Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
December 12, 2023
6:00 PM
City Hall

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

Individuals wishing to present verbal public comment may do so in-person or remotely via Zoom meeting software with the below access information:

Join by Computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871
Passcode: 026819

Board Members

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

PUBLIC FORUM

CONSENT CALENDAR

1 November 14, 2023 Planning and Zoning Board Meeting Minutes
2023-1114 PZB Minutes.docx

PUBLIC HEARINGS

2 **Conditional Use Permit.** The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for an RV Storage Facility at the subject property legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3. Staff contact is Chris Benson and staff recommends denial with findings and conditions.
Location Map.pdf
Application.pdf
Landscape Plan.pdf
Lighting Plan.pdf
Fire Plan.pdf
Site Plan_W/Wall Details.pdf
Notice Letter
Noticed Properties Map
Engineering Comments
Fire & Rescue Comments

SSCAFCA Comments
Legal Ad Proof.pdf
Findings of Fact.pdf
Public Comment 1 - Roadrunner Storage Properties.pdf
Public Comment 2 - David Torres
Public Comment 3 - Brett Locke

3 **Final Plat.** The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1F Phase I Subdivision, creating 39 lots and 3 tracts zoned R-1: Single-Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location
Application
Authorization
Final Plat
Water/Wastewater Availability Letter
Final Plat Checklist
LE 1F Lot Summary Table

4 **Final Plat.** The Applicant, Mountain Hawk West Development Company, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Mountain Hawk Unit 23, Phase 3 Subdivision. The plat will create 5 single-family lots and 2 tracts zoned R-3: Mixed Residential District on the land legally described as Mountain Hawk 23, Block 1, Tract D. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.
Zoning, Location
Application
Authorization
Final Plat
Checklist_Final Plat
RRFR Staff Comments

5 **Preliminary Plat.** The applicant, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Scottish Isle Subdivision, which would create 123 single-family lots, 2 tracts, and 2 parcels, zoned R-2: Single-Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location
Application
Authorization
Preliminary Plat
Scottish Isle Lot Dimensions
Reproduction of Notices
Original Department Comments Memo
Department Comments to Revisions

6 **Variance.** The applicant, Eduardo Rivera, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk UU, Lots 24 and 25; located at 191 9th Ave NE. Staff contact is Liz Ruiz Carlos and staff recommends approval.
Location_Zoning Map.pdf
Application Package.pdf
Building Permit Application.pdf
98-023 O-21.pdf
Reproduction of Notices.pdf
Notice Map.pdf
Legal Ad.pdf
Findings_of_Fact.docx

7 **Preliminary Plat.** The applicant, LD Development, LLC., through their agent, Aldrich Land Surverying, requests approval of a preliminary plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, & 2-A-1-E. The subject property is legally described as LD, Tract 2-A-1 and comprises approximately 36.1597 acres.
Zoning, Location
Application
Authorization
Zoning Ordinance 15-14 O-17.pdf
Reproduction of Notices.pdf
Preliminary Plat
Review Comments Memo

8 **Master Sign Plan.** The applicant, Plaza at Enchanted Hills 3575, LLC, through their agent, EPNM Inc., requests approval of a Master Sign Plan. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Authorization and Justification.pdf
Original Master Sign Plan.pdf
Elevations.pdf
Site Plan.pdf
Findings_of_Fact.docx

DISCUSSION AND DELIBERATION

9 **Preliminary Plat Amendment.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1G Phase 3 Subdivision, splitting Phase 3 into Phases 3A and 3B, and creating 109 residential lots and 9 tracts zoned R-4: Single Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location
Amended Preliminary Plat
Notated Plat Changes
Authorization
Application

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

10 Planning and Zoning Monthly Summary Plat Report - NOVEMBER 2023
NOV SUMMARY PLAT.pdf

11 Planning and Zoning Monthly Building Activity Report - NOVEMBER 2023
2023 PZ MONTHLY COMPARISONS.pdf

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
December 12, 2023

DEPARTMENT:
Development Services

SUBJECT:
November 14, 2023 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2023-1114 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

NOVEMBER 14, 2023
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Kevin Kofchur, District 2	Amy Rincon, Development Services Director
Fred Radosevich, District 3, Chair	Brian Babyak, Planning & Zoning Manager
Robert Gabaldon, District 4	Tim Dvorak, Planner II
Lisa Hardisty, District 6	Liz Ruiz Carlos, Planner II
Sal Tortorici, At-Large (*Virtual*)	Michelle Costilla, Planner II
MEMBERS ABSENT:	Chris Benson, Planner II
VACANT, District 1	
VACANT, District 5	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

PUBLIC FORUM

CONSENT CALENDAR

1) October 24, 2023 Planning and Zoning Board Meeting Minutes

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

PUBLIC HEARINGS

2) The City of Rio Rancho requested approval of a text amendment to the Rio Rancho Municipal Code of Ordinances, Chapter 154, Planning and Zoning, to create Section 154.79 Condominium Declarations.

Planning and Zoning Manager, Brian Babyak presented the item, recommending approval to the Governing Body with findings, and stood for questions.

Kevin Kofchur moved to approve Item #2. Seconded by Lisa Hardisty.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

3) The applicant, City of Rio Rancho, requested approval of a Zone Map Amendment from R-1: Single-Family Residential District to R-3: Mixed Residential District for the property legally described as Los Diamantes Phase 2, Block 10, Lots 63-68.

Staff member, Tim Dvorak presented the item, recommending approval of the Zone Map Amendment to the Governing Body, and stood for questions.

Robert Gabaldon 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, Lisa Hardisty, Sal Tortorici
NO: (None)

4) The applicant, Amreston Homes, through their agent, Nina Villa of Huitt-Zollars, Inc. requested approval of a Final Plat for the subject property legally described as U11, Blk CC, Lots 42A and 44-A.

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

Applicant, Bryan Aragon clarified the HOA tract is actually a private access easement. He reviewed and agreed with staff's findings and conditions and stood for questions.

Robert Gabaldon moved to approve Item #4. Seconded by Lisa Hardisty.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

5) The applicant, Mountain Hawk West Development company, LLC., through their agent, Huitt-Zollars, Inc., requested approval of a Preliminary Plat Amendment for the Mountain Hawk Unit 23, Phase 3 Preliminary Plat on the land legally described as Mountain Hawk 23, Block 1, Tract D.

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

Applicant, Bryan Aragon confirmed his review of staff's findings and conditions, and stood for questions.

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

6) The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requested approval of a Preliminary Plat Amendment for the Lomas Encantadas 1E Phases 1 and 2 Subdivision creating 123 residential lots and 20 tracts zoned R-1: Single Family Residential District.

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

Applicant, Bryan Aragon confirmed his review of staff's findings and conditions, and stood for questions.

Kevin Kofchur moved to approve Item #6. Seconded by Robert Gabaldon.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

7) 2024 Planning and Zoning Board Regular Meeting Calendar - Meetings generally occur twice a month on the second and fourth Tuesdays. Note: there will be only one scheduled meeting for November and December and the meetings will be scheduled for the third Tuesday.

Development Services Director, Amy Rincon presented the item, recommending approval, and stood for questions.

Lisa Hardisty moved to approve Item #7. Seconded by Kevin Kofchur.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici
NO: (None)

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

8) Planning and Zoning Monthly Building Activity Report – OCTOBER 2023

9) Planning and Zoning Monthly Summary Plat Report – OCTOBER 2023

ADJOURNMENT

Kevin Kofchur moved to adjourn the meeting. Seconded by Robert Gabaldon.
Chairman Radosevich adjourned the meeting at 6:24 PM.

APPROVED THIS 12TH DAY OF NOVEMBER, 2023

_____

Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-120-00005

AGENDA DATE:
December 12, 2023

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for an RV Storage Facility at the subject property legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3. Staff contact is Chris Benson and staff recommends denial with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for an RV Storage Facility at the property legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3, zoned C-1: Retail Commercial District. The subject property has a street address of 3508 Northern Blvd NE, and is located between Moccasin Dr NE to the west and Loma Colorado Blvd NE to the east.

The applicant states in their justification letter that they are seeking approval of this conditional use permit for an RV Storage Facility, "...due to the high demand for RV storage due to the increase of homes being built in the area, especially those being completed by production builders who create HOA's with covenants limiting RV's from being parked on the property."

The applicant continues in the justification letter to outline that this RV Storage Facility proposes to have 92 parking spots with the following amenities:

- Gated Entry
- Fence (specifications included in attachment)
- Retaining Wall
- 24-hr Access (utilizing a wireless device)
- Landscaping (details shown on attachment)

The applicant explains in the justification letter, "There are many stipulations in the area limited to the storage of RV's on personal property and this would alleviate the constraint of individuals obtaining personal RV's. Furthermore, it would alleviate the strain on the City on enforcing zoning codes and HOA rules regarding RV's." The applicant finishes the justification letter referencing a personal storage facility being built on a nearby lot, and how that would contribute to the use of this project.

The property is zoned C-1: Retail Commercial District under Ordinance No. 16, Enactment No. 06-15. As per R.O. 2003 § 154.24 C-1: Retail Commercial District, RV Storage is not an outright permissive use, however, per R.O. 2003 § 154.24 (C) *Conditional uses (requiring use permit and site plan)* (5) Self-storage facilities are permissive.

R.O. 2003 § 150.04 states:
(A) A conditional use permit may be granted for the specific zone in which it is allowed provided it meets any conditions stipulated in this title, and is not detrimental to the public welfare, safety, health, morals and convenience of the surrounding area.

Staff finds that the project will have minimal impact on adjacent neighborhoods. The surrounding area has been zoned C-2: Wholesale Commercial in recent years with M-1: Industrial and Business Park District located to the north, and a City water treatment facility to the south. The proposed use would be similar to adjacent zoning and developed uses. There are comments on the site plan that need to be addressed on the access to Northern, the location of the gate. While staff feels that the RV use is appropriate there are concerns how the staff comments will change the site plan and that it would be appropriate for the comments to be addressed prior to a Planning and Zoning Boards review.

(B) An application for a conditional use permit may be submitted to the Planning and Zoning Board through the City Development Department. The Planning and Zoning Board shall approve or disapprove the application following consideration at its next regular meeting.

Staff recommends the Planning and Zoning Board find that the applicant has followed the necessary steps for submitting an application and that the proposed use would comply with the policies and goals of the Comprehensive Plan on infill.

Reviewer Comments:

Reviewing Agency	Comments
City of Rio Rancho Engineering	See attached comments.
City of Rio Rancho Fire & Rescue	See attached comments.
City of Rio Rancho Parks, Recreation and Community Services	No comments received
SSCAFCA	See attached comments.
City of Rio Rancho Police	No comments received
Rio Rancho Public Schools	No comments received
MRCOG - MRMPO	No comments received

SURROUNDING LAND USE AND ZONING:
Properties to the north are zoned M-1: Industrial and Business Park. Properties to the east are zoned C-1: Retail Commercial District and C-2: Wholesale and Warehousing District. Properties to the south are zoned SU: Special Use for public utilities. Properties to the west are zoned R-6: Multi-Family Residential, C-1: Retail Commercial District and C-2: Wholesale and Warehousing Commercial District.

NOTIFICATIONS:
Notice of the conditional use permit application was sent via certified mail to the property owners within 100 ft of the subject property. A legal ad was published in the Rio Rancho Observer on November 27, 2023. A notice sign was posted on the subject property on week prior to the hearing, on December 5, 2023.

IMPACT:
Staff recommends the Planning and Zoning Board deny the conditional use permit subject to the findings and conditions listed below:

FINDINGS OF FACT FOR DENIAL:
The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 Section 150.04, the site plan needs to be revised.

If the Planning and Zoning Board finds the Conditional Use Permit is justified, an approval may be based on the following findings;

General Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use for an RV Storage Facility.
4. Due process was provided to the applicant and adjacent property owners.

Specific Findings of Fact:

1. The applicant has adequately addressed the criteria for granting a Conditional Use Permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 § 150.04 (A).

Conditions of Approval:

1. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of work for thirty (30) days or more. Failure to meet the requirements for construction shall cause this conditional use permit to expire.
2. All reviewer comments must be addressed.

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.

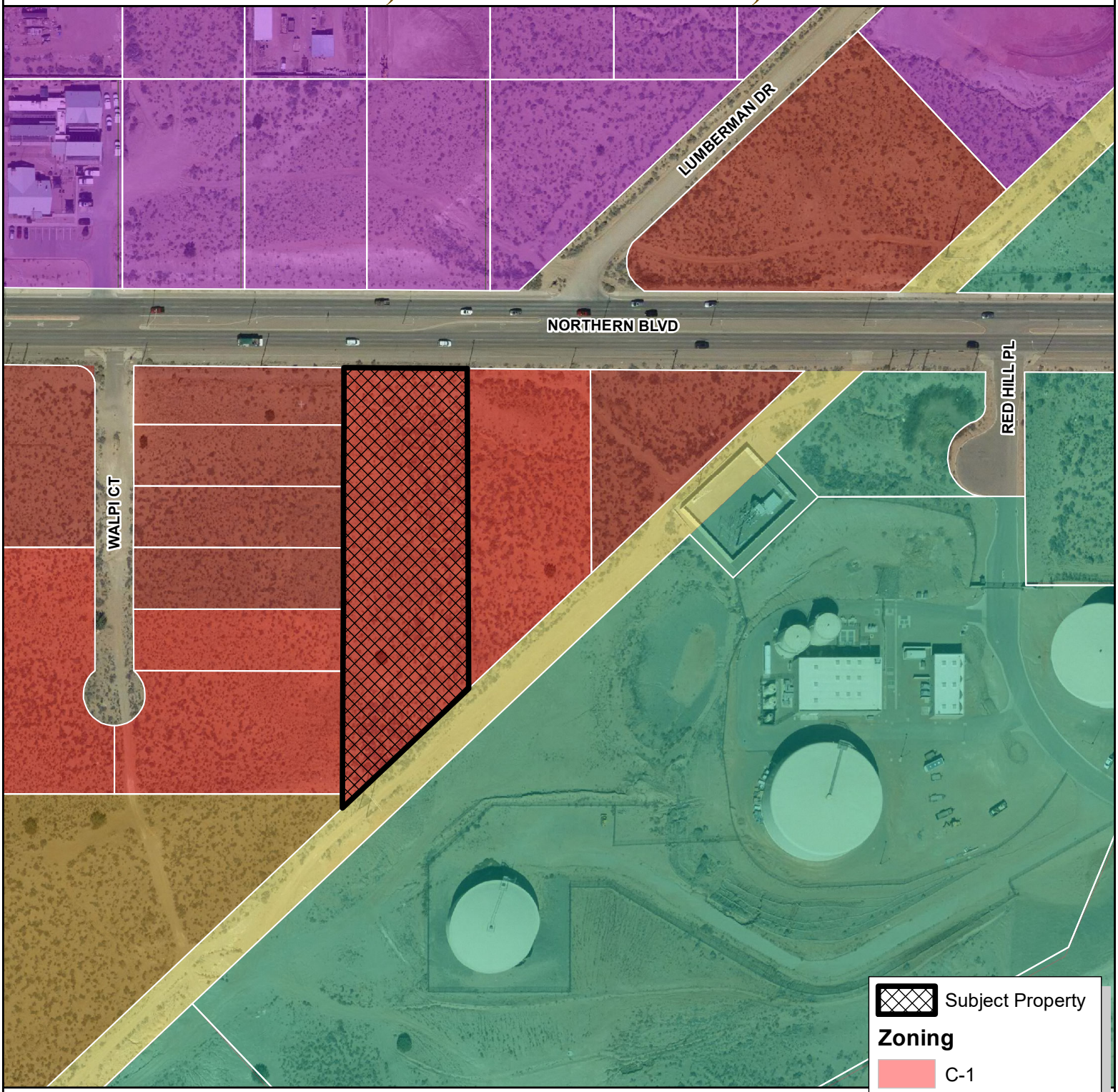
DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board deny the requested conditional use permit subject to findings and conditions.

ATTACHMENT: Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Landscape Plan.pdf
ATTACHMENT: Lighting Plan.pdf
ATTACHMENT: Fire Plan.pdf
ATTACHMENT: Site Plan_W/Wall Details.pdf
ATTACHMENT: Notice Letter
ATTACHMENT: Noticed Properties Map
ATTACHMENT: Engineering Comments
ATTACHMENT: Fire & Rescue Comments
ATTACHMENT: SSCAFCA Comments

ATTACHMENT: Legal Ad Proof.pdf
ATTACHMENT: Findings of Fact.pdf
ATTACHMENT: Public Comment 1 - Roadrunner Storage Properties.pdf
ATTACHMENT: Public Comment 2 - David Torres
ATTACHMENT: Public Comment 3 - Brett Locke

3508 NORTHERN BLVD NE
UNIT 13, BLOCK 112, LOT 3



RioRancho
City of Vision

0 150 300 600
Feet

N
W E
S

GIS
Moving Spatial Data Forward

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 Created by Chris Benson on 10/27/2023

City of Rio Rancho
Development Services
3200 Civic Center Cir, 1st Floor
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

Conditional Use Permit

Instructions

Fee $67.00

Submit a copy of the completed application to Development Services. Fifteen (15) copies of a site plan showing the location of any buildings on the property in relation to property lines and other buildings shall accompany each application. Adjoining property, abutting streets and alleys, and a north directional arrow should also be indicated (see example on back).

Dimensions of the property lines and any architectural restrictions - such as building height, building/rooms walls, etc. - should be indicated. Details such as parking spaces, traffic flow, landscaping, dumpster enclosure, and loading areas should be indicated on the site plan. If the applicant is other than the property owner, a letter from the property owner stating that he/she is aware of request of land use and that the applicant may act as his/her agent must be included as well.

City of Rio Rancho
Development Services
3200 Civic Center Cir, 1st Floor
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

Conditional Use Application

Applicant

Fee $67.00

Name (Print): Northern RV LLC
Address: PO Box 52126
City: Albuquerque **State:** NM **Zip:** 87181
Phone: 505-220-1525 **Alt phone:**
Email: trb607ca@hotmail.com

Agent

Name: Timothy Borror
Address: PO Box 52126
City: Albuquerque **State:** NM **Zip:** 87181
Phone (W): 505-220-1525 **Phone (Other):**
Email: trb607ca@hotmail.com

Property Owner

Name: Northern RV LLC
Address: PO Box 52126
City: Albuquerque **State:** NM **Zip:** 87181
Phone (W): 505-220-1525 **Phone (Other):**
Email: trb607ca@hotmail.com

Legal Description

Subdivision/Unit: 13 **Block:** 112 **Lot:** 3
Tract/Parcel: 10 **Zoning:** Commercial

Location of Property

Address: 3508 Northern Blvd NE
City: Rio Rancho **State:** NM **Zip:** 87124

Reason for Request (use additional sheets if necessary)

Requesting use of the property as a RV storage facility

Applicant Signature

10/26/23
Date

For Office Use Only

Received by: Christopher Benson **Date:** 10/27/2023

Application No: 23-120-00005 **Receipt No:** _____

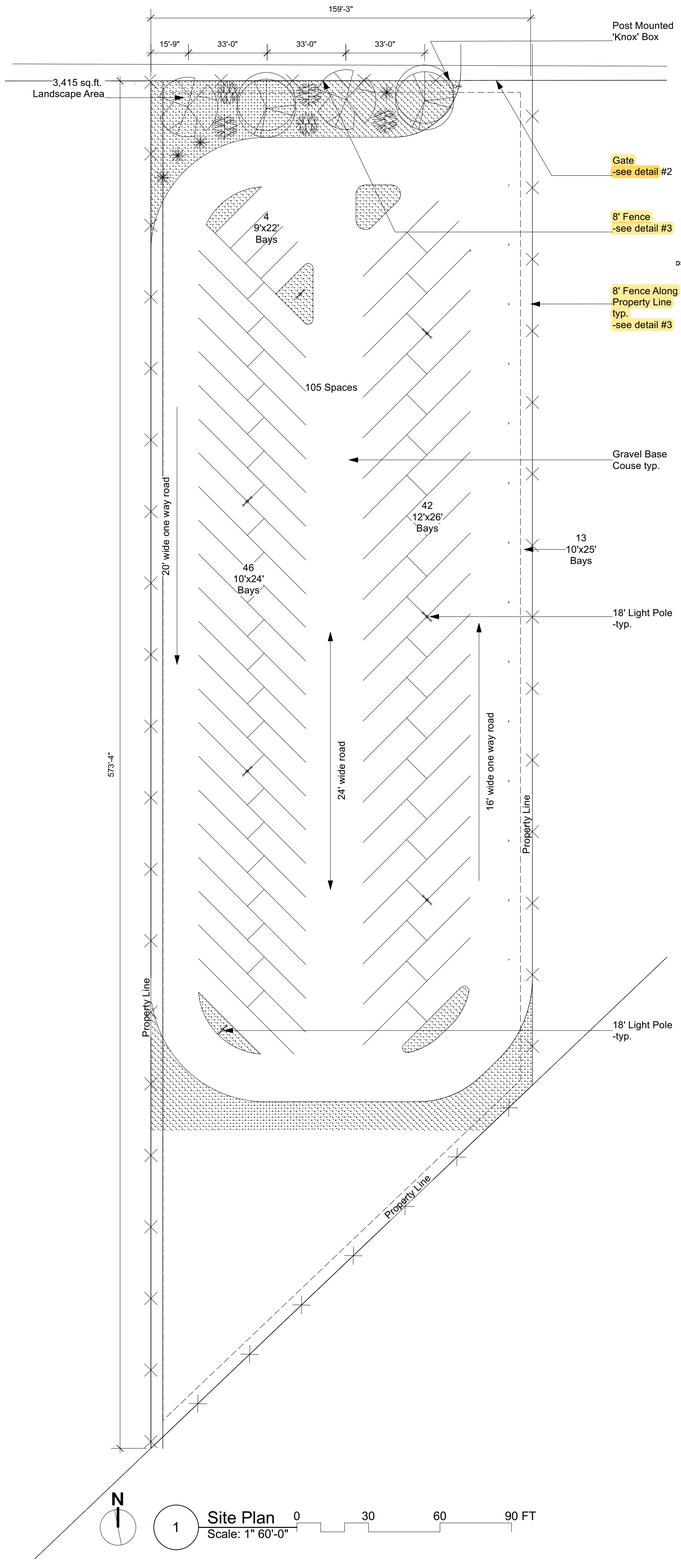
Scheduled Planning and Zoning Meeting Date: 12/12/2023

Action taken by Planning and Zoning Committee: ☐ **Approved** ☐ **Disapproved** ☐ **Other**

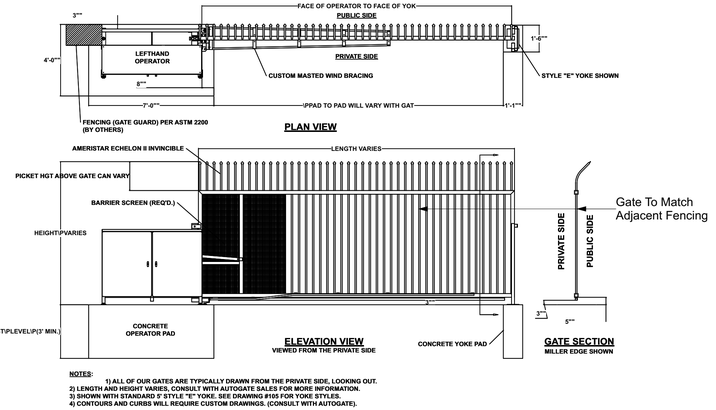
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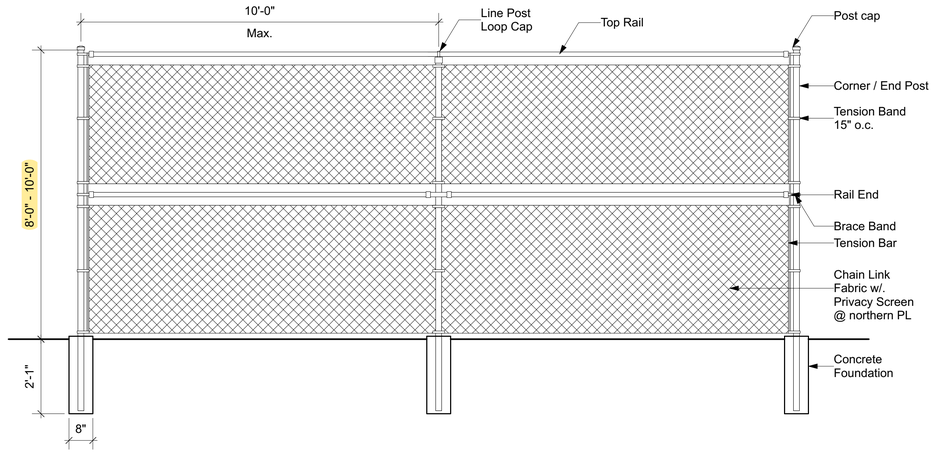


1 Site Plan
Scale: 1" 60'-0"



NOTES:
1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE, LOOKING OUT.
2) LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3) SHOWN WITH STANDARD 5' STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

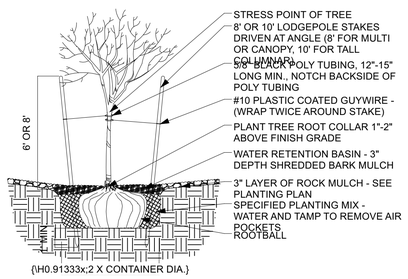
2 Gate Details
Scale: 1/4" = 1'-0"
Note: Or approved equal



3 Fence Details
Scale: 1/2" = 1'-0"
Note: Or approved equal

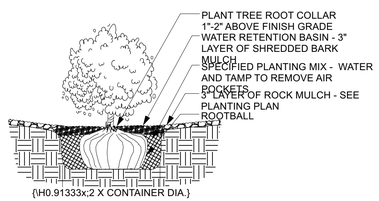
Plant Material

- Street Tree (2) New Mexico Olive - *Forestiera Neomexicana*
- Street Tree (2) Desert Willow - *Chilopsis Linearis*
- Apache Plume - *Fallugia Paradoxa*
- Upright Rosemary - Rosmarinus officinalis
- Silky Threadgrass - *Nassella syn stipa tenuissima*



4 Tree Planting
Scale: NTS

NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
C. REMOVE ROPE AND BURLAP AFTER PLANTING.



5 Shurb Planting
Scale: NTS

NOTES:
A.THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B.THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

KEYED LANDSCAPE NOTES:

1. PLANTING TO INCLUDE DROUGHT - TOLERANT NATIVE SHRUBS AND NATIVE GRASSES TO TRANSITION TO UNDEVELOPED OPEN SPACE AS APPLICABLE.

GENERAL LANDSCAPE NOTES:

1. PROVIDE AND INSTALL TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVER WITHIN THE PLANTING AREAS SHOWN ON THE PLAN. REPRESENTATIVE PLANTS AND SIZES ARE SHOWN ON THE ATTACHED PLANTING LIST.

2. ALL PLANTING BEDS ARE TO RECEIVE 3" TO 4" DEPTH OF BUILDOLOGY (OR APPROVED EQUAL) 1" CRUSHED GRAVEL OVER FILTER FABRIC THROUGHOUT THE LIMITS OF THE PLANTING AREAS.

GENERAL IRRIGATION NOTES:

ALL PLANTINGS WILL BE IRRIGATED BY MEANS OF AN UNDERGROUND PVC IRRIGATION SYSTEM UTILIZING FIXED PRECIPITATION RATE BUBBLER HEADS. BUBBLERS HEADS WILL BE SERVER BY LATERAL LINES CONTROLLED BY SEVERAL STRATEGICALLY PLACED REMOTE CONTROL VALVES. REMOTE CONTROL VALVES WILL BE SERVED BY A MASTER IRRIGATION LINE CONTROLLED BY A MASTER VALVE INSTALLED IN CLOSE PROXIMITY TO A REDUCED PRESSURE TYPE BACKFLOW PREVENTER POSITIONED WITHIN A HOT BOX NEAR PROPOSED CITY OF CITY OF ALBUQUERQUE IRRIGATION WATER METER. AN ELECTRIC CONTROLLER WILL BE WALL MOUNTED AT A SECURE LOCATION TO OPERATE THE VALVES.

1. PROVIDE AND INSTALL A BUBBLER BASED, PVC IRRIGATION SYSTEM THROUGHOUT PLANTING AREAS.
2. PROVIDE AND INSTALL IRRIGATION BUBBLERS AT THE BASE OF ALL PLANTS IN ACCORDANCE WITH THE SCHEDULE SHOWN ON THE PLANTING PLAN.
3. PROVIDE AND INSTALL CLASS 200 PVC LATERAL IRRIGATION LINES BETWEEN REMOTE CONTROL VALVES AND BUBBLERS.
4. PROVIDE AND INSTALL A 1-1/2" SIZED REDUCED PRESSURE TYPE BACKFLOW PREVENTION DEVICE WITHIN A HOT BOX (FOR FREEZE PROTECTION)
5. PROVIDE AND INSTALL A 1-1/2" SIZED MASTER VALVE IN A SUBGRADE VALVE BOX IMMEDIATELY ADJACENT TO AND DOWNSTREAM OF THE BACKFLOW PREVENTION DEVICE FOR CONTROLLING WATER TO THE PROPOSED MASTER LINES.
6. PROVIDE AND INSTALL APPROPRIATELY SIZED REMOTE CONTROL VALVES WITHIN SUBGRADE VALVE BOXES AT LOCATIONS TO BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.
7. PROVIDE AND INSTALL AN ELECTRIC CONTROLLER IN A WALL MOUNTED BOX FOR OPERATIONAL CONTROL OF VALVES.
8 PROVIDE AND INSTALL REMOTE CONTROL WIRE IN BETWEEN THE IRRIGATION CONTROLLER AND THE VALVES.
9. PROVIDE AND INSTALL IRRIGATION SLEEVES AT LOCATIONS AS NEEDED FOR IRRIGATION LINES BENEATH PAVING.

TREVESTON ELLIOTT
ARCHITECT
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@tearchitect.com
www.tearchitect.com

RV Storage Yard

Northern Blvd.
Albuquerque, New Mexico 87124

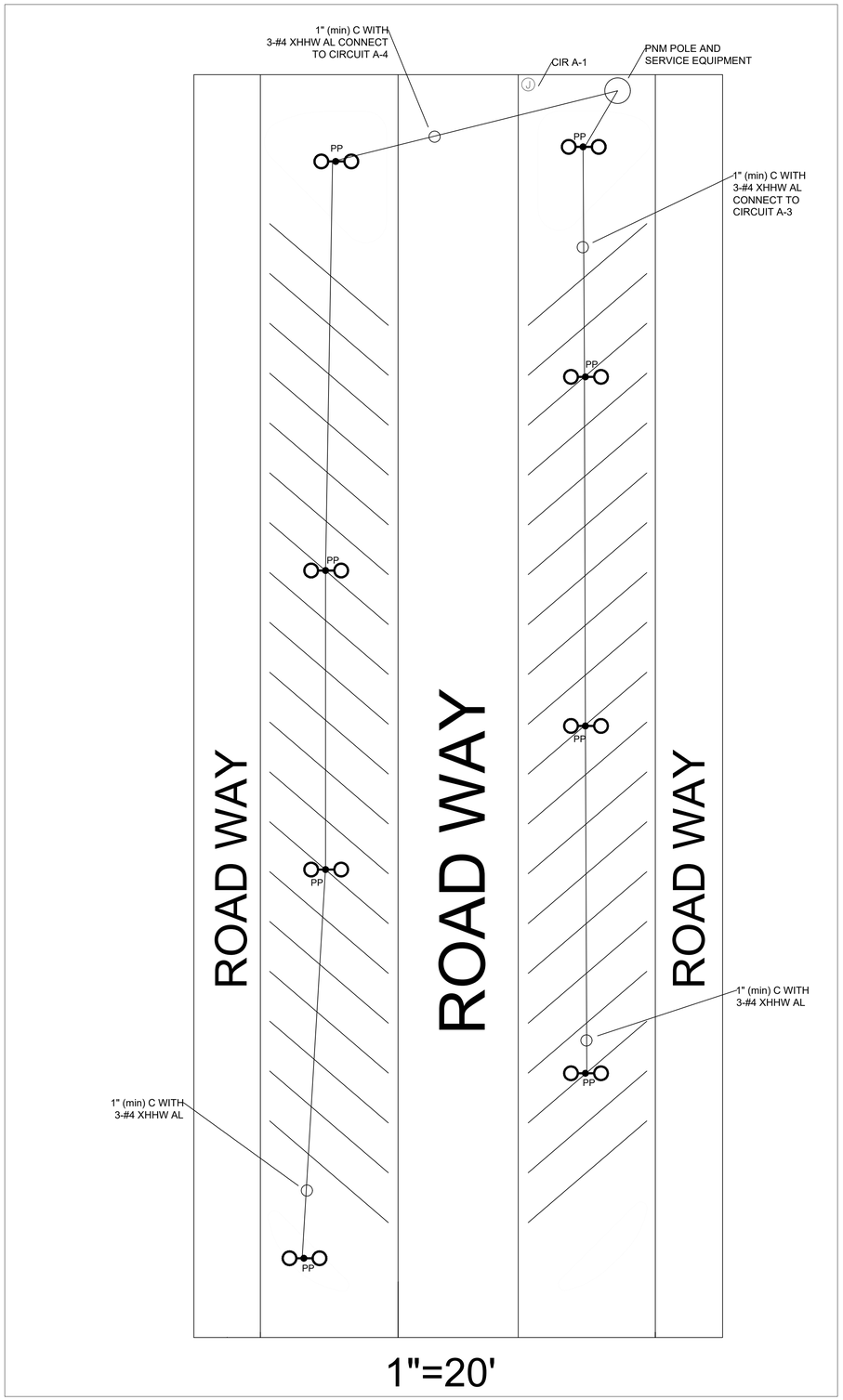
STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT

August 18, 2023

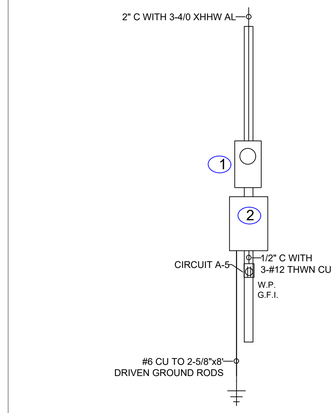
Date: **August 18, 2023**

Sheet: Site Plan / Details

A-081



1"=20'



ONE LINE DIAGRAM

	PANEL A	120/240		200A	MCB	NEMA 3R	1 PHASE		
BKR	DESCRIPTION	VA	WIRE #	CKT#	CKT#	WIRE #	VA	DESCRIPTION	BKR
1P 20	GATE	1176	12 CU	1	2	12 CU	360	IRRIGATION CNT	1P 20
1P 20	POLE LGTS 1	1200	4 AL	3	4	4 AL	1200	POLE LGTS 2	1P 20
1P 20	SERVICE RECPT	180	12 CU	5	6			SPACE	
	SPACE			7	8			SPACE	
	SPACE			9	10			SPACE	
	SPACE			11	12			SPACE	
	SPACE			13	14			SPACE	
	SPACE			15	16			SPACE	
	SPACE			17	18			SPACE	
	SPACE			19	20			SPACE	
	SPACE			21	22			SPACE	
	SPACE			23	24			SPACE	
	SPACE			25	26			SPACE	
	SPACE			27	28			SPACE	
	SPACE			29	30			SPACE	
	SPACE			31	32			SPACE	
	SPACE			33	34			SPACE	
	SPACE			35	36			SPACE	
	SPACE			37	38			SPACE	
	SPACE			39	40			SPACE	
	SPACE			41	42			SPACE	
	TOTAL VA	2556					1560	4116	
	NOMINAL VOLTAGE	240						TOTAL VA	
	TOTAL AMP			17.15					

PANEL SCHEDULE

COMcheck Software Version 4.1.5.1

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title:
Project Type: New Construction
Exterior Lighting Zone 2 (Neighborhood business district)

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	79714 ft2	0.04	Yes	3189
			Total Tradable Watts (a) =	3189
			Total Allowed Watts =	3189
			Total Allowed Supplemental Watts (b) =	400

(a)Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b)A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking area (79714 ft2): Tradable Wattage				
LED 1: PP: 18' POLE LIGHT: Other:	2	8	150	1200
			Total Tradable Proposed Watts =	1200

Exterior Lighting PASSES: Design 67% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

GREG DUDLEY — Name - Title
Signature
07/10/2023 — Date

Project Title: Report date:07/10/23
Data filename:C:\Users\electr\OneDrive\Desktop\TREV RV PARK\SCHEDULES\COMCHECK.cck Page 1 of 5

Available Fault Current Calculation

Utility Fault Current: 10,000 amperes — kVA = ; E = 240
I = kVA x 1000 = trans. FLA / E — trans. FLA = 0
DATE OF CALCULATION 07/10/2023

Isca = trans. FLA x 100 x PF / transformer Z — PF = ; Z =
Isca = ampere short-circuit current RMS symmetrical. — Isca = 0 amperes

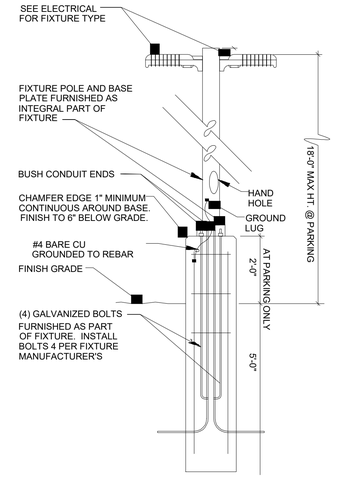
Point to Point Method — Single Phase 240/120
Length (distance) FEET (ASC) — L = 50 — Aluminum in Metal Raceway
'f' factor = 2 x L x I / N x C x E L-N — Isca = 10,000
conductors per phase — N = 1
Phase conductor constant — C = 10,741 **Phase Conductor** 4/0
Volt Line to Line — E L - L = **240** Volt — f = 0.388
Neutral conductor constant — C = 10,741 **Neutral Conductor** 4/0
Multiplier — Volt Line to Neutral — E L - N = **120** Volt — f = 1.164
M = 1 / 1 + f — Line to Line M = 0.721 — Line to Neutral M = 0.462

Fault Current at Service Equipment

Isca x M = fault current at terminals of main disconnect L- L = **7,205 amperes**
Isca x M = fault current at terminals of main disconnect L- N = **6,932 amperes**

KEYED NOTES

1. SINGLE PHASE 200A METER SOCKET WITH LEVER BY-PASS PER PNM MS-2-5.0.
2. 200A M.C.B. NEMA 3/R PANEL A.



LIGHTING SCHEDULE					
DESIG.	TYPE	VOLTS	LAMPS	WATTS	MODEL
PP	POLE MOUNTED LIGHTING	120	L.E.D.	150	LSI OR EQUAL
P	18 FOOT SQUARE POLE BRONZE				LSI OR EQUAL

VOLTAGE DROP FOR #4 ALUMINUM

LENGTH	320	640	
LOAD	10	6400	
RESIST	0.508	3251.2	
VOLTS LOST			3.2512
NOMINAL VOLTAGE		120	
%VD			0.02709333

APPROVED WIRING METHODS	
DESIG.	METHOD TYPE
CONCEALED	M/C, EMT,
EXPOSED DRY	EMT,PVC PER NMEC ART. 352
EXPOSED WET	EMT, IMC, RMC, LFMC, LFNC
UNDER GROUND	SCHED 40 PVC, SCHED 80 PVC, RMC
TRANSFORMER / MOTORS	FMC, LFNC,LFMC
PATIENT CARE AREAS	RMC,IMC,H.C.F.C.
AGRICULTURAL FACILITIES	PER N.E.C. ART. 547
COMMERCIAL GARAGES	PER N.E.C. ART. 511
NOTES	RMC USED UNDERGROUND MUST BE WRAPPED WITH APPROVED METHOD

ROBERT C. GREEN — NEW MEXICO — 12706 — LICENSED PROFESSIONAL ENGINEER
7/14/23

GENERAL NOTES

1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE, N.F.P.A. 70, AND THE REQUIREMENTS OF THE 2017 EDITION OF THE N.M.E.C. 14.10.4.5.
2. ALL ELECTRICAL EQUIPMENT AND WIRING METHODS WITHIN THE PERMITTED AREA TO BE BROUGHT TO CURRENT CODE REQUIREMENTS.
3. ALL ABANDONED ELECTRICAL EQUIPMENT IS TO BE REMOVED.
4. ALL EMERGENCY AND EXIT LIGHTING IS TO BE CONNECTED TO THE LOCAL LIGHTING CIRCUIT AHEAD OF THE SWITCH.
5. IT IS THE SOLE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO OBTAIN ELECTRICAL PERMITS AND ANY SPECIAL A.H.J. PERMISSIONS THAT MAY BE REQUIRED.

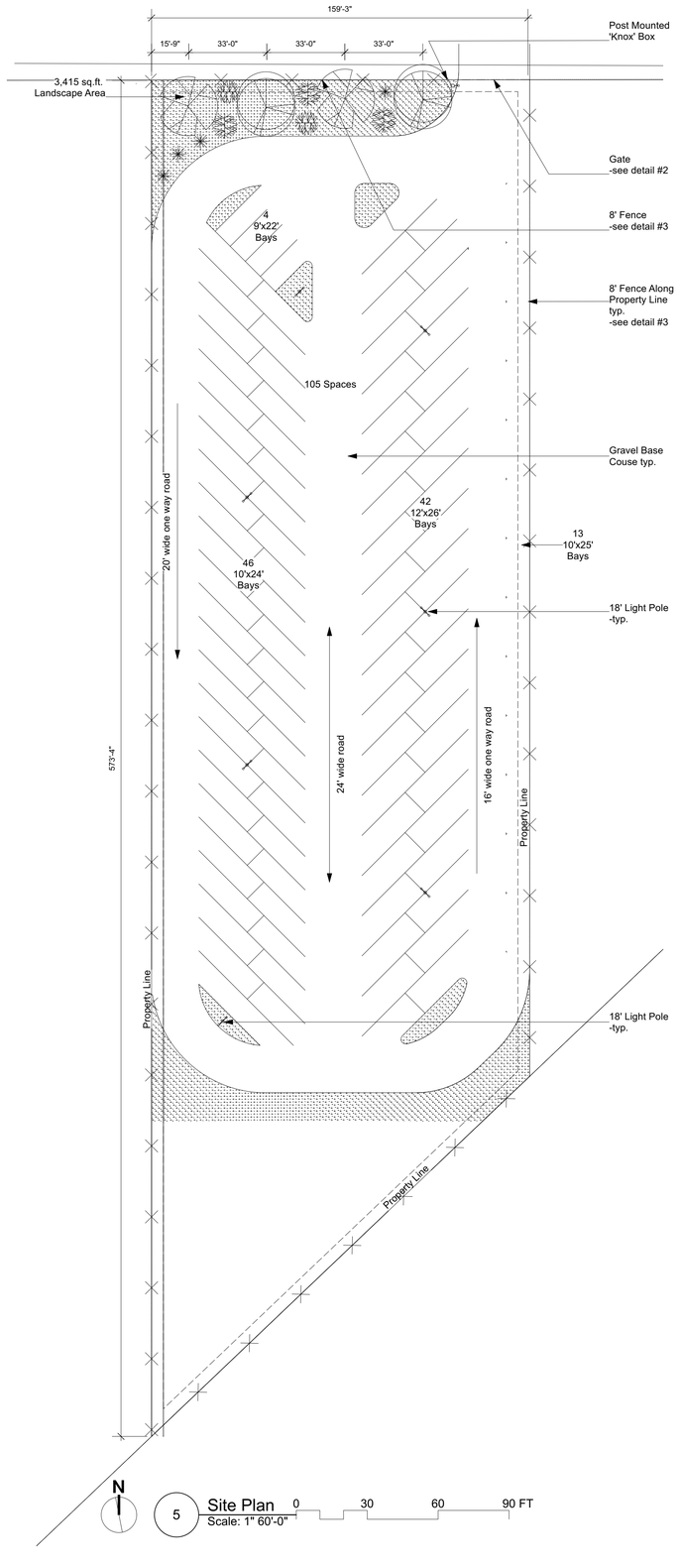
ELECTRICAL CONSULTANTS
505-359-9230
electricalconsultants2@gmail.com

VEHICLE STORAGE LOT
3508 NORTHERN BLVD RIO RANCHO N.M.

ELECTRICAL SITE AND POWER RISER

E 1.0

07/10/2023 DATE
C.L. CHECKED BY



Sprinkler System:
1) Shop drawings will be submitted to the fire marshal's office for review and approval of any installation or modification to fire sprinkler system, fire alarm system, kitchen suppression system, or any other fire related system.
2) The fire sprinkler system will be supervised when required by the 2015 International fire code.

Parking and drive aisle for fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. Contractor to provide engineer data for approval.

Fire Flow Requirements

Building
Construction Type None- No Building

Square Footage = 0

1 Hydrants required none

Kox Box - Provided for gate entrance
PIV - Not required
FDC - Not required

SECTION 906: PORTABLE FIRE EXTINGUISHERS

None required

Vehicle Storage Yard

1 PROJECT TEAM

OWNER: Tim Borrow
Albuquerque, New Mexico -

ARCHITECT: Treveston Elliott Architect
811 12th Street NW
Albuquerque, New Mexico 87102
(505) 259-4617

2 PROJECT SUMMARY

Vehicle Storage Yard

3 PROJECT INFORMATION

PROJECT ADDRESS
Northern Blvd.
Albuquerque, New Mexico 87124

APPLICABLE CODES
2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2018 International Energy Conservation Code

4 BUILDING DATA

OCCUPANCY GROUP
NO CONSTRUCTION

AREA
Site 1.83 acres (79,714 sq.ft.)

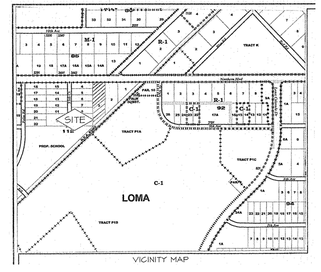
ZONING
C-1

Setbacks- 10 ft. Front
0 Interior
0 ft. rear
Height- na

LANDSCAPE REQUIREMENTS
10% of lot to be landscaped, no less than 1/4 of it to be located on the front.

SITE: 79,714 sq.ft. / 10% = 7,972 sq.ft. (1/4 in front 1,993 sq.ft.)
3,415 sq.ft. provided in front 4,557 sq.ft. in islands and rear

PARKING REQUIREMENTS
Parking: No Parking required (no building)



PROPERTY IS CURRENTLY ZONEED C-1: RETAIL COMMERCIAL DISTRICT AS PER ORDINANCE NO. 16 ENACTMENT NO. 06-15 - AS PER RIO RANCHO MUNICIPAL CODE CHAPTER 154.21 C-1: RETAIL COMMERCIAL DISTRICT (B) *Permissive uses.* - RV STORAGE IS NOT A PERMISSIVE USE FOR THIS LAND AND WILL REQUIRE A CONDITIONAL USE PERMIT - PLEASE CONTACT CHRIS BENSON (cbenson@rrnm.gov) (505-896-8342) for further details - DRC MEETING IS HIGHLY RECOMMENDED BEFORE PLANNING AND ZONING BOARD HEARING TO DISCUSS REQUIREMENTS FROM ENGINEERING AND FIRE&RESCUE.

TREVESTON ELLIOTT
ARCHITECT
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@tearchitect.com
www.tearchitect.com

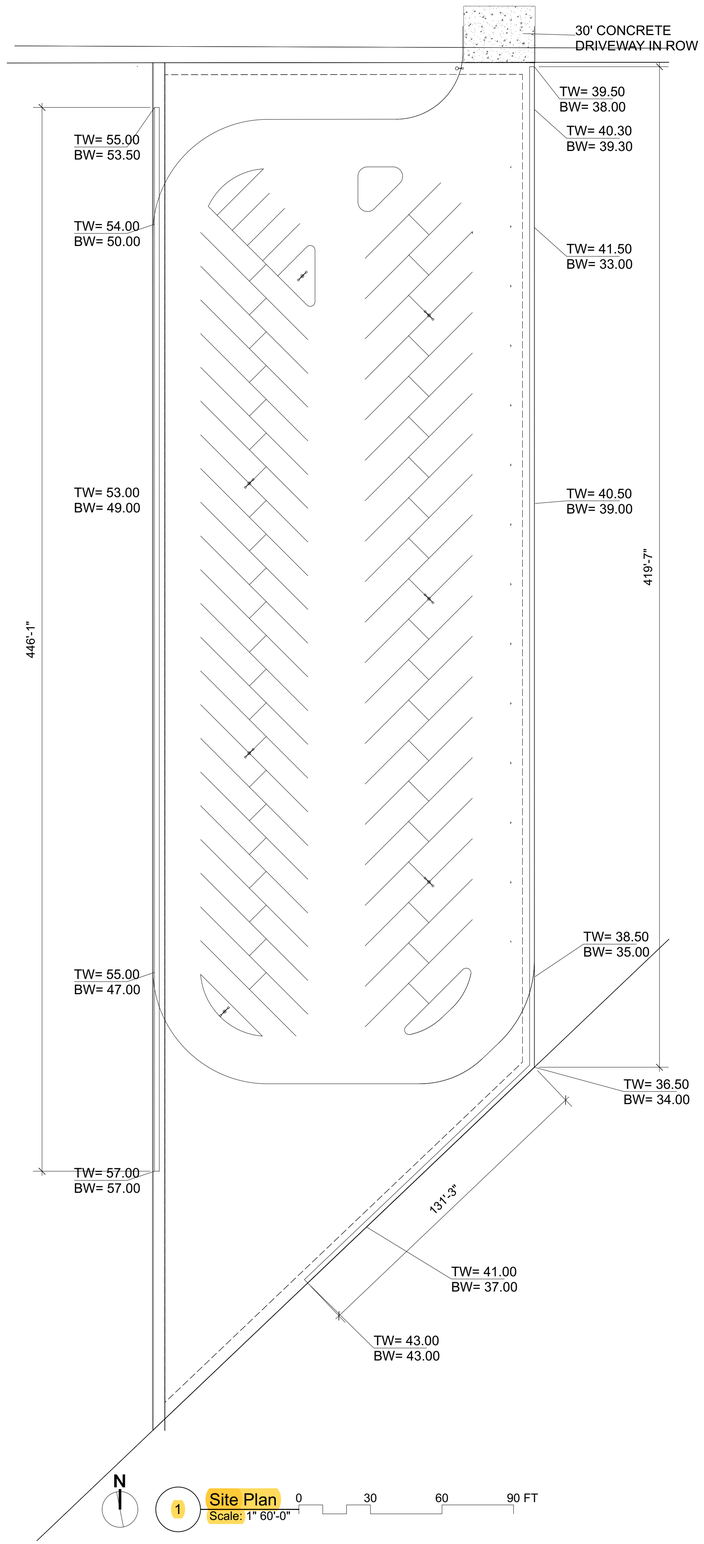
RV Storage Yard
Northern Blvd.
Albuquerque, New Mexico 87124

STATE OF NEW MEXICO
TREVESTON R. ELLIOTT
No. 4136
REGISTERED ARCHITECT
August 18, 2023

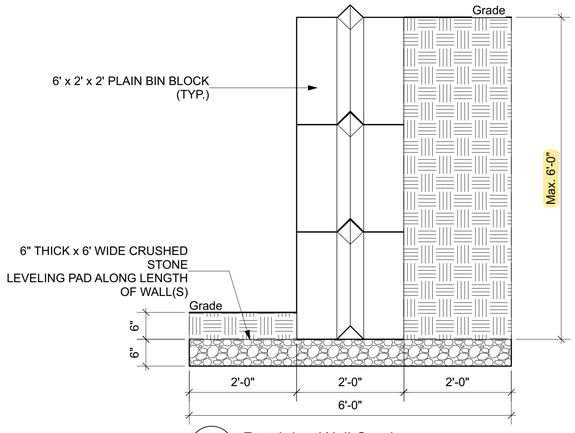
Date: **August 18, 2023**

Sheet: Fire-1

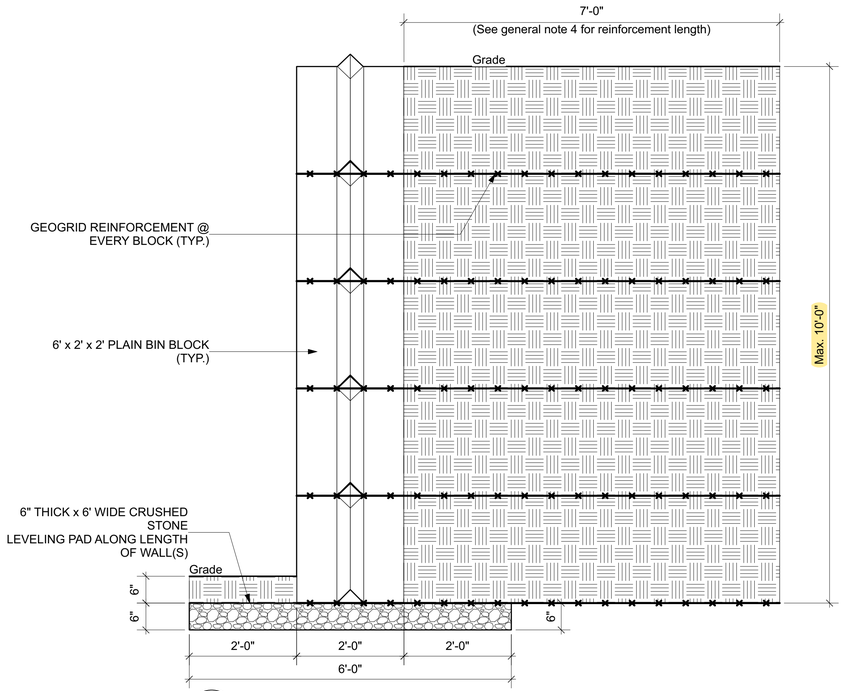
FIRE-1



1 Site Plan
Scale: 1" 60'-0"



2 Retaining Wall Section
Scale: 3/4" = 1'-0"



3 Retaining Wall Section Greater than 6'-0"
Scale: 3/4" = 1'-0"

RETAINING WALL GENERAL NOTES:

1. THE LEVELING PAD SHALL BE CONSTRUCTED OF CRUSHED STONE WITH THE DIMENSIONS SHOWN IN DETAILS 2 AND 3 BELOW FOR THE ENTIRE LENGTH OF THE WALL.

2. THE BACKFILL BETWEEN GEOGRID REINFORCEMENT FOR WALLS TALLER THAN 6 FEET TALL SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOGRID MANUFACTURER'S REQUIREMENTS.

3. GEOGRID SHALL BE BIAXIAL AND HAVE A MINIMUM ULTIMATE TENSILE STRENGTH OF 2000 POUNDS PER FOOT.

4. WALLS TALLER THAN 6 FEET, OR CONSIST OF MORE THAN THREE (3) BLOCKS STACKED ON TOP OF EACH OTHER, SHALL BE REINFORCED WITH GEOGRID REINFORCEMENT BETWEEN EACH BLOCK. A LAYER OF REINFORCEMENT SHALL BE PLACED UNDERNEATH THE FIRST BLOCK. REINFORCEMENT SHALL BE PLACED IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES TO ENSURE PROPOER PLACEMENT AND ORIENTATION. THE LENGTH OF THE GEOGRID REINFORCEMENT SHALL NOT BE LESS THAN 0.7*H, WHERE "H" IS THE HEIGHT OF THE WALL, ROUNDED UP TO THE NEAREST FOOT.

5. GEOGRID SHALL OVERLAP A MINIMUM OF 6 INCHES.

TREVESTON ELLIOTT
ARCHITECT
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@tearchitect.com
www.tearchitect.com

RV Storage Yard

Northern Blvd.
Albuquerque, New Mexico 87124

Date: **August 18, 2023**

Sheet: Retaining Wall Details

S-101

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 6, 2023

RE: Conditional Use Permit,
Case No. 23-120-00005
Rio Rancho Estates Unit 13, Block 112, Lot 3

Dear Property Owner:

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

The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for an RV Storage facility at 3508 Northern Blvd NE. The subject property is legally described as Rio Rancho Estates Unit 13, Block 112, Lot 3 and is currently zoned C-1: Retail Commercial under Ordinance No. 63 Enactment No. 07-75. The subject property is located within the Broadmoor Drive Specific Area Plan and is approximately 1.83 acres in size.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, December 12, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me via e-mail me at cbenson@rrnm.gov or call me at 505-896-8342, 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, the Friday before the hearing.

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,

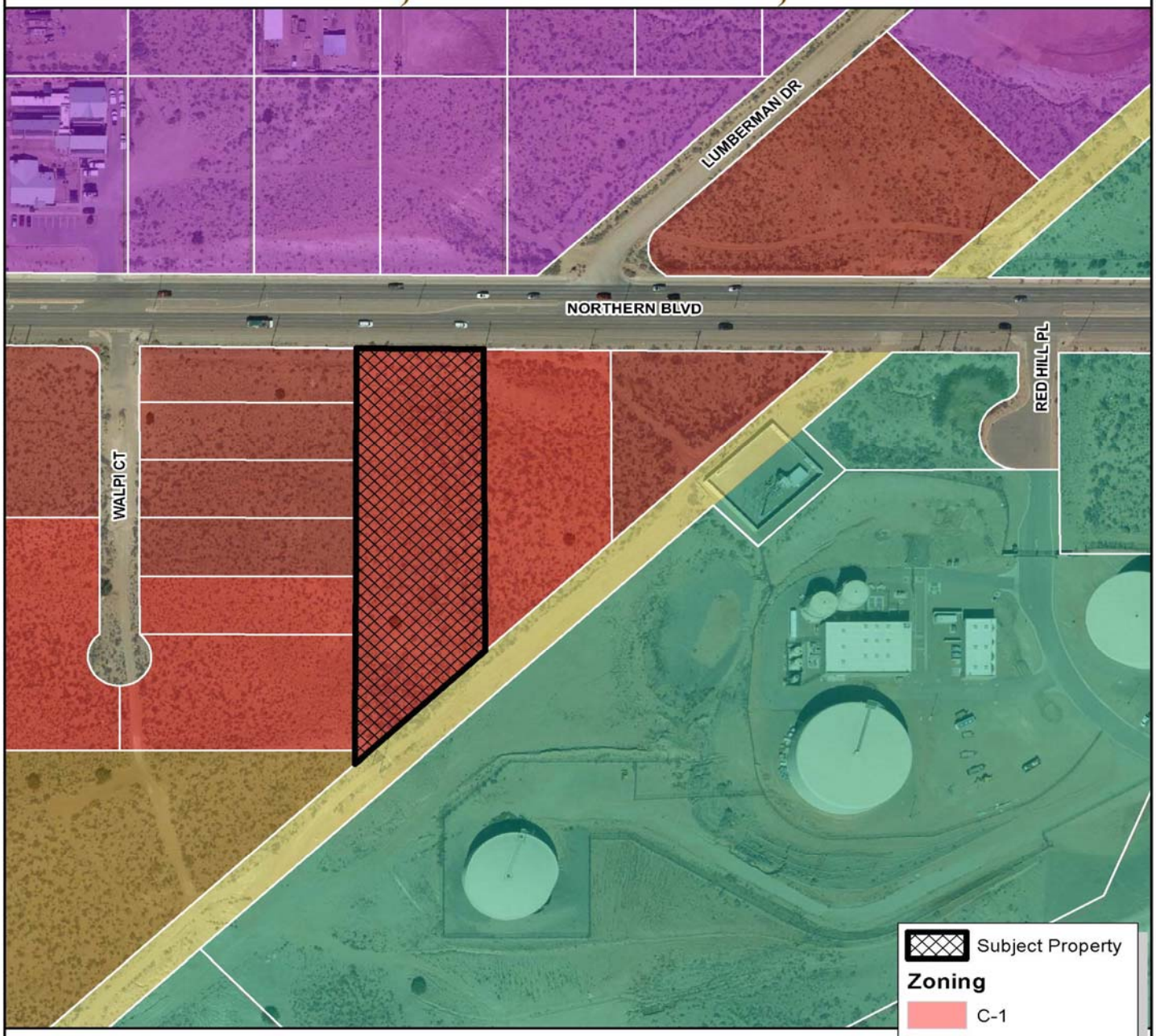
Christopher Benson

Chris Benson
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

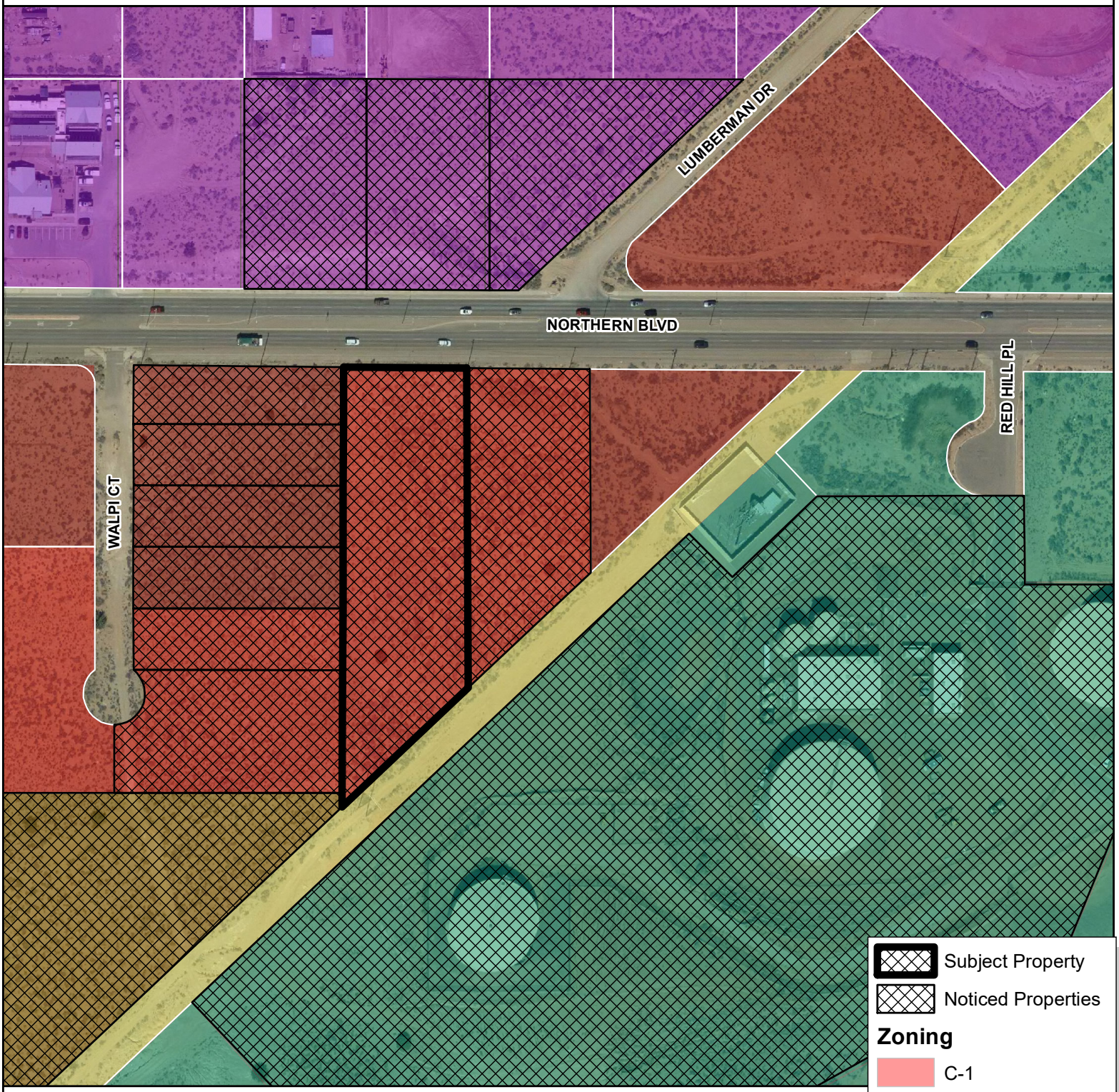
3508 NORTHERN BLVD NE
UNIT 13, BLOCK 112, LOT 3



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 Created by Chris Benson on 10/27/2023

CONDITIONAL USE PERMIT 23-120-00005
NOTICED PROPERTIES



RioRancho
City of Vision

0 150 300 600
Feet

N
W E
S

GIS
Moving Spatial Data Forward

Map Created by Chris Benson on 10/31/2023

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.

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 30, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Cedric Smith, Peter Prukop, Jordan Yutzy
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia, Andrew Rodriguez
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier, Connie Peterson
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Conditional Use Permit: DSD #23-120-00005 (RV Storage at 3508 Northern Blvd NE)

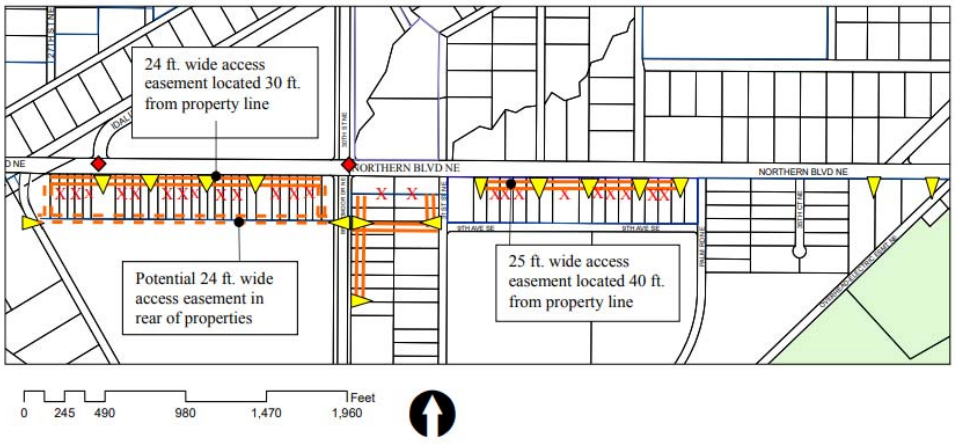
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Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, November 13, 2023**. If redline comments are made on the plan, please also provide me with a copy. Please contact Chris Benson at 505-896-8342 or e-mail cbenson@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
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Broadmoor Dr Specific Area Plan:

1. A 24 ft. wide east-west easement is proposed along the front or rear of properties on Northern Blvd. The access easement will be required at the front of the properties, unless the property owners within each block coordinate placing the access easement at the back of the lot, and must provide a 24 ft. wide connecting easement where adjoining properties have access on opposite sides of the lot. Alternate location of the access easement may be authorized, provided the goal of the access management plan for coordinated access is met
2. Northern Blvd. is an urban principal arterial (UPA) with partial access allowed no closer than 325 feet and full access at 1,320 feet.
3. The gate will need to be brought into the property and adequate space shall be provided for queuing to prevent overspill into Northern.
4. Review map for access points off of Southern. Yellow Arrows indicate access points



Peter Prukop 11/8/2023

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 30, 2023

TO:
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- International Fire Code 2021 shall be followed and listed on Fire 1 Plan.
- 2 Access roads required.
- Gate design shall follow Appendix D103.5 of the 2021 IFC
- Commercial property requires a fire hydrant every 300’
    - Need one at the front of property and one on the property.
    - Minimum road width for a road with a fire hydrant is 26’.
- Portable Fire Extinguishers shall be required.
- Turning radius shall be 28’ per IFC Appendix D.
    - All 3 roads shall meet this turning radius requirement for fire apparatus access.
- Fire extinguishers shall be provided.
    - Maximum travel distance shall be 75’ to an extinguisher.
    - Per NFPA 1194 size of fire extinguishers shall be 2A:20B:C.
    - Shall be installed per NFPA 10
- More requirements may be necessary.

Gerard Bauer 11/14/23

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 30, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Cedric Smith, Peter Prukop, Jordan Yutzy
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(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

SSCAFCA Comments:
Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) and City ordinance Chapter 153.

Sara Rassa
Digitally signed by Sara Rassa
Contact Info: srassa@sscafca.com
Reviewer

11/7/2023
Date

ALBUQUERQUE PUBLISHING COMPANY
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CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
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RIO RANCHO, NM 871444501 USA

Ordered By	Brian Babyak	**Customer Phone**	5058915005	**Joint Ad #**	
Customer EMail	domartinez@rrnm.gov	**PO Number**	240051		
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11/27/2023
11/27/2023
11/27/2023

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, December 12, 2023:

Conditional Use Permit
Request #23-120-00005
The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for a RV Storage Facility at 3508 Northern Blvd NE. The subject property is zoned C-1: Retail Commercial and is approximately 1.83 acres in size.

Preliminary Plat
Case #23-210-00012
The applicant, LD Development, LLC., through their agent, Aldrich Land Surveying, requests approval of a preliminary plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, and 2-A-1-E; and for dedication of public street right-of-way. The subject property is legally described as Los Diamantes, Tract 2-A-1.

Preliminary Plat
Case #23-210-00009
The applicant, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat for the Scottish Isle Subdivision, consisting of 123 residential lots zoned R-2: Single-Family Residential District.

Variance
Request #23-100-00014
The applicant, Eduardo Rivera, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk UU, Lot 24 and 25; located at 191 9th Ave NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot.

The meeting is scheduled 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 at www.rrnm.gov. 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 27, 2023

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 23-120-00005

REQUEST FOR CONDITIONAL USE PERMIT FOR AN RV STORAGE FACILITY FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 13, BLOCK 112, LOT 3.

Applicant: Timothy Borror

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of December, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use for an RV Storage facility.
4. 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 a conditional use permit as set forth in R.O. 2003 Section 150.04.

THEREFORE, the application for a conditional use permit for an RV Storage Facility for the property legally described as Unit 13, Block 112, Lots 3, **is DENIED** by the Planning & Zoning Board of the City of Rio Rancho on December 12, 2023, 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 APPROVAL
Case No. 23-120-00005

REQUEST FOR CONDITIONAL USE PERMIT FOR AN RV STORAGE FACILITY FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 13, BLOCK 112, LOT 3 .

Applicant: Timothy Borror

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of December, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use for an RV Storage facility.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 150.04 (A).

CONDITIONS OF APPROVAL:

1. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of work for thirty (30) days or more. Failure to meet the requirements for construction shall cause this conditional use permit to expire.
2. All reviewer comments must be addressed.

THEREFORE, the application for a conditional use permit for an RV Storage Facility for the property legally described as Unit 13, Block 112, Lot 3, **is APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on December 12, 2023, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

Roadrunner Storage
900 Moccasin Dr NE
Rio Rancho, NM 87124
505-900-4963

December 7, 2023

Planning & Zoning Board
c/o Chris Benson

Dear Board Members,

We received your letter regarding the proposed new construction of Northern RV, LLC storage facility within 100 feet of our property. Roadrunner Storage is currently being constructed at 900 Moccasin Dr NE and extends east, abutting the property line of Northern RV's property. Our plans, approved by Rio Rancho Planning and Zoning Board, include phase 1 which is construction of storage buildings and phase 2 that will be RV storage on the east side of the property.

We, along with four other storage facilities in that area, offer RV storage. Northern RV will be the 6th property to offer RV storage within a 3 mile radius. While we are confident that competition from another facility will not impede our success and our plans for RV storage will not change, we do want to be certain that the board is aware of the presence of RV storage in that area prior to authorizing another facility to be built.

Sincerely,

Angela Gregory
General Manager

505-900-4963
angie@roadrunnernm.com

To

Amy Rincon
Director – Development Services
City of Rio Rancho

Dear Ms Rincon -

I am writing in regards to Case No 23-120-000005 going before the planning and zoning board on Tuesday December 12, 2023. As a neighboring property owner, and concerned citizen, I would like to express my trepidation about the proposed RV storage facility. I have a number of concerns, including:

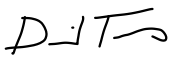
1. The number and density of storage facilities in the area. This provides a large imbalance of uses in the area and will be a detriment to the long term character and viability of the area. This will affect the stability of the land use in the area.

2. This goes against the City's comprehensive plan and goals, since there does not promote a mix of uses. Specifically - *Transportation Goal TR-1: Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality, and creates opportunities to build Rio Rancho's economy.*

3. Finally – The use of this use is not aesthetically pleasing. To have this type of development on a major arterial roadway will degrade the look and feel of the community. Which goes against another goal in the citys comprehensive plan, specifically - *"Land Use Objective: Develop Plan land use categories which allow for choice of a variety of zoning districts, and which mitigate impacts on surrounding uses through design standards."*

If you have any questions, please feel free to contact me.

Sincerely,



David Torres
Owner
Red Roan Enterprises, LLC

12/8/23

Amy Rincon
Director of Planning and Zoning
City of Rio Rancho
Arincon@rrnm.gov

Subject: Case No 23-120-000005

Ms Rincon,

Regarding Case No 23-120-000005, find my formal opposition to the special use request for the land to be used as an RV Storage Facility.

The issue I'm concerned about is the impact of a new access to Northern from the subject development During development of our property on Northern between Moccasin Dr and Walpi (35th St) the City required a Trip Generation and Access Assessment study to be done. The study, done by Lee Engineering and accepted by the city (partial text below as Exhibit 1) concluded that 450' spacing is required between "partial access" points, and 1,320' is required between "Full access" points. Per Exhibit 2 below the distance from Walpi Ct, which provides access to my property, and the Subject development, is only 300' +/- . Even if a new access was pushed as far east as possible on the subject development, it would still not meet the spacing criteria.

With the specified use of RV Storage, this is especially concerning since RV storage implies large truck/trailer combination vehicles turning into the site.

The two lots to the east of the subject development will also have to have access, and there's not near enough spacing between to get even close to 450'.

Without proper access this will be a hazard to all neighboring properties, especially considering that this is past the apex of the hill. This will be a blind summit and will be especially a hazard with slow moving and large vehicles entering and exiting the roadway. Therefore, it is not in keeping with the safety of the community and provides a significant hazard.

Sincerely

Brett Locke
Owner/Manager
Northern Industrial Investments LLC
505-504-4774

Exhibit 1 – Partial Excerpt from Traffic Study

Northern Blvd Driveway Analysis

The access spacing requirements for Northern Blvd were analyzed using criteria outlined in the State Access Management Manual (SAMM) to determine if the available space between Moccasin Dr and Walpi Ct will allow for an access point to the proposed development. Currently, there is a median present along Northern Blvd; however, the site was analyzed for full access and partial access to Northern Blvd. The NMDOT's *State Access Management Manual (SAMM)* Table 18.C-1 *Access Spacing Standards for Intersections and Driveways* states the following:

- For Urban Principal Arterials (UPA) with a posted speed limit of 45 mph to 50 mph, the required driveway spacing for partial access is 450 feet.
- For Urban Principal Arterials (UPA)with a posted speed limit of 45 mph to 50 mph, the required driveway spacing for full access is 1,320 feet.

The available and required spacing between the existing driveway is shown in the table below.

Table 3: Driveway Spacing – Northern Blvd

Location	Access Category	Speed	Driveway Spacing Required		
			Available	Full Access	Partial Acccess
Northern Blvd between Moccasin Dr and Walpi Ct	Urban Principal Arterial - UPA	45 MPH to 50 MPH	~590'	1,320'	450'

Figure 1 shows the approximate distance available on Northern Blvd along the frontage of the property.

As shown in Figure 1, the distance available on Northern Blvd between the Moccasin Dr and Walpi Ct is approximately 590 feet. This distance does not meet the criteria to provide an access point along Northern Blvd.

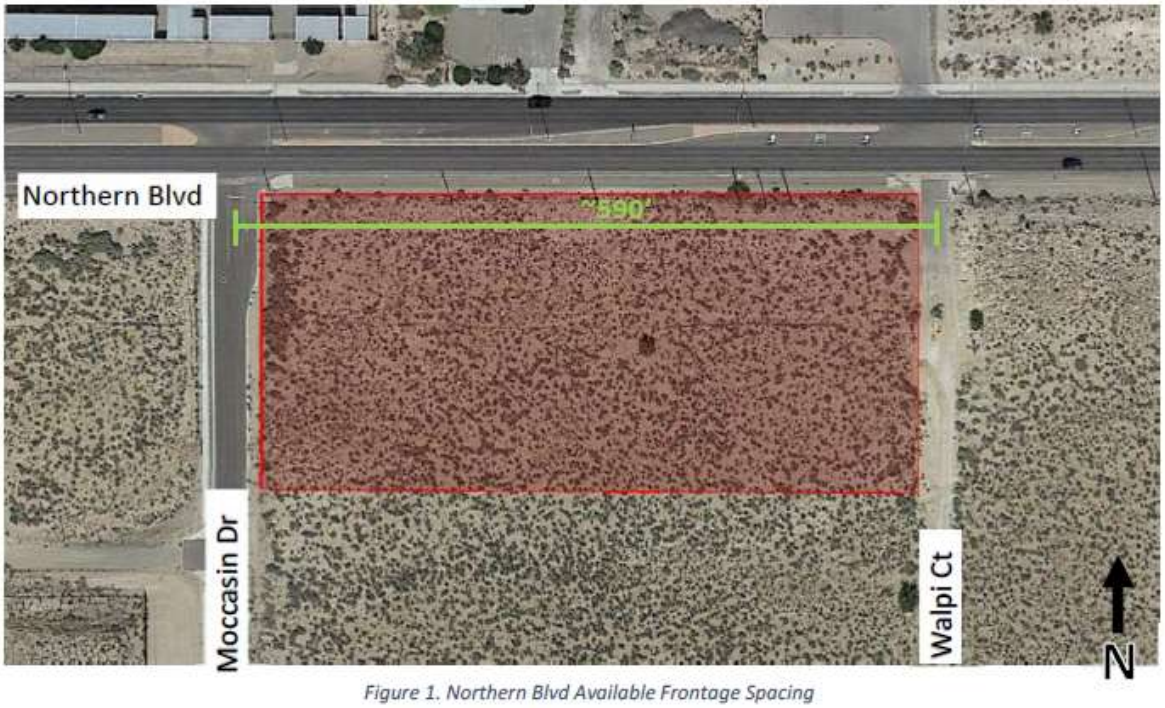


Figure 1. Northern Blvd Available Frontage Spacing

Moccasin Dr and Walpi Ct Driveway Analysis

The access spacing requirements and driveway throat width requirements for Moccasin Dr and Walpi Ct were analyzed to determine if the available space along the frontage of the development, on each street, will allow for access points to the proposed development.

Moccasin Dr and Walpi Ct are classified as Local streets on the Mid Region Council of Government's (MRCOG) and NMDOT's Functional Classification System. This classification is not referenced in Table 18.C-1 (mentioned above); therefore, the potential driveways are required only to meet the greater of throat distance or existing intersection storage.

The NMDOT's *State Access Management Manual (SAMM)* Table 18.I-1 *Driveway Throat Width Criteria (feet)* states the following:

Table 4: Driveway Throat Width Criteria

Design Vehicle	Driveway Cut	Two-Way Acess	One-Way Acess
Passenger Car/Pickup	16-30 ft.	20-30 ft.	16-24 ft.
Single Unit Truck	30-40 ft.	25-35 ft.	16-24 ft.
WB-50 Truck	40-50 ft.	30-40 ft.	20-30 ft.

Exhibit 2


3508 NORTHERN BLVD NE
UNIT 13, BLOCK 112, LOT 3
300' +/-
LUMBERMAN DR
NORTHERN BLVD
RED HILL PL
WALPI CT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-220-00019

AGENDA DATE:
December 12, 2023

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1F Phase I Subdivision, creating 39 lots and 3 tracts zoned R-1: Single-Family Residential District. 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 final plat for the Lomas Encantadas 1F Phase 1 Subdivision. The original preliminary plat for Lomas Encantadas 1F Phase 1 was approved on July 27, 2021, with subsequent preliminary plat amendments being approved by the Planning and Zoning Board on February 22, 2022 and July 26, 2022 respectively. A preliminary plat extension was approved by the Planning and Zoning Board on September 13, 2022, with a subsequent preliminary plat extension being approved on August 22, 2023.

Lomas Encantadas 1F, Phase 1 is comprised of 39 lots and 3 tracts zoned R-1: Single-Family Residential District, with approximately 8.66 lot acres and 0.73 tract acres. The subject property is located on the north side of Paseo del Volcan, a principal arterial, and east of Camino Encantadas NE, a future minor arterial. Adjacent zoning includes R-4: Single-Family Residential to the west and south, and R-1: Single-Family Residential to the east and north.

I. GENERAL INFORMATION

A. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, PNM, the City of Rio Rancho, and Gas Company of New Mexico.
B. Water and Wastewater Availability: A water and wastewater availability approval letter from the Utilities Department was granted for the Lomas Encantadas 1F Phase 1 Subdivision on July 24, 2021.
C. Drainage: The proposed development will comply with the City of Rio Rancho development requirements. The applicant has provided a complete drainage study for Lomas Encantadas 1F Phase 1 and 1E Phases 1 & 2, dated June 2022.
D. Roads & Sidewalks: Proposed internal streets will be standard local street sections with sidewalks, dedicated to the City of Rio Rancho. The proposed rights-of-way would comply with the design standards for streets set out in R.O. 2003 § 155.41.
E. Recreation Facilities/Open Space: The immediate parks and recreation needs of this subdivision will be served by the park located at the southeast intersection of Camino Encantadas NE and

Camino Venada NE. There is additionally a minimum 100' open space buffer which runs along the entirety of the east property line of Lomas Encantadas, Tract 13.
F. Easements: There will be 10' Public Utility Easements on the front of all lots, with 5' Public Utility Easements on all side and rear lot lines.
G. Public Site Dedications: This Final Plat grants approximately 0.4051 road miles to the City of Rio Rancho.
H. Vacations: This final plat vacates an existing 10' Public Utility Easement, granted by Lomas Encantadas, recorded on November 10, 2005 in Book 408, Page 46844. This easement runs along the south and west boundaries of the subdivision, denoted in Note 1 on Sheet 2 of 3 of the final plat. The portion of the existing 10' Public Utility Easement running alongside Camino Encantadas NE is to remain, as denoted in Note 2 on Sheet 2 of 3 of the final plat.
I. Variances: There are no variances associated with this final plat application.

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-1: Single-Family Residential zoning district including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 0.1808 acres (approximately 7,875 sf) to 0.4553 acres (approximately 19,832 sf) in compliance with the 7,000 sf minimum lot area of the R-1: Single-Family Residential District. The proposed lots would also comply with the minimum allowable lot width of 60 ft, with lot widths ranging from approximately 71.8' from front setback to 79.49'.

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
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).

FINDING: This application meets all Policy L-1 requirements, establishing a specific community character, with considerations for storm drainage, landscaping, and circulation within the City of Rio Rancho. Criteria is satisfied.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS
The Departments of Development Services (Planning and Engineering), Parks Recreation and Communication Services, Fire and Rescue, MRMPO, and SSCAFCA have reviewed this application and related infrastructure plans. Parks Recreation and Communication Services and SSCAFCA did not have any adverse comments. Fire and Rescue and MRMPO comments are attached. The plat and related infrastructure plans were also sent to Police, and Rio Rancho Public Schools, but staff did not receive any comments from these entities. FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING: Surrounding land is zoned R-1: Single-Family Residential to the north and east, and R-4: Single-Family Residential to the south and west.

NOTIFICATIONS: No legal notification necessary for Final Plat applications.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve

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.
2. The final plat conforms to the R-1: Single-Family Residential zoning district requirements.
3. The final plat is consistent with the preliminary plat amendment as approved by the Planning and Zoning Board on August 22, 2023.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. Plat will be Book 34, Pages 72-74.
6. The Applicant shall address all staff comments, but not limited to:
a. Update tract count in dedication from 4 tracts to 3 tracts.

ALTERNATIVES:

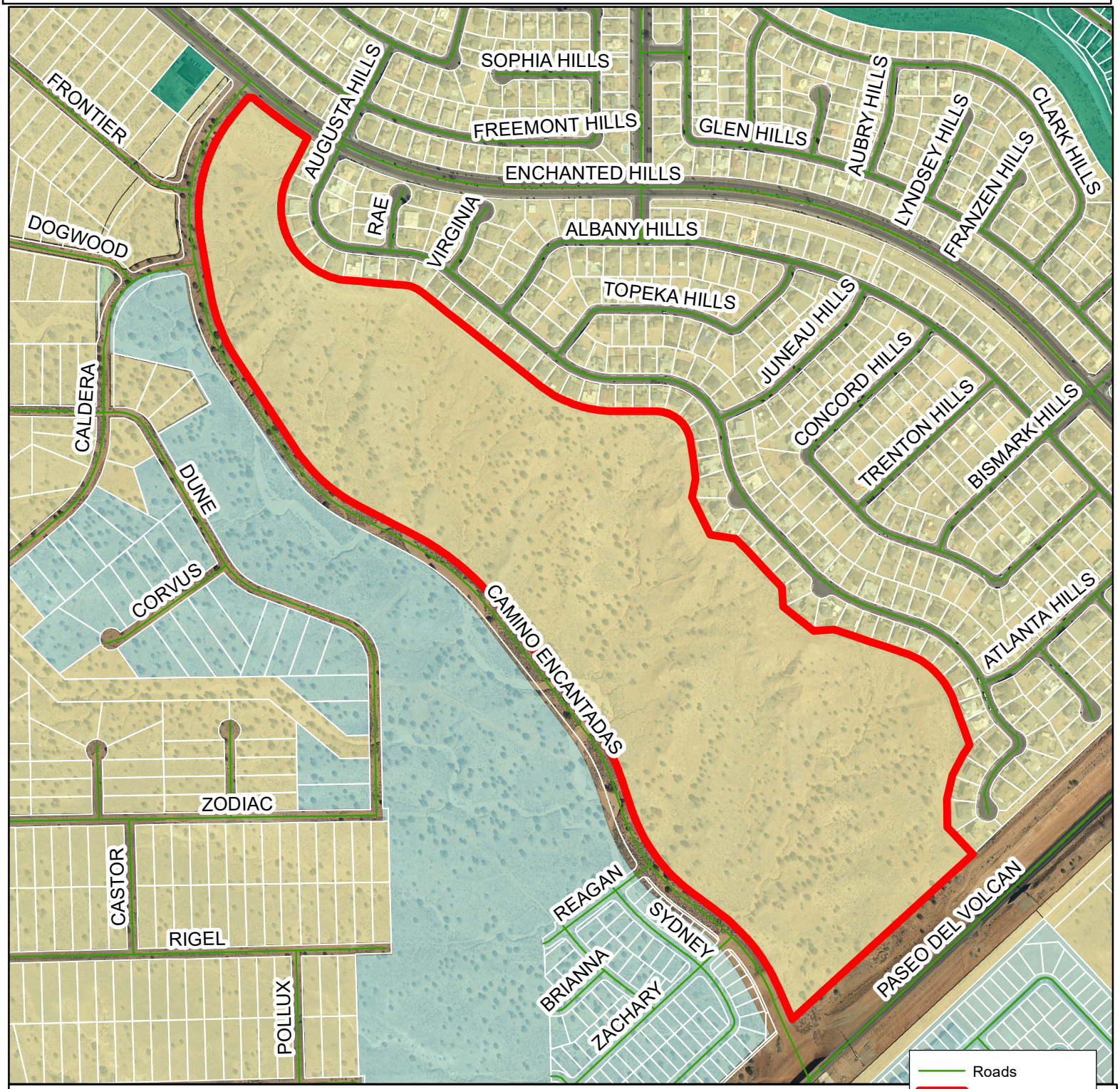
The Planning and Zoning Board may:
1. Approve the final plat with findings and conditions.
2. Approve the final plat with modifications to the findings and conditions.
3. Deny the final plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Final Plat
ATTACHMENT: Water/Wastewater Availability Letter
ATTACHMENT: Final Plat Checklist
ATTACHMENT: LE 1F Lot Summary Table

LOMAS ENCANTADAS 1F
PHASE 1
FINAL PLAT



Roads
Subject Property
Zoning
OS
R-1
R-4
SU

RioRancho
City of Vision

0 195 390 780 1,170 1,560
Feet

N
W E
S

GIS
Moving Spatial Data Forward

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 Created by Tim Dvorak on 11/8/2022

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, LLC			Phone: 505-389-2191
Address: 409 NM-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)

FINAL PLAT SUBMITTAL FOR LOMAS ENCANTADAS UNIT 1F

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 13	Lot(s):
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 1	No. of proposed lots: 39	Total area of site (acres) 11.85

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:

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:

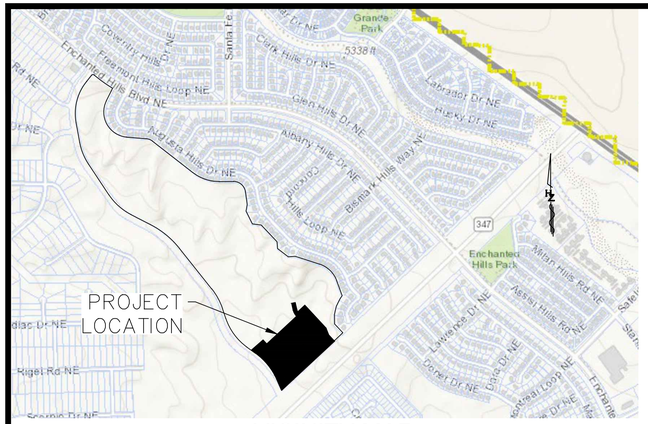
Lomas Encantadas Tract 13

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:

Existing ten (10) foot wide public utility easement along Camino Encantadas Right–of–Way within this Subdivision (Unit 1–F), as shown on Vacation and Replat of Lomas Encantadas, is to remain by this plat. Said easement to remain inside new Tract 13–A and Tract 'A' as shown hereon and being vacated within new right–of–way.

There is a twenty (20) foot wide public drainage easement (all of Tract 'B'), A temporary private water quality drainage easement, and a fifty (50) foot radius temporary public access easement, all being granted by this plat.

All of Tract 'A' is reserved as a private landscaping easement as 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" to prevent vehicle access to Zachary Road NE from Block 3, Lot 1; Archer Road NE from Block 2, Lots 1 and 14 (West); Archer Road NE from Block 2, Lots 7 and 8 (East); and Archer Road NE from Block 1, Lot 7.

All property corners are set with a 5/8" x 24" rebar with red or yellow plastic cap stamped LS 7482, or nail with shiner stamped LS 7482 (unless otherwise indicated).

Basis of Bearings: the line between found brass cap monuments NM44–R1A and NM44–R1B being N. 52°35'50" 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 = 0.999661263

No buildings are existing on the surveyed property.

Information in parenthesis ( ) are record where different from actual field survey.

W.Q.D.E	–	Water Quality Drainage Easement
P.L.W.Q.	–	Private Landscaping / Water Quality Easement
P.L.E	–	Private Landscaping 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
D.E.	–	Public Drainage Easement

SURVEYOR'S CERTIFICATE

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, 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.

Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

JURISDICTIONAL AFFIDAVIT

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

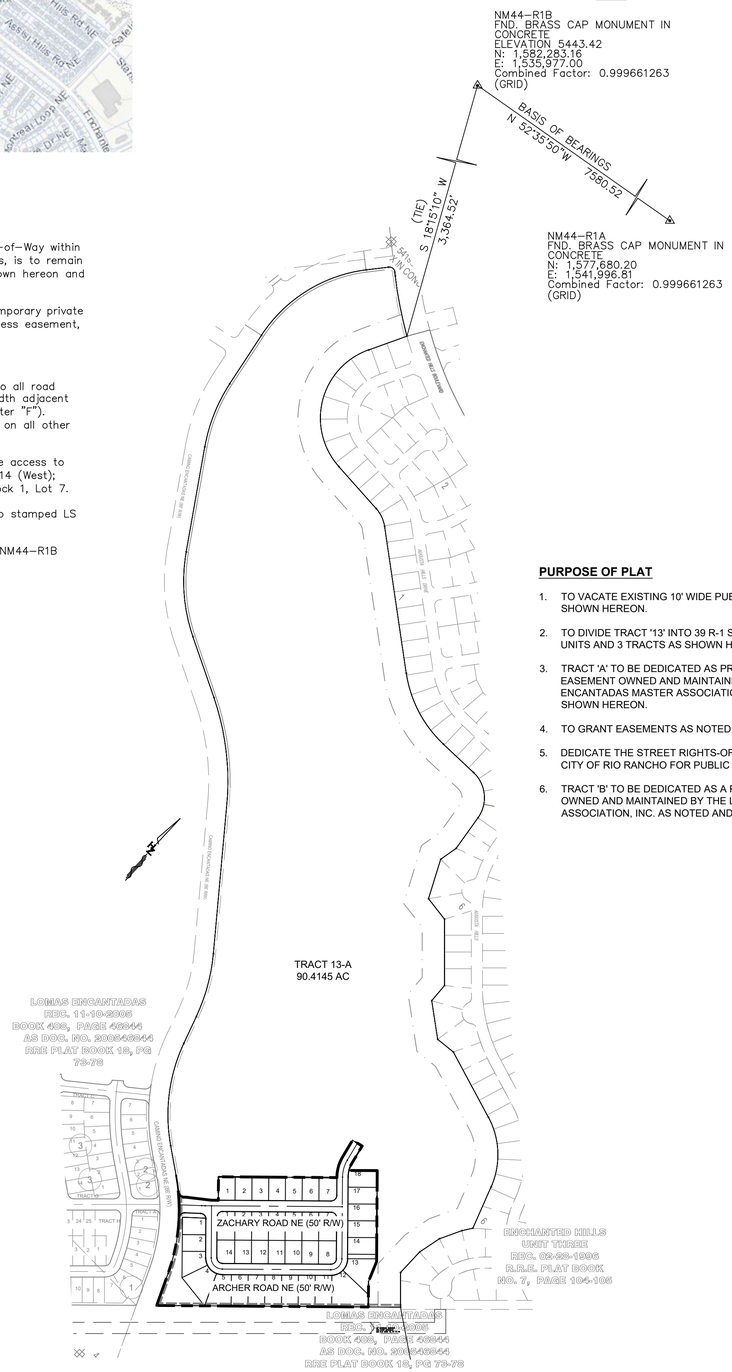
HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT1-F		PLAT ACRES	102.2630
NO. OF LOTS:	39	LOT ACRES:	8.6565
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	3	TRACT ACRES:	90.3975
NO. OF EXIST. TRACTS:	1		

ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO: 0.4051 miles

NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO: 2.4639 acres



PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.
2. TO DIVIDE TRACT '13' INTO 39 R-1 SINGLE FAMILY RESIDENTIAL UNITS AND 3 TRACTS AS SHOWN HEREON.
3. TRACT 'A' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENT OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. AS NOTED AND SHOWN HEREON.
4. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
5. DEDICATE THE STREET RIGHTS-OF-WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.
6. TRACT 'B' TO BE DEDICATED AS A PUBLIC DRAINAGE EASEMENT OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC. AS NOTED AND SHOWN HEREON.

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.) AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '13' INTO 39, R-1 SINGLE FAMILY RESIDENTIAL LOTS AND 4 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', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A PRIVATE LANDSCAPING EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC.. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO TRACT 'B' TO BE ENCUMBERED BY A PUBLIC DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION, INC., AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF A TEMPORARY PRIVATE WATER QUALITY DRAINAGE EASEMENT, AND A 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT, TO BE OWNED AND MAINTAINED BY LOMAS ENCANTADAS MASTER ASSOCIATION, INC. , AS SHOWN HEREON (TEMPORARY ACCESS EASEMENT AND TEMPORARY PRIVATE WATER QUALITY DRAINAGE EASEMENT TO BE VACATED WITH FUTURE PHASING). 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 - Land Development of Lomas Encantadas Development Company, LLC., a New Mexico Limited Liability Company under the laws of the State of New Mexico and that he signed this instrument on behalf of said company as the free act and deed of said company.

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 QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
E. CABLE TV 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 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), NEW MEXICO GAS COMPANY (NMGC), SPARKLIGHT, COMCAST AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC , SPARKLIGHT, COMCAST AND QWEST 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

PLAT
OF
LOMAS ENCANTADAS UNIT 1-F,
A SUBDIVISION OF TRACT 13
LOMAS ENCANTADAS

FILED NOVEMBER 10, 2005, IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 200546844)
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

NOVEMBER 2023

LEGAL DESCRIPTION:

A Tract of land being all of Tract 13, Lomas Encantadas, recorded on November 10, 2005 in Book 408, Page 46844, as Document Number 200546844, RRE Plat Book 18, Pg. 73-78, 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 102.2630 acres, (39) Lots, (3) Tracts.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC.
409 NM HWY 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, Rebecca Martinez, 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__.

Rebecca Martinez, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Fred Radosevich, 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

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PLAT
OF
LOMAS ENCANTADAS UNIT 1-F,
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 3

NOVEMBER 2023

0 50' 100'
SCALE: 1" = 50'

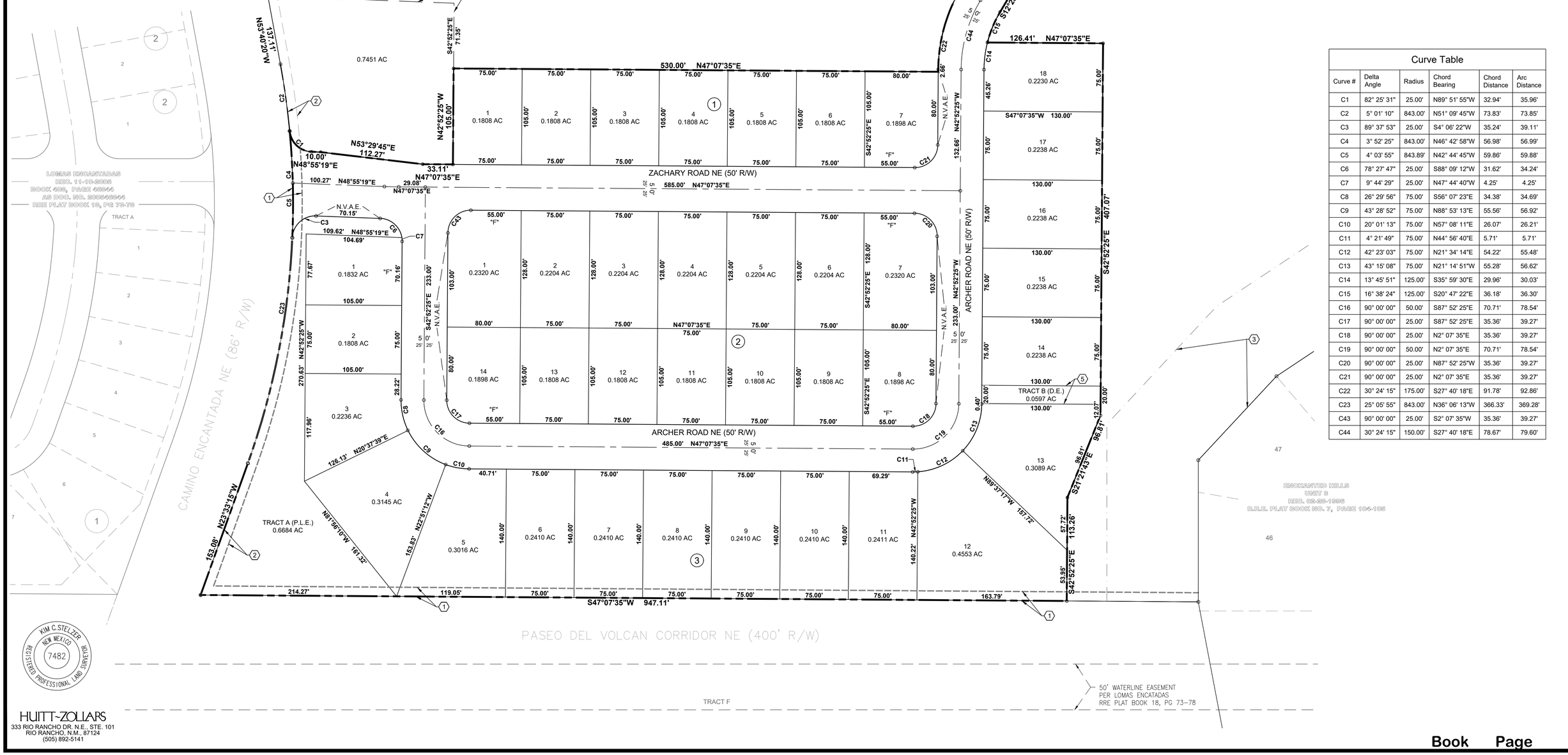
EASEMENTS

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 THIS PLAT).
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4. TEMPORARY PRIVATE WATER QUALITY DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY LOMAS ENCANTADAS MASTER ASSOCIATION, INC. (GRANTED BY THIS PLAT)
5. TRACT 'B' IS ENCUMBERED WITH A PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT).
6. 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) TO BE VACATED WITH FUTURE PHASING.

ABBREVIATIONS

W.Q.D.E	–	Water Quality Drainage Easement
P.L.W.Q.	–	Private Landscaping / Water Quality Easement
P.L.E	–	Private Landscaping 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
D.E.	–	Public Drainage Easement

FUTURE 1E PHASE 1



Curve Table					
Curve #	Delta Angle	Radius	Chord Bearing	Chord Distance	Arc Distance
C1	82° 25' 31"	25.00'	N89° 51' 55"W	32.94'	35.96'
C2	5° 01' 10"	843.00'	N51° 09' 45"W	73.83'	73.85'
C3	89° 37' 53"	25.00'	S4° 06' 22"W	35.24'	39.11'
C4	3° 52' 25"	843.00'	N46° 42' 58"W	56.98'	56.99'
C5	4° 03' 55"	843.89'	N42° 44' 45"W	59.86'	59.88'
C6	78° 27' 47"	25.00'	S88° 09' 12"W	31.62'	34.24'
C7	9° 44' 29"	25.00'	N47° 44' 40"W	4.25'	4.25'
C8	26° 29' 56"	75.00'	S56° 07' 23"E	34.38'	34.69'
C9	43° 28' 52"	75.00'	N88° 53' 13"E	55.56'	56.92'
C10	20° 01' 13"	75.00'	N57° 08' 11"E	26.07'	26.21'
C11	4° 21' 49"	75.00'	N44° 56' 40"E	5.71'	5.71'
C12	42° 23' 03"	75.00'	N21° 34' 14"E	54.22'	55.48'
C13	43° 15' 08"	75.00'	N21° 14' 51"W	55.28'	56.62'
C14	13° 45' 51"	125.00'	S35° 59' 30"E	29.96'	30.03'
C15	16° 38' 24"	125.00'	S20° 47' 22"E	36.18'	36.30'
C16	90° 00' 00"	50.00'	S87° 52' 25"E	70.71'	78.54'
C17	90° 00' 00"	25.00'	S87° 52' 25"E	35.36'	39.27'
C18	90° 00' 00"	25.00'	N2° 07' 35"E	35.36'	39.27'
C19	90° 00' 00"	50.00'	N2° 07' 35"E	70.71'	78.54'
C20	90° 00' 00"	25.00'	N87° 52' 25"W	35.36'	39.27'
C21	90° 00' 00"	25.00'	N2° 07' 35"E	35.36'	39.27'
C22	30° 24' 15"	175.00'	S27° 40' 18"E	91.78'	92.86'
C23	25° 05' 55"	843.00'	N36° 06' 13"W	366.33'	369.28'
C43	90° 00' 00"	25.00'	S2° 07' 35"W	35.36'	39.27'
C44	30° 24' 15"	150.00'	S27° 40' 18"E	78.67'	79.60'

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

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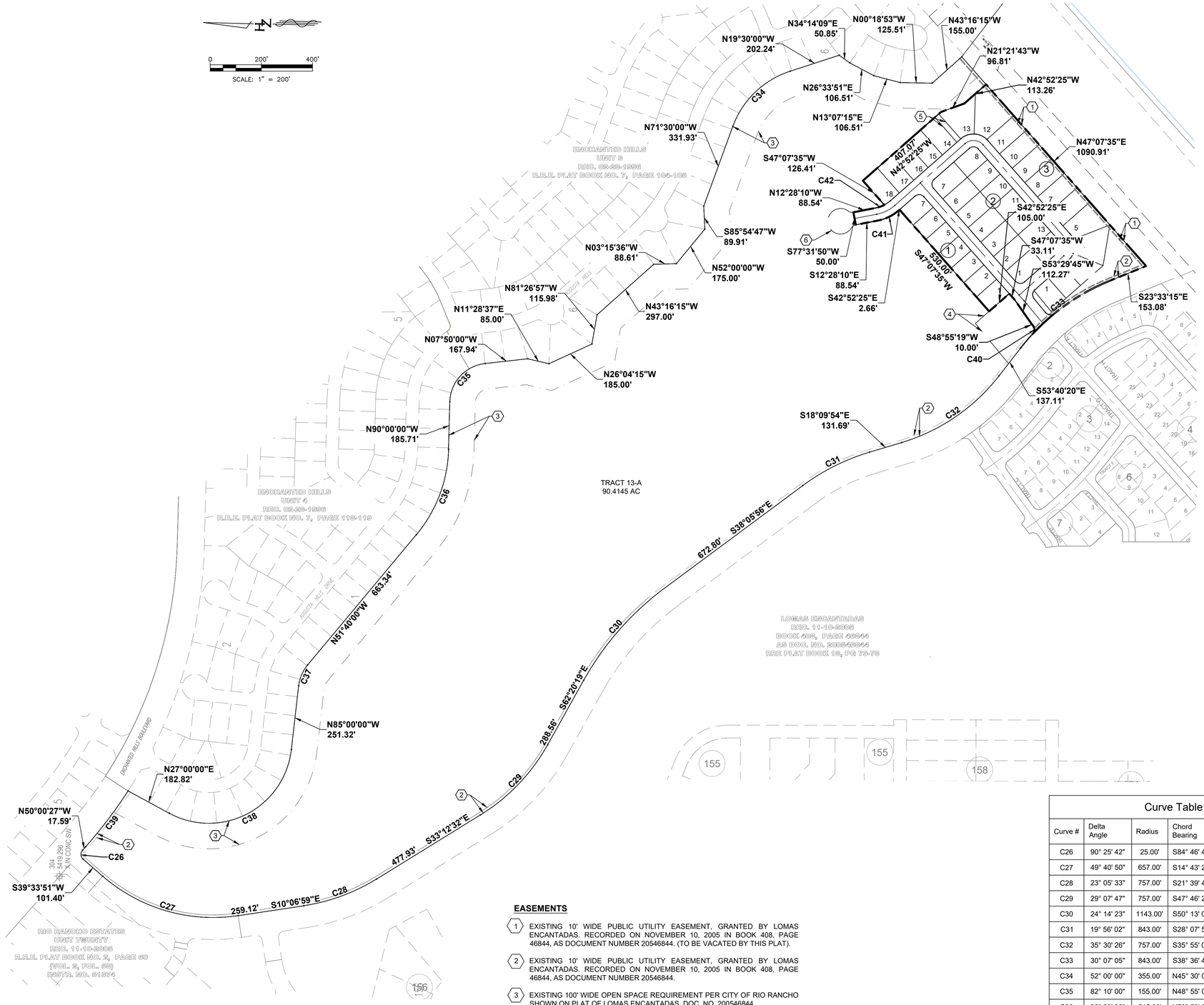
Book Page

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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

NOVEMBER 2023



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6. 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) TO BE VACATED WITH FUTURE PHASING.

Curve Table

Curve #	Delta Angle	Radius	Chord Bearing	Chord Distance	Arc Distance
C26	90° 25' 42"	25.00'	S84° 46' 42"W	35.49'	39.46'
C27	49° 40' 50"	657.00'	S14° 43' 26"W	552.00'	569.68'
C28	23° 05' 33"	757.00'	S21° 39' 46"E	303.04'	305.10'
C29	29° 07' 47"	757.00'	S47° 46' 26"E	380.73'	384.87'
C30	24° 14' 23"	1143.00'	S50° 13' 07"E	479.96'	483.56'
C31	19° 56' 02"	843.00'	S28° 07' 55"E	291.81'	293.29'
C32	35° 30' 26"	757.00'	S35° 55' 07"E	461.66'	469.13'
C33	30° 07' 05"	843.00'	S38° 36' 47"E	438.05'	443.13'
C34	52° 00' 00"	355.00'	N45° 30' 00"W	311.24'	322.19'
C35	82° 10' 00"	155.00'	N48° 55' 00"W	203.72'	222.28'
C36	38° 20' 00"	545.00'	N70° 50' 00"W	357.87'	364.63'
C37	33° 20' 00"	155.00'	N68° 20' 00"W	88.91'	90.18'
C38	112° 00' 00"	325.00'	N29° 00' 00"W	538.87'	635.30'
C39	8° 30' 16"	1853.00'	N54° 15' 35"W	274.79'	275.04'
C40	82° 25' 31"	25.00'	S89° 51' 55"E	32.94'	35.96'
C41	30° 24' 15"	175.00'	S27° 40' 18"E	91.78'	92.86'
C42	16° 38' 24"	125.00'	N20° 47' 22"W	36.18'	36.30'

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

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Book Page

July 24, 2021

Donnie Duneman
Huitt-Zollars
333 Rio Rancho Dr. NE Ste 101
Rio Rancho, NM 87124

Re: Letter of Water and Wastewater Availability Approval for Lomas Encantadas 1F. 41 Dwelling Units.

Dear Mr. Duneman,

Approval for water and wastewater availability for Lomas Encantadas Unit 1F.

The City approved an agreement for Unit 20 Development capacities in March 2000, 00-UT-052. The current request appears to be within the context of the agreement between AMREP Southwest Inc. and the City of Rio Rancho. The Utilities Department approves the granting of this Water and Wastewater Availability Statement based upon agreement 00-UT-052. The developer is to ensure adequate fire flow is available to the site per Fire Marshall Requirements.

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained, and the completion of the proposed water system improvements, this development will be allowed to be served by the City's water and wastewater systems as described above.

If a fire flow test is performed for the site, results are to be turned into the Utilities Department and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 896-8287. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

Please refer to the City of Rio Rancho Web Site for additional water and sewer information. Design Criteria and Standard Details are located on the following web address: http://ci.rio-rancho.nm.us/index.asp?NID=482 Departments, Public Works, Design Criteria and Standards Details, Water and Wastewater.

Contacts for additional information and guidance: Development Services: 505-891-5005 Engineering Division: 505-891-5016 Environmental: **Backflow Prevention 505-896-8816 and Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017.** Water pressure will need to be verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.

The Availability Statement will expire unless construction starts within 18 months of approval and is complete within 3 years of approval. If you have questions regarding this Availability Statement please contact me at 505-891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos
Deputy Director
Utilities Department

CHECKLIST FOR SUBMITTAL OF FINAL PLATS

Required Documentation

The application will not be accepted for review until the documentation listed below is provided and deemed complete. "Yes" indicates that the information is provided and complete. "No" indicates the information was not provided and is not applicable. All "No" responses shall be clarified in writing by the applicant or agent.

Letter of Authorization – *1 copy*

Yes	No	
☒	☐	Letter of authorization from applicant if application is to be managed by another representative. Letter must include name of subdivision, agent and signature of applicant.

Findings of Fact – *7 copies*

Yes	No	
☒	☐	Copy of Findings of Fact noting conditions of preliminary plat approval.

Final Plat – *7 paper copies (folded) NOTE: An additional 15 copies will need to be provided after staff has reviewed and the plat is scheduled for PZ Board hearing.*

Yes	No	
A.		**IDENTIFICATION**
☒	☐	Subdivision name
☒	☐	Date of Plat
☒	☐	Scale (1 inch to 200 feet, preferably 1 inch to 100 feet), Equivalent and Graphic
☒	☐	North Arrow
☒	☐	Location Map, Scale, North Arrow & Reference to Zoning Atlas Page #
☒	☐	Reference To:
		(A) Federal Section
		(B) Projected Section
		(C) Land Grant
		(D) County and City Control Systems

Yes	No	
☒	☐	Disclosure Statement

B. MONUMENTS

☒	☐	Subdivision Control Monuments
		(A) Centerline Monumentation
		(B) Block Control with Surveyor's Registration Number
		(C) Type of Corners Found or Set
		(D) Bond
☒	☐	Permanent Survey Monuments
		(A) Type of Monuments
		(B) Monuments, Existing or Set
		(C) X and Y Coordinates (N.M.S.P.)
		(D) Reference Zone
		(E) Delta Alpha
		(F) Combined Ground to Grid Factor
		(G) Bond
☒	☐	Bench Marks
		(A) Location Found or Set
		(B) Bond

C. PERIMETER

☒	☐	Written Description, Metes & Bounds
☒	☐	Bearing in Degrees, Minutes & Seconds
☒	☐	Distances in Feet & Hundredths
☒	☐	Record Distances & Bearings

Yes	No	
☒	☐	Measured Distances & Bearings
☒	☐	Basis for Bearings Shall Be Grid or Rotation Factor to Grid
☒	☐	Total Gross Acreage of Subdivision
☒	☐	Property Corners Found or Set
☒	☐	Property Lines Eliminated Shown as Dashed Line

D. BLOCK AND LOT

☒	☐	Block Identification
☒	☐	Lot Identification
☒	☐	Bearing on Non-Radial Lines
☒	☐	Bearing on Non-Perpendicular Lines
☒	☐	Distances Lot Perimeter

E. ADJACENT LAND

☒	☐	The Location and Dimension of Streets that Intersect the Boundary or Boundary Streets of the Subject Subdivision
☒	☐	Reference to Recorded Subdivision Plats or Adjoining Lands by Recorded Name File, Date and City Book and Page Number
☒	☐	Graphic Presentation, by Dashes, Lines or Lots Contiguous to Boundary of Subdivision

F. STREET RIGHT-OF-WAY

☒	☐	Name of Streets (Ensure No Duplication)
☒	☐	Right-of-Way Width Noted
☒	☐	Centerline Data, Tangent Distances & Bearings
☒	☐	Centerline Data, Curves, Radius, Central Angles, Arc
☒	☐	Mileage of Streets Created: Total, Full-Width, Half-Width
☐	☒	Street Vacation Application Number N/A

Yes	No	
☒	☐	Private Streets or Access Easements so Designated N/A
☒	☐	Identify Private Way or Street Documentation Addressing Lots Serviced and Maintenance Responsibility N/A

G. EASEMENTS

☒	☐	All Easements of Record or Apparent are Shown
☒	☐	Location by Distance & Bearing
☒	☐	Dimension
☒	☐	Purpose
☒	☐	Proposed Shown in Dashed Lines and Labeled
☒	☐	Existing Shown in Dashed Lines and Labeled with Recordation Data
☒	☐	Vacated Shown in Ghost Lines and Labeled
☒	☐	Apparent Shown and Labeled
☒	☐	Limitations

H. DRAINAGE RIGHT-OF-WAY

☒	☐	Location
☒	☐	Dimension

I. PUBLIC AREAS

☒	☐	Location
☒	☐	Dimension
☒	☐	Purpose

J. FREE CONSENT

☒	☐	Statement that the subdivision is with free consent and in accordance with the desires of the subdivider

Yes	No	
K.		**CERTIFICATIONS**
☒	☐	Jurisdictional Affidavit
☒	☐	Certification and seal of surveyor that plat was prepared in accordance with the Minimum Standards for Surveying in New Mexico and the City of Rio Rancho subdivision ordinance
☒	☐	Jurisdictional affidavit by surveyor stating that the subject property is within the platting jurisdiction of the City of Rio Rancho
☒	☐	Certification by either the Planning and Zoning Board Chairman (if plat approved at a Planning and Zoning Board hearing) or by the Development Services Department Director (if approved administratively as a summary plat)
☒	☐	Certification of City Clerk noting date plat was approved by the Planning and Zoning Board or by the Development Services Department Director (whichever is applicable)
☒	☐	Certification of franchised utility companies (Cable One, Qwest, PNM) and Department of Public Works
☒	☐	Certification of County Treasurer that all current and previous property taxes have been paid in full
☒	☐	Certification of County Clerk noting date, time and recording information
L.		**DEDICATION**
☒	☐	Signed statement by the subdivider dedicating street and drainage right-of-way and other appropriate lands for public use in fee simple and granting all required easement for public use
☒	☐	Notary signature
M.		**ACKNOWLEDGMENT**
☒	☐	Acknowledged in the manner required for the acknowledgment of deeds
☒	☐	Notary signature
N.		**SURVEY**
☒	☐	Certification by land surveyor meeting the minimum requirements for monuments and surveys of Chapter II.6 of the City of Rio Rancho Design Process Manual

Yes No

☒ ☐ Digital submittals are required and must contain a minimum of the following: Coordinate system

(A) Data shall be ground coordinates tied to the New Mexico State Plane, Central Meridian: Datum, NAD83

(B) The submittal shall disclose the coordinate system and datum

☒ ☐ Content

(A) A single drawing in model space showing only parcel lines, street center lines, and easement lines

(B) Only Final Plat data will be provided

(C) Parcel lines shall be in one separate layer

(D) Street center lines shall be in one separate layer

(D) Access easement lines and all other easements that are 20 feet wide or greater shall be in a second separate layer

(E) All other easement lines shall be in a third separate layer

☒ ☐ File format

(A) DXF files in ASCII format. Other formats directly compatible with Arc/Info GIS may be accepted (i.e. shapefiles, coverage export files)

(B) Files may be transmitted as PDF attachments to e-mail, Flash Drive or CD-ROM

(C) One hard copy of the final plat shall accompany the electronic submittal

☒ ☐ File names

(A) <DSD Project#>.dxf used as a standard naming convention

☒ ☐ Quality assurance

(A) DXF file submitted shall be validated by a Records and GIS Section designee as a condition to final sign-off

(B) Validation review will be performed in a timely manner

Final Construction Plans – *7 copies*

Yes	No	ON FILE
☒	☐	Final construction plans (100% complete) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Drainage Report – *3 copies*

Yes	No	ON FILE
☒	☐	Drainage Report drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Soils Analysis – *3 copies*

Yes	No	ON FILE
☒	☐	Soils analysis (geotechnical report) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Traffic Impact Analysis – *3 copies*

Yes	No	ON FILE
☒	☐	Traffic impact analysis drafted to the standards noted in the Development Process Manual and revised to address any comments from the preliminary plat review.
☒	☐	Documentation of New Mexico Department of Transportation (NMDOT) approval of access to state highway. N/A

Infrastructure List – *7 copies*

Yes	No	
☒	☐	List of all proposed onsite and offsite infrastructure improvements within public right-of-way or publically-held easements, including, but not limited to roads (street name, description of improvement, point of beginning and end), drainage (proposed legal description, description of improvement, location), and water and wastewater lines (line size, point of beginning and end).

Engineer's Opinion of Probable Cost – *2 copies*

Yes	No	
☒	☐	List of costs of proposed infrastructure improvements (onsite and offsite) drafted to the standards noted in the Development Process Manual. This cost estimate will form the basis of the financial guarantee (if applicable).

N/A

Development Agreement – *3 copies*

Yes	No	ON FILE
☒	☐	Development Agreement drafted to the standards noted in the Development Process Manual (if applicable).

Covenants – *3 copies*

Yes	No	ON FILE
☒	☐	Draft of covenants that notes private improvements to be maintained by association and dues to be paid by association members if proposing privately owned and maintained infrastructure typically dedicated to and maintained by the City (if applicable)

Signature

I have reviewed the Final Plat Application and find it complete.

Name (Print): Donald Duneman, PE ☐ Applicant ☒ Agent

Signature: _____ Date: 10/30/23

For Office Use Only

I have reviewed the Final Plat Application and find it ☐ complete ☐ incomplete.

Name (Print): _____ Title: _____

Signature: _____ Date: _____

Case No.: _____

If incomplete, date that application was brought into compliance: _____

_____

Block 1		
Lot	Frontage	Area (SF)
1	75	7875
2	75	7875
3	75	7875
4	75	7875
5	75	7875
6	75	7875
7	79.49	8265

Block 2		
Lot	Frontage	Area (SF)
1	79.49	10105
2	75	9600
3	75	9600
4	75	9600
5	75	9600
6	75	9600
7	79.49	10105
8	79.49	8267
9	75	7875
10	75	7875
11	75	7875
12	75	7875
13	75	7875
14	79.49	8267

Block 3	
Lot	Frontage
1	75
2	75
3	72.16
4	72.09
5	73.9
6	75
7	75
8	75
9	75
8	75
9	75
10	75
11	75
12	71.8
13	72.11
14	75
15	75
16	75
17	75
18	75.41

Area (SF)
7980
7875
9740
13699
13137
10497
10497
10497
10497
10497
10497
10497
10502
19832
13455
9748
9748
9748
9748
9713

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-220-00018

AGENDA DATE:
December 12, 2023

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The Applicant, Mountain Hawk West Development Company, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Mountain Hawk Unit 23, Phase 3 Subdivision. The plat will create 5 single-family lots and 2 tracts zoned R-3: Mixed Residential District on the land legally described as Mountain Hawk 23, Block 1, Tract D. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, Mountain Hawk West Development Company, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Mountain Hawk Unit 23, Phase 3 Preliminary Plat on the land legally described as MH23, Block 1, Tract D of approximately 0.9 acres.

The proposed subdivision is located in the northwest end of Mountain Hawk Unit 23, with Unser Frontage Rd NE, a residential road, and Unser Blvd NE, an arterial road, to the north of the property. The property is accessed from Crowed Eagle Lp NE via Columbine Rd NE. Columbine Rd NE is accessed from Unser Frontage Rd NE via Westphalia Blvd NE, a minor arterial road. All streets unless noted are currently designated as residential streets.

The proposed subdivision is part of the Mountain Hawk Estates Master Plan, originally adopted as the Hawksite Master Plan on March 24, 2001 (R. 27, Enact. 01-027), and amended December 11, 2019 (R. 128, Enact. 19-126).

The original Preliminary Plat for Mountain Hawk Phase 3 was approved at the March 28, 2023 Planning and Zoning Board with findings and conditions. The original Preliminary Plat created five (5) residential lots zoned R-3: Mixed Residential District and one (1) tract. Additionally, the Preliminary Plat created a "Temporary Access Easement" granted to the City of Rio Rancho on Lots 29 and 30 in Block 50, Unit 25 with a turnaround 50 feet in radius.

On November 14, 2023, a Preliminary Plat Amendment was approved by the Planning and Zoning Board. The plat retains the original lot count of five (5) residential lots zoned R-3: Mixed Residential District. While the configuration of all residential lots remains generally the same, the lot lines for all five lots have been adjusted to account for a newly-created tract, "Tract F". Tract F comprises approx. 0.0589 acres, while the existent Tract E has been slightly modified to approx. 0.0509 acres. Lot 29 is also smaller than on the approved Preliminary Plat, and conforms to the R-3 zoning regulations. Both tracts are reserved as private tracts, to be maintained by the owner. The "Temporary Access Easement" granted to the City of Rio Rancho remains the same without any changes.

I. GENERAL INFORMATION

A. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, PNM, the City of Rio Rancho, and Gas Company of New Mexico.
B. Water and Wastewater Availability: A water and wastewater availability approval letter from the Utilities Department was granted for the Mountain Hawk Unit 23 (previously Hawk Site Unit 23) on January 14, 2022.
C. Drainage: Storm runoff will be conveyed by the internal street network and collected by an internal storm drain network in Crowned Eagle Lp that will ultimately discharge into a large pond on the north side of Northwest Lp Road. The proposed development will comply with the City of Rio Rancho development requirements.
D. Roads & Sidewalks: Proposed internal streets will be standard local street sections with sidewalks, dedicated to the City of Rio Rancho. The proposed rights-of-way would comply with the design standards for streets set out in R.O. 2003 § 155.41.
E. Recreation Facilities/Open Space: None.
F. Easements: There will be a ten foot wide public utility easement within all new lots adjacent to road right-of-way and five foot public utility easements on the sides and rear of each lot. There is a 1-foot wide "No Vehicular Access Easement" to prevent prevent vehicle access to Unser Blvd. NE and Unser Frontage Road NE from Block 1, Tract 'D'. There will be a "Temporary Access Easement" granted to the City of Rio Rancho on Lots 29 and 30 in Block 50, Unit 25 with a turnaround 50 ft in radius.
G. Public Site Dedications: None.
H. Vacations: None.
I. Variances: None.

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 zoning district (detached) including lot area and lot width as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 0.1136 acres (approximately 4,948 sf) to 0.1360 acres (approximately 5,924 sf) in compliance with the 1,200 sf minimum lot area of the R-3: Single-Family Residential District. The proposed lots would also comply with the minimum allowable lot width of 35 ft, as the smallest lot frontage in this subdivision is approximately 42.36 feet.

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
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).
FINDING: This application meets all Policy L-1 requirements, establishing a specific community character, with considerations for storm drainage, landscaping, and circulation within the City of Rio Rancho. Criteria is satisfied.

V. CONFORMANCE WITH CITY POLICIES AND REGULATIONS
The Departments of Development Services (Planning and Engineering), Parks Recreation and

Communication Services, Fire and Rescue, and SSCAFCA have reviewed this application and related infrastructure plans. Parks Recreation and Communication Services, Development Services Planning and Engineering, and SSCAFCA did not have any adverse comments. Fire and Rescue comments are attached. The plat and related infrastructure plans were also sent to Police, MRMPO, and Rio Rancho Public Schools, but staff did not receive any comments from these entities. FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING: Surrounding land is zoned C-1: Commercial to the north, R-3: Mixed Residential to the west and east, and R-4: Single-Family Residential to the south.

NOTIFICATIONS: No legal notification necessary for Final Plat applications.

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.
2. The Final Plat conforms to the R-3: Mixed Residential zoning district requirements.
3. The Final Plat is consistent with the amended Preliminary Plat as approved by the Planning and Zoning Board on November 14, 2023.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. Plat will be Book 34, Page 81.
6. The Applicant shall address all of the Final Plat reviewers staff comments prior to submitting construction plans or the final plat, whichever is applicable.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the final plat with findings and conditions.
2. Approve the final plat with modifications to the findings and conditions.
3. Deny the final plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Final Plat with findings and conditions.

ATTACHMENT: Zoning, Location

ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Final Plat
ATTACHMENT: Checklist_Final Plat
ATTACHMENT: RRFR Staff Comments

MOUNTAIN HAWK 23, PHASE 3
FINAL PLAT



Rio Rancho
City of Vision

0 55 110 220 330 440 Feet

N
W E
S

GIS
Moving Spatial Data Forward

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 Created by Tim Dvorak on 11/27/2023

RioRancho
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:	MOUNTAIN HAWK WEST DEVELOPMENT COMPANY, LLC	Phone:	505-892-9200
Address:	409 NM HWY 528 NE	E-Mail:	bryana@aswinc.com
City:	Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	OWNER	List Owners:	MOUNTAIN HAWK WEST DEVELOPMENT CO.
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:	nvilla@huitt-zollars.com
City:	RIO RANCHO	State: NM	ZIP Code: 87124

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

FINAL PLAT SUBMITTAL FOR MOUNTAIN HAWK UNIT 23 PHASE 3

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	HAWKSITE SUBDIVISION TRACT 23	Block(s):	Lot(s):
Existing Zoning:	R-3	Proposed Zoning:	R-3
No. of existing lots:	1	No. of proposed lots: 5	Total area of site (acres) 0.9

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:	NINA VILLA	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature:			Date: 10-13-23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

AMREP SOUTHWEST INC. 333 Rio Rancho Dr. NE, Suite 202 Rio Rancho, NM 87124 505-892-9200

September 10, 2020

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:

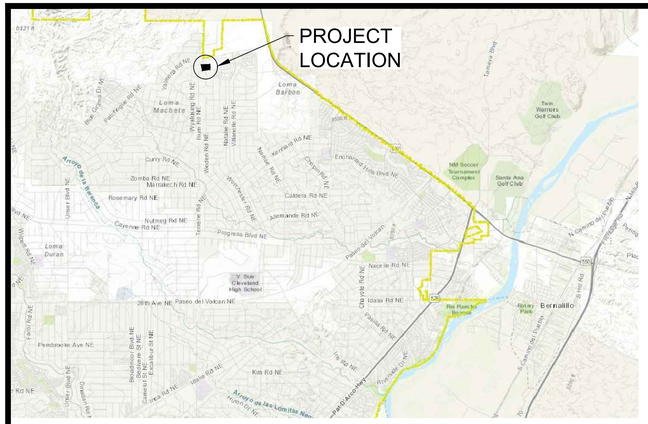
Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the following property:

Mountain Hawk Tract 23

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator



VICINITY MAP
NOT TO SCALE
ZONE ATLAS SHEET NO. 167

NOTES: UNLESS OTHERWISE INDICATED:

There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Unser Blvd. NE and Unser Frontage Road NE from Block 1, Lot 29.

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to road rights-of-way being granted hereon. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

All property corners are set with a 5/8" x 24" rebar with red or yellow plastic cap stamped LS 7482, or nail with shinner stamped LS7482 (unless otherwise indicated).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) are record where different from actual field survey.

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

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 PUBLIC WATER, SANITARY SEWER, DRAINAGE AND PRIVATE LANDSCAPE EASEMENTS WITHIN TRACT 'D'. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT 'D' INTO 5 SINGLE FAMILY RESIDENTIAL LOTS AND 2 TRACTS AS SHOWN HEREON. ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AND 'NO VEHICULAR ACCESS' EASEMENTS AS NOTED AND SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'E' AND TRACT 'F' AS SHOWN HEREON, SAID TRACT 'E' AND TRACT 'F' ARE HEREBY RESERVED AS PRIVATE TRACTS, AND ARE TO BE OWNED AND MAINTAINED BY THE OWNER. FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE AND TO BE MAINTAINED BY THE CITY OF RIO RANCHO. 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.

MOUNTAIN HAWK WEST DEVELOPMENT COMPANY LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

_____
Jarrod D. Likar, Vice President

STATE OF _____)
)SS
COUNTY OF _____)

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 Mountain Hawk West Development Company LLC, a New Mexico Limited Liability 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_____

PLAT OF
MOUNTAIN HAWK 23 SUBDIVISION PHASE 3
BEING TRACT D
OF
MOUNTAIN HAWK 23 SUBDIVISION PHASE 2

FILED APRIL 15, 2022, IN BOOK 3, PAGE 4860
DOCUMENT NUMBER 2022P01856
AND

UNIT TWENTY-FIVE
BLOCK 150, LOTS 29 AND 30

FILED MARCH 5, 1971, IN BOOK 2, PAGE 53
WITHIN PROJECTED SECTION 8 & 9, T. 13 N., R. 3 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 1

APRIL 2023

SUBDIVIDER:

MOUNTAIN HAWK WEST DEVELOPMENT COMPANY, LLC
409 RIO RANCHO DRIVE NE
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 892-9200

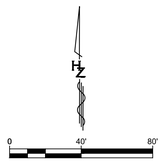
AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
NINA VILLA, PHONE NO. (505) 892-5141

LEGAL DESCRIPTION:

A Tract of land being all of Tract D, Mountain Hawk 23 Subdivision, Phase 2, recorded on April 15, 2022 in Book 3, Page 4860, as Document Number 2022P01856, being located within projected Sections 8 and 9, Township 13 North, Range 3 East, New Mexico Principal Meridian, Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico.
Said Tract contains 0.8775 acres, more or less, (5) Lots, and (2) Tracts.

A temporary public access easement to be granted on Block 150, Lots 29 and 30 of Unit Twenty-Five, recorded on March 5, 1971 in Book 2, Page 53, being located within projected Sections 8 and 9, Township 13 North, Range 3 East, New Mexico Principal Meridian, Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico.

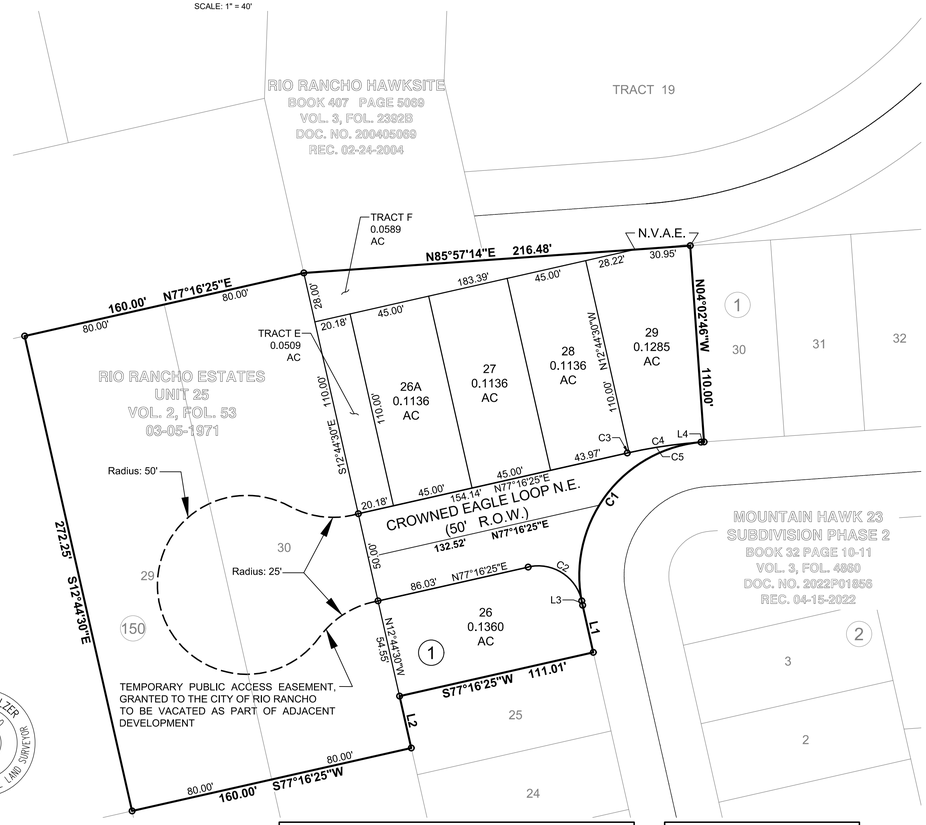


NOTES

1. Basis of Bearings: Plat of Mountain Hawk 23 Subdivision, Phase 1, recorded on August 20, 2021 in Book 3, Page 4738, as Document Number 2021P01734.
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.9996513 .
4. Elevations are NAVD88.
5. No buildings existing on the surveyed property.

SUBDIVISION DATA

SUBDIVISION: MOUNTAIN HAWK 23, PHASE 3		PLAT ACRES	0.8775
NO. OF LOTS:	5	LOT ACRES:	0.6055
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	2	TRACT ACRES:	0.1098
NO. OF EXIST. TRACTS:	1		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:			0.0250
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:			0.1622



CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	98°40'49"	75.00'	S36°36'49"W	113.79'	129.17'
C2	90°00'00"	25.00'	S57°43'35"E	35.36'	39.27'
C3	0°12'54"	275.00'	N77°22'52"E	1.03'	1.03'
C4	8°27'55"	275.00'	N81°43'16"E	40.59'	40.63'
C5	8°40'49"	275.00'	N81°36'49"E	41.62'	41.66'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S12°43'35"E	27.00'
L2	S12°44'30"E	29.70'
L3	N12°43'35"W	2.55'
L4	N85°57'14"E	1.73'

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 Century Link for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
D. Sparklight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.
E. 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.

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) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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

PURPOSE OF PLAT

1. TO DIVIDE TRACT 'D' INTO 5 SINGLE FAMILY RESIDENTIAL LOTS AND 2 TRACTS.
2. TRACT 'E' AND TRACT 'F' WILL BE PRIVATE TRACTS TO BE OWNED AND MAINTAINED BY THE OWNER.
3. VACATE THE EXISTING PUBLIC WATER EASEMENT, SANITARY SEWER EASEMENT, DRAINAGE EASEMENT, AND LANDSCAPE EASEMENT ON TRACT 'D'.
4. TO GRANT A TEMPORARY PUBLIC ACCESS EASEMENT TO THE CITY OF RIO RANCHO. THIS EASEMENT WILL BE VACATED UPON FUTURE DEVELOPMENT.

CITY CLERKS CERTIFICATE

I, Rebecca Martinez, 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__.

_____
Rebecca Martinez, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

_____
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 xx Page xx

SURVEYOR'S CERTIFICATE

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, 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.

_____
Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

JURISDICTIONAL AFFIDAVIT

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

_____
Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 4/17/2023 2:57:58 PM, By:Villa, Nina
H:\proj\R312827.01 - Mountain Hawk 23 PH 1 Design Engineering\05 Design\05.11 Survey\PLAT\Hawksite23-Phase 3 -FINAL PLAT.dwg
Last Saved:4/17/2023 2:47:54 PM, nvilla

MH 23 PH3

CHECKLIST FOR SUBMITTAL OF FINAL PLATS

Required Documentation

The application will not be accepted for review until the documentation listed below is provided and deemed complete. "Yes" indicates that the information is provided and complete. "No" indicates the information was not provided and is not applicable. All "No" responses shall be clarified in writing by the applicant or agent.

Letter of Authorization – *1 copy*

Yes	No	
☑	☐	Letter of authorization from applicant if application is to be managed by another representative. Letter must include name of subdivision, agent and signature of applicant.

Findings of Fact – *7 copies*

Yes	No	
☑	☐	Copy of Findings of Fact noting conditions of preliminary plat approval.

Final Plat – *7 paper copies (folded) NOTE: An additional 15 copies will need to be provided after staff has reviewed and the plat is scheduled for PZ Board hearing.*

Yes	No		
		A.	**IDENTIFICATION**
☑	☐		Subdivision name
☑	☐		Date of Plat
☑	☐		Scale (1 inch to 200 feet, preferably 1 inch to 100 feet), Equivalent and Graphic
☑	☐		North Arrow
☑	☐		Location Map, Scale, North Arrow & Reference to Zoning Atlas Page #
☑	☐		Reference To:
		(A)	Federal Section
		(B)	Projected Section
		(C)	Land Grant
		(D)	County and City Control Systems

Yes No

☑ ☐ Disclosure Statement

B. MONUMENTS

☑ ☐ Subdivision Control Monuments

(A) Centerline Monumentation

(B) Block Control with Surveyor's Registration Number

(C) Type of Corners Found or Set

(D) Bond

☑ ☐ Permanent Survey Monuments

(A) Type of Monuments

(B) Monuments, Existing or Set

(C) X and Y Coordinates (N.M.S.P.)

(D) Reference Zone

(E) Delta Alpha

(F) Combined Ground to Grid Factor

(G) Bond

☑ ☐ Bench Marks

(A) Location Found or Set

(B) Bond

C. PERIMETER

☑ ☐ Written Description, Metes & Bounds

☑ ☐ Bearing in Degrees, Minutes & Seconds

☑ ☐ Distances in Feet & Hundredths

☑ ☐ Record Distances & Bearings

Yes	No	
☑	☐	Measured Distances & Bearings
☑	☐	Basis for Bearings Shall Be Grid or Rotation Factor to Grid
☑	☐	Total Gross Acreage of Subdivision
☑	☐	Property Corners Found or Set
☑	☐	Property Lines Eliminated Shown as Dashed Line

D. BLOCK AND LOT

☑	☐	Block Identification
☑	☐	Lot Identification
☑	☐	Bearing on Non-Radial Lines
☑	☐	Bearing on Non-Perpendicular Lines
☑	☐	Distances Lot Perimeter

E. ADJACENT LAND

☑	☐	The Location and Dimension of Streets that Intersect the Boundary or Boundary Streets of the Subject Subdivision
☑	☐	Reference to Recorded Subdivision Plats or Adjoining Lands by Recorded Name File, Date and City Book and Page Number
☑	☐	Graphic Presentation, by Dashes, Lines or Lots Contiguous to Boundary of Subdivision

F. STREET RIGHT-OF-WAY

☑	☐	Name of Streets (Ensure No Duplication)
☑	☐	Right-of-Way Width Noted
☑	☐	Centerline Data, Tangent Distances & Bearings
☑	☐	Centerline Data, Curves, Radius, Central Angles, Arc
☑	☐	Mileage of Streets Created: Total, Full-Width, Half-Width
☐	☑	Street Vacation Application Number

NA

Yes	No	
☑	☐	Private Streets or Access Easements so Designated
☑	☐	Identify Private Way or Street Documentation Addressing Lots Serviced and Maintenance Responsibility

G. EASEMENTS

☑	☐	All Easements of Record or Apparent are Shown
☑	☐	Location by Distance & Bearing
☑	☐	Dimension
☑	☐	Purpose
☑	☐	Proposed Shown in Dashed Lines and Labeled
☑	☐	Existing Shown in Dashed Lines and Labeled with Recordation Data
☑	☐	Vacated Shown in Ghost Lines and Labeled
☑	☐	Apparent Shown and Labeled
☑	☐	Limitations

H. DRAINAGE RIGHT-OF-WAY

☑	☐	Location
☑	☐	Dimension

I. PUBLIC AREAS

☑	☐	Location
☑	☐	Dimension
☑	☐	Purpose

J. FREE CONSENT

☑	☐	Statement that the subdivision is with free consent and in accordance with the desires of the subdivider

Yes	No	
K.		**CERTIFICATIONS**
☑	☐	Jurisdictional Affidavit
☑	☐	Certification and seal of surveyor that plat was prepared in accordance with the Minimum Standards for Surveying in New Mexico and the City of Rio Rancho subdivision ordinance
☑	☐	Jurisdictional affidavit by surveyor stating that the subject property is within the platting jurisdiction of the City of Rio Rancho
☑	☐	Certification by either the Planning and Zoning Board Chairman (if plat approved at a Planning and Zoning Board hearing) or by the Development Services Department Director (if approved administratively as a summary plat)
☑	☐	Certification of City Clerk noting date plat was approved by the Planning and Zoning Board or by the Development Services Department Director (whichever is applicable)
☑	☐	Certification of franchised utility companies (Cable One, Qwest, PNM) and Department of Public Works
☑	☐	Certification of County Treasurer that all current and previous property taxes have been paid in full
☑	☐	Certification of County Clerk noting date, time and recording information
L.		**DEDICATION**
☑	☐	Signed statement by the subdivider dedicating street and drainage right-of-way and other appropriate lands for public use in fee simple and granting all required easement for public use
☑	☐	Notary signature
M.		**ACKNOWLEDGMENT**
☑	☐	Acknowledged in the manner required for the acknowledgment of deeds
☑	☐	Notary signature
N.		**SURVEY**
☑	☐	Certification by land surveyor meeting the minimum requirements for monuments and surveys of Chapter II.6 of the City of Rio Rancho Design Process Manual

Yes	No	
☑	☐	Digital submittals are required and must contain a minimum of the following: Coordinate system

(A) Data shall be ground coordinates tied to the New Mexico State Plane, Central Meridian: Datum, NAD83

(B) The submittal shall disclose the coordinate system and datum

☑ ☐ Content

(A) A single drawing in model space showing only parcel lines, street center lines, and easement lines

(B) Only Final Plat data will be provided

(C) Parcel lines shall be in one separate layer

(D) Street center lines shall be in one separate layer

(D) Access easement lines and all other easements that are 20 feet wide or greater shall be in a second separate layer

(E) All other easement lines shall be in a third separate layer

☑ ☐ File format

(A) DXF files in ASCII format. Other formats directly compatible with Arc/Info GIS may be accepted (i.e. shapefiles, coverage export files)

(B) Files may be transmitted as PDF attachments to e-mail, Flash Drive or CD-ROM

(C) One hard copy of the final plat shall accompany the electronic submittal

☑ ☐ File names

(A) <DSD Project#>.dxf used as a standard naming convention

☑ ☐ Quality assurance

(A) DXF file submitted shall be validated by a Records and GIS Section designee as a condition to final sign-off

(B) Validation review will be performed in a timely manner

Final Construction Plans – *7 copies*

Yes	No	
☑	☐	Final construction plans (100% complete) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review. ON FILE

Drainage Report – *3 copies*

Yes	No	
☑	☐	Drainage Report drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review. ON FILE

Soils Analysis – *3 copies*

Yes	No	
☑	☐	Soils analysis (geotechnical report) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review. ON FILE

Traffic Impact Analysis – *3 copies*

Yes	No	
☑	☐	Traffic impact analysis drafted to the standards noted in the Development Process Manual and revised to address any comments from the preliminary plat review. ON FILE
☐	☑	Documentation of New Mexico Department of Transportation (NMDOT) approval of access to state highway. NA

Infrastructure List – *7 copies*

Yes	No	
☑	☐	List of all proposed onsite and offsite infrastructure improvements within public right-of-way or publically-held easements, including, but not limited to roads (street name, description of improvement, point of beginning and end), drainage (proposed legal description, description of improvement, location), and water and wastewater lines (line size, point of beginning and end).

Engineer's Opinion of Probable Cost – *2 copies*

Yes	No	
☐	☑	List of costs of proposed infrastructure improvements (onsite and offsite) drafted to the standards noted in the Development Process Manual. This cost estimate will form the basis of the financial guarantee (if applicable). NA

Development Agreement – *3 copies*

Yes	No	
☑	☐	Development Agreement drafted to the standards noted in the Development Process Manual (if applicable). ON FILE

Covenants – *3 copies*

Yes	No	
☑	☐	Draft of covenants that notes private improvements to be maintained by association and dues to be paid by association members if proposing privately owned and maintained infrastructure typically dedicated to and maintained by the City (if applicable) ON FILE

Signature

I have reviewed the Final Plat Application and find it complete.

Name (Print): NINA VILLA ☐ Applicant ☒ Agent

Signature: _____ Date: 10-13-23

For Office Use Only

I have reviewed the Final Plat Application and find it ☐ complete ☐ incomplete.

Name (Print): _____ Title: _____

Signature: _____ Date: _____

Case No.: _____

If incomplete, date that application was brought into compliance: _____

_____

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: October 16, 2023

TO:
- (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Cedric Smith, Peter Prukop, Brian Babyak, Jordan Yutzy
- (X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
- (X) Police - Justin Garcia
- (X) SSCAFCA – Andy Edmondson, Sara Rassa
- (X) Parks and Recreation - Dyane Sonier
- (X) Rio Rancho Public Schools – Michael Baker
- (X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Final Plat: DSD #23-220-00018 Mountain Hawk 23 Phase 3

The applicant, Mountain Hawk West Development Co., LLC., through their agent, Huitt-Zollars, Inc., requests approval of a final plat for the Mountain Hawk 23 Phase 3 Subdivision, creating 5 lots and 2 tracts on the property legally described as MH23, Block 1, Tract D. The subject subdivision comprises approx. 0.9 acres zoned R-3: Mixed Residential District.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, October 30, 2023**. 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:
- (X) RECOMMENDED FOR APPROVAL
- (_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- (_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Fire Requirements: Shall follow 2021 International Fire code and its appendices.
1. **Turning radius shall be 28', curb to curb distance shall be 31'11" and cul-de-sacs shall be 96' in diameter per IFC Appendix D**
2. Confirm fire hydrants are in approved distances and locations
3. Hydrant distances shall 500' for residential.
4. No construction is to begin until fire hydrants are fully operational.
5. Further requirements may be necessary upon development.

Gerard Bauer — Reviewer

10/18/2023 — Date

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-210-00009

AGENDA DATE:
December 12, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Scottish Isle Subdivision, which would create 123 single-family lots, 2 tracts, and 2 parcels, zoned R-2: Single-Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Scottish Isle Subdivision, which would create 123 single-family lots, 2 tracts, and 1 parcel, zoned R-2: Single-Family Residential District. The subject properties are legally described as Unit 13, Block 45, Lots 1-21 & 41-62 and comprise approximately 22.5 acres.

The Scottish Isle Master Plan was adopted by the Governing Body on March 23, 2023 via Resolution No. 48, Enactment No. 23-050. A concurrent Zone Map Amendment rezoning the parcels within the Scottish Isle Master Plan boundary from R-1: Single-Family Residential to R-2: Single-Family Residential for Lots 1-21 & 41-62, Block 45, Unit 13 was approved by the Governing Body on the same date (March 23, 2023) via Ordinance No. 6, Enactment No. 23-08.

The Scottish Isle Subdivision is located between Hedingham Ave NE and Leeds Castle Ave NE, residential roads, and to the west of Broadmoor Blvd NE, a minor arterial, and east of Edinburgh St NE, a residential road.

The Scottish Isle Subdivision is immediately bordered by multiple master plans: the Stonegate Master Plan to the north and west, the Tierra del Norte Master Plan to the northeast, and the Tierra del Oro Master Plan to the south.

I. GENERAL INFORMATION

1. Layout: The Scottish Isle Subdivision will consist of one phase, comprising 123 single-family lots, 2 tracts, and 2 parcels zoned R-2: Single-Family Residential.
2. Acreage: Lot Acres: Approximately 16.9621; Tract acres: Approximately 0.9756; Parcel Acres: 0.3706.
3. Access: The proposed subdivision will be directly accessed from Leeds Castle Ave NE via Broadmoor Rd NE and Hedingham Ave NE via Broadmoor Blvd NE from the east. The subdivision can additionally be accessed from Leeds Castle Ave NE and Hedingham Ave NE via Edinburgh St NE to the east. See attached Plat for access points.
4. Zoning: The subject property is zoned R-2: Single-Family Residential under Ordinance No. 6, Enact. 23-08.

5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, PNM, and Gas Company of New Mexico.
6. Water and Wastewater Availability: A water and wastewater availability letter was provided for the Scottish Isle Subdivision on November 22, 2023.
7. Drainage: Detailed in the Drainage Study dated July 2023, the internal subdivision has been divided into two main basins. Each basin will flow towards the west and discharge into the internal pond located at the southwest corner of the development. The surrounding roads each have their own basin designation and will utilize the network located outside of the subdivision to direct the runoff into the drainage system.
8. Roads and Sidewalks: The proposed streets will be standard local street sections with 5 ft sidewalk. Scottish Isle will create approximately 0.7065 road miles dedicated to the City of Rio Rancho.
9. Recreation Facilities/Open Space: Tract B will serve as a private park for the Scottish Isle subdivision.
10. Easements: There will be a 10' public utility easement (PUE) on the front of all lots and 5' PUEs on the sides and rear of all lots. Tracts A and B will serve as private landscape easements dedicated to the Homeowner's Association. Tract A additionally has a blanket drainage easement for a pond.
11. Public Site Dedications: Parcels A and B are dedicated as public right-of-way to the City of Rio Rancho. Parcel A consists of a 9' wide right-of-way along the southern side of Leeds Castle Ave NE directly above the Scottish Isle subdivision, which will contain a future 8' wide ADA-accessible paved trail. Parcel B is located on the northeast side of the intersection of Hedingham Ave NE and Edinburgh St NE.
12. Vacations: None.
13. Variances: None.

II. CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board finds the proposed Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. Criteria is satisfied.

III. CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots would comply with the dimensional standards of the R-2: 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 with a lot acreage range of approximately 0.1205 acres (5,428 sf) to 0.4673 acres (20,355 sf), in compliance with the 5,000 sf minimum lot area of the R-2: Single-Family Residential zoning district. The proposed lots would also comply with the minimum allowable lot width of 50 ft, with lot widths ranging from approximately 50 ft at front setback to 69.5 ft. 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. Criteria is satisfied.

IV. 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). This application would be an action in meeting the policy of encouraging planned development as part of the Scottish Isle Master Plan. Staff recommends the Planning and Zoning Board finds the criteria is satisfied.

V. CONFORMANCE WITH THE SCOTTISH ISLE MASTER PLAN:
The R-2: Single-Family Residential Zoning District, which comprises the entire zoning of the Scottish Isle Master Plan, conforms to the R-2 low/medium density provisions of the Scottish Isle Master Plan. Staff recommends the Planning and Zoning Board find that the proposed R-2: Single-Family Residential density and lot layout are in conformance with the master plan; criteria is satisfied.

VI. CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
Department comments were received from Development Services Planning and Engineering, Rio Rancho Fire and Rescue, Parks, Recreation and Community Services, SSCAFCA, and MRMPO. Please see the attached comments memo outlining the first round of department comments. Revisions were made, and a second round of comments were received from SSCAFCA, Rio Rancho Fire and Rescue, and Parks, Recreation, and Community Services, provided as an attachment. Application materials were additionally sent to Rio Rancho Police and Rio Rancho Public Schools, but no comments were received; Criteria is satisfied.

SURROUNDING LAND USE/ZONING:
The Scottish Isle Subdivision is bounded by R-1: Single-Family Residential to the north and west, R-2: Single-Family Residential to the east, R-3: Mixed Residential to the west, and R-4: Single-Family Residential and SU: Special Use for Multi-Family Residential, C-1: Retail Commercial, and PR: Parks and Recreation to the south

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 Albuquerque Journal on November 27, 2023. 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. 23-210-00009 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 the Preliminary Plat.
2. The applicant has the authority to apply for a Preliminary Plat.
3. Due Process was provided to both the Applicant and adjacent property owners.

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-2: Single-Family Residential Zoning District.
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 valid for four (4) years from the date of this approval.
7. The applicant shall address all of the Preliminary Plat reviewers' comments prior to submitting construction plans or the Final Plat, whichever is applicable. The reviewing comments include, but are not limited to:
a. Label all curves on plat with corresponding curve table.

b. Construction plans shall include all roadways required per the Development Process Manual. Construction must include offsite water, sewer and storm drain required for the development.
c. Traffic Impact Analysis must be signed and approved by DSD Engineering.

ALTERNATIVES:

The Planning and Zoning Board may:

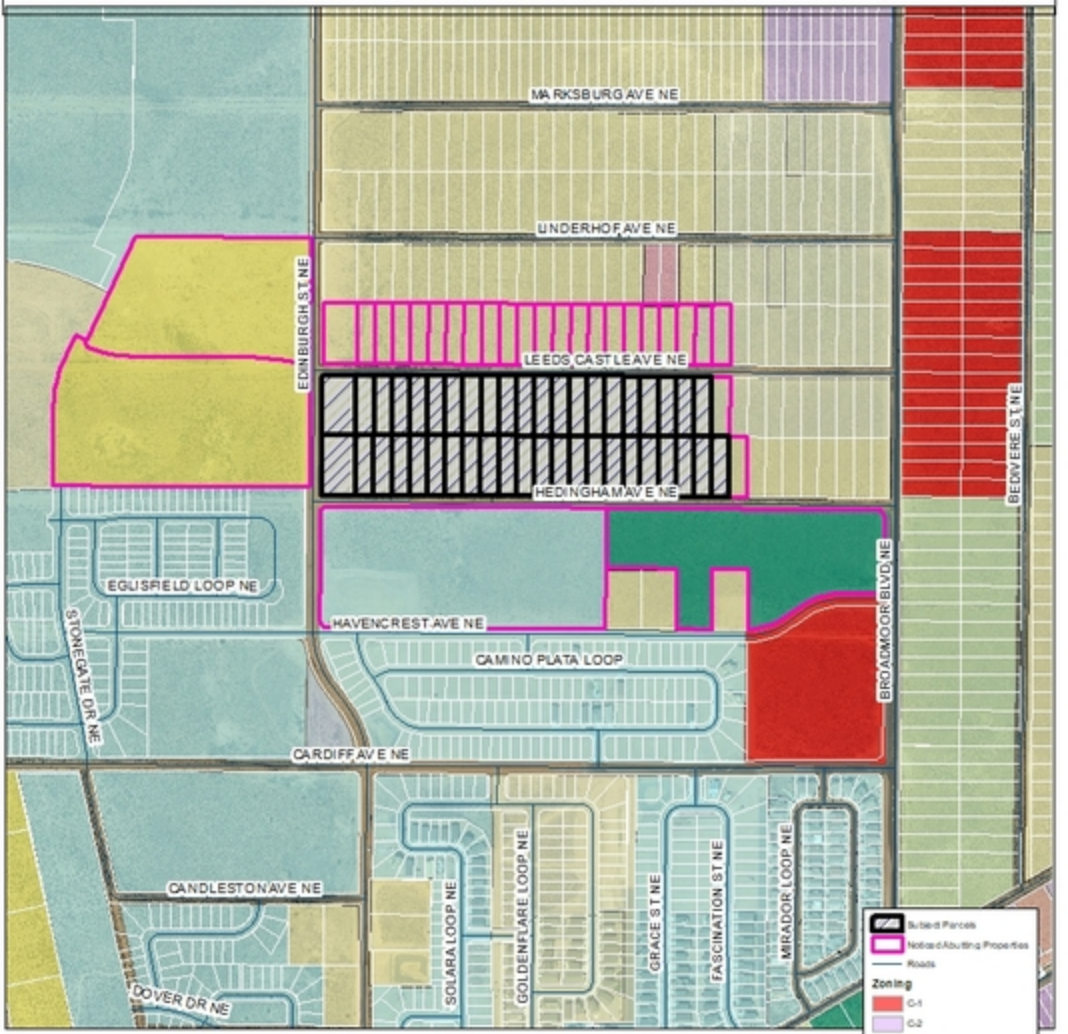
1. Approve the preliminary plat with staff recommendations and conditions.
2. Approve the preliminary plat with amendments to recommendations and/or conditions.
3. Deny the preliminary plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval of the Preliminary Plat with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Preliminary Plat
ATTACHMENT: Scottish Isle Lot Dimensions
ATTACHMENT: Reproduction of Notices
ATTACHMENT: Original Department Comments Memo
ATTACHMENT: Department Comments to Revisions

SCOTTISH ISLE SUBDIVISION
PRELIMINARY PLAT



Rio Rancho
City of Vision

0 185 370 740 1,110 1,480 Feet

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 Created by Tim Dvorak on 11/22/2023

RioRancho
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:	GAMMA DEVELOPMENT, LLC			Phone:	505-796-6119
Address:	9798 COORS BLVD. NW			E-Mail:	ck@abrazohomes.com
City:	Albuquerque	State:	NM	Zip:	87114
Proprietary Interest:	OWNER	List Owners:	GAMMA DEVELOPMENT, LLC		
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:	nvilla@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 SCOTTISH ISLE

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	UNIT 13	Block(s):	45	Lot(s):	1-21 AND 41-62
Existing Zoning:	R-2	Proposed Zoning:	R-2		
No. of existing lots:	43	No. of proposed lots:	123	Total area of site (acres)	22.5

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:	NINA VILLA	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature:			Date: 7-30-23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

GAMMA
DEVELOPMENT

July 24, 2023

Re: Agency Letter –Scottish Isle Masterplan

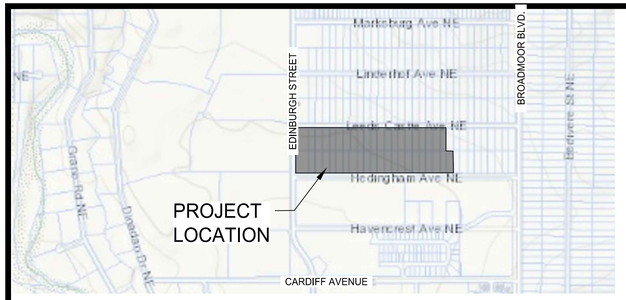
To Whom It May Concern:

Whereas
I hereby authorize Huitt-Zollars staff to act as our agent for all matters pertinent to the application for the above referenced project. The legal description for this proposed new residential subdivision is as follows:

Lots 1-21 & 41-62, Block 45, Unit 13, Rio Rancho Estates

Sincerely,

Chris K. Scott
Member, Gamma Development, LLC



VICINITY MAP
NOT TO SCALE

NOTES: UNLESS OTHERWISE INDICATED:

THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN ALL NEW LOTS AND TRACTS ADJACENT TO ROAD RIGHTS-OF-WAY BEING GRANTED HEREON. THERE IS ALSO A FIVE (5) FOOT WIDE PUBLIC PUBLIC UTILITY EASEMENT WITHIN ALL LOTS AND TRACTS ON ALL OTHER SIDE AND REAR PROPERTY LINES.

ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 9243.

DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET. INFORMATION IN PARENTHESIS ( ) ARE RECORD WHERE DIFFERENT FROM ACTUAL FIELD SURVEY.

LOT LINES ARE RADIAL OR PERPENDICULAR TO STREET LINES (UNLESS OTHERWISE INDICATED).

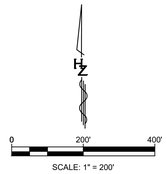
D.E. - DRAINAGE EASEMENT

N.V.A.E. - NO VEHICLE ACCESS EASEMENT

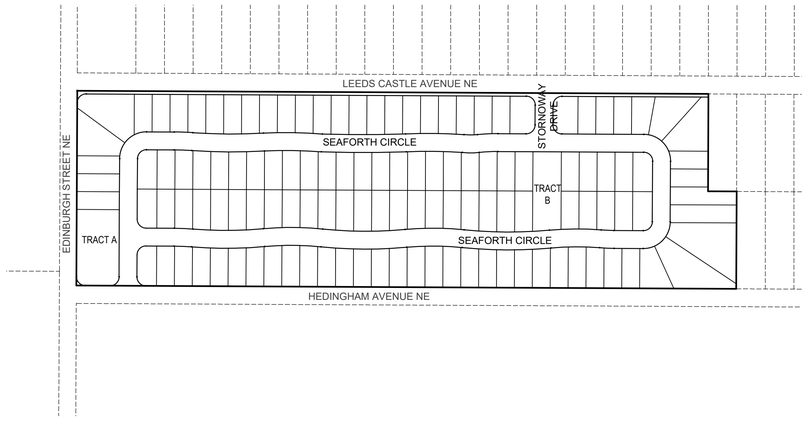
P.U.E. - PUBLIC UTILITY EASEMENT

RAD - RADIAL BEARING

AC - ACRES



SCALE: 1" = 200'



FREE CONSENT AND 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 SUBDIVIDE A PORTION OF BLOCK 45 INTO 123 SINGLE FAMILY RESIDENTIAL LOTS, 2 TRACTS, AND 2 PARCELS. ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED AND AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A' AND 'B', AS SHOWN HEREON. SAID TRACTS 'A' AND 'B' ARE HEREBY RESERVED AS PRIVATE LANDSCAPE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.). TRACT 'A' WILL ALSO HAVE A BLANKET DRAINAGE EASEMENT. 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 THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON AND TO THE CREATION OF PARCELS 'A' AND 'B' TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE AND TO BE MAINTAINED BY THE CITY OF RIO RANCHO. 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.

GAMMA DEVELOPMENT, LLC

_____
CHRIS K. SCOTT, MEMBER DATE

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS____DAY OF _____ 20___, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHRIS K. SCOTT, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGING MEMBER OF GAMMA DEVELOPMENT, LLC, A LIMITED LIABILITY CORPORATION 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_____

SCOTTISH ISLE
A REPLAT OF A PORTION OF BLOCK 45
UNIT THIRTEEN
WITHIN PROJECTED SECTION 12, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 3

NOVEMBER 2023

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOTS 1 THRU 21 AND LOTS 41 THRU 62 IN BLOCK 45 WITHIN UNIT THIRTEEN, PROJECTED SECTION 12, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, RECORDED ON APRIL 22, 1963 IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 49 (VOL. RR1, FOLIO 49), TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO.

SAID PARCEL CONTAINS 22.5469 ACRES, MORE OR LESS, (123) LOTS, (2) TRACTS, AND (2) PARCELS.

PURPOSE OF PLAT

1. TO REPLAT A PORTION OF BLOCK 45 IN UNIT THIRTEEN INTO 123 SINGLE FAMILY RESIDENTIAL UNITS, 2 TRACTS, AND 2 PARCELS.
2. TRACTS 'A' AND 'B' WILL BE PRIVATE LANDSCAPE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).
3. TRACT 'A' WILL ALSO HAVE A BLANKET DRAINAGE EASEMENT FOR A POND.
4. PARCEL 'A' AND 'B' WILL BE PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF RIO RANCHO.

SUBDIVIDER:

GAMMA DEVELOPMENT, LLC
9798 COORS BLVD. NW
ALBUQUERQUE, NM 87114
C.K. SCOTT, PHONE NO. (505) 510-4626

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
NINA VILLA, PHONE NO. (505) 892-5141

SUBDIVISION DATA

SUBDIVISION: SCOTTISH ISLE		PLAT ACRES	22.5469
NO. OF LOTS:	123	LOT ACRES:	16.9621
NO. OF PARCELS:	2	PARCEL ACRES:	0.3706
NO. OF TRACTS:	2	TRACT ACRES:	0.9756
NO. OF EXIST. TRACTS:	0		

ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO: 0.7065

NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO: 4.2386

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 CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
E. 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.

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) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST 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

CITY CLERKS CERTIFICATE

I, REBECCA MARTINEZ, 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 AT THEIR MEETING ON THE _____ DAY OF 20__.

_____
REBECCA MARTINEZ, CITY CLERK

RIO RANCHO PLANNING AND ZONING BOARD

APPROVED AT THEIR MEETING ON THIS _____ DAY OF_____ 20____.

_____
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

SURVEYOR'S CERTIFICATE

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, 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.

_____
Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

JURISDICTIONAL AFFIDAVIT

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

_____
Kim C. Stelzer, NMPS No. 7482 Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/21/2023 1:59:04 PM, By:Villa, Nina
H:\proj\R315296.01 - Rio Rancho Acres Subdivision\05 Design\05.11 Survey\PLAT\Scottish Isle_ Plat.dwg
Last Saved:11/21/2023 1:55:05 PM, nvilla

Book Page

SCOTTISH ISLE

A REPLAT OF A PORTION OF BLOCK 45

UNIT THIRTEEN

WITHIN PROJECTED SECTION 12, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 3

NOVEMBER 2023

S.W. PORTION OF UNIT THIRTEEN RIO RANCHO ESTATES (B.L.R.A. B. , P. 48)

62 61 60 59 58 57 56 55 44 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40

PARCEL A
0.3675
AC

9' WIDE RIGHT-OF-WAY
TO BE DEDICATED
BY THIS PLAT

LEEDS CASTLE AVENUE NE
(50' RW)

1763.73' S89°42'41"E
1729.73' S89°42'41"E

EDINBURGH STREET NE
(ROW WIDTH VARIES)

SEAFORTH CIRCLE NE
(50' RW)

STORNOWAY DRIVE NE
(50' RW)

5 0.3378 AC
6 0.1227 AC
7 0.1205 AC
8 0.1208 AC
9 0.1231 AC
10 0.1254 AC
11 0.1259 AC
12 0.1246 AC
13 0.1220 AC
14 0.1207 AC
15 0.1215 AC
16 0.1242 AC
17 0.1256 AC
18 0.1259 AC
19 0.1254 AC
20 0.1242 AC
21 0.1222 AC
22 0.1209 AC
23 0.1217 AC
24 0.1244 AC
25 0.1226 AC
26 0.1206 AC
27 0.1626 AC
42 0.1626 AC
41 0.1205 AC
40 0.1205 AC
39 0.1205 AC
38 0.1362 AC
37 0.2302 AC
36 0.2883 AC
35 0.1222 AC
34 0.1211 AC
33 0.1909 AC
32 0.2130 AC
31 0.4673 AC
30 0.3799 AC
29 0.1805 AC
28 0.1279 AC
4 0.2549 AC
3 0.1368 AC
2 0.1367 AC
1 0.1367 AC
1 0.1358 AC
2 0.1263 AC
3 0.1255 AC
4 0.1228 AC
5 0.1210 AC
6 0.1211 AC
7 0.1228 AC
8 0.1254 AC
9 0.1261 AC
10 0.1245 AC
11 0.1219 AC
12 0.1210 AC
13 0.1210 AC
14 0.1216 AC
15 0.1230 AC
16 0.1252 AC
17 0.1259 AC
18 0.1244 AC
19 0.1219 AC
20 0.1252 AC
21 0.1263 AC
22 0.1263 AC
27 0.1358 AC
26 0.1263 AC
25 0.1263 AC
24 0.1263 AC
23 0.1263 AC
54 0.1345 AC
53 0.1251 AC
52 0.1259 AC
51 0.1292 AC
50 0.1311 AC
49 0.1305 AC
48 0.1273 AC
47 0.1228 AC
46 0.1208 AC
45 0.1221 AC
44 0.1264 AC
43 0.1302 AC
42 0.1315 AC
41 0.1305 AC
40 0.1271 AC
39 0.1226 AC
38 0.1208 AC
37 0.1224 AC
36 0.1269 AC
35 0.1305 AC
34 0.1318 AC
33 0.1307 AC
32 0.1213 AC
31 0.1214 AC
30 0.1242 AC
29 0.1251 AC
28 0.1345 AC
TRACT A
0.5747
AC
TRACT B
0.4009
AC
2
3

N00°15'19"E 544.52'
S00°15'19"W 187.64'
S00°17'19"W 187.62'
S00°10'07"W 272.22'
S00°19'45"W 272.14'
S00°17'19"W 169.81'
S89°42'39"E 80.00'
N89°42'59"W 1843.79'

PARCEL B
0.0031
AC

HEDINGHAM AVENUE NE
(50' RW)

TIERRA DEL SOL SUBDIVISION
PHASE ONE
(B.L.R.A. B. 329, P. 525-531)

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

0 60' 120'
SCALE: 1" = 60'

Book Page

Plotted: 11/21/2023 1:56:28 PM, By:Villa, Nina
H:\proj\R315296.01 - Rio Rancho Acres Subdivision\05 Design\05.11 Survey\PLAT\Scottish Isle_ Plat.dwg
Last Saved:11/21/2023 1:55:05 PM, nvilla

SCOTTISH ISLE

A REPLAT OF A PORTION OF BLOCK 45

UNIT THIRTEEN

WITHIN PROJECTED SECTION 12, T. 12 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 3

NOVEMBER 2023

S.W. PORTION OF UNIT THIRTEEN RIO RANCHO ESTATES (N.M.R.A. B. 1, P. 48)

62 61 60 59 58 57 56 55 44 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40

LEEDS CASTLE AVENUE NE
(50' RW)

EDINBURGH STREET NE
(ROW WIDTH VARIES)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

S.W. PORTION OF UNIT THIRTEEN RIO RANCHO ESTATES (N.M.R.A. B. 1, P. 48)

TRACT 1 UNIT 8 STODDARD SUBDIVISION (N.M.R.A. B. 33, P. 90-92)

LOT LINES AND EASEMENTS BEING DELETED BY THIS PLAT

45

62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40

HEDINGHAM AVENUE NE
(50' RW)

TIERRA DEL ORO SUBDIVISION PHASE ONE (N.M.R.A. B. 33, P. 92-93)

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

N

0 60' 120'
SCALE: 1" = 60'

Book Page

Plotted: 11/21/2023 1:56:02 PM, By:Villa, Nina
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Last Saved:11/21/2023 1:55:05 PM, nvilla

Scottish Isle Lot Dimensions
November 15, 2023

Block	Lot	Pad Width (FT)	Pad Depth (FT)	Max. Pad Depth (FT)
1	1	40	70	
1	2	40	70	
1	3	40	70	
1	4	40	70	
1	5	40	75	92
1	6	40	70	
1	7	40	70	
1	8	40	70	
1	9	40	71	
1	10	40	73	
1	11	40	74	
1	12	40	72	
1	13	40	70	
1	14	40	70	
1	15	40	70	
1	16	40	72	
1	17	40	73	
1	18	40	74	
1	19	40	73	
1	20	40	72	
1	21	40	70	
1	22	40	70	
1	23	40	70	
1	24	40	72	
1	25	40	70	
1	26	40	70	
1	27	40	70	
2	1	40	75	
2	2	40	75	
2	3	40	73	
2	4	40	71	
2	5	40	70	
2	6	40	70	
2	7	40	71	
2	8	40	73	
2	9	40	73	
2	10	40	72	
2	11	40	70	
2	12	40	70	
2	13	40	70	
2	14	40	70	
2	15	40	71	
2	16	40	73	

2	17	40	74
2	18	40	72
2	19	40	70
2	20	40	72
2	21	40	75
2	22	40	75
2	23	40	75
2	24	40	75
2	25	40	75
2	26	40	75
2	27	40	70
2	28	40	70
2	29	40	74
2	30	40	72
2	31	40	70
2	32	40	70
2	33	40	78
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3	4	40	71
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3	6	40	71
3	7	40	72
3	8	40	76
3	9	40	79

3	10	40	77	
3	11	40	73	
3	12	40	71	
3	13	40	70	
3	14	40	71	
3	15	40	73	
3	16	40	77	
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3	18	40	77	
3	19	40	73	
3	20	40	70	
3	21	40	70	
3	22	40	70	
3	23	40	72	
3	24	40	76	
3	25	40	79	
3	26	40	77	
3	27	40	76	
3	28	40	76	
3	29	40	76	
3	30	40	75	113
3	31	40	75	155
3	32	40	75	150
3	33	40	70	
3	34	40	70	
3	35	40	70	
3	36	40	75	88
3	37	40	75	78
3	38	40	70	
3	39	40	70	
3	40	40	70	
3	41	40	70	
3	42	40	70	

Scottish Isle Lot Dimensions
November 29, 2023

Block	Lot	Lot Width at Property Line (FT)	Lot Width at 20' Setback Line (FT)
1	1	50.0	50.0
1	2	50.0	50.0
1	3	50.0	50.0
1	4	40.1	52.7
1	5	34.6	54.0
1	6	51.4	50.8
1	7	50.0	50.0
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1	9	50.0	50.0
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1	12	50.0	50.0
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1	14	50.0	50.0
1	15	50.0	50.0
1	16	50.0	50.0
1	17	50.0	50.0
1	18	50.0	50.0
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1	22	50.0	50.0
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1	24	50.0	50.0
1	25	50.0	50.0
1	26	50.0	50.0
1	27	84.3	69.5
2	1	69.3	54.5
2	2	50.0	50.0
2	3	50.0	50.0
2	4	50.0	50.0
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2	26	50.0	50.0
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2	28	69.3	54.5
2	29	50.0	50.0
2	30	50.0	50.0
2	31	50.0	50.0
2	32	50.0	50.0
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2	35	50.0	50.0
2	36	50.0	50.0
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3	5	50.0	50.0
3	6	50.0	50.0

3	7	50.0	50.0
3	8	50.0	50.0
3	9	50.0	50.0
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3	13	50.0	50.0
3	14	50.0	50.0
3	15	50.0	50.0
3	16	50.0	50.0
3	17	50.0	50.0
3	18	50.0	50.0
3	19	50.0	50.0
3	20	50.0	50.0
3	21	50.0	50.0
3	22	50.0	50.0
3	23	50.0	50.0
3	24	50.0	50.0
3	25	50.0	50.0
3	26	50.0	50.0
3	27	50.0	50.0
3	28	50.0	50.0
3	29	41.9	50.6
3	30	41.6	52.7
3	31	41.6	53.2
3	32	50.0	50.0
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3	34	50.0	50.0
3	35	50.8	50.5
3	36	33.7	50.9
3	37	41.6	52.7
3	38	47.1	50.6
3	39	50.0	50.0
3	40	50.0	50.0
3	41	50.0	50.0
3	42	84.3	69.5

City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 Fax (505) 896-8994

RE: Preliminary Plat #23-210-00009 Scottish Isle Subdivision
November 22, 2023

Dear Property Owner:

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, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat for the Scottish Isle Subdivision, which would create 123 single-family lots, 2 tracts, and 1 parcel, all zoned R-2: Single-Family Residential District. The subject properties comprising the proposed subdivision are legally described as Unit 13, Block 45, Lots 1-21 & 41-62 and comprise approximately 22.5 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, December 12, 2023** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, 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.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me at 505-896-8361 or e-mail me at tdvorak@rrnm.gov if you have any questions about the application or accessing the meeting. 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.

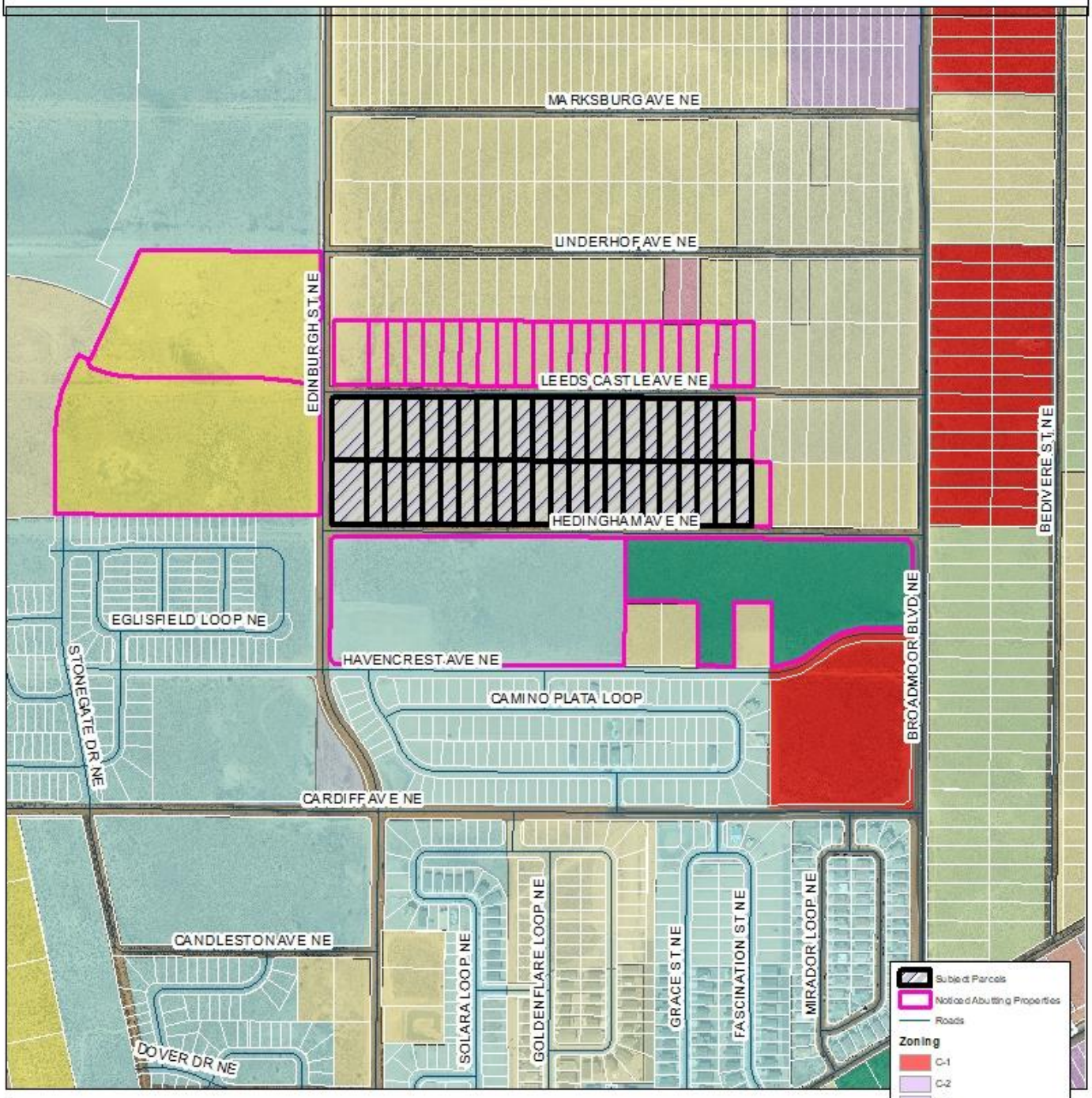
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Tim Dvorak

Tim Dvorak
Municipal Planner II
Development Services Department
Planning Division
City of Rio Rancho

SCOTTISH ISLE SUBDIVISION
PRELIMINARY PLAT



Rio Rancho
City of Vision

0 185 370 740 1,110 1,480
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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 Created by Tim Dvorak on 11/22/2023

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, December 12, 2023:

Conditional Use Permit
Request #23-120-00005
The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for a RV Storage Facility at 3508 Northern Blvd NE. The subject property is zoned C-1: Retail Commercial and is approximately 1.83 acres in size.

Preliminary Plat
Case #23-210-00012
The applicant, LD Development, LLC., through their agent, Aldrich Land Surveying, requests approval of a preliminary plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, and 2-A-1-E; and for dedication of public street right-of-way. The subject property is legally described as Los Diamantes, Tract 2-A-1.

Preliminary Plat
Case #23-210-00009
The applicant, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat for the Scottish Isle Subdivision, consisting of 123 residential lots zoned R-2: Single-Family Residential District.

Variance
Request #23-100-00014
The applicant, Eduardo Rivera, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk UU, Lot 24 and 25; located at 191 9th Ave NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot.

The meeting is scheduled 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 at www.rrnm.gov. 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 27, 2023

City of Rio Rancho
Development Services
3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

August 28, 2023

Nina Villa
Huitt-Zollars, Inc.
333 Rio Rancho Dr NE STE 101
Rio Rancho, NM 87124

RE: Comments Memo, Scottish Isle Preliminary Plat (Case #23-210-00009)

Please review the following staff comments for your preliminary plat proposal and return revisions to the Development Services Department.

Development Services / City Engineering:

Provide masterplan check list, Soils report, Traffic Study, Water Availability

Plat does not reflect plans. The construction plans shall include all phases reflected on the plat. Construction plans shall include all roadways required per the Development Process Manual. Construction plans do not include offsite water, sewer and storm drain required for the development.

9' foot of ROW on plat dedicated on eastern side of Edinburgh is not required. Dedication of the 18' of ROW on the west side of Edinburgh is required based on Edinburgh alignment.

Rio Rancho Fire Department:

- IFC 2021 shall be followed.
- Turning radius shall be 28', curb to curb distance shall be 31'11" and cul-de-sacs shall be 96' in diameter per IFC Appendix D
- Confirm fire hydrants are in approved distances and locations
- Hydrant distances shall 500' for residential
- No construction is to begin until fire hydrants are fully operational.
- No crash gates shall be allowed. No dead ends shall be approved.
- Gated subdivision shall require Knox box at entries.
- Further requirements may be necessary upon development.
- Recommend residential sprinklers

Parks & Recreation:

No additional comments from those provided, and followed, for cases 22-400-00005 and 22-100-00027 related to the preliminary plat. Let the Developer be informed that the park will need to be permitted (with a complete plan set submission – General notes, G&D plan, site plan, irrigation plan, etc…) with the City through a Commercial Permit application, noting that the permit is for a park, prior to any construction.

SSCAFCA:

Sheet G2 of plans – Invert of pond is very close to the invert of the storm drain lines in Hedingham Ave (sheet 27) that the pond discharges to. Verify sufficient grade exists in pond discharge to convey required flows. It also appears that the discharge from the pond ties into the back of a DI on the north side of Hedingham. No invert information for this DI box or the associated SD from the DI to the main line is provided.
Sheet G2 of plans – how is anyone planning on getting in to the pond to maintain it? No access ramp, no access gate identified, etc.
Sheet G2 of plans – What are the pond side slopes? Stabilize if needed due to excessive slope

Sheet G2 of plans – the street discharge on to the rip rap pad on the east side of the pond will create a massive cut in the side of the pond at the first rain. Provide a concrete rundown from the curb cut or sidewalk culvert to the invert of the pond. Provide sufficient turn down to protect concrete edges. Provide rip rap at pond bottom for energy dissipation.
Sheet G8 of plans – 36" SD outlet shown here, on sheet 8 it's 24". Orifice plate specified with no detail on installation of the diameter of the opening (32"?).
Sheet G8 of plans – Pond bottom on this sheet does not match Sheet 8.
Preliminary plat – Tract A (the drainage pond location) is also listed for private landscape easement. Tract A has a blanket drainage easement. Not sure if there is an independent landscape requirement and if that can be co-mingled with the drainage pond.

MRCOG:

MRMPO has no adverse comments. For informational purposes:

- Isabel Rd is identified as a Proposed Major Collector in the Long Range Roadway System (LRRS).
- A proposed paved trail is identified on Isabel Rd in the Long Range Bike System (LRBS).

Appendix G of the MTP recommends the following as it relates to the subject property:

- Adopt policies and standards that support Complete Streets and context sensitive design solutions for new and retrofitted infrastructure.
- Adopt/update land use policies and building and site development design standards that promote walkability.

If you have any additional questions or concerns please feel free to contact me at any time.

Respectfully,

Tim Dvorak

Tim Dvorak
Municipal Planner II
Development Services Department
City of Rio Rancho
(505) 896-8361
tdvorak@rrnm.gov

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: August 2, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Cedric Smith, Peter Prukop, Brian Babyak
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Preliminary Plat: DSD #23-210-00009 (Scottish Isle)

The applicant, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat for the Scottish Isle Subdivision, which would create 123 single-family lots, 2 tracts, and 1 parcel, all zoned R-2: Single-Family Residential District. The subject properties comprising the proposed subdivision are currently legally described as Unit 13, Block 45, Lots 1-21 & 41-62 and comprise approximately 22.5 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, August 16, 2023**. 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:
(X) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

No additional comments from those provided, and followed, for the previous submission for case 23-210-00009, or cases 22-400-00005 and 22-100-00027 related to the preliminary plat.

Again - Let the Developer be informed that the park will need to be permitted (with a complete plan set submission – General notes, G&D plan, site plan, irrigation plan, etc…) with the City through a Commercial Permit application, noting that the permit is for a park, prior to any construction.

Dyane N. Sonier *09/26/23*

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: August 2, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Cedric Smith, Peter Prukop, Brian Babyak
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
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This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

RRFR Requirements: International Fire Code 2021 shall be followed.

- **IFC Appendix D**
  - **Turning radius shall be 28', curb to curb distance shall be 31'11"**
- Confirm fire hydrants are in approved distances and locations
- Hydrant distances shall 500' for residential.
- No construction is to begin until fire hydrants are fully operational.
- No crash gates shall be allowed. No dead ends shall be approved.
- Gated subdivision shall require Knox box at entries.
- Further requirements may be necessary upon development.

Gerard Bauer — Reviewer

10/12/2023 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: August 2, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Cedric Smith, Peter Prukop, Brian Babyak
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Preliminary Plat: DSD #23-210-00009 (Scottish Isle)

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Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Wednesday, August 16, 2023**. 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
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

SSCAFCA has no comments.

Sara Rassa Digitally signed by Sara Rassa Contact Info: srassa@sscafca.com
Reviewer

1012/2023
Date

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-110-00014

AGENDA DATE:
December 12, 2023

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Eduardo Rivera, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk UU, Lots 24 and 25; located at 191 9th Ave NE. Staff contact is Liz Ruiz Carlos and staff recommends approval.

BACKGROUND AND ANALYSIS:
The applicant, Eduardo Rivera, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk UU, Lots 24 and 25; located at 191 9th Ave NE. The subject property is zoned R-1: Single-Family Residential, consists of 0.46 acres, and is located south of the Northern Blvd NE (minor arterial road) and 2nd St NE (residential road) intersection.

The subject property is within an Overlay Zone adopted under Ordinance No. 21, Enactment No. 98-023, which deems lots under continuous ownership merged for zoning and building purposes. The proposed manufactured home is therefore permitted to be built or placed across the property line of Lots 24 and 25.

Per §154.60 (3): "Each dwelling unit shall have a roof meeting one of the following minimum criteria: (a) A pitched roof with a minimum slope of two and one-half inches in every 12 inches and no less than six-inch overhangs."

The requested variance is to allow for a roof pitch of 2.04 inches, resulting in a 0.46 inch deviation from the required 2.5 inches; as shown in the included building permit application (#23-11830).

REVIEW CRITERIA:
The applicant 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.

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."

The applicant states within the included justification narrative: "the double-wide trailer I purchased does not meet the city of Rio Rancho's criteria for roof pitch, which are two and a half inches per twelve inches. The pitch of the double wide trailer is two inches every twelve inches. The double wide trailer [was] scheduled to be delivered on November 15th, and I have already purchased the land as well as the trailer. I'm contacting you now to request permission to set up the trailer on the half-acre plot of land I recently bought so that I can continue with my process."

Staff finds that the lot is not particularly narrow, shallow, or steep, however the manufactured home's inability to meet the pitch requirement does result in a practical difficulty or unnecessary hardship for the applicant. The submitted and proposed manufactured home is newly manufactured and complies with all other requirements. The requested variance does not have an adverse effect on the surrounding community and the requested variance is not for a significant deviation from the roof pitch requirements, as it is about an 18% variance from the 2.5/12 pitch required.

The proposed site plan meets setback requirements for the zoning designation and all other zoning requirements. The applicant has submitted a building permit application (#23-11830); approval of the permit is also pending revisions to address City Engineering comments.

Staff recommends that the Planning and Zoning Board find that the building's inability to meet the pitch 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 notified of the Planning and Zoning Board hearing by certified mail and property owners between 100-300 ft were notified by postcard. A notice sign was erected on the subject property on by the applicant, as required by ordinance, and a legal notice was published in the Rio Rancho Observer on November 27, 2023. All notification requirements for this hearing have been met.

REVIEWER COMMENTS:
CoRR Engineering No adverse comments
CoRR Fire & Rescue No adverse comments
CoRR Parks, Recreation, and Community Services No adverse comments
CoRR Police No comments provided
MRCG - MRMPO No adverse comments
Rio Rancho Public Schools No comments provided
SSCAFCA No adverse comments.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the variance request to the minimum roof pitch requirement, subject to findings and conditions 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 variance requests.
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 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 §154.60(3)(a) requiring a minimum roof pitch of two and one-half inches in every twelve inches, to allow for a roof pitch of 2.04 inches, as included in building permit #23-11830, is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.60.

If the Planning & 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 AND CONDITIONS OF DENIAL:
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.

ALTERNATIVES:

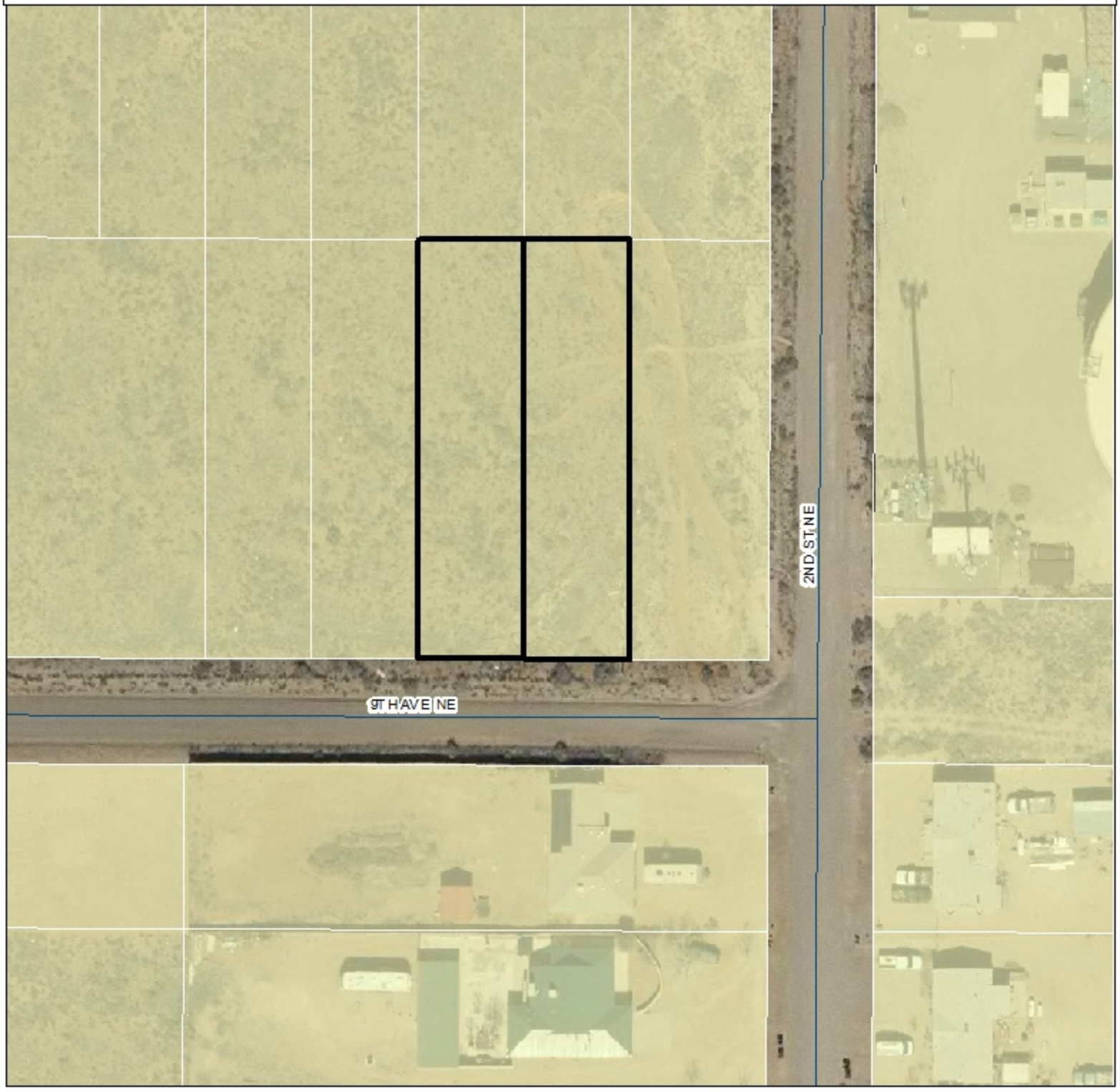
The Planning and Zoning Board may:
1. Approve the request;
2. Deny the request;
3. Modify the request and approve such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the requested variance, subject to findings and conditions.

ATTACHMENT: Location_Zoning Map.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Building Permit Application.pdf
ATTACHMENT: 98-023 O-21.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Notice Map.pdf
ATTACHMENT: Legal Ad.pdf
ATTACHMENT: Findings_of_Fact.docx

191 9TH AVE NE
VARIANCE TO ROOF PITCH REQUIREMENTS



Rio Rancho
City of Vision

0 20 40 80 120 160
Feet

Subject Parcels
Roads
Zoning
R-1

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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 Created by Liz Ruiz Carlos on 11/20/2023

Rio Rancho
City of Vision

[redacted]

6pm "Council chambers"

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: Eduardo Rivera		Phone: (505) 977-5003
Address: Po Box 45664		E-Mail: Tile work 903 a gmail
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest:	[redacted] Eduardo Rivera Nancy Rivera	
Deed or Ownership Verification Provided: (Initials) ER	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)

roof pitch variance request (2.041534" / 1') @ 191 9th Ave NE

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: 11	Block(s): UU	Lot(s): 24 & 25
Existing Zoning: R1	Proposed Zoning: N/A	
No. of existing lots: 2	No. of proposed lots: 2	Total area of site (acres) .96

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: Eduardo Rivera	Applicant:	Agent:
Signature: Eduardo Rivera		Date: 11-07-23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

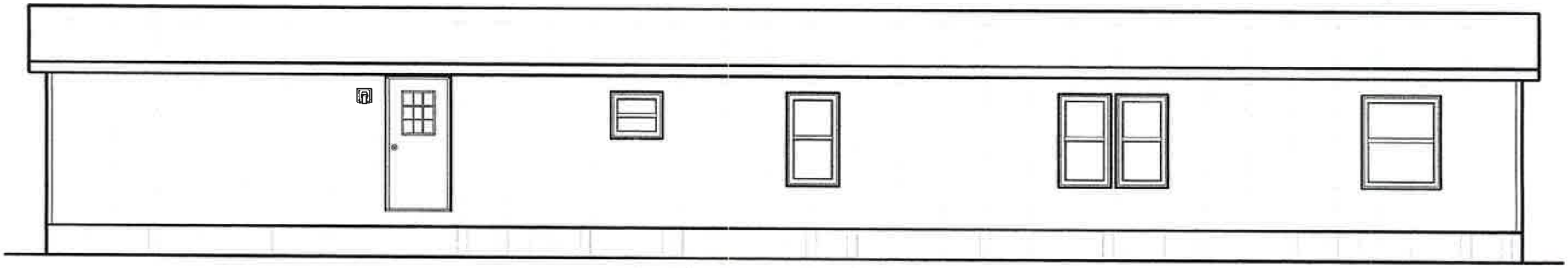
APPLICATION ACCEPTED BY: _____ **DATE:** _____

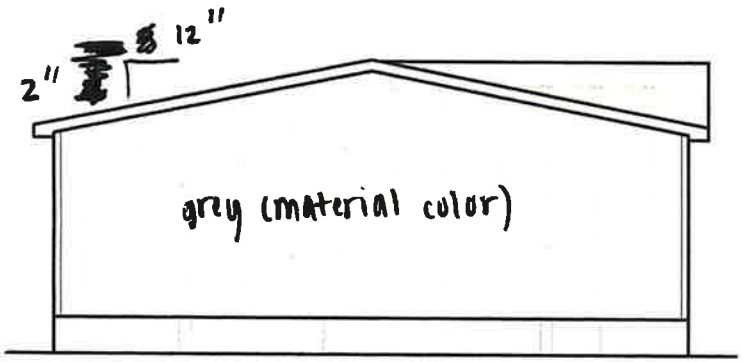
Form revised June 2014

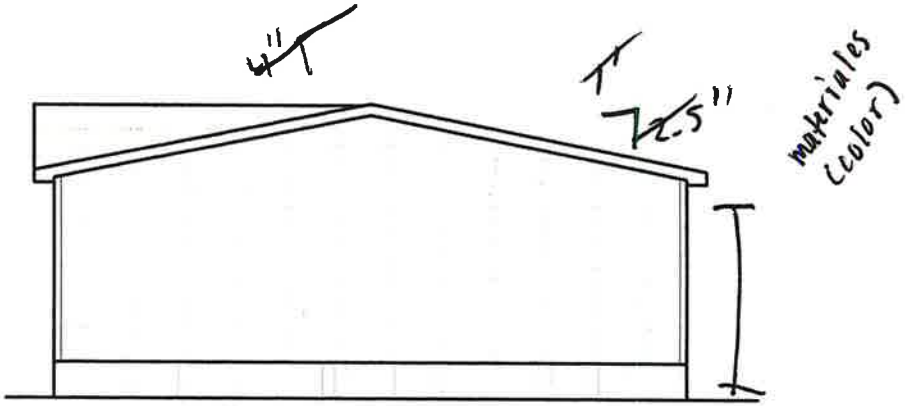
Dear, City Of Rio Rancho

I, **Eduardo Rivera** would want to request permission to erect a double-wide trailer on my property, which is why I am writing this letter. The double wide trailer I purchased does not meet the city of Rio Rancho's criteria for roof pitch, which are two and a half inches per twelve inches. The pitch of the double wide trailer is three inches every twelve inches. The double wide dimensions are 28 x 72 x 13.5 inches, the double wide trailer is scheduled to be delivered on November 15th, and I have already purchased the land as well as the trailer. I'm contacting you now to request permission to set up the trailer on the half-acre plot of land I recently bought so that I can continue with my process.

Sincerely, Eduardo Rivera









1,296 SQ.FT. (STD PLAN "CONDITIONED")
N/A SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

TRU	Model #: TRU28724R	Drawing #: TRU-M007-72-4
	Date: 1.24.12 Scale: N.T.S.	
Product Designer: HarmonB	28' x 72' Wonder	
Elevation	REV:	

BOTTOM CHORD:	1 3/16" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
KING POST (W4):	1 3/16" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
WEBS:	1" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
HEEL:	5 1/2" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER
S1:	1 5/8" x 1 1/2"	NET PRODUCT OF #2 SPF OR BETTER

failure to build or erect this truss in conformance with third party quality control specifications. This truss is to be used bearing and loading conditions shown. Apply connectors to both faces of truss at each joint unless noted. All chords square cut at each joint unless noted. All vertical webs form right angles with the bottom chord unless dimensioned. beam connections by others.

PFS Inc., Cottage Grove Wisconsin provides third party witnessing of truss testing as well as monitoring Fontana Products Of Texas, Inc.'s plant in Hillsboro tx., for conformance to their quality assurance manual. The listed stamps o appears on this document as verification of these services. (REVISED 0

STATE OF TEXAS
ARTURO A. HERNANDEZ
88517
LICENSED
PROFESSIONAL ENGINEER

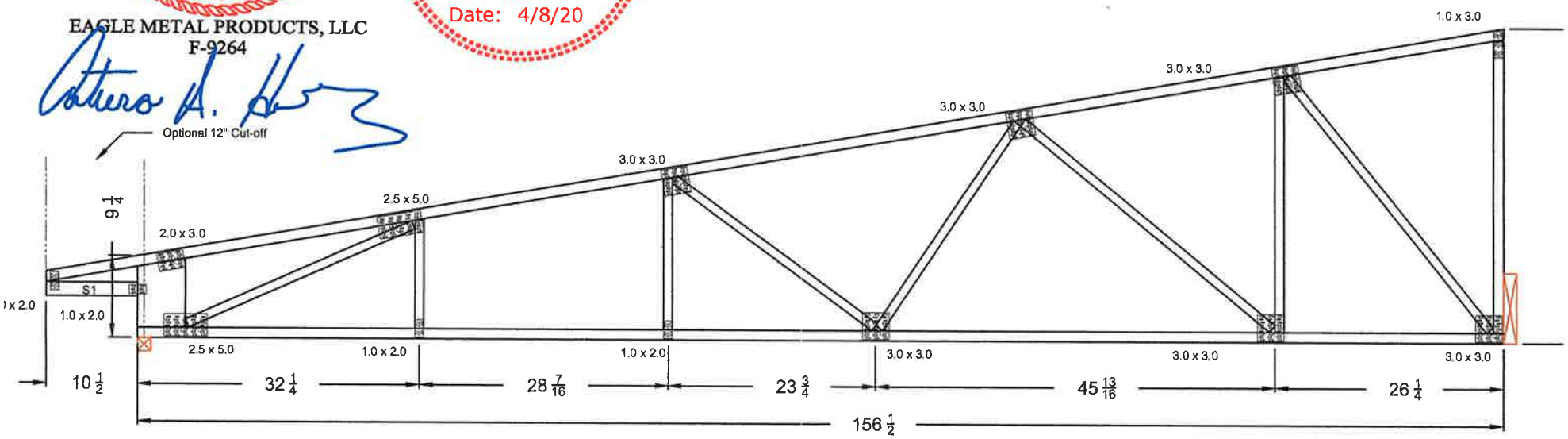
04/09/2020

PFS LISTED
Date: 4/8/20

EAGLE METAL PRODUCTS, LLC
F-9264

Optional 12" Cut-off

12
2.041534



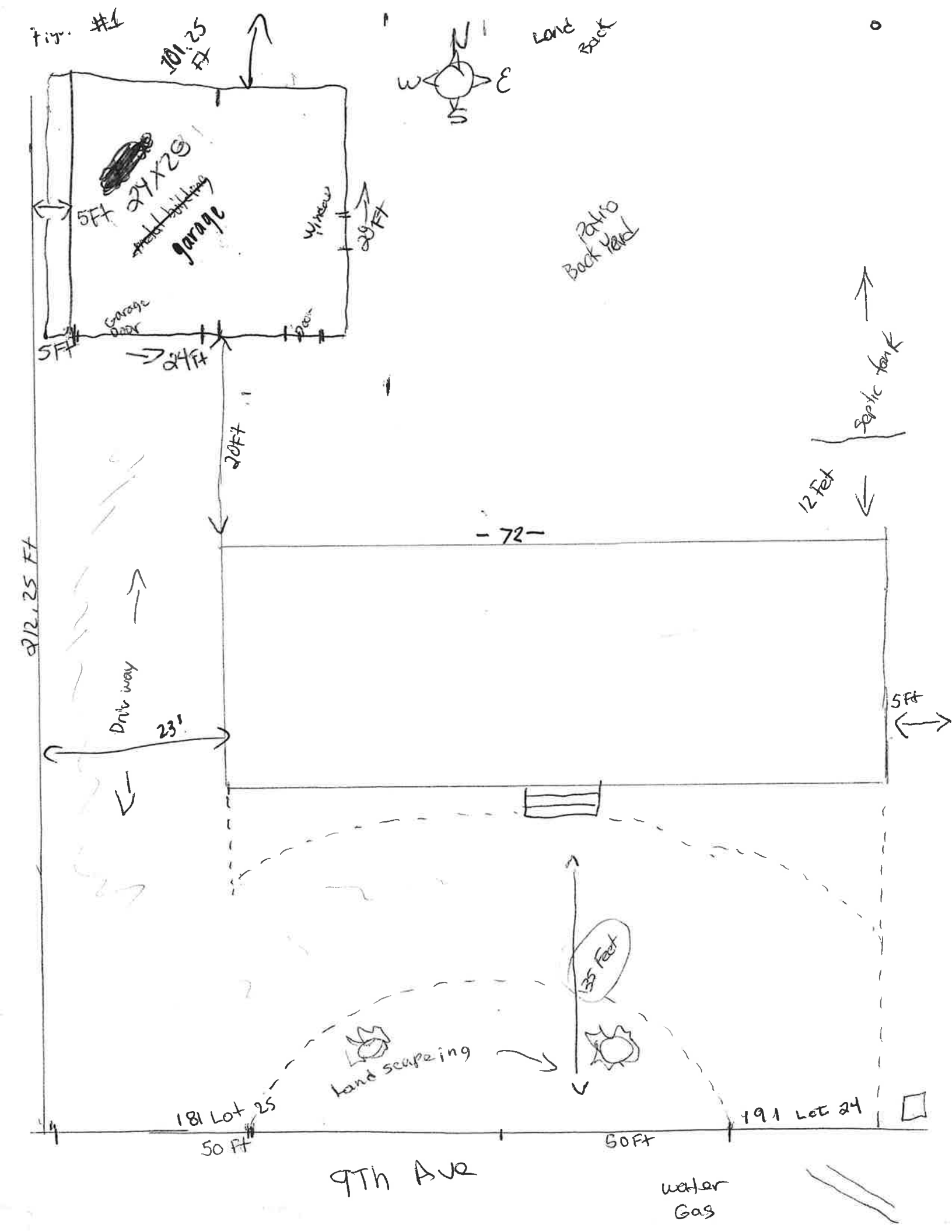
NOTE:
1. All dimensions are in inches unless otherwise noted.
2. Manufacturing tolerances: +/- 1/4" overall height, 1/4" length, +/- 1" vertical post pl
3. OH may be mfg. up to the maximum shown and trimmed at any point in between.
4. All connector plates to be placed symmetrical about the joint (+/- 1/4") unless othe
5. For 1x2 plates, provide to 4 teeth minimum into each member, per plate, per side.
6. Lumber moisture content not to exceed 19%.
7. Leaders to plates point to the long edge of the plate.
8. Rotation dimension is +/- 10 degrees per ANSI/TPI 1-2002 section 3.7.3

This truss meets HUD WIND ZONE I @ 24" ON CENTER SPACING
This truss meets HUD WIND ZONE II @ 24" ON CENTER SPACING
This truss meets HUD WIND ZONE III @ 16" ON CENTER SPACING

PLATE TYPE: EAGLE 20 GUAGE OR EQUIVELANT.

DRAWING NAME: M075		LOADINGS	LOADINGS	LOADINGS
NO:	CO:	24" OC	16" OC	12" OC
ORWG. DATE: 4-5-2020 GG	TRUSS LENGTH: 156 1/2"			
REV. DATE: 4-6-2020 GG	TEST TYPE: ACTM	TCLL: 20.0	TCLL: 30.0	TCLL: 40.0
REV. DATE: 4-7-2020 GG	TESTED IAW/3280.402 TEST TYPE: PROOF LOAD 1.75	TCDL: 11.0	TCDL: 16.5	TCDL: 22.0
REV. DATE:		BCLL: 0.0	BCLL: 0.0	BCLL: 0.0
REV. DATE:	BEARING: 1 1/2" MINIMUM	BCDL: 5.0	BCDL: 7.5	BCDL: 10.0

Fontana Wood Products Of Tex
216 Pecos Street, Hillsboro, TX 76645
Phone: (254) 580-0100 Main Fax: (254) 580-0101
Plant 989


fig. #1
101.25 Ft
N
W
E
S
Land Back
24X28
garage
5Ft
Window
29 Ft
Garage Door
Door
5Ft
24Ft
20Ft
24Ft
Back Yard
Septic tank
12 Feet
72
212.25 Ft
Drive way
23'
5Ft
135 Feet
Land scaping
181 Lot 25
50 Ft
50Ft
191 Lot 24
9Th Ave
water
Gas

Residential Building Permit & Plan Review Application

City of Rio Rancho
Development Services
3200 Civic Center Circle NE 1st Floor
Rio Rancho, NM 87144
(505) 891-5006 Fax (505) 896-8994

Permit # _____
Model # _____

Fees (non-refundable)
Application fee is 65% of the Building Permit Fee

Property Information
Acreage of Property _____ Height of Primary _____
Width of Front Yard Setback _____ SQ. FT of Primary _____

Physical address
Address 191 9Th Ave ne
City Rio Rancho State nm Zip 87124

Legal Description
Subdivision/Unit 11 Rio Rancho Estates Block UU Lot 24 & 25
Track/Parcel _____ Zoning R-1 191 181

Description of work to be conducted: new manufactured home

Cost of Project: 117,800

Dimensions- Set Backs
Gross Floor Area 1,800 Ft Heated _____ Unheated _____
Front 35' Rear 51' Left 23' Right 101.25'
Garage # of Bays _____ Water # —
No. of Stories _____ Septic # —
Height of Structure _____ Gallons (Pool only) —

Homeowner Information
Name (Print) Eduardo Rivera
Address Po Box 456641 Rio Rancho nm 87174
City Rio Rancho State nm Zip 87174
Phone (505)977-5003 Email Tilework903@gmail.com

Contractor Information
Name _____ License # _____
Address _____
City _____ State _____ Zip _____
Phone _____ Fax _____ Email _____

I, the undersigned, understand the above application procedure and agree to comply with conditions of same.

Name (printed) Eduardo Rivera Date _____

Signature EJRP

REVISED 08/18

Data Plate

CMH MANUFACTURING, INC.

TRU MH
1313 INDUSTRIAL PARK RD
BELTON, TX 76513

Date of Manufacture	Plant #	HUD #
7/20/23	00998	NTA2185791 NTA2185792

Manufacturer's Serial Number and Model Unit Designation

BL2010569TXABAC 98TRU28724BH23S

Designed Approval by (D.A.P.I.A.)

HWC

This manufactured home is designed to comply with the Federal Manufactured Home Construction and Safety Standards in force at the time of manufacture. The manufacturer certifies this home is compliant with the Title VI, Toxic Substance Control Act. (For additional information, consult the owner's manual.)

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
FURNACE	CARRIER	N95ESM0401712A
WATER HEATER	RHEEM	E402RH95
RANGE	FRIGIDAIRE	FCRG3015ABC
REFRIGERATOR	FRIGIDAIRE	FFHT1814WB
DISHWASHER	FRIGIDAIRE	FFCD2413UB
SMOKE DETECTOR	FIRST ALERT	9120B

Manufactured Home Constructed for: Zone 1

This home has not been designed for the higher wind pressures and anchoring provisions required for ocean/coastal areas and should not be located within 1,500' of the coastline in the Wind Zones II and III, unless the home and its anchoring and foundation system have been designed for the increased requirements specified for Exposure D in ANSI/ASCE 7-88.

This Home Has Not been equipped with storm shutters or other protective coverings for windows and exterior door openings. For homes designed to be in Wind Zones II and III which have not been provided with shutter or equivalent covering devices, it is strongly recommended that the home be made ready to be equipped with these devices in accordance with the method recommended in the manufactures printed instructions.

This manufactured home IS NOT designed to accommodate the additional loads imposed by the attachment of an attached accessory building or structure in accordance with the manufacturer installation instructions.





Comfort Heating

This manufactured home has been thermally insulated to conform with the requirements of the federal manufactured home construction and the safety standards for all locations within climatic zone 3.

Heating equipment manufacturer and model (see list at left).

The above heating equipment has the capacity to maintain an average of [illegible] temperature in this home at outdoor temperatures of -10 °F.

To Maximize furnace operating economy and to conserve energy it [illegible] this home be installed where the outdoor winter design temperature [illegible] higher than 14 °F.

The above information has been calculated assuming a maximum wind [illegible] 15 [illegible] standard atmospheric conditions.

Comfort Cooling

☐ Air Conditioner provided at factory (Alternate I)

Air conditioner manufacturer and model (See list at left).

Certified capacity B.T.U./hour in accordance with the appropriate air conditioning and registration institute standards. The central air conditioning system provided in this home has been sized assuring an orientation of the front (hitch end) of the home facing . On this basis, the system is designed to maintain an indoor temperature of 75°F when outdoor temperatures are °F dry bulb and °F wet bulb.

The temperature to which this home can be cooled will change depending upon the amount of exposures of the windows of this home in the sun's radiant heat. Therefore, the home's heat gains will very dependent upon its orientation to the sun and any permanent shading provided. Information concerning the calculation of cooling loads at various locations, widow exposure and shadings are provided in Chapter 22 of the 1981 edition of the ASHRAE Handbook of Fundamentals.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

☒ Air Conditioner not provided at factory (Alternate II)

The air distribution system of the home is suitable for the installation of the central air conditioning. The supply of air distribution system installed is this home is the sized for the manufactured home central air conditioning system of up to 39200 B.T.U./hr. rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration institute standards when the air circulators of such air conditioner are related at 0.3 inch water column static pressure or information necessary to calculate cooling loads at various locations and orientation is provided in the special comfort cooling information provided with this manufactured home.

☐ Air Conditioner not recommended (Alternate III)

The air distribution system of this home has not been designed in anticipation of its use with a central air conditioning system.

INFORMATION PROVIDED BY THE MANUFACTURER NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (Without windows and doors)	"U"	0.085
Ceilings and roofs of light color	"U"	
Ceilings and roofs of dark color	"U"	0.030
Floors	"U"	0.044
Air ducts in floor	"U"	
Air ducts in ceiling	"U"	
Air Ducts installed outside the home	"U"	0.224

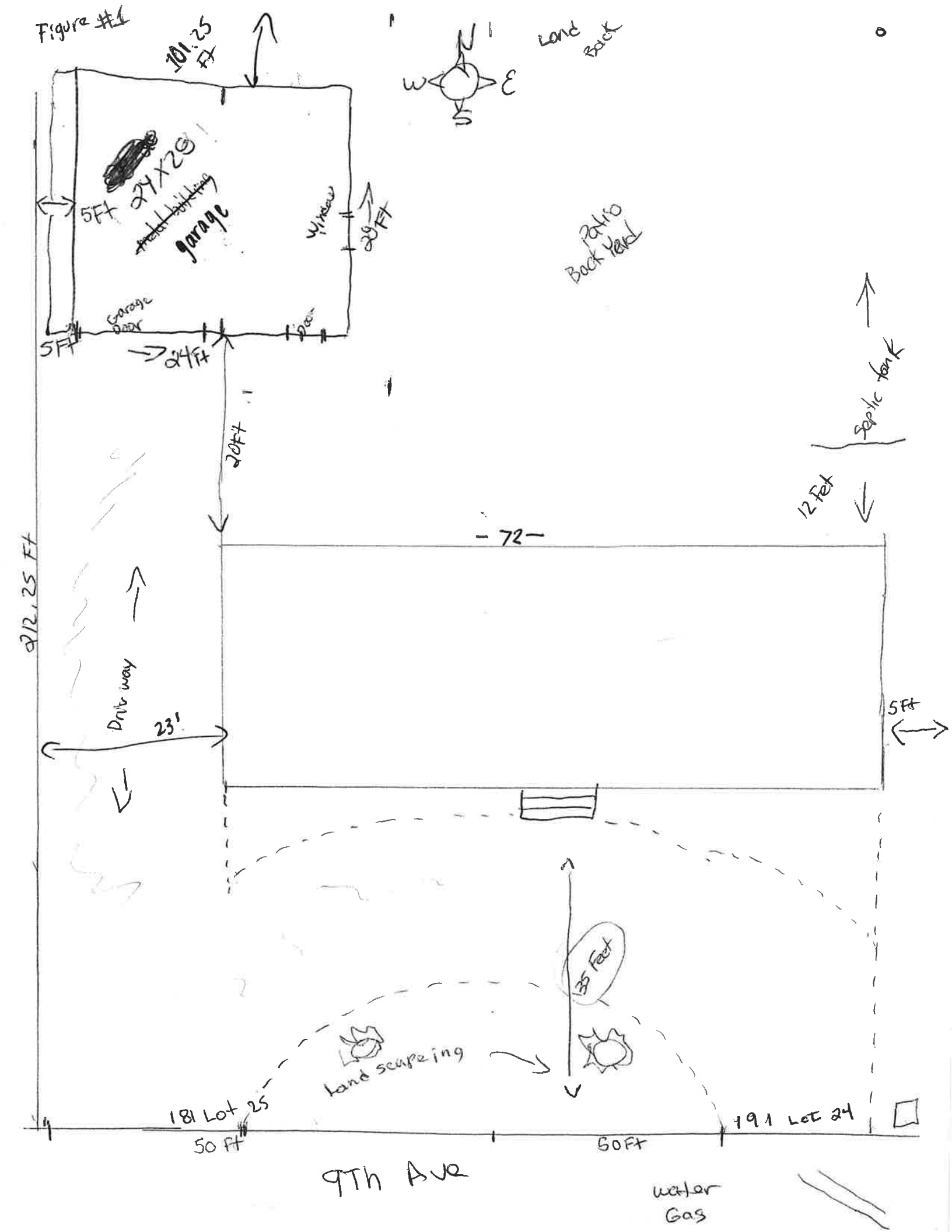
The following are the duct areas in this house

Air ducts in the floor	149	Sq. Ft.
Air ducts in the ceiling		Sq. Ft.
Air ducts outside the home	78.5	Sq. Ft.

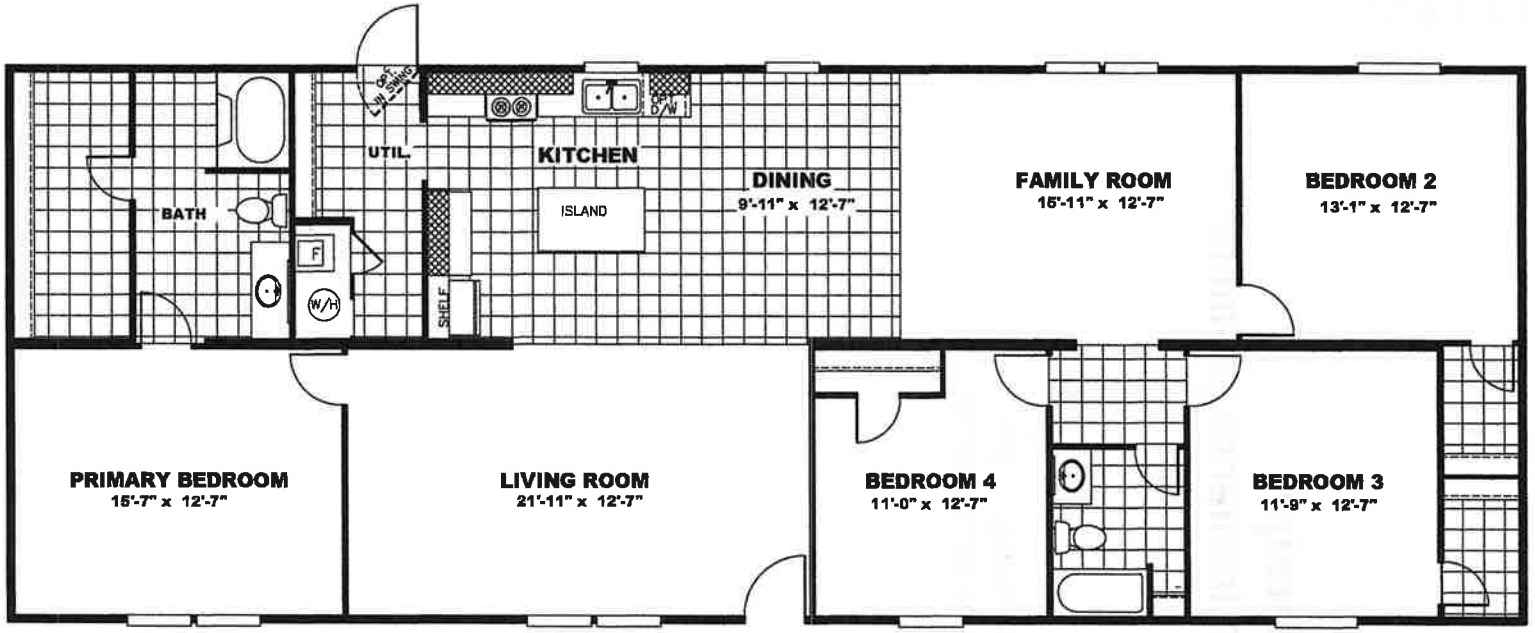
To determine the required capacity of the equipment to cool a home efficiently and economically, cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation location and the structure of the home. Central air conditioner operates most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals once the location and orientation are known.



DO NOT REMOVE

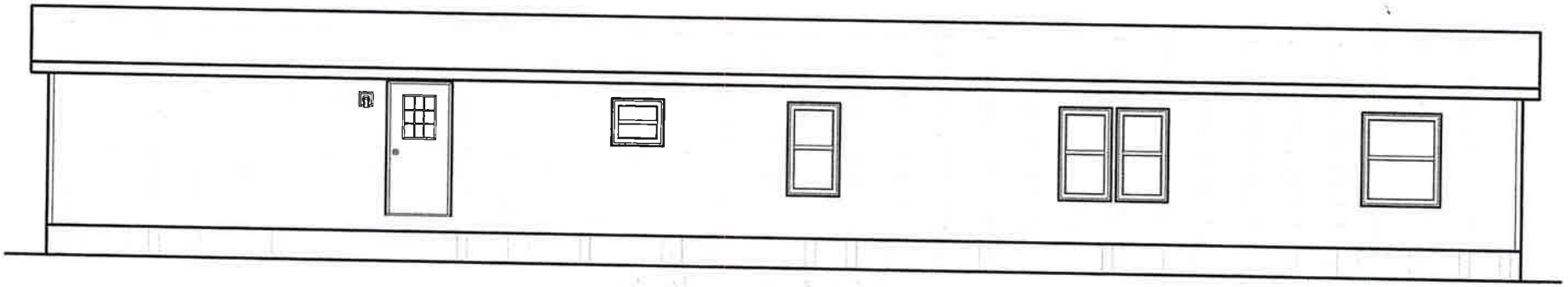

Figure #1
101.25 Ft
N
W
E
S
Land
Back
24X28
garage
5Ft
Window
29 Ft
Garage Door
5Ft
24Ft
20Ft
2410
Back Yard
Septic tank
12 Feet
72
212.25 Ft
Drive way
23'
5Ft
135 Feet
Land scaping
181 Lot 25
50 Ft
50Ft
191 Lot 24
9Th Ave
water
Gas

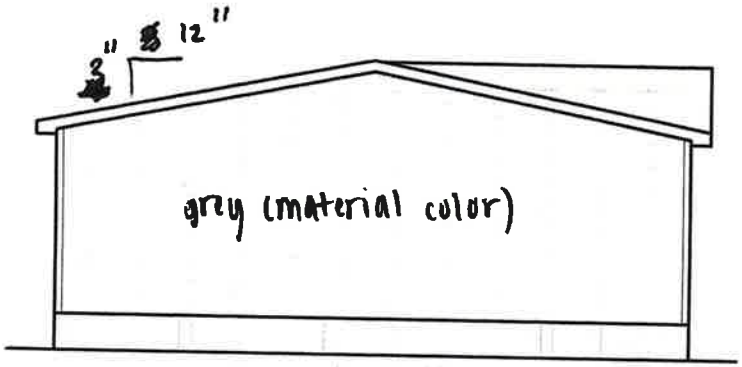
Wonder

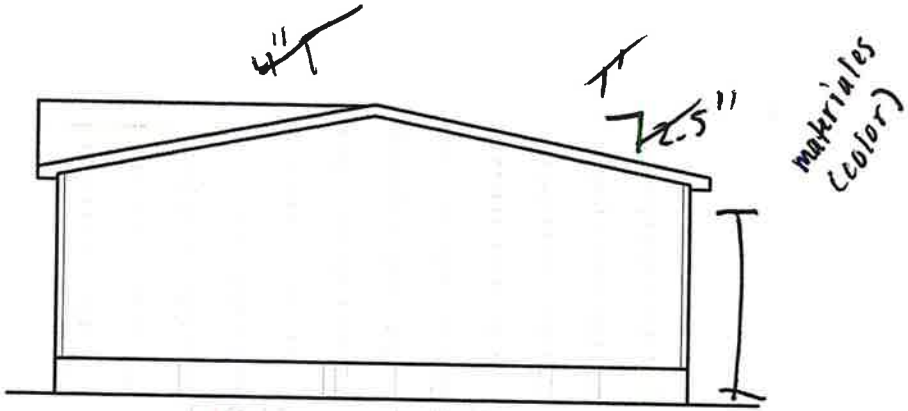


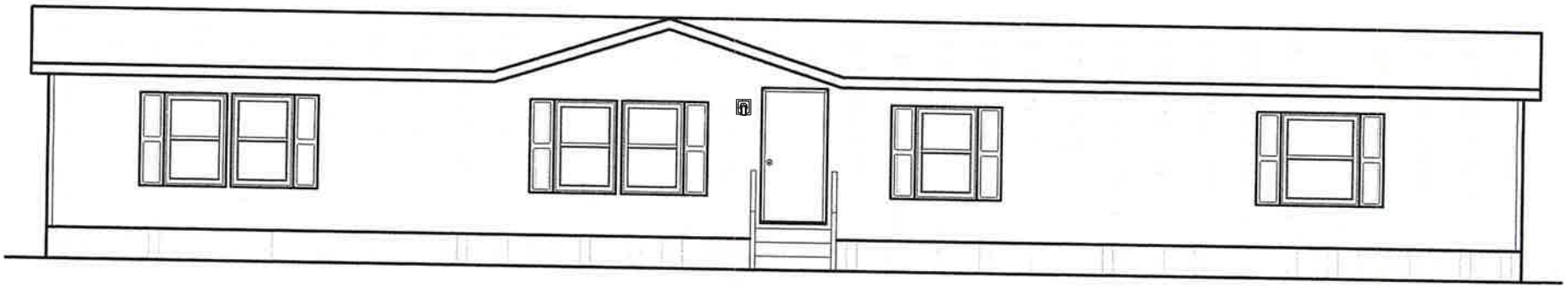
Model #: TRU28724R

28' x 72' Wonder









1,896 SQ.FT. (STD PLAN "CONDITIONED")
N/A SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

TRU	Model #: TRU28724R	Drawing #:
	Date: 1.24.12 Scale: N.T.S.	TRU-M007-72-4
Product Designer: HarmonB	28' x 72' Wonder	
Elevation	REV:	

4.23.20

READ CAREFULLY-YOUR RIGHTS ARE AFFECTED BY OBTAINING A HOMEOWNER'S PERMIT!!!

New Mexico Regulation and Licensing Department

CONSTRUCTION INDUSTRIES DIVISION

BOX PO Box 25101 ▪ Santa Fe, NM 87504 ▪ Ph (505) 476-4675 ▪ Fax (505) 476-4685
5500 5500 San Antonio Dr. NE ▪ Albuquerque, NM 87109 ▪ Ph (505) 222-9800 ▪ Fax (505) 765-5670
505 S. 505 S. Main St., Suite 118 ▪ Las Cruces, NM 88004 ▪ Ph (575) 524-6320 ▪ Fax (575) 524-6319
www.rld.state.nm.us/construction

HOMEOWNER PERMIT RESPONSIBILITIES AND LIABILITIES ACKNOWLEDGEMENT

BY OBTAINING THIS PERMIT, AS A HOMEOWNER, I ACCEPT SOLE RESPONSIBILITY AND ACKNOWLEDGE THAT I AM FULLY LIABLE FOR THE PROJECT.

The three possible homeowner's permits are a building permit, an electrical permit and a plumbing permit. The performance of HVAC and natural gas is not available through the homeowner's permit.

Homeowner responsibilities and liabilities are strictly monitored and must be adhered to by a homeowner seeking a homeowner's permit. Please read each of the following statements as each pertains to your application for the homeowner's permit. You must place your initials on the line adjacent to each statement as an acknowledgement of your agreement that you understand and shall abide by each statement. If you do not adhere to each of the following statements, your permit will be cancelled.

Prior to applying in person for a homeowner's permit with CID or the local permitting authority, you, as the homeowner, must obtain zoning approval from the local planning and zoning department, including floodplain determination. If you live in an area that does not have a planning and zoning department, you must obtain flood plain determination prior to applying for your permit.

TO BE COMPLETED BY THE LOCAL PERMITTING AUTHORITY WHEN APPROPRIATE.
I have verified that the individual signing this document as homeowner has provided (1) proof of identity; (2) proof of ownership of the property; (3) acknowledgement of review and signing of the Instruction sheet for obtaining a homeowner's permit AND (4) has completed all portions of this document.

Signature of local permitting authority or local planning & zoning authorized personnel

Printed Name/Name of Department

Address

Telephone No.

Email address

Revised 10/27/20

f. **Submit a completed AHJ approved application for the building permit.**
g. **Provide to the AHJ all required plans and documents as set forth in the "Building Permit Guide for Residential Construction".**
h. **Submit payment of all applicable fees.**

7. **The homeowner building permit authorizes you to self-perform the work authorized by the permit, to utilize legal (W-2) employees or to sub-contract specialty trades to validly licensed contractors.**
8. **If you are hiring employees, you shall comply with all federal and state tax registration and reporting requirements and worker's compensation insurance requirements.**
9. **If you subcontract for specialty trade work it must be to a validly licensed contractor who must apply for all applicable permits and request all inspections. Trades of work not authorized by the homeowner building permit must be subcontracted.**
10. **Except for work that is legally subcontracted, you are responsible for requesting all inspections, making all corrections of code violations, requesting all required re-inspections and obtaining the Certificate of Occupancy and/or final inspection when applicable.**
11. **The homeowner's permit may not be used to permit a project for which a GB-2 or GB-98 contractor has been contracted to act as a general contractor, a project manager, or to supervise the project.**
12. **The electrical and plumbing homeowner permits authorize only the permittee to perform work authorized by the permit. Subcontractors may not be utilized for this work nor may employees perform any of the electrical or plumbing work authorized by the permit.**
13. **You must comply with all provisions of the Construction Industries Licensing Act (CILA), its regulations, standards and codes**

I, Eduardo Rivera state and certify that I own and occupy or shall be occupying the residence, that I have read this instruction sheet completely, that I understand what I must do in order to obtain a homeowner's permit, and agree that I shall comply with all of the requirements.

Eduardo Rivera
Printed Name

Signature

Po Box 45664 Rio Rancho nm 87174
Address

(505) 977-5003
Telephone No.

Tilework903@gmail.com
Email address

Revised 10/27/20

After initialing each item, sign the acknowledgement before a Notary Public, present this document, proof of identity and ownership of the real property, completion of local planning & zoning documents, flood plain determination and the completed permit application package, including the instruction sheet, in person to the Authority Having Jurisdiction (AHJ) office or the local planning and zoning department. If the completed documentation is submitted to a local planning and zoning department, such documentation shall be mailed or emailed to the AHJ. The homeowner agrees and stipulates that an email submittal to the AHJ shall be considered by all parties as original signed documentation submitted to the AHJ for all intents and purposes. All completed homeowner documentation shall be kept on record by the AHJ with the permit application as proof of the responsibilities and liabilities you have assumed by applying for and obtaining a homeowner's permit.

THIS FORM MUST BE COMPLETED BY HOMEOWNER IN PERSON AT EITHER THE APPROPRIATE PERMITTING AUTHORITY OR THE LOCAL PLANNING AND ZONING DEPT PRIOR TO SUBMITTAL TO THE APPROPRIATE PERMITTING AUTHORITY. ALL PORTIONS MUST BE INITIALED OR THIS ACKNOWLEDGEMENT IS DEEMED INCOMPLETE AND UNACCEPTABLE!

Place a checkmark adjacent to the appropriate contracting you plan on completing when obtaining the homeowner's permit.

ER I plan to build/construct a single-family primary residence that will be owned and occupied by me for a minimum of two years after the Certificate of Occupancy is issued. Violation of this two-year requirement may result in denial of future additional homeowner permits and/or initiation of criminal [unlicensed contracting] charges against you in accordance with the requirements of the Construction Industries Licensing Act, § 60-13-52.

ER I plan to alter, repair, install or make improvements to my primary residence owned and occupied by me.

ER I plan to build/construct or improve a free-standing garage or storage building located at my owned and occupied primary residence.

ER I plan to install, alter or repair electrical wiring or plumbing systems at my owned and occupied primary residence.

I shall self-perform or subcontract each scope of work as indicated below:

concrete	✓ self-perform	✓ subcontract
framing	✓ self-perform	✓ subcontract
insulation	✓ self-perform	___ subcontract
sheetrock	✓ self-perform	___ subcontract
exterior finish	✓ self-perform	___ subcontract
roofing	___ self-perform	✓ subcontract
windows	✓ self-perform	___ subcontract
doors	✓ self-perform	✓ subcontract
millwork	___ self-perform	___ subcontract
electrical	___ self-perform	✓ subcontract
plumbing	___ self-perform	✓ subcontract

Based on the scopes of work you have stated you shall self-perform and subcontract, the appropriate AHJ shall make a determination as to whether a homeowner's permit is applicable for this project and whether you qualify to perform the work to entitle you to a Homeowner's permit.

Read each statement and initial ONLY if you fully agree and acknowledge you will abide by and understand each responsibility and accompanying liability.

ER I understand that the AHJ shall determine whether or not I am qualified to perform the work and whether I qualify for the homeowner permit.

ER I understand that I must self-perform with or without employees the major portion of the project based on dollar amount to be eligible for the homeowner's permit.

ER I understand that, by requesting and obtaining a homeowner's permit as a homeowner, I am acting as my own general builder, electrician or plumber and acknowledge I am solely responsible for my project.

ER I understand that my entitlement to this homeowner's permit is premised on this single-family dwelling being **owned and occupied by me** as required by statute and rule.

ER I understand that I am personally applying for this homeowner's permit and I cannot delegate this task to anyone.

ER I understand that I must comply with all provisions of the Construction Industries Licensing Act, all regulations, and building standards and codes acknowledging that I have sufficient familiarity with these laws, standards and codes to do the construction, alter and repair of my own personal residence.

ER I understand that my homeowner's building permit shall only be issued for the general construction portion of the work and that electrical and/or plumbing work must be performed by a properly licensed contractor unless I have demonstrated my ability to do such work by passing a homeowner's examination administered by the electrical or plumbing department for the jurisdiction in which I am building my home and obtaining the appropriate electrical or plumbing homeowner's permit.

ER I understand that I must submit plans and all other required submittals for approval by the appropriate AHJ including my acknowledgement of my responsibilities to fulfill all the requirements in connection with my homeowner's permit.

ER I understand that, under no circumstances, can I perform HVAC or natural gas under my homeowner's permit and that I must contract appropriately licensed subcontractors to perform such work. These appropriately licensed subcontractors must obtain their own permits and call for their own inspections.

ER I understand that, as the homeowner obtaining the building permit I shall physically perform the work myself, hire employees to assist in the performance of the work or subcontract work.

ER I understand that if I obtain a homeowner plumbing or electrical permit, only I can perform the work. I am not entitled to hire employees to assist nor may I subcontract any of the plumbing or electrical work.

ER I understand that any portion of the construction work that I subcontract must be to licensed contractors and that each of these subcontractors must permit each scope of work separately from the Homeowner's permit. Licensed contractors are licensed business entities not individuals.

ER I understand that before I subcontract any scope of work, I must verify with the Construction Industries Division that the subcontractor is duly licensed in New Mexico to perform the type of work for which I intend to subcontract.

ER I understand that if I contract with a GB-02 [licensed residential contractor] or a GB-98 [licensed residential/commercial contractor] to supervise my work, to act in the capacity of a general contractor or project manager, the homeowner's permit is automatically VOIDED requiring the licensed contractor to permit the project under the contractor's license. Any violation of this requirement by the licensed contractor shall subject the contractor to disciplinary action against the contractor's license.

ER I understand that if I hire a "construction manager" or "superintendent" or "foreman" to oversee my work, that individual must be my employee, I will pay the employee hourly wages and no other form of compensation, the employee shall work strictly under my direction and I shall be responsible to comply with all tax and worker's compensation legal requirements. my home, that individual will be my employee and strictly working under my direction.

ER I understand that if I hire an individual to assist me in this construction I shall pay this employee strictly hourly wages, no other form of compensation and be responsible for complying with all tax and worker's compensation legal requirements.

ER I understand I must provide my state and federal employee tax numbers and payroll records to the division, upon request.

ER I understand I will withhold all required state and federal taxes, including social security taxes from the wages I pay to my employee(s).

ER I understand that if I do not carry Worker's Compensation Insurance, I may be financially responsible if any of my employees are injured while working on my premises. This financial liability will include employee(s) for whom I may not be required to carry Worker's Compensation Insurance or injured workers hired by a subcontractor I subcontract, who does not carry his/her own worker's compensation insurance.

ER I understand that I must call for each and every required inspection, except those inspections permitted by my subcontractor(s). I shall make the premises accessible to all inspectors.

ER I understand that if an inspection results in a cited code violation, such violation must be cured within the time required by the AHJ building official or the inspector. Failure to correct is a violation of CID rules and may result in disciplinary action by the division.

ER I understand that for new construction all appropriate inspections, including the final, must be passed by the inspector in order to obtain a Certificate of Occupancy. The Certificate of Occupancy must be issued prior to my occupation.

ER I understand that if I occupy my home (or addition) prior to a final inspection, no Certificate of Occupancy shall be issued. Failure to call for a final inspection or obtain a certificate of occupancy shall result in a permanent record of such failure which may present issues in the future if I desire to sell or refinance my home.

ER I understand the Certificate of Occupancy shall state that my home, addition or storage building was built under a Homeowner's permit.

ER I understand that if I am building my own home and during the process of building, I decide not to own and/or occupy the home when it is completed, I am no longer eligible for the Homeowner's permit. At that time, I shall immediately notify the permitting AHJ who shall cancel my Homeowner's permit and I shall hire a licensed contractor to complete the work.

ER I understand that if I don't require each of my subcontractors to obtain their own permits, each of their contractor's bonds will not cover the work each performed and I will have limited remedies available to me through the Construction Industries Division and/or the Construction Industries Commission. Because I have assumed the responsibility for this project that would normally have been assumed by a licensed general/electrical/plumbing contractor I also assume all liabilities as to this project.

I, Edwardo Rivera, stipulate, acknowledge and certify that I have read each of the above statements and I understand each requirement, responsibility and liability that accompanies a Homeowner's Permit. I agree to be bound by all applicable laws, regulations, codes, standards, requirements and responsibilities. I understand I must obtain separate permits to self-perform general building, plumbing and/or electrical work. I understand I am required to substantiate my plumbing and/or electrical knowledge to the satisfaction of the division or the appropriate AHJ. I further understand that I cannot perform HVAC or mechanical work pursuant to a homeowner's permit. If I subcontract a licensed contractor to do any portion of this project, the contractor will apply for his/her own permit for his/her portion of the work and ensure all inspections are conducted.

By signing I acknowledge that I must submit the appropriate completed permit application and comply with all the conditions, requirements, documents and plan submittals listed in the "Building Permit Guide for Residential Construction", which is being provided with this document. I have reviewed this Building Permit Guide for Residential Construction, and I understand and accept all the included responsibilities.

Homeowner signature
[Must be signed and acknowledged before a Notary Public]

SWORN AND ACKNOWLEDGED before me this 1st day of November, 2024.

Official Seal
ORLANDO A SANDOVAL
Notary Public
State of New Mexico
My Commission Expires 9/1/24

Notary Public

My Commission expires: September 1, 2024

RioRancho
City of Vision

DEVELOPMENT SERVICES DEPARTMENT
Building Inspection Division
Zoning Division

Permit #_____ Date: 11-2-23

Contractor and/or Homeowner
Name & Address : Po Box 45664 Rio Rancho nm 87174

Location Address: 191 9Th Ave ne Rio Rancho nm 87124

Legal Description
Unit: 11 Block UU Lot 24-25
191-181

I, Eduardo Rivera [redacted] am the owner of the property described above and hereby attest
(legibly printed name)
to compliance with both the all-weather driveway requirement and the landscaping requirement pursuant to the City of Rio Rancho Municipal Code, Title XV, Chapter 154 Land Usage.

- **Landscaping**
  - All single-family residential development shall conform with installation and maintenance of landscaping in the front yard and when an unscreened side yard abuts a street right-of way, that side yard as well, in accordance with Ordinance §154.05 and/or §154.15.15. Specifically, a minimum of two trees, each of a minimum 1 ½ inches in caliper,(deciduous trees) or 8-foot high conifers (evergreen trees) and three 5-gallon shrubs or, the equivalent thereof in accordance with a written plan submitted to and approved by the Director of Development Services, or that person's official designee. The installation of cool season turf grass in residential front yards is prohibited. Cool season turf grass is permitted in side and rear yards but shall not exceed 1,000 sq ft or 20% of the total lot area, whichever is less. Cool season turf grasses include but are not limited to the following species: *Poa pratensis* (Kentucky Bluegrass), *Festuca spp.* (Fescues), and *Lolium spp* (Ryegrasses). Plant aterials in front yards shall be limited to species that are not listed as high water use on the City of Rio Rancho plant list. Existing turf and other plants installed prior to October 31, 2011 are exempt from this regulation. After October 31, 2011, future homeowner association bylaws or new restrictive covenants shall not have requirements that conflict with the landscaping restrictions contained herein.

  - All requirements of this division shall be completed within a reasonable amount of time after occupation of the dwelling unit, not to exceed 120 days.

- **Driveway**
  - An all-weather driveway shall be constructed from the property line to the private garage or carport, or to any other area designated for off-street parking.

The above is acknowledged by EdRP
Signature of Contractor and/or Homeowner

C. **Construction and Solid Waste Management** (Municipal Code, Chapter 50)
- Provide an adequate number of containers with lids or covers that will be secured when not in use;
- Prevent construction debris from blowing or scattering upon the site, adjacent property or street.

D. **Sanitary Waste Management**
- Position toilets so that they are secure and will not be tipped or knocked over, and located away from stormwater inlets or conveyances.

E. **Washout Control (concrete, stucco, paint, form release oils, curing compounds or other materials)** (Municipal Code, Chapter 153)
- Direct wash water into a leak-proof container or leak-proof and lined pit designated so that no overflows can occur due to inadequate sizing or precipitation;
- Drivers and equipment operators must be instructed on proper disposal and equipment washing practices.

_____ 3. EROSION AND SEDIMENT CONTROL

A. **Preservation of Existing Vegetation**
- Limit land disturbance activities, such as clearing and grading and cut-and-fill, to reduce erosion, sediment loss;
- Preserve natural drainage features and vegetation to the extent possible.

B. **Wind Erosion / Dust Control** (Municipal Code, Chapter 91)
- Wind erosion BMPs limit the movement of dust from disturbed soil;
- Dust from the site shall be controlled by using a mobile pressure-type distributor truck to apply potable water to disturbed areas.

C. **Perimeter Control** (Municipal Code, Chapter 91)
- Perimeter controls shall be used to retain sediment-laden runoff or filter it before it exits the construction site. Three most common perimeter controls are silt fence, wattles and earthen berms;
- Sites adjacent to existing residents should be closely reviewed to determine what BMPs can be implement to protect adjacent properties.

D. **Stabilized Construction Entrance/Exit**
- Install and maintain an entrance/exit pad made of crushed rock spread over geotextile fabric;
- Restrict vehicles and equipment from muddy areas of the site if possible;
- If mud or sediment has tracked-out from your site onto the surface of streets, other paved areas, or sidewalks, remove by the end of the same work day;
- Remove track-out by sweeping, shoveling, or vacuuming the impervious surface. Do not hose or sweep tracked-out sediment into stormwater inlet or conveyance.

E. **Inlet Control**
- Prevent soil and debris from entering storm drain inlets;
- Inlet protection measures must be installed to ensure that flows do not bypass inlet protection and enter the storm drain without treatment. However, inlet BMPs must also enable the inlet to function without completely blocking flows in a manner that causes localized flooding.

F. **Steep Slope Control** (DPM, Section 5, A.)
- Maximum slope should not be steeper than 6:1 (horizontal to vertical) unless protected from erosion and slope failure.

G. **Adjacent Property Encroachment** (DPM, Section 5, B.)
- Care should be taken to ensure existing foundations, retaining walls, stable slopes, or other structures are not endangered and adjacent property is not or will be damaged, or its use constrained due to grading at or near the property line.

VERIFICATION

Before a building permit can be issued, this form must be completed and signed by the contractor/property owner and returned to Development Services Department.

Signature _____ Date 11-2-23

RioRancho
City of Vision

Development Services Department
Engineering Division

NPDES NOI Tracking Number: NMR_____ Date: 11-2-23

Builder/Contractor Information:
Name_____
Address_____
City_____ State nm Zip_____
Phone_____ Email_____

Physical Address: 191 9Th Ave.ne Rio Rancho nm 87124
Legal Description:
Subdivision/Unit 11 Block UU Lot 24 & 25

191 - 181

OWNER-BUILDER ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

This checklist covers stormwater quality protection, erosion and sediment, and construction good housekeeping best management practices (BMPs) for single-family residential construction sites. The checklist details the most common deficiencies that are detected by field inspectors and was compiled to assist contractors/property owners in reducing neighboring citizen concern and possible code enforcement action.

The list of BMPs below is not all-inclusive, and it does not preclude contractors/property owners from using other technically sound practices. However, the practices or set of practices described below are suggested to achieve each control.

DIRECTIONS: Read and initial each control below to signify you understand or verify this information.

BEST MANAGEMENT PRACTICES (BMPs) for TYPICAL SINGLE-FAMILY CONSTRUCTION SITES

ER **1. STORMWATER QUALITY PROTECTION CONTROL**

A. NPDES Stormwater Construction General Permit, if applicable (Municipal Code, Chapter 153)

- For all grading and construction, development, and redevelopment projects, with land disturbances equal to or greater than one acre, including sites which disturb less than one acre but are part of a larger common plan of development, a stormwater pollution prevention plan in accordance with EPA NPDES regulations for construction site stormwater runoff control shall be submitted to the City Engineer, prior to the issuance of a building or paving permit or approval of a grading and drainage plan.

ER **2. GOOD HOUSEKEEPING AND MATERIALS/WASTE MANAGEMENT CONTROL**

A. Materials Storage and Handling

- Prevent the discharge of leached pollutants and contaminated runoff from construction material stockpiles, chemical and hazardous waste (e.g., secondary containment, shelters, tarps, etc.).

B. Soil Stockpile Management and Topsoil Preservation

- Locate stockpiles away from any stormwater conveyances, drainage inlets, and areas where stormwater flow is concentrated. Install a sediment barrier along all downgradient perimeter areas. For stockpiles unused for 14 or more days, provide cover or appropriate temporary stabilization;
- Where disturbance to native topsoil will occur at your site, unless infeasible, you should stockpile and reuse topsoil in areas that will be stabilized with vegetation.

garage

RioRancho
City of Vision

Date: 11-3-23, 2023

I Eduardo Rivera certify that I understand a dwelling unit must have
(print name)
either an attached or detached private garage structurally affixed to a permanent foundation of sufficient size to, at a minimum, park automobiles and/or light trucks (§ 154.60 A(2) Residential Design Criteria). The number of parking spaces shall be in accordance with off-street parking requirements (§ 154.76 Off-Street Parking Requirements).
I acknowledge, understand and will comply with the garage meeting the minimum setback requirements of the zoning district. The garage shall have an external appearance and finish treatment similar to and consistent with the dwelling unit and shall be completed and issued a certificate of occupancy no later than twelve months after occupation of the dwelling unit.
My signature below confirms my understanding and compliance with this requirement.

X _____
Applicant Signature (MUST BE SIGNED BEFORE A NOTARY WITNESS)

Official Seal
ORLANDO A SANDOVAL
Notary Public
State of New Mexico
My Commission Expires 9/1/24

NOTARY

Sworn to before me this 1st day of
November, 2023

Orlando A. Sandoval
Notary witness signature

My Commission Expires: September 1, 2024

RioRancho
City of Vision

City of Rio Rancho • 3200 Civic Center Circle NE • Suite 250 • Rio Rancho, NM 87144

UT-UTO-01.02 (E)

METER APPLICATION RESIDENTIAL

Instructions and Definitions

1. This application is for residential development only.
2. All services will be pending until a field inspection is completed. If a field inspection failed; the customer is required to pay the difference for the service. All services will be inspected by the City once installed.
3. Customer must make sure that the address is clearly marked on the lot, and viewable from the road.
4. The following definitions are used in this application:
   a. **Service Available:** The infrastructure has been completed and accepted. Distribution Main is a new water/wastewater main that must be extended. The water distribution/wastewater collection main is located in the street and may provide service, but there is no service line to the property. A copy of **Inspection Sheet** from the City Utility Inspector must be submitted prior to release of water/wastewater request. No approval for building permit will be allowed without a completed Meter Application from the Utility Division.
   b. **Well/Septic Permit Required:** City Water/Wastewater is not available now or in the near future. Applicant should pursue a Domestic Well (for water) or a Liquid Waste Disposal System (for sewer and approved by NMED). See the Water Programs Coordinator for a Domestic Well packet in Suite 200 of City Hall. A septic tank is allowed for wastewater, but Customer must provide a copy of septic permit attached to this Form from NMED.
   c. **Pro-Rata:** If a pro-rata is due for water and wastewater then it must be paid along with impact fees.

Applicant Information

Name: Eduardo Rivera Phone: (505) 977-5003

E-mail: Tilework903@gmail.com Fax: _____

Mailing Address: Po Box 45664 (Address) Rio Rancho (City) nm (State) 87174 (Zip)

Legal Description of Property

Subdivision: 11 Rio Rancho Estates

Unit: 11 Block: UU Lot: 24 & 25

Physical Address: 191 9th Ave Rio Rancho 87174 (Address) 191 181 (Zip)

Is the Road Paved? ☐ Yes ☑ No

Acknowledgement and Signature

I certify that the information in this application is truthful and correct to the best of my knowledge.

Applicant Signature: _____ Date: 10-2-23

FOR DEPARTMENT USE ONLY

Water/Wastewater Situation:

Water	Wastewater
☐ Service Line Available	☐ Service Line Available
☐ Service Line Not Available	☐ Service Line Not Available
☐ Distribution Service Main Available	☐ Distribution Service Main Available
☐ Distribution Service Main Not Available	☐ Distribution Service Main Not
☐ Available Domestic Well Permit Required	☐ Septic Permit Required

Pro-Rata payment due? ☐ Yes ☐ No

Payment Amount

Water $ _____

Sewer $ _____

Total $ _____

Approved By: _____ Date: _____

Utility Operations Division Representative

Advantage Homes Inc.

3725 Highway 47 Bosque Farms, NM 87068

(505) 445-9500

In this contract the words, I, ME, and MY refer to the Buyer and Co-Buyer signing this contact. The words YOU and Your refer to the Dealer. Subject to the terms and conditions on both pages of this agreement you agree to sell and I agree to purchase the following described unit.

BUYER 1	BUYER 2	PHONE	DATE
Eduardo Palacios Rivera .or.	Nancy Nohemi Rivera	505-977-5003	September 28, 2023

ADDRESS	SALESPERSON
653 Clayton Meadows Dr NE, Rio Rancho, NM 87144	Mike Omlor

DELIVERY ADDRESS: 191 9th Ave NE Rio Rancho NM 87144

MAKE & MODEL	YEAR	SERIAL NUMBER	BED / BATH	FLOOR SIZE	HITCH SIZE
TRU-Wonder	2024	BEL020605TXABAC	4/2/	28x72	28x76

LOCATION	R-VALUE.	THICKNESS	TYPE INSULATION
FLOOR			Fiberglass
CEILING			Fiberglass
EXTERIOR WALLS			Fiberglass

THIS INSULATION INFORMATION WAS FURNISHED BY THE MANUFACTURER AND IS DISCLOSED IN COMPLIANCE WITH THE FEDERAL TRADE COMMISSION RULE 16CRF, SECTION 460.16.

OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES	
Set up & Delivered	INCL
AC Unit Installed	INCL
Vinyl Skirting Kit Installed	INCL
Trim Out	INCL
2 Sets of Steps	INCL
TOTAL	$ -

BASE PRICE OF UNIT	$	117,500.00
OPTIONAL EQUIPMENT	$	-
IMPROVEMENTS	$	-
SUB-TOTAL	$	117,500.00
SALES TAX		
SUB TOTAL INC TAX	$	117,500.00
NON-TAXABLE ITEMS	$	-
INSURANCE	$	-
LOAN ORIGINATION FEE	$	-
1. CASH PURCHASE PRICE	$	117,500.00
TRADE -IN ALLOWANCE	$ -	
LESS BAL DUE ON ABOVE	$ -	
NET ALLOWANCE	$ -	
CASH DOWN PAYMENT	$ 117,500.00	
CASH AS AGREED SEE REMARKS	$ -	
2. LESS TOTAL CREDITS	$	117,500.00
SUB TOTAL	$	-
UNPAID CASH BALANCE	$	-

THE BUYER(S) MUST BE APPROVED BY A LENDER UNLESS EXTENDED BY A SIGNED EXTENSION AGREEMENT, ALL REQUIRED CONDITIONS OF THE LOAN MUST BE MET, THE BUYER(S) MUST SIGN CONTRACTS, AND THE HOME MUST BE ORDERED, BEFORE THIS CONTRACT IS EFFECTIVE. ANY CHANGES TO THIS AGREEMENT MUST BE IN A SIGNED WRITING BY A MANAGER. THE DEALER CANNOT CONTROL MANUFACTURER'S INCREASES IN PRICES OR CHANGES IN MODELS AND THE CUSTOMER WILL BE RESPONSIBLE FOR SUCH CHANGES THAT ARE OUT OF THE DEALER'S CONTROL. ANY DISPUTE BETWEEN US WILL BE DETERMINED BY BINDING ARBITRATION WHICH WAIVES THE RIGHT TO A JURY ALL DEPOSITS OR DOWN PAYMENTS MADE TO SELLER TOW ARDS PURCHASE ARE NON- REFUNDABLE UNLESS CREDIT IS DENIED TO THE EXTENT ALLOWED BY NEW MEXICO LAW. WHEELS, TIRES, AND AXLES ARE NOT INCLUDED IN THE SALE OF THE HOME. IMPORTANT TERMS AND CONDITIONS MUST BE READ AND APPROVED BY THE CUSTOMER ON THE REVERSE SIDE OF THIS CONTRACT.

BALANCE CARRIED TO OPTIONAL EQUIPMENT $ -

NOTE: WARRANTY AND EXCLUSIONS AND LIMITATIONS OF DAMAGES ON THE REVERSE SIDE

DESCRIPTION OF TRADE-IN	Year	Size	B / B
	0	0	0

Make	Model	Type
0	-	

Title No	Serial No
	0

Amount owing to whom:	Any debt owed on Trade-In is to be paid by:
$ -	Buyer

You and I certify the additional terms and conditions printed on pages two - four of this contract are agreed to as part of this agreement, the same as if printed above the signatures. I am voluntarily purchasing the described manufactured home; the optional equipment and accessories; and the insurance as described; and that my trade-in is free from all claims whatsoever, except as noted.

THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN YOU AND ME AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONTINUED IN THIS CONTRACT.

I, OR WE, ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER AND THAT I, OR WE HAVE READ AND UNDERSTAND THE SECOND PAGE OF THIS AGREEMENT.

Advantage Homes Inc

BY _____

Advantage Homes Inc's Signature

Approved

X _____

Eduardo Palacios Rivera .or.'s Signature

X _____

Nancy Nohemi Rivera's Signature

OLIVER Technologies Inc.

(800) 284 7437

Installation Instructions For 1100 Series All Steel Foundation Systems (ASFS)

Concrete Set For Wind Zones I & II

SPECIAL CIRCUMSTANCES: If the following conditions occur - ***STOP!*** Contact Oliver Technologies at 1-800-284-7437 for further instructions: A) Pier (system) height exceeds 48" B) Roof eaves exceed 16" C) Location is within 1500 ft. of coastline. D) Soil conditions are less than 4B

The 1100 Series ASFS offers 3 packages for concrete sets:

1) 1102 ITCVD (1 arm – Lateral), 2) 1102 ICVD (3 arms - Lateral & Longitudinal- Replaces Pier), or 3) 1102 Solo CD (2 arms - Lateral & Longitudinal). Installation of 2 systems is required on homes ≤ 76' (based on the manufacturer's data plate), 96" sidewall height, and 4.37/12 (20°) roof pitch. Additional instructions below for homes greater than these dimensions. See home manufacturer's installation instructions on all new homes to determine the requirements for lateral and longitudinal securement. When only lateral securement is required, it is not necessary to install longitudinal arms. Any anchors installed in conjunction with an 1100 ASFS must be rated for a working load of 3,150 lbs. with an ultimate load of 4,725 lbs.

1100 ASFS Concrete Requirements and Wedge Bolt Installation

1) The concrete footer, runner, or slab may be of any shape that has a minimum of 2,900 cu. in., with a minimum depth of 3.5" at each system location. The surface of the footing shall be large enough to support the pier load and allow at least 4" from the edge of the footer to the wedge bolt. The concrete shall be a minimum of 2,500 psi mix (pre-blended sack concrete is acceptable). Special inspection of footing is not required. When installing the 1102 ITCVD or the 1102 Solo CD, the system arms must be bolted to the concrete footer within 18" of a pier.

2) Determine proper location for each bracket/bolt to be installed. see Diagram 1-A

3) Use a ½" masonry bit to drill a hole into the concrete to a minimum of a 3" depth. Be sure all dust is blown out of the holes. Place wedge bolt into drilled hole. Make sure starter nut is threaded onto wedge bolt. Then, lightly hammer wedge bolt into concrete. Leave approximately 1" of wedge bolt threads above surface. Remove starter nut from wedge bolt and follow applicable instructions based on system being installed.

INSTALLATION OF TRANSVERSE (LATERAL) ARM: See Table 3

1102 ITCVD, 1102 ICVD, & 1102 Solo CD System - see Page 2 Diagram(S) 5 or 7:

1) Hook Transverse I-Beam connector (D) over adjacent I-Beam. .

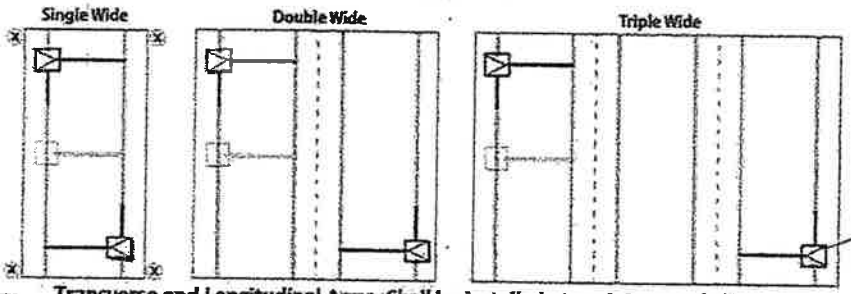
2) Slide 1.25" section of Transverse Arm (E) into 1.5" section. Attach flattend end of 1.25" section of arm to I-Beam connector with bolt, nut, and washer.

3) Extend flattened end of 1.5" Transverse Arm (E) over bolt in concrete and hand tighten nut and washer

A) Tighten upper and lower hardware on Transverse Arm.

B) Secure 2 sections of Transverse Arm with (4) ¼" x ¾" self tapping screws in pre-drilled pilot holes.

Diagram 1 ASFS System Placement



Transverse and Longitudinal Arms- Shall be installed at a minimum of 2' in and not more than 25% in from the end of the home. (*2nd pier location recommended*)

Recommended location of 3rd or 5th system, if required.

Anchor & Strap- All single wides shall have four corner anchors that shall be installed a minimum of 2' and a maximum of 10 ' from the end of the home. Straps shall also be at a minimum angle of 45 degrees and a maximum of 90 degrees.

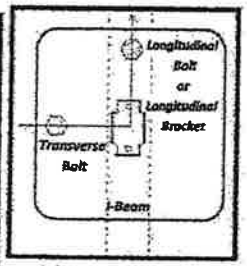


Diagram 1 A Bracket & Bolt Placement on Concrete

TABLE 3

Frame Width	Transverse Arm Tube Lengths
99.5" ≤	60"
112"≤	72"

NOV 07 2013

R. F. TUCKER
REGISTERED ENGINEER
AGRICULTURE
No. 21321
STATE OF TENNESSEE

TABLE 2 ASFS REQUIREMENTS FOR ROOF SLOPES GREATER THAN 20 DEGREES

Length of Building	Roof Slope / Degree of Angle			
	5:12 23.6°	6:12 26.6°	7:12 30.3°	9:12 36.9°
34	2	2	2	2
36	2	2	2	2
38	2	2	2	3
40	2	2	2	3
42	2	2	3	3
44	2	2	3	3
46	2	3	3	3
48	2	3	3	3
50–62	3	3	3	3

Length of Building	Roof Slope / Degree of Angle			
	5:12 23.6°	6:12 26.6°	7:12 30.3°	9:12 36.9°
64	3	3	4	4
66	3	3	4	4
68	3	4	4	4
70	3	4	4	4
72	3	4	4	4
74	4	4	4	5
76	4	4	4	5
78	4	4	4	5
80	4	4	4	5

ADDITIONAL TRANSVERSE SYSTEMS

When the home exceeds 76' (based on the manufacturer's data plate) or 96" sidewall height, an additional transverse system is required.

For roof pitches greater than 4.37/12 (20°), see Table 2 for number of systems to be installed.

If more than 2 systems need to be installed, the additional systems may be transverse only.

INSTALLATION OF LONGITUDINAL ARM(S):

INSTALLATION OF 1102 ICVD LONGITUDINAL ARMS see Diagram 5

***The longitudinal "V" brace system serves as a pier under the home and should be loaded as any other pier. Longitudinal bracket (G) must be centered underneath I-beam so that channel in bracket is parallel with I-beam.**

1) Determine the correct length of longitudinal arms to be installed based on pier height. See *TABLE 4*

2) Position Longitudinal bracket (G). Mark and drill holes for wedge bolt locations. Complete wedge bolt installation per instructions on page1. Place Bracket over 2 wedge bolts and secure with 2 nuts.

3) Attach both of the 1.5" Longitudinal arms (A) into the Longitudinal bracket (G), insert carriage bolt and leave nut loose for final adjustment.

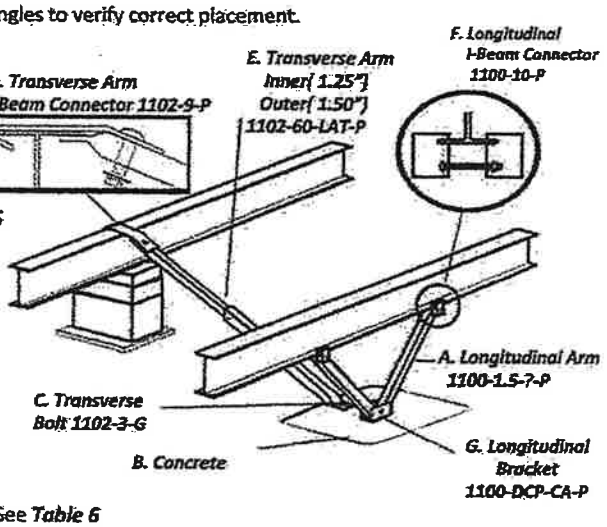
4) Place all four (4) I-beam connectors (F) loosely on the bottom flange of the I-beam.

5) Attach the selected 1.5" tubes (A) to the I-beam connectors (F) and fasten loosely with bolts and nuts. NOTE: The concrete must be level in both directions to ensure the angle markings on the Longitudinal bracket (G) are correct from the horizontal plane of the concrete. The angle of Longitudinal arms (A) must be between 40° & 60°. The Longitudinal bracket (G) is stamped with the angles to verify correct placement.

6) Using standard hand tools, tighten all nuts and bolts.

TABLE 4 *PIER HEIGHT = THE DIMENSION FROM THE TOP OF THE CONCRETE TO THE BOTTOM OF THE I-BEAM*	
Pier Height	Tube Lengths
14" - 18"	20"
18" - 25"	28"
24" - 35"	39"
30" - 40"	44"
36" - 48"	54"

DIAGRAM 5



INSTALLATION OF 1102 SOLO CD LONGITUDINAL ARM see Diagram 7

***The 1102 SOLO CD system does not replace a pier.**

1) Determine the correct length of longitudinal arm to be installed based on pier height. See *Table 6*

2) Position Longitudinal bolt for installation and drill ½" hole 3" deep into concrete. Make sure that the Longitudinal bolt (G) is centered underneath the I-beam. *Note: It is required that each longitudinal arm is installed in opposite directions underneath the home. see Page1,Diagram 1*

3) Place the flattened end of the Longitudinal arm (A) over Longitudinal bolt (G) and loosely secure with provided nut and washer.

4) Place both I-beam connectors (F) loosely on the bottom flange of the I-beam.

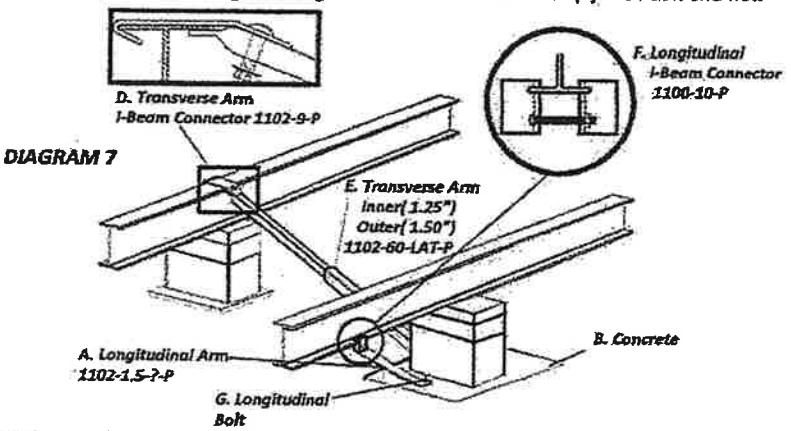
5) Attach the opposite end of the Longitudinal arm(A) to the bottom flange of the I-beam using the Longitudinal I-beam connectors (F) with bolt and nut.

6) Using standard hand tools, tighten all nuts and bolts.

Note: Angle of Longitudinal Arm Must Be Between 15° & 45°.

TABLE 6 *PIER HEIGHT = THE DIMENSION FROM THE TOP OF THE CONCRETE TO THE BOTTOM OF THE I-BEAM*	
Pier Height	Longitudinal Arm Length
12" - 24"	39"
12" - 32"	44"
12" - 40"	54"
12" - 48"	65"

DIAGRAM 7



Notes:

1) Installation of Longitudinal systems eliminate the need for the longitudinal anchors. (exception see note 3 & 4 below)
2) Installation of Transverse systems eliminates the need for diagonal frame ties and the related anchors and stabilization plates.
3) All single wide homes require four corner anchors, See *PG. 1, DIAGRAM 1*
4) All other home manufacturer's instructions for installation of stabilizing devices must be followed,including vertical tie-down anchors and any special anchors such as mating line and shear wall tie down anchors. Any required anchors must be installed per the anchor manufacturer's instructions.
5) If the home manufacturers's installation instructions are not available,vertical tie-down anchors and any special anchors such as mating line and shear wall tie-down anchors must be installed in accordance with any state regulations, or as required by the authority having jurisdiction.
6) All Wind Zone II homes require vertical wall tiedowns see anchor manufacturer's instructions for spacing.

STATE OF MICHIGAN: As required by Section 1805.2.1, 2000 Michigan Building Code footer depth shall be 42" below grade or per local jurisdiction.
STATE OF N. CAROLINA: All tubing must be galvanized.

OLIVER Technologies Inc.

(800) 284 7437

SOUTH WEST STAMPS

Professional Engineer seals on this page are applicable to the following Oliver Technologies Inc. documents:

1. Installation Instructions For 1100 Series All Steel Foundation Systems (ASFS) Ground Set for Wind Zones I & II, Revised 11/6/2013
2. Installation Instructions For 1100 Series All Steel Foundation Systems (ASFS) Concrete Set for Wind Zones I & II, Revised 11/6/2013





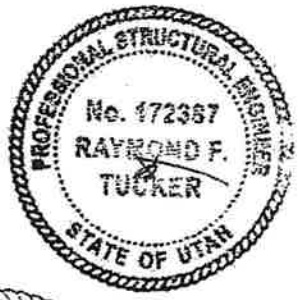


EXP 4/30/16

NOV 11 2013









Description of Materials

U.S. Department of Housing and Urban Development
Department of Veterans Affairs
Farmers Home Administration

OMB Control No. 2502-0313
(exp. 10/31/2020)

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The National Housing Act (12 USC 1703) authorizes insuring financial institutions against default losses on single family mortgages. HUD must evaluate the acceptability and value of properties to be insured. The information collected here will be used to determine if proposed construction meets regulatory requirements and if the property is suitable for mortgage insurance. Response to this information collection is mandatory. No assurance of confidentiality is provided.

◯ Proposed Construction ◯ Under Construction No. _____ (To be inserted by HUD, VA or FmHA)

Property address (Include City and State)

Name and address of Mortgagor or Sponsor	Name and address of Contractor or Builder

Instructions

1. For additional information on how this form is to be submitted, number of copies, etc., see the instructions applicable to the HUD Application for Mortgage Insurance, VA Request for Determination of Reasonable Value, or FmHA Property Information and Appraisal Report, as the case may be.
2. Describe all materials and equipment to be used, whether or not shown on the drawings, by marking an X in each appropriate check-box and entering the information called for each space. If space is inadequate, enter "See misc." and describe under item 27 or on an attached sheet. **The use of paint containing more than the percentage of lead by weight permitted by law is prohibited.**
3. Work not specifically described or shown will not be considered unless required, then the minimum acceptable will be assumed. Work exceeding minimum requirements cannot be considered unless specifically described.
4. Include no alternates, "or equal" phrases, or contradictory items. (Consideration of a request for acceptance of substitute materials or equipment is not thereby precluded.)
5. Include signatures required at the end of this form.
6. The construction shall be completed in compliance with the related drawings and specifications, as amended during processing. The specifications include this Description of Materials and the applicable Minimum Property Standards.

1. Excavation

Bearing soil, type _____

2. Foundations

Footings concrete mix _____ strength psi _____ Reinforcing _____

Foundation wall material _____ Reinforcing _____

Interior foundation wall material _____ Party foundation wall _____

Columns material and sizes _____ Piers material and reinforcing _____

Girders material and sizes _____ Sills material _____

Basement entrance areaway _____ Window areaways _____

Waterproofing _____ Footing drains _____

Termite protection _____

Basementless space ground cover _____ insulation _____ foundation vents _____

Special foundations _____

Additional information

3. Chimneys

Material N/A Prefabricated (make and size) N/A

Flue lining material _____ Heater flue size _____ Fireplace flue size _____

Vents (material and size) gas or oil heater _____ water heater _____

Additional information

4. Fireplaces

Type ◯ solid fuel ◯ gas-burning ◯ circulator (make and size) _____ Ash dump and clean-out _____

Fireplace facing N/A lining N/A hearth N/A mantel N/A

Additional information

5. Exterior Walls

Wood frame wood grade, and species 2x4 SPF #3 min ☐ Corner bracing Building paper or felt

Sheathing Thermoply Red/OSE thickness .113" / 7/1 width ◉ solid ◯ spaced o.c. ◯ diagonal

Siding Vinyl Siding/Smart Pane grade type Dbl Lap size 4 1/2" exposure fastening 16" O.C.

Shingles 3 Tab grade type Fiberglass size exposure 5" fastening

Stucco thickness Lath weight lb.

Masonry veneer Sills Lintels Base flashing

Masonry ◯ solid ◯ faced ◯ stuccoed total wall thickness facing thickness facing material

Backup material thickness bonding

Door sills Aluminum Window sills Sheetrock Lintels Sheetrock Base flashing

Interior surfaces dampproofing, coats of furring

Additional information

Exterior painting material Behr Wet Cement, E600 number of coats 1

Gable wall construction ◉ same as main walls ◯ other construction

6. Floor Framing

Joists wood, grade, and species 2x6 SYP #2 other bridging anchors

Concrete slab ◯ basement floor ◯ first floor ◯ ground supported ◯ self-supporting mix thickness

reinforcing insulation Blanket membrane Plastic Bottom Board

Fill under slab material thickness

Additional information

7. Subflooring (Describe underflooring for special floors under item 21)

Material grade and species 19/32" OSB size 4X8 type Tongue and Groove

Laid ◉ first floor ◯ second floor ◯ attic sq. ft. ◯ diagonal ◯ right angles

Additional information

8. Finish Flooring (Wood only. Describe other finish flooring under item 21)

Location	Rooms	Grade	Species	Thickness	Width	Bldg. Paper	Finish
First floor							
Second floor							
Attic floor	sq. ft.						

Additional information

9. Partition Framing

Studs wood, grade, and species SPF #3 min size and spacing 2X3 & 24" O.C. Other 16"O.C.

Additional information

10. Ceiling Framing

Joists wood, grade, and species Other Engineered Wood Trusses Bridging

Additional information Ceiling is 1/2" High Strength Gypsum

11. Roof Framing

Rafters wood, grade, and species SPF #2 or better Roof trusses (see detail) grade and species Engineered Wood Trus

Additional information

12. Roofing

Sheathing wood, grade, and species 7/16" OSB Exposure 1 ◉ solid ◯ spaced o.c.

Roofing Fiberglass Shingles grade C25YR size 12x36 type Tamko - Weatherwood

Underlay GoGuard weight or thickness MH15 size 96"x600' fastening Nails

Built-up roofing number of plies surfacing material

Flashing material IB-3 Ice/Water Shield gage or weight ☐ gravel stops ☐ snow guards

Additional information

13. Gutters and Downspouts

Gutters material N/A gage or weight _____ size _____ shape _____

Downspouts material _____ gage or weight _____ size _____ shape _____ number _____

Downspouts connected to ◯ Storm sewer ◯ sanitary sewer ◯ dry-well ◯ Splash blocks material and size _____

Additional information

14. Lath and Plaster

Lath ☐ walls ☐ ceilings material _____ weight or thickness _____ Plaster coats _____ finish _____

Dry-wall ☐ walls ☐ ceilings material _____ thickness _____ finish _____

Joint treatment

15. Decorating (Paint, wallpaper, etc.)

Rooms	Wall Finish Material and Application	Ceiling Finish Material and Application
Kitchen	3/8" Paper/Vinyl Covered Sheetrock Staples	1/2" Sheetrock Spray Mud/Stomped Textures
Bath	3/8" Paper/Vinyl Covered Sheetrock Staples	1/2" Sheetrock Spray Mud/Stomped Textures
Other	3/8" Paper/Vinyl Covered Sheetrock Staples	1/2" Sheetrock Spray Mud/Stomped Textures

Additional information

16. Interior Doors and Trim

Doors type Hallow Core material Masonite thickness 1 3/8"

Door trim type _____ material _____ Base type _____ material _____ size _____

Finish doors _____ trim _____

Other trim (item, type and location) Vinyl Wrapped MDF 1" or 1 1/2" Flat Trim on wall seams, floor line and ceiling line.

Additional information

17. Windows

Windows type Vertical Slides make Clayton material Vinyl sash thickness 1 1/2"

Glass grade Low-E ☐ sash weights ☐ balances, type Comperssion head flashing 1

Trim type _____ material _____ Paint _____ number coats _____

Weatherstripping type Butyl, Putty Tape material Butyl, Putty Tape Storm sash, number 1

Screens ◯ full ◉ half type Aluminum number _____ screen cloth material _____

Basement windows type _____ material _____ screens, number _____ Storm sash, number _____

Special windows Egress(EMERGENCY EXIT)

Additional information

18. Entrances and Exterior Detail

Main entrance door material Metal width 34" thickness 1 3/4" Frame material WOOD thickness 1"

Other entrance doors material Metal 9 Lite width 34" thickness 1 3/4" Frame material WOOD thickness 1"

Head flashing _____ Weatherstripping type Butyl, Putty Tape saddles _____

Screen doors thickness _____ number _____ screen cloth material _____ Storm doors thickness _____ number _____

Combination storm and screen doors thickness 7/8" number 1 screen cloth material _____

Shutters ◯ hinged ◉ fixed Railings _____ Attic louvers _____

Exterior millwork grade and species _____ Paint _____ number coats _____

Additional information

19. Cabinets and Interior Detail

Kitchen cabinets, wall units material Wrapped MDF Paneling Nominal Lumber lineal feet of shelves _____ shelf width _____

Base units material Wrapped MDF Paneling counter top Laminate Covered Particle edging Laminate

Back and end splash Laminate Covered Wood Finish of cabinets Wrapped MDF Paneling number coats _____

Medicine cabinets make _____ model _____

Other cabinets and built-in furniture _____

Additional information

20. Stairs

Stair	Treads		Risers		Strings		Handrail		Balusters	
	Material	Thickness	Material	Thickness	Material	Size	Material	Size	Material	Size
Basement										
Main										
Attic										

Disappearing make and model number _____

Additional information

21. Special Floors and Wainscot (Describe Carpet as listed in Certified Products Directory)

	Location	Material, Color, Border, Sizes, Gage, Etc.	Threshold Material	Wall Base Material	Underfloor Material
Floors	Kitchen	Shaw Linoleum, Challenger (TRU Only)			
	Bath	Shaw Linoleum, Challenger (TRU Only)			
	Throughout	Shaw Linoleum, Challenger (TRU Only)			

	Location	Material, Color, Border, Cap. Sizes, Gage, Etc.	Height	Height Over Tub	Height in Showers (From Floor)
Wainscot	Bath				

Additional information

22. Plumbing

Fixture	Number	Location	Make	MFR's Fixture Identification No.	Size	Color
Sink	1	KITCHEN	STW		33"X19"X6"	SILVER
Lavatory	1or 2	BATHROOM	BRISTOL		20"X17"	WHITE
Water closet	1or 2	BATHROOM	CORONA TOILET		STFD	WHITE
Bathtub	1or 2	PRBATHRM	BETTERBATH		VARIES	WHITE
Shower over tub	1or 2	HALL BATH	BETTERBATH	SURROUND (SET)	VARIES	WHITE
Stall shower						
Laundry trays						

Bathroom accessories ☐ Recessed material _____ number _____ ☐ Attached material _____ number _____

Additional information

◯ Curtain rod ◯ Door ☐ Shower pan material _____ * (Show and describe individual system in complete detail in separate drawings and specifications according to requirements.)

Water supply ◯ public ◯ community system ◯ individual (private) system*

Sewage disposal ◯ public ◯ community system ◯ individual (private) system*

House drain (inside) ◯ cast iron ◯ tile ◉ other PVC House sewer (outside) ◯ cast iron ◯ tile ◯ other _____

Water piping ◯ galvanized steel ◯ copper tubing ◉ other PEX _____ Sill cocks, number _____

Domestic water heater type Electric make and model Rheem E40 2 RH95 heating capacity 210 DC gph. 100° rise.

Storage tank material Glass Lined capacity 40 gallons

Gas service ◯ utility company ◯ liq. pet. gas ◯ other _____ ☐ Gas piping ☐ cooking ☐ house heating

Footing drains connected to ◯ storm sewer ◯ sanitary sewer ◯ dry well ◯ sump pump make and model _____

capacity _____ discharges into _____

Additional information

23. Heating

◯ Hot water ◯ Steam ◯ Vapor ◯ One-pipe system ◯ Two-pipe system
◯ Radiators ◯ Convectors ◯ Baseboard radiation Make and model _____
☐ Radiant panel ◯ floor ◯ wall ◯ ceiling Panel coil material _____
☐ Circulator ☐ Return pump Make and model _____ capacity _____ gpm.
Boiler make and model _____ Output _____ Btuh. net rating _____ Btuh.
Additional information Downflow W/Floor Registers

Warm air ◯ Gravity ◉ Forced Type of system Duct
Duct material supply Aluminum return N/A Insulation _____ thickness 0.019 ☑ Outside air intake
Furnace: make and model Carrier - Various Models Input _____ Btuh. output _____ Btuh.
Additional information

◯ Space heater ◯ floor furnace ◯ wall heater Input _____ Btuh. output _____ Btuh. number units _____
Make, model _____
Additional information

Controls make and types EcoBee SmartThermostat
Additional information

Fuel: ◯ Coal ◯ oil ◯ gas ◯ liq. pet. gas ◯ electric ◉ other Electric or Gas storage capacity _____
Additional information

Firing equipment furnished separately ◯ Gas burner, conversion type ◯ Stoker hopper feed ◯ bin feed
Oil burner ◯ pressure atomizing ◯ vaporizing _____
Make and model _____

Control _____
Additional information

Electric heating system type _____ Input _____ watts @ _____ volts output _____ Btuh.
Additional information

Ventilating equipment ☐ attic fan, make and model _____ capacity _____ cfm.
☑ kitchen exhaust fan, make and model VentLine, PH62-30BC-2
Other heating, ventilating, or cooling equipment Air King 90CFM and Air King 100CFM
Additional information

24. Electric Wiring

Service ◯ overhead ◯ underground Panel ◯ fuse box ◉ circuit-breaker make Siemens AMP's 100/200 No. circuits 22
Wiring ◯ conduit ◯ armored cable ◉ nonmetallic cable ◯ knob and tube ◯ other _____
Special outlets ☑ range ☐ water heater ☐ other GFCI
☐ Doorbell ☐ Chimes ☐ Push-button locations _____
Additional information

25. Lighting Fixtures

Total number of fixtures Varies Total allowance for fixtures, typical installation, $ _____
Nontypical installation _____
Additional information Select LED Lighting

26. Insulation

Location	Thickness	Material, Type, and Method of Installation	Vapor Barrier
Roof	11.75/12.5	STD R-33 BLOWN, OPT R-35 BLOWN	Primer Paint 4-6 mils
Ceiling			
Wall	3.5	STD R-13 BATTS,	Craftback
Floor	3.5	STD R-22 BLANKET, OPT R-33 BLANKET	

27. Miscellaneous: (Describe any main dwelling materials, equipment, or construction items not shown elsewhere; or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)

Hardware (make, material, and finish.)

Special Equipment (State material or make, model and quantity. Include only equipment and appliances which are acceptable by local law, custom and applicable FHA standards. Do not include items which, by established custom, are supplied by occupant and removed when he vacates premises or chattles prohibited by law from becoming realty.)

Porches

Terraces

Garages

Walks and Driveways

Driveway width _____ base material _____ thickness _____ surfacing material _____ thickness _____

Front walk width _____ material _____ thickness _____ Service walk width _____ material _____ thickness _____

Steps material _____ treads _____ risers _____ Cheek walls _____

Other Onsite Improvements

(Specify all exterior onsite improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings, and accessory structures.)

Landscaping, Planting, and Finish Grading

Topsoil _____ thick ☐ front yard ☐ side yards ☐ rear yard to _____ feet behind main building

Lawns (seeded, sodded, or sprigged) ☐ front yard _____ ☐ side yards _____ ☐ rear yard _____

Planting ◯ as specified and shown on drawings ◯ as follows:

_____ Shade trees deciduous _____ caliper _____ Evergreen trees _____ to _____ B & B

_____ Low flowering trees deciduous _____ to _____ _____ Evergreen shrubs _____ to _____ B & B

_____ High-growing shrubs deciduous _____ to _____ _____ Vines, 2-year _____

_____ Medium-growing shrubs deciduous _____ to _____ Other

_____ Low-growing shrubs deciduous _____ to _____

Identification—This exhibit shall be identified by the signature of the builder, or sponsor, and/or the proposed mortgagor if the latter is known at the time of application.

Date (mm/dd/yyyy) 07/10/2023 Signature

Signature

CITY OF RIO RANCHO

ORDINANCE NO. 21 **ENACTMENT NO. 98-023**

AMENDING CHAPTER 9, PLANNING, ZONING, LAND USE MANAGEMENT, APPENDIX G; ZONE MAP AMENDMENTS AND THE ZONE MAP FOR THE PURPOSE OF CREATING A ZONE MAP OVERLAY WHICH SERVES TO PREVENT THE PROLIFERATION OF SUBSTANDARD 50 FOOT MINIMUM FRONTAGE LOTS PENDING THE ADOPTION OF A LOT MERGER ORDINANCE ADDRESSING SUCH LOTS AND PROVIDING FOR THEIR REPLATTING INTO LOTS WHICH CONFORM TO MINIMUM LOT STANDARDS

WHEREAS: The State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

WHEREAS: Chapter 9, Planning, Zoning, Land Use Management, Section A-1-5C(1), Rio Rancho Revised Ordinances 1987, provides that the minimum lot frontage width, in R-1/single Family Residential Districts be no less than 70' feet, with the exception of Unit 12, Blocks B, BB, C, CC, D, and DD, in which R-1 lots may have a minimum frontage width of no less than 50 feet, pursuant to Ordinance No. 19, Enactment No. 96-020; and

WHEREAS: The Governing Body of the City of Rio Rancho's Comprehensive Plan has determined that the general welfare of the City and Goal B, to "Encourage the development of a variety of distinctive neighborhoods, offering a maximum choice of housing, employment, and open space areas," would be served by Objective 4.1B9, to "Promote replatting in areas where subdivision layout is substandard or ill conceived, or where it imposes a hindrance to the continuity of the street network; and

WHEREAS: The Governing Body of the City of Rio Rancho, in Resolution No. 54, Enactment No. 93-057, amended the Comprehensive Plan by adopting a redevelopment policy effecting the replatting and redevelopment of vacant land; and adding new Goal C, to "promote replatting in areas where subdivision layout is substandard and ill conceived, or where it imposes a hindrance to the continuity of the street network," and

WHEREAS: The Governing Body of the City of Rio Rancho added new objectives to Goal C, as follows:
(4.1C1) Increase replatting opportunities in areas of the City which substantially impair the sound growth and economic health
(4.1C2) Establish a system and methodology which facilitates the implementation of a replatting process created to achieve the City's development goals; and

WHEREAS: The Governing Body of the City of Rio Rancho also amended the Comprehensive Plan to add a new objective to the former Goal C, now Goal D, to "Maintain and enhance the visual environmental qualities of the community," as follows:
(4.1D6) Consider replatting of areas which will promote maintaining and enhancing the visual and environmental qualities of the community; and

WHEREAS: On July 23, 1997, the Governing Body of the City of Rio Rancho adopted Resolution No. 45, Enactment No. 97-041, imposing a twelve-month moratorium on the development of 50 foot lots in R-1/Single Family Residential Districts for the purpose of soliciting, hiring and assisting a consultant in the creation of a plan intended to address inconsistencies between the development of 50 foot lots in their R-1/Single Family Residential Districts, which zones require 70 foot minimum lot frontages; and

WHEREAS: The Governing Body retained consultants, who studied all 50 foot minimum frontage lots in R-1/Single Family Residential Districts and proposed various strategies to address these lots in the context of the Comprehensive Plan; and

WHEREAS: On July 22, 1998, the Governing Body of the City of Rio Rancho adopted Resolution No. 49, Enactment No. 95-041, imposing a one hundred fifty-day extension on the existing moratorium to enable the Governing body to have sufficient time to carefully consider and implement the consultant's final recommendations, which recommendations include mandatory mergers of contiguous 50 foot minimum frontage lots in single ownership; and

WHEREAS: The properties covered by the extended moratorium are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, B, BB, C, CC, D, DD, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

WHEREAS: The Governing Body of the City of Rio Rancho has subsequently determined that in Ordinance 19, Enactment No. 96-020, it zoned the property in Unit 12, Blocks B, BB, C, CC, D and DD as R-1/Single Family Residential, but with a minimum frontage width of no less than 50 feet; and

WHEREAS: The extended moratorium provides that 50 foot minimum frontage lots replatted to a frontage of 70 feet or larger are excluded from the moratorium; and

WHEREAS: The Governing Body is concerned that development of 50 foot minimum frontage lots which are not served by both community water and sewer systems create a threat of contamination of Rio Rancho's groundwater; and

WHEREAS: The Governing Body of the City of Rio Rancho has determined that the sale of individual 50 foot minimum frontage lots which are contiguous to other such lots in the same ownership to other parties during the period that the extended moratorium is in effect, creating a 50-foot lot in isolated ownership, would create a window of nonconformity, allowing the proliferation of such lots, thus thwarting the policies of the Comprehensive Plan as implemented by the moratorium, the study of these lots and the City's current development of a Comprehensive process to implement a lot merger strategy during the extended moratorium period; and

WHEREAS: Article 2, Subdivision, Chapter 9, Planning, Zoning, Land use Management, Rio Rancho Revised Ordinance, 1987, defines "Subdivision" as:
The division of any tract of land into two or more lots in the purpose, whether immediate, or in the future, of sales, lease or development.

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

Section 1. That as of the effective date of this Ordinance, all contiguous 50 foot minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes. These properties are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Section 2. Any division of lots merged by this ordinance shall be reviewed by the City Development Department, pursuant to the City of Rio Rancho Subdivision Ordinance.

Section 3. Lots in Unit 12, Blocks B, BB, C, CC, D and DD are excluded from the operation of this Ordinance.

Section 4. Lots which are replatted to a minimum frontage width of 70 feet or larger are excluded from the operation of this ordinance.

Section 5. Upon adoption of a permanent ordinance containing a procedure for the merger of contiguous 50 foot minimum frontage lots in the same ownership and the disposition of existing 50 foot minimum frontage lots which are not contiguous to other such lots in the same ownership, this Ordinance shall be repealed by the Governing Body.

Section 6. **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 unenforceable, 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 7. **Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 8. **Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 23RD DAY OF SEPTEMBER, 1998

John M. Jennings, Mayor

9-23-98

Date

ATTEST:

Tina Gonzales, City Clerk

[S E A L]

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record at
2:25 A.M. P.M. on
JAN 6 1999
Recorded in Vol._____
of records of said county, folio_____
By:_____ Clk. & Recorder, Deputy

Codified: 98-3

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

REFERENCE #: 0-21

DEPARTMENT: City Development **AGENDA DATE:** September 9, 1998

SUBJECT: Proposed Amending Ordinance, amending Chapter 9, Appendix G and the Zone Map for the purpose of creating a zone map overlay ordinance which serves to prevent the proliferation of substandard 50 foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards.

SYNOPSIS

- The proposed ordinance deems lots under same ownership merged for zoning & building purposes.
- To develop, lots must be replatted to a width of 70' or greater
- Lots in Block B, BB, C, CC, D and DD of Unit 12 are excluded as the lots were zoned and excluded from the front lot width requirement of 70'

BACKGROUND AND ANALYSIS:

The proposed overlay ordinance stipulates that lots under single ownership are deemed merged for zoning and building purposes. The purpose of this ordinance is to prevent the transfer of 50' lots to single ownership status and to close the window of nonconformity that would occur if property owners are able to sell single 50' lots to other parties during the extended moratorium period. Without this proposed overlay ordinance, there is a possibility that the sale of single 50' lots would create more 50-foot lots in isolated ownership thereby allowing the proliferation of such lots.

This proposed overlay ordinance precedes the City's current development process to implement a lot merger strategy during the extended moratorium period as recommended by the Consultant in the 50' Lot Study Implementation plan.

The proposed overlay ordinance excludes certain blocks in Unit 12 (which are also currently under the moratorium) since the 50' front lot width was approved for those blocks via Ord 96-020. The proposed overlay ordinance includes (in bold text) verbiage stating that the moratorium is lifted from those certain blocks. The Governing Body should include this language if they would like to lift the moratorium without implementing any additional development standards other than what currently exist. The Governing Body may delete the verbiage should they want to impose additional development standards unique to the area such as some minimum/maximum setback requirements. Should additional development standards be warranted, an overlay ordinance specific to those blocks in Unit 12 should be prepared prior to lifting the moratorium.

The proposed zone map overlay ordinance is attached for your review.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE)
There are no apparent adverse impacts.

ALTERNATIVES: The Governing Body may vote to approve the proposed zone map overlay ordinance with or without amendments or, the Governing Body may vote to deny approval of the proposed zone map overlay ordinance.

DEPARTMENT RECOMMENDATION: The Department recommends approval of the proposed zone map overlay ordinance.

REVIEWED BY:

CITY ATTORNEY		DPS_____		PARKS & REC.	____	SENIOR CTR.	____
CITY CLERK	____	FINANCE_____		PERSONNEL	____	OTHER (SPECIFY)	____
CITY DEV	_x_	LIBRARY_____		PUBLIC WORKS	____		

OTHER DEPARTMENT'S RECOMMENDATIONS: The Planning & Zoning Commission will review and make a recommendation as to approval or denial of the proposed zone map overlay on September 8, 1998. Their recommendation will be forwarded verbally to the Governing Body's meeting on September 9.

PREPARED BY: Deloris Wood **DATE:** 8/31/98

DEPARTMENT DIRECTOR: [signature] **DATE:** 8/31/98

CITY ADMINISTRATOR: [signature] **DATE:** 8/31/98

Attachment I: Proposed Zone Map Overlay Ordinance

Attachment II: Legal Notice & Property Owner Notice Letter

City of Rio Rancho
3900 Southern Blvd. SE ● PO Box 15550
Rio Rancho, NM 87174-0550
(505) 891-7206 ● Fax (505) 896-8994

DEPARTMENT OF
CITY DEVELOPMENT

August 21, 1998

RE: Proposed Ordinance amending Chapter 9, Planning Zoning, Land Use Management, Appendix G; Zone Map Amendments and the Zone Map for the purpose of creating a Zone Map Overlay which serves to prevent the proliferation of substandard 50 Foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards

Dear Property Owner:

The Governing Body of the City of Rio Rancho will consider adoption of a Zone Map Overlay Ordinance that if adopted will deem all contiguous 50 foot minimum frontage lots in the same ownership merged for zoning and building purposes.

Properties affected by this ordinance are:

Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W &-WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Properties excluded from the operation of this Ordinance are:

Unit 12, Blocks B, BB, C, D, and DD

The meeting is scheduled for **September 9, 1998** at 7:00 p.m., 3900 Southern Boulevard, Council Chambers. You are being notified as our records indicate that you are either a property owner in the affected area(s) or, you are a property owner within one hundred feet of the affected area(s).

If you cannot attend the meeting and would like to comment on this item, you may submit written comments that will be provided to the Governing Body on your behalf. You may also telephone City Staff at (505)891-7206 with any questions, concerns, or comments that you want the Governing Body to consider.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 891-7212 as soon as possible. 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.

Sincerely,

Dolores Wood, CZO
Zoning & Code Enforcement Manager

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 20, 2023

RE: Variance,
Case No. 23-110-00014
191 9th St (U11, Blk UU, Lot 24 and 25)

Dear Property Owner:

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, Eduardo Rivera, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk UU, Lot 24 and 25; located at 191 9th Ave NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot. The property is currently zoned R-1: Single-Family Residential, consists of .46 acres (total), and there is an active building permit application in progress.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, December 12, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to 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. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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,

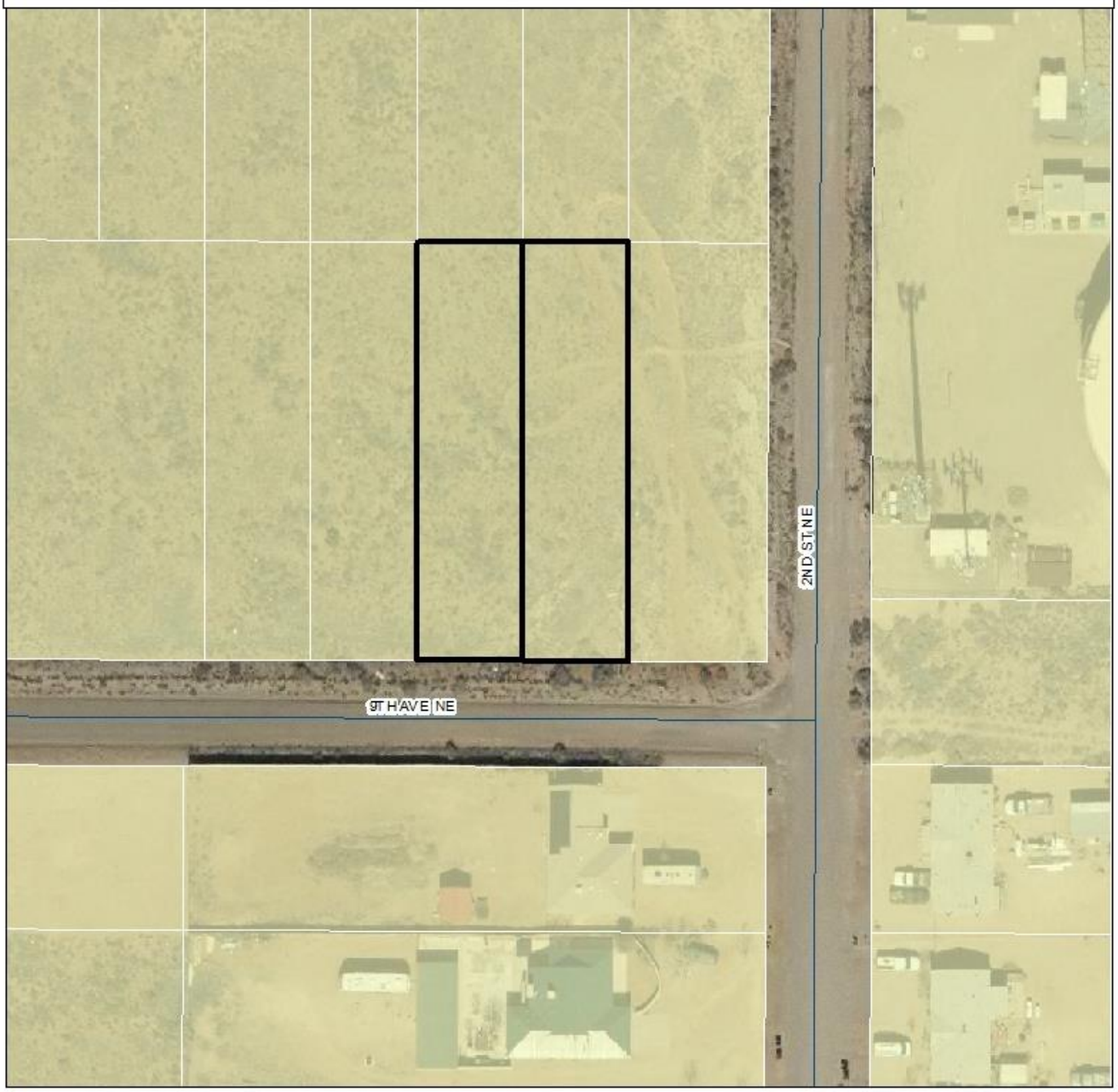
Liz Ruiz Carlos

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

191 9TH AVE NE
VARIANCE TO ROOF PITCH REQUIREMENTS



City of Vision

0 20 40 80 120 160 Feet

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 Created by Liz Ruiz Carlos on 11/20/2023

N W E S

Subject Parcels
Roads
Zoning
R-1

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:	**December 12, 2023**
Time:	6:00PM
Staff Contact:	Liz Ruiz Carlos (505) 896-8785 lruizcarlos@rrnm.gov

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Application Information

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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



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NOTICE OF PUBLIC HEARING

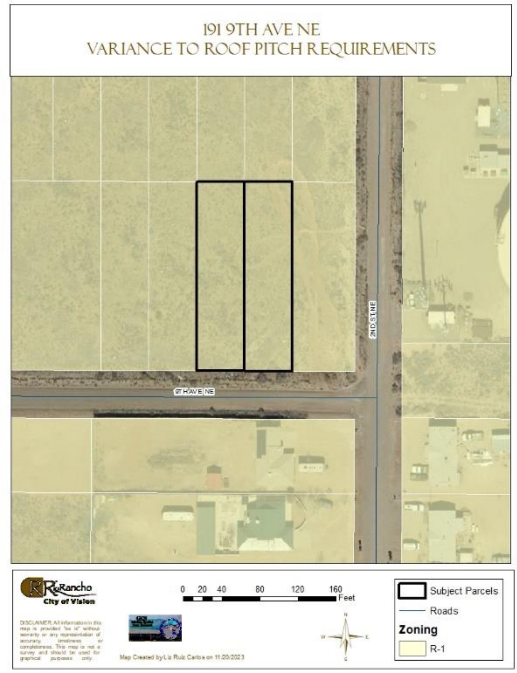
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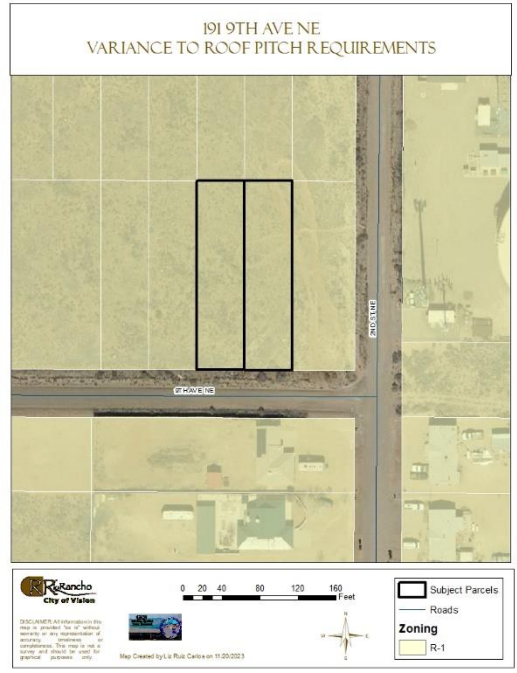


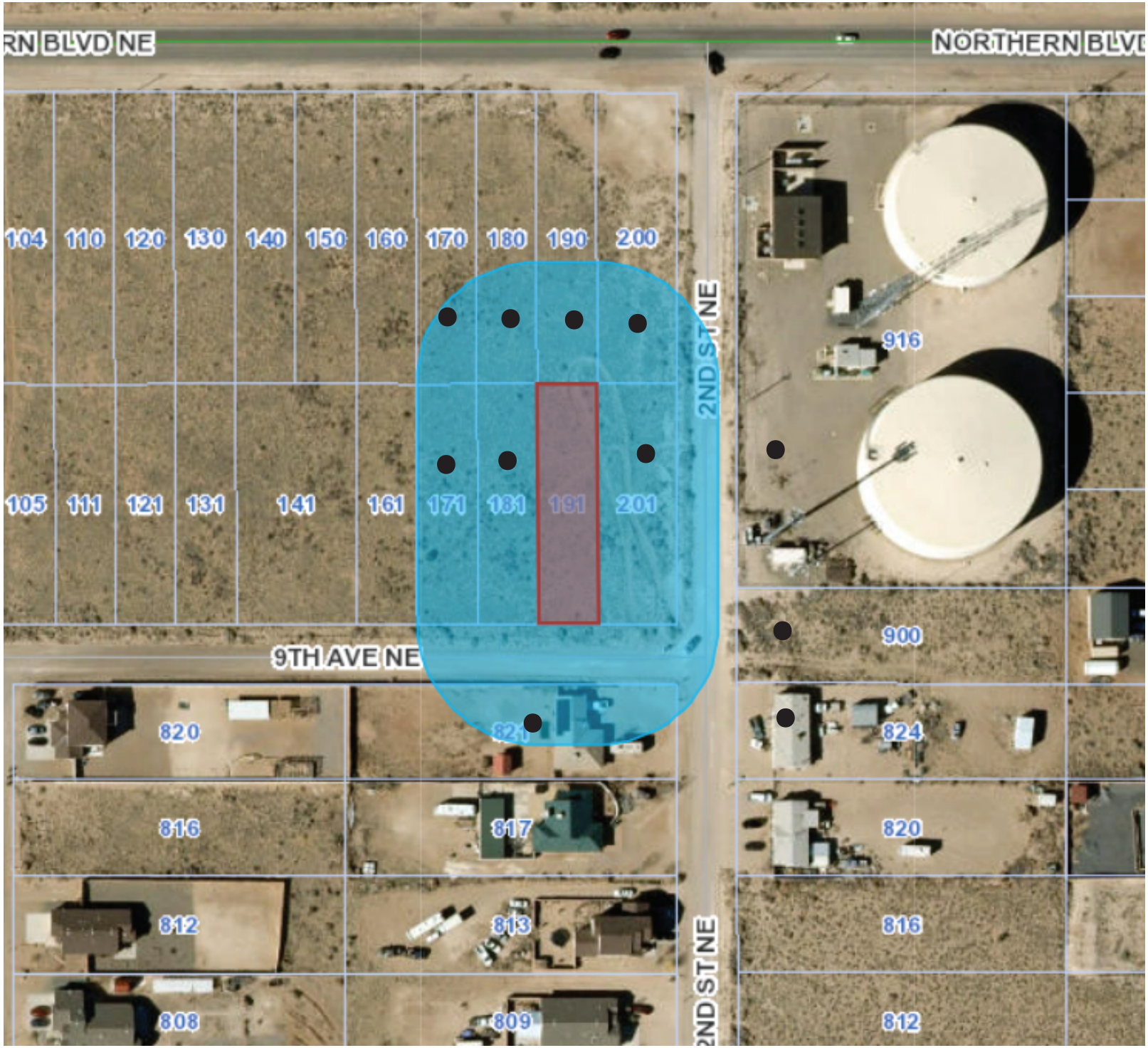
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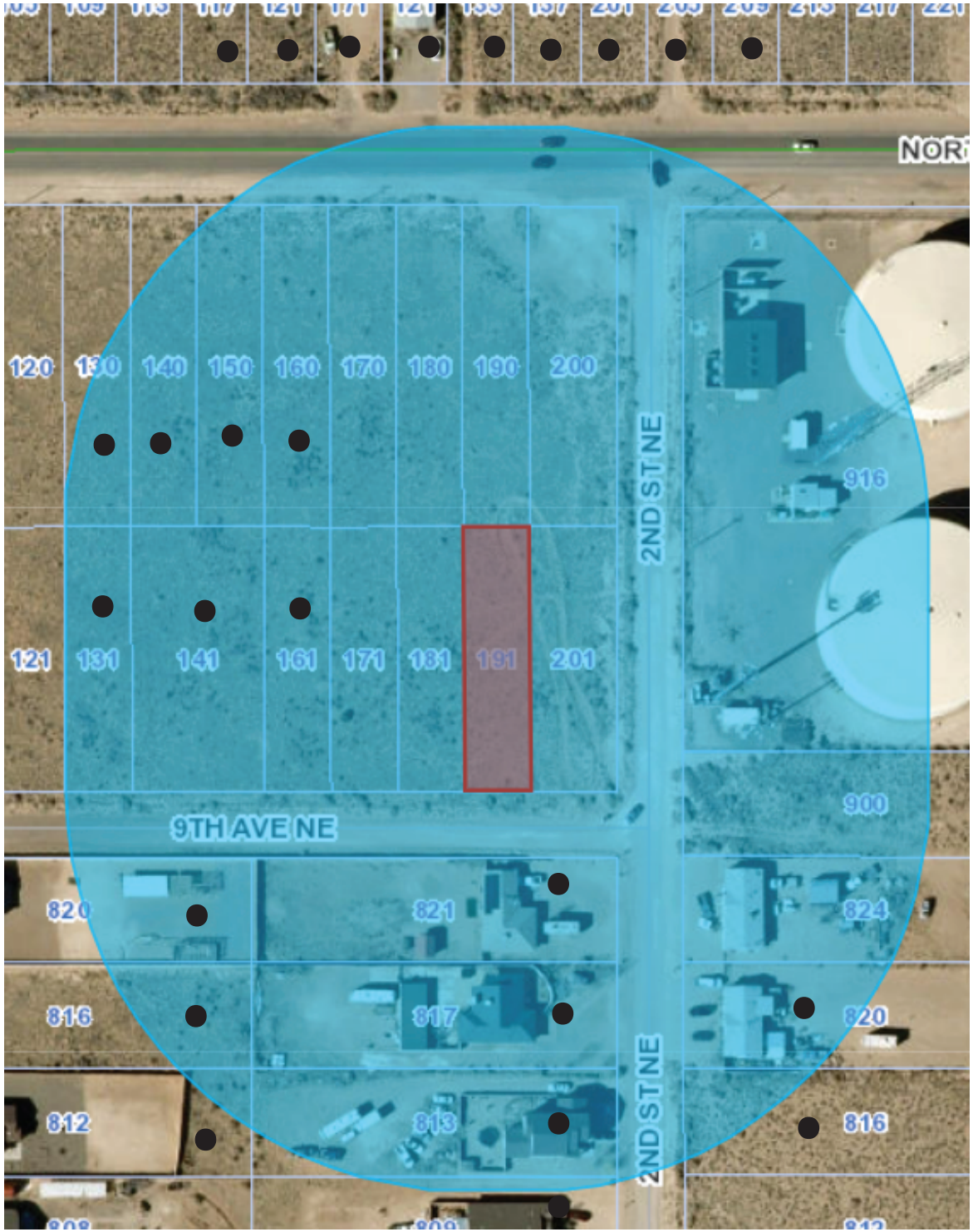
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NOTICE MAP:

- - CERTIFIED MAIL TO ADJACENT PROPERTIES



Notice Map:

- 300ft f/subject property, informational postcard

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, December 12, 2023:

Conditional Use Permit
Request #23-120-00005
The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for a RV Storage Facility at 3508 Northern Blvd NE. The subject property is zoned C-1: Retail Commercial and is approximately 1.83 acres in size.

Preliminary Plat
Case #23-210-00012
The applicant, LD Development, LLC., through their agent, Aldrich Land Surveying, requests approval of a preliminary plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, and 2-A-1-E; and for dedication of public street right-of-way. The subject property is legally described as Los Diamantes, Tract 2-A-1.

Preliminary Plat
Case #23-210-00009
The applicant, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat for the Scottish Isle Subdivision, consisting of 123 residential lots zoned R-2: Single-Family Residential District.

Variance
Request #23-100-00014
The applicant, Eduardo Rivera, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk UU, Lot 24 and 25; located at 191 9th Ave NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot.

The meeting is scheduled 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 at www.rrnm.gov. 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 27, 2023

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 23-110-00014

REQUEST FOR VARIANCE TO THE MINIMUM ROOF PITCH REQUIREMENT OF 2.5" TO ALLOW FOR A MANUFACTURED HOME WITH A ROOF PITCH OF 2.04" FOR THE PROPERTY LOCATED AT 191 9th AVE NE (UNIT 11, BLOCK UU, LOTS 24 AND 25).

Applicant: Eduardo Rivera

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of December, 2023, 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 authority to make application to request a variance to the minimum roof pitch requirement.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

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 §154.60(3)(a) requiring a minimum roof pitch of two and one-half inches in every twelve inches, to allow for a roof pitch of 2.04 inches, as included in building permit #23-11830, is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.60.

THEREFORE, the application for a variance to the minimum roof pitch requirement for the property located at 191 9th Ave NE, legally described as U11, Blk UU, lots 24 and 25, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on December 12, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning and Zoning Board Chair

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 23-110-00014

REQUEST FOR VARIANCE TO THE MINIMUM ROOF PITCH REQUIREMENT OF 2.5" TO ALLOW FOR A MANUFACTURED HOME WITH A ROOF PITCH OF 2.04" FOR THE PROPERTY LOCATED AT 191 9th AVE NE (UNIT 11, BLOCK UU, LOTS 24 AND 25).

Applicant: Eduardo Rivera

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of December, 2023, 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 authority to make application to request a variance to the minimum roof pitch requirement.
4. 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.
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.

THEREFORE, the application for a variance to the minimum roof pitch requirement for the property located at 191 9th Ave NE, legally described as U11, Blk UU, Lots 24 and 25, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on December 12, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning and Zoning Board Chair

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-210-00012

AGENDA DATE:
December 12, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, LD Development, LLC., through their agent, Aldrich Land Surverying, requests approval of a preliminary plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, & 2-A-1-E. The subject property is legally described as LD, Tract 2-A-1 and comprises approximately 36.1597 acres.

BACKGROUND AND ANALYSIS:
The applicant, LD Development, LLC., through their agent, Aldrich Land Surverying, requests approval of a preliminary plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, & 2-A-1-E. The subject property is legally described as LD, Tract 2-A-1 and comprises approximately 36.1597 acres.

The subject tracts are within the Los Diamantes Master Plan, originally adopted August 12, 2015 by the Governing Body via Resolution No. 61, Enactment 15-055, and most recently amended by the Governing Body on January 26, 2023 via Resolution No. 126, Enactment No. 23-017.

The subject tracts are part of the Unit 10 Specific Area Plan, adopted by the Governing Body on August 24, 2016 via Resolution No. 68, Enactment No. 16-065 and most recently amended on January 26, 2023 via Resolution No. 125, Enactment No. 23-016.

I. GENERAL INFORMATION

1. Layout: The Los Diamantes Business Park is proposed to be subdivided into 5 separate tracts: 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, & 2-A-1-E.
2. Acreage: Lot Acres: Approximately 16.9621; Tract acres: Approximately 0.9756; Parcel Acres: 0.3706.
3. Access: LD, Tract 2-A-1 will be accessed via Los Diamantes Dr SE, a future residential road via Westside Blvd SE, a minor arterial.
4. Zoning: The subject property is zoned BP: Business Park District under Ordinance No. 17, Enact. 15-14.
5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, PNM, and Gas Company of New Mexico.
6. Water and Wastewater Availability: Availability will be provided at Building Permit submittal for commercial development.
7. Drainage: Drainage is per the Los Diamantes Subdivision Regional Drainage Analysis Report, dated May 18, 2020.
8. Roads and Sidewalks: The proposed section of Los Diamantes Dr SE is an 86' right-of-way, with 6' sidewalks on each side.

9. Recreation Facilities/Open Space: None.
10. Easements: There is an existent 10' public utility easement (PUE) on the western, southern, and eastern portion of Tract 2-A-1-A. The western easement continues north through Tracts 2-A-1-E, 2-A-1-C, and 2-A-1-B, continuing along the northern boundary of Tracts 2-A-1-B and 2-A-1-D along Viga Rd SE. The plat grants a PUE along the northwest corner of Tract 2-A-1-B, a 10' PUE along the northern portions of Tracts 2-A-1-A, 2-A-1-E, and 2-A-1-D. The plat additionally grants a 25' public drainage easement, which runs along the western boundary of Tracts 2-A-1-A and 2-A-1-E, and the southern boundary of Tract 2-A-1-A. The remaining lot lines on all tracts will have a 5' PUE, as shown by easement note 7. There will additionally be private cross-lot access, parking, utility, and drainage easements on Tracts 2-A-1-B, 2-A-1-C, and 2-A-1-D, to be maintained by the owners of these tracts.
12. Vacations: None.
13. Variances: None.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board finds the proposed Preliminary Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. Criteria is satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:
While there are not specific dimensional standards for the BP: Business Park District, the proposed tracts would comply with the nonresidential dimensional standards as laid out in R.O. 2003 § 154.51. The proposed Preliminary Plat contains tracts with an acreage range of approximately 1.1403 acres (49,671 sf) to 23.7409 acres (1,034,153 sf). The Los Diamantes Master Plan also does not regulate the minimum lot size for properties within the Business Park.

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. 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).

This application would be an action in meeting the policy of encouraging planned development in a Master Planned area (Los Diamantes Master Plan). Staff recommends the Planning and Zoning Board finds the criteria is satisfied.

CONFORMANCE WITH THE LOS DIAMANTES MASTER PLAN:
The BP: Business Park Zoning District, which comprises the entire zoning of the Los Diamantes Business Park, conforms to the policies and provisions of the Los Diamantes Business Park, as outlined in the Los Diamantes Master Plan. Staff recommends the Planning and Zoning Board find that the proposed tract layout is in conformance with the master plan; criteria is satisfied.

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. Parks Recreation and Communication Services did not have any adverse comments. Rio Rancho Fire and Rescue, Development Services Planning and Engineering, and SSCAFCA comments are attached. The plat and related infrastructure plans were also sent to MRMPO, Police, and Rio Rancho Public Schools, but staff did not receive any comments from these entities. FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING: The Los Diamantes Business Park is bounded by R-1: Single-Family Residential to the north, M-1: Industrial to the east, R-3: Mixed Residential to the

south and west.

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 Albuquerque Journal on November 27, 2023. 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. 23-210-00009 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 the Preliminary Plat.
2. The applicant has the authority to apply for a Preliminary Plat.
3. Due Process was provided to both the Applicant and adjacent property owners.

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 BP: Business Park Zoning District.
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. The applicant shall address all of the Preliminary Plat reviewers' comments prior to submitting construction plans or the Final Plat, whichever is applicable. The reviewing comments include:
a. Applicant must demonstrate compliance with Los Diamantes Subdivision Regional Drainage Analysis Report.
b. Access to the tracts created by this Preliminary Plat shall align with future residential development in Los Diamantes Tracts 3-A-1 and 3-A-2.

ALTERNATIVES:

The Planning and Zoning Board may:

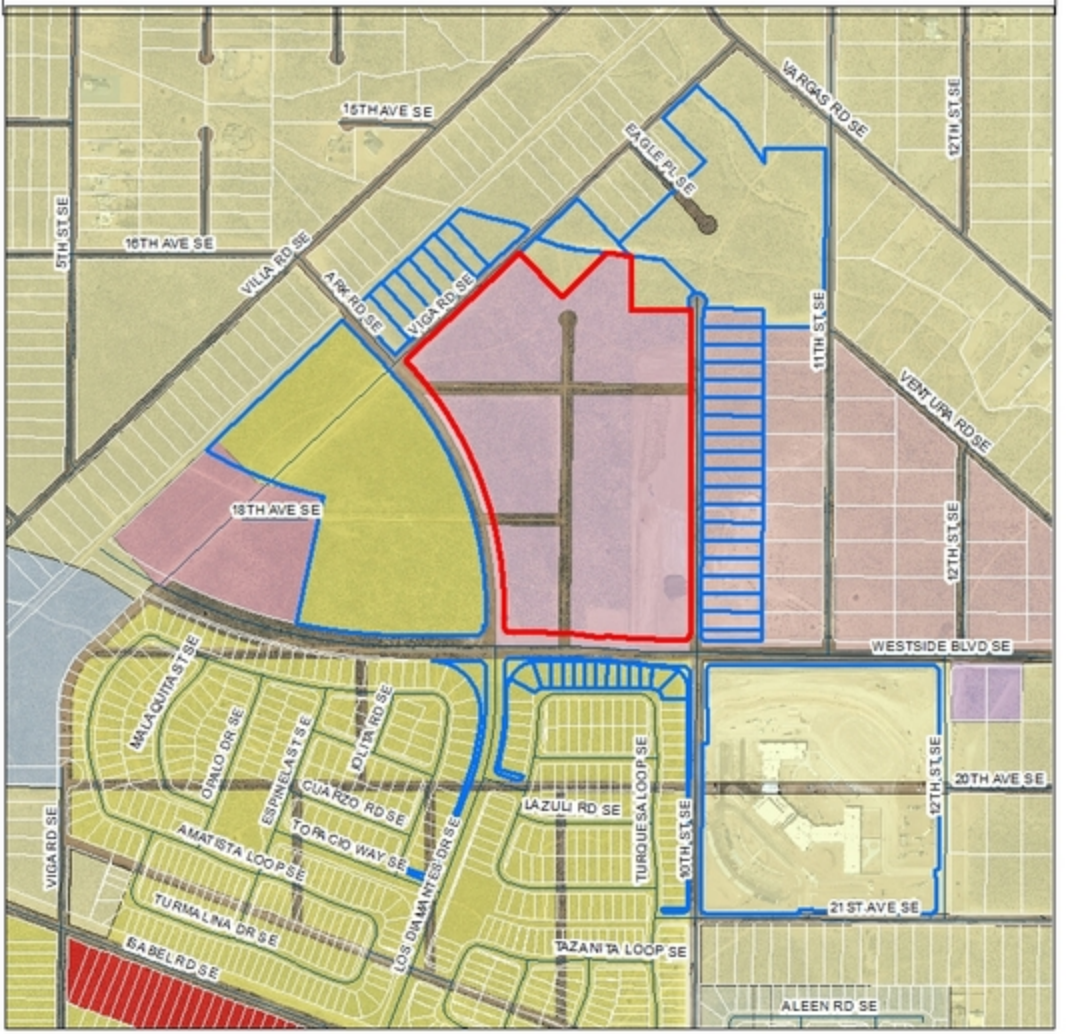
1. Approve the preliminary plat with staff recommendations and conditions.
2. Approve the preliminary plat with amendments to recommendations and/or conditions.
3. Deny the preliminary plat.
4. Postpone the item and continue the public hearing for the preliminary plat in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval of the Preliminary Plat with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Zoning Ordinance 15-14 O-17.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Preliminary Plat
ATTACHMENT: Review Comments Memo

LOS DIAMANTES TRACTS 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, & 2-A-1-E PRELIMINARY/FINAL PLAT



Rio Rancho
City of Vision

0 185 370 740 1,110 1,480 Feet

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 Created by Tim Dvorak on 11/20/2023

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: LD Development LLC		Phone: 505-822-0044
Address: 4461 Irving Boulevard NW		E-Mail: pierre@amestoy.net
City: Albuquerque	State: New Mexico	Zip: 87114
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) ALS

Agent Name: Aldrich Land Surveying		Phone: 505-328-3988
Address: PO Box 30701		E-Mail: tim.aldrich@comcast.net
City: Albuquerque	State: New Mexico	ZIP Code: 87190

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

To create Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D & 2-A-1-E, Los Diamantes Subdivision, Phase 1, Grant easements and dedicate public street right-of-way.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Los Diamantes Subdivision, Phase1	Block(s):	Lot(s): 2-A-1
Existing Zoning: BP	Proposed Zoning: BP	
No. of existing lots: 1	No. of proposed lots: 5	Total area of site (acres) 36.1597

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: Tim Aldrich	Applicant:	Agent: Aldrich Land Surveying
Signature:		Date: 10/23/2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Amestoy Construction & Development II, LLC
4461 Irving Blvd. NE
Albuquerque, NM 87114

October 13, 2023

Mr. Tim Dvorak
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Los Diamantes, Phase 1, Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D & 2-A-1-E

Dear MR. Dvorak:

I hereby authorize Aldrich Land Surveying., to act on my behalf for the above referenced project. The legal description pertaining to this project is Tract 2-A-1, Los Diamantes Subdivision, Phase 1.

Please contact our office if you have any questions.

Sincerely,

Pierre Amestov. Managing Member

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 17 **ENACTMENT NO. 15-14**

AN ORDINANCE TO AMEND THE ZONING CLASSIFICATION FOR PROPERTIES KNOWN LEGALLY AS UNIT 10, BLOCK 18, LOTS 27-41; BLOCK 60, LOTS 1-10 & 13-16; BLOCK 62, LOTS 7-13; BLOCK 64, LOTS 1-14 & 16-25; BLOCK 65, LOTS 1-41; BLOCK 66, LOTS 1-28; BLOCK 67, LOTS 1-31; BLOCK 68, LOTS 1-36; BLOCK 69, LOTS 1-16; BLOCK 70, LOTS 1-17; BLOCK 71, LOTS 1-22; BLOCK 72, LOTS 1-27; BLOCK 73, LOTS 4-35. THE PROPERTY IS LOCATED NORTH OF ISABEL ROAD SE, WEST OF 10TH STREET SE, AND SOUTH AND EAST OF VILLA ROAD SE AND GENERALLY DESCRIBED AS LOS DIAMANTES AS NOTED BELOW:

WHEREAS: The Governing Body has recognized and approved the Los Diamantes Master Plan; and

WHEREAS: The zoning designations proposed for the master planned area are in conformance with the Los Diamantes Master Plan, the Rio Rancho Comprehensive Plan Generalized Land Use Map, and Title XV: Land Use, Chapter 154. Planning and Zoning with exceptions or revisions as set forth below:

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

Section 1. The Zone Map is hereby amended on property known as Los Diamantes with the legal description attached hereto as Exhibit A, to reflect a change in zoning designation from R-1/Single Family Residential District to R-3/Mixed Residential District (109 acres) with a Los Diamantes Residential Overlay Zone (hereafter LDROZ), BP/Business Park (63 acres), and PR/Parks & Recreation (8 acres) as reflected in the Los Diamantes Master Plan Zoning Map attached hereto as Exhibit B.

Section 2. **Land Use:**
Zoning designations are R-3/Mixed Residential District (109 ac) with LDROZ, BP/Business Park District (63 ac) and PR/Parks & Recreation (8 ac). Development shall occur in accordance with the approved Master Plan, or Amendments thereto, as adopted by the Governing Body by Resolution No. ____.

Section 3. **Development Regulations:**
Development shall occur as regulated in Title XV: Land Use, Chapter 154. Planning and Zoning; and the Los Diamantes Master Plan. In the event that there is conflict, the strictest shall apply.

For purposes of regulating development in the LDROZ, the following revisions/modifications to the R-3 District are hereby adopted:

B. Permissive Uses
   1. Same as those in the R-1 District, design standards apply;
   2. Single-family attached and detached dwelling units;
   3. Town-home, patio home, or similar development provided all city regulations are met;
   4. ~~Multi-family dwellings~~, and
   5. ~~Boarding and lodging houses~~

C. Conditional Uses (requiring use permit)
   1. ~~Same as those in the R-1 District.~~

2. ~~Community residential care facility up to 18 persons.~~
3. ~~Senior transitional care facilities, senior living facilities, and/or other similar facilities.~~

D. Area

4) Setbacks

~~a. Multi-family dwelling units~~

b. Single-family detached dwelling units:

1. Front - 15 feet, garage - 20 feet; ~~side loaded garage – 15 feet~~
2. Rear - ~~5 feet~~ ***15 feet***
3. Side - 5 feet; ~~zero lot lines setbacks are allowed on one side with a 10 foot setback on the opposite side.~~ on both sides, for a total separation of 10 feet between buildings.
4. Corner- 10 feet

c. Single-family attached dwelling units:

1. Front - ~~20 feet~~ 15 feet
2. Rear - ~~zero feet~~ 15 feet; ~~alley loaded garage – zero feet~~
3. Side - ~~zero feet~~ 5 feet on both sides of any principal building, for a total separation of 10 feet between buildings.
4. Corner- 10 feet

d. Setbacks shall not apply to storage sheds of 120 square feet or less; provided, that the structure is located behind the required front setback line and on a corner lot, is not located in a side yard visible from the street.

e. Free-standing wind energy units – 2:1 height to setback ratio with a 40 foot maximum height.

f. Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of 10 feet except for pools.

g. Flag poles – 10 feet from any property line.

h. Trash containers and trash compactors – 15 feet from the property line when adjacent to land planned or zoned for a single-family residential use.

1. All trash containers and trash compactors shall be screened from a public right of way by decorative wall or enclosure and shall be not less than 2 feet above the height of the trash container or compactor.

5) Projections into the setback area are the same as the R-1 District.

Section 4. 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 unenforceable, 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 5. Effective Date. This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS 12TH DAY OF AUGUST, 2015.

Greggory D. Hull, Mayor

ATTEST:

Stephen J. Ruger, City Clerk
(S E A L)

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM

REFERENCE NO: 017

AGENDA DATE: August 12, 2015

DEPARTMENT: Development Services

SUBJECT: Ordinance adopting amendments to the zoning map (Attachment I)

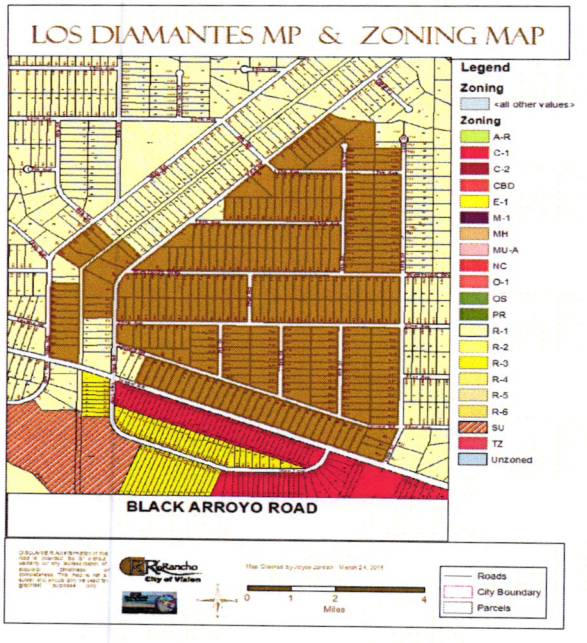
CASE NO: 15-100-00007

PROPERTY: Unit 10, block 18, lots 27-41; block 60, lots 1-10 & 13-16; block 62, lots 7-13; block 64, lots 1-14 & 16-25; block 65, lots 1-41; block 66, lots 1-28; block 67, lots 1-31; block 68, lots 1-36; block 69, lots 1-16; block 70, lots 1-17; block 71, lots 1-22; block 72, lots 1-27; block 73, lots 4-35.

APPLICANT: John Lewis, AB Southwest LLC

AGENT: Jim Strozier, Consensus Planning Inc.

RECOMMENDATION: Approval with Findings



SYNOPSIS:

- On July 14, 2015, the Planning and Zoning Board (PZB) voted to recommend approval of the applicant's request (Attachment IV-Application) for an Ordinance to rezone properties known legally as Unit 10, block 18, lots 27-41; block 60, lots 1-10 & 13-16; block 62, lots 7-13; block 64, lots 1-14 & 16-25; block 65, lots 1-41; block 66, lots 1-28; block 67, lots 1-31; block 68, lots 1-36; block 69, lots 1-16; block 70, lots 1-17; block 71, lots 1-22; block 72, lots 1-27; block 73, lots 4-35. The property is located within the boundaries of the "Los Diamantes Master Plan".
- The Zone Map Ordinance if adopted will rezone the subject properties from R-1/Single Family Residential District to R-3/Mixed Residential District (109 ac) with a "Los Diamantes Residential Overlay Zone" (LDROZ), BP/Business Park District (63 ac), and PR/Parks & Recreation (8 ac).
- An overlay zone is being proposed given the applicant's master plan desires modifications to allowable uses to some setbacks in the R-3 District. The Planning and Zoning Board did review and approve these modifications by recommending approval of the master plan. The zoning ordinance presented to the PZB did not include an overlay, but did "adopt" the master plan.

BACKGROUND:

The 180 acres of land is located in the southwest portion of Rio Rancho, approximately 1 mile west of Unser Boulevard, southeast of Villa Road SE and north of Isabel Road. This area of the city is approximately 1300 feet from residential development in any direction; and it is approximately 1 mile west of a developing growth node at the Unser gateway to the city.

The property located within the boundaries of the proposed *Los Diamantes Master Plan (LDMP)* is bisected by Westside Boulevard a minor arterial that will eventually connect Unser Boulevard to Rainbow Boulevard. The business park zoning is proposed north of Westside Boulevard and the R-3 residential zoning area is proposed south of Westside Boulevard. A small portion of Viga Road SE will be zoned PR/Parks and Recreation District.

The applicant proposes to develop a mixed use community incorporating residential and non-residential development per the *Los Diamantes Master Plan (LDMP)* that will include:

- R-3/Single family homes (109 acres) of varying sizes. The homes will be located south of Westside Boulevard.
    - The R-3 Mixed Residential District permits a moderate density of homes; single family attached and detached, townhomes, and small scale multi-family units.
    - Per the LDMP, the applicant proposes to construct only single family detached homes and townhomes in the residential community within Los Diamantes.
- A BP/Business Park (63 acres) to create an employment center north of Westside Boulevard
    - Per the LDMP the BP District is intended to be a campus like setting that supports business and economic development by providing opportunity for professional offices, research and development, limited distribution and light manufacturing.
    - The BP District also includes supporting commercial services such as restaurants, dry cleaners, and banks.
- PR/Park & Recreation (8 acres)
    - Two pocket parks and a regional park

The proposed zone map amendment conforms to the Comprehensive Plan Generalized Land Use Map approved by the Governing Body in February 2015.

LAND USE:

The site (180 acres) is currently vacant rolling hills. The closest developed property is approximately 1000 feet away from the *LDMP*. Proposed land use includes business district and single family homes, and a community park/flood storm water control area located west of Viga Road SE.

ZONING:

The entire 180 acres is currently zoned R-1/Single Family Residential District: (see Location Map-Attachment II)

South of the plan area is C-1/Retail Commercial, Special Use no designation and R-3/Mixed Residential.

East of the plan is primarily R-1/Single Family Residential, SU/Commercial, C-1/Retail Commercial, R-4 and R-3 zoned lots in the vicinity of Unser Boulevard.

The new Rust Medical Center is located across Unser Boulevard approximately 1 mile to the east.

ACCESS:
Per the *LDMP*, the primary access for the area will be via Westside Boulevard. Build out of the infrastructure for development is proposed to be done in phases.

REVIEWED BY:

- ☒ Development Services Department Staff & Engineering
- ☒ Fire & Rescue
- ☒ SSCAFCA
- ☒ DPS
- ☒ Parks & Recreation

Comments were received by DSD Engineering, Fire & Rescue, Parks & Recreation and SSCAFCA, and were forwarded to the applicant.

FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES AND REGULATIONS:

CONFORMANCE TO THE CITY COMPREHENSIVE PLAN

The ***City of Rio Rancho Comprehensive Plan*** (CCP) implementation considers that all zone amendment proposals be evaluated based on its level of conformance with the CCP's *Goals, Policies, and Actions*. The CCP is a statement of how the community desires to grow, and is a basis for approving zoning approvals provided they comply with the Elements of the Plan.

The following are elements of the CCP and include brief statements as to how the approval of a zone map amendment will address each element.

1) Land Use, Population & Housing
    a. The *LDMP* meets these objectives by providing a range of land uses that accommodate a variety of single family housing options, employment, and retail service options for residents.
2) Transportation
    a. The developer will extend Westside Boulevard west of Unser Boulevard to Viga Road.
    b. A traffic study was provided to ensure that new residential, commercial and business park development not compromise the existing transportation network.
3) Parks and Recreation
    a. The development of well-connected park land and trail corridors meets the goals of the Rio Rancho Comprehensive Plan.
4) Urban Design
    a. Design features will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections to create a community identity and promote aesthetic quality.
5) Economic Development
    a. Development of the business park will support a wide variety of potential employers and new industry in Rio Rancho, approximately 1,400 jobs.
    b. The business park and residential uses will be served and supported by a mix of retail, uses, such as restaurants, banks, dry cleaners, etc., providing a balance of employment and residential use within Los Diamantes.

Finding: The proposed *zone map amendment* addresses elements of the Comprehensive Plan and conforms to the goals and policies contained therein.

CONFORMANCE WITH THE CITY ZONING ORDINANCE

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.

Finding: This zone map amendment request conforms to this ordinance.

Pursuant to the criteria provided by City Zoning Code Chapter 150, Ordinance # O-22, Enactment 09-23 (Sections D – G), a request for change in zoning designation must address the following policies for change:

(D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.
2. 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.
3. 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.
4. 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 a 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 (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise 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 has responded to the policies in the detailed Justification Letter included as Attachment V.

FINDING: *The applicant has demonstrated how an approved change in zone designation from R-1/Single Family Residential to R-3/Mixed Residential, BP/Business Park and PR/Park & Recreation is a more appropriate zoning designation for the subject property. The change will allow stability of land uses consistent with nearby residential and commercially zoned lots, per the LDMP.*

The approval of a zone map amendment will bring the subject property into conformance with the goals and objectives of the City Comprehensive Plan by providing infill development of vacant lands. The zone map amendment will not create a spot zone as the property is proposed to be developed within a Master Plan that is consistent with the Comprehensive Plan Generalized Land Use Map.

The proposed zoning conforms to several elements, and meets the goals and policies described by the City Comprehensive Plan as detailed in the applicant's justification letter and the *Los Diamantes Master Plan*.

NOTIFICATIONS:

Sandoval County records were researched to determine ownership of properties within 100 feet the subject property. Notices were sent to neighboring property owners within 100 feet of the subject property by first class mail to provide notice of the Planning and Zoning Board meeting scheduled on July 14, 2015 and the Governing Body hearing scheduled for August 12, 2015. Notice was posted on the property on July 7, 2015. All notification requirements have been met.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends **APPROVAL** of the ordinance approving the zoning designations for the property described as Los Diamantes, Unit 10, block 18, lots 27-41; block 60, lots 1-10 & 13-16; block 62, lots 7-13; block 64, lots 1-14 & 16-25; block 65, lots 1-41; block 66, lots 1-28; block 67, lots 1-31; block 68, lots 1-36; block 69, lots 1-16; block 70, lots 1-17; block 71, lots 1-22; block 72, lots 1-27; block 73, lots 4-35, **from R-1/Single Family Residential to R-3/Mixed Residential District (109 ac) with a Los Diamantes Overlay Zone, BP/Business Park District (63 ac), and PR/Parks & Recreation (8 ac)**

The Development Services Department recommends **APPROVAL** with the following conditions:

1) The zoning for the property is conditioned upon adherence to and enforcement of the conditions for approval of the *LDMP*.
2) Development shall occur as per the *LDMP* and Title XV: Land Use, Chapter 154. Planning and Zoning. Where there is conflict, the strictest requirement shall apply.

The Development Services Department further recommends the following findings of fact:

GENERAL FINDINGS:

1. The Governing Body has jurisdiction over the applicants' request for a Zone Map Amendment, and proper notice of the hearing of this matter was given.
2. The property owner has authority to make application for a Zone Map Amendment.
3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

1. The approval of a zone map amendment will provide stability of land use and zoning throughout the master plan area by consolidating 180 acres of land within the southwestern portion of Rio Rancho, and rezoning to develop a master planned community of mixed land uses.
2. Zoning of the subject properties will be in accordance with the Los Diamantes Master Plan proposed zoning BP/Business Park, R-3/Mixed Residential and PR/Park & Recreation as noted on the Comprehensive Plan Generalized Land Use Map.
3. Zoning of the subject properties would promote the development of vacant tracts.
4. The applicant has submitted justification which demonstrates that the change in zoning designation meets the requirements of City Ordinance as set forth in Section 150.07 Rio Rancho Ordinance 2003; Requirements for amendments to the Zone Map.

ALTERNATIVES:

The Planning and Zoning Board has three alternatives on the disposition of the applicants' request for approval of the Zone Map Amendment. The Planning and Zoning Board may:

1. Recommend approval of the applicants' request with conditions;
2. Recommend denial of the applicants' request; or,
3. Postpone its decision to allow for additional review and consideration.

PREPARED BY: _____ **DATE:** 8-3-15

DEPARTMENT DIRECTOR: _____ **DATE:** 8-3-2015

CITY MANAGER: _____ **DATE:** 8/5/15

Keith Riesberg, City Manager

ATTACHMENT(s):

Attachment I: Ordinance
- Exhibit A: Legal Description
- Exhibit B: *Los Diamantes Master Plan* Zoning Map

Attachment II: Location Map
Attachment III: Comprehensive Plan Generalized Land Use Map
Attachment IV: Application for Zone Map Amendment
Attachment V: Justification Letter
Attachment VI: July 14, 2015 Planning and Zoning Board Minutes

ATTACHMENT I

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. _____ **ENACTMENT NO. _____**

AN ORDINANCE TO AMEND THE ZONING CLASSIFICATION FOR PROPERTIES KNOWN LEGALLY AS UNIT 10, BLOCK 18, LOTS 27-41; BLOCK 60, LOTS 1-10 & 13-16; BLOCK 62, LOTS 7-13; BLOCK 64, LOTS 1-14 & 16-25; BLOCK 65, LOTS 1-41; BLOCK 66, LOTS 1-28; BLOCK 67, LOTS 1-31; BLOCK 68, LOTS 1-36; BLOCK 69, LOTS 1-16; BLOCK 70, LOTS 1-17; BLOCK 71, LOTS 1-22; BLOCK 72, LOTS 1-27; BLOCK 73, LOTS 4-35. THE PROPERTY IS LOCATED NORTH OF ISABEL ROAD SE, WEST OF 10TH STREET SE, AND SOUTH AND EAST OF VILLA ROAD SE AND GENERALLY DESCRIBED AS LOS DIAMANTES AS NOTED BELOW:

WHEREAS: The Governing Body has recognized and approved the Los Diamantes Master Plan; and

WHEREAS: The zoning designations proposed for the master planned area are in conformance with the Los Diamantes Master Plan, the Rio Rancho Comprehensive Plan Generalized Land Use Map, and Title XV: Land Use, Chapter 154. Planning and Zoning with exceptions or revisions as set forth below:

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Section 2. **Land Use:**
Zoning designations are R-3/Mixed Residential District (109 ac) with LDROZ, BP/Business Park District (63 ac) and PR/Parks & Recreation (8 ac). Development shall occur in accordance with the approved Master Plan, or Amendments thereto, as adopted by the Governing Body by Resolution No. ____.

Section 3. **Development Regulations:**
Development shall occur as regulated in Title XV: Land Use, Chapter 154. Planning and Zoning; and the Los Diamantes Master Plan. In the event that there is conflict, the strictest shall apply.

For purposes of regulating development in the LDROZ, the following revisions/modifications to the R-3 District are hereby adopted:

B. Permissive Uses
   1. Same as those in the R-1 District, design standards apply;
   2. Single-family attached and detached dwelling units;
   3. Town-home, patio home, or similar development provided all city regulations are met;
   4. ~~Multi-family dwellings~~, and
   5. ~~Boarding and lodging houses~~

C. Conditional Uses (requiring use permit)
   1. ~~Same as those in the R-1 District.~~

2. ~~Community residential care facility up to 18 persons.~~
3. ~~Senior transitional care facilities, senior living facilities, and/or other similar facilities.~~

D. Area

4) Setbacks

~~a. Multi-family dwelling units~~

b. Single-family detached dwelling units:
   1. Front - 15 feet, garage - 20 feet; ~~side loaded garage – 15 feet~~
   2. Rear - ~~5 feet~~ ***15 feet***
   3. Side - 5 feet; ~~zero lot lines setbacks are allowed on one side with a 10 foot setback on the opposite side.~~ on both sides, for a total separation of 10 feet between buildings.
   4. Corner- 10 feet

c. Single-family attached dwelling units:
   1. Front - ~~20 feet~~ 15 feet
   2. Rear - ~~zero feet~~ 15 feet; ~~alley loaded garage – zero feet~~
   3. Side - ~~zero feet~~ 5 feet on both sides, for a total separation of 10 feet between buildings.
   4. Corner- 10 feet

d. Setbacks shall not apply to storage sheds of 120 square feet or less; provided, that the structure is located behind the required front setback line and on a corner lot, is not located in a side yard visible from the street.

e. Free-standing wind energy units – 2:1 height to setback ratio with a 40 foot maximum height.

f. Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of 10 feet except for pools.

g. Flag poles – 10 feet from any property line.

h. Trash containers and trash compactors – 15 feet from the property line when adjacent to land planned or zoned for a single-family residential use.
   1. All trash containers and trash compactors shall be screened from a public right of way by decorative wall or enclosure and shall be not less than 2 feet above the height of the trash container or compactor.

5) Projections into the setback area are the same as the R-1 District.

Section 4. 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 unenforceable, 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 5. Effective Date. This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS _____ **DAY OF** _____ **2015.**

Greggory D. Hull, Mayor

Date

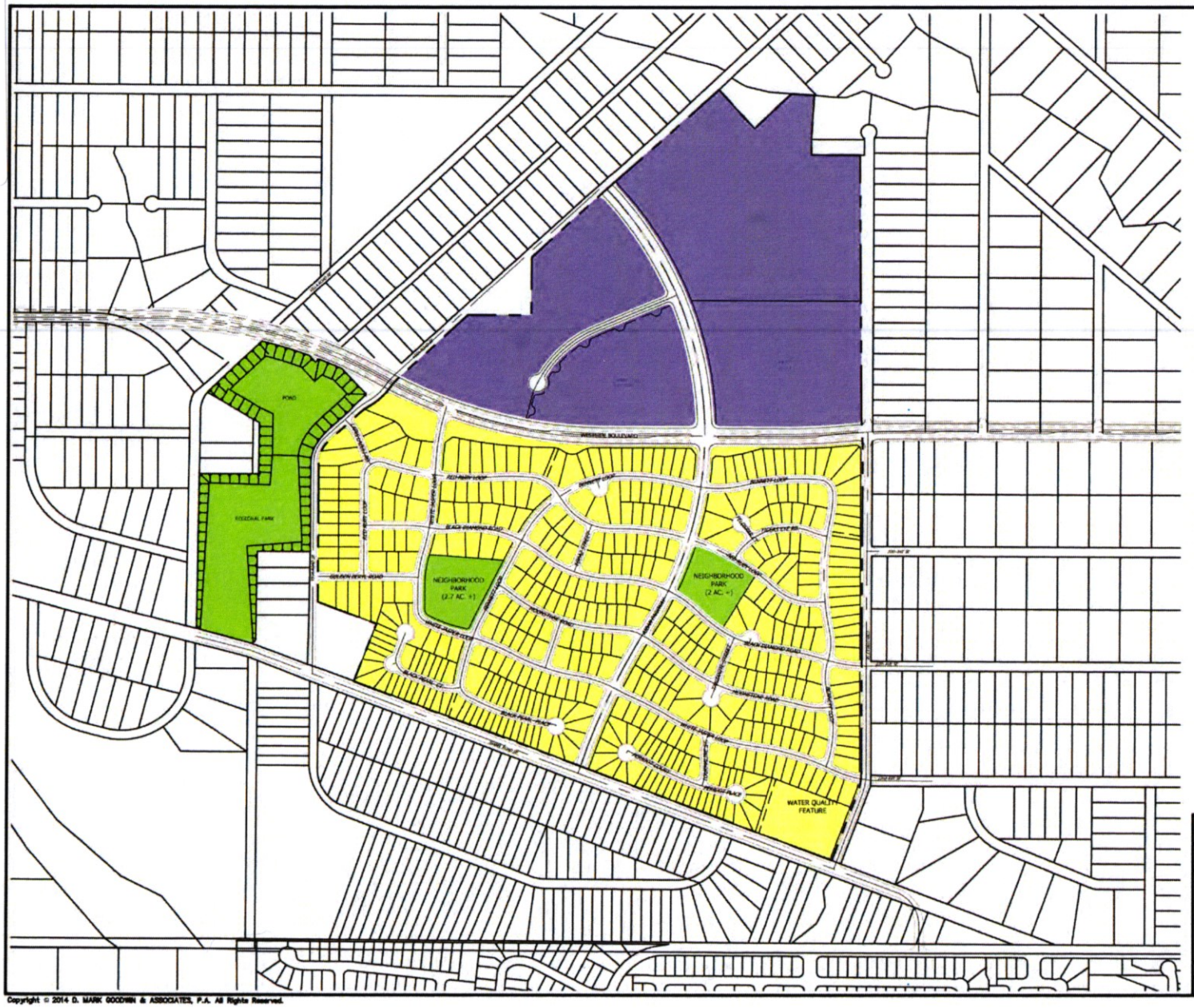
ATTEST:

Steven Ruger, City Clerk
(S E A L)

EXHIBIT A

The property is legally described as Unit 10, Los Diamantes Subdivision, Block 18, Lots 27-41; Block 60, Lots 1-10 & 13-16; Block 62, Lots 7-13; Block 64, Lots 1-14 & 16-25; Block 65, Lots 1-41; Block 66, Lots 1-28; Block 67, Lots 1-31; Block 68, Lots 1-36; Block 69, Lots 1-16; Block 70, Lots 1-17; Block 71, Lots 1-22; Block 72, Lots 1-27; Block 73, Lots 4-35. The subject property is currently zoned R-1. The zone map amendment request is to re-zone the property to R-3, Business Park, and PR.

EXHIBIT B



BUSINESS PARK
(63 ACRES)

R-3 MIXED USE RESIDENTIAL
(109 ACRES)

PARK/OPEN SPACE/POND
(8 ACRES)

N

500' 250' 0 500' 1000'
SCALE: 1" = 500'

CONSENSUS PLANNING

LOS DIAMANTES

Landuse/Zoning Plan

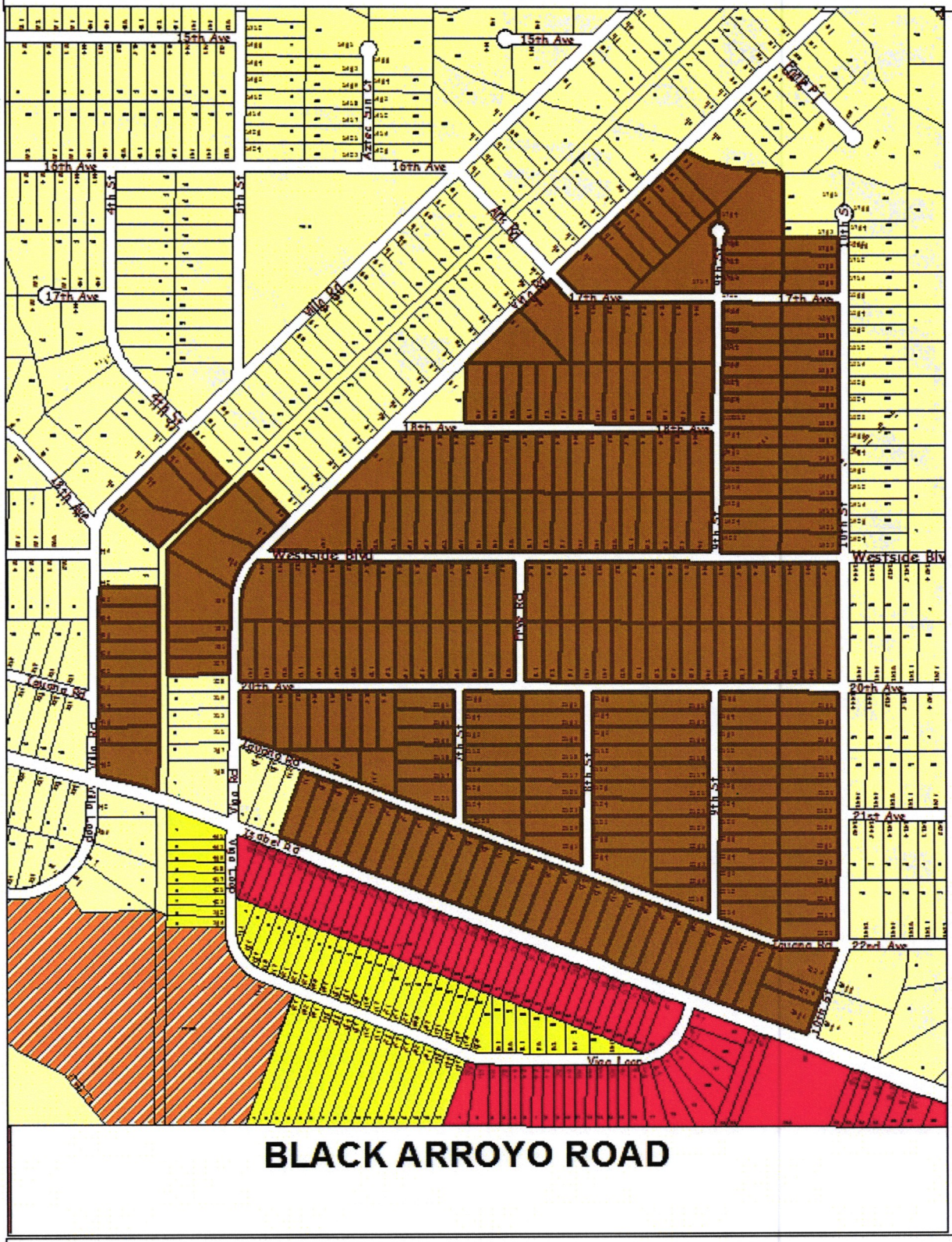
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: SPS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 500'	Date: 3/5/2015	Job: A13051	

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ATTACHMENT II

LOS DIAMANTES MP & ZONING MAP



BLACK ARROYO ROAD

Legend

Zoning

<all other values>

Zoning

- A-R
- C-1
- C-2
- CBD
- E-1
- M-1
- MH
- MU-A
- NC
- O-1
- OS
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned

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 only be used for graphical purposes only.

Rio Rancho City of Vision

Map Created by Joyce Jordan March 24, 2015

0 1 2 4
Miles

- Roads
- City Boundary
- Parcels

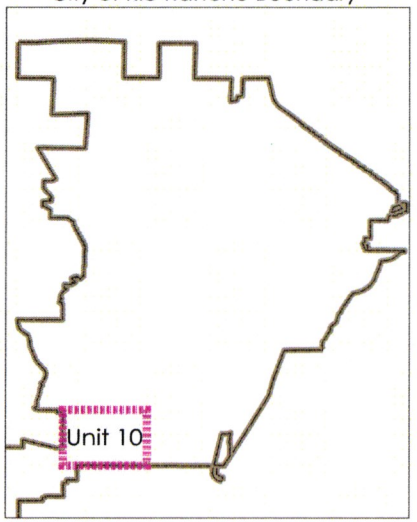
ATTACHMENT III

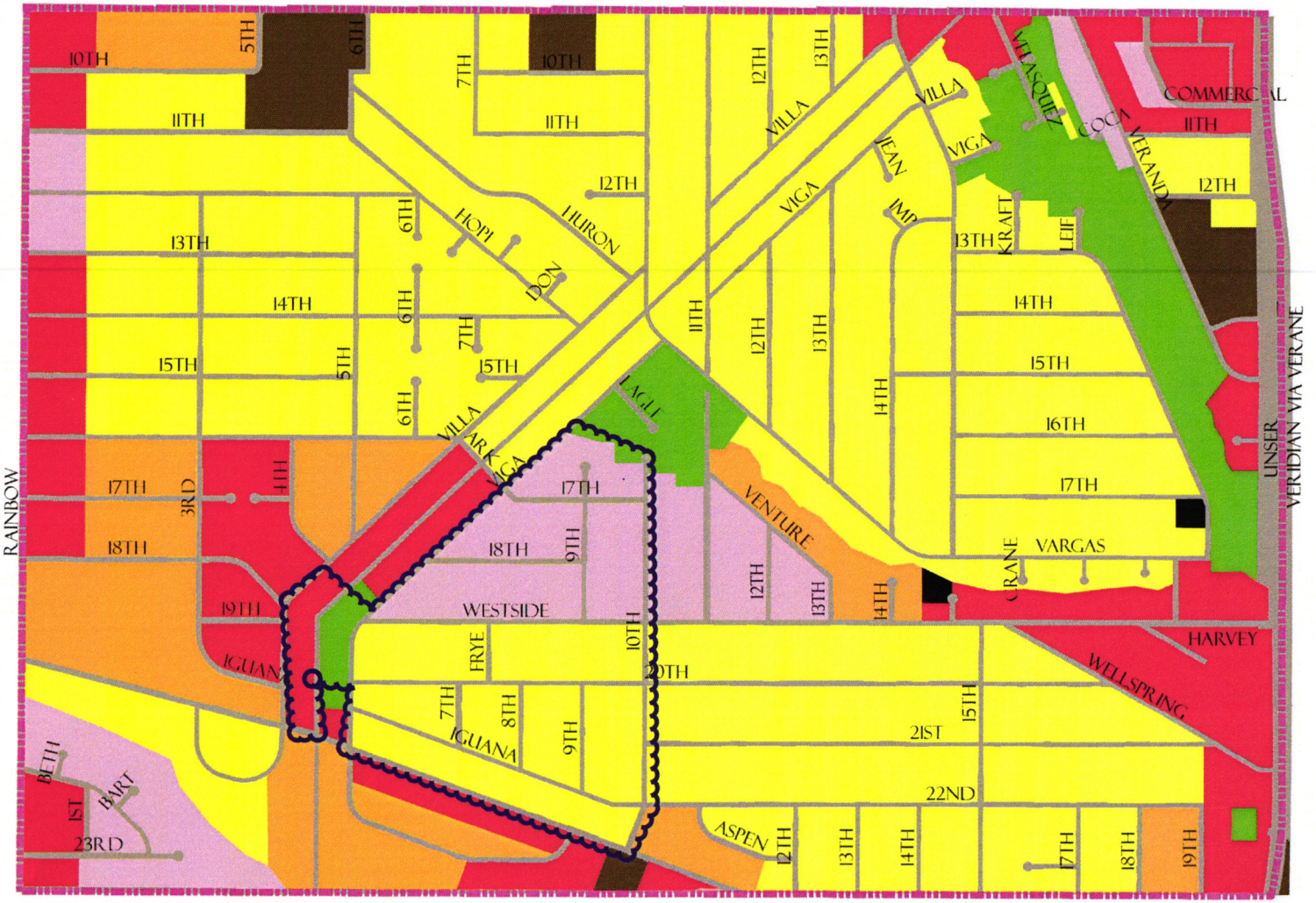
RIO RANCHO ESTATES UNIT 10 - GENERALIZED LAND USE

GENERALIZED LAND USE

- Park, Open Space, Drainage
- Low/Med Density Residential
- High Density Residential
- Civic, School, Church, etc.
- Commercial (Neighborhood, Community, Mixed-Use, Office)
- Warehousing, Business Park, Industrial
- Utility, Facility
- Unit 10 Boundary

City of Rio Rancho Boundary





0.2 0.1 0 0.2 0.4 0.6 0.8 Miles

NORTH

DRAFT - 1/16/2014

Rio Rancho
City of Vision

Development Se
3200 Civic Center C

ATTACHMENT IV

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
☐ Family Child Care Facility 6 or <	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Model Home/Sales Office	☐ 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: JOHN LEWIS / AB SOUTHWEST LLC		Phone: (415) 785-4044
Address: 300 DRAKES LANDING RD #172		E-Mail: jl@osmiumpartners.com
City: GREENBRAE	State: CA	Zip: 94904
Proprietary Interest: OWNER	List Owners: AB SOUTHWEST LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) SP
Agent Name: JAMES STROZIER / CONSENSUS PLANNING		Phone: (505) 764-9801
Address: 302 8th St NW		E-Mail: cp@consensusplanning.com
City: ALBUQUERQUE	State: NM	ZIP Code: 87102

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

THE APPLICANT IS REQUESTING THAT THE CITY OF RIO RANCHO RECOMMEND APPROVAL OF THIS ZONE MAP AMENDMENT REQUEST.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: LOS DIAMANTES / UNIT 10	Block(s): 18, 64-73 portions of 18, 60, 62, 64	Lot(s):
Existing Zoning: R-1	Proposed Zoning: R-3, BUSINESS PARK, PR	
No. of existing lots: 310	No. of proposed lots: ± 460	Total area of site (acres) ± 180

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: X
Signature:		Date: 5/26/15

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
[redacted] 15-100-00007	$1,594.00	351423

APPLICATION ACCEPTED BY: Michael Kilroy **DATE:** 5/26/2015

Form revised June 2014

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

June 2, 2015

Mr. David Heil, Chairman
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Request for a Master Plan Approval and Zone Map Amendment

Dear Chairman Heil:

This is a request for a Master Plan approval and amendment to the City of Rio Rancho Zone Map. The subject property is within the proposed Los Diamantes Master Plan Boundary and is located in Rio Rancho's Unit 10. Specifically, the property is north of Isabel Road, west of 10th Street, and southeast of Villa Road. The Los Diamantes Master Plan is an approximately 180 acre mixed-use, master planned community that will provide a variety of uses to Rio Rancho residents, including single family homes, park/open space, and a business park. The Master Plan approval is contingent on approval of the Zone Map Amendment request.

The property is legally described as Unit 10, Los Diamantes Subdivision, Block 18, Lots 27-41; Block 60, Lots 1-10 & 13-16; Block 62, Lots 7-13; Block 64, Lots 1-14 & 16-25; Block 65, Lots 1-41; Block 66, Lots 1-28; Block 67, Lots 1-31; Block 68, Lots 1-36; Block 69, Lots 1-16; Block 70, Lots 1-17; Block 71, Lots 1-22; Block 72, Lots 1-27; Block 73, Lots 4-35. The subject property is currently zoned R-1. The zone map amendment request is to re-zone the property to R-3, Business Park, and PR.

OWNERSHIP
The land in the subject property is currently owned by AB Southwest, LLC. A portion of the property was acquired from Curb Inc., while the remainder was assembled from 63 other landowners.

HISTORY
The subject property was part of Rio Rancho estates and individual lots were sold to multiple owners in the 1960's and 1970's. The land lacked supporting infrastructure such as paved roads, water and wastewater services, etc. In order to bring the Plan Area under one owner, Excalibur Realty & Investments (on behalf of AB Southwest, LLC) assembled a portion of the land from 63 landowners and acquired the remainder from Curb Inc.

ADJACENT ZONING AND LAND USE
The subject property is currently zoned R-1. Adjacent properties to the south are currently zoned R-3 and C-1. Nearby development is continuing along the Unser Gateway and Westside Boulevard corridors. The Presbyterian Rust Medical Center and Petroglyph Medical Plaza, zoned SU, the adjacent Unser Pavilion, zoned C-1, and home of Einstein's Bagels, WisePies Pizza, Prime, and Subway, show that non-residential land uses are necessary to accommodate the service demand from the growing residential presence in this part of Rio Rancho. Medical and care facilities, such as the Rio at Cabezon and Colores de Cabezon, are

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

evidence of supplementary development to the Rust Medical Center. The Village at Rio Rancho, which is hoping to emerge as an outdoor, retail, mixed-use development, and Springer Plaza projects prove there is an elevated interest to develop non-residential uses in the vicinity.

The proposed zoning is also in compliance with the recently adopted Generalized Land Use Map which calls for a mix of medium-density residential, business park, neighborhood commercial, and park/drainage uses in the subject property area.

ZONE MAP AMENDMENT REQUEST

The zone map amendment request is to change the southern portion of the property from R-1 to R-3, the northern portion of the property from R-1 to Business Park, and the western portion of the property from R-1 to PR.

The purpose of this zone change request is to create zoning that will provide economic opportunity, neighborhood and community parks, and quality residential housing for the current and future residents of Rio Rancho.

The 109 acres of R-3 will be located south of Westside Boulevard. It will allow for single-family homes at medium density. Rezoning this area to R-3 allows for the flexibility to provide a variety of single-family homes, including townhomes. This Master Plan prohibits any multi-family development within the R-3 Zone. The residential portion of the development will be located in close proximity to goods and services, schools, and quality jobs.

The 63 acres of Business Park will be located north of Westside Boulevard. This business park creates opportunity for approximately 1,400 jobs for current and future residents of Rio Rancho. Its accessibility to major arterials, such as Unser Boulevard, will be attractive to any company interested in moving to Rio Rancho.

The 8 acres of park land located just west of the R-3 zone will be used to accommodate a multi-use park and drainage pond. The Rainbow Tributary creates a large flood plain through the property and in conjunction with SSCAFCA, the Los Diamantes Drainage Management Plan proposes to accommodate the tributary's water with a large pond and park. This solution was studied and proposed as a part of the SSCAFCA's Calabacillas Watershed Management Plan.

A justification according to Section 150.07 (D-G), Policies for Deciding Zone Map Amendments, is located below:

(D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The proposed zone change is consistent with the health, safety, morals, and general welfare of the City. The proposed amendment will further the health and safety of the city through the design of street patterns that will foster human interaction, discourage crime, and provide a mix of land uses that promote alternative modes of transportation. The proposed amendment will further the general welfare of the City by offering a

CONSENSUS PLANNING

diversity of housing types, providing park land and trail corridors throughout the Master Plan Area, and offering economic opportunity for the City of Rio Rancho. Economic opportunity will be realized through the creation of a business park, which will provide the opportunity for approximately 1,400 jobs for current and future Rio Rancho residents and their families.

2. 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.

This letter is the justification for the proposed zoning change. The proposed zoning implements the City's recently adopted Generalized Land Use Plan and will create a business center that will support approximately 1,400 economic base and service jobs with accessibility to several major arterials. It is expected that this area will be desirable for employers due to its location. In addition, the proposed zone change will offer a diversity of housing types and park land, thus providing an attractive living environment for current and future residents of Rio Rancho. If granted, the proposed zoning will reinforce community vitality in Rio Rancho and have a positive effect on the stability of land use by implementing the Generalized Land Use Plan and eliminating antiquated platting by assembling land for a consolidated master planned community.

3. 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.

It is anticipated that the requested zoning will be adopted in conjunction with the Los Diamantes Master Plan. As is fully explained in the Rio Rancho Comprehensive Plan section of the Los Diamantes Master Plan, the proposed amendments will actually further compliance with City goals and policies. This is accomplished through the Plan's land uses and design standards that encourage community vitality and resident well-being. The Plan encourages mixed uses centered around multi-modal streets, creates neighborhood patterns that support a sense of place, and furthers other adopted goals and policies of the Comprehensive Plan. Lastly, this Master Plan and zoning request are consistent with and implements the City's Generalized Land Use Plan recently adopted by the governing body.

4. The applicant must demonstrate that the existing zoning is inappropriate because:

c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

CONSENSUS PLANNING

The proposed zone map amendment is more advantageous to the community because it reinforces the goals, policies, and actions articulated in the City of Rio Rancho Comprehensive Plan and is consistent with and furthers the City's recently adopted Generalized Land Use Plan. The request furthers the Comprehensive Plan in the following ways: adds a major job center with the opportunity to create approximately 1,400 economic base and service jobs jobs, thus giving residents more discretionary income to spend at local service and retail establishments; implements a land use pattern that creates a diversity of housing for current and future residents; provides for park land and pedestrian trails, sidewalks, and bike lanes in order to create a balanced multi-modal transportation network; and it provides design guidelines that implement the intent of the Urban Design element in the Comprehensive Plan. In addition, the zoning request is advantageous because it meets and furthers the goals and policies of the Antiquated Platting Element of the Comprehensive Plan by assembling land for a consolidated master-planned community.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of land or other economic considerations are not the primary factor behind this request.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

The impetus for this request is that it will provides land uses that allow a diversity of single-family housing and create a business park that will provide jobs for current and future Rio Rancho residents. This location is strategic in that it is in proximity to medical and planned educational facilities (schools). Transportation corridors work in conjunction with the land use and are not the sole justification for the requested zoning.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise 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.

CONSENSUS PLANNING

The zone map amendment request pertains to a Master Plan that contains approximately 180 acres; therefore, this requirement is not relevant to the request.

The zoning request, if granted, furthers the general welfare of the City and reinforces the recently adopted Generalized Land Use Map. A diversity of land uses will provide economic opportunity, park land, and quality residential housing for the current and future residents of Rio Rancho. Based upon the justification provided in this letter, we respectfully request that the City of Rio Rancho recommend approval of this Master Plan and zone map amendment request. Please feel free to call me at (505) 764-9801 with any questions you might have.

Sincerely,

James K. Strozier, AICP
Principal

Planning and Zoning Board of the City of Rio Rancho

MINUTES

July 14, 2015
6:00 PM
Council Chambers, City Hall

David Heil, Chairman, District 1; Brian Gilmore, District 2; Bob Tyler, District 3; Marlene Feuer, District 4; Sal Maniaci, District 5; Sal Tortorici, District 6; Michael Schlichte, Vice Chair, At Large

MEMBERS PRESENT:

David Heil, Chairman, District 1
Brian Gilmore, District 2
Bob Tyler, District 3
Marlene Feuer, District 4
Sal Maniaci, District 5
Sal Tortorici, District 6
Michael Schlichte, At Large

STAFF PRESENT:

Anthony Caravella, Development Services Director
Jim Arrowsmith, Planning & Zoning Manager
David Serrano, DSD Engineering Manager
Michael Kilroy, Staff
Joyce Jordan, Staff
Angela King, Staff

ITEM 1: CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

The meeting was called to order at 6:00 p.m. Chairman Heil led the Pledge of Allegiance.

ITEM 2: PUBLIC FORUM:

No one spoke at Public Forum

ITEM 3:

A. APPROVAL OF AGENDA:

The Agenda was approved as submitted.

Bob Tyler, District 3 moved to **approve the agenda as submitted.** Seconded by Michael Schlichte, At Large

The motion carried by a vote of 7 FOR and 0 AGAINST.

YES: **David Heil, Brian Gilmore, Bob Tyler, Marlene Feuer, Sal Maniaci, Sal Tortorici, and Michael Schlichte.**

NO: **(none)**

B. MASTER PLAN: The applicant requests approval of the Los Diamantes Master Plan. The Plan area consists of 180 acres of Unit 10, Blocks 18, 60, 62, 64-73, various lots. Case No.: 15-400-00002 Applicant: John Lewis, AB Southwest LLC Agent: Jim Strozier, Consensus Planning Inc. Staff Contact: Joyce Jordan Staff Recommendation: Approval with Findings

Staff member Joyce Jordan presented the applicants request for the Los Diamantes Master Plan. Ms. Jordan recommended approval with findings of fact and conditions of approval. Jim Strozier, Consensus Planning, stated that he agreed with staff's recommendation of approval, findings and all conditions. Mr. Strozier thanked staff for all their efforts and hard work then stood for questions.

Mike Skolnick spoke in favor of the approval of the master plan and the zone change. Mr. Skolnick welcomed Commissioner Maniac and Development Services Director, Anthony Caravella. He also thanked Jim Arrowsmith and all involved for their hard work and efforts in developing the Master Plan.

Sal Tortorici, District 6 moved to **recommend to the Governing Body approval of the Los Diamantes Master Plan.**. Seconded by Brian Gilmore, District 2

The motion carried by a vote of 7 FOR and 0 AGAINST.

YES: David Heil, Brian Gilmore, Bob Tyler, Marlene Feuer, Sal Maniaci, Sal Tortorici, and Michael Schlichte.

NO: (none)

C. ZONE MAP AMENDMENT: The applicant requests approval of a zone map amendment to change the zoning designation from R-1/Single Family Residential to R-3/Mixed Residential, BP/Business Park, and PR/Parks & Recreation for 180 acres of Unit 10, Blocks 18, 60, 62, 64-73, various lots. Case No.: 15-100-00007 Applicant: John Lewis, AB Southwest LLC Agent: Jim Strozier, Consensus Planning Inc. Staff Contact: Joyce Jordan Staff Recommendation: Approval with Findings

Staff member Joyce Jordan presented the applicant's request for a zone map amendment for 180 acres located in Unit 10 for the Los Diamontes Master plan. Jim Strozier stated that justification for the zone change was provided to staff. During Public comment, Mr Richard Bosson spoke before the Board and asked what was proposed for block 18. Mr. Strozier stated that Mr. Bosson's property in block 18 is just outside of the planned area.

Bob Tyler, District 3 moved to **recommend to the Governing Body approval of the Zone Map Amendment for the Los Diamantes Master Plan**. Seconded by Sal Tortorici, District 6

The motion carried by a vote of 7 FOR and 0 AGAINST.

YES: David Heil, Brian Gilmore, Bob Tyler, Marlene Feuer, Sal Maniaci, Sal Tortorici, and Michael Schlichte.

NO: (none)

City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 Fax (505) 896-8994

RE: Preliminary Plat #23-210-00012 Los Diamantes, Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, & 2-A-1-E
November 22, 2023

Dear Property Owner:

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, LD Development, LLC., through their agent, Aldrich Land Surveying, requests approval of a preliminary plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, & 2-A-1-E, with dedication of public right-of-way. The subject property is legally described as LD, Tract 2-A-1 and comprises approximately 36.1597 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, December 12, 2023** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, 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.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me at 505-896-8361 or e-mail me at tdvorak@rrnm.gov if you have any questions about the application or accessing the meeting. 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.

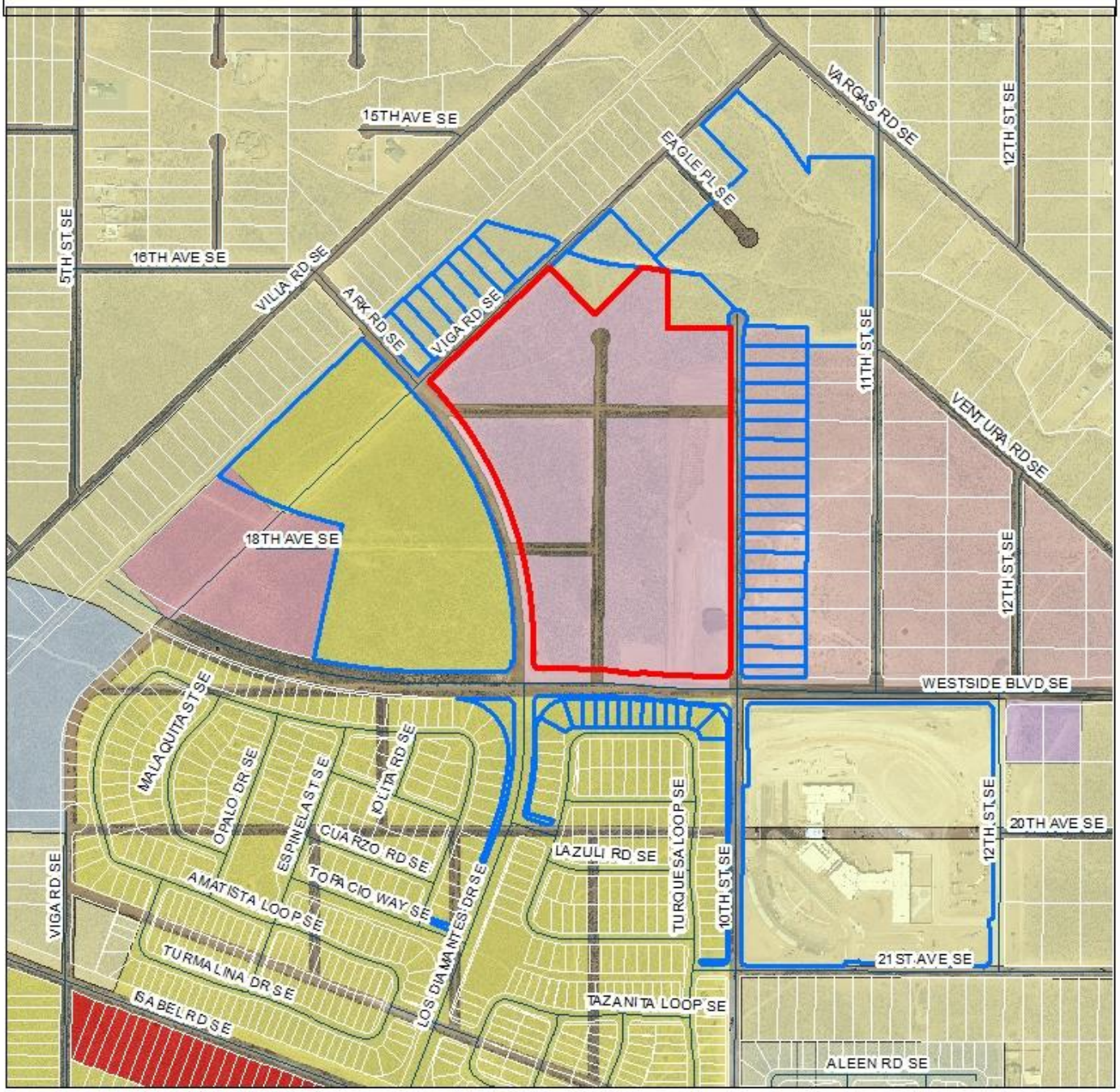
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Tim Dvorak

Tim Dvorak
Municipal Planner II
Development Services Department
Planning Division
City of Rio Rancho

LOS DIAMANTES TRACTS 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, & 2-A-1-E PRELIMINARY/FINAL PLAT



Rio Rancho
City of Vision

0 185 370 740 1,110 1,480
Feet

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 Created by Tim Dvorak on 11/20/2023

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Zoning

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, December 12, 2023:

Conditional Use Permit
Request #23-120-00005
The applicant, Northern RV LLC, through their agent, Timothy Borror, is requesting approval of a Conditional Use Permit for a RV Storage Facility at 3508 Northern Blvd NE. The subject property is zoned C-1: Retail Commercial and is approximately 1.83 acres in size.

Preliminary Plat
Case #23-210-00012
The applicant, LD Development, LLC., through their agent, Aldrich Land Surveying, requests approval of a preliminary plat creating Los Diamantes Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D, and 2-A-1-E; and for dedication of public street right-of-way. The subject property is legally described as Los Diamantes, Tract 2-A-1.

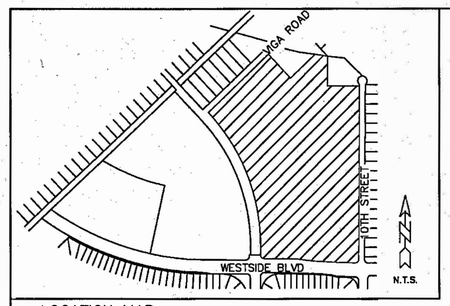
Preliminary Plat
Case #23-210-00009
The applicant, Gamma Development, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat for the Scottish Isle Subdivision, consisting of 123 residential lots zoned R-2: Single-Family Residential District.

Variance
Request #23-100-00014
The applicant, Eduardo Rivera, is requesting approval of a Variance to the roof pitch requirement for a manufactured home, at the subject property legally described as U11, Blk UU, Lot 24 and 25; located at 191 9th Ave NE. The roof pitch measures 2.04 inches per foot, vs the required 2.5 inches per foot.

The meeting is scheduled 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 at www.rrnm.gov. 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 27, 2023



LOCATION MAP

PURPOSE OF PLAT

1. To create Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D and 2-A-1-E as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate public street right-of-way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 1
3. Total Number of Lots Created: 0
4. Total Number of Tracts Created: 5
5. Gross Subdivision Acreage: 36.1597 Acres

RIGHT-OF-WAY DEDICATION

1. 0.0042 acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "NORTHERLY PORTION SOUTHWESTERLY PORTION UNIT TEN RIO RANCHO ESTATES"
   (05-13-1968, RRE PLAT BOOK 1, PAGE 74)
   "LOS DIAMANTES SUBDIVISION"
   (09-27-2019, VOLUME 3, FOLIO 4441)
   "TRACT A-1, BLOCK 18, RIO RANCHO ESTATES, UNIT 10"
   (02-06-2020, VOLUME 3, FOLIO 4503)
   "TRACTS 1-A & 1-B, LOS DIAMANTES SUBDIVISION"
   (05-05-2021, VOLUME 3, FOLIO 4681)
   "LOS DIAMANTES SUBDIVISION, PHASE 1"
   (08-12-2021, VOLUME 3, FOLIO 4734)
   "LOS DIAMANTES SUBDIVISION, PHASE 2"
   (02-21-2023, VOLUME 3, FOLIO 5018)
   "TRACTS 2-A-1, 3-A-1 & 3-A-2, LOS DIAMANTES SUBDIVISION, PHASE 1"
   (03-03-2023, VOLUME 3, FOLIO 5025)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in May, 2020.
6. City of Rio Rancho, Sandoval County, New Mexico Zone:
   Tract 2-A - BP
7. 100 Year Flood Zone Designation: Zone X and ZONE A, as shown on Panel 2101 and 2102 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: Old Republic National Title Insurance Company Commitment No. 1807531, Commitment Date: 10-04-2018 (Tract 2-A & 3-A)
9. No vehicular access shall be allowed to Westside Boulevard SE.
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.

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2023 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 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Tract 2-A-1, Los Diamantes Subdivision Phase 1, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on March 3, 2023, in Volume 3, Folio 5025, and containing 36.1597 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. 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.

5. 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 and SPARKLIGHT did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and SPARKLIGHT 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 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 dedication of public street right-of-way as shown hereon to the City of Rio Rancho in fee simple with warranty covenants. 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): LD Development, LLC, a New Mexico limited liability company

Pierre Amestoy, Managing Member — Date 10/4/23

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this 4th day of October, 2023, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, LD Development, LLC, a New Mexico limited liability company on behalf of said limited liability company.

Notary Public

STATE OF NEW MEXICO
CHRISTINE J AMESTOY
Commission # 1084834
My Comm. Exp. 6/21/2026

My Comission Expires

SUMMARY PLAT FOR
TRACTS 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D & 2-A-1-E
LOS DIAMANTES SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACT 2-A-1, LOS DIAMANTES, PHASE 1)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
SEPTEMBER, 2023

DSD CASE NO.

UTILITY APPROVALS

City of Rio Rancho — Date 5/1/2023

New Mexico Gas Company — Date 05/01/2023
Abdul A. Bkeiyan

Lumen — Date 04/11/2023

Public Service Company of New Mexico — Date 5/2/23
Anthony Lovato

Sparklight — Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2023.

Fred Radosevich, Chairman — Date

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, 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 _____, 2023.

Rebecca A. Martinez, 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

09-10-2023.
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

09-10-2023
Timothy Aldrich, P.S. No. 7719 — Date

Drawn By:	TA	Date:	09-10-2023
Checked By:	TA	Drawing Name:	15010PL5.DWG
Job No.:	15-010	Sheet:	1 of 3

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

SUMMARY PLAT FOR
TRACTS 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D & 2-A-1-E
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
SEPTEMBER, 2023

PROPERTY CORNERS

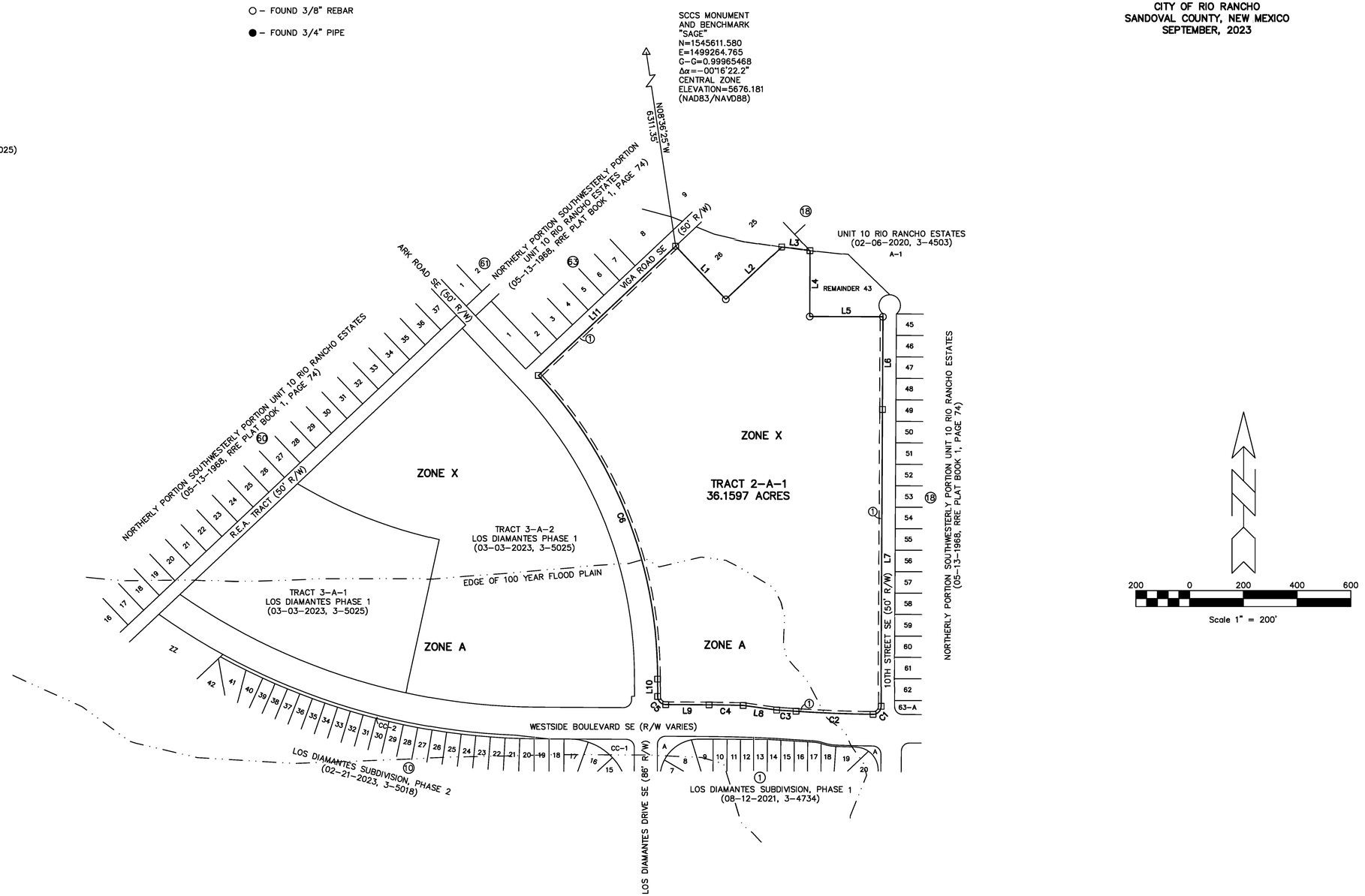
□ – FOUND OR SET 1/2" REBAR WITH CAP "LS 7719"

○ – FOUND 3/8" REBAR

● – FOUND 3/4" PIPE

EXISTING EASEMENT

① EXISTING 10' PUE
(03-03-2023, VOLUME 3, FOLIO 5025)



LINE	BEARING	DISTANCE
L1	S 43°18'36" E	272.25'
L2	N 46°41'24" E	286.57'
L3	S 81°53'59" E	106.07'
L4	S 00°16'01" W	245.48'
L5	S 89°45'24" E	272.46'
L6	S 00°17'59" W	345.13'
L7	S 00°17'33" W	1105.78'
L8	N 82°05'40" W	125.89'
L9	N 89°42'42" W	161.27'
L10	N 00°17'18" E	64.74'
L11	N 46°41'24" E	702.02'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.31'	42.56'	S 45°28'08" W	90°21'01"
C2	4947.00'	286.74'	286.70'	N 87°41'44" W	03°19'15"
C3	5053.00'	72.24'	72.24'	N 86°26'40" W	00°49'09"
C4	5065.00'	127.13'	127.13'	N 88°59'33" W	01°26'17"
C5	30.00'	47.12'	42.43'	N 44°42'42" W	90°00'00"
C6	1643.00'	1244.39'	1214.86'	N 21°24'33" W	43°23'43"

Drawn By:	TA	Date:	09-10-2023
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Job No.:	15-010	Sheet:	2 of 3

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P.O. BOX 30701, ALBQ., N.M. 87190
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RRE BOOK PAGE

SUMMARY PLAT FOR
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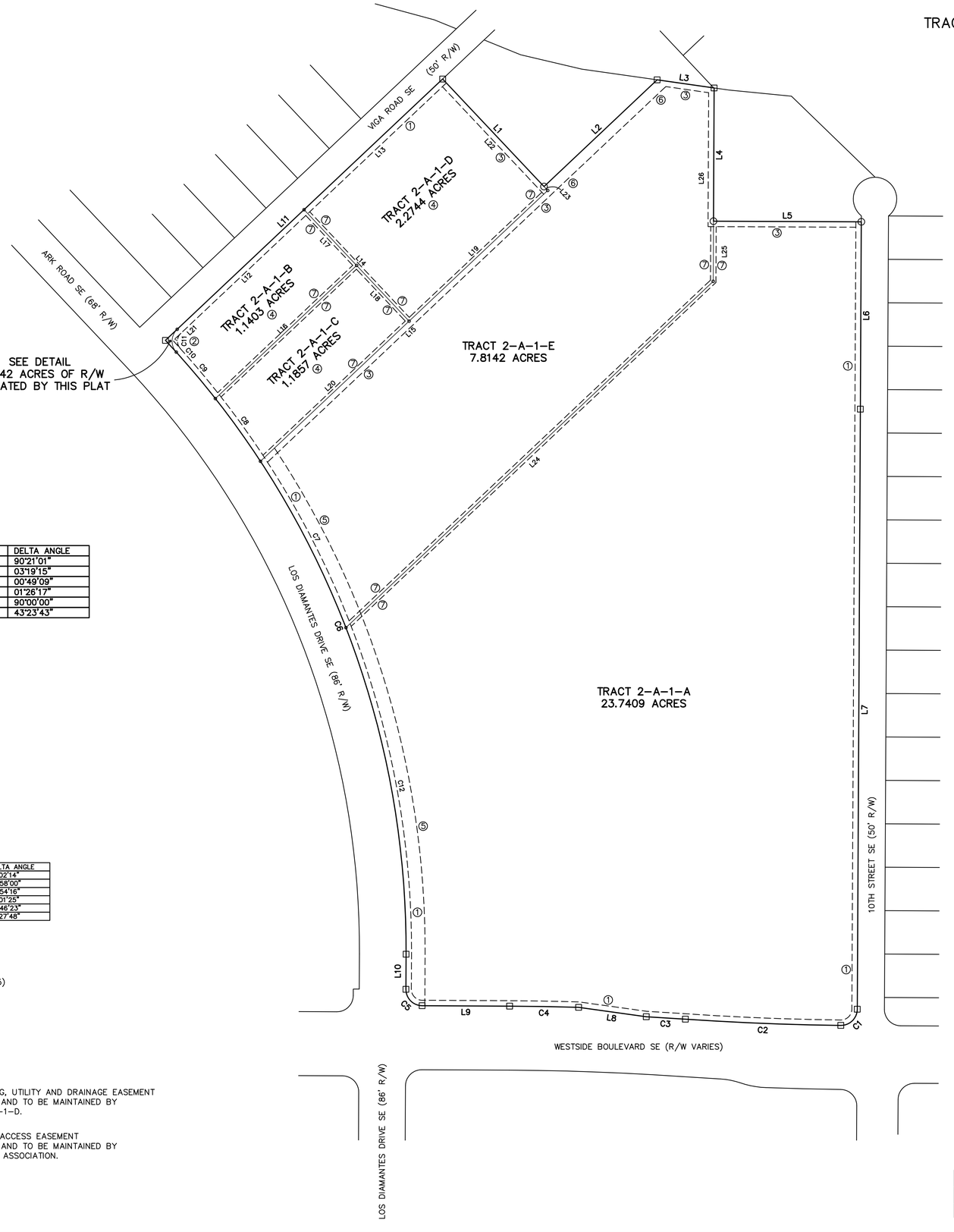
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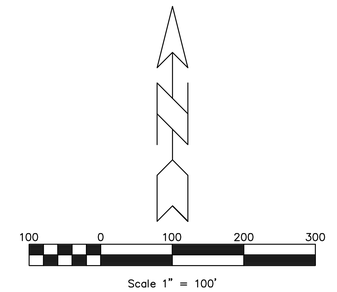
○ – FOUND 3/8" REBAR

● – FOUND 3/4" PIPE

NOTE

NO VEHICULAR ACCESS SHALL BE ALLOWED TO VIGA ROAD SE





LINE DATA – BOUNDARY

LINE	BEARING	DISTANCE
L1	S 43°18'36" E	272.25'
L2	N 46°41'24" E	286.57'
L3	S 81°53'59" E	106.07'
L4	S 00°16'01" W	245.48'
L5	S 89°45'24" E	272.46'
L6	S 00°17'59" W	345.13'
L7	S 00°17'33" W	1105.78'
L8	N 82°05'40" W	125.89'
L9	N 89°42'42" W	161.27'
L10	N 00°17'18" E	64.74'
L11	N 46°41'24" E	702.02'

CURVE DATA – BOUNDARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.31'	42.56'	S 45°28'08" W	90°21'01"
C2	4947.00'	286.74'	286.70'	N 87°41'44" W	03°19'15"
C3	5053.00'	72.24'	72.24'	N 86°26'40" W	00°49'09"
C4	5065.00'	127.13'	127.13'	N 88°59'33" W	01°26'17"
C5	30.00'	47.12'	42.43'	N 44°42'42" W	90°00'00"
C6	1643.00'	1244.39'	1214.86'	N 21°24'33" W	43°23'43"

LINE DATA – INTERIOR

LINE	BEARING	DISTANCE
L12	N 46°41'24" E	321.38'
L13	N 46°41'24" E	351.01'
L14	S 43°18'36" E	282.25'
L15	S 46°41'24" W	727.46'
L16	S 46°41'24" W	357.58'
L17	S 43°18'36" E	141.13'
L18	S 43°18'36" E	141.12'
L19	S 46°41'24" W	351.01'
L20	S 46°41'24" W	376.45'
L21	N 46°41'24" E	29.63'
L22	S 43°18'36" E	282.25'
L23	S 43°18'36" E	10.00'
L24	S 46°41'24" W	930.25'
L25	S 00°16'01" W	110.78'
L26	S 00°16'01" W	356.26'

CURVE DATA – INTERIOR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	1643.00'	345.18'	344.54'	N 27°11'36" W	12°02'14"
C8	1643.00'	142.42'	142.38'	N 35°41'43" W	04°58'00"
C9	1643.00'	111.96'	111.94'	N 40°07'51" W	03°54'16"
C10	1643.00'	29.36'	29.36'	N 42°35'42" W	01°01'25"
C11	30.00'	46.48'	41.97'	N 02°18'12" E	88°46'23"
C12	1643.00	615.47'	611.88'	N 10°26'35" W	21°27'48"

EXISTING EASEMENT

① EXISTING 10' PUE
(03–03–2023, VOLUME 3, FOLIO 5025)

NEW EASEMENT

② PUE (8.07' MAXIMUM WIDTH)
(GRANTED BY THIS PLAT)

③ 10' PUE
(GRANTED BY THIS PLAT)

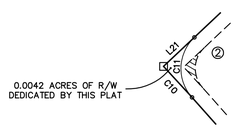
④ PRIVATE CROSS–LOT ACCESS, PARKING, UTILITY AND DRAINAGE EASEMENT FOR THE JOINT USE AND BENEFIT OF AND TO BE MAINTAINED BY TRACTS 2–A–1–B, 2–A–1–C & 2–A–1–D.
(GRANTED BY THIS PLAT)

⑤ 25' PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENT FOR THE JOINT USE AND BENEFIT OF AND TO BE MAINTAINED BY LOS DIAMANTES COMMERCIAL OWNERS ASSOCIATION.
(GRANTED BY THIS PLAT)

⑥ 20' PUE
(GRANTED BY THIS PLAT)

⑦ 5' PUE
(GRANTED BY THIS PLAT)

SEE DETAIL

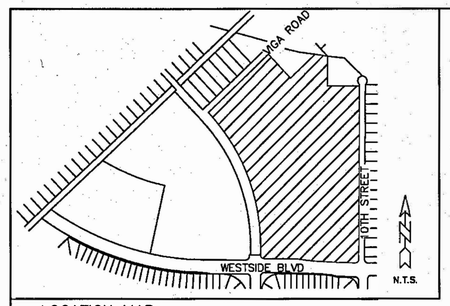


12–07–2023 rev
12–04–2023 rev
09–28–2023 rev
09–23–2023 rev

Drawn By:	TA	Date:	09–10–2023
Checked By:	TA	Drawing Name:	15010PL5.DWG
Job No.:	15–010	Sheet:	3 of 3

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

RRE BOOK PAGE



LOCATION MAP

PURPOSE OF PLAT

1. To create Tracts 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D and 2-A-1-E as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate public street right-of-way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 0
2. Total Number of Existing Tracts: 1
3. Total Number of Lots Created: 0
4. Total Number of Tracts Created: 5
5. Gross Subdivision Acreage: 36.1597 Acres

RIGHT-OF-WAY DEDICATION

1. 0.0042 acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "NORTHERLY PORTION SOUTHWESTERLY PORTION UNIT TEN RIO RANCHO ESTATES"
   (05-13-1968, RRE PLAT BOOK 1, PAGE 74)
   "LOS DIAMANTES SUBDIVISION"
   (09-27-2019, VOLUME 3, FOLIO 4441)
   "TRACT A-1, BLOCK 18, RIO RANCHO ESTATES, UNIT 10"
   (02-06-2020, VOLUME 3, FOLIO 4503)
   "TRACTS 1-A & 1-B, LOS DIAMANTES SUBDIVISION"
   (05-05-2021, VOLUME 3, FOLIO 4681)
   "LOS DIAMANTES SUBDIVISION, PHASE 1"
   (08-12-2021, VOLUME 3, FOLIO 4734)
   "LOS DIAMANTES SUBDIVISION, PHASE 2"
   (02-21-2023, VOLUME 3, FOLIO 5018)
   "TRACTS 2-A-1, 3-A-1 & 3-A-2, LOS DIAMANTES SUBDIVISION, PHASE 1"
   (03-03-2023, VOLUME 3, FOLIO 5025)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in May, 2020.
6. City of Rio Rancho, Sandoval County, New Mexico Zone:
   Tract 2-A - BP
7. 100 Year Flood Zone Designation: Zone X and ZONE A, as shown on Panel 2101 and 2102 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: Old Republic National Title Insurance Company Commitment No. 1807531, Commitment Date: 10-04-2018 (Tract 2-A & 3-A)
9. No vehicular access shall be allowed to Westside Boulevard SE.
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.

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2023 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 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Tract 2-A-1, Los Diamantes Subdivision Phase 1, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on March 3, 2023, in Volume 3, Folio 5025, and containing 36.1597 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. 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.

5. 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 and SPARKLIGHT did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and SPARKLIGHT 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 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 dedication of public street right-of-way as shown hereon to the City of Rio Rancho in fee simple with warranty covenants. 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): LD Development, LLC, a New Mexico limited liability company

Pierre Amestoy, Managing Member — Date 10/4/23

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this 4th day of October, 2023, this instrument was acknowledged before me by Pierre Amestoy, Managing Member, LD Development, LLC, a New Mexico limited liability company on behalf of said limited liability company.

Notary Public

STATE OF NEW MEXICO
CHRISTINE J AMESTOY
Commission # 1084834
My Comm. Exp. 6/21/2026

My Comission Expires

SUMMARY PLAT FOR
TRACTS 2-A-1-A, 2-A-1-B, 2-A-1-C, 2-A-1-D & 2-A-1-E
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SEPTEMBER, 2023

DSD CASE NO.

UTILITY APPROVALS

City of Rio Rancho — Date 5/1/2023

New Mexico Gas Company — Date 05/01/2023
Abdul A. Bkeiyan

Lumen — Date 04/11/2023

Public Service Company of New Mexico — Date 5/2/23
Anthony Lovato

Sparklight — Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2023.

Fred Radosevich, Chairman — Date

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, 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 _____, 2023.

Rebecca A. Martinez, 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

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"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

09-10-2023.
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

09-10-2023
Timothy Aldrich, P.S. No. 7719 — Date

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SEPTEMBER, 2023

PROPERTY CORNERS

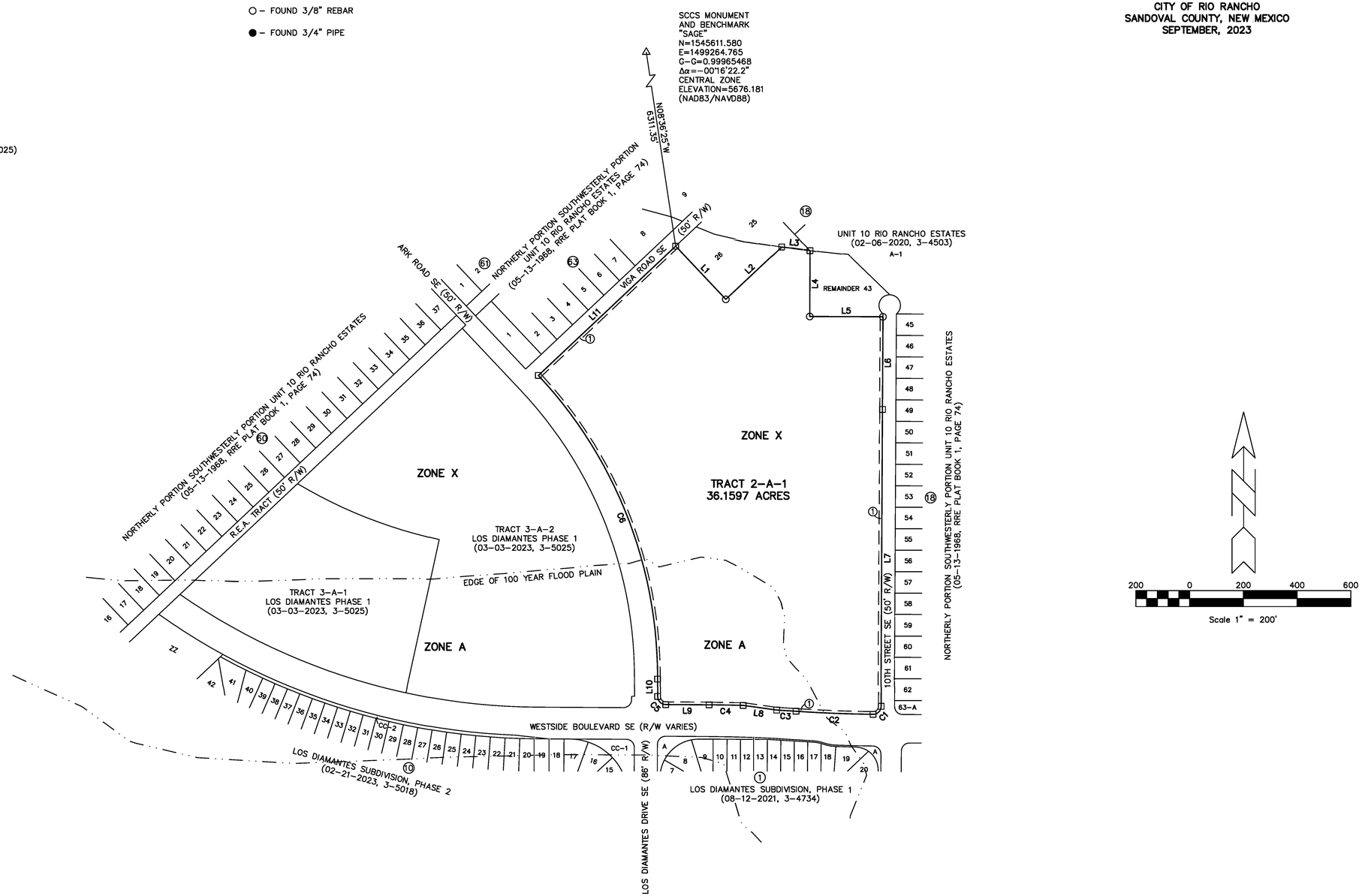
□ – FOUND OR SET 1/2" REBAR WITH CAP "LS 7719"

○ – FOUND 3/8" REBAR

● – FOUND 3/4" PIPE

EXISTING EASEMENT

① EXISTING 10' PUE
(03-03-2023, VOLUME 3, FOLIO 5025)



LINE	BEARING	DISTANCE
L1	S 43°18'36" E	272.25'
L2	N 46°41'24" E	286.57'
L3	S 81°53'59" E	106.07'
L4	S 00°16'01" W	245.48'
L5	S 89°45'24" E	272.46'
L6	S 00°17'59" W	345.13'
L7	S 00°17'33" W	1105.78'
L8	N 82°05'40" W	125.89'
L9	N 89°42'42" W	161.27'
L10	N 00°17'18" E	64.74'
L11	N 46°41'24" E	702.02'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.31'	42.56'	S 45°28'08" W	90°21'01"
C2	4947.00'	286.74'	286.70'	N 87°41'44" W	03°19'15"
C3	5053.00'	72.24'	72.24'	N 86°26'40" W	00°49'09"
C4	5065.00'	127.13'	127.13'	N 88°59'33" W	01°26'17"
C5	30.00'	47.12'	42.43'	N 44°42'42" W	90°00'00"
C6	1643.00'	1244.39'	1214.86'	N 21°24'33" W	43°23'43"

Drawn By:	TA	Date:	09-10-2023
Checked By:	TA	Drawing Name:	15010PL5.DWG
Job No.:	15-010	Sheet:	2 of 3

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

SUMMARY PLAT FOR
TRACTS 2–A–1–A, 2–A–1–B, 2–A–1–C, 2–A–1–D & 2–A–1–E
LOS DIAMANTES SUBDIVISION
PHASE 1

(BEING A REPLAT OF TRACT 2–A–1, LOS DIAMANTES, PHASE 1)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
SEPTEMBER, 2023

PROPERTY CORNERS

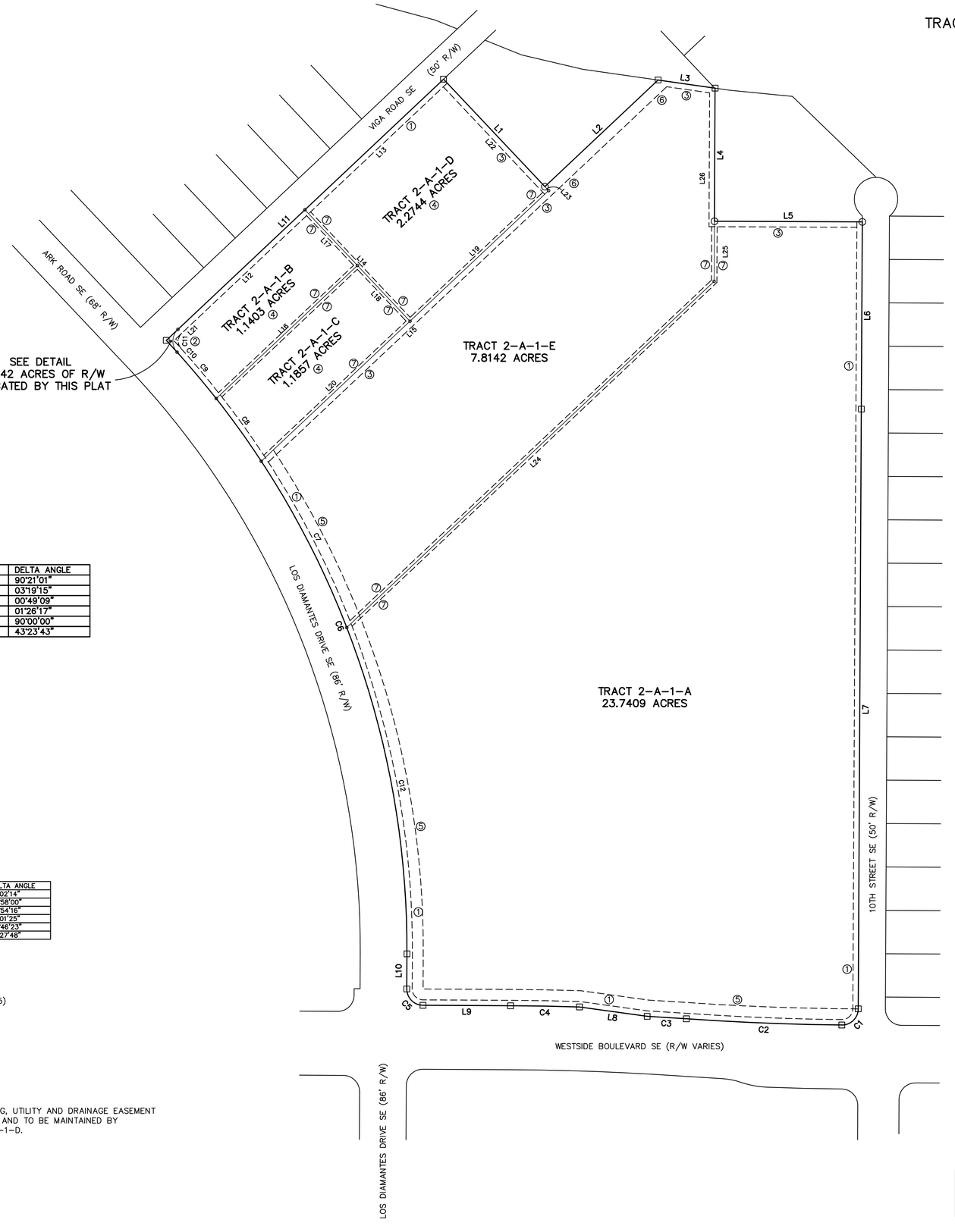
□ – FOUND OR SET 1/2" REBAR WITH CAP "LS 7719"

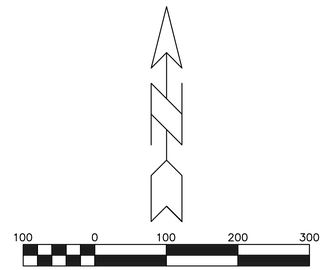
○ – FOUND 3/8" REBAR

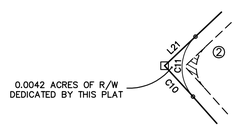
● – FOUND 3/4" PIPE

NOTE

NO VEHICULAR ACCESS SHALL BE ALLOWED TO VIGA ROAD SE







LINE DATA – BOUNDARY

LINE	BEARING	DISTANCE
L1	S 43°18'36" E	272.25'
L2	N 46°41'24" E	286.57'
L3	S 81°53'59" E	106.07'
L4	S 00°16'01" W	245.48'
L5	S 89°45'24" E	272.46'
L6	S 00°17'59" W	345.13'
L7	S 00°17'33" W	1105.78'
L8	N 82°05'40" W	125.89'
L9	N 89°42'42" W	161.27'
L10	N 00°17'18" E	64.74'
L11	N 46°41'24" E	702.02'

CURVE DATA – BOUNDARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.31'	42.56'	S 45°28'08" W	90°21'01"
C2	4947.00'	286.74'	286.70'	N 87°41'44" W	03°19'15"
C3	5053.00'	72.24'	72.24'	N 86°26'40" W	00°49'09"
C4	5065.00'	127.13'	127.13'	N 88°59'33" W	01°26'17"
C5	30.00'	47.12'	42.43'	N 44°42'42" W	90°00'00"
C6	1643.00'	1244.39'	1214.86'	N 21°24'33" W	43°23'43"

LINE DATA – INTERIOR

LINE	BEARING	DISTANCE
L12	N 46°41'24" E	321.38'
L13	N 46°41'24" E	351.01'
L14	S 43°18'36" E	282.25'
L15	S 46°41'24" W	727.46'
L16	S 46°41'24" W	357.58'
L17	S 43°18'36" E	141.13'
L18	S 43°18'36" E	141.12'
L19	S 46°41'24" W	351.01'
L20	S 46°41'24" W	376.45'
L21	N 46°41'24" E	29.63'
L22	S 43°18'36" E	282.25'
L23	S 43°18'36" E	10.00'
L24	S 46°41'24" W	930.25'
L25	S 00°16'01" W	110.78'
L26	S 00°16'01" W	356.26'

CURVE DATA – INTERIOR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	1643.00'	345.18'	344.54'	N 27°11'36" W	12°02'14"
C8	1643.00'	142.42'	142.38'	N 35°41'43" W	04°58'00"
C9	1643.00'	111.96'	111.94'	N 40°07'51" W	03°54'16"
C10	1643.00'	29.36'	29.36'	N 42°35'42" W	01°01'25"
C11	30.00'	46.48'	41.97'	N 02°18'12" E	88°46'23"
C12	1643.00	615.47'	611.88'	N 10°26'35" W	21°27'48"

EXISTING EASEMENT

① EXISTING 10' PUE
(03–03–2023, VOLUME 3, FOLIO 5025)

NEW EASEMENT

② PUE (8.07' MAXIMUM WIDTH)
(GRANTED BY THIS PLAT)

③ 10' PUE
(GRANTED BY THIS PLAT)

④ PRIVATE CROSS–LOT ACCESS, PARKING, UTILITY AND DRAINAGE EASEMENT FOR THE JOINT USE AND BENEFIT OF AND TO BE MAINTAINED BY TRACTS 2–A–1–B, 2–A–1–C & 2–A–1–D.
(GRANTED BY THIS PLAT)

⑤ 20' PUBLIC DRAINAGE EASEMENT
(GRANTED BY THIS PLAT)

⑥ 20' PUE
(GRANTED BY THIS PLAT)

⑦ 5' PUE
(GRANTED BY THIS PLAT)

12–04–2023 rev
09–28–2023 rev
09–23–2023 rev

Drawn By:	TA	Date:	09–10–2023
Checked By:	TA	Drawing Name:	15010PL5.DWG
Job No.:	15–010	Sheet:	3 of 3

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

RRE BOOK PAGE

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 23-145-00001

AGENDA DATE:
December 12, 2023

DEPARTMENT:
Development Services

SUBJECT:
Master Sign Plan. The applicant, Plaza at Enchanted Hills 3575, LLC, through their agent, EPNM Inc., requests approval of a Master Sign Plan. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Plaza at Enchanted Hills 3575, LLC, through their agent, EPNM Inc., is requesting approval of an amendment to the Master Sign Plan (MSP) for Plaza at Enchanted Hills, to replace two signs that were within the original Master Sign Plan. The proposed signs are not in alignment with the original MSP and do not meet the current sign code restrictions and therefore must proceed with a new MSP per Chapter 156.31 (F), which states "A master sign plan may be amended by filing a new master sign plan to be approved by the Planning and Zoning Board."

The proposed signs will be located at the two main access points of the Plaza at Enchanted Hills shopping center, addressed as 7831 Enchanted Hills Blvd NE and 3601 NM Highway 528 NE, legally described as Plaza @ Enchanted Hills, Tracts C and H. The area is zoned SU: Special Use per Ordinance No. 8, Enactment No 21-11 which changed previous design standards, established a Site Plan and updated parking standards. The updated Ordinance removed a provision which prohibited metal buildings, from the previous Ordinance, No. 24, Enactment No. 92-023. All other standards for land use, zoning, landscaping, and setbacks remained in place. A Site Plan was provided along with the Zone Map Amendment and was approved concurrently on March 25, 2021.

The parking standards for the entire Plaza at Enchanted Hills were established using the counts found in Exhibit B of the updated Ordinance. An updated Site Plan was approved by the Governing Body on November 10, 2022 which included changes to the original layout, proposed uses, and parking calculations, but maintained the overall concept. The properties are currently located within the Plaza at Enchanted Hills Master Sign Plan which regulates the number of allowed monument signs and their size. Due to the shared usage of the signs for identification of developments on the interior and exterior of the shopping center, the applicants have proposed a Master Sign Plan that allows for larger signs at the entrance points in order to increase visibility.

Per R.O. 2003 § 156.31 (A) Master Sign Plans, "A master sign plan shall be used to establish criteria for and govern the construction of all signs associated with a use for which a master sign plan has been approved. A permit shall be required for individual signs following or in conjunction with the approval of a master sign plan. Signs constructed in violation of an approved master sign plan shall be considered in violation of this sign code." ...
(C) Submission requirements. An application for master sign plan approval shall be submitted to the Department and shall include":

(1) An accurate site plan of the entire lot(s) on which the use(s) will be located at a scale of not less than one inch to 100 feet; criteria is satisfied, applicant has provided the site plan.
(2) Location of buildings, parking lots, driveways and landscaped areas on the lot; provided in submittal, criteria is satisfied.
(3) A table or tables containing:

a. Computation of the maximum total sign area; criteria is satisfied
b. Maximum area for individual signs; criteria is satisfied
c. Height and number of freestanding signs; criteria is satisfied.
d. Statement of the maximum total sign area and maximum number of signs permitted on the site(s) by this sign code; criteria is satisfied.

(4) An accurate indication on the site plan of the location and orientation of each sign for which a permit is currently being requested, the anticipated location of future signs requiring a permit, and the location of all reasonably anticipated limited permit signs; criteria is satisfied.
(5) A description and illustration of the following shall be required:

a. Sign elevations for all signs; criteria is satisfied.
b. Location of each sign on the building(s) with building elevations if necessary; criteria is satisfied.
c. All sign proportions; criteria is satisfied.
d. Types of illumination. criteria is satisfied.

There are two signs proposed in this Master Sign Plan. According to the Site Plan, which is provided as an attachment, Pylon B will be replacing the Type B Sign from the original Plaza at Enchanted Hills Master Sign Plan on Tract C. The Type B Sign is currently 16 feet in height and has a sign area of 135 square feet. There are are total of 10 panels, with 6 large tenant panels, measuring approximately 13.25 square feet each, and 4 small tenant panels, measuring approximately 6.3 square feet each. The proposed Pylon B sign is 21 feet in height and has a sign area of 145.5 square feet. There will be a total of 15 panels, with 7 large tenant panels, measuring approximately 8.75 square feet each, and 8 small tenant panels, measuring approximately 3.18 square feet each.

Pylon C will be replacing Type C Sign from the original Master Sign Plan on Tract H. The Type C Sign is currently 24 feet in height and has a sign area of 204 square feet. There are are total of 15 panels, with 6 large tenant panels, measuring approximately 10.35 square feet each, and 9 small tenant panels, measuring approximately 6.8 square feet each. The proposed Pylon B sign is 38 feet in height and has a sign area of 439.5 square feet. There will be a total of 15 panels, with 7 large tenant panels, measuring approximately 28.5 square feet each, and 8 small tenant panels, measuring approximately 10.7 square feet each.

According to the current sign regulations of R.O. 2003 Chapter 156, a pylon sign is permitted to be a maximum of 16 feet in height and have up to 150 square feet of sign area. The upcoming update to Chapter 156 will categorize these signs as Multi-tenant Commercial Center Signs. Multi-tenant Commercial Center signs will be limited to 100 square feet in area and 16 feet in height. Both of the proposed signs in the Master Sign Plan will be exceeding the height and sign area of the current and upcoming update of the Sign Regulations of the Ordinance.

Signs may be allowed to exceed these limitations under Chapter 156.31 (E) Flexible criteria, which states "The master sign plan may be approved by the Planning and Zoning Board with elements that exceed the permitted height, area, and or number of signs specified in the sign code if the Director recommends that" (1) "The development contains unique or unusual physical conditions such as topography, proportion, size or relation to a public street that would limit or restrict normal sign visibility."

The larger of the two signs, Pylon C will be placed adjacent to NM Highway 528, a six lane principal

arterial road. Pylon B will be placed adjacent to Enchanted Hills Blvd, a minor arterial road that also has six lanes. There are no residential areas within over 1,000 feet of either property that would be affected. Staff finds that the development's relation to these expansive streets limits normal sign visibility and that the proposed signs would allow for better visibility for all businesses within the development including those located at the interior of the development.

Notifications: There are no notification requirements for this application type.

IMPACT:

Staff recommends that the Planning and Zoning Board approve The Plaza at Enchanted Hills Master Sign Plan with the following Findings and subject to the following conditions:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 §156.31, the Planning and Zoning Board has jurisdiction over approval of a Master Sign Plan.
2. The property owner has authority to submit an application for a Master Sign Plan approval for the development.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for establishing a Master Sign Plan as set forth in R.O. 2003 §156.31.
2. The applicant has adequately addressed the criteria for Flexible Criteria as set forth in R.O. 2003 §156.31 (E).
3. The signage in the Master Sign Plan is in character and scale with the development, sized and placed in a manner that will ensure adequate signage for the area.
4. All permanent signs will be erected, placed, constructed and/or maintained in conformance with the master sign plan.
5. Signs shall comply with the applicable building code requirements and permitting process.
6. The numerical address of the business/development shall be placed upon freestanding signage in accordance with Per R.O. 2003 §156.43 (E).
7. All proper ownership permissions shall be obtained prior to receiving a sign permit.

If the Planning and Zoning Board find that the Master Sign Plan should be denied than the following findings of fact can be considered:

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The applicant has not adequately addressed the criteria for establishing a Master Sign Plan as set forth in O. 2003 §156.31.
2. The applicant has not adequately addressed the criteria for Flexible Criteria as set forth in R. O. 2003 §156.31 (E).

ALTERNATIVES:

The Planning and Zoning Board may:

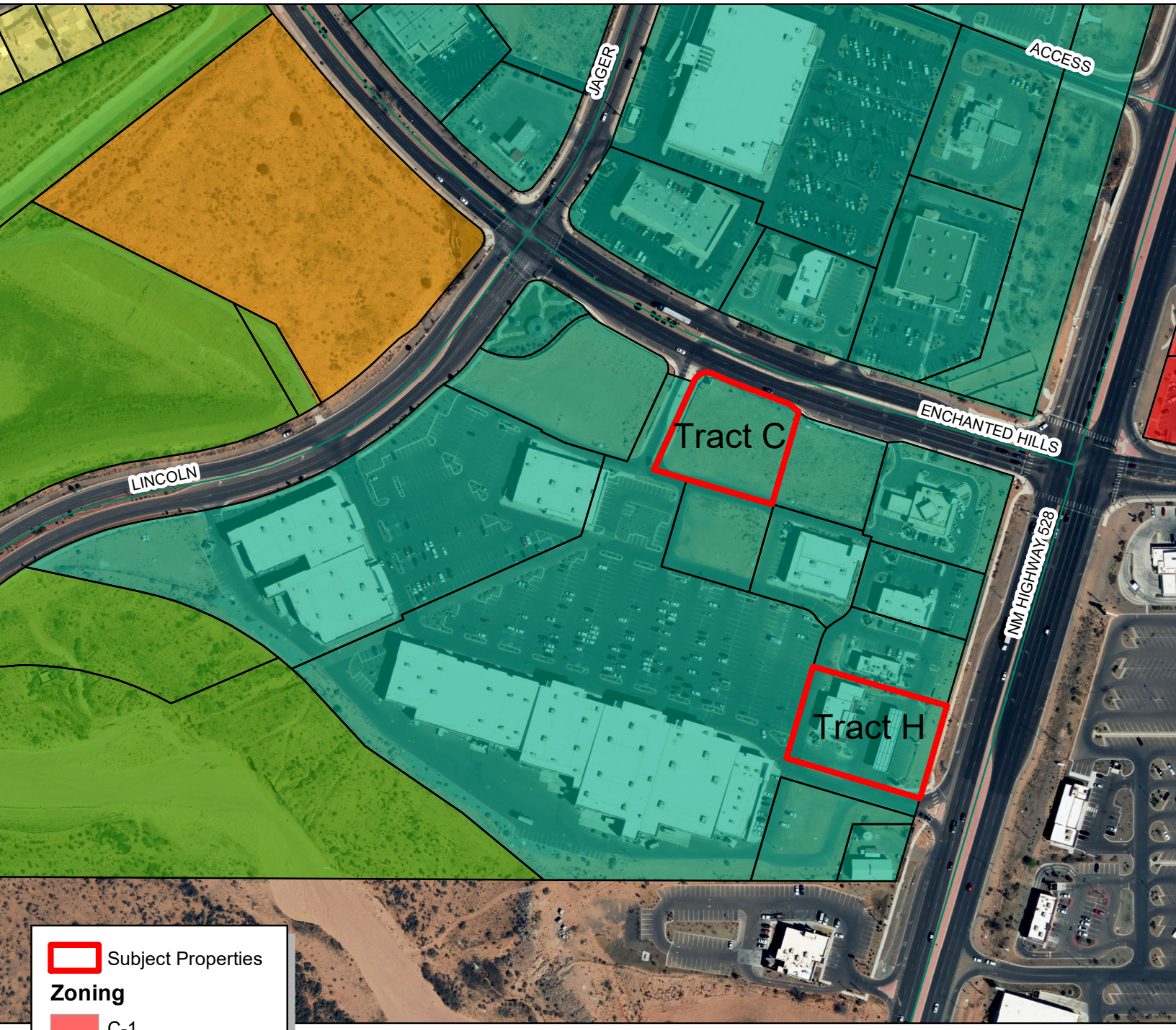
1. Approve the Master Sign Plan with staff recommendations and conditions.
2. Approve the Master Sign Plan with amendments to recommendations and/or conditions.
3. Deny the Master Sign Plan.
4. Postpone the item and continue the public hearing for the Master Sign Plan in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Authorization and Justification.pdf
ATTACHMENT: Original Master Sign Plan.pdf
ATTACHMENT: Elevations.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Findings_of_Fact.docx

PLAZA @ ENCHANTED HILLS, TRACTS C AND H



Subject Properties

Zoning

- C-1
- OS
- R-1
- R-6
- 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.

0 225 450 900
Feet

Map created by: Michelle Costilla 12/4/2023

September 8, 2023

Enchanted Hills 3575, LLC

c/o TDA Investment Group

2025 Pioneer Court

San Mateo, CA 94403

To: City of Rio Rancho

Permitting Department

The ownership of Plaza at Enchanted Hill, Enchanted Hills 3575, LLC (c/o TDA Investment Group), is seeking to replace the freestanding signs at the Plaza at Enchanted Hills (7817 Enchanted Hills Blvd NE, Rio Rancho, NM 87144) with larger signs, in order to increase visibility and better accommodate current and future tenants.

The property has shared usage of the signs for identification of developments on the interior and exterior of the project. Therefore, it is reasonable to allow an increase in the area of the signs.

We hereby grant our vendor, EPNM Inc (dba Zeon Signs) permission to apply for a Master Sign Plan amendment and subsequent sign permit on our behalf.

If you have any questions, please contact Amy Goldfarb at 650-581-6619, or via email at amy@tdainc.com

Thank you,

Amy Goldfarb

Amy Goldfarb

Vice President of Asset Management

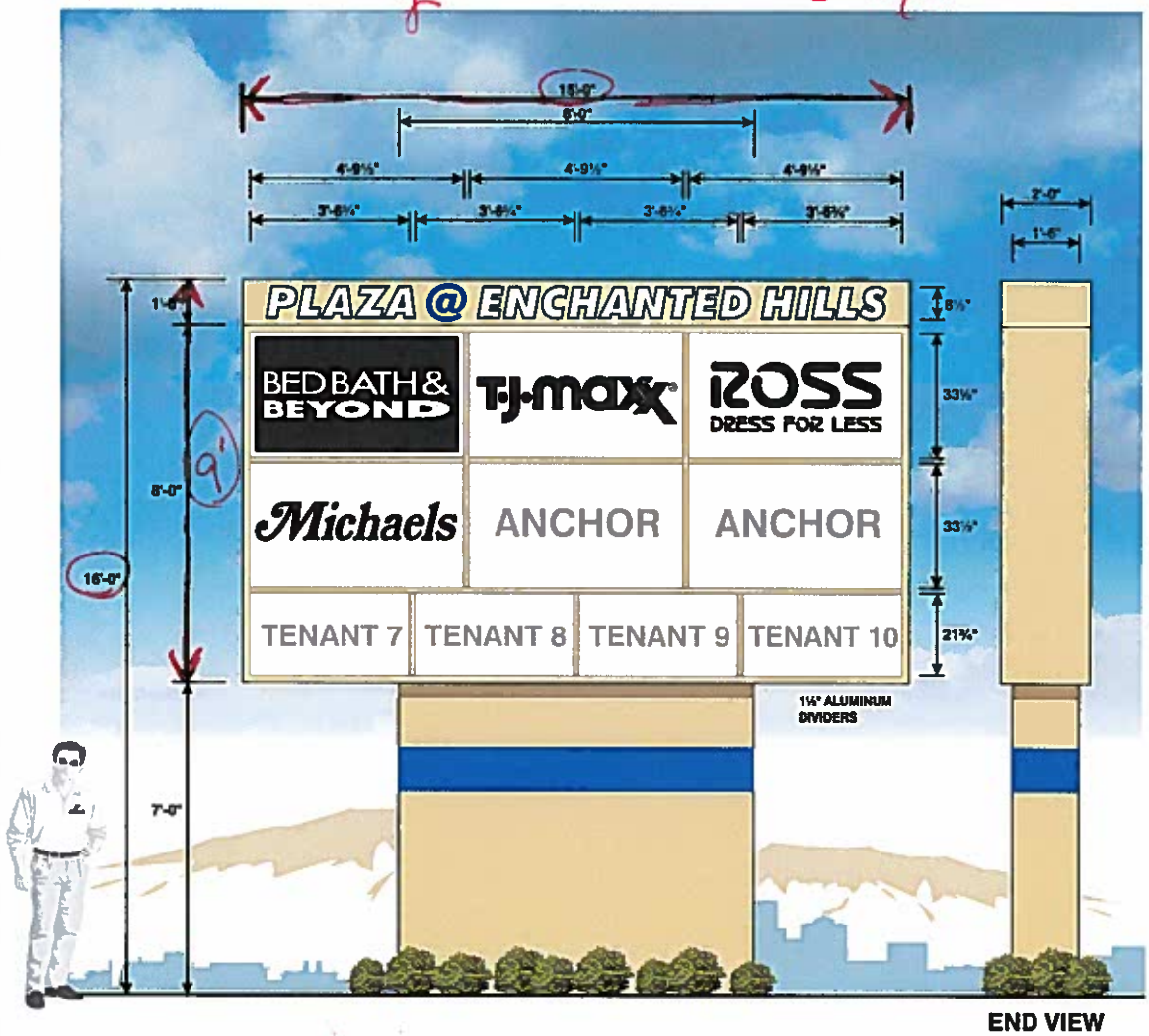
TDA Investment Group

CC: EPNM Inc (dba Zeon Signs)

Plaza @ Enchanted Hills - Development Sign - 1 total

Type "B" Sign - 135 ☐ Sign Area
16' OAH

Located only on Tract "C" - Enchanted Hills Blvd. Entrance



END VIEW

STREET SIDE
ON ENCHANTED HILLS BLVD.
WEST ELEVATION (LOOKING EAST)

STREET SIDE
EAST ELEVATION
(LOOKING WEST)

DOUBLE FACE ILLUMINATED FREE-STANDING DISPLAY

- ALUMINUM TOP CABINET PAINTED PMS 467 L. BEIGE.
- ALUMINUM FACE W/ ROUTED LETTERS BACKED W/ WHITE PLEX OVERLAID W/ 3630-157 SULTAN BLUE VINYL BORDER.
- ALUMINUM BOTTOM CABINET W/ 2" ALUMINUM RETAINER PAINTED PMS 467 L. BEIGE.
- WHITE LEXAN PLASTIC FACES OVERLAID W/ VINYL GRAPHICS.
- INTERNALLY ILLUMINATED W/ WHITE L.E.D.s.
- ALUMINUM POLE COVER PAINTED PMS 467 L. BEIGE.

REVISED
3-10-11
11-18-13
8-4-14
1-15-15

EPNM, INC.
ELECTRICAL PRODUCTS COMPANY

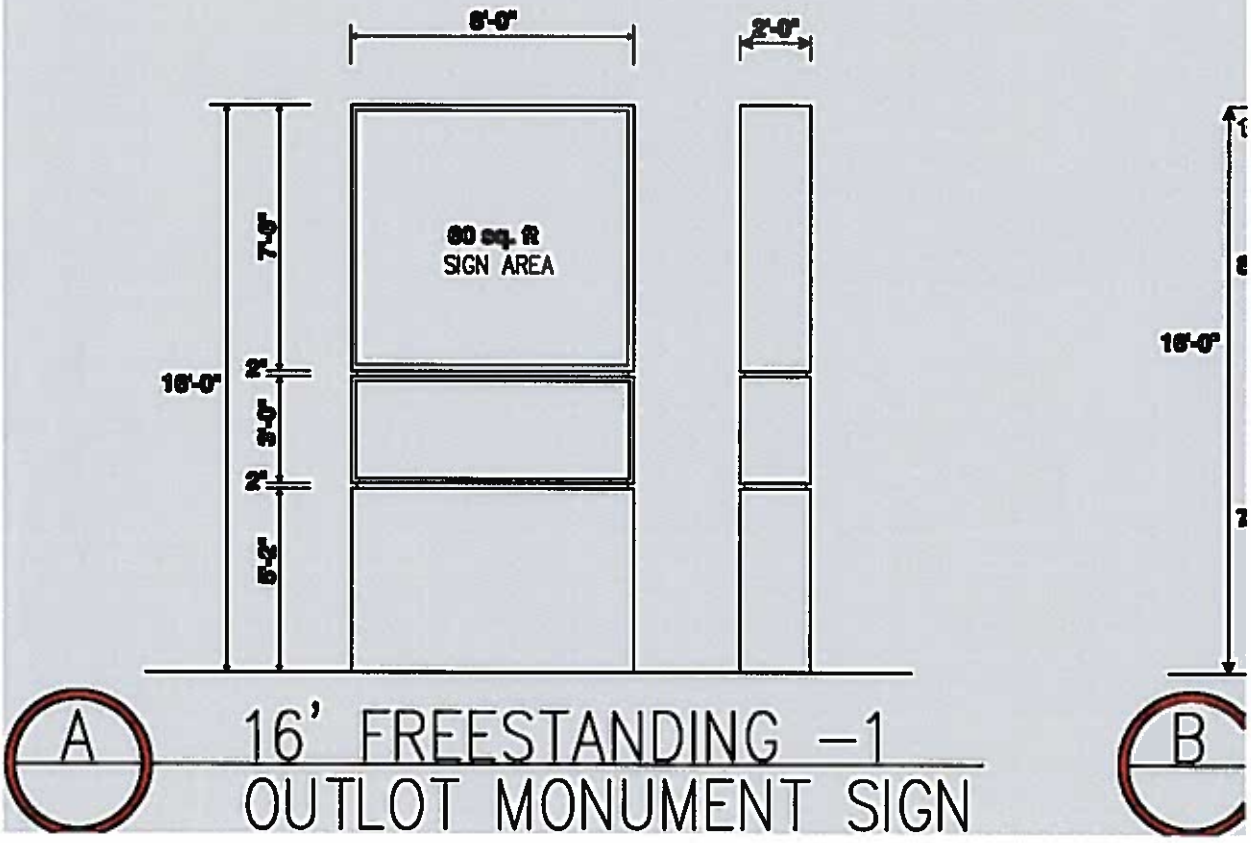
TITLE: PLAZA AT ENCHANTED HILLS		
SCALE: 3/8"=1'-0"	DRWG NO: 311-770	APPROVED FOR PRODUCTION:
SALES: JIM BISBEE	CUSTOMER APPROVAL:	
DESIGN BY: H. ANG		

Plaza @ Enchanted Hills - Business Sign.

7 total - Type "A" Sign - 60 SF 16'0A.H

Individual Tracts - Single or multi-tenant

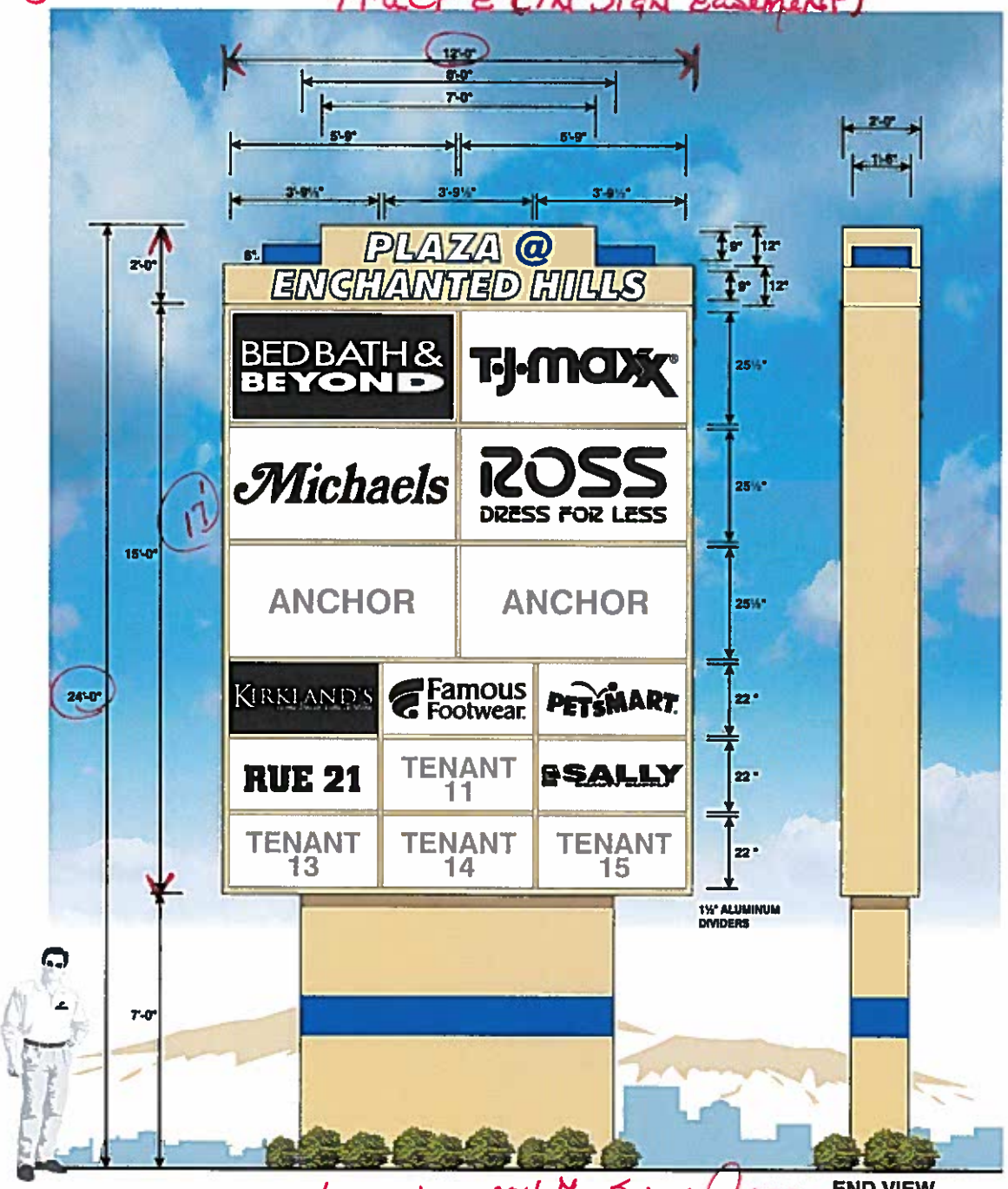
NOTE:
OUTLOT MONUMENT DESIGN AS SHOWN IS CONCEPTUAL IN NATURE. SIGN DESIGN SHALL BE SUBJECT TO CHANGE AS REQUIRED FOR CONFORMANCE WITH TENANTS SPECIFIC TRADE DRESS REQIREMENTS



A — 16' FREESTANDING –1 OUTLOT MONUMENT SIGN — B

Located on - Tracts A, D, C, E, F, G, H. (G & H are Existing)

Plaza @ Enchanted Hills Development Sign - 3 total Type "C" Sign. Located on Tract H, Tract J, and Tract E (in Sign Easement)



17'

24'OAH 204 ft² Sign Area

STREET SIDE ON HYW 528
NORTH ELEVATION (LOOKING SOUTH)

END VIEW
STREET SIDE
SOUTH ELEVATION (LOOKING NORTH)

Entrance @ NM528, Enchanted Hills Blvd & Lincoln Ave Entrance

DOUBLE FACE ILLUMINATED FREE-STANDING DISPLAY

- ALUMINUM TOP CABINET PAINTED PMS 467 L. BEIGE AND PMS 288 BLUE.
- ALUMINUM FACE W/ ROUTED LETTERS BACKED W/ WHITE PLEX OVERLAID W/ 3630-157 SULTAN BLUE VINYL BORDER.
- ALUMINUM BOTTOM CABINET W/ 2" ALUMINUM RETAINER PAINTED PMS 467 L. BEIGE.
- WHITE LEXAN PLASTIC FACES OVERLAID W/ VINYL GRAPHICS.
- INTERNALLY ILLUMINATED W/ WHITE L.E.D.s.
- ALUMINUM POLE COVER PAINTED PMS 467 L. BEIGE.

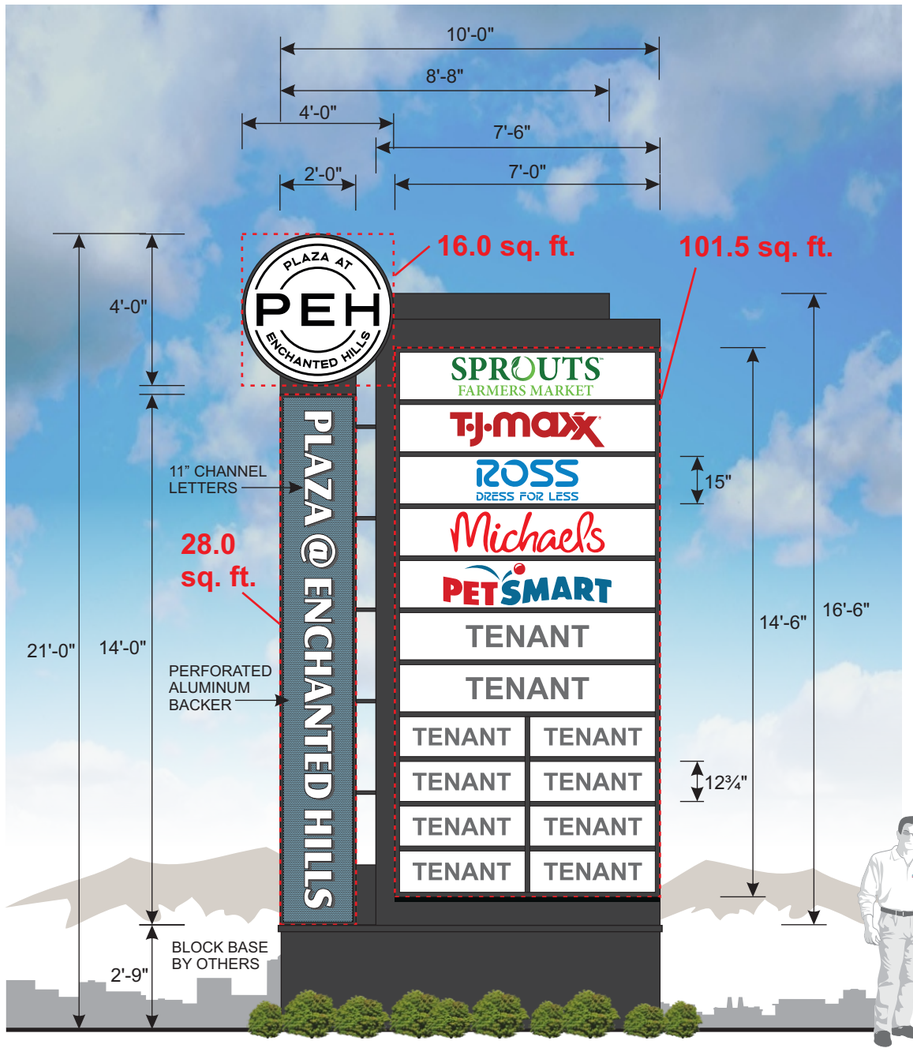
REVISED
3-10-11
11-18-13
8-4-14

ZEON SIGNS

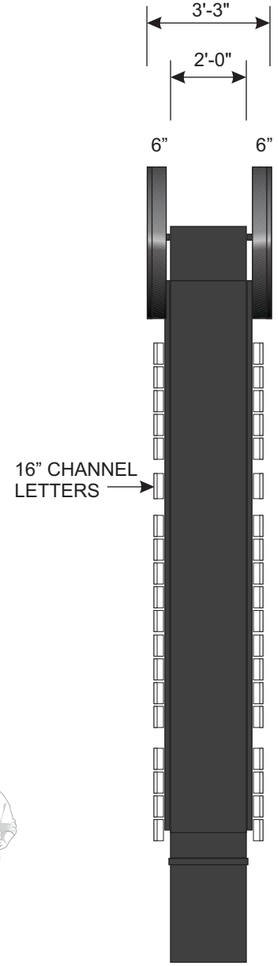
EPNM, INC.
ELECTRICAL PRODUCTS COMPANY

TITLE: PLAZA AT ENCHANTED HILLS		
SCALE: 3/8"=1'-0"	DRWG NO: 311-770	APPROVED FOR PRODUCTION:
SALES: JIM BISBEE	CUSTOMER APPROVAL:	
DESIGN BY: H. ANG		

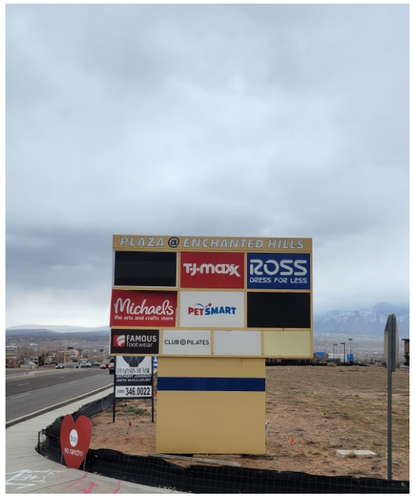
PYLON B 21’-0” O.H.
7831 ENCHANTED HILLS BLVD. NE
RIO RANCHO, NM



TOTAL: 145.5 sq. ft.



END VIEW



EXISTING



PROPOSED

PRELIMINARY LAYOUT FOR A DOUBLE FACE ILLUMINATED MONUMENT DISPLAY

- ALUMINUM STRUCTURE / CABINETS.
- CIRCULAR LOGO / TENANT ALUMINUM CABINETS WITH 1½” ALUMINUM RETAINERS / DIVIDERS.
- WHITE LEXAN PANELS OVERLAID WITH VINYL GRAPHICS.
- INTERNALLY ILLUMINATED WITH WHITE LEDs.
- PLAZA @ ENCHANTED PLAZA: 11” CHANNEL LETTERS WITH ALUMINUM BACKS AND 3” ALUMINUM RETURNS.
- WHITE PLEX FACES WITH 1” TRIM CAP.
- INTERNALLY ILLUMINATED WITH WHITE LEDs.
- ALUMINUM POLE COVER.

PMS COLORS REQUIRED

ZEON signs EPNM, INC.
AL-
EPNM, INC.
ELECTRICAL PRODUCTS COMPANY
2024 5th St. NW Albuquerque, NM 87102
(505) 243-3771 Toll Free: 800-444-7407
Fax: (505) 243-3575

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPNM, INC. AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

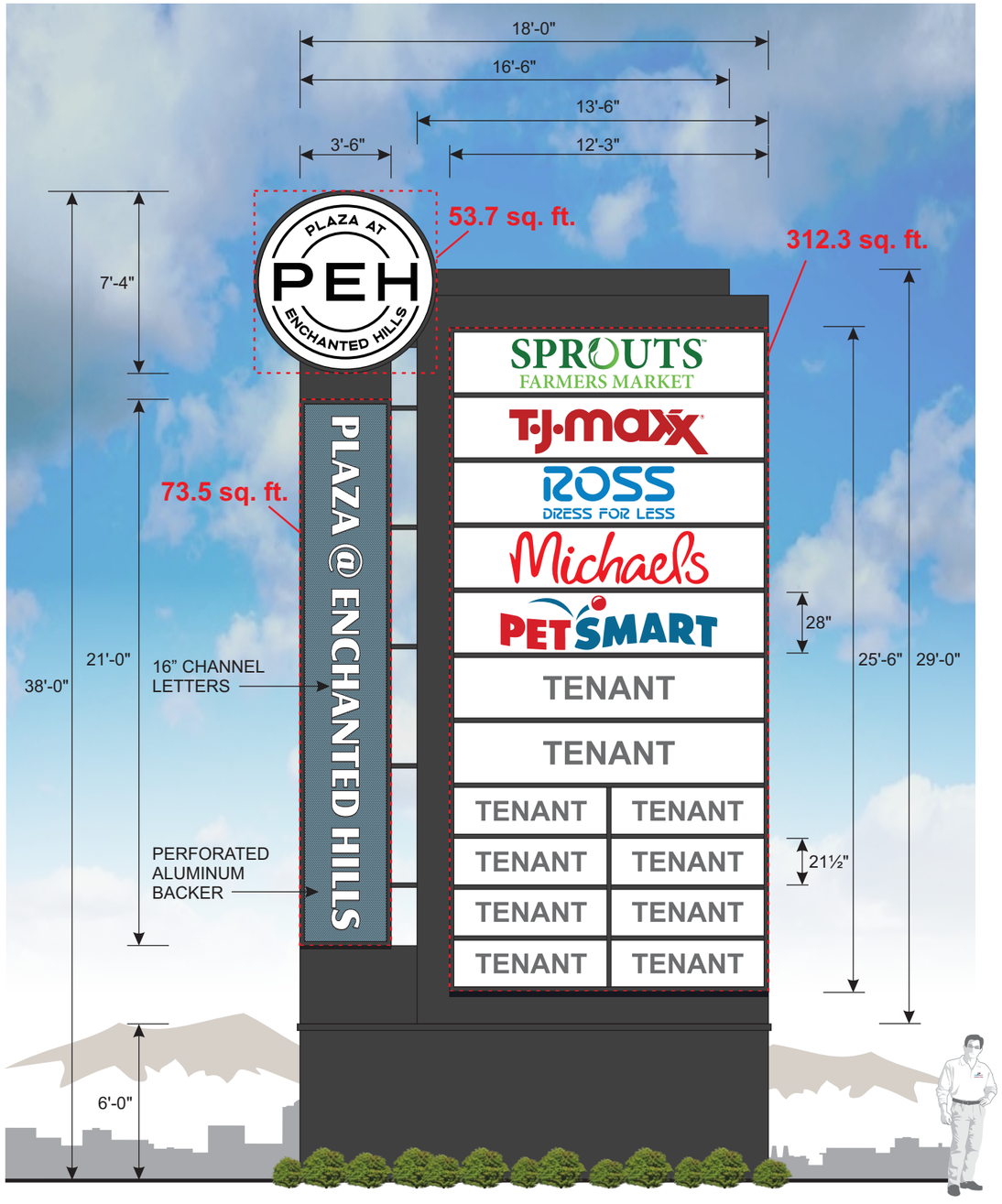
ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"±

COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

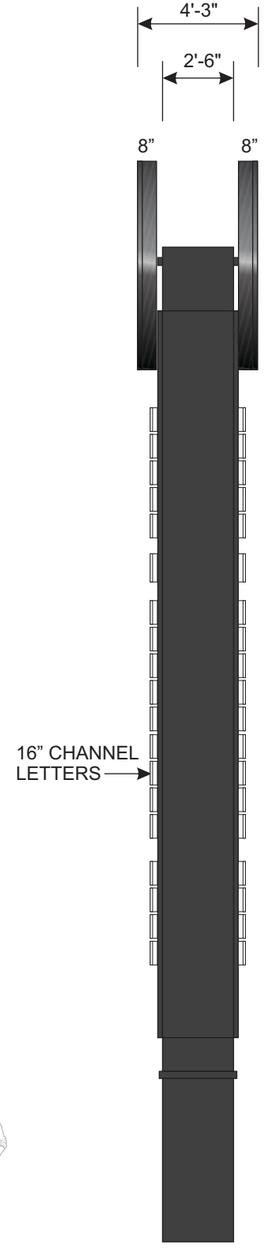
TITLE: PLAZA AT ENCHANTED HILLS			
SCALE: 1/4" = 1'- 0"	**DRWG NO:** 323 - 587	**APPROVED FOR PRODUCTION:**	
SALES: ADAM HOUPT	**CUSTOMER APPROVAL:**		
DESIGN BY: H. ANG			

REVISED				
7/25/23				
11/20/23				

PYLON C 38’-0” O.H. 3601 NM. HWY. 528 NE RIO RANCHO,NM



TOTAL: 439.5 sq. ft.



END VIEW



EXISTING



PROPOSED

PRELIMINARY LAYOUT FOR A DOUBLE FACE ILLUMINATED MONUMENT DISPLAY

- ALUMINUM STRUCTURE / CABINETS.
- CIRCULAR LOGO / TENANT ALUMINUM CABINETS WITH 2” ALUMINUM RETAINERS / DIVIDERS.
- WHITE LEXAN PANELS OVERLAID WITH VINYL GRAPHICS.
- INTERNALLY ILLUMINATED WITH WHITE LEDs.
- PLAZA @ ENCHANTED PLAZA: 16” CHANNEL LETTERS WITH ALUMINUM BACKS AND 3” ALUMINUM RETURNS.
- WHITE PLEX FACES WITH 1” TRIM CAP.
- INTERNALLY ILLUMINATED WITH WHITE LEDs.
- ALUMINUM POLE COVER.

PMS COLORS REQUIRED

ZEON signs EPNM, INC.

AL-

EPNM, INC.
ELECTRICAL PRODUCTS COMPANY
2024 5th St. NW Albuquerque, NM 87102
(505) 243-3771 Toll Free: 800-444-7407
Fax: (505) 243-3575

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPNM, INC. AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"±

COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

TITLE: PLAZA AT ENCHANTED HILLS		
SCALE: 3/16" = 1'- 0"	DRWG NO: 323 - 587	APPROVED FOR PRODUCTION:
SALES: ADAM HOUPT	CUSTOMER APPROVAL:	
DESIGN BY: H. ANG		

REVISED				
7/25/23				
11/20/23				

PYLON B 21’-0” O.H.
7831 ENCHANTED HILLS BLVD. NE

PYLON C 38’-0” O.H.
3601 NM. HWY. 528 NE

NEW PYLON B and C SIGNAGE TOTALS					
SIGN	OVERALL WIDTH	OVERALL HEIGHT	MAX. AREA PER SIGN	QUANTITY	TOTAL SIGN AREA
PYLON B	10’-0”	21’-0”	145.5 sq. ft.	1	145.5 sq. ft.
PYLON C	18’-0”	38’-0”	439.5 sq. ft.	1	439.5 sq. ft.
TOTAL:				2	585.0 sq. ft.

STATEMENT: THE PLAZA @ ENCHANTED HILLS PROJECT PROPOSES A MAXIMUM SIGN AREA OF THE NEW PYLON B AND PYLON C (TO REPLACE THE EXISTING) TO TOTAL 585.0 sq. ft. THE PROPOSED SIZES ARE BEYOND THE 24’ OAH and 150 sq.ft. PER PYLON SIGN TYPICALLY ALLOWED BY THE SIGN CODE.



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AL-
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ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"±

COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

TITLE: PLAZA AT ENCHANTED HILLS		
SCALE: NTS	DRWG NO: 323 - 587	APPROVED FOR PRODUCTION:
SALES: ADAM HOUPT	CUSTOMER APPROVAL:	
DESIGN BY: H. ANG		

REVISED				
12/6/23				

BEFORE THE PLANNING AND ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 22-145-00001

REQUEST FOR APPROVAL OF A MASTER SIGN PLAN TO ALLOW FOR 2 SIGNS, TOTALING IN 585 SQUARE FEET FOR THE PROPERTIES LOCATED 7831 ENCHANTED HILLS BLVD NE AND 3601 NM HIGHWAY 528 NE, (PLAZA AT ENCHANTED HILLS, TRACTS C AND H)

Applicant(s): Plaza at Enchanted Hills 3575, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of December, 2023, 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 §156.31, the Planning and Zoning Board has jurisdiction over approval of a Master Sign Plan.
2. The property owner has authority to submit an application for a Master Sign Plan approval for the development.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:

1. The applicant has not adequately addressed the criteria for establishing a Master Sign Plan as set forth in R.O. 2003 §156.31.
2. The applicant has not adequately addressed the criteria for Flexible Criteria as set forth in R.O. 2003 §156.31 (E).

THEREFORE, the application for a Master Sign Plan for the properties located at 7831 Enchanted Hills Blvd NE and 3601 NM Highway 528 NE, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on December 12, 2023, 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. 22-145-00001

REQUEST FOR APPROVAL OF A MASTER SIGN PLAN TO ALLOW FOR 59 SIGNS, TOTALING IN 1064.27 SQUARE FEET FOR THE PROPERTY LOCATED AT 7805 ENCHANTED HILLS BLVD. NE (PLAZA AT ENCHANTED HILLS, TRACT A1)

Applicant(s): Plaza at Enchanted Hills 3575, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 12th day of December, 2023, 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 §156.31, the Planning and Zoning Board has jurisdiction over approval of a Master Sign Plan.
2. The property owner has authority to submit an application for a Master Sign Plan approval for the development.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for establishing a Master Sign Plan as set forth in R.O. 2003 §156.31.
2. The applicant has adequately addressed the criteria for Flexible Criteria as set forth in R.O. 2003 §156.31 (E).
3. The signage in the Master Sign Plan is in character and scale with the development, sized and placed in a manner that will ensure adequate signage for the entire development area.
4. All permanent signs will be erected, placed, constructed and/or maintained in conformance with the master sign plan.
5. Signs shall comply with the applicable building code requirements and permitting process.
6. The numerical address of the business/development shall be placed upon freestanding signage in accordance with Per R.O. 2003 §156.43 (E).
7. All proper ownership permissions shall be obtained prior to receiving a sign permit.

THEREFORE, the application for a Master Sign Plan for the properties located at 7831 Enchanted Hills Blvd NE and 3601 NM Highway 528 NE, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on December 12, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-210-00001

AGENDA DATE:
December 12, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Amendment. The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1G Phase 3 Subdivision, splitting Phase 3 into Phases 3A and 3B, and creating 109 residential lots and 9 tracts zoned R-4: Single Family Residential District. 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 Amendment for the Lomas Encantadas 1G Phase 3 Subdivision, splitting Phase 3 into Phases 3A and 3B, and creating 109 residential lots and 9 tracts zoned R-4: Single Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

The original Preliminary Plat for the Lomas Encantadas 1G, Phase 3 Subdivision was approved by the Planning and Zoning Board on March 8, 2022.

The Preliminary Plat was extended at the April 11, 2023 Planning and Zoning Board Meeting.

A preliminary plat amendment is needed prior to final plat, as adjustments have been made to the plat. The changes to the plat include:

1. Silver Springs Road NE has been shifted 10 feet to the west, shortening all lots in Blocks 3 and 4.
2. Lots 1-12 of Block 2 have been lengthened by 10 feet due to the shift of Silver Springs Rd NE.
3. Phase Line added to split Phase 3 into Phases 3A and 3B.
4. Rear lot line in Block 6 between Lots 2-14 and Lots 15-28 has been shifted south.
5. Lots 1-13 in Block 5 shifted west.
6. Tracts G, H, and I added as Private Landscaping Easements.
7. Corner curves added as notated.

The proposed subdivision of Lomas Encantadas 1G Phase 3 is located on the north side of Paseo Del Volcan NE, northwest of Camino Encantadas (a proposed Minor Arterial), and southwest of Enchanted Hills Boulevard NE (see attached location map). The subject property is located in the southwest portion of LE Tract 12A, west of LE 1G Phase 1 and north of LE 1G Phase 2 (see plat page 1 for location within tract). The proposed subdivision is part of the Lomas Encantadas Master Plan, originally adopted in 2004 and amended in February 2020.

NOTIFICATIONS: No notifications required for this action.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the preliminary plat amendment 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 amendment.
2. The applicant has the authority to apply for a preliminary plat amendment.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The preliminary plat amendment has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary plat amendment conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary plat amendment conforms to the requirements of the R-4: Single-Family Residential Zoning District.
4. The preliminary plat amendment conforms to the Lomas Encantadas Master Plan, adopted as amended under Resolution No. 11, Enactment No. 20-009.
5. 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.
6. 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.
7. Impact fee assessment will be based on the date of original preliminary plat approval and valid for four (4) years from March 8, 2022.
8. The applicant shall address all of the Preliminary Plat reviewers' comments prior to submitting construction plans or the Final Plat, whichever is applicable. The reviewing comments include:
   a. Clarify dedication of Tracts D and G on Plat in conjunction with vacation of easement
   b. Construction Drawings to provide more detail for Tract E (Drainage Easement)
   c. Remove Development Services Department signature block
   d. Remove "administratively" from City Clerks Certificate signature block
   e. Under Plat Dedication and Purpose of Plat, please update to reflect 9 tracts in total.
   f. Under Subdivision Data, revise to reflect LE 1G Phases 3A & 3B Plat Acres.

ALTERNATIVES:

The Planning and Zoning Board may:

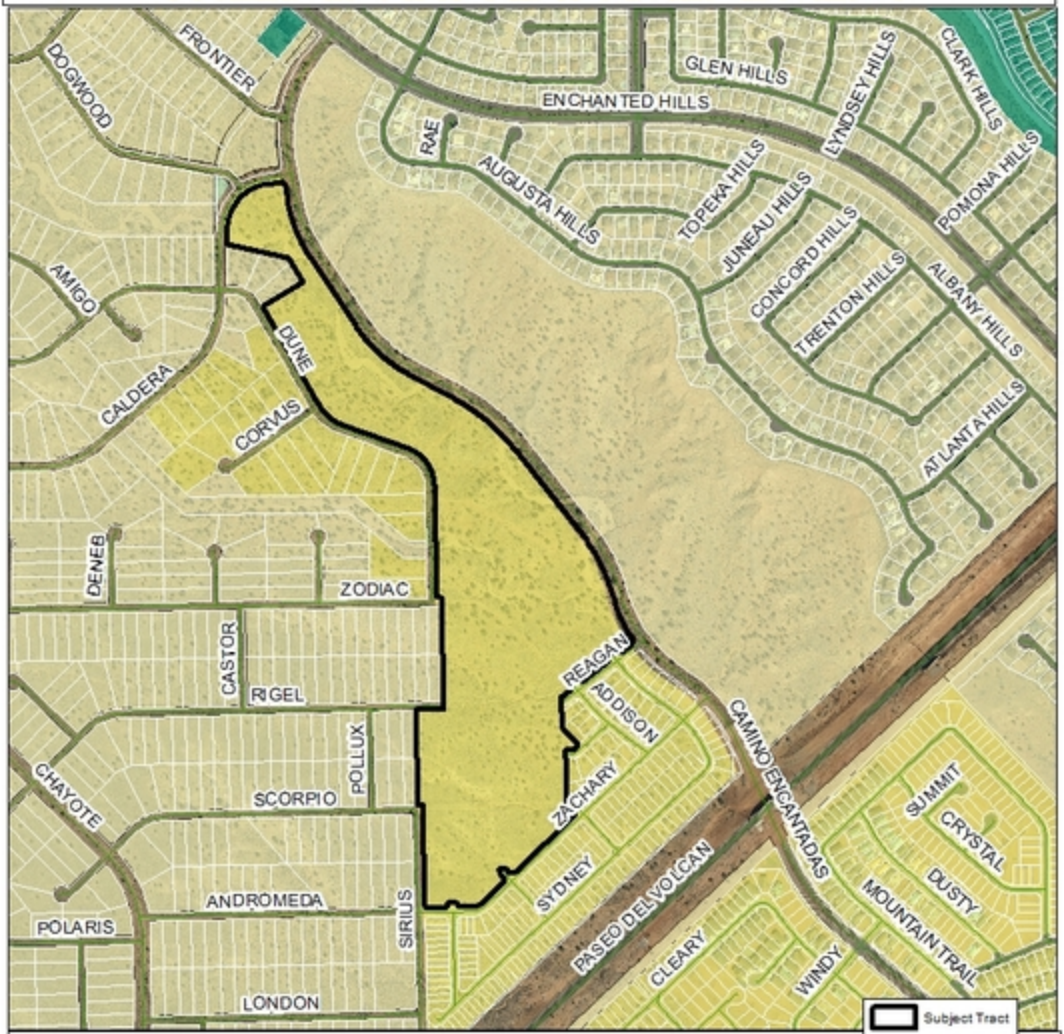
1. Approve the preliminary plat amendment.
2. Deny the preliminary plat amendment.
3. Modify the preliminary plat and approve such modifications.
4. Postpone the item and continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Preliminary Plat Amendment with findings and conditions.

ATTACHMENT: Zoning, Location
ATTACHMENT: Amended Preliminary Plat
ATTACHMENT: Notated Plat Changes
ATTACHMENT: Authorization
ATTACHMENT: Application

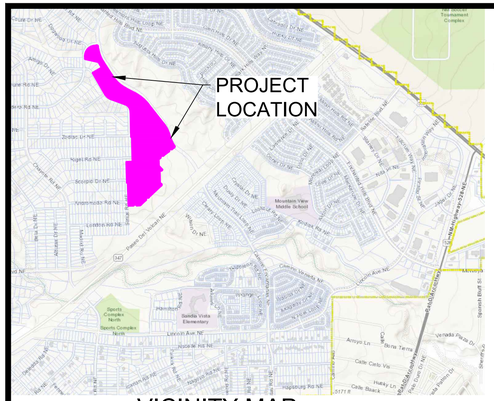
LOMAS ENCANTADAS IG
PHASE 3
PRELIMINARY PLAT AMENDMENT



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.

Map Created by Tim Dvorak on 11/30/2023



VICINITY MAP

NOT TO SCALE

ZONE ATLAS SHEET NO. 132, 133 and 146

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 VACATE EXISTING 10' WIDE AND 5' WIDE 'PUBLIC UTILITY EASEMENTS' AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND' AND 50' RADIUS 'TEMPORARY PUBLIC ACCESS EASEMENTS' AS NOTED AND SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '12-A-1' INTO 109 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 8 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 '12-A-1-A', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'A' 'B', 'C', 'D', 'F', 'G', 'H' AND 'I' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATES INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'E' AS SHOWN HEREON, SAID TRACT TO BE DEDICATED AS A PUBLIC DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATES INC., FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE. 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 Land Development Lomas Encantadas Development Company, LLC, a New Mexico 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_____

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide and five (5) foot wide public utility easements and existing 50' radius temporary public access easement, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision along with existing ten (10) foot wide and five (5) foot wide public utility easements and one of two existing 50' radius temporary turnaround easements as shown on Vacation and Replat of Lomas Encantadas, all being vacated by this plat as shown hereon.

Existing ten (10) foot wide and five (5) foot wide public utility easements adjacent to the outside boundary of Tract 12-A, as shown on Lomas Encantadas Unit 1-G, Phase 1 Subdivision, said easements to remain as granted. There is twenty (20) foot wide public drainage easement (Tract "E") granted to the Lomas Encantadas Master Associates Inc. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Silver Springs Road NE from Block 5, Lots 1 & 27, and Block 6, Lots 1 & 28. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Zachary Road NE from Block 2, Lot 1, and Block 3, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Clayton Drive NE from Block 1, Lot 6; Block 2, Lots 11 & 12; Block 3, Lot 1 and Block 4, Lot 1.

There is a ten (10) foot wide public utility easement within all new lots and tracts 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. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

All property corners are set with a 5/8" x 24" rebar with yellow plastic cap stamped LS 7482, or nail with shiner stamped LS 7482 (unless otherwise indicated).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) are record where different from actual field survey.

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

D.E. - Drainage Easement

P.L.E. - Private Landscaping Easement

P.L.W.Q.E. - Private Landscaping / Water Quality 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" - Corner Lot Frontage

SURVEYOR'S CERTIFICATE

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, 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.

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

Kim C. Stelzer, NMPS No. 7482 Date

JURISDICTIONAL AFFIDAVIT

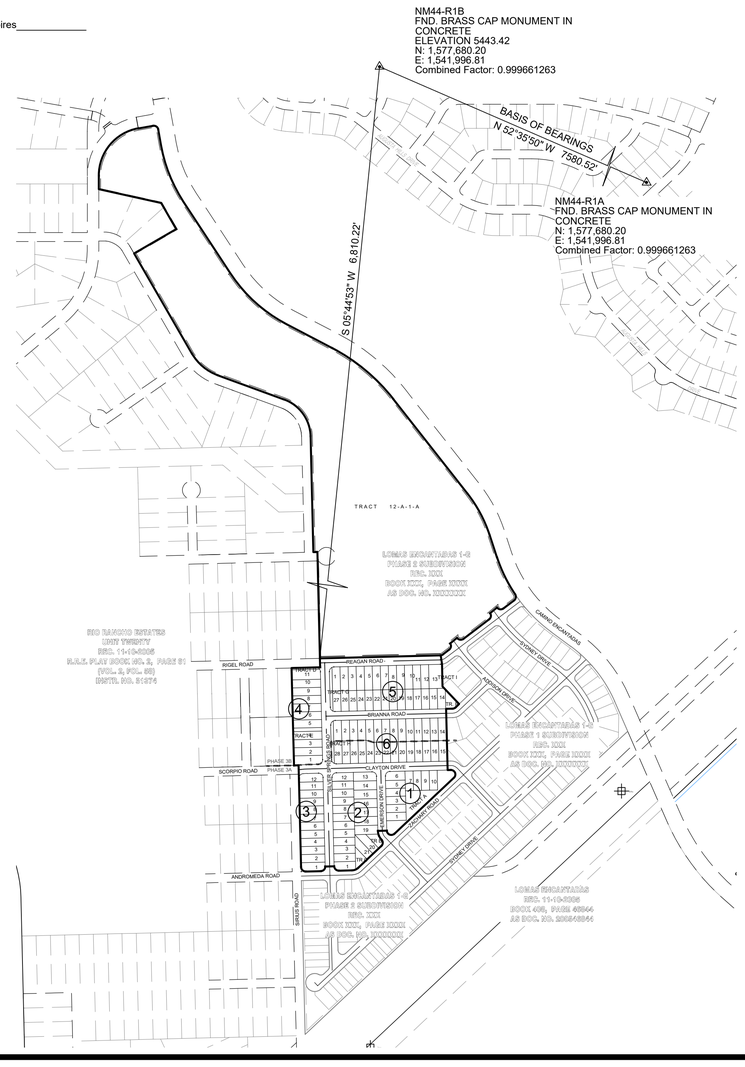
I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

Kim C. Stelzer, NMPS No. 7482 Date

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/17/2023 11:11:27 AM, By:Huerta, Dominic
H:\proj\R3\13975.02 - LE1G Ph 3\05 Design\05.11 Survey\PLAT\LE-U1G - PH3 PRELIM PLAT.dwg
Last Saved:11/17/2023 11:10:31 AM, dhuerta



NOTES

1. Basis of Bearings: the line between found brass cap monuments NM44-R1A and NM44-R1B being N. 52°35'50" W. on former New Mexico State Road No. 44 (N.M.S.R. 550).
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.999661263.
4. Elevations are NAVD88.
5. No buildings are existing on the surveyed property.

PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENTS AS NOTED AND SHOWN HEREON.
2. TO DIVIDE TRACT '12-A-1' INTO 109 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 8 TRACTS AS SHOWN HEREON.
3. TRACTS 'A' 'B', 'C', 'D', 'F', 'G', 'H' AND 'I' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATES INC. AS NOTED AND SHOWN HEREON.
4. TO GRANT TRACT E AS A DRAINAGE EASEMENT.
5. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-G PHASE 2		PLAT ACRES	64.7849
PH 3A LOTS:	57	LOT ACRES:	14.5388
PH 3B LOTS:	52		
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	9	TRACT ACRES:	46.1353
NO. OF EXIST. TRACTS:			1
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:			0.6953
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:			4.1108

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.

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) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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/Lumen Date

Sparklight Date

Comcast Date

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3A SUBDIVISION
BEING TRACT 12-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B PHASE 2 SUBDIVISION

FILED AUGUST 7, 2023, IN BOOK 33, PAGE 96, AS DOCUMENT NUMBER 2023P02076)
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 3

NOVEMBER 2023

LEGAL DESCRIPTION:

A Tract of land being all of Tract 12-A-1, Lomas Encantadas Unit 1-G Phase 2 Subdivision plat, recorded on August, 07, 2023 in Book 33, Page 96, as Document Number 2023P02076, being located within Sections 22, 23, 26 and 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 64.7849 acres, more or less (109) Lots, (9) 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, Rebecca Martinez, 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__.

Rebecca Martinez, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

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 1-G, PHASE 3A SUBDIVISION
BEING TRACT 12-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B PHASE 2 SUBDIVISION

FILED AUGUST 7, 2023, IN BOOK 33, PAGE 96,
AS DOCUMENT NUMBER 2023P02076)
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 3

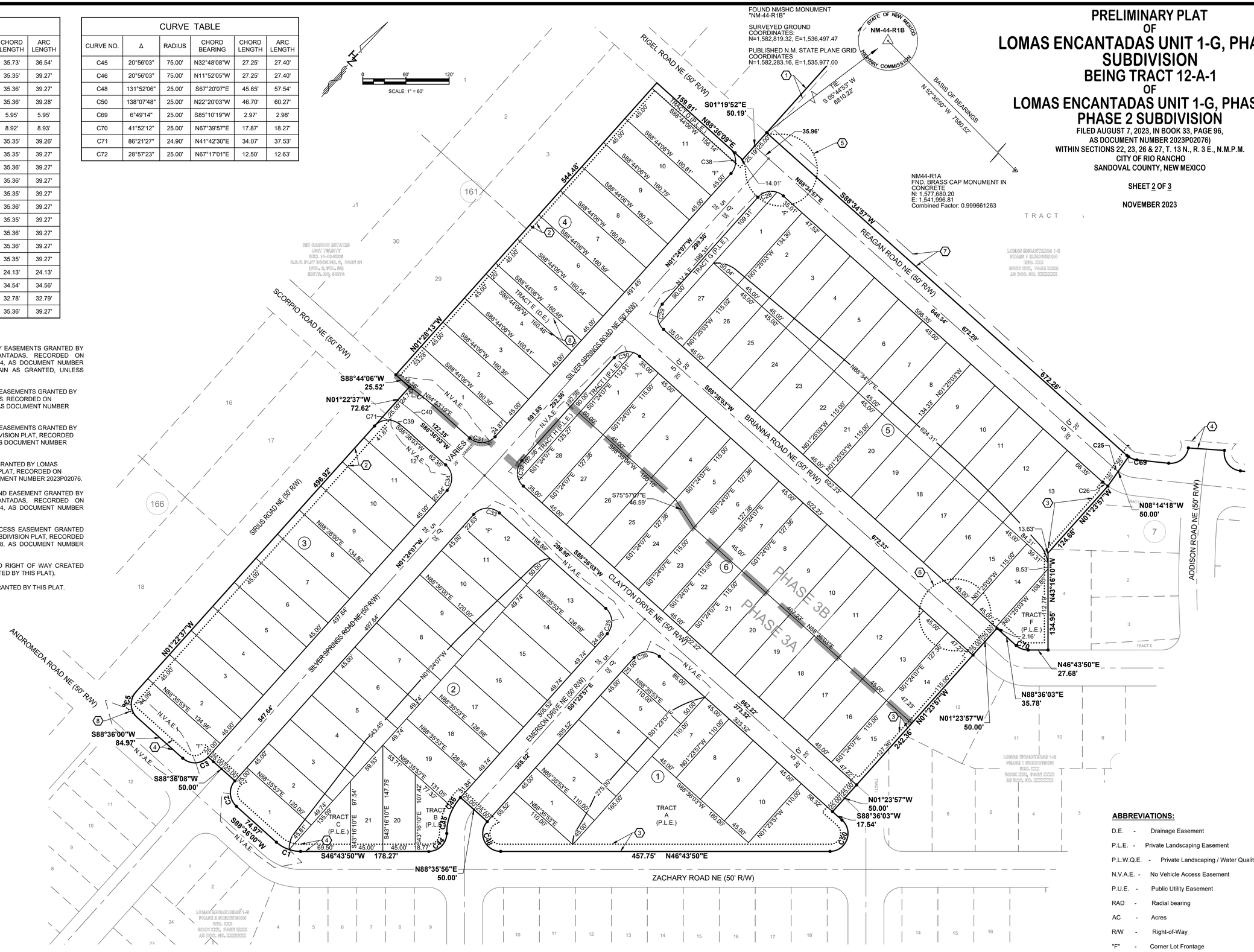
NOVEMBER 2023

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	41°52'10"	50.00'	S67°39'55"W	35.73'	36.54'
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C41	5°00'36"	375.00'	S86°09'22"W	32.78'	32.79'
C44	90°00'00"	25.00'	N1°43'50"E	35.36'	39.27'

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C71	86°21'27"	24.90'	N41°42'30"E	34.07'	37.53'
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8. RIGHT OF WAY FOR INTERSECTION CORNER GRANTED BY THIS PLAT.



ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
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AC - Acres
R/W - Right-of-Way
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KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
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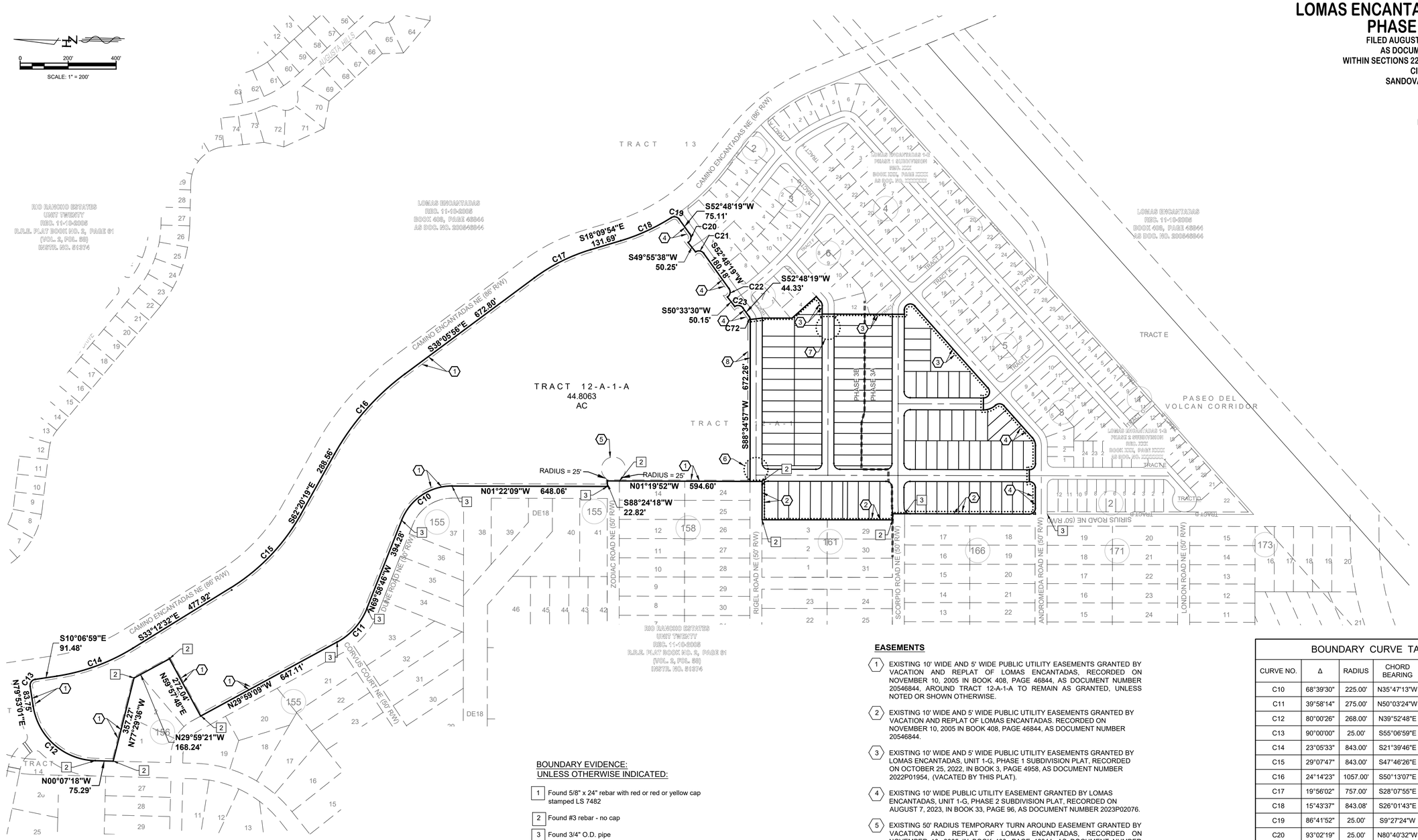
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SHEET 3 OF 3

NOVEMBER 2023



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" x 24" rebar with red or red or yellow cap stamped LS 7482
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe

All interior property corners are set with 5/8" x 24" rebar with yellow cap stamped LS 7482

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C10	68°39'30"	225.00'	N35°47'13"W	253.78'	269.62'
C11	39°58'14"	275.00'	N50°03'24"W	187.98'	191.85'
C12	80°00'26"	268.00'	N39°52'48"E	344.56'	374.23'
C13	90°00'00"	25.00'	S55°06'59"E	35.36'	39.27'
C14	23°05'33"	843.00'	S21°39'46"E	337.47'	339.76'
C15	29°07'47"	843.00'	S47°46'26"E	423.99'	428.59'
C16	24°14'23"	1057.00'	S50°13'07"E	443.85'	447.18'
C17	19°56'02"	757.00'	S28°07'55"E	262.04'	263.37'
C18	15°43'37"	843.08'	S26°01'43"E	230.69'	231.41'
C19	86°41'52"	25.00'	S9°27'24"W	34.32'	37.83'
C20	93°02'19"	25.00'	N80°40'32"W	36.28'	40.60'
C21	87°15'11"	25.00'	S9°10'44"W	34.50'	38.07'
C22	92°20'33"	25.00'	N81°01'25"W	36.07'	40.29'
C23	87°50'05"	25.00'	S8°53'17"W	34.68'	38.33'
C72	28°57'23"	25.00'	N67°17'01"E	12.50'	12.63'

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

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333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

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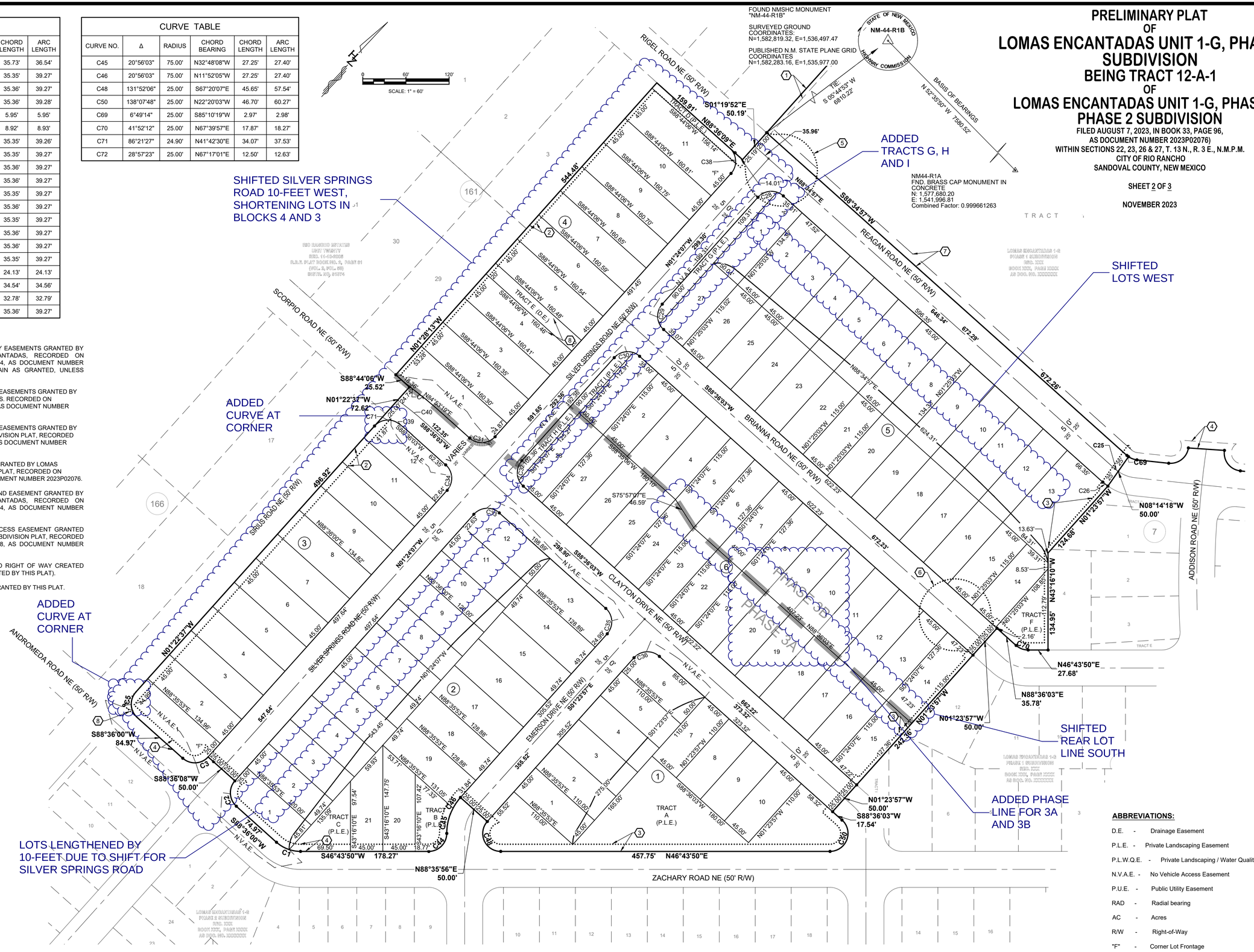
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Book **Page**

LOMAS ENCANTADAS DEVELOPMENT COMPANY
333 Rio Rancho Drive, Suite 202
Rio Rancho, NM 87124

February 17, 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 1G

Lomas Encantadas Tract 12

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator

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 PRELIM. PLAT AMENDMENT		☐ 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 AMENDMENT SUBMITTAL FOR LOMAS ENCANTADAS UNIT 1G PHASE 3

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 12-A-1	Lot(s):
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 1	No. of proposed lots: 109	Total area of site (acres) 14.7438

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: DONALD DUNEMAN	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature:		Date: 12/5/23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
December 12, 2023

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - NOVEMBER 2023

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: NOV SUMMARY PLAT.pdf

SUMMARY PLAT ACTIVITY

November 2023

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
20-200-00010	03/23/20	12A, 16A, 16B, BLOCK 22, U10	Under Review	
21-200-00003	01/27/21	UNIT 16 BLOCK 91 TRACT A SPLIT	RECORDING	
21-200-00004	02/01/21	LOT COMBO U10, BLK 25, LOTS 57 & 58	Awaiting Signatures	
21-200-00010	03/03/21	UNIT 20 BLOCK 142 LOTS 14 AND 15	Under Review	
21-200-00011	03/08/21	MOUNTAIN HAWK 27 - VACATION OF EASEMENTS	Under Review	
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	
21-200-00017	04/01/21	RIDGELINE ESTATES, BLK A, LOT 20	Under Review	
21-200-00018	04/13/21	EH2 BLOCK 1 PARCEL C - SPLIT INTO PARCEL C-1 & PARCEL C-2	RECORDED	X
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	
21-200-00035	08/19/21	UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO	Awaiting Signatures	
21-200-00037	08/24/21	MOUNTAIN HAWK 38-A & 40-A	Under Review	
21-200-00045	09/01/21	BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS	Under Review	
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	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	
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	
22-200-00033	10/19/22	RR Estates Unit 16, Blk J, Lot 1	Under Review	
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	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
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	
23-200-00017	6/12/2023	LANDS OF QUAIL RANCH, TRACT 2-E AND 2-A	Under Review	
23-200-00024	8/29/2023	SUMMARY PLAT - CABEZON, LOTS 3 AND 4 (RE	Under Review	

SUMMARY PLAT ACTIVITY

November 2023

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	
23-200-00033	10/11/23	SUMMARY PLAT - UNIT 11, BLOCK V, LOTS 32	Under Review	
23-200-00034	**11/9/2023**	**UNIT 17, BLOCK DD, LOTS 24 AND 25, LOT L**	Under Review	
23-200-00036	**11/13/2023**	**CS, BLK 1, LOTS 8 AND 2A2A - SUMMARY PLA**	Under Review	
23-200-00039	**11/28/2023**	**UNIT 11, BLOCK 34, LOTS 20-21, LOT COMBI**	Under Review	
TOTAL TO DATE:		**40**		

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
December 12, 2023

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - NOVEMBER 2023

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2023 PZ MONTHLY COMPARISONS.pdf

2023 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	MAR #s	APR #s	MAY	JUNE	JUL	AUG	SEPT	SEPTEMBER VALUATION	OCT	OCTOBER VALUATION	NOV	NOVEMBER VALUATION	DEC	ANNUAL TOTALS	
Single Family	94	79	50	80	92	115	80	$15,813,262	85	$18,673,476	113	$22,325,263		**877**	**$183,162,017**
Additions/Residential	17	16	11	11	12	16	24	$888,906	17	$1,300,225	16	$454,965		**163**	**$7,921,186**
New Commercial	0	0	0	3	0	0	0	$0	1	$946,598	1	$11,200,000		**8**	**$28,193,196**
New Office/Institution	0	0	2	2	2	1	0	$0	0	$0	0	$0		**7**	**$12,512,251**
New Industrial	0	0	0	0	1	0	2	$1,609,680	0	$0	0	$0		**3**	**$6,131,719**
Non-Residential Interior Tenant Improvement	5	4	3	4	1	0	2	$199,654	3	$276,000	1	$75,000		**35**	**$5,124,373**
Office/Institution Addition	0	0	0	1	0	0	0	$0	0	$0	0	$0		**1**	**$160,881**
Industrial Addition	0	0	0	0	0	0	0	$0	0	$0	0	$0		**0**	**$0**
New Multi-Family	3	1	0	2	0	0	0	$0	0	$0	0	$0		**6**	**$12,900,414**
Telecommunication Tower	2	2	1	1	0	5	1	$18,000	0	$0	1	$25,000		**15**	**$225,925**
Demolition - Non-Residential	0	1	0	0	0	0	0	$0	1	$500,000	0	$0		**2**	**$520,000**
Demolition - Residential	0	0	0	0	0	0	0	$0	0	$0	0	$0		**0**	**$0**
Fence	11	7	14	17	7	7	11	$77,591	10	$56,050	8	$73,800		**109**	**$1,047,118**
Garages	7	7	3	3	3	4	7	$438,487	5	$239,414	7	$166,141		**55**	**$2,228,380**
Pool	5	13	6	5	9	7	7	$541,194	12	$963,690	6	$414,149		**85**	**$6,083,126**
Reroofs/Windows/ Doors	77	96	86	66	38	65	68	$1,243,168	48	$704,626	50			**679**	**$8,814,587**
Retaining Wall	17	4	12	20	3	43	40	$11,618,521	25	$10,016,717	53			**237**	**$42,558,852**
Small Shed (120 sq.ft. or less)	16	20	16	16	10	19	17	$83,102	20	$90,002	15	$117,078		**180**	**$832,764**
Sheds	8	8	7	13	11	6	12	$173,224	6	$195,618	9	$179,268		**86**	**$1,726,036**
Solar (Rooftop & Ground Mount)	75	81	147	99	125	97	102	$2,011,434	122	$1,865,164	79	$32,680,364		**1,044**	**$79,962,329**
Business Registrations (Occupancy Inspection)	15	14	16	8	12	19	10		16		16			**148**	**$0**
Building Inspections	2,716	2,559	2,807	3,022	2,755	3,240	3,105		3,543		3,261			**31,869**	**$0**
Engineering Inspections	142	138	165	151	166	240	169		253		207			**1,910**	**$0**
R.O.W. Permits (Fees)	25	36	37	17	20	27	28	$18,945	22	$28,873	96	$39,619		**354**	**$151,727**
TOTALS:	**3,235**	**3,086**	**3,383**	**3,541**	**3,267**	**3,911**	**3,685**	**$34,735,168**	**4,189**	**$35,856,453**	**3,939**	**$67,750,647**	**0**	**37,873**	**$400,256,881**