGHBORHOOD

VISTA HILLS

F. LOT AREA

2.096 ACRES

LEGEND:

EXISTING ASPHALT PAVEMENT

GENERAL NOTES:

A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

B. FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.

C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.

D. REFERENCE SHEET G 003 SURVEY FOR SITE SURVEY BY GARY E. GRITSKO FROM ALPHA PRO SURVEYING LLC DATED 5 OCTOBER 2022.

BUILDING DATA:

A. SCOPE OF WORK

WORK CORRECTIONS TO EXISTING FACILITY FOR CERTIFICATE OF OCCUPANCY AND BUSINESS REGISTRATION

B. LIFE SAFETY CRITERIA

2021 INTERNATIONAL BUILDING CODE
2021 NEW MEXICO COMMERCIAL BUILDING CODE (NMAC 14.7.2)
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 NEW MEXICO EXISTING BUILDING CODE (NMAC 14.7.7)
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 NEW MEXICO COMMERCIAL ENERGY CONSERVATION CODE (NMAC 14.7.9)
2017 INTERNATIONAL CODE COUNCIL A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2021 UNIFORM PLUMBING CODE
2021 NEW MEXICO PLUMBING CODE (NMAC 14.8.2)
2021 UNIFORM MECHANICAL CODE
2021 NEW MEXICO MECHANICAL CODE (NMAC 14.9.2)
2020 NATIONAL ELECTRICAL CODE
2020 NEW MEXICO ELECTRICAL CODE (NMAC 14.10.4)
2021 INTERNATIONAL FIRE CODE

C. CODE ANALYSIS

1. CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
   - A. SECTION 306.2 MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1:
     1. APPAREL PRINTING
2. CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
   - A. TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:
     1. ALLOWABLE:
        a. FACTORY GROUP F
           1. 55 FEET (TYPE III-B, NS)
     2. ACTUAL:
        a. 30 FEET
   - B. TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:
     1. ALLOWABLE:
        a. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
           1. 2 STORIES (TYPE III-B, NS)
     2. ACTUAL
        a. 1 STORY
   - C. TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
     1. ALLOWABLE
        a. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
           1. 12,000 SF (TYPE III-B, NS)
     2. ACTUAL
        a. 10,538 SF (NO CHANGE)
3. CHAPTER 9 - FIRE PROTECTION SYSTEMS
   - A. SECTION 903 AUTOMATIC SPRINKLER SYSTEMS:
     1. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
        A. NOT REQUIRED, AUTOMATIC SPRINKLER SYSTEM NOT PROVIDED
4. CHAPTER 10 - MEANS OF EGRESS
   - A. TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
     1. ALLOWABLE LOAD FACTOR:
        A. STORAGE AREAS 300 GSF
        B. BUSINESS AREAS 150 GSF
        C. INDUSTRIAL AREAS 100 GSF
     2. ACTUAL
        A. STORAGE AREAS
           a. 599 GSF / 300 GSF = 2 OCCUPANTS
        B. BUSINESS AREAS
           a. 981 GSF / 150 GSF = 7 OCCUPANTS
        C. INDUSTRIAL AREAS
           a. 7,983 GSF / 100 GSF = 80 OCCUPANTS
        D. TOTAL OCCUPANTS = 89 OCCUPANTS

DWL ARCHITECTS
DWL Architects & Planners, Inc. of NM
202 Central Ave. S.E.
East Courtyard
Albuquerque,
New Mexico, 87102
PH (505) 242-6202
Fax (505) 242-4159
w.eastman@dwlnm.com

STATE OF NEW MEXICO — DANIEL B. GONZALES — No. 6078 — 11/5/2025 — REGISTERED ARCHITECT

5 NOV 2025

SUBMITTED TO FIRE MARSHAL FOR REVIEW ON 5 NOV 2025

CATALYST, LLC
WORK CORRECTIONS
4600 SUNDT ROAD NE
RIO RANCHO, NEW MEXICO 87124

ISSUE/REVISION

No.	Description	Date

PROJECT NUMBER: 20_2531
CAD DWG FILE: DWL-NM_
DRAWN BY: KRB
CHECKED BY: DBG
SHEET TITLE: **FIRE 1 PLAN**

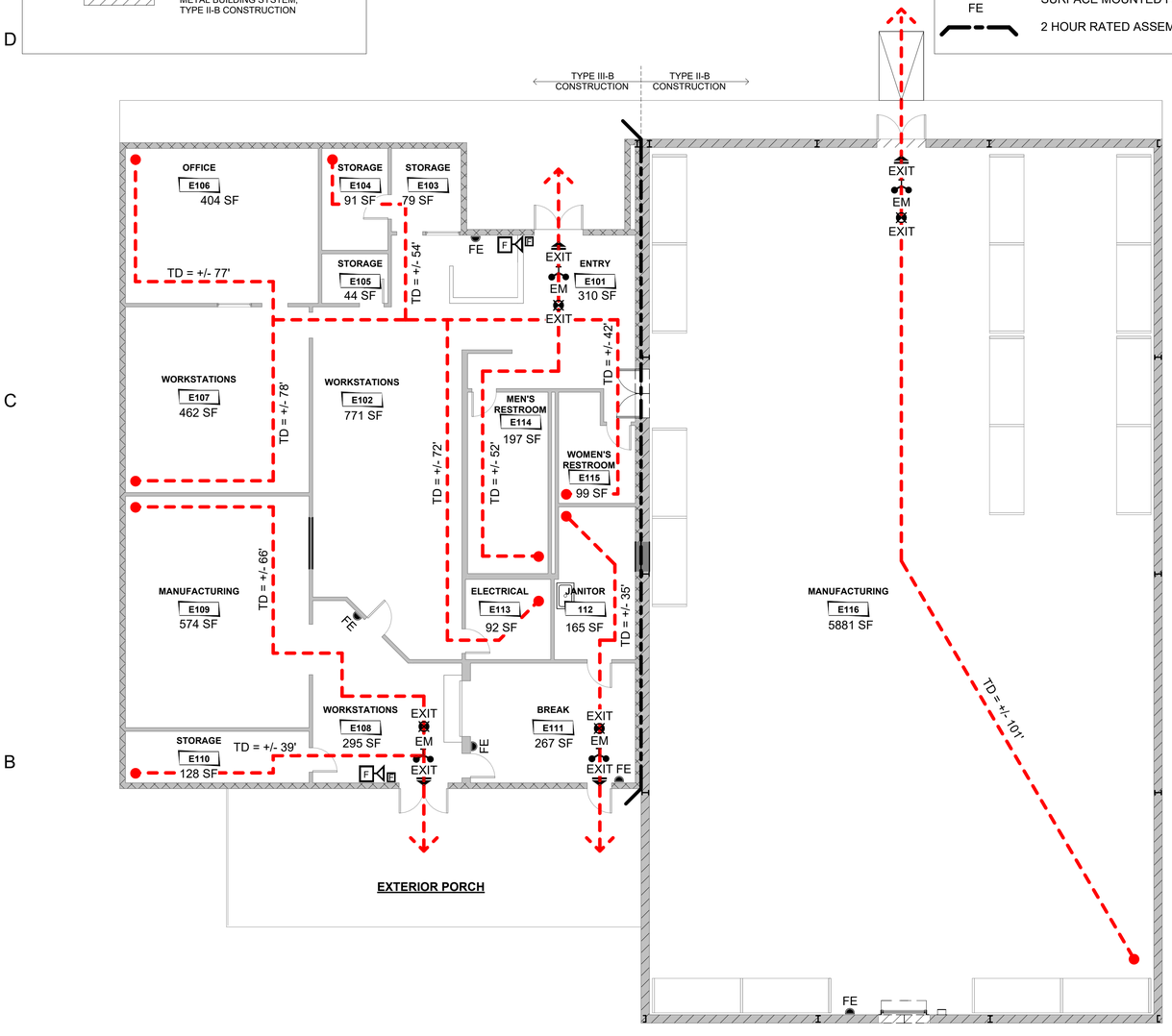
FIRE1
OF SHEET

11/5/2025 5:51:33 PM

LEGEND:

8X8X16 CONCRETE MASONRY UNIT, TYPE III-B CONSTRUCTION

PRE-MANUFACTURED METAL BUILDING SYSTEM, TYPE II-B CONSTRUCTION



A1 FIRE 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRE 2 LEGEND:

EXIT	BUILDING EXIT WITH EGRESS HARDWARE
EXIT	EXIT LIGHT FIXTURE
FE	SURFACE MOUNTED FIRE EXTINGUISHER
	2 HOUR RATED ASSEMBLY
EM	EMERGENCY LIGHT FIXTURE
F	MANUAL PULL STATION
F	FIRE ALARM HORN/STROBE
	TRAVEL DISTANCE PATH

CODE DATA:

A. SCOPE OF WORK

WORK CORRECTIONS TO EXISTING FACILITY FOR CERTIFICATE OF OCCUPANCY AND BUSINESS REGISTRATION

B. LIFE SAFETY CRITERIA

2021 INTERNATIONAL BUILDING CODE
2021 NEW MEXICO COMMERCIAL BUILDING CODE (NMAC 14.7.2)
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2021 NEW MEXICO MECHANICAL CODE (NMAC 14.9.2)
2020 NATIONAL ELECTRICAL CODE
2020 NEW MEXICO ELECTRICAL CODE (NMAC 14.10.4)
2021 INTERNATIONAL FIRE CODE

C. 2021 INTERNATIONAL BUILDING CODE

1. CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

A. SECTION 306.2 MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1:
1. APPAREL PRINTING

2. CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

A. TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:
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1. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
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B. BUSINESS AREAS 150 GSF
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2. ACTUAL
A. STORAGE AREAS
a. 599 GSF / 300 GSF = 2 OCCUPANTS
B. BUSINESS AREAS
a. 981 GSF / 150 GSF = 7 OCCUPANTS
C. INDUSTRIAL AREAS
a. 7,983 GSF / 100 GSF = 80 OCCUPANTS
D. TOTAL OCCUPANTS = 89 OCCUPANTS

GENERAL NOTES:

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B. FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.

C. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.

FIRE2 GENERAL NOTES

A. SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION OR MODIFICATION TO THE SPRINKLER SYSTEM, FIRE ALARM

B. THE FIRE SPRINKLER SYSTEM WILL BE SUPERVISED WHEN REQUIRED BY THE 2021 INTERNATIONAL FIRE CODE.

PROPERTY DATA:

A. ADDRESS

CATALYST, LLC
4600 SUNDT ROAD NE
RIO RANCHO, NM 87124

B. LEGAL DESCRIPTION

VH1A, BLK A, LOT 1A

C. UNIFORM PARCEL CODE

1014069298438

D. ZONING

C-1 RETAIL COMMERCIAL

E. NEIGHBORHOOD

VISTA HILLS

F. LOT AREA

2.096 ACRES

CODE DATA:

B. SECTION 1005 MEANS OF EGRESS SIZING
1. ALLOWABLE:
A. 89 OCCUPANTS X 0.2 INCH/OCCUPANT = 17.8 INCHES
2. ACTUAL:
A. 252 INCHES

C. TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
1. ALLOWABLE:
A. 49 OCCUPANTS MAXIMUM OCCUPANT LOAD OF SPACE
B. 75 FEET WITHOUT SPRINKLER SYSTEM (OL ≥ 30)
C. 2 EXITS MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
2. ACTUAL:
A. 4 EXITS PROVIDED

D. TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
1. MODERATE-HAZARD FACTORY INDUSTRIAL, GROUP F-1
A. 200 FEET WITHOUT SPRINKLER SYSTEM

DWL ARCHITECTS
DWL Architects & Planners, Inc. of NM
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New Mexico, 87102
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Fax (505) 242-4159
w.eastman@dwlnm.com

PROGRESS DRAWINGS NOT FOR CONSTRUCTION

5 NOV 2025

DRAFT AWAITING ELEVATED FIRE ANNOTATIONS

CATALYST, LLC
WORK CORRECTIONS
4600 SUNDT ROAD NE
RIO RANCHO, NEW MEXICO 87124

ISSUE/REVISION

No.	Description	Date
1	Revision 1	Date 1

PROJECT NUMBER: 20_2531
CAD DWG FILE: DWL-NM_
DRAWN BY: K. BACA
CHECKED BY: D. GONZALES
SHEET TITLE: **FIRE 2 PLAN**

FIRE 2
OF SHEET

11/5/2025 5:51:34 PM

GENERAL NOTES:

A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

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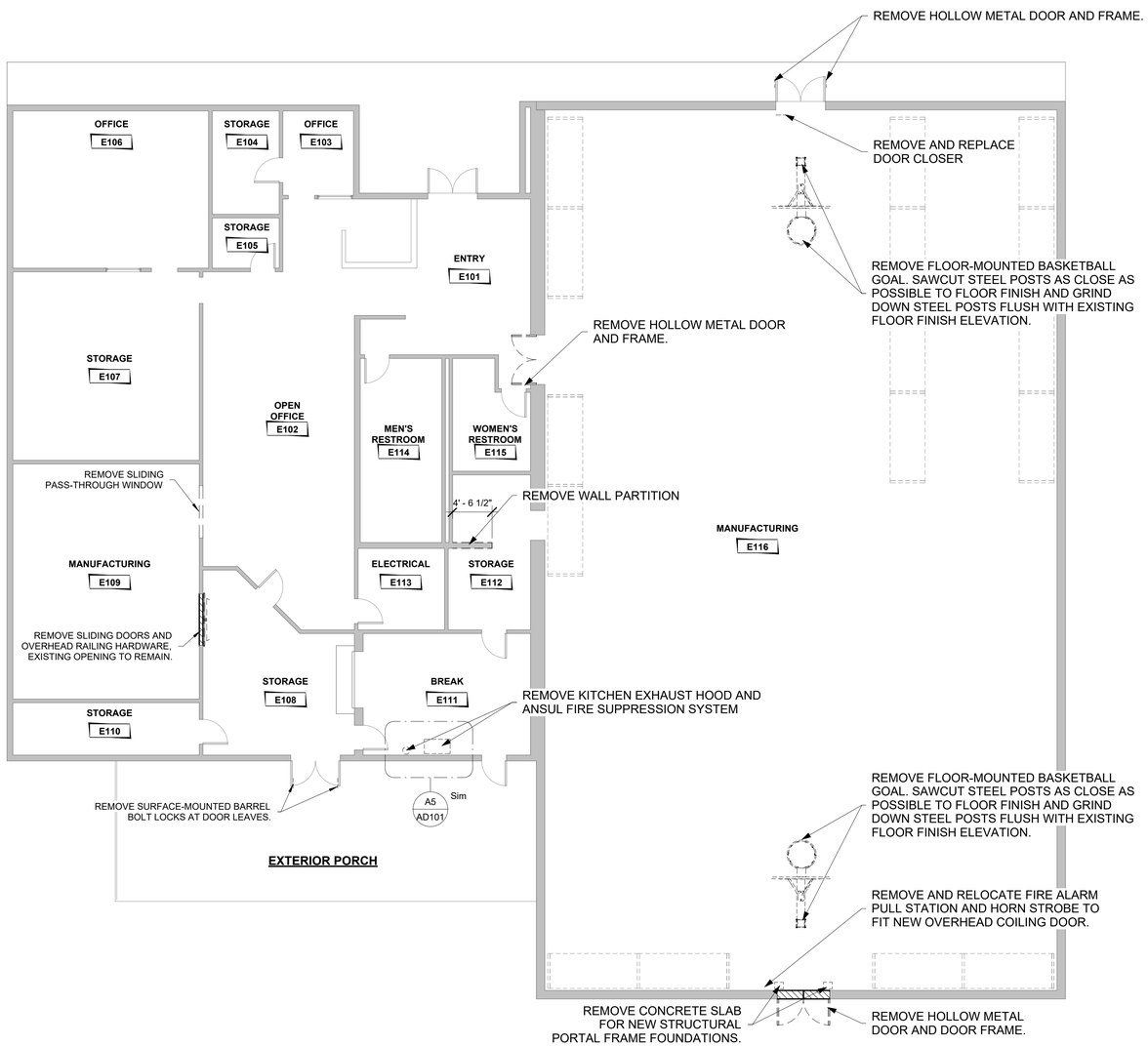
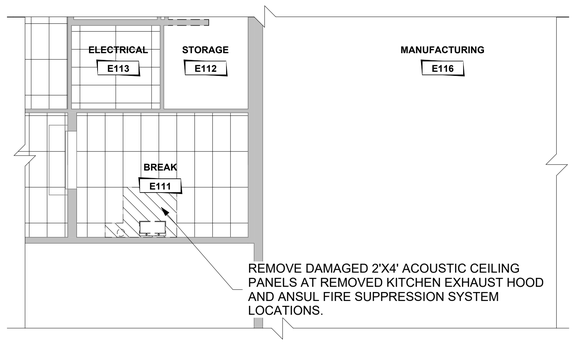


A1 DEMOLITION FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'
1/8"=1'-0"

TRUE NORTH



A5 DEMO REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'
1/8"=1'-0"

TRUE NORTH

DWL ARCHITECTS

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Fax (505) 242-4159
w.eastman@dwlnm.com

PROGRESS DRAWINGS NOT FOR CONSTRUCTION

5 NOV 2025

DRAFT AWAITING ELEVATED FIRE ANNOTATIONS

CATALYST, LLC
WORK CORRECTIONS
4600 SUNDT ROAD NE
RIO RANCHO, NEW MEXICO 87124

ISSUE/REVISION

No.	Description	Date

PROJECT NUMBER: 20_2531

CAD DWG FILE: DWL-NM_

DRAWN BY: K. BACA

CHECKED BY: D. GONZALES

SHEET TITLE: **DEMOLITION FLOOR PLAN**

AD101

OF SHEET

11/5/2025 5:51:35 PM

GENERAL NOTES:

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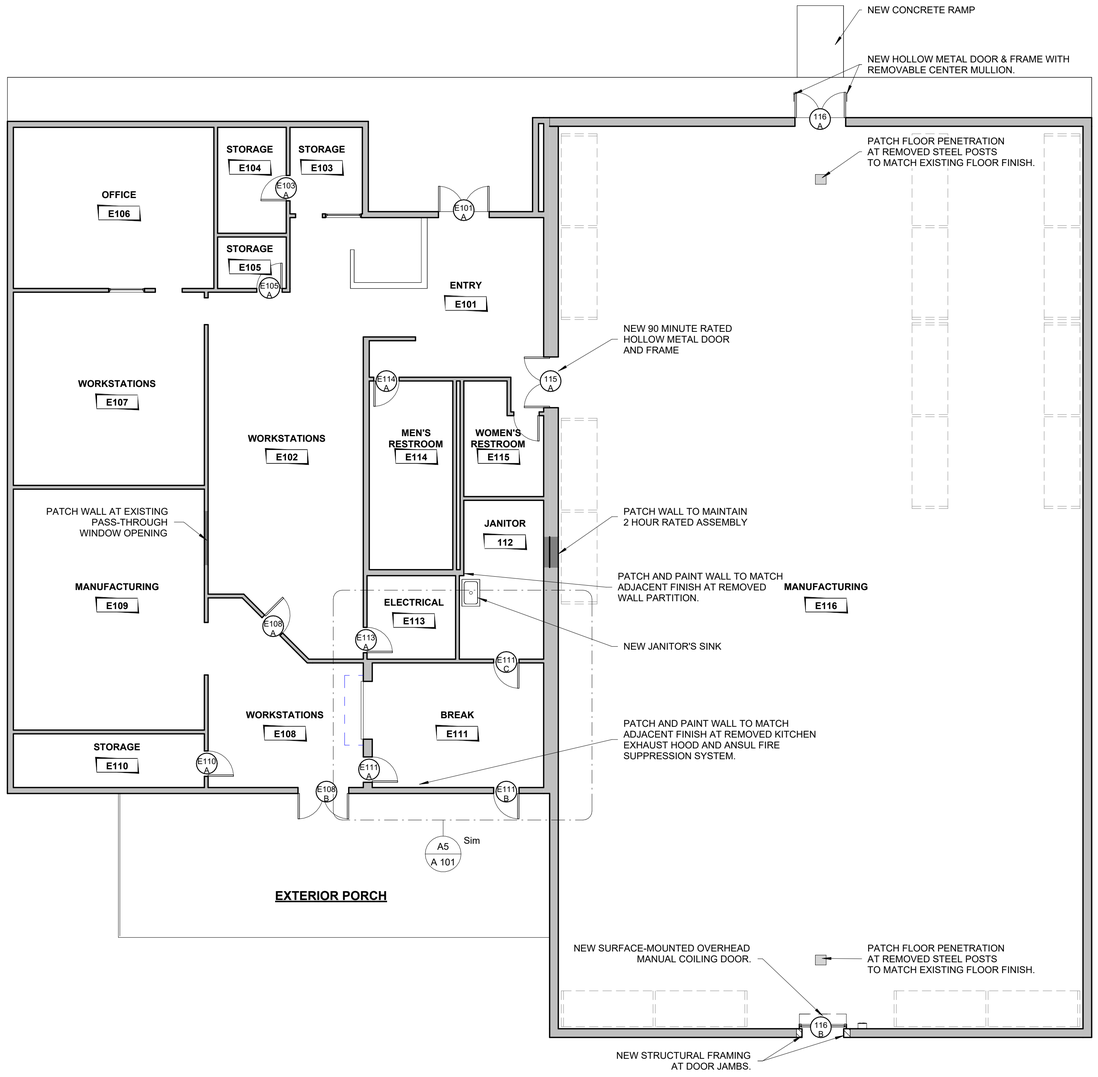
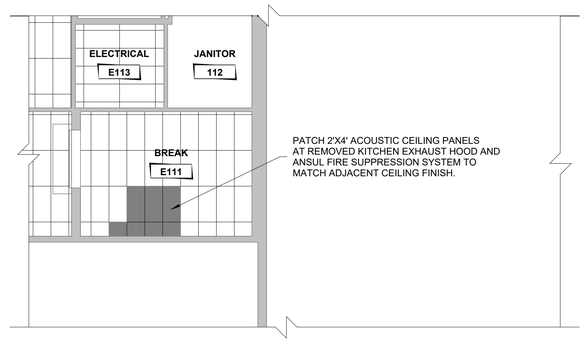


A1 NEW FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'
1/8"=1'-0"

TRUE NORTH



A5 NEW REFLECTED CEIING PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'
1/8"=1'-0"

TRUE NORTH

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PROGRESS DRAWINGS NOT FOR CONSTRUCTION

5 NOV 2025

DRAFT AWAITING ELEVATED FIRE ANNOTATIONS

CATALYST, LLC
WORK CORRECTIONS
4600 SUNDT ROAD NE
RIO RANCHO, NEW MEXICO 87124

ISSUE/REVISION

No.	Description	Date

PROJECT NUMBER: 20_2531
CAD DWG FILE: DWL-NM_
DRAWN BY: K. BACA
CHECKED BY: D. GONZALES
SHEET TITLE: **NEW FLOOR PLAN**

A 101
OF SHEET

11/5/2025 5:51:36 PM

Exhibit 1- 4600 Sundt Rd NE, Rio Rancho, NM 87124

City Sourced # 4822036

Date – 01/08/2025

Case # 25—0138, 0139,

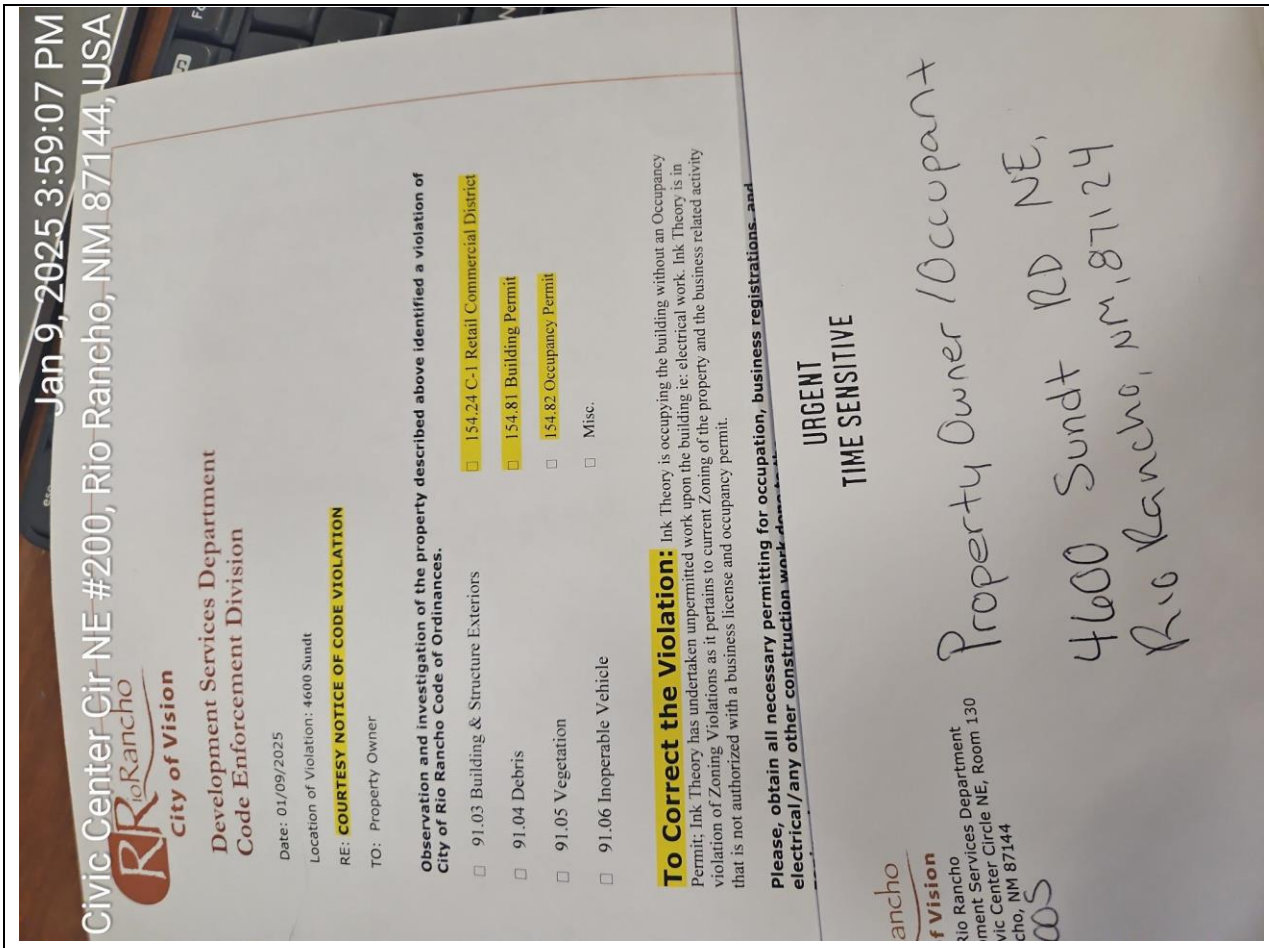
Violation: BR, LU,

Received a Citizen complaint through City Sourced #4822036

Description: A complaint came into the Fire Marshal Office regarding an unregistered business operating out the old Boys and Girls Club on Sundt. The complainant stated that there are two RV/Buses being occupied and used as living quarters on the property. There is also the smell from the holding tanks and debris scattered around the property. Please coordinate your initial inspection of the property with Fire Marshal/Battalion Chief James Wenzel by contacting his office at 505 891-5924 or email jwenzel@rrnm.gov

01/08/2025 – Performed inspection of the property and found it to be in violation of operating a business with no business registration from this address. Code enforcement made contact with Austin Patterson, the listed property owner, and were given a tour (along with fire inspectors) of the building. There was a full-scale business operation complete with employees actively working, machinery, electrical work, storage, and products to be sold. They admitted to operating from this address under the unregistered business (ink theory) since at least 2023. Courtesy notice of code violation was issued along with contact information for the city clerk—the notice of violation may need to be updated to reflect potential zoning and/or building conflicts as well.

01/09/2025 – Sent additional CNOV for the following.



After further discussion as it pertains to the business being ran from this property without a business license, there have been other identified violations that need to be addressed. Ink Theory is occupying the building without a Occupancy Permit. Ink Theory has undertaken unpermitted work upon the building ie: electrical work. Ink Theory is in violation of Zoning Violations as it pertains to current Zoning of the property and the business related activity that is not authorized with a business license and occupancy permit. Please send a Notice of Violation via U.S. mail for the following added violations.

154.24- C-1- Retail Commercial District

154.81- Building Permit

154.82- Occupancy Permits.

01/23/2025 – No new developments, no entry to the property to view the interior. Awaiting further direction.

01/24/2025 – 2-3 vehicles spotted and the gates are closed. A white box truck also documented.

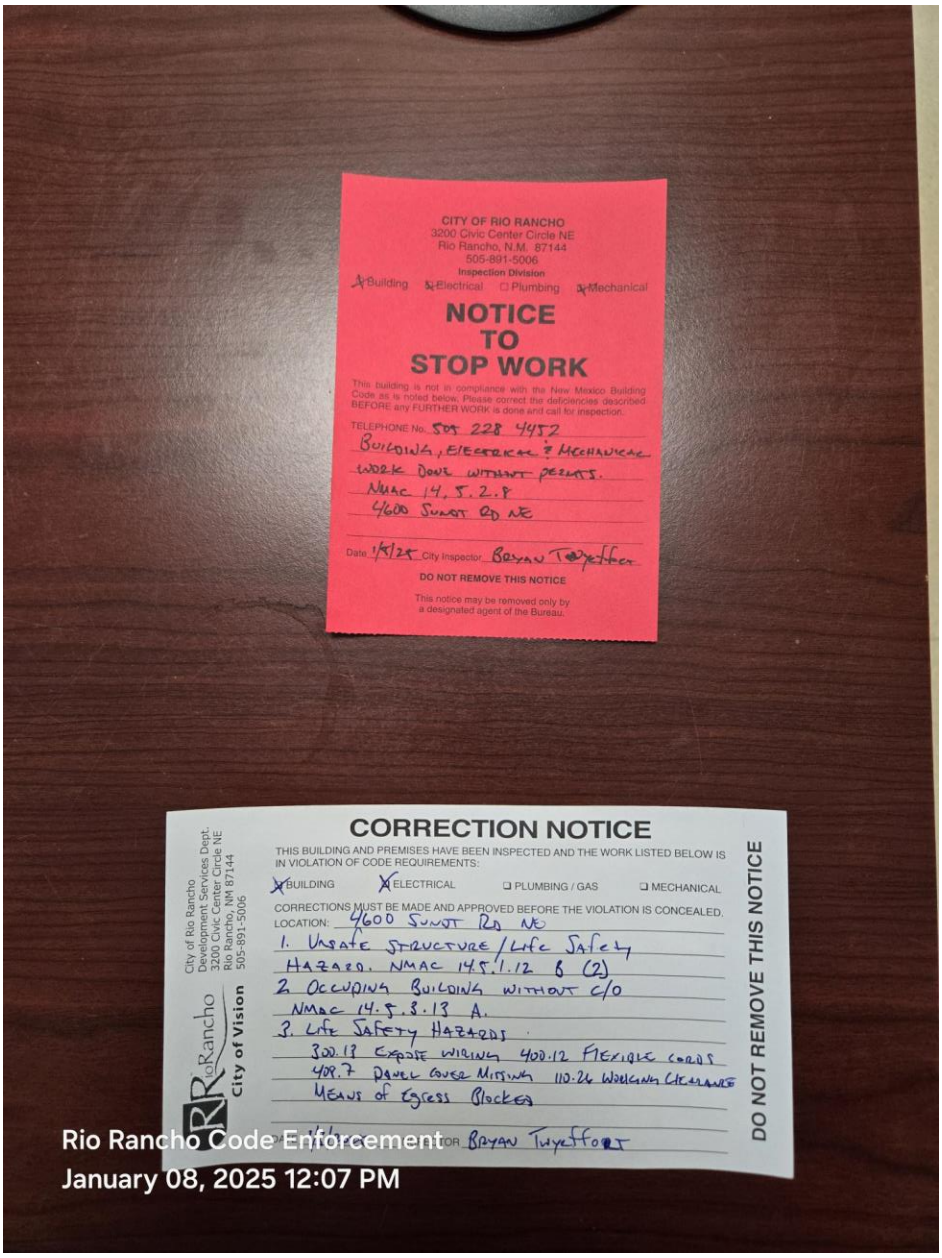
03/08/2024 – This property is still in non-compliance. No permits or BR.

4/08/2025 – No movement noted. Awaiting direction.

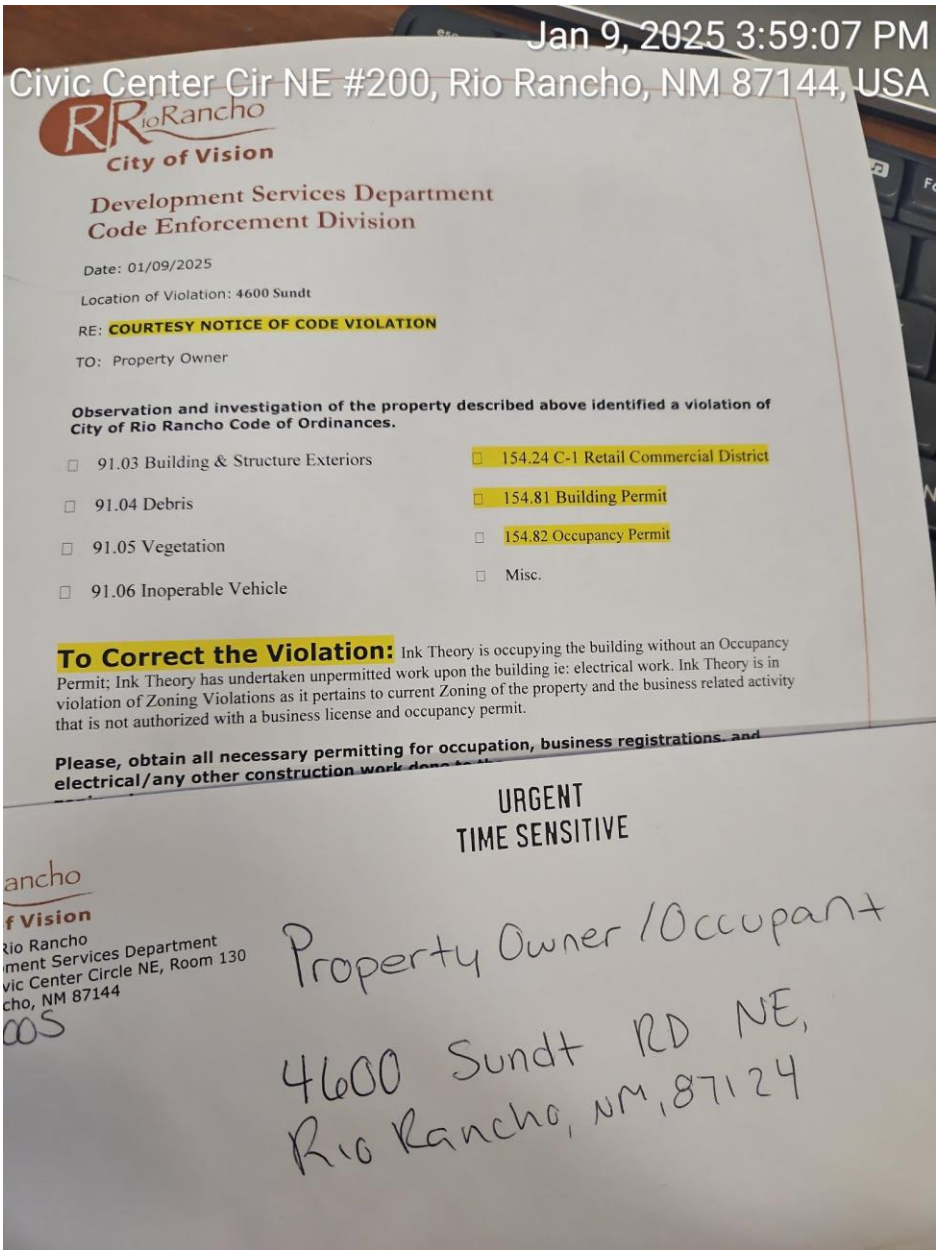
Both the fire dept and building division have their own violations that need to be addressed.

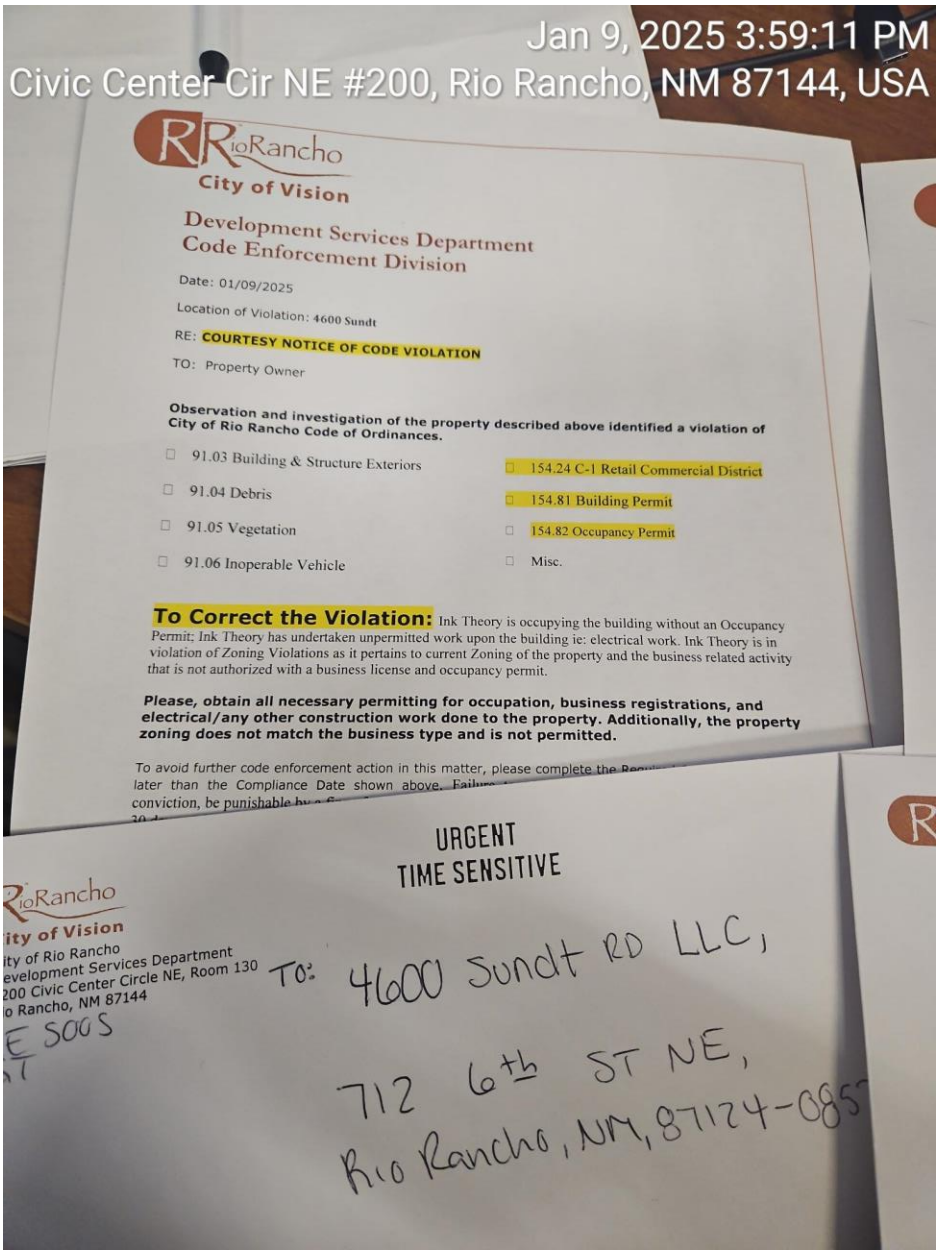
See below photos.

Jan 8, 2025 10:51:22 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA
GILDAN
GILDAN
GILDAN
BELLA+CANVAS



Rio Rancho Code Enforcement
January 08, 2025 12:07 PM


Jan 9, 2025 3:59:07 PM
Civic Center Cir NE #200, Rio Rancho, NM 87144, USA
Rio Rancho
City of Vision
Development Services Department
Code Enforcement Division
Date: 01/09/2025
Location of Violation: 4600 Sundt
RE: COURTESY NOTICE OF CODE VIOLATION
TO: Property Owner
Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.
91.03 Building & Structure Exteriors
91.04 Debris
91.05 Vegetation
91.06 Inoperable Vehicle
154.24 C-1 Retail Commercial District
154.81 Building Permit
154.82 Occupancy Permit
Misc.
To Correct the Violation: Ink Theory is occupying the building without an Occupancy Permit; Ink Theory has undertaken unpermitted work upon the building ie: electrical work. Ink Theory is in violation of Zoning Violations as it pertains to current Zoning of the property and the business related activity that is not authorized with a business license and occupancy permit.
Please, obtain all necessary permitting for occupation, business registrations, and electrical/any other construction work
URGENT
TIME SENSITIVE
ancho
f Vision
Rio Rancho
ment Services Department
vic Center Circle NE, Room 130
cho, NM 87144
Property Owner / Occupant
4600 Sundt RD NE,
Rio Rancho, NM, 87124


Jan 9, 2025 3:59:11 PM
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Development Services Department
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Date: 01/09/2025
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Misc.
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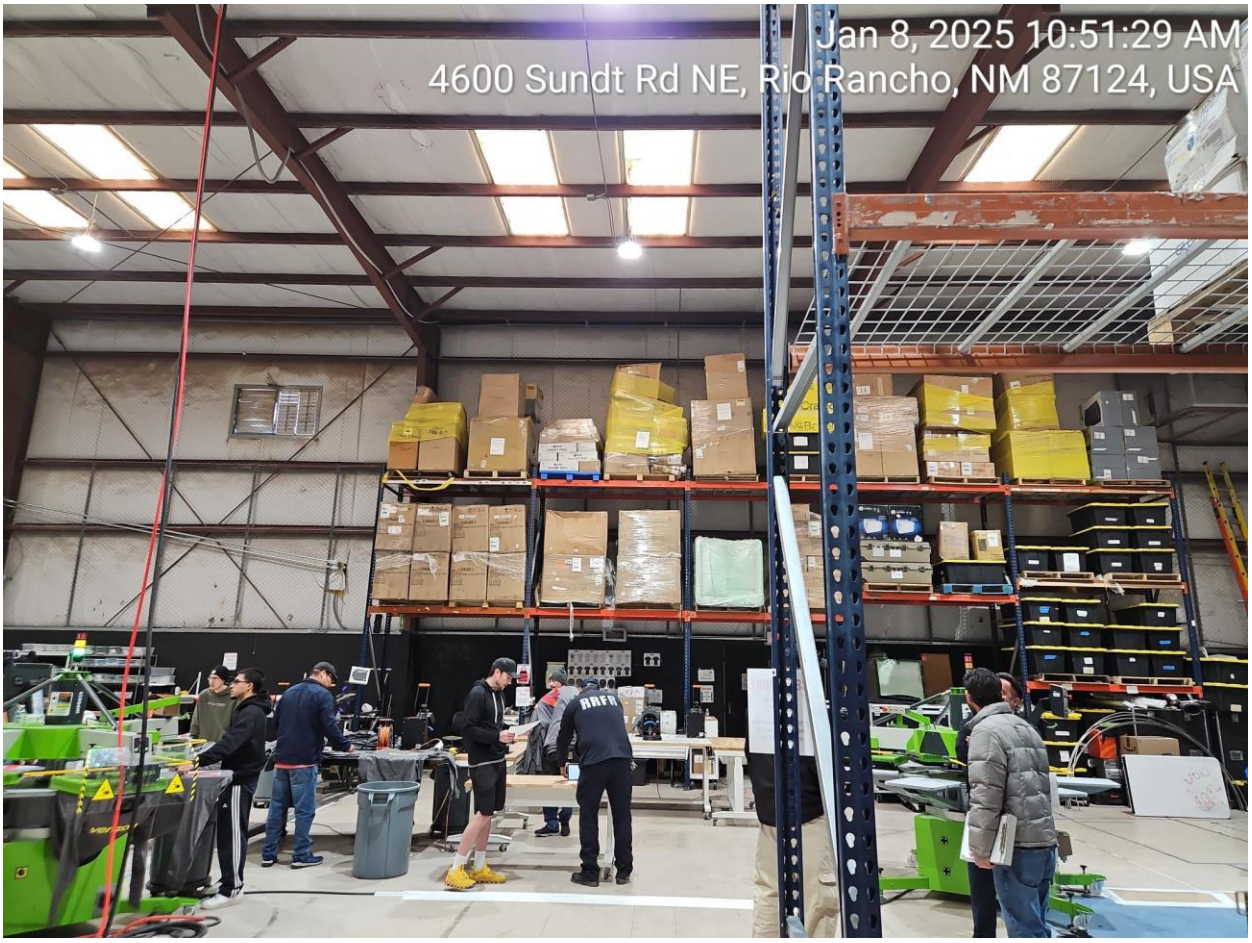
Please, obtain all necessary permitting for occupation, business registrations, and electrical/any other construction work done to the property. Additionally, the property zoning does not match the business type and is not permitted.
To avoid further code enforcement action in this matter, please complete the
later than the Compliance Date shown above. Failu
conviction, be punishable
URGENT
TIME SENSITIVE
RioRancho
ity of Vision
ity of Rio Rancho
evelopment Services Department
200 Civic Center Circle NE, Room 130
o Rancho, NM 87144
E 500 S
TO: 4600 Sundt RD LLC,
712 6th ST NE,
Rio Rancho, NM, 87124-085

Jan 8, 2025 10:51:31 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA


Jan 8, 2025 10:51:29 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA

Jan 8, 2025 10:51:33 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA

Jan 8, 2025 10:54:56 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA
150
WHISPERWATT
ultra silent
WARNING

Jan 8, 2025 10:52:57 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA

Jan 8, 2025 10:55:03 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA
LOGBOOK

RioRancho
City of Vision

Development Services Department
Code Enforcement Division

Date: 01/08/2025

Location of Violation: 4600 Sundt

RE: **COURTESY NOTICE OF CODE VIOLATION**

TO: Property Owner (Austin Patterson)

Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.

- ☐ 91.03 Building & Structure Exteriors
- ☐ 91.04 Debris
- ☐ 91.05 Vegetation
- ☐ 91.06 Inoperable Vehicle
- ☐ 154.01 Planning & Zoning
- ☐ 154.81 Building Permit
- ☐ 156.06 Violations
- ☒ Misc. 110.04 Application For Issuanc

To Correct the Violation: Please contact the city clerk 505-891-5004 to start/obtain the required business registration.

To avoid further code enforcement action in this matter, please complete the Required Corrective Action(s) no later than the Compliance Date shown above. Failure to correct the violations cited above shall, upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 30 days, or both the fine and imprisonment. Each day that a violation continues to exist after conviction shall be considered as a separate offense.

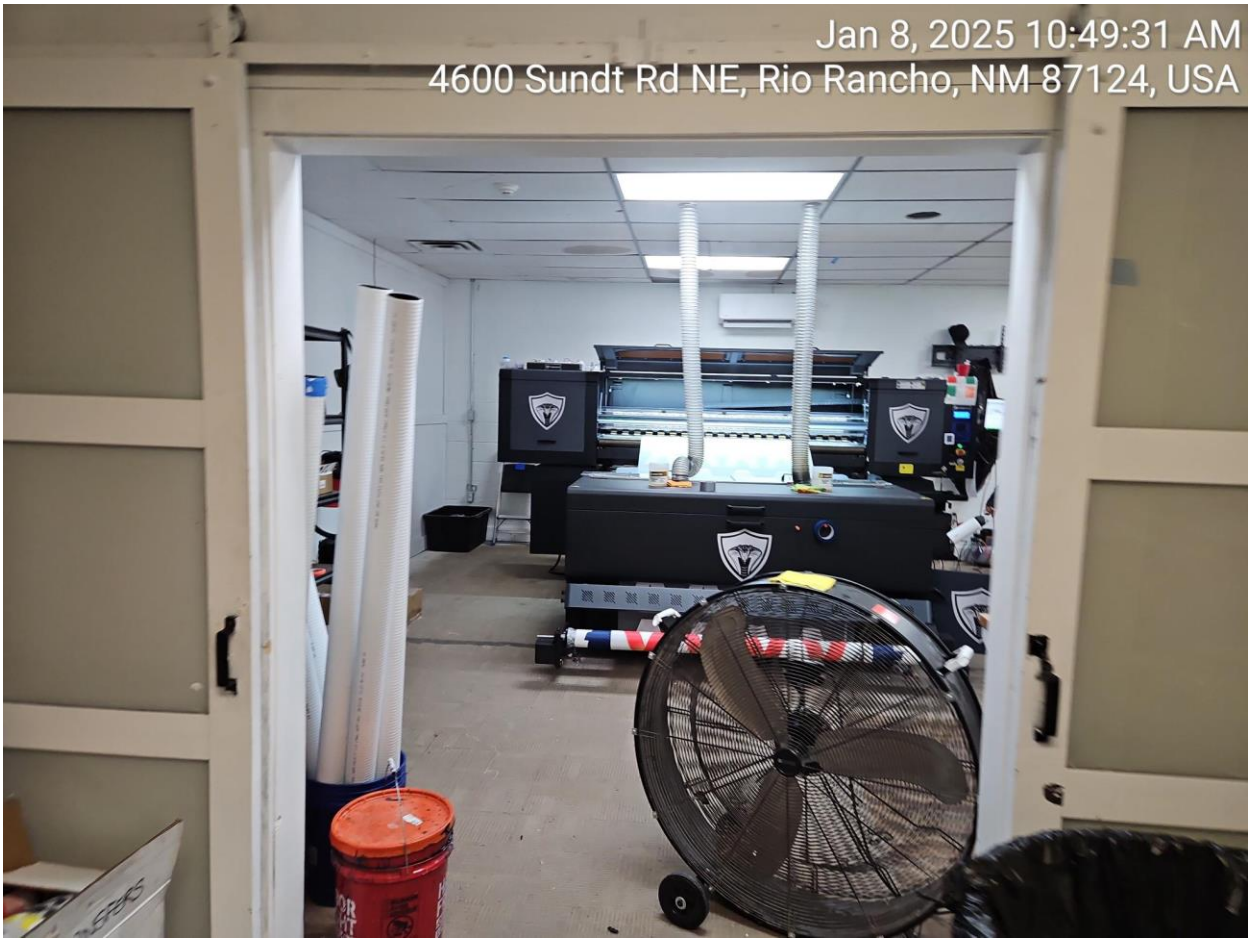
Please refer to the attached link for more information on your current violation.
https://www.codepublishing.com/NM/RioRancho/

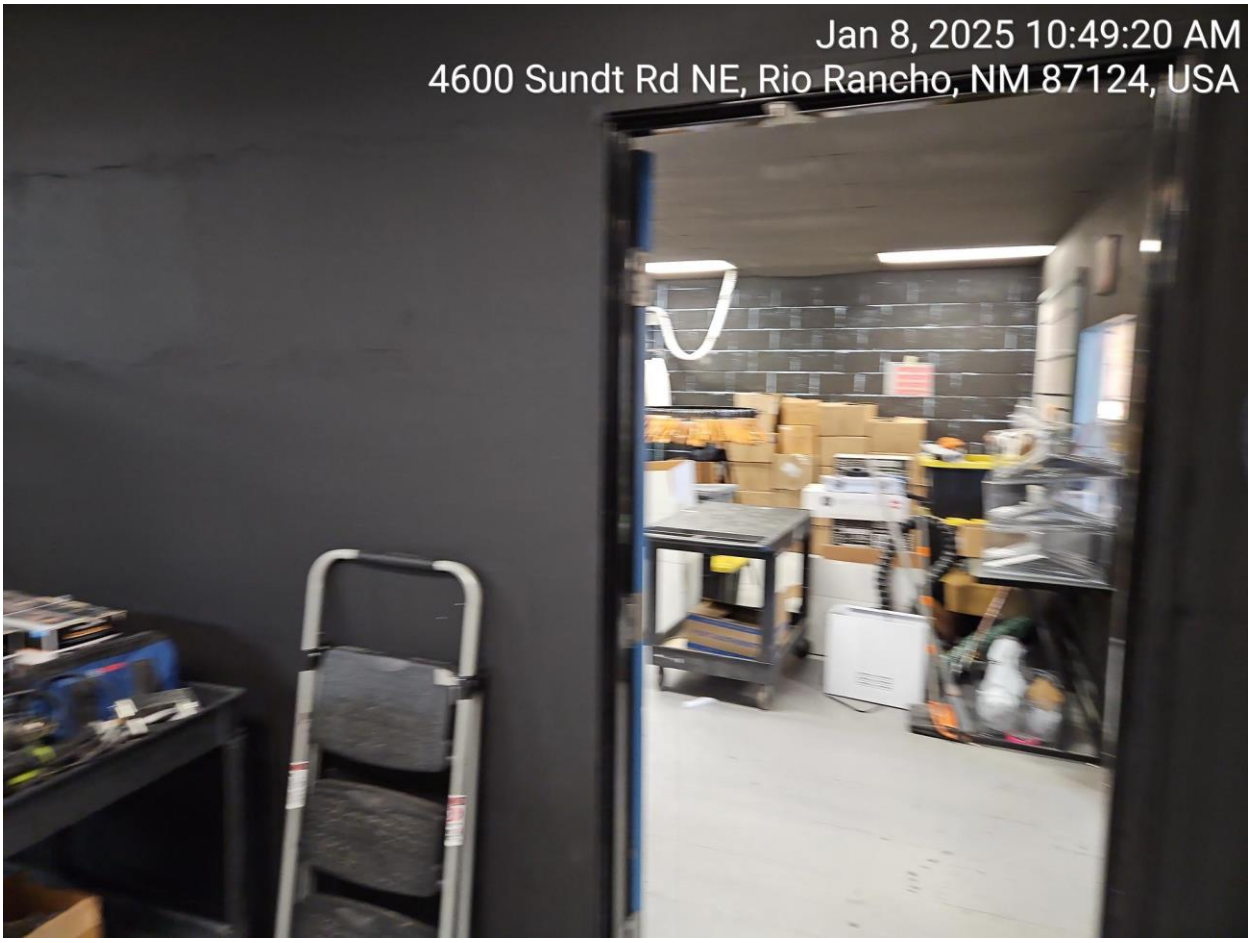
THE CITY OF RIO RANCHO ALLOWS FOR UP TO FIFTEEN (15) DAYS TO CORRECT THE VIOLATION.

IF THERE ARE ANY QUESTIONS IN REGARDS PLEASE CONTACT:

G. Twyeffort (505) 891-5874
GTwyeffort@RRNM.GOV

4600 Sundt Rd NE, Rio Rancho, NM 87124, USA
Jan 8, 2025 10:03:36 AM


Jan 8, 2025 10:49:31 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA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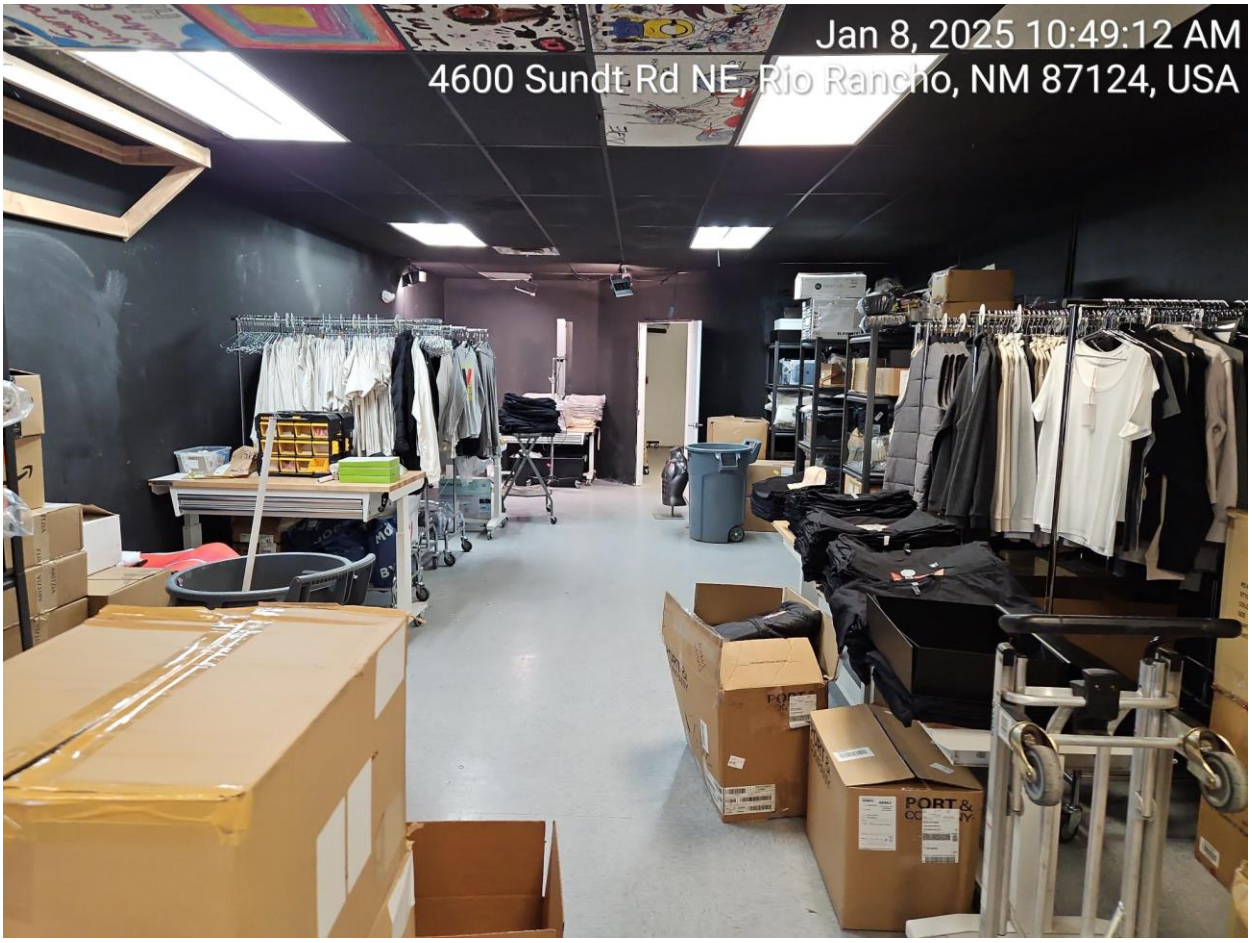
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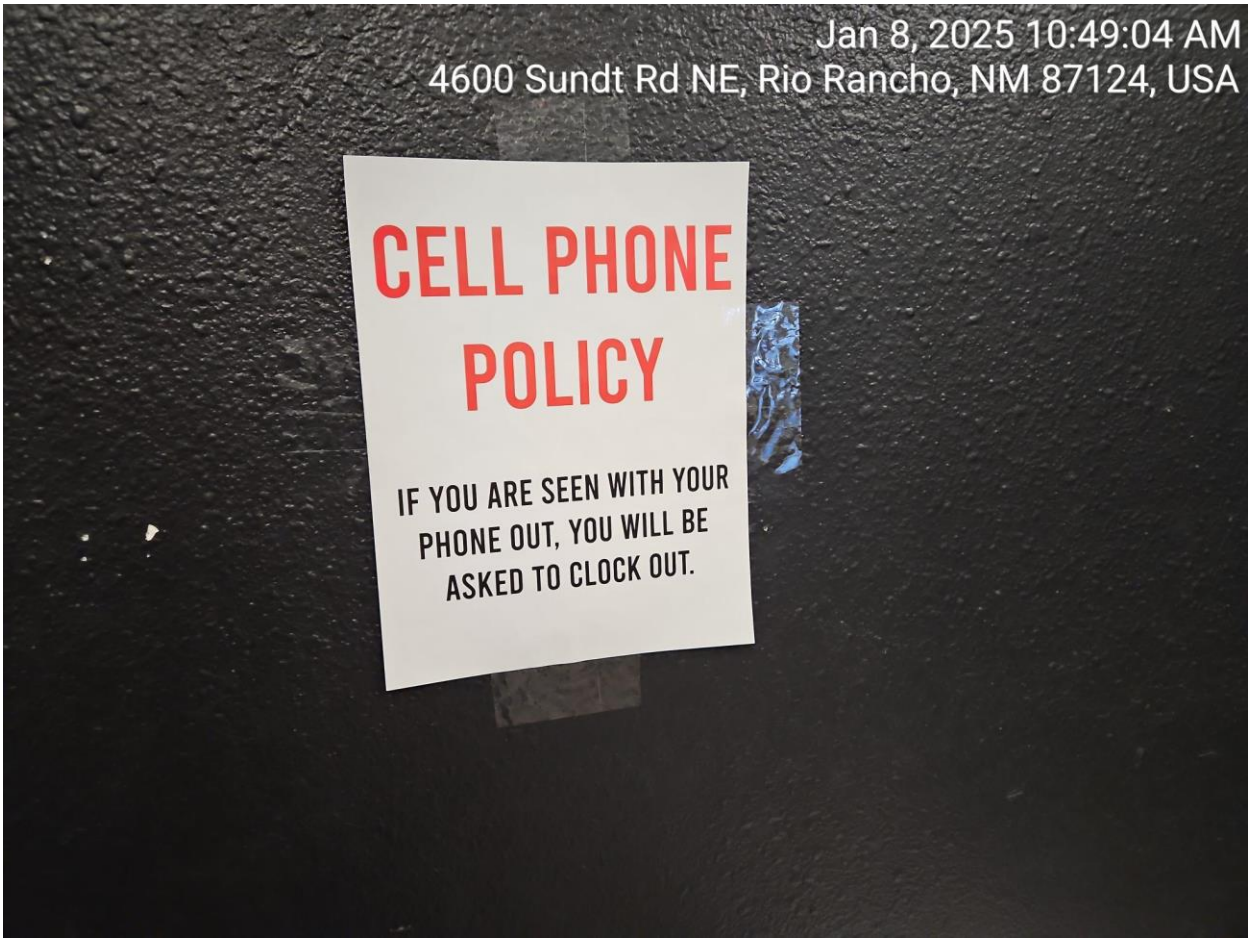
REFRESHING AND HEALTHFUL
CLOROX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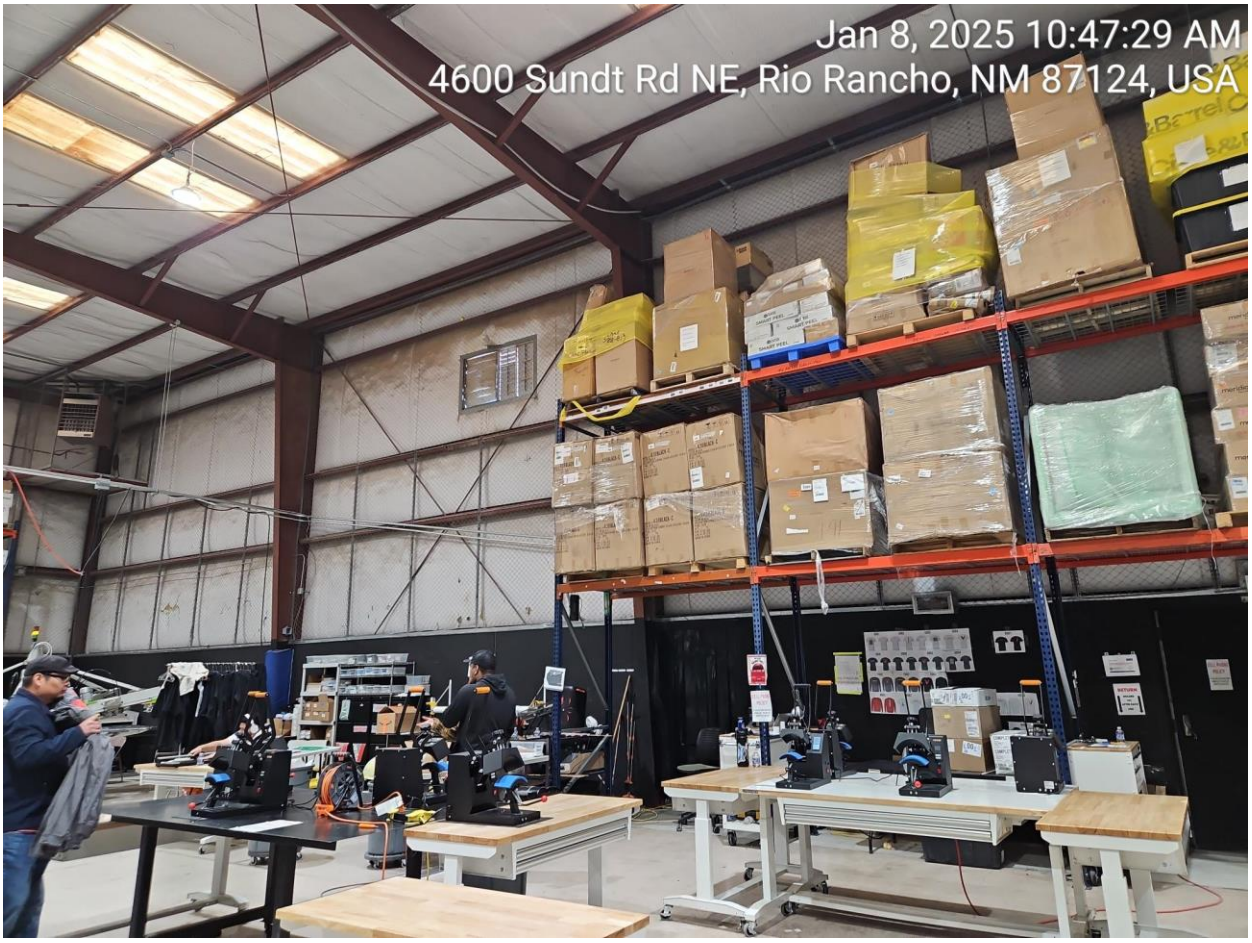
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA
CELL PHONE POLICY
IF YOU ARE SEEN WITH YOUR PHONE OUT, YOU WILL BE ASKED TO CLOCK OUT.


Jan 8, 2025 10:47:29 AM
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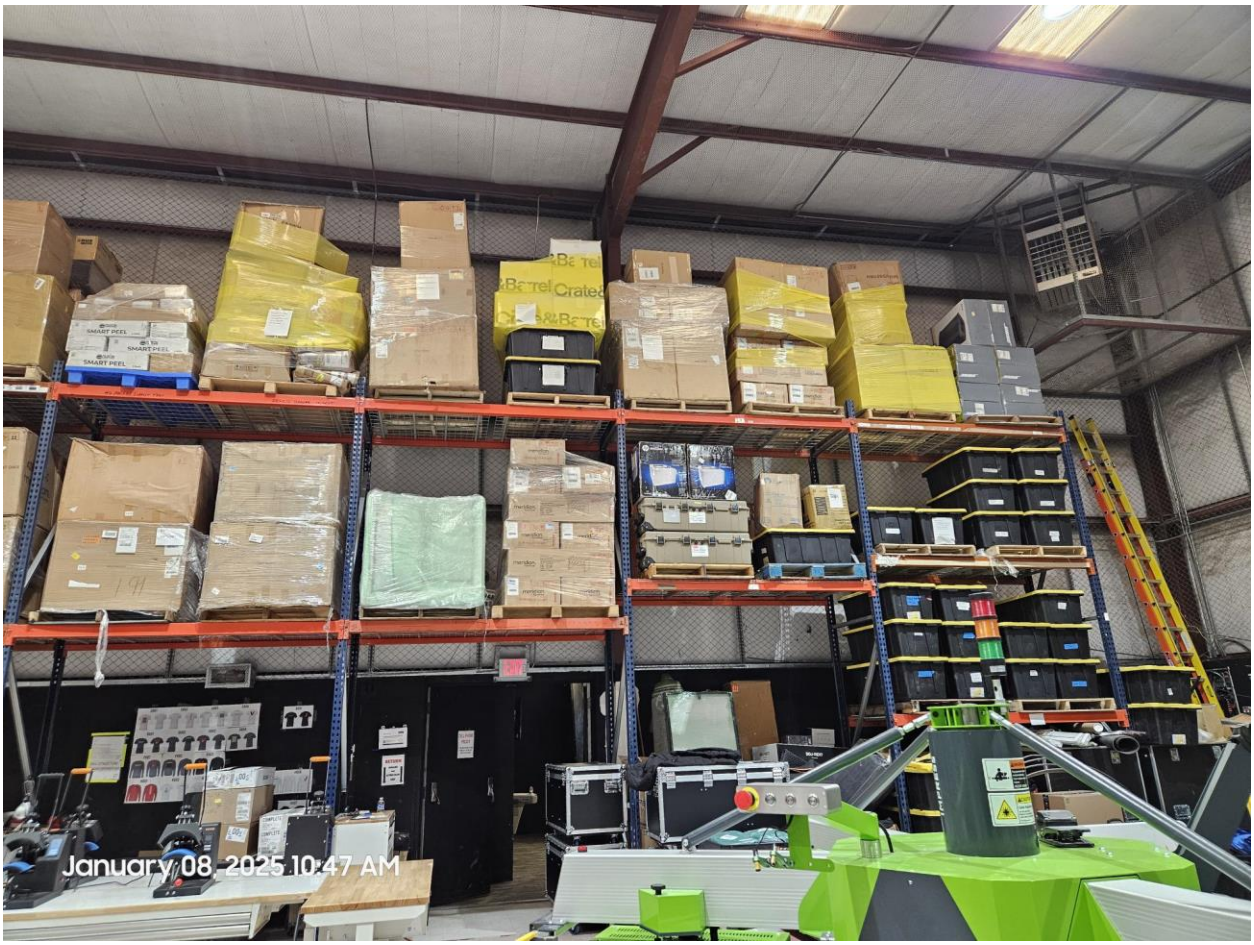
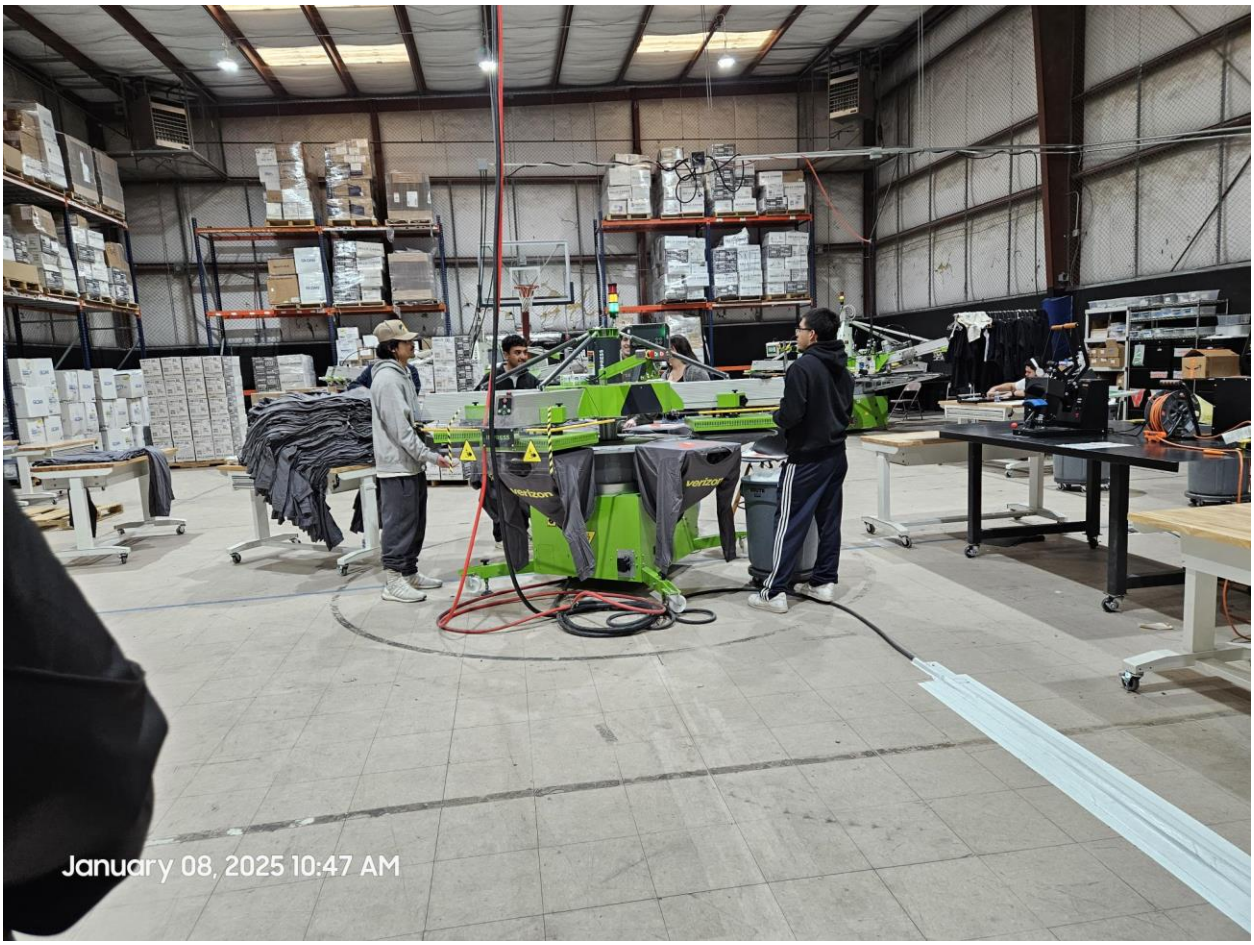
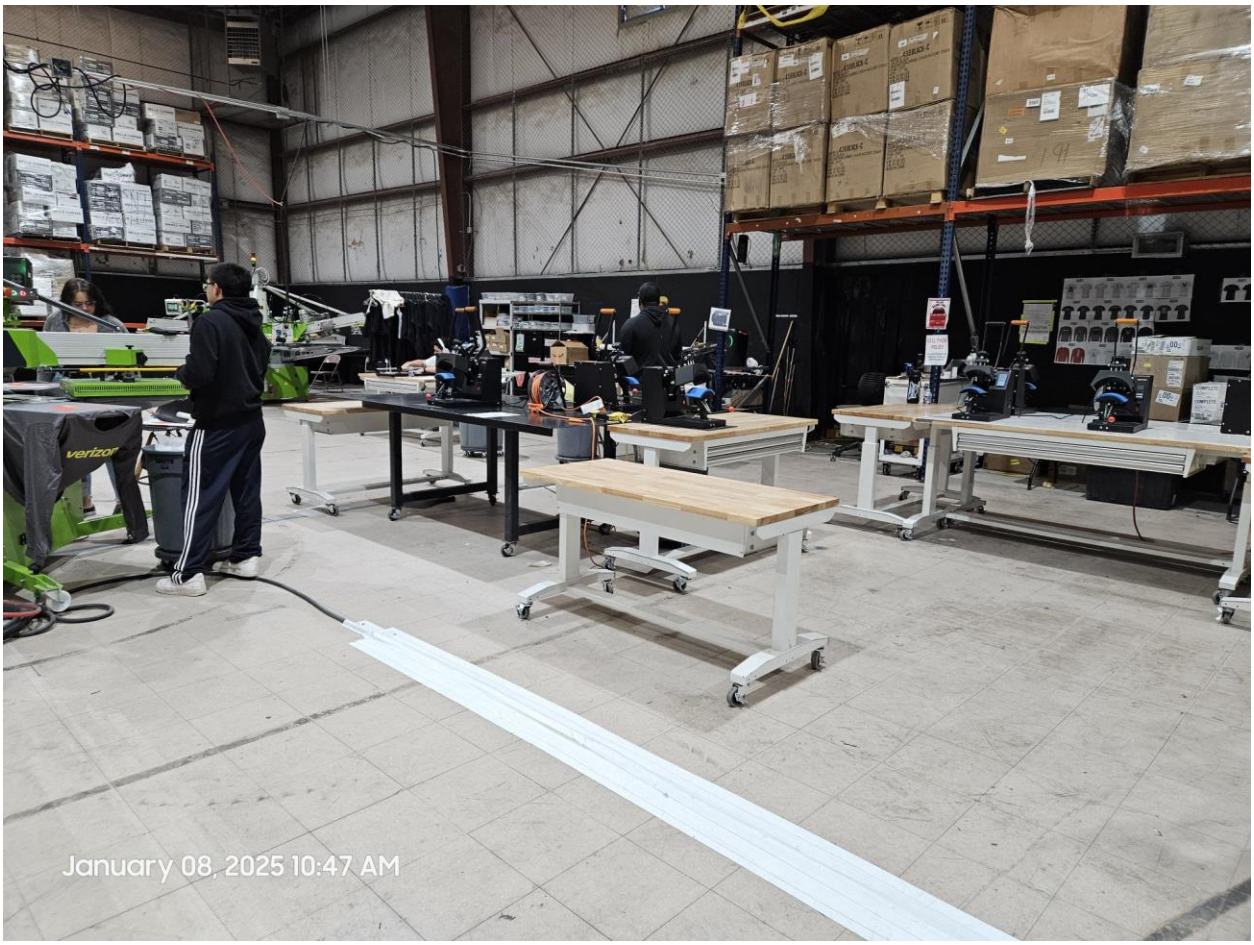
Jan 8, 2025 10:47:23 AM
EXIT
GILDAN
MADE WITH RESPECT
COMPLETE


January 08 2025 10:47 AM


verizon
verizon
January 08, 2025 10:47 AM

Jan 8, 2025 10:49:46 AM
4600 Sundt Rd NE, Rio Rancho, NM 87124, USA

Jan 8, 2025 9:53:19 AM
4650 Sundt Rd NE, Rio Rancho, NM 87124, USA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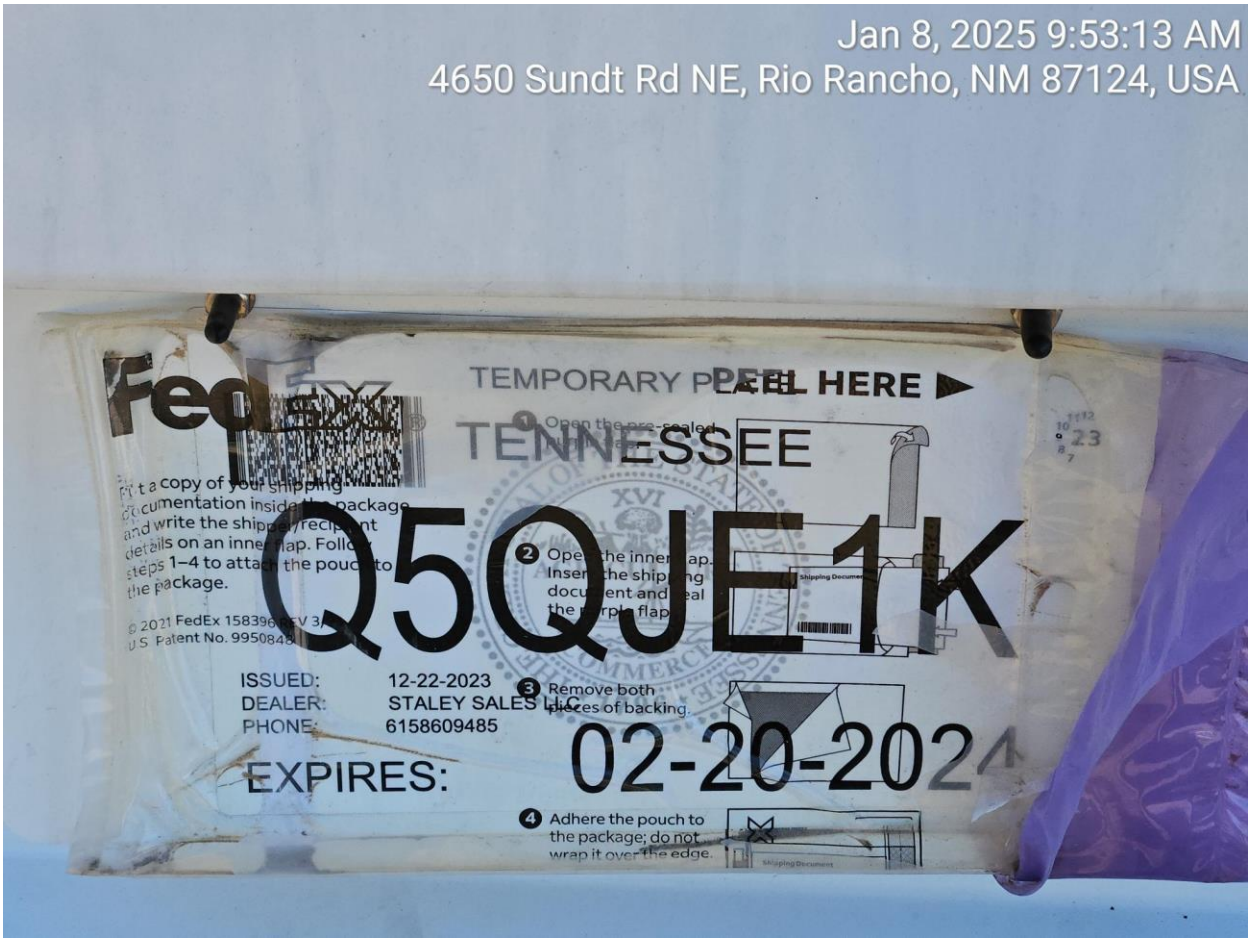
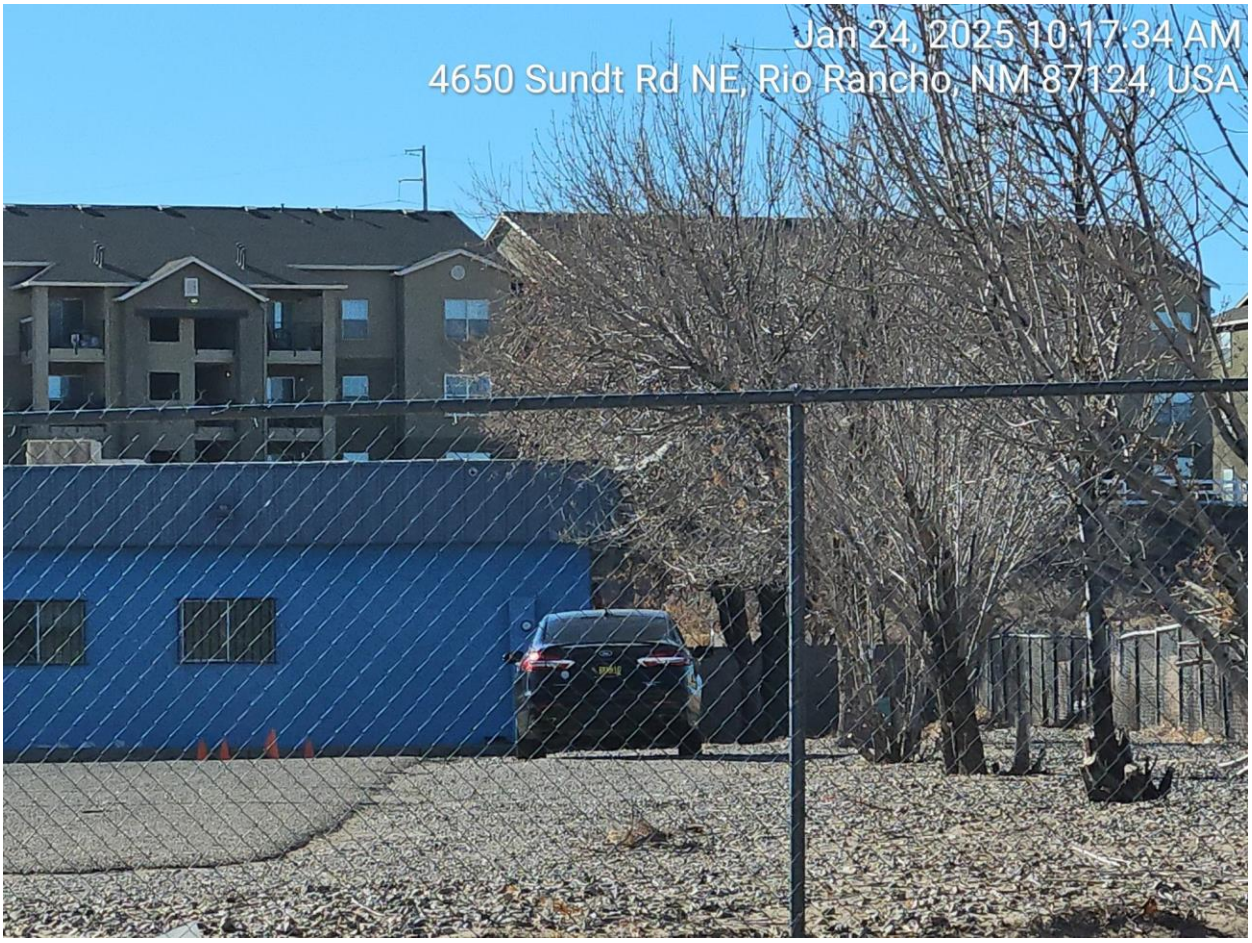

Jan 8, 2025 9:53:13 AM
4650 Sundt Rd NE, Rio Rancho, NM 87124, USA
TEMPORARY
PEEL HERE
TENNESSEE
Q5QJE1K
ISSUED: 12-22-2023
DEALER: STALEY SALES LLC
PHONE: 6158609485
EXPIRES: 02-20-2024
Remove both pieces of backing.
Adhere the pouch to the package; do not wrap it over the edge.

January 08, 2025 10:47 AM

Jan 24, 2025 10:18:13 AM
4551 Sundt Rd NE, Rio Rancho, NM 87124, USA

Jan 24, 2025 10:17:16 AM
4650 Sundt Rd NE, Rio Rancho, NM 87124, USA
INK THEORY
4600 SUNDT RD NE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Jan 24, 2025 2:21:41 PM
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Jan 24, 2025 2:21:42 PM
4551 Sundt Rd NE, Rio Rancho, NM 87124, USA

Jan 24, 2025 2:20:23 PM
4650 Sundt Rd NE, Rio Rancho, NM 87124, USA

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY LEGALLY DESCRIBED AS VISTA HILLS 1A, BLOCK A, LOT 1A FROM C-1: RETAIL COMMERCIAL TO C-2: WHOLSALE AND WAREHOUSING COMMERCIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and,

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00013; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on November 18, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on December 18, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF

RIO RANCHO:

Section 1. Rezoning of Property and Change in Land Use.

The Official Zone Map is hereby amended by assigning a zoning designation on approximately 2.083 acres from C-1: Retail Commercial to C-2: Wholesale and Warehousing Commercial on the land legally described as:

> Vista Hills 1A, Block A, Lot 1A, as shown on "Lots 1A and 2A In Block A, A Replat of Lots 1 and 2 In Block A, Vista Hills Unit 1A, Within Projected Section 20, T.12 N., R. 3E., N.M.P.M, City of Rio Rancho, Town of Alameda Grant, Sandoval County, New Mexico" filed in the office of the County Clerk of Sandoval County on February 17, 2005 in Book 17, Page 127.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of Property:
The property identified in Section 1 above, is subject to all requirements of the C-2: Wholesale and Warehousing Commercial District as set forth in R.O. 2003 Section 154.25 (as of the effective date of this ordinance or as subsequently amended).

Section 3. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 4. Effective Date.

This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

November 3, 2025

RE: Zone Map Amendment; Case No. 25-100-00013
Vista Hills 1A, Block A, Lot 1A

Dear Property Owner:

You are receiving this letter because your property is located within 100 ft of a site where a land development decision is required by the Planning & Zoning Board.

The applicant, Joe Chambers, through their agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property is legally described as Vista Hills 1A, Block A, Lot 1A. The subject property comprises approximately 2.08 acres

The **Planning & Zoning Board** will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning & Zoning Board. You may send comments to bisaacs@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at bisaacs@rrnm.gov. or call me at 505-891-5035if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

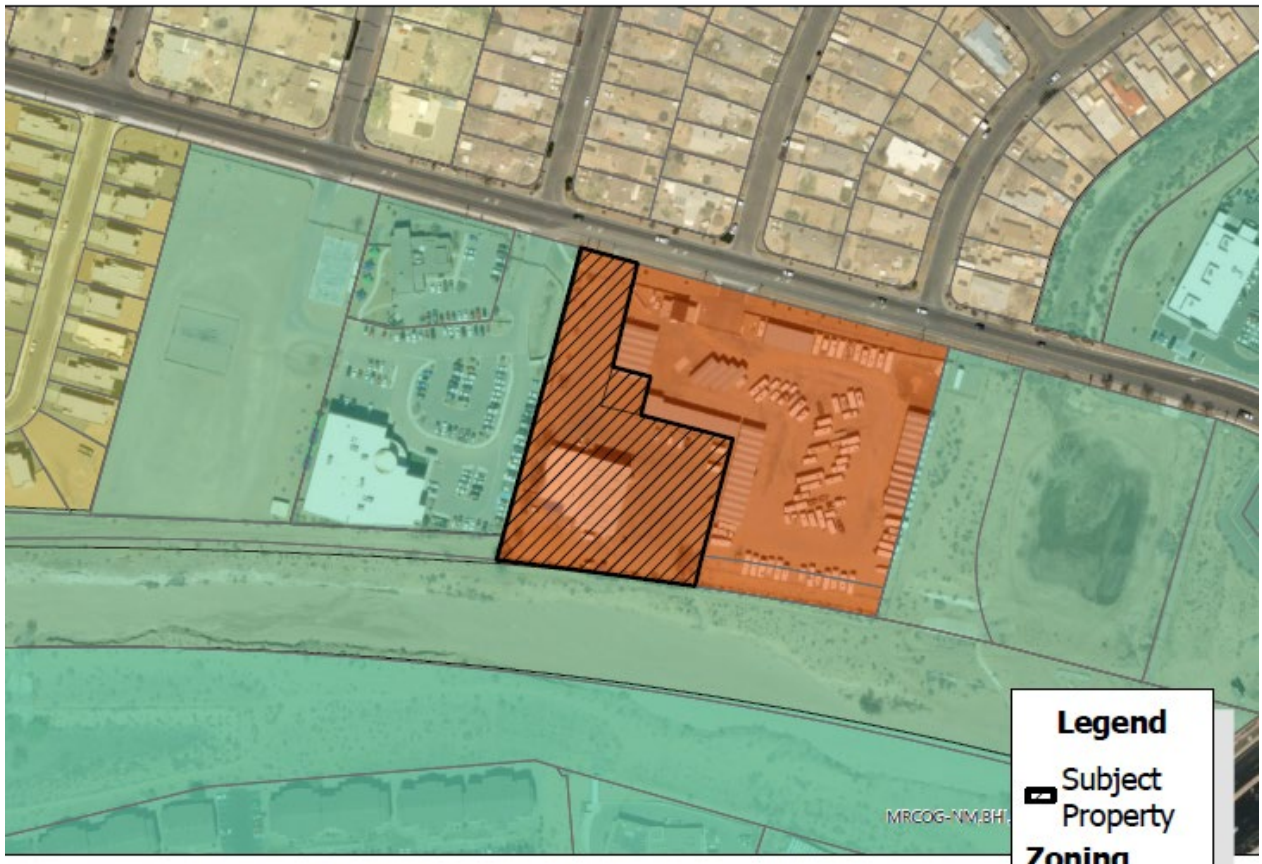
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

VISTA HILLS 1A, BLOCK A, LOT 1A
4600 SUNDT RD NE



GIS Moving Spatial Data Forward

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 10/31/2025

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025