Regular Governing Body Meeting
City of Rio Rancho
AGENDA
April 24, 2025
6:00 PM
Council Chambers

Governing Body Members

Greggory D. Hull, Mayor	Paul Wymer, Councilor District 4
Deb Dapson, Councilor District 1	Karissa Culbreath, Councilor District 5
Jeremy Lenentine, Councilor District 2	Nicole List, Councilor District 6
Bob Tyler, Councilor District 3	

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

Join by Computer: https://us06web.zoom.us/j/83338157719?pwd=ST55whY8GCTELqBoGjYG1ipM1F5Uer.1
Meeting ID: 833 3815 7719
Passcode: 554297

Join by Phone:
Dial +1 720 707 2699 US (Denver)

Pursuant to the Governing Body Rules of Procedures, any person wishing to address the Governing Body related to an item listed under Second Reading of Ordinances, First Reading of Ordinances, or Discussion and Deliberation, shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Governing Body members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

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

Call to Order and Pledge of Allegiance

Proclamations and Awards of Merit

Public Forum
Pursuant to the Governing Body Rules of Procedure, any person wishing to address the Governing Body related to a non-agenda item shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the Governing Body members present may approve to extend the total amount of time allotted for public forum at a meeting.

Comments by Councilors

Consent Calendar

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

1 Minutes of April 10, 2025 Regular Meeting
Minutes of April 10, 2025 Regular Meeting

2 Minutes of April 15, 2025 Work Session Meeting
Minutes of April 15, 2025 Work Session Meeting

3 R36, Resolution Authorizing a Budget Adjustment to the Utilities Operations Fund (501)
Resolution_R36

4 R37, Resolution Authorizing Disposal of Police Department Property
Resolution_R37
Exhibit A

5 R38, Resolution Authorizing the Donation of a Vehicle to Rio Rancho Public Schools by the Police Department
Resolution_R38
Letter to Rio Rancho Police Department

6 R39, Resolution Authorizing a Budget Adjustment to the E-911 Grant Fund (255)
Resolution_R39
Grant Amendment

7 R40, Resolution Authorizing the Disposal of Utilities Department Property
Resolution_R40
Exhibit A

8 R41, Resolution Authorizing Disposal of Library and Information Services Department Property
Resolution_R41
Exhibit A

Boards/Commissions/Committee Reports

Public Hearings

9 R42, Resolution Adopting the Vista Grande Master Plan
Resolution_R42
Application
Authorization
3.25.25 PZB Meeting Minutes
Zoning, Location
Vista Grande Master Plan
Vista Grande Master Plan Combined Comments
Reproduction of Notices

10 O11, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36, from R-1: Single Family Residential to R-4: Single Family Residential; Providing for Severability and an Effective Date
Ordinance_O11
Application
Authorization
Justification
3.25.25 PZB Meeting Minutes

Zoning, Location
Reproduction of Notices

11 R43, Resolution Amending the Lomas Negras Specific Area Plan to Update the Land Use Map (Exhibit 13) and the Future Land Use Table (Exhibit 12)
Resolution_R43
Application
3.25.25 PZB Meeting Minutes
Justification
Location Zoning
Exhibit A - Proposed Land Use Amendment
Reproduction of Notices

12 R44, Resolution Amending the Stonegate Master Plan
Resolution_R44
Application
Justification
3.25.25 PZB Meeting Minutes
Stonegate Master Plan Draft
Stonegate Master Plan Draft Redline
Location Zoning
Reviewer Comments
Reproduction of Notices

13 O12, An Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Stonegate, Tracts 3 and 5, From R-3: Mixed-Residential District to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential District, Identifying Conditions of Development; Providing for Severability and an Effective Date
Ordinance_O12
Application
3.25.25 PZB Meeting Minutes
Justification
Location Zoning
Reproduction of Notices

Second Reading of Ordinances

First Reading of Ordinances

14 O13, Ordinance Pursuant to Section 1-22-3.1 NMSA 1978 to Opt In for the Election of Municipal Officers of the City of Rio Rancho in the Regular Local Election
Ordinance_O13
NM State Laws
Rio Rancho Charter and Municipal Code Sections
SB0218
Election Overview Discussion April 10 2025

Discussion and Deliberation

15 R45, Resolution Establishing an Annual Schedule of Governing Body Meetings and Determining Reasonable Notice for Public Meetings of the City of Rio Rancho
Resolution_R45

16 D23, Advise and Consent of the Governing Body to Award a Contract to All-Rite Construction, Inc.
Bid Proposal

Price Agreement

City Manager

Adjournment

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
April 24, 2025

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of April 10, 2025 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of April 10, 2025 Regular Meeting

Governing Body
of the
City of
Rio Rancho

MINUTES

APRIL 10, 2025
6:00 p.m.
Council Chambers

MEMBERS PRESENT:	**STAFF**
Greggory D. Hull, Mayor	Matt Geisel, City Manager
Deb Dapson, Councilor Dist. 1	Peter Wells, Deputy City Manager
Jeremy Lenentine, Deputy Mayor, Dist. 2	Josh Rubin, City Attorney
Bob Tyler, Councilor Dist. 3	Jason Shoup, Dir. of Library & Info Services
Paul Wymer, Councilor Dist. 4	Noel Davis, City Clerk
Karissa Culbreath, Councilor Dist. 5	Amy Rincon, Dir. of Dev. Services
Nicole List, Councilor Dist. 6	Carol Jaramillo, Director of Financial Services
	Connie Peterson, Director of Parks, Rec. & Comm. Services
	James DeFillippo, Fire Chief
	Stewart Steele, Police Chief
	Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

Mayor Hull called the meeting to order at 6:00 p.m.

Proclamations and Awards of Merit

Public Forum

Comments by Councilors

Consent Calendar

1) Minutes of March 27, 2025 Regular Meeting
2) D18, Appointment of Tyler Dunkel to the Lodger's Tax Advisory Board
3) D19, Appointment of Lanny Busher to the Keep Rio Rancho Beautiful Committee
4) D20, Appointment of Jonathan Romero to the Parks and Recreation Commission

Karissa Culbreath moved to approve Consent Calendar. Seconded by Jeremy Lenentine

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List
NO: None

Boards/Commissions/Committee Reports

DRAFT

Public Hearings

5) D21, Approval for Ragarm Development Company, LLC, DBA Betty's Revel Burger, (the "Applicant") Located at 300 Unser Blvd. SE, Rio Rancho, NM 87124 for Transfer of New Mexico Dispenser License DIS-001034 with On Premises Consumption Only to Include Patio Service

Noel Davis, City Clerk stated the applicant has since withdrawn their liquor license application from NM Alcohol and Beverage Control and is no longer seeking approval.

Jeremy Lenentine moved to withdraw D21. Seconded by Bob Tyler

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List
NO: None

6) D22, Site Plan Approval for an Extended Stay Hotel at the Property Legally Described as High Resort Market Place, Block A, Tract B1

Amy Rincon, Director of Development Services presented this item. The subject property is legally described as High Resort Market Place, at 360 Ridgeway Drive SE. the property consists of approximately 1.90 acres and is zoned SU: Special Use for C-1 Regional Shopping Center. Staff recommends approval with findings of fact and conditions of approval.

The following individual spoke under this item:

Yogash Kumar

Paul Wymer moved to approve D22. Seconded by Karissa Culbreath

The motion carried by a vote of 5 FOR and 1 AGAINST.
YES: Deb Dapson, Jeremy Lenentine, Paul Wymer, Karissa Culbreath, Nicole List
NO: Bob Tyler

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

7) R35, Resolution Amending the Permanent Fund Investment Policy Statement

DRAFT

Carole Jaramillo, Director of Financial Services presented this item. The proposed amendment seeks to expand the allowable investments in which the Permanent Fund can be invested, and re-establishes the asset weighting ranges and target weights for existing and newly added asset classes. The revisions allow for investments to be made in other categories within both growth and income asset classes, allowing for a range of 0 - 20 percent of assets in the class to be invested in such classes with a target of 6 percent in the growth class and 0 percent in the income class. Additional flexibility in these classes will enable investment across a broader range of investments adding diversification opportunities and the ability to more effectively guard against the impact of adverse market conditions. There are no changes to the "Prohibited Investments" of the IPS.

Deb Dapson moved to approve R35. Seconded by Karissa Culbreath

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List
NO: None

City Manager

Peter Wells, Deputy City Manager provided election date change options. This will be a policy decision of the Governing Body and staff will be seeking direction in the very near future. The City can continue to run their own elections which will be held in March of even years or opt-in to the Regular Local Election conducted by Sandoval County in November, odd-number years. At this time, City staff is recommending the Governing Body adopt the necessary Ordinance to hold municipal elections in November of odd-numbered years as part of the Regular Local Election. Staff is recommending opt-in based on increasing election costs, voter turnout, diminishing number of municipalities holding elections in March, and recent legislation introduced at the 2025 NM Legislature session.

Several members of the Governing Body would like to see this item come forward at the next Governing Body meeting.

Adjournment

6:43 p.m.

APPROVED THIS APRIL 24, 2025

_____
Greggory D. Hull, Mayor

ATTEST:

_____

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Noel Davis, City Clerk
(SEAL)

DRAFT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
April 24, 2025

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of April 15, 2025 Work Session Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of April 15, 2025 Work Session Meeting

Governing Body
of the
City of
Rio Rancho
Work Session
MINUTES
APRIL 15, 2025
3:00 p.m.
Council Chambers

MEMBERS PRESENT:
Greggory D. Hull, Mayor
Deb Dapson, Councilor Dist. 1
Jeremy Lenentine, Dist. 2 (virtual)
Paul Wymer, Councilor Dist. 4
Karissa Culbreath, Councilor Dist. 5
Nicole List, Councilor Dist. 6

MEMBERS ABSENT:
Bob Tyler, Councilor Dist. 3

STAFF
Matt Geisel, City Manager
Peter Wells, Deputy City Manager
Alexandria "Noel" Lopez, Deputy City Manager
Noel Davis, City Clerk
Connie Peterson, Dir Parks, Rec & Comm Services
Amy Rincon, Director of Development Services
James DeFillippo, Fire Chief
Steve Gallegos, Director of Utilities
BJ Gottlieb, Director of Public Works
Ryan Chavez, Asst. to the City Mgr. for Policy & Planning
Brian Babyak, Planning & Zoning Division Manager
Yolanda Lucero, Deputy City Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Hull called the meeting to order at 3:00 p.m.

Councilor Lenentine and Culbreath joined the meeting via zoom.

Discussion

1) Development Services Process Manual Update

Amy Rincon, Director of Development Services presented this item and provided a brief overview. February through March staff continued outreach meetings, including 2 open houses. During the open houses there were 2 attendees and they provided the following comments:

- Questions on a process for a payment in-lieu of the contractor's obligation to install off-site infrastructure
- Request for the comments matrix that is tracking the stakeholder comments and staff responses.

The DPM Committee meeting was held on April 3, 2025 and recommended approval. The next steps will be to launch the website tomorrow for 30-day public comment period, Planning and Zoning Board will review and recommendation of the DPM on May 27, and Governing Body will review and vote on the DPM on June 12, 2025. Along with the DPM staff will be recommending text amendment changes. Implementation of the

DRAFT

DPM is targeted for July 7, 2025.

Councilor Culbreath joined the meeting in person at 3:22 p.m.

2) Roads Update

BJ Gottlieb, Director of Public Works provided a recap of the project pipeline, NSIP update (patch & seal and hybrid mill), and GO bond discussion. There continues to be challenges with the NSIP Patch & Seal. Over 1 year of solicitations and 4 bids, there were no responsive bidders, Contractors and the City continue to struggle to hire workers for patch and seal projects, and contractors are relying on equipment over staff to complete projects. Mr. Gottlieb went over the GO Bond 2026. Currently, there are approximately 100 centerline miles or 108 projects are available for work with a cost of about $500 million, which does not include utility replacements. To combat rising costs and allow the Utilities Department to focus on priority projects, staff is recommending the delay of NSIP HMI Phase 4 and Supplemental Phase 9 (contractor) and move funds to supplement bond funds.

3) General Obligation Bond Questions

Ryan Chavez, Assistant to the City Manager for Policy & Planning provided a recap on the GO Bonds. Since 2016 citizens have supported the GO bonds and in 2022 Quality of Life GO Bond was added. The City has the opportunity to place the General Obligation Bond questions on future ballot for voter consideration. The Governing Body must decide if they want to do this, and if so, for what purpose and the amounts. No final decision is necessary now, however a decision would be needed by August 2025 for placement on the Regular Local Election in November of 2025 or by November for placement on the Municipal Officer Election ballot in March 2026. Today staff is seeking input and obtaining direction. Based on current property tax value estimates, $8 million could be placed on an upcoming ballot via different bond questions at no property tax rate increase. If amount was increased to $23 million the increase would equate to approximately $47 for a property/home with a total appraised value of $300,000. Also, is no bond question are placed on a future ballot, the corresponding property tax rate decrease would initially equate to a reduction of about $277 for a property/home with a total appraised value of $300,000. Staff is recommending 3 bond questions for Public Safety, Quality of Life Facilities, and Roads. The City's long-range planning documents factor in continued use of bonds and maintaining a regular bonding cycle to address needs with the continued regular bonding cycle and place $18 million in bond questions. Making consistent investment in public services, infrastructure and amenities is key to quality of life.

Adjournment

4:28 p.m.

APPROVED THIS APRIL 24, 2025

DRAFT

Greggory D. Hull, Mayor

ATTEST:

Noel Davis, City Clerk
(SEAL)

DRAFT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R36

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Utilities

SUBJECT:
R36, Resolution Authorizing a Budget Adjustment to the Utilities Operations Fund (501)

BACKGROUND AND ANALYSIS:

There have been several, recent large water main breaks and increases in the cost of repair parts and asphalt (e.g., Cherry Road - $100,000).

Funding to repair and maintain water mains and service lines has almost been fully expended for the fiscal year. Additionally, during the peak irrigation season, the frequency of water main and service line breaks increases. To address these issues effectively as needed, additional funding ($400,000) is essential for timely repairs to the water infrastructure and the surrounding asphalt.

Funding ($50,000) is also needed to acquire water meters and appurtenances for new installations and to repair damaged meters. These items' costs and lead times to obtain (4 to 16 weeks) have increased.

A budget adjustment of $450,000 is required to ensure sufficient funds to repair the water main and service lines, acquire meters for new installations, and repair meters is available for the remainder of the fiscal year.

IMPACT:
The Unreserved Ending Fund Balance in the Utilities Operations Fund ($8,012,083) will be reduced by $450,000 to transfer the funds required to maintain water mains and service lines and purchase meters needed for meter installations and repairs.

There is no impact on the General Fund.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R36

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE UTILITIES OPERATIONS FUND (501)

WHEREAS: funds budgeted for repair of water main and services lines have been fully expended; therefore, additional funds are needed for the remainder of the fiscal year; and

WHEREAS: additional funds are needed to purchase meters and appurtenances for meter installations and repairs; and

WHEREAS: a budget adjustment is necessary to move funding from the ending fund-unreserved balance for repair of water lines and to purchase supplies for meter installations and repairs.

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

That authorization is given for the following budget adjustment:

Utilities Operations Fund (501)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
501-7030-545-5038 Repair/Maintenance Infrastructure		$2,433,876	$400,000		$2,833,876
501-7030-545-6034 Meters & Installations		$4,381,587	$50,000		$4,431,587
501-7005-505-9001 Ending Fund Balance-Unreserved		$8,012,083		$450,000	$7,562,083
Total Uses		$14,827,546	$450,000	$450,000	$14,827,546

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R37

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Police Department

SUBJECT:
R37, Resolution Authorizing Disposal of Police Department Property

BACKGROUND AND ANALYSIS:
The Police Department has property that is obsolete and unusable.

The Police Department desires to dispose or auction the unusable property, as depicted in the attached Exhibit A (e.g., metal cabinets, shelving, desks, chairs, obsolete computer parts, paper shredder, radar units, AED's, body armor, Jump Packs etc.).

The disposal of the personal property is governed by section 3-54-2-NMSA, 1978 and there is a requirement for Governing Body approval for the disposal of the property that does not exceed $2,500.

IMPACT:
Approval of the Resolution will enable the disposal or auction of the unusable property.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R37
ATTACHMENT: Exhibit A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING DISPOSAL OF POLICE DEPARTMENT PROPERTY

WHEREAS: the Police Department has damaged and worn equipment that has been replaced; and

WHEREAS: the property replaced is unusable; and

WHEREAS: the Police Department desires to remove and safely dispose of, or auction the non-usable property; and

WHEREAS: the disposal of personal property is governed by Section 3-54-2-NMSA, 1978, and there is a requirement for Governing Body approval for the Disposal of property that does not exceed $2,500.

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

That formal authorization is hereby given to remove and safely dispose of the following property located at Police Headquarters as depicted in Exhibit A, attached hereto.

ADOPTED THIS _____DAY OF _____2025.

_____
Greggory D. Hull, Mayor

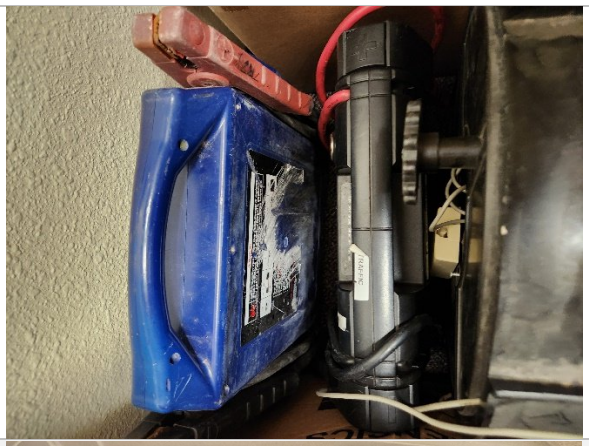
ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Exhibit A

Item	Qty	Destruc?on Method	Picture of Item
Car mounted Radar Kustom Hawk, Eagle, Falcon Radar Head Units.	**30**	**Disposal**	
Handheld Talon Radar	**3**	**Disposal**	

Body Armor	**23**	**Disposal**	
AED	**5**	**Disposal**	
Throw Phone	**1**	**Disposal**	

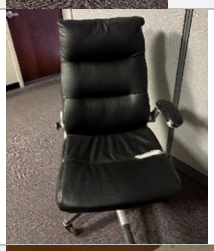
Jump Packs	**3**	**Disposal**	
In-car Printers	**16**	**Disposal**	
Barcode Scanners	**9**	**Disposal**	

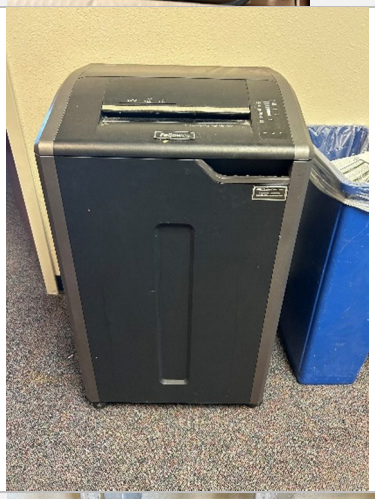
MOLLE Pouches	**19**	**Disposal**	
Glass Mount Antenna	**20**	**Disposal**	

Cloth Masks	**50+**	**Disposal**	
Harley Davidson Handheld Radar	**1**	**Disposal**	

Radar Antennas	**29**	**Disposal**	
Metal Cabinet	**1**	**Disposal**	
Desk	**1**	**Disposal**	

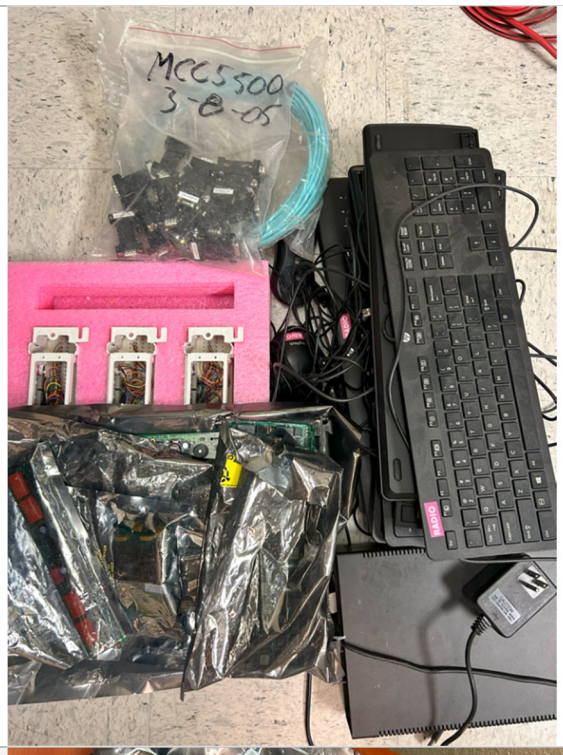
File Cabinet	**1**	**Disposal**	
Podium	**1**	**Disposal**	

Desk Chair	**3**	**Disposal**	
Metal File Cabinets	1	Disposal	
Office Chair (broken)	1	Disposal	
HP Deskjet Printer (unknown if it works)	1		
HP Deskjet Printer (unknown if it works)	1	Disposal	

Headphones	7	Disposal	
Paper Shredder	**1**	**Disposal**	
Vehicle Seat	**1**	**Disposal**	
Telecom Cables	**25**	**Disposal**	

Computer Parts	**Misc**	**Disposal**	
Portable Stereo	**1**	**Disposal**	
Empty Laptop Cases	**2**	**Disposal**	

Binders (Water Damaged)	**7**	**Disposal**	
Computer Cabinet	**1**	**Disposal**	

Computer Parts	**Misc**	**Disposal**	
Obsolete A/V Cables	**12**	**Disposal**	

Obsolete Radio Gear	**Misc**	**Disposal**	
Obsolete Gym Equipment	**1**	**Disposal**	

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R38

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Police Department

SUBJECT:
R38, Resolution Authorizing the Donation of a Vehicle to Rio Rancho Public Schools by the Police Department

BACKGROUND AND ANALYSIS:
The Rio Rancho Police Department owns a 2014 Chevrolet Tahoe that was originally used to respond to calls for service within the City of Rio Rancho by uniformed personnel.

The vehicle is due for disposal as it has been replaced with a newer unit; however, Cleveland High School/Rio Rancho Public Schools (RRPS) has inquired about the possibility of acquiring a police vehicle to strengthen their curriculum as it is relevant to their Criminal Justice Class. A donation from one governmental entity to another governmental entity is permissible per State Statute.

The Rio Rancho Police Department would like to donate the vehicle since it has fully depreciated as a City asset. If approved, the vehicle markings that associate it as a police vehicle will be removed. This includes all police markings, overhead red and blue lights, red/blue lights attached within the headlamp assembly, red/blue lights surrounding the rear hatch of the vehicle, and red/blue lights on the flanks of the vehicle.

Hardware such as the switches for the lights will remain in place, although they won't be operational and won't engage any lights, in order to provide students with the feel and experience of engaging lights when it is necessary to do so. Additionally, the prisoner transport cabin (rear seat assembly), will also be left in place to provide students with the opportunity to observe space limitations and potential obstructions that officers are faced with on a daily basis.

Staff believes that by leaving this hardware in place it will meet the goal of providing Criminal Justice Classes within RRPS an authentic learning experience and a comprehensive understanding of what entails being a law enforcement officer.

The disposal of personal property is governed by Section 3-54-2 (option A) NMSA 1978 requiring Governing Body approval for property that does not exceed $2,500, and (option D), which addresses government to government transactions, including donations.

IMPACT:
The vehicle proposed for donation has been replaced. Another governmental entity can benefit from the donation.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends the approval of the Resolution.

ATTACHMENT: Resolution_R38
ATTACHMENT: Letter to Rio Rancho Police Department

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING THE DONATION OF A VEHICLE TO RIO RANCHO PUBLIC SCHOOLS

WHEREAS: the Rio Rancho Police Department owns a 2014 Chevrolet Tahoe that has been replaced, is no longer being utilized, and is on the list to be disposed of; and

WHEREAS: the Rio Rancho Police Department desires to donate the vehicle, including emergency lighting switches and prisoner transport cabin, to Cleveland High School - Rio Rancho Public Schools; and

WHEREAS: the disposal of personal property is governed by Section 3-54-2, NMSA 1978 (A) requiring Governing Body approval for property that does not exceed $2,500, and option (D) which addresses government to Government transactions, including donations.

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

That authorization is given to allow the donation of a 2014 Chevrolet Tahoe (VIN # 1GNLC2E00ER205840), including emergency lighting switches and the prisoner transport cabin, from the City of Rio Rancho to Rio Rancho Public Schools.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

To:
Stewart Steele,
Chief, Rio Rancho Police Department
Rio Rancho, NM

From:
Larry Davis, CTE Director,
Rio Rancho Public Schools

Dear Chief Steele or his appointed designee.

I hope this letter finds you well. I am writing to respectfully request consideration for a donation of a decommissioned police vehicle to our school district. We are eager to enhance our CHS Law Enforcement class, and a retired police vehicle would be an invaluable resource for our students.

History:
Communication and partnerships have been ongoing between the Cleveland High School Criminal Justice Class, the CHS SkillsUSA Criminal Justice Chapter, and the Rio Rancho Police Department.

Use:
The use of the vehicle would be invaluable in providing the students with an authentic learning experience in compliance with State CTE Standards and SkillsUSA training technical standards. No student would be allowed to operate this vehicle.

The Law Enforcement class is designed to provide students with a comprehensive understanding of the skills and knowledge required for a career in law enforcement. The donation of a decommissioned police vehicle would allow our students to participate in hands-on training exercises, and gain practical experience with the equipment and technology used in the field.

Storage:
The vehicle would be stored at the CHS campus where the vehicle would be available for use by the students of the program. The CHS administration and Principles of Law Enforcement teacher would have access to the vehicle.

Insurance:
Insurance and registration of the vehicle would be provided by RRPS.

We believe that this donation would not only benefit our students but also foster a stronger partnership between our school district and the police department. Our students would gain a deeper appreciation for the critical work of law enforcement professionals, and we hope that this collaboration would inspire some to pursue careers in public service.

More Information:
More information about vehicle use, NMPED training standards, opportunities for training, and State Standard connections can be found in Appendix A.

If feasible, please let us know the process for arranging the donation and any necessary documentation. We would be grateful for any vehicle that is still in decent condition, and our maintenance team and RRPS Automotive classes would ensure it is properly cared for. Thank you for considering our request. Please feel free to contact me directly if you require any additional information.

Sincerely,

Larry Davis

Larry Davis, Career Technical Education (CTE) Director
Rio Rancho Public Schools

APPENDIX A

The goal of this appendix is to provide clarity to the question of intentions and purposes for the use of a vehicle as a training aid. It may be useful to state upfront that at no time would a student be allowed to operate the said vehicle.

Foundation: Student training with a stationary vehicle is supported by both the NMPED CTE State Standards and the NMAA Sanctioned SkillsUSA technical training standard listed below.

Law Enforcement Services Career Pathway (LW-ENF) NMAC 6.29.3.20 D.

1. Demonstrate effective communication skills (e.g., writing, speaking, listening and nonverbal communication) required in law enforcement.
2. Demonstrate proficiency in the operation of communications equipment used in an emergency telecommunications center.
4. Conduct law, public safety, corrections and security work tasks in accordance with employee and employer rights, obligations and responsibilities, including occupational safety and health requirements.
10. Demonstrate the routine day-to-day tasks conducted by various law enforcement agencies.

SkillUSA Technical Training Standards and Competition Events.

CJ 2.0 — Demonstrate standard patrol procedures in a simulated situation
2.1. Describe commonly accepted procedures used for patrol
2.2. Plan patrol routes and practices
2.3. Use protocols in communicating with dispatcher
2.4. Describe safe operation of a police vehicle
2.5. Direct and control traffic as needed
2.6. Write a clear and concise report
2.6.1. Use proper grammar, punctuation and spelling
2.6.2. Identify persons involved

2.6.3. Provide a full description of the person(s) and vehicle(s) involved
2.6.4. Obtain a statement from the victim
2.7. Accurately investigate and record a traffic incident
2.8. Conduct a records check of suspicious subjects
2.9. Exhibit defensive techniques when encountering a suspicious subject

Furthermore, both the State and National competition utilized patrol and civilian vehicles as a part of their scenarios and evaluations. In fact, at the state competition held in ABQ in April 2023 and 2024, the only evaluation, besides the written test, was the demonstration of a routine and felony traffic stop.

This is a list of possible lessons that could be effectively presented with the aid of a stationary vehicle.

1. Routine stop procedures.
2. Felony stop procedures.
3. Record checks. (simulated)
4. Radio operations. (simulated)
5. Suspicious vehicle reports
6. Citizen contacts, mounted and dismounted.
7. Evidence Investigations with vehicle-carried equipment.
8. DWI, DUI investigations.
9. Equipment Familiarization.
10. Traffic crash investigation.
11. Evidence collection of the vehicle, latent prints, and contact DNA.

Secondary to the academic uses, a vehicle training aid could be used to gain recognition of career and community partnerships and inspire excitement within the students to consider learning more about the career field. Below I have attached pictures of our students in both the State and National competition environment.

Thank you for being open to the conversation about advancing the training opportunities for our students here at CHS. I appreciate your support. If you have any questions that I can answer please don't hesitate to ask.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R39

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Police Department

SUBJECT:
R39, Resolution Authorizing a Budget Adjustment to the E-911 Grant Fund (255)

BACKGROUND AND ANALYSIS:
The New Mexico Department of Finance and Administration (DFA) and the City entered into a grant agreement, effective July 1, 2024, for an award of grant assistance, $408,041, for enhanced 911 services and equipment.

On January 16, 2025, the State Board of Finance and DFA amended and increased the grant assistance amount by $252,468 for enhanced 911 services and equipment.

A budget adjustment is necessary to expend the additional grant funds.

IMPACT:
Approval of the Resolution will adjust the funding balance for the E911 Grant and recognize additional funding.

There is no impact to the General Fund.

ALTERNATIVES:
Approve the Resolution

Do not approve the Resolution

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R39
ATTACHMENT: Grant Amendment

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE E-911 GRANT FUND (255)

WHEREAS: the New Mexico Department of Finance and Administration (DFA) and the City entered into a grant agreement, effective July 1, 2024, for an award of grant assistance to the Grantee of $408,041 for enhanced 911 services and equipment; and

WHEREAS: on January 16, 2025, the State Board of Finance and DFA amended the Grantee budget to $660,509 for enhanced 911 services and equipment; and

WHEREAS: a budget adjustment is necessary to expend the grant as proposed.

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

That authorization is given for the following budget adjustment:

State Fund (255)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
255-0000-334.10-00 State Grants	PS2532	$594,291	$252,468		$846,759
Total Sources		$594,291	$252,468		$846,759

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
255-0000-424.40-39 DFA Direct Payment	PS2532	$507,051	$91,243		$598,294
255-0000-424.70-25 Major Furniture and Equipment	PS2532	$0	$161,225		$161,225
Total Uses		$507,051	$252,468		$759,519

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

Docusign Envelope ID: 7A89A75E-2E73-4009-9BB2-285F30AC448D

STATE OF NEW MEXICO
DEPARTMENT OF FINANCE AND ADMINISTRATION
LOCAL GOVERNMENT DIVISION
ENHANCED 911 ACT GRANT PROGRAM

GRANT AMENDMENT 1

Project No. 25-E-09

THIS GRANT AMENDMENT, hereinafter referred to as the "Amendment", is made and entered into by and between the Department of Finance and Administration (DFA) acting through the Local Government Division, Bataan Memorial Building, Suite 202, Santa Fe, New Mexico 87501, hereinafter called the "**Division"**, and the **City of Rio Rancho,** hereinafter called the "**Grantee"**, and collectively referred to as the "**Parties**".

WHEREAS, The Parties entered into a grant agreement, effective July 1, 2024 for an award of grant assistance to the Grantee in the amount of **$408,042.00** for enhanced 911 services and equipment,

WHEREAS, on January 16, 2025, the State Board of Finance and the Division amended the Grantee budget to $**660,509.00** for enhanced 911 services and equipment,

WHEREAS, the Grantee and the Division desire to memorialize through this Amendment the terms and conditions upon which the Grant Agreement, as amended, will be administered.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. The "Exhibit C" of the Grant Agreement is hereby replaced in its entirety with "Exhibit C" attached hereto.

2. All other provisions of the Grant Agreement not amended herein remain in full force and effect.

Docusign Envelope ID: 7A89A75E-2E73-4009-9BB2-285F30AC448D

IN WITNESS WHEREOF, the Grantee and the Division do hereby execute this Grant Agreement.

THIS AMENDMENT has been approved by:

GRANTEE

Signed by:
2F43875F2A7B48B...

2/4/2025

Authorized Signatory Date

Matt Geisel

(Printed Name)

City Manager City of Rio Rancho

(Title, Organization)

DEPARTMENT OF FINANCE AND ADMINISTRATION, LOCAL GOVERNMENT DIVISION

DocuSigned by:
By: Cecilia Mavrommatis
C7E9C597313E484...

2/10/2025

Cecilia Mavrommatis, Local Government Division Director Date

Docusign Envelope ID: 7A89A75E-2E73-4009-9BB2-285F30AC448D

New Mexico E-911 Program Grant

Exhibit C

Local Government Division

Department of Finance and Administration

Grantee:	City of Rio Rancho	**Grant Award:**	660,509
Address:	500 Quantum	**Project Number:**	25-E-09
	Rio Rancho, NM 87124	**Grant Period:**	July 1, 2024 - June 30, 2025
Telephone:	505-891-7226		
	Number of Funded PSAP Positions:	**18**	

Budget Line Items	**Total Budgeted Amount**	
Capital		
E-911 Equipment Upgrades		90,080
NextGen 9-1-1 ESInet & NGCS		71,733
Dispatch Software		
Recorder		161,225
UPS/Generator		
Capital Subtotal		**323,038**
Recurring Network/Managed Services		
E-911 Voice Network		86,978
Data Network		8,730
NextGen 9-1-1 ESInet		6,686
NextGen 9-1-1 NGCS		9,040
Wireless Cost Recovery		-
Recurring Network/Circuit Subtotal		**111,433**
Recurring Maintenance		
System Maintenance		169,321
Recurring Maintenance Subtotal		**169,321**
Services/Training		
911 Related Training		27,000
911 Related GIS		4,000
911 Consulting Services		3,087
GIS Consulting Services		11,430
Interpretive Services		4,000
Minor Equipment		7,200
Services/Training Subtotal		**56,717**
TOTAL		**660,509**

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R40

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Utilities

SUBJECT:
R40, Resolution Authorizing the Disposal of Utilities Department Property

BACKGROUND AND ANALYSIS:
The Utilities Department has replaced obsolete, damaged and non-working office furniture, equipment, uniforms and office supplies (see Exhibit A). Staff requests to dispose of these items with an estimated value of $500.

The disposal of personal property is governed by Section 3-54-2, NMSA 178 requiring Governing Body approval for property that does not exceed $2,500.

IMPACT:
Approval of the Resolution will allow staff to dispose of the damaged, broken and antiquated office furniture, equipment, uniforms and office supplies.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R40
ATTACHMENT: Exhibit A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING THE DISPOSAL OF OBSOLETE, DAMAGED AND NON-WORKING OFFICE FURNITURE, EQUIPMENT, UNIFORMS AND OFFICE SUPPLIES (UTILITIES DEPARTMENT)

WHEREAS: due to age and deterioration the Utilities Department has replaced non-working office furniture, equipment, uniforms and office supplies; and

WHEREAS: the disposal of property is governed by Section 3-54-2 NMSA, 1978 and there is a requirement for Governing Body approval for property that does not exceed $2,500.

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

That formal authorization is hereby given to properly dispose of the obsolete, damaged and nonworking office furniture, equipment, uniforms and office supplies listed in Exhibit A, attached hereto.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Exhibit A - Disposal List

Item Description	Number of Items
Office Chairs	21
2-Door File Cabinet	2
Fax Machine	2
Privacy Screens	2
Foot Stool	1
Metal Computer Rack/Shelf	1
Standing Desks	5
Long Plastic Table	1
Hole Punch	2
Office Equipment	10
Large Boxes of Notebooks/Office Supplies	8
White Board Stand	1
Meter Locks	72
Used uniform pants	50
Used uniform shirts/T-shirts	50
Boots	1



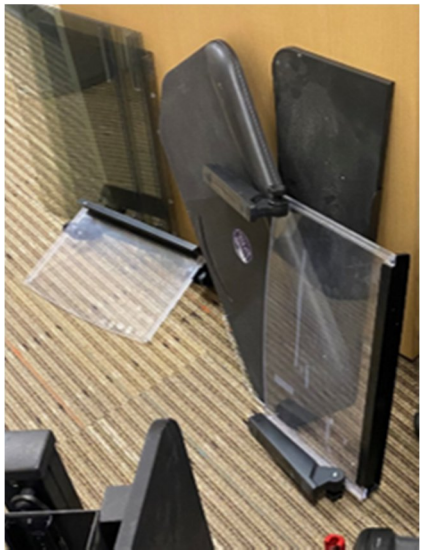


Office Chairs





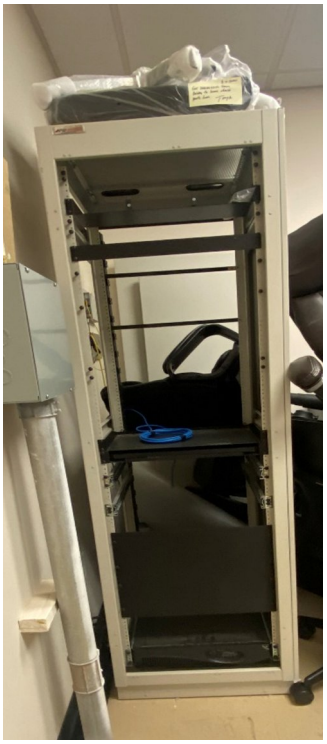
File Cabinets



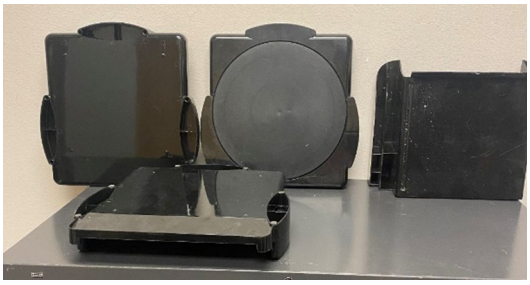
Privacy Screens



Foot Stool



Metal Computer Rack/Shelf



Office Equipment







Office Supplies



Standing Desks



Plastic Table



Hole Punch



White Board Stand



Meter Locks





Used Uniforms & Boots

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R41

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Library and Information Services

SUBJECT:
R41, Resolution Authorizing Disposal of Library and Information Services Department Property

BACKGROUND AND ANALYSIS:

The Library and Information Services Department seeks to dispose of non-functional, damaged, and/or obsolete items that cannot be put back in library circulation or sensibly stored by selling salvageable items, recycling suitable items, and safely disposing of items deemed unfit or unsafe for sale to the public.

The items, detailed in the attached Exhibit A, consist of miscellaneous office supplies and library materials.

The disposal of personal property is governed by Section 3-54-2, NMSA 1978 requiring Governing Body approval for property that does not exceed $2,500.

IMPACT:
Disposal of these items will free up space for current library needs.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R41
ATTACHMENT: Exhibit A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING DISPOSAL OF LIBRARY AND INFORMATION SERVICES DEPARTMENT PROPERTY

WHEREAS: the Library and Information Services Department needs to dispose of non-functional, damaged, and/or obsolete items that cannot be put back in library circulation or sensibly stored by selling salvageable items, recycling suitable items, and safely disposing of items deemed unfit or unsafe for sale to the public; and

WHEREAS: the disposal of personal property is governed by Section 3-54-2, NMSA 1978 requiring Governing Body approval for property that does not exceed $2,500.

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

That authorization is hereby given to properly dispose of the items depicted in Exhibit A, attached hereto.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Exhibit A - Disposal of Property
Library and Information Services
April 24, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Desk Chair, Red (1)	Esther Bone Memorial Library	Damaged	$0.00	
Arrow Sign (1)	Esther Bone Memorial Library	Damaged	$0.00	
TV Monitor with Frame (1)	Esther Bone Memorial Library	Damaged	$0.00	 

Exhibit A - Disposal of Property
Library and Information Services
April 24, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Various IT Equipment • Nintendo Wii, HG01919767, Guitar Hero wireless controller • Satechi, ST-MCS7B, Multi Charging Dock • Wireless Panic Buttons (2) • Various Cables (HDMI, rj45, thunderbolt) • Various Laptop Adaptors • Headphones • Bower, BSP-SLFEKITIBL, 6-in-1 Tripod Selfie Stick • Silhouette Cameo, R405A025756, Cricut Machine • Rode VideoMic, ME DD0165057, Directional Microphone • Logitech, S-00026 980-000161, Stereo Speakers • Compucessory, 30251, Stereo Speakers • Movo PR-2-PM, Smartphone Video Photography Kit • Plantronics, B325 A5U3CR, Bluetooth Headset	Loma Colorado Main Library	Obsolete	$10.00	
Various IT Equipment • Dell Optiplex 3070 JJN3613 42546500679 • Dell Optiplex 7060 2VF08X2 6253221926 • Dell Optiplex 7060 2VCZ7X2 6249814742 • Dell Optiplex 7060 2VK18X2 6261666662 • Dell Optiplex 7060 2W8TDX2 6303290294 • Dell Optiplex 7060 2VD08X2 6249862694 • Dell Optiplex 7060 2VFTDX2 6254581430 • Dell Optiplex 7060 2W8VDX2 6303383606 • Dell Optiplex 7060 2VDTDX2 6251222198 • Dell Optiplex 7060 2W818X2 6301977446 • Dell Latitude 3440 BJSP3Z1 25141663837 • Apple iPad A2229 DMPFJ22WPV04 iPad	Loma Colorado Main Library	Obsolete	$20.00	

Exhibit A - Disposal of Property
Library and Information Services
April 24, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
Library Materials Removed from Collection ISBN 9781250045751 (hardback);"1250045754 (hardback)" 9781250045768 (hardback);"1250045762 (hardback)" 9781250010780 (hbk.);"1250010780 (hbk.)" 9780727884572 (hbk);"0727884573 (hbk)" 0316186562;"9780316186568" 9780857660589 (pbk.);"0857660586 (pbk.)" 0727857819 (hc) 9780385351966;"0385351968" 9780062499745 (hardcover);"0062499742 (hardcover)";"9780062499776 (ebook)";"0062499777 (ebook)" 9781250064493 (hardback);"125006449X (hardback)" 9780727869548 (hbk.);"072786954X (hbk.)" 9780727868503 (cased.);"0727868500 (cased.)";"9781847511997 (trade paper)";"1847511996 (trade paper)" 0727863711 (hbk.);"9780727863713 (hbk.)";"9780727863713" 1892391201 (pbk.);"9781892391209 (pbk.)" 9780399167348;"039916734X" 9780525429531 (hardcover);"0525429530 (hardcover)" 9781250191793 (hardcover);"1250191793 (hardcover)" 9781416548799;"1416548793" 9781517902803 hardcover;"1517902800 hardcover"; "9781517902810 paperback";"1517902819 paperback" 9780345522771 (pbk.);"034552277X (pbk.)" 9781939931276 (paperback);"1939931274 (paperback)" 140136666X 9781101984666 (hardcover);"110198466X (hardcover)" 0385349874 (hardcover);"9780385349871 (hardcover)";"9780385354196";"0385354193" 0743436865 9780312560256 (alk. paper);"0312560257 (alk. paper)"	Loma Colorado Main Library	Obsolete	$650.00	

Exhibit A - Disposal of Property
Library and Information Services
April 24, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780765337566 (hardcover : alk. paper); "0765337568 (hardcover : alk. paper)"				
9780525950189;"0525950184"				
9780441020348 (hbk.);"0441020348 (hbk.)"				
9781936365753;"1936365758"				
9780307379146;"0307379140"				
031235410X;"9780312354107"				
9780399155734;"0399155732"				
9780399154638;"0399154639"				
9781595549976 (trade paper);"1595549978 (trade paper)"				
9780764200052 (pbk.);"0764200054 (pbk.)"				
0764227645 (pbk.)				
0525938702				
9781623719920 (softcover);"1623719925 (softcover)"				
9781590587140 (hbk.);"1590587146 (hbk.)"; "9781590587232 (trade pbk.)";"1590587235 (trade pbk.)"				
9781421584942;"1421584948"				
9780857682888 (pbk.);"0857682881 (pbk.)"				
9781451645514 (trade pbk.);"1451645511 (trade pbk.)"				
9780345530615 (hbk. : acid-free paper);"0345530616 (hbk. : acid-free paper)"				
9780345530639 (hbk:acid-free paper);"0345530632 (hbk:acid -free paper)";"9780345538857 (ebk.)";"0345538854 (ebk.)"				
9780312369712;"0312369719"				
9780307731258;"0307731251"				
9781594633089 (hbk.);"1594633088 (hbk.)"				
0743452860				
1400098238;"0151555494"				
9781616956707 hardcover;"1616956704 hardcover"				
9781455554119 (hardcover);"1455554111 (hardcover)"				
9780670022069 (v. 2);"0670022063 (v. 2)"				
0385510136				

Exhibit A - Disposal of Property
Library and Information Services
April 24, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780385541640 (hardcover alk. paper);"0385541643 (hardcover alk. paper)"				
9780525951292;"0525951296"				
9780451464156;"045146415X"				
9780374155124 (cloth);"0374155127 (cloth)"				
9781590131435 (alk. paper);"1590131436 (alk. paper)"				
9780547074238;"0547074239"				
0441013643				
9781631580130;"1631580132"				
9781492642466 (pbk. alk. paper); "1492642460 (pbk. alk. paper)"				
9781101905524;"1101905522"				
0312246528				
0778321770				
1551665263				
9780062121035;"0062121030"				
038533673X				
9780062240309;"0062240307"				
9780399162121 (hc.);"0399162127 (hc.)"				
1941393292;"9781941393291"				
9781439194829 (hc);"1439194823 (hc)"				
9780312378912;"0312378912"				
9780312378905;"0312378904"				
9780312252403				
9781596064607;"1596064609"				
9781566894609				
1496712749 (paperback);"9781496712745 (paperback)"				
9780738710556 (alk. paper);"0738710555 (alk. paper)"				
9780738712161;"0738712167"				
9780738714707;"0738714704"				
9781609531430 (softcover);"1609531434 (softcover)"				

Exhibit A - Disposal of Property
Library and Information Services
April 24, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780143137719 (paperback);"0143137719 (paperback)"				
9781566894609 (paperback);"1566894603 (paperback)"				
0727885820;"9780727885821"				
9781620400975 (hardback);"1620400979 (hardback)"				
9780765318787;"0765318784"				
9781630260859 (hbk.);"1630260851 (hbk.)";"9781630260880";"1630260886"				
0374281580 (alk. paper)				
9781464205651 hardcover;"1464205655"; "9781464205675 trade paperback";"1464205671"				
9780374261245 (hardcover);"0374261245 (hardcover)";"40028728346"				
0062337254 (HRD);"9780062337252"				
0727883356 (hbk.);"9780727883353 (hbk.)"				
9780062337245;"0062337246"				
1569476284;"9781569476284"				
9780316435314;"0316435317"				
9780061671784;"0061671789"				
9781250018991 (hardback);"1250018994 (hardback)";"9781250029409 (pbk.) :";"1250029406 (pbk.)"				
0399153845 (acid-free paper);"9780399153846 (acid-free paper)";"9780399153846"				
037540838X (alk. paper)				
9780385537094 (hardcover);"0385537093"				
0061052124 (hardcover)				
9781605988931;"1605988936"				
0312878680 (acid-free paper)				
0385533853 (hbk.);"9780385533850 (hbk.)"				
9780312309190				
9780765377838 (hardback);"0765377837 (hardback)"				
9781476734354 (hbk.);"1476734356 (hbk.)"				
1451695756;"9781451695755"				

Exhibit A - Disposal of Property
Library and Information Services
April 24, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780151002702				
9780312262457				
9780062651853 (hardcover);"0062651854 (hardcover)"				
9781626815551;"1626815550"				
9781616205225 hardcover;"1616205229 hardcover"				
9781597801256;"1597801259"				
9780385535151 (hbk.);"0385535155 (hbk.)"				
9780399573682 (hardback);"0399573682 (hardback)"				
9781451610963 (hc);"1451610963 (hc)"				
9780525950066 (hardcover);"0525950060 (hardcover)"				
9781620406472;"1620406470"				
9780525952527;"0525952527"				
9780525951223;"0525951229"				
0670858617 (alk. paper)				
9780525520313 (hardcover);"0525520317 (hardcover)"; "9780525436072 (softcover)";"0525436073 (softcover)"				
9780307272201;"0307272206"				
9780670022014;"0670022012"				
0525949305 (hardcover : alk. paper)				
9781455505272 (hardback);"1455505277 (hardback)";"1478973951";"9781478973959"				
1601625715;"9781601625717"				
9780758252692;"0758252692"				
9780062415486;"0062415484"				
9780765320483;"0765320487"				
9780765328021 (hardback);"076532802X (hardback)"				
0307461602 (hbk.);"9780307461605 (hbk.)"				
4 telescope kits				
41 newspapers				
5 magazines				
9781640977495;"0743-9741 0743-9741 1"				

Exhibit A - Disposal of Property
Library and Information Services
April 24, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781419739033;"1419739034"				
0060223677 0060223685 (Harpercrest)				
9780778743958 (reinforced library binding);"0778743950";"9780778744108 (pbk.)";"0778744108"				
9780590058964				
9798822672574 (Wonderbook);"9780062954589 (print)";"WB001169 Playaway Products"				
9780063003101 (hardcover) :;"0063003104 (hardcover)"				
0312850093;"9780312850098";"0812500482";"9780812500486";"0812511816 (pbk.)";"9780812511819 (pbk.)";"9780613176347";"0613176340";"9780765334336";"076533433X"				
9780143136682 paperback;"0143136682 paperback"				
1476735379 (hbk.);"9781476735375 (hbk.)"				
9780672333316 (pbk. w/CD);"0672333317 (pbk. w/CD)"				
9781541697195 (hardback);"1541697197"				
9781640977501;"1554-5881 1554-5881 1"				
9780241612446				
9781640977488;"2470-9441 1"				
9780241418345				
9781512483154 (lb);"151248315X";"9781541511972 (pb)";"1541511972"				
9780753465738;"0753465736"				
9781454908203				
9781782506263				
9781534438842 (hardcover);"153443884X (hardcover)"				
9780061944369 (trade bdg.);"006194436X (trade bdg.)";"9780061944376 (lib. bdg.)";"0061944378 (lib. bdg.)";"9780062036568 (Scholastic ed.)";"0062036564 (Scholastic ed.)";"9780062009326 (international ed.)";"006200932X (international ed.)";"9780062283580";"0062283588";"9780606365048";"0606365044";"9780007355174";"0007355173";"9781484450499";"1484450493"				

Exhibit A - Disposal of Property
Library and Information Services
April 24, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780545658461 (paperback);"0545658462 (paperback)";"9780606363549 (Turtleback)";"0606363548 (Turtleback)";"9781484449493";"1484449495";"9781480667235";"1480667234				
0358468302 (v. 1 : hardcover);"9780358468301 (v. 1 : hardcover)";"0358468299 (v. 1 : paperback)";"9780358468295 (v. 1 : paperback)";"9780358667544 (v. 1 : signed edition)";"0358667542 (v. 1 : signed edition)";"9780358693093 (v. 2 : paperback)";"9780358693109 (v. 2 : hardcover)";"9780063273627 (v. 2 : signed edition)";"0358693098 (v. 2 : paperback)";"0358693101 (v. 2 : hardcover)";"0063273624 (v. 2 : signed edition)";"9780358693581 (v. 3 : hardcover)"				
9780063322745;"0063322749"				
9780525496205 (paperback);"0525496203 (paperback)"				
9780593086087 hardcover;"0593086082 hardcover"				
9781508236085;"9781508236085"				
9781250284358 hardcover;"125028435X hardcover"				
9781626724167 (hardcover);"1626724164 (hardcover)";"9781626727854 (paperback)";"1626727856 (paperback)"				
9780545942164 (hardcover) (bk. 1);"0545942160 (hardcover) (bk. 1)";"9780545942157 (paperback) (bk. 1)";"0545942152 (paperback) (bk. 1)";"9780545942218 (hardcover) (bk. 2)";"0545942217 (hardcover) (bk. 2)";"9780545942201 (paperback) (bk. 2)";"0545942209 (paperback) (bk. 2)";"9781338344059 (paperback bk. 3)";"9781338344219 (paperback bk. 4)";"9781338730852 (paperback bk. 5)";"9781338730890 (paperback bk. 6)";"9781338730920 (paperback bk. 7)";"9781339001234 (paperback bk. 8)"				
9781609580834 (pbk.);"1609580834 (pbk.)"				
9781465435477;"1465435476"				
9781907967900				
9780723247746				
9781609584122 (paperback);"1609584120 (paperback)";				

Exhibit A - Disposal of Property
Library and Information Services
April 24, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
"9781480651746 (PawPrints)";"1480651745 (PawPrints)"				
9780545175364;"0545175364"				
9781467694537;"9781467694537";"31629 Findaway World"				
9781423114116;"1423114116"				
9780385736008;"0385736002";"9780385733571 (hc.)";"0385733577 (hc.)";"9780385903721 (Gibraltar lib. bdg.)";"0385903723 (Gibraltar lib. bdg.)"				
9780316243162 (v. 1);"0316243167 (v. 1)";"9780316322041 (v. 2)";"0316322040 (v. 2)";"9780316322058 (v. 3)";"9780316376747 (v. 4)";"9780316336093 (v. 5)";"9780316259415 (v. 6)";"9780316342018 (v. 7)";"9780316314947 (v. 8)";"9780316552738 (v. 9)";"9780316439718 (v. 10)";"9780316414128 (v. 11)";"9781975328177 (v. 12)";"9781975303440 (v. 13)";"9781975331825 (v. 14)";"9781975332976 (v. 15)";"9781975313777 (v. 16)";"9781975317898 (v. 17)";"9781975324605 (v. 18)";"9781975340742 (v. 19)";"9781975347789 (v. 20)";"9781975371777 (v. 21)";"9781975389734 (v. 22)"				
34 Newspapers				
16 magazines				
9780765365040;"0765365049"				
9780765365033 (pbk.);"0765365030 (pbk.)"				
9780373091621 (pbk.);"0373091621 (pbk.)"				
9780857666475 (paperback);"0857666479 (paperback)";"0857666460";"9780857666468"				
9780857666444;"0857666444"				
0451220153 (pbk.);"9780451220158 (pbk.)"				
9780451230249 (pbk.);"0451230248 (pbk.)"				
9780451232724 (pbk.);"0451232720 (pbk.)"				
9780451235442 (pbk.);"0451235444 (pbk.)"				
9780451222374 (pbk.) :;"0451222377"				
9780857666673;"0857666673";"0857666665";"9780857666666"				

Exhibit A - Disposal of Property
Library and Information Services
April 24, 2025

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
0451238435 (pbk);"9780451238436 (pbk)"				
9780393609783 (hardcover);"0393609782 (hardcover)"				
0803497601 (acid-free paper)				
9780061774508;"0061774502"				
9780316286671 (hardback);"0316286672 (hardback)"				
0765396939;"9780765396938"				
0312875444;"9780312875442";"0739422464";"9780739422465"				
9781501107894 (hardcover);"1501107895 (hardcover)"; "9781501107900 (softcover)";"1501107909 (softcover)"				
9781594745768 (pbk.);"1594745765 (pbk.)"				
0812557859;"9780812557855";"9781597800877 (pbk.)"				
0765306638 (acid-free paper);"9780765306630 (acid-free paper)";"0739433873";"9780739433874"				
9780802126122;"080212612X"				
9781936787418 paperback;"1936787415 paperback"				
9781626395640;"1626395640"				
9781935439912 (paperback);"193543991X (paperback)"				
9780800721213 (pbk.);"0800721217 (pbk.)"				
9780803228467 (pbk. : alk. paper); "0803228465 (pbk. : alk. paper)"				
9780425263327 (paperback);"0425263320 (paperback)"				
9781922182715;"1922182710"				
9781250066060 hardcover;"1250066069 hardcover"				
9780812989281 hardcover;"0812989287 hardcover"				
9780781403702;"0781403707"				
9780310338406 (trade paper);"0310338409 (trade paper)"				
9780199578382 (pbk);"0199578389 (pbk)"				
9781451672510 (trade pbk.);"1451672519 (trade pbk.)";"9781451672527 (e-book)";"1451672527 (e-book)"				
9780143117148;"0143117149";"9780143128700";"0143128701"				
9780802124029 (hc.);"080212402X (hc.)"				
9780062673534 (trade paperback);				

Exhibit A - Disposal of Property
Library and Information Services
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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
"006267353X (trade paperback)"				
9781910709474 (softcover);"1910709476 (softcover)"				
0765380005;"9780765380005"				
0374281602 (hc. : alk. paper)				
9781416549215;"1416549218"				
0451207173;"9780451207173"				
0345481259;"9780345481252"				
9780312349806;"0312349661";"9780312349660"				
9780451461704;"0451461703"				
9780312605032;"031260503X"				
0451461118;"9780451461117"				
0765314886 (acid-free paper);"9780765314888 (acid-free paper)";"9780765314888"				
9780451462909;"0451462904"				
9780451463524;"0451463528"				
9780451417312;"0451417313"				
9780451463418;"0451463412"				
9780765314895 (alk. paper);"0765314894 (alk. paper)"				
1589190246 (pbk.)				
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9781781085936;"1781085935"				
9780451464767 (hbk.);"0451464761 (hbk.)"				
9780385539029 (cloth);"0385539029 (cloth)"				
0451458486				
9780451462282;"0451462289"				
0451230124;"9780451230126 (pbk.)"				
0684848651				
9781681773322 (hardcover) :;"1681773325 (hardcover) :"				
0060502258;"0060928336"				
9780765331700 (hbk.);"0765331705 (hbk.)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781476739090 (paperback);"1476739099 (paperback)"				
9780765328571 hardcover alkaline paper; "0765328577 hardcover alkaline paper"				
0765328569;"9780765328564"				
9780316316163;"0316316164"				
1551669528				
1890208574				
9781400061884 (acid-free paper);"1400061881 (acid-free paper)"				
0312332343				
9780312349677;"031234967X"				
0892960094				
9780312375850;"0312375859"				
9780062259301 (hardback);"006225930X (hardback)"; "9780062259318 (paperback)";"0062259318 (paperback)"				
9780765319500;"0765319500"				
9781101903261 (hardcover);"1101903260 (hardcover)"				
0738707791 (pbk.);"9780738707792"				
0738705152				
9780727880659 (hbk.);"0727880659 (hbk.)"				
9781250028105 (hardcover);"1250028108 (hardcover)"				
9781250052483 (hbk.);"1250052483 (hbk.)"				
0375719180 (trade paper);"9780375719189 (trade paper)"				
9781936787388 (pbk.);"1936787385 (pbk.)"				
9780758287359;"0758287356"				
9781596430235;"1596430230"				
9781328869333;"9780451524935";"9780452262935 (pbk.)";"0451524934";"0679417397";"9780451518002 (pbk.)";"9780452254268 (pbk.)"				
9780062353788 paperback;"0062353780 paperback"				
0767923863 (pbk.);"9780767923866 (pbk.)"				
0744027217;"9780744027211";"0744027209";"9780744027204"; "9780241467602 (pbk.)";"0241467608"				

Exhibit A - Disposal of Property
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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
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1584850272;"1584850264 (pbk.)"				
9781534446069 (hardcover : alk. paper);"1534446060";"1534446087";"9781534446076 (pbk. : alk. paper)";"1534446079";"156009"				
9780062386373 (hardback);"0062386379 (hardback)";"9780062386397"				
9781616379247;"9781616379247"; "12853 Playaway Digital Audio"				
9780141334844;"0141334843";"9781402726002"				
9780756698478 (pbk.);"0756698472 (pbk.)";"9780756698485";"0756698480"				
9780736427746;"0736427740"				
9781612629391 (v. 1);"1612629393 (v. 1)";"9781612625843 (v. 2)";"1612625843 (v. 2)";"9781612625850 (v. 3)";"1612625851 (v. 3)";"9781612625867 (v. 4)";"161262586X (v. 4)"				
9780316043892;"0316043893"				
9781524774271;"9781524774271"				
9781426373367 (library binding) :;"1426373368 (library binding)";"9781426372834 (paperback)";"1426372833 (paperback)"				
858135004703;"LNPD20 Loud & Proud Records (discs)";"LNPD22 Loud & Proud Records (container and discs)"				
044808936X				
9780545459372 (pbk.);"0545459370 (pbk.)";"9780545629812";"0545629810";"9781480625846 (Paw Prints)";"1480625841 (Paw Prints)"				
9780545581608 (v. 1);"0545581605 (v. 1)";"9781338741032 (v. 1)";"9780545935203 (v. 2)";"9781338741049 (v. 2)";"9780545935210 (v. 3)";"9781338611991 (v. 3)";"9781338741056 (v. 3)";"9780545935180 (v. 4)";"9780545935173 (v. 5)";"9781338741070 (v.				

Exhibit A - Disposal of Property
Library and Information Services
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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
5)";"9781338236576 (v. 6)";"9781338290929 (v. 6)";"9781338236590 (v. 7)";"9781338323214 (v. 8)";"9781338535624 (v. 9)";"9781338680454 (v. 10)";"9781338801910 (v. 11)";"9781338896435 (v. 12)";"9781338896459 (v. 13)"				
1413112668 (lib. bdg.);"0440416620 (pbk.)";"9780440416623 (pbk.)";"9781413112665 (lib. bdg.)";"1435296028 (prebind)";"9781435296022 (prebind)"				
9780316176484 (hardback);"0316176486 (hardback)"				
0743205820 :				
9780307743640 (pbk.);"0307743640 (pbk.)";"9780606351805";"0606351809"				
9780778315919;"0778315916"				
9780062943477 (trade paperback);"9780063059412 hardcover"				
9780374533984;"0374533989"				
9781680783346 (library binding);"1680783343 (library binding)"				
9781648481871 (paperback);"1648481876 (paperback)"				
9781568463520				
9781568463520				
0688149715 (trade);"9780688149710 (trade)"; "0688149723 (lib. bdg.)"				
9780545919739 (paperback);"9780545919746 (hardcover)"; "0545919746 (hardcover)";"0545919738 (paperback)"				
0394923243 (library ed.);"9780394923246 (library ed.)";"0394823249 (trade)";"9780394823249 (trade)"				
		Total Estimated Current Value:	$ 680.00	

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R42

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Development Services

SUBJECT:
R42, Resolution Adopting the Vista Grande Master Plan

BACKGROUND AND ANALYSIS:
BACKGROUND AND ANALYSIS:
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B. Being heard concurrently with this application is a Zone Map Amendment, under case #25-100-00002.

At their March 25, 2025 meeting, the Planning and Zoning Board recommended approval of the request by a vote of six (6) for and 0 against.

REVIEW CRITERIA:
The Rio Rancho Comprehensive Plan defines a Master Plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan.

It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

According to the Vista Grande Master Plan, the purpose of the document is to "outline the proposed future land uses for the area; neighborhood access, circulation, and lot layouts; identify the location of community amenities; and conceptual drainage, transportation, and infrastructure plans and utility needs."

In Chapter 3, Goals and Policy Analysis of the proposed Master Plan, some of the following Comprehensive Plan goals are cited:

- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots; GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner;
- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- Furthermore, the application meets POLICY L-1, which seeks to "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the

master plan.

Staff and the Planning and Zoning Board recommends that the Governing Body find that the Vista Grande Master Plan would comply with and further the goals and policies of the Comprehensive Plan.

SITE ANALYSIS:
The subject property is approximately 79 acres, located in the northern part of Rio Rancho, adjacent to the North Hills community, with Unser Boulevard NE to the east and Northern Boulevard NE to the south. It is within the Northern-Unser Specific Area Plan (SAP), which goals are to guide and manage the physical development within the planning area by prescribing land uses and establishing limited access points. The SAP identifies the area being rezoned as Medium-Density Residential.

This area is currently zoned R-1: Single Family Residential, R-4: Single Family Residential, and R-5:Single Family Residential. The Final Plat for Phase 1 of the development was filed on October 20, 2023, and Phase 2 was filed February 26, 2025. There is one more phase proposed for this development. This Master Plan will ensure that proper access, trails, and infrastructure are contemplated for the entire area.

LAND USE:
The proposed land use supports medium density, single-family homes near the Unser Boulevard and Northern Boulevard intersection. Phase 1 and 2 are zoned R-4 and R-5. Phase 3 will be zoned R-4, pending a Zone Map Amendment approval. Some properties in the plan area are out parcels and not part of the Vista Grande Master Plan. They are privately owned and will remain as R-1.

The adopted Generalized Land Use Map (GLUM), Chapter 5, Map L-2 of the City's Comprehensive Plan conceptualizes this area Low and Medium Density Residential. The existing and proposed zoning is in alignment with this.

PARKS & OPEN SPACE:
Approximately 1.6 acres of park space would be required to support the estimated 566 residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals. The Sierra Norte II Park is 7 acres in size and adjacent to the Master Plan Area but not fully developed. The developer has agreed to make improvements to Sierra Norte Park in a form of cash in lieu as an alternative to developing a neighborhood park.

The future residents will have access to a the Sierra Norte II outside the Master Plan area that will be integrated by a network of sidewalks and trail to the regional park. Phase 3 of the Master Plan area will also include a 0.4 acre pocket park, owned and maintained by a homeowners' association.

DEVELOPMENT GUIDELINES:
The Master Plan provides general guidelines for street lighting, landscape design, signage, and home aesthetic. These guidelines are meant to be flexible and all development will be subject to the City of Rio Rancho Municipal Code.

GRADING & DRAINAGE:
According to the Master Plan, "The Vista Grande development adheres to the Sierra Norte II Subdivision Drainage Study. Phases 1 and 2 of the Vista Grande development drain to a pond at the intersection of Acorn Loop and Fig Loop. The pond discharge follows an existing unnamed arroyo along the west edge of Sierra Norte II Subdivision at the historic/ allowable rate. Phase 3 will utilize a pond at the northwest corner of the subdivision to control the discharge at the historic/allowable rate to the north via surface flow. An alternative drainage solution that will be

explored is discharging the subdivision flows from the Phase 3 pond via a storm drain to the Sierra Norte Park."

TRANSPORTATION:
The primary roads that create access to the Master Plan Area are Northern Boulevard, a minor arterial, and Unser Boulevard, a principal arterial. According to the Master Plan, improvements will be made to Acorn Loop, located off of Northern, to allow access to Vista Grande Phases 1 and 2. Improvements to Willow Rd will allow access from Acorn Loop to Phase 3. It will also connect to Pine Road to provide additional connectivity to the existing roadway network. A Traffic Impact Study will be performed to determine if additional improvements are required.

NOTIFICATIONS: Property owners within 100 feet, excluding right of way, were notified by certified mail. A legal advertisement was placed in the April 9, 2025 edition of the Albuquerque Journal. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Provided within this document and in attached red-line
DSD Engineering	X	Comments included in attached redline
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No adverse comments
Police Department	X	No comments provided
SSCAFCA	X	Comments included in attached redline
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No adverse comments

IMPACT:

Staff and the Planning and Zoning Board recommend approval to the Governing Body of the Vista Grande Master Plan, subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant’s request for a Master Plan
2. The applicant has the authority to apply for a Master Plan on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Vista Grande Master Plan complies with the requirements of the Comprehensive Plan and integrates with the Northern-Unser Specific Area Plan.
2.The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers conservation, land use, access, public facilities, amenities, and design.
3. The applicant shall address all of the staff comments included in the attached red-line document.

ALTERNATIVES:

1. The Governing Body may approve the Resolution to adopt the Master Plan.
2. The Governing Body may deny the Resolution to adopt the Master Plan.
3. The Governing Body may modify and approve the modified request.
4. The Governing Body may postpone its decision to allow for additional review and consideration.

DEPARTMENT RECOMMENDATION:

Staff and the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body.

ATTACHMENT: Resolution_R42
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: 3.25.25 PZB Meeting Minutes
ATTACHMENT: Zoning, Location
ATTACHMENT: Vista Grande Master Plan
ATTACHMENT: Vista Grande Master Plan Combined Comments
ATTACHMENT: Reproduction of Notices

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE VISTA GRANDE MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, and zoning pursuant to 3-19-1, NMSA, 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; and proposes land use throughout a specific area within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend, and carry out a general municipal plan, Rio Rancho Comprehensive Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted the Northern-Unser Specific Area Plan on April 28, 2010, pursuant to Resolution No. 37, Enactment No.10-041 and as amended on April 13, 2023, pursuant to Resolution No.58, Enactment No. 23-060; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho, at their meeting held on March 25, 2025, reviewed the proposed Vista Grande Master Plan and have made recommendation to the Governing Body on the adoption of the proposed Master Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on April 24, 2025, reviewed the proposed Vista Grande Master Plan and determined that the Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the Vista Grande Master Plan (planning area comprising approximately 79 acres), attached hereto.

Section 2. This Resolution shall become effective ten days after adoption

ADOPTED THIS _____DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: DR Horton		Phone: (505) 798-7608
Address:8440 Wyoming Boulevard NE		E-Mail: FXGarcia@drhorton.com
City: Albuquerque	State: New Mexico	Zip: 87113
Proprietary Interest: Owner of majority of lots in planning area	List Owners: Hoech Real Estate Corporation	
Deed or Ownership Verification Provided: (Initials) N/a	Letter of Authorization Provided: (Initials)	
Agent Name: Consensus Planning, Inc.		Phone:(505) 764-9801
Address:302 Eight Street		E-Mail: CP@consensusplanning.com
City: Albuquerque	State: New Mexico	ZIP Code: 87102

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

Development of Vista Grande Master Plan and Zone Map Amendment request to change from R-1 to R-4.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 12	Block(s):85, 88, 89	See attached
Existing Zoning: R-1	Proposed Zoning: R-4	
No. of existing lots:114	No. of proposed lots:194	Total area of site (acres) 78.73

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier	Applicant: DR Horton	Agent: Consensus Planning
Signature:		Date: 02/17/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
25-400-00001		

APPLICATION ACCEPTED BY: Michelle Costilla **DATE:** 2/21/25

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

RE: Agent Authorization Letter – City of Rio Rancho – Vista Grande Subdivision Unit 3 (being a replat of lots 1 thru 10 and 33 thru 36 in block 85, unit 12, Rio Rancho Estates)

Please find this letter as Authorization for the action of Master Plan, Zoning Map Amendment, Preliminary Plat, Subdivision Plan Approval and all subsequent Platting and subdividing, and site approvals of – Vista Grande Subdivision Unit 3 (being a replat of lots 1 thru 10 and 33 thru 36 in block 85, unit 12, Rio Rancho Estates).

These actions will be represented by the following entities:

Consensus Planning, and their designated representatives Jim Strozier, Michael Wright or other designated members of Consensus Planning.

Isaacson & Arfman, Inc. and their designated representatives Justin Simenson, Fred Arfman or other designated members of Isaacson and Arfman, Inc.

Feel free to contact me if you have any questions or concerns.
Respectfully,

Hoech Real Estate Corporation (Owner)

By: Donald D Hoech

Donald Hoech
President

DR Horton (Applicant)

By:

Xavier Garcia
Xavier Garcia
Land Development Project Manager

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MARCH 25, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) March 11, 2025 Planning and Zoning Board Meeting Minutes

Lisa Hardisty moved to approve the Consent Calendar. Seconded by Scottie Richards.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, FNA, LLC requested approval of a vacation of right-of-way (ROW) for Isabel Road SE.

Staff member, Tamarah Martinez presented the item, recommending approval with findings, and stood for questions.

Robert Gabaldon moved to approve Item #2. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

3) The applicant, Devon Amos, requested approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd SE.

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

Applicant, Devon Amos stood for questions.

Commissioner Hardisty commented on the increasing number of storage facilities being built within the immediate area.

Kevin Kofchur moved to approve Item #3. Seconded by Scottie Richardson.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

4) The applicant, DR Horton, through their agent, Consensus Planning Inc., requested approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Staff member, Michelle Costilla presented items #4 and #5 concurrently, recommending approval to the Governing Body with findings and conditions, and stood for questions.

Agent Michael Wright had no additional comments considering they provided a detailed justification letter

Scottie Richardson moved to approve Item #4. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

5) The applicant, DR Horton, through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36.

Staff member, Michelle Costilla and agent, Michael Wright had no further questions and stood for questions.

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

6) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of an amendment to the Lomas Negras Specific Area Plan.

Staff member, Liz Ruiz Carlos presented items #6, #7 and #8 concurrently, recommending approval of the specific area plan amendment, zone map amendment and master plan amendment, to the Governing Body subject to findings and conditions, and stood for questions.

Agent Charlene Johnson presented extensively on the item and stood for questions.

Commissioner Kofchur liked the concept and asked about advertisement for commercial tenants and access regarding streets. Agent Charlene Johnson answered his question regarding advertising and corridor traffic.

Chairman Radosevich also expressed favorably of the concept and having commercial options for the neighborhood.

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

7) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of a Master Plan Amendment to the Stonegate Master Plan.

Staff member, Liz Ruiz Carlos and agent Charlene Johnson had no further comments.

Lisa Hardisty moved to approve Item #7. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

8) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment for the properties legally described as Stonegate, Tracts 3 and 5; to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses.

Staff member, Liz Ruiz Carlos and agent Charlene Johnson had no further comments.

Robert Gabaldon moved to approve Item #8. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

9) The applicant, Tampico Development, LLC, requested approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan and the City of Rio Rancho Comprehensive Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plan. The proposed amendments to the La Barranca Specific Area Plan and the Comprehensive Plan are to update the Land Use Maps.

Staff member, Ben Isaacs presented items #9 and #10 concurrently, recommending denial to the Governing Body, and stood for questions.

Applicant, Scooter Haynes presented extensively on the items and stood for questions.

The following members of the public spoke against the item:
- Megan Betts
- Joshua David

Commissioner Gabaldon's question regarding number of acres available for a possible commercial retention was answered as approximately 17 acres by applicant, Scooter Haynes. He further clarified that portion was not part of the recommended changes.

Commissioner Hankins and Commissioner Kofchur asked if it was the buffer area and if the applicant was amenable to a mixed-use area. Mr. Haynes affirmed it was a buffer and a mixed-use area was considered, but ultimately a market-driven decision was made.

There was discussion between Commissioner Hardisty and Mr. Haynes regarding compromises to get an approval, but Mr. Haynes stated a Master Plan would be overly burdensome and expensive.

Commissioner Richardson stated his desire to see more information on the commercial space in relation to the proposed residential plans to which Mr. Haynes replied he had no control over that space.

There was discussion on how to move forward after Mr. Haynes requested time to present more information at a later date. Amy Rincon, Development Services Director explained the options available, and the steps involved. Chairman Radosevich's questions regarding public comments and time to review additional documentation was clarified by Ms. Rincon. She stated public comments would have to be reopened and the issue of additional documents not submitted originally with the application would have to be deferred to the City Clerk. More dialogue transpired in the decision to move forward with a vote instead of postponing.

Robert Gabaldon moved to approve Item #9. Seconded by Kevin Kofchur.
The motion failed by a vote of **0 FOR** and **6 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

10) The applicant, Tampico Development, LLC, requested approval of a Zone Map Amendment of approximately 26.1689 acres from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, for the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B.

Staff member, Ben Isaacs had no further comments.

Applicant, Scooter Haynes commented the justification letter demonstrated the zone map amendment was appropriate and the goals of the city were met and stood for any questions.

Member of the public, Joshua David spoke against the item.

Commissioner Hardisty stated her previous comments applied to both items.

Robert Gabaldon moved to approve Item #10 as presented. Seconded by Scottie Richardson.
The motion failed by a vote of **0 FOR** and **6 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

11) The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requested approval of the Orchard Park Master Plan.

Staff member, Tim Dvorak presented the item and on the applicant's request, recommended postponing the item indefinitely.

Andrea Hankins moved to postpone Item #11. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Commissioner Gabaldon commended staff for doing a great job and providing access to a lot of information.

Chairman Radosevich reiterated Commissioner Gabaldon's commendation of staff and supposed the lack of questions is due to the information being well thought out and described in the packets.

PUBLIC FORUM

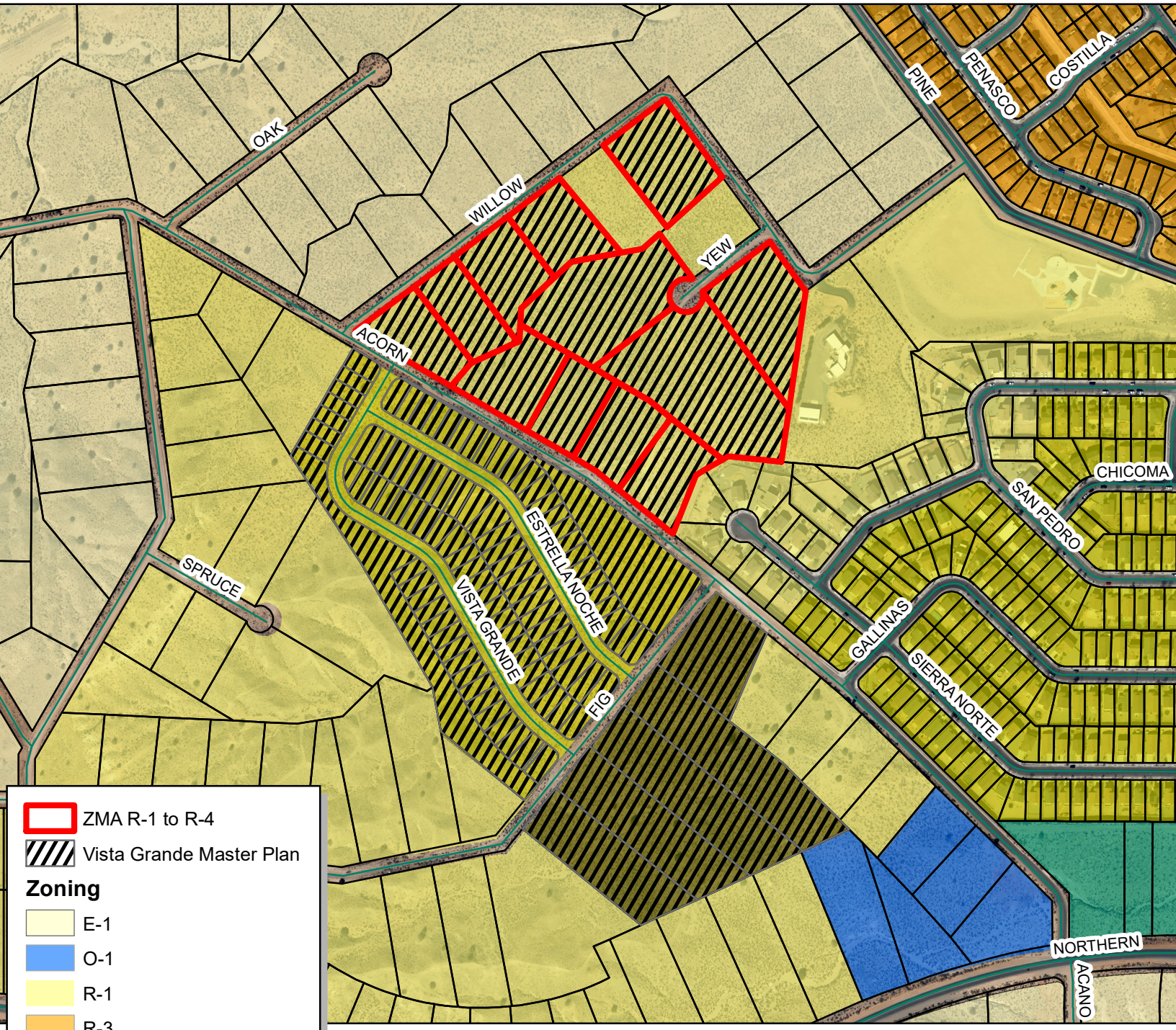
ADJOURNMENT

Lisa Hardisty moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Radosevich adjourned the meeting at 7:19 PM.

APPROVED THIS 8th DAY OF APRIL 2025.

Fred Radosevich, Chairman

VISTA GRANDE



ZMA R-1 to R-4

Vista Grande Master Plan

Zoning

- E-1
- O-1
- R-1
- R-3
- R-4
- R-5
- SU

GIS
Moving Spatial Data Forward

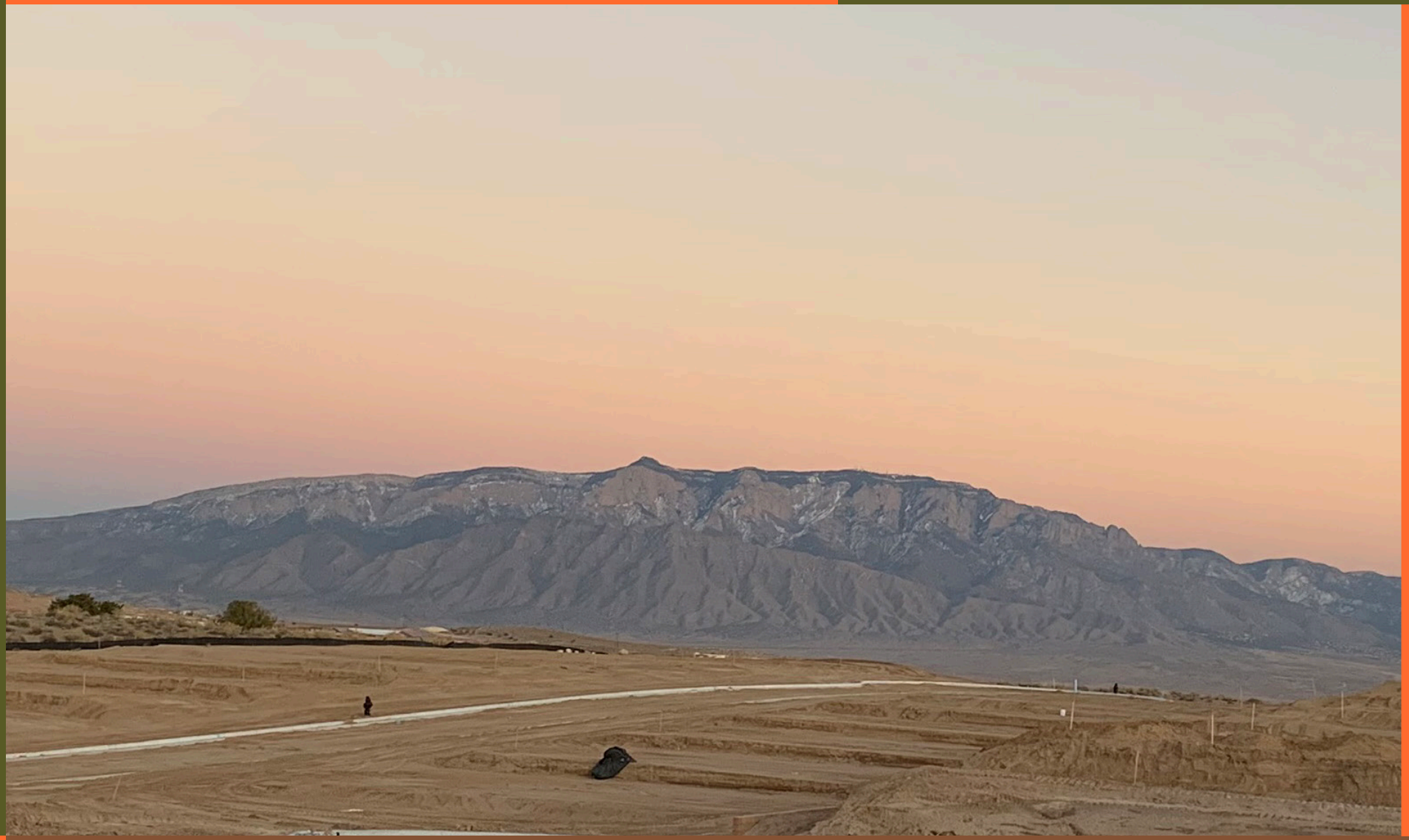
N
W E
S

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.

0 370 740 1,480
Feet

Map created by: Michelle Costilla 3/7/2025



VISTA GRANDE

MASTER PLAN

Prepared for: DR HORTON
Prepared by: Consensus Planning, Inc.
Isaacson & Arfman, Inc.

Adopted: 2025

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VISTA GRANDE

MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED XX

PREPARED BY:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Isaacson & Arfman, Inc.
128 Monroe St. N.E.
Albuquerque, NM 87108

PREPARED FOR:

DR HORTON
8440 Wyoming Blvd NE, Suite A
Albuquerque, NM 87113

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Introduction

This document is a Master Plan for a 79-acre residential community within Rio Rancho, New Mexico, located east of Unser Boulevard NW and north of Northern Boulevard (see FIGURE 1: CONTEXT MAP). The community, Vista Grande, is planned to support families with a wide range of incomes and lifestyles. The subdivisions will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area; neighborhood access, circulation, and lot layouts; identify the location of community amenities; and identify the conceptual drainage, transportation, infrastructure, and utility needs.

PLANNING PROCESS

The planning process was initiated in 2023 by DR HORTON, one of the major housing developers in the area. DR HORTON hired consultants, Consensus Planning, Inc. and Isaacson & Arfman, Inc., to develop the Vista Grande Master Plan and supplemental information regarding drainage, transportation, infrastructure improvements, community facility needs, and land use. The Vista Grande Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

PLAN BOUNDARY

The Master Plan boundary is within the Northern-Unser Specific Area Plan (SAP). The Northern-Unser Specific Area Plan encompasses an area of approximately 1,472 acres and is bounded by Idalia Road, Abrazo Road, 10th Street, 8th Street, Pine Road, 23rd Avenue, and the east edge of the Los Montoyas Arroyo. This area encompasses parts of Units 11, 12, 13 and various subdivisions. Northern Boulevard and Unser Boulevard, the two major roads within the planning area, intersect in the southeast region of the planning area. Northern Boulevard is the principal north-south boundary between Units 11 and 12, within the planning area. Unser

Boulevard is the principal east-west boundary between Unit 13 and Units 11 and 12, within the planning area. The majority of the planning area is comprised of large, undeveloped lots currently zoned E-1 Estate Residential. The largest existing development within the planning area is the North Hills subdivision which makes up the majority the northern area, north of Pine Road. The North Hills community is to north and Sierra North to east. The Master Plan is divided by Acorn Loop NE with Phase 1 & 2 to south and Phase 3 to the north.

The proposed planning area is well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area around the Unser Boulevard and Northern Boulevard intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Sierra Norte and North Hills has developed existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

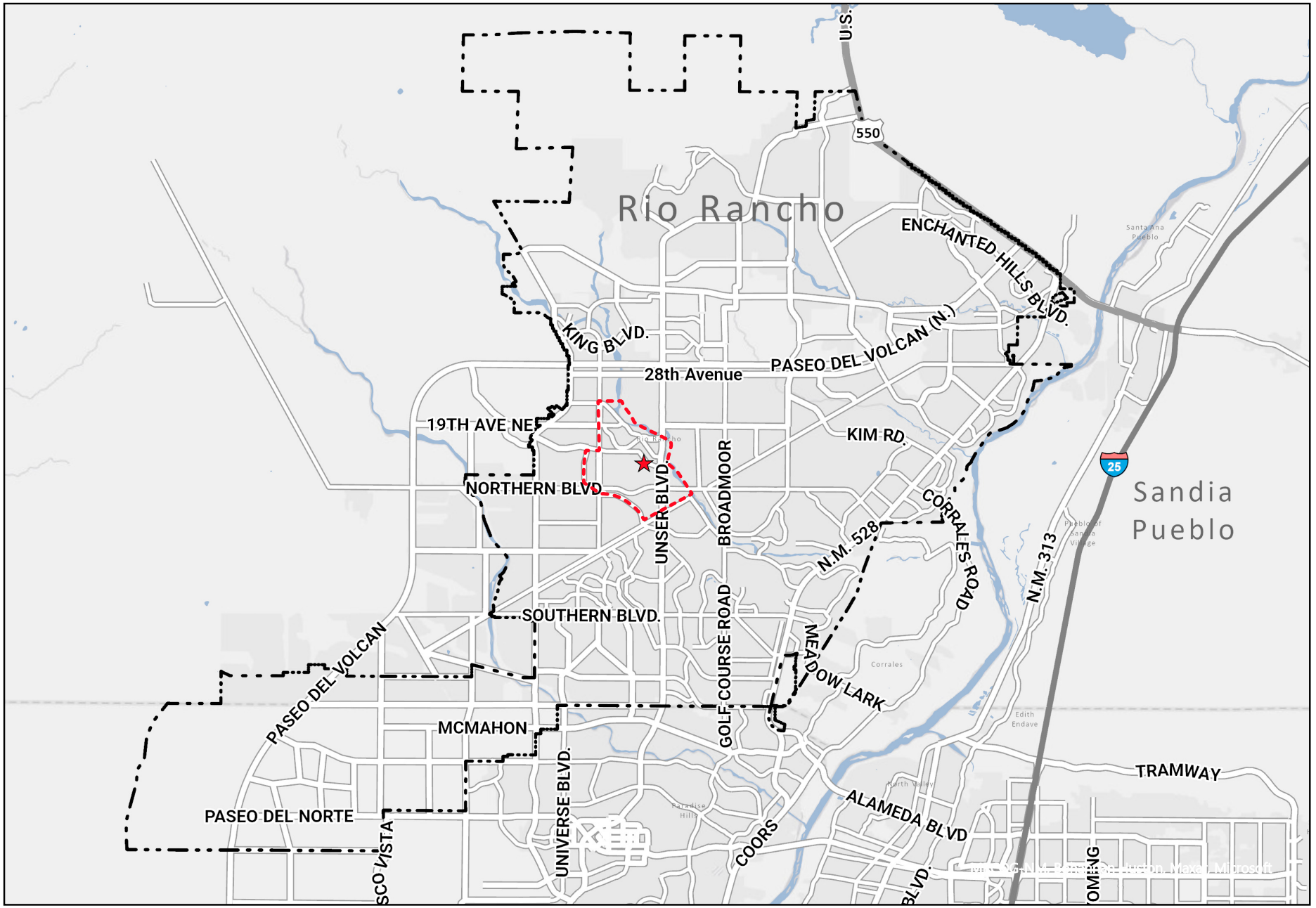
In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 12 will remain unable to develop anything other than large single homes on existing platted lots without adequate infrastructure. There is a steady rate of new residential construction. Exploring opportunities such as Vista Grande will ensure adequate land is available for needed housing development in the foreseeable future and mimics character and density..

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes near the Unser Boulevard and Northern Boulevard intersection.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways.
- Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

FIGURE 1: LOCATION MAP



LOCATION MAP

- Rio Rancho City Limit
- Northern-Unser Specific Area Plan Boundary
- Vista Grande Master Plan

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Existing Conditions

The Master Plan Area is partially developed. To the south of Acorn Road, Phase One development has single-family residences constructed. The land is vacant to the north and south, for phase two and three. Apart from the residential communities, North Hills and Sierra Norte, to the north and the east respectively, the Planning Area has few residents. The estimated population at full build out will be 549 people. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Unser Boulevard and Northern Boulevard.

LOCATION

Vista Grande is located at the northern part of Rio Rancho, adjacent to the North Hills community and bordered by Unser Boulevard and Northern Boulevard. The planning area is situated about 3 miles NM 528, and 2 miles south of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

DEMOGRAPHICS

In 2022, Rio Rancho population was 110,660. Rio Rancho is the fastest growing and third largest municipality in New Mexico with the statewide population of 2,114,371. It is expected that the City will increase population over the next 20 years, with the projected population for 2040 being 118,233 people. Given this population projection from Mid-Region Council of Government (MRCOG) the percent growth from 2016 to 2040 is expected to be 24.1%.

The 2022 Census Bureau American Community Survey (ACS) 5-year estimates the median age for residents in Rio Rancho was 39.0 years of which 21.6% of the residents are under 18 years of age and 17.0% are 65 and over. Comparatively statewide median age was 39.9, with 21.2% under 18 and 19.9% 65 and over, respectively.

The average household size in Rio Rancho has 2.72 persons, similar but slightly higher than the statewide estimate of 2.55 persons. Rio Rancho had a total of 38,190 households in 2022. Of these, 55.5 % were married family households, and 30.7 percent of those families had children under 18 years of age living in the house. Furthermore,

26.1% of the households were occupied by non-family households, of which 75.6% were living alone, and 35.4% were living alone and over 65 years old.

The state as a whole, where 42.0% of households are family households, of which 19.0% have children under 18 years. Non-family residents occupied 38.1% of the households; of that, 82.9% were living alone, and 34.7% were over 65 and living alone.

Rio Rancho is not as ethnically diverse as the rest of the state, with 55.0% of the population being white, 28.6% multi-racial, 4.6% Native American, 3.3% Black, and 1.9% Asian. Of these, 40.5% are Hispanic. New Mexico statewide consists of 47.5% White, 2.0% Black, 9.3% Native American, 1.8% Asian, and 28.6% multi-racial. In comparison, 48.6% of the state population is Hispanic.

Rio Rancho residents are better educated than the state as a whole. 94.6% of the Rio Rancho population is a high school graduate or higher. Of these, 26% have some college education, 12.1% have an associate degree, 20.9% have a bachelor's degree, and 12.3% have a graduate degree. In comparison, New Mexico statewide had 87.1% high school graduates or higher, 23.1% some college, 9.0% associate, 16.1% bachelor's, and 13.0% graduate in 2022.

The Rio Rancho labor force was comprised of 51,406 (62.4%) workers in 2022. The unemployment rate for the city was 5.5%. In 2022, jobs, such as in the educational services, health care, and social assistance sector, made up almost one-quarter of the employment in Rio Rancho. Retail jobs made up 11.5% and professional, scientific, management, administrative, and waste management service jobs made up 11.6% of employment in the city ranking second and third, respectively.

Over half of Rio Rancho's households earned between $50,000 and $149,999 in 2022. The community is predominately middle class, unlike most of the state. The median household income for the City is $78,978 compared to New Mexico statewide of $58,722. The average listing price of an existing home in Rio Rancho was $420,000 in 2025. The median sold price was $328,500 estimated by Realtor.com comparatively to Zillow.com that estimates the average home value at $344,701.

According to the 2023 Affordable Housing Plan, the majority of Rio Rancho's existing housing inventory consists of single-family detached homes. The nature of Rio Rancho's early (pre-incorportion) development is negatively impacting its potential to develop new housing units in a cost-effective manner. Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" were constructed poorly and are beginning to experience significant repair needs.

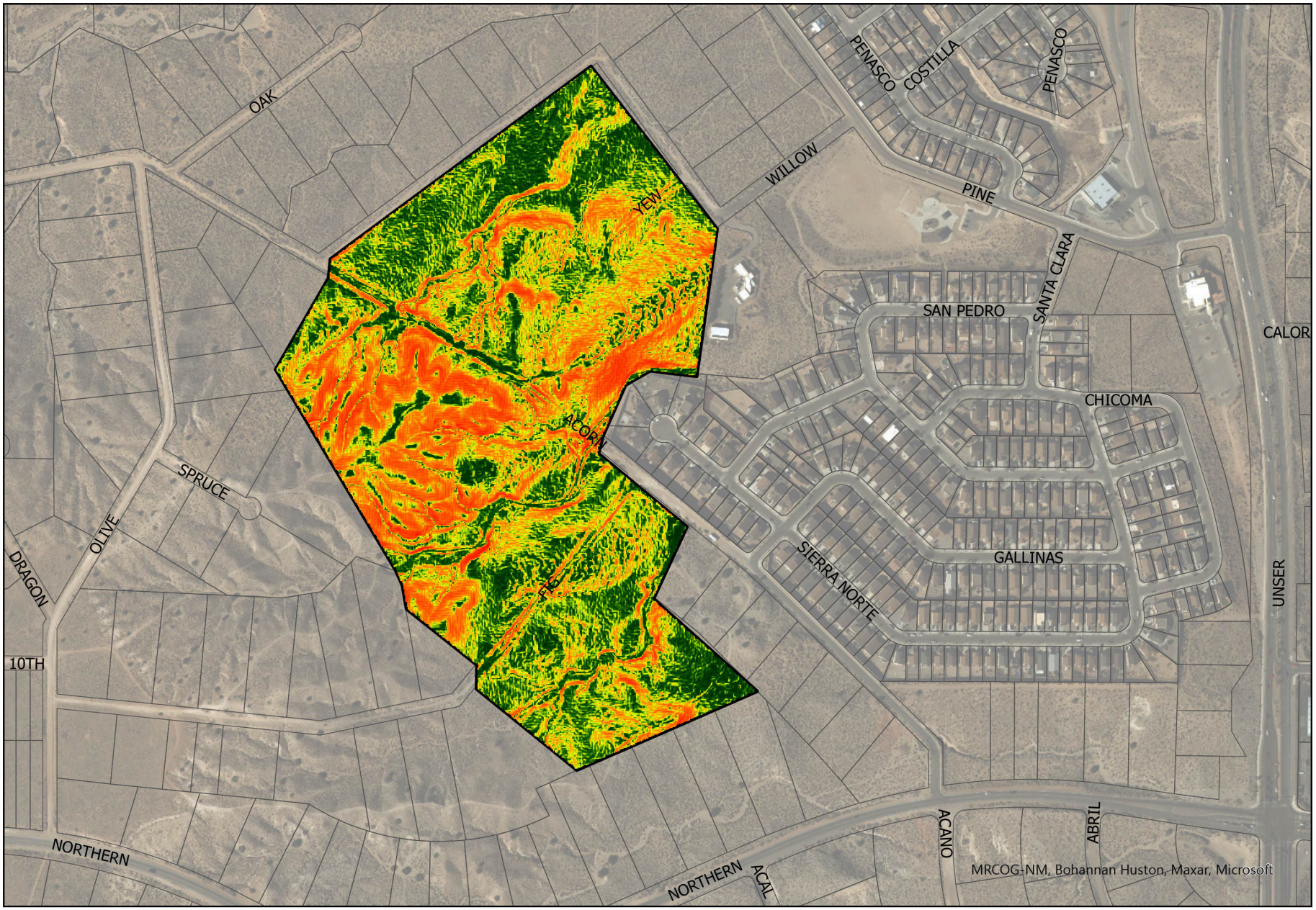
DRAINAGE

As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Vista Grande Master Plan aims to create a water detention pond to manage stormwater flows through the site and merge at the northwest corner of the master plan area. The stormwater will continue downstream into the proposed water detention pond location at the southeast corner of the subdivision, enhancing both sustainability and aesthetic proposed. Isaacson & Arfman, Inc. have conducted a drainage study that demonstrates the existing run-off and how the proposed development will incorporate improvements. The study has updated the proposed volumes and directional pattern.

SITE TOPOGRAPHY

The terrain in the contributing basins is generally characterized by various slopes, typically ranging from 11% to 45%, interspersed with brief, steep ridges where slopes can reach up to 71% (see Figure 1). Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,660 feet at the northwest boundary to about 5,530 feet at the southern edge.

FIGURE 2: EXISTING SLOPE ANALYSIS



VEGETATION & WILDLIFE

The natural plant habitat of the planning area is marked by riparian conditions along arroyos with many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. The majority of this existing residential development is in the North Hills subdivision, north of Pine Road.

Currently, the planning area wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

SOILS ANALYSIS

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.



Vista Grande Master Plan - Phase 3 looking north.

FIGURE 3: EXISTING SOIL ANALYSIS



SOIL ANALYSIS

- Shepard loam 8 to 15% Slope
- Shepard loam 3 to 8% Slope
- Grieta loam 1% to 4% Slope
- Master Plan Boundary

FLOODPLAIN

Although the existing Montoya arroyo runs through the site, Vista Grande is not encumbered by any existing floodplains as designated by FEMA. The arroyo crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described the Conceptual Drainage Plan.

ACCESS AND CIRCULATION

The existing network of dirt roads, established in the antiquated subdivision process along the 50-foot wide rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned earlier Site grading will be necessary to facilitate future development.

The street system to serve the planning area is summarized by functional classification as described in the sections below. A local street is intended primarily for access to abutting properties and carries low-volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes typically less than 1,000 vehicles per day (VPD). Minimum right-of-way is 50 feet.

Pine Road is outside of the Master Plan but adjacent to a collector street carries traffic from local streets to arterial streets. Accessibility and mobility are balanced relative to land use with speed limits generally between 25 and 35 MPH. Residential collectors with driveways are generally 25 MPH, while those with more limited access have a higher posted speed limit. Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-of-way width of 68 feet.

Northern Boulevard and Unser Boulevard are both Arterials and primarily roadways into the planning area. An arterial street is designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits are generally 35 to 45 MPH with volumes of approximately 7,000 VPD per lane. Four-lane arterials with a median are common with a capacity of 28,000 VPD. Access is controlled via signalized intersections and raised medians. Principal arterials are required to provide a minimum right-of-way width of 156 feet and minor arterials, 106 feet.

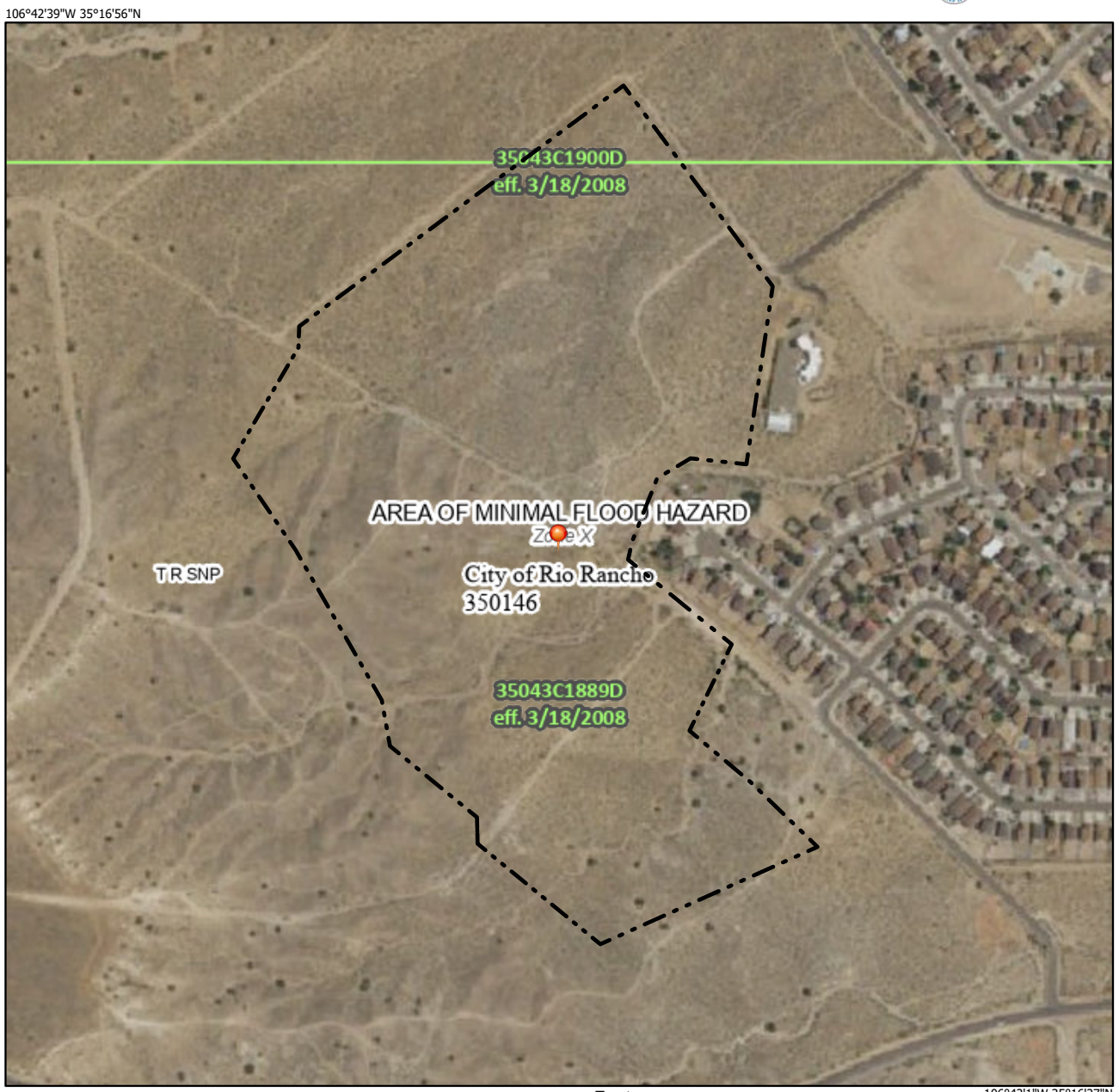
As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN

ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas face developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

FIGURE 4: EXISTING FLOODPLAIN ANALYSIS

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/6/2025 at 10:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXISTING LAND USE

The property within the Vista Grande Master Plan is mostly vacant, however, there are some adjacent existing land uses that impact the master plan (see Figure 5). One is that Siera Norte Park captures existing drainage and surface runoff generally creates ponding in the area. The Northern-Unser Specific Area Plan contains proposed land use categories that are consistent with and promote the goals and policies of the Comprehensive Plan. Each of the categories indicate the range of suitable uses for that area. The overall land use orientation reflects nodal-oriented development that ensures there is appropriate compatibility between uses. Also, the land use plan ensures that proposed future uses will be well integrated with existing development.

Low-Density Residential

The Low-Density Residential land use category is intended to provide opportunities for large-lot, single-family development. Additional uses that may be integrated into low-density residential development include community uses, such as schools, parks, and churches.

Density: Maximum 4 DU/AC

Compatible Zoning Districts:
- A-R Agricultural Residential
- E-1 Estate Residential
- R-1 Single-Family Residential

Medium-Density Residential

The Medium-Density Residential land use category is intended to provide opportunities for higher-density, single-family development. Additional uses that may be integrated into medium-density residential development include community uses, such as schools, parks, and churches.

Density: 4.01 – 10.99 DU/AC

Compatible Zoning Districts:
- R-1 Single-Family Residential
- R-2 Single-Family Residential
- R-3 Multi-Family Residential
- R-4 Single-Family Residential

High-Density Residential

The High-Density Residential land use category is intended to provide opportunities for small-lot, single-family residential and multi-family residential development. Additional uses that may be integrated into high-density residential development include community uses, such as schools, parks, and churches.

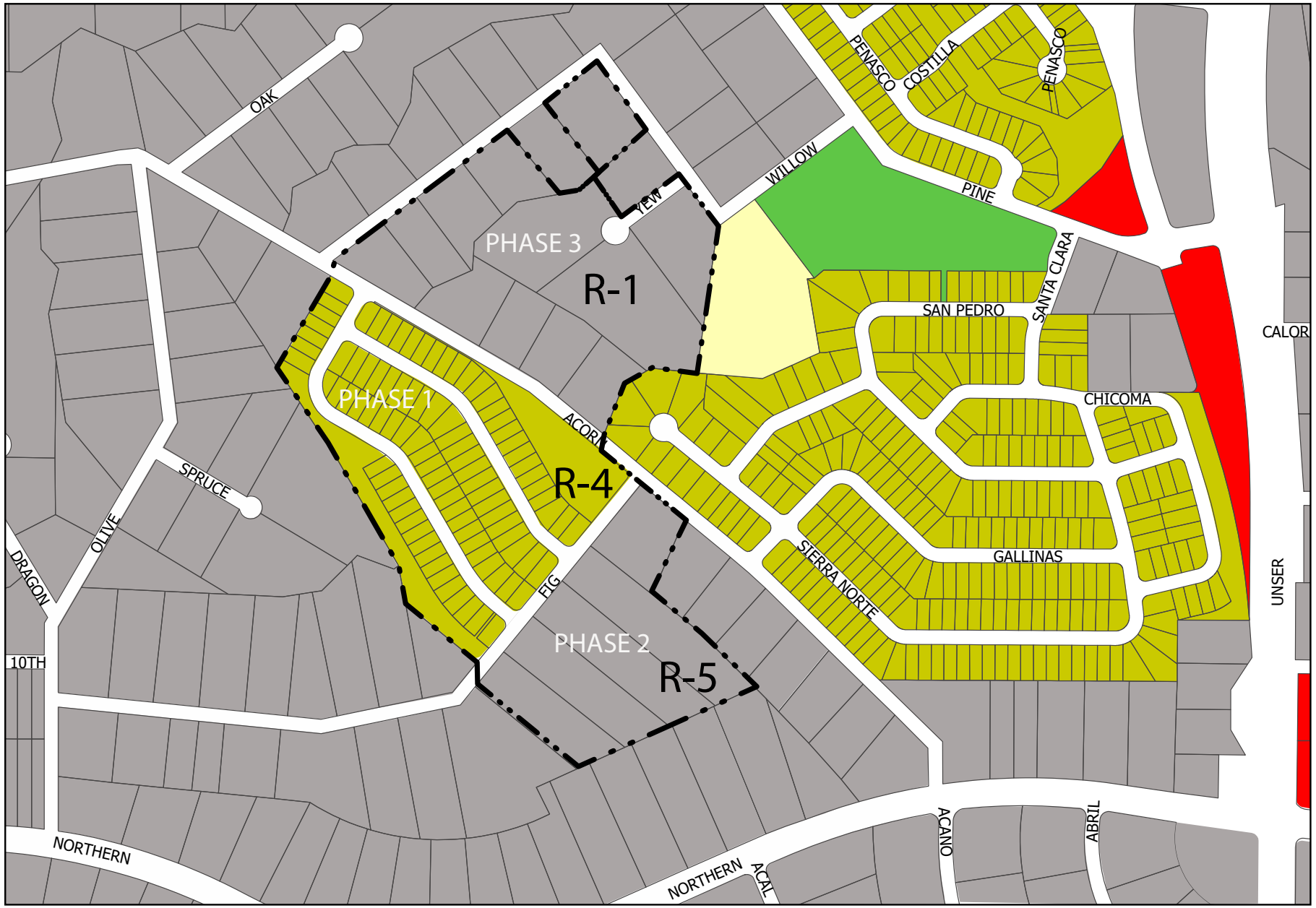
Density: Minimum 11 DU/AC

Compatible Zoning Districts:
- R-3 Multi-Family Residential
- R-5 Single-Family Residential
- R-6 Multi-Family Residential

TABLE 1:

Land Use/ Zoning	Acreage	Percentage
Low Density Residential (R-1) VACANT	31.02	39.5
Medium Density Residential (R-4)	23.40	29.5%
Medium/High Density Residential (R-5) VACANT	15.94	19.9%
Roads/Right-of-Way	8.37	11.1%
Total	78.73	100%

FIGURE 5: EXISTING DEVELOPMENT AND PHASES



EXISTING ZONING

The existing zoning for the site is zoned: R-1 Single-Family Residential, R-4 Single-Family Residential, and R-5 Single-Family Residential. As per the Rio Rancho Municipal Code, the R-1 district allows low-density residential development, the zoning for Phase 3 needs to be changed in the future to accommodate medium-density single-family development in the area and near the Unser Boulevard Northern Boulevard intersection.

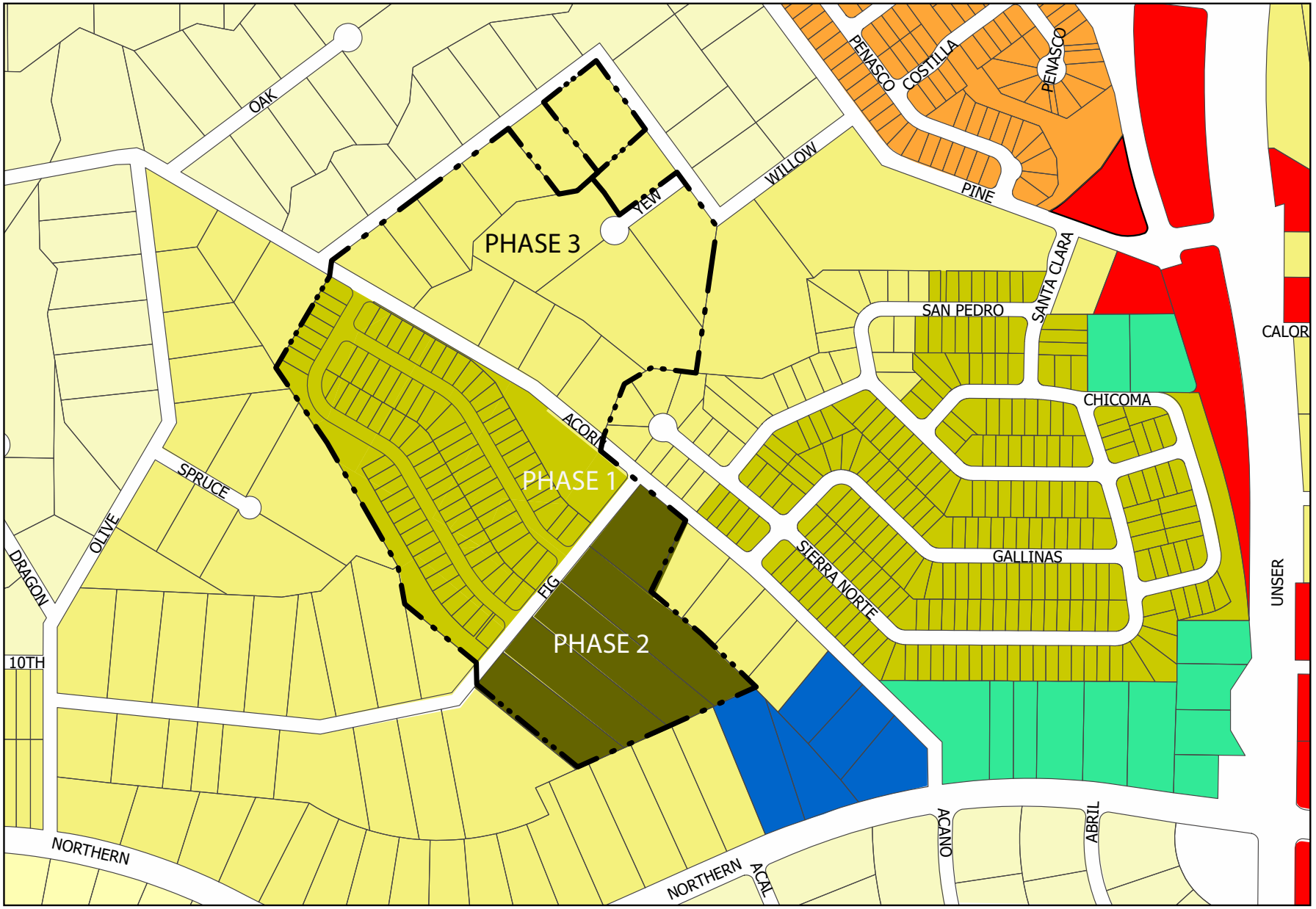
Some properties in the plan area are out parcels and not part of the Vista Grande Master Plan. They are privately owned and will remain as R-1.

Adjacent zoning within Sierra Norte allows for medium density single-family homes (R-4) at the northeast corner, along with higher density single-family residential uses (R-3). The North Hills community is zoned Special Use (SU) which also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The area to the west, adjacent to Vista Grande is currently vacant and zoned Estate Residential E-1.



Vista Grande Master Plan - Phase 3 looking east.

FIGURE 6: EXISTING ZONING AND PHASES



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Goals and Policy Analysis

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Vista Grande. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the northwest corner of the master plan area, a 2-acre and 1-acre water retention ponds has been designated to retain drainage on site. This effort supports the following goals and policies of the Comprehensive Plan:

- GOAL CON-1: Preserve water resources.

- GOAL CON-2: Preserve vegetation and natural resources.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. The plan also includes water detention ponds with landscape design, along with access leading to Sierra Norte park. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- POLICY L-1: 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.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add 201 housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that access Vista Grande: Northern Boulevard and Unser Boulevard. Acorn Street bisects the Vista Grande development. The master plan also proposes pedestrian trail leading to the regional park. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study will be performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
- GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
- GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
- POLICYPF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

All new proposed infrastructure within Vista Grande will be mproved to City of Rio Rancho Standards. See CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- GOAL PR-4: Modify existing parks and recreation facilities as needed to ensure safety, accessibility, and optimum use.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-7: Develop a culture of sustainability by designing and constructing facilities that maximize long term conservation and stewardship of the city's human, financial and natural resources.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of sidewalks and a crusher fines trail segment that connects to the regional park, Sierra Norte park that is outside the Vista Grande Master Plan boundary. Within the boundary, is pocket park almost 2 acres in size that is maintained by the HOA see CHAPTER 6: COMMUNITY FACILITIES.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
- GOAL UD 3: Create street patterns with development that fosters human interaction.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.
- POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Design features in future residential subdivisions will establish a community identity to foster human interaction that effectively integrates the larger regional landscape. There are three subdivisions that offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth with higher density housing options.

Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as Low/Medium Density Residential and High Density Residential land uses. As a result, the area is zoned R-4 moderate density and R-5 moderately high density development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 2 and Figure 5: PROPOSED LAND USE AND ZONING, show the location of the anticipated land use areas and their respective percentages.

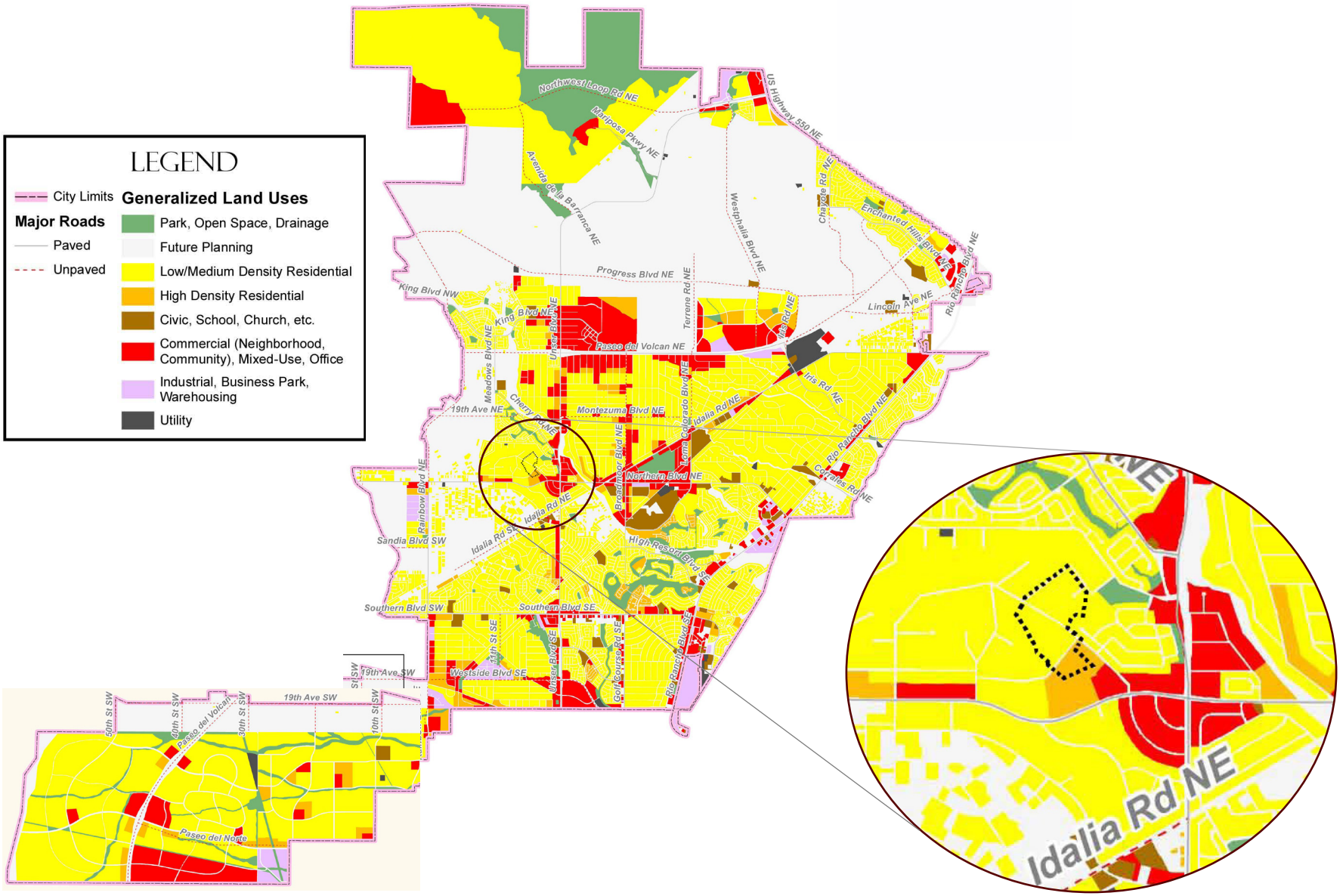
PROJECTED POPULATION

In 2022, the American Community Surveys (ACS) estimated Rio Rancho's average household size of 2.64 people. The Vista Grande community proposes 200 future residential lots to have a population of approximately 512 residents at full build-out. Using the household size estimates from the City of Rio Rancho (2.83 people), up to 549 people could call Vista Grande home.

Overall, medium density residential areas occupies 36.3 acres (68.8%) of the site, moderate density residential areas cover 10.5 acres (19.9%) and, (6.0%) of road/right-of-way. The Vista Grande Master Plan will dedicate parkland in the form of cash in lieu of and create a small HOA owned and maintained pocket park.

TABLE 2:

Land Use/ Zoning	Acreage	Percentage
Low Density Residential (R-1)	0.0	0.0
Medium Density Residential (R-4)	54.42	69.1%
Medium/High Density Residential (R-5)	15.94	20.3%
Roads/Right-of-Way	8.37	10.6%
Total	78.73	100%



GENERALIZED LAND USE (EXISTING AND PLANNED)

FIGURE 4: PROPOSED LAND USE AND PLATING



PROPOSED LAND USE

- Low Density Residential
- Moderate Density Residential
- Mod./High Density Residential
- Park/Open Space/Drainage
- Vacant
- Drainage
- Master Plan Boundary
- Commercial

PARKS

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space outside the Master Plan area that will be integrated by a network of sidewalks and a trail segment to the community park. Given the expected number of lots after full build out, approximately 1.6 acres of park space would be required to support the estimated 549 residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals. Vista Grande planning area is adjacent to Sierra Norte Park and existing open space for drainage. Coordination with the City of Rio Rancho and developer agreed to support improvements at Sierra Norte Park in a form of cash in lieu as an alternative to developing a neighborhood park. Sierra Norte Park can be utilized by North Hills, Sierra Norte, and Vista Grande residents.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are two drainage ponds within the Phase 3 build out. The existing run-off flows north towards the Sierra Norte Park. Potential drainage improvement are proposed that would follow the emergency access/pedestrian access towards the park.

MODERATE HIGH-DENSITY RESIDENTIAL (R-5)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the Vista Grande Master Plan has approximately 19.9% within planning area zoned R-5: Medium density residential use to allow higher population density to develop/grow within Rio Rancho.

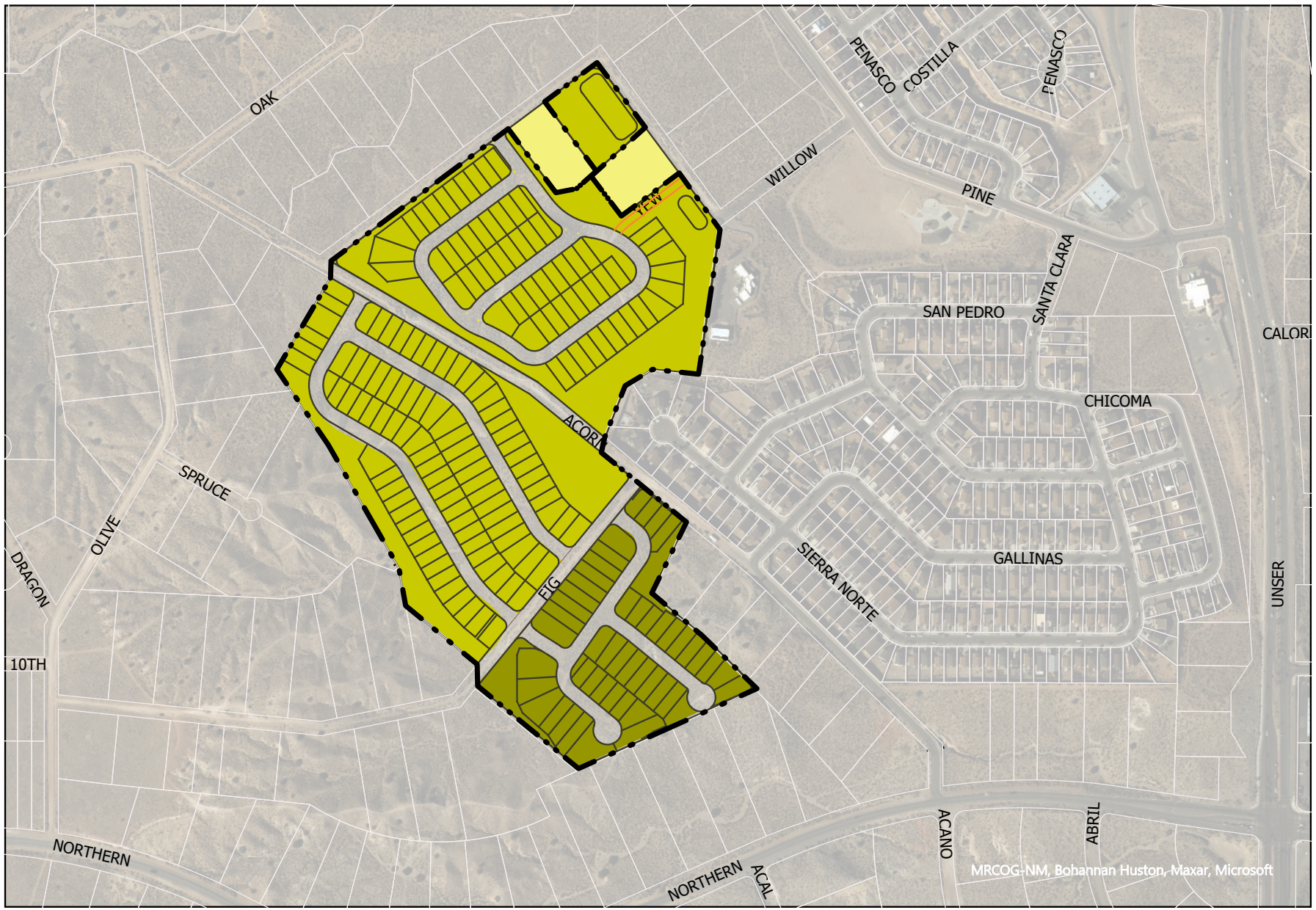
FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for moderate density housing near the Northern Boulevard and Unser Boulevard intersection.

MODERATE-DENSITY RESIDENTIAL (R-4)

Phases One and Three are bisected by Acorn Road that are designated for Moderate density residential use. The proposed land use aligns with the existing neighborhoods and follows development patterns. The proposed land use, as shown in FIGURE 4. PROPOSED LAND USE AND PLATTING. The current zoning in Phase 3 supports low-density single-family homes, with a typical density of about one dwelling unit per lot. The proposed zoning for Phase 3 increases density to R-4 that mirrors the Sierra Norte, the adjacent community.

FIGURE 5: PROPOSED ZONING



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Development Guidelines

The Vista Grande Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines are meant to be flexible and operate as a general framework to be considered during the development and subdivision process. All development will be subject to the City of Rio Rancho Municipal Ordinance. If additional requirements are determined necessary for specific development proposals, restrictive covenants will be set up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, the existing park, Sierra Norte II will serve as community park. With the added homes, the development provided park improvements from the Vista Grande Master Plan development agreement that increased the amenities dedicated. Residential development will have easy access to these amenities. The network of sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Unser Boulevard.

STREET LIGHTING

Vista Grande is consistent with neighboring developmen to preserve night views and dark skies. Street lighting is night sky compliant and compliant with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution.

LANDSCAPE DESIGN

The Master Plan aims to follow the landscape guidance associated with proposed zoning from the Rio Rancho Design Standards. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

The landscape within the Vista Grande Master Plan shall provide for the preservation and integration of native vegetation and materials creating a sense of place. This objective provides habitat enhancement and strives to reduce irrigation water requirements for plant material in parks, streetscape and open space areas. All design guidelines are subject to City of Rio Rancho Codes, Ordinances, and policies.



Landscaping Design Examples



Landscaping Design Examples

General guidelines for landscape design include:

- All Disturbed areas will require native re-vegetation with native plant seeding procedures;
- Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;
- Xeriscape landscapes shall be utilized for public rights-of-way and open space areas;
- Water harvesting principles (GSI) will be employed in public ROW and development-wide to augment irrigation water requirements; and
- To the furthest extent possible, commercial and residential land uses shall be buffered by a landscape buffer from one another to minimize noise, views and traffic.

Grading and Drainage Design

1.Green stormwater infrastructure (GSI) techniques shall be integrated into grading and drainage plans to maximize water harvesting techniques from paved surfaces and rooftops to lessen downstream water detention facility requirements, and augment irrigation water requirements.

2.Guidelines such as the NMDOT NPDES manual (2020) are useful guides to the development of GSI features and maintenance.

3.Plant material for GSI features may follow the GSI plant list to maximize the benefits of GSI construction and water harvesting/ treatment capabilities.

4.All steep slopes (over 6:1) shall be stabilized with aggregate and/or native grass seeding.



Landscaping Design Examples

Plant Material

1.Cool Season turfgrass shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.

2.Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every lot.

3.All planting areas shall have decorative rock or organic mulch of aggregate, shredded bark, gravel mulch, or similar material which extends completely under the plant material.

4.Minimum plant sizes at time of installation shall be as follows:

- Trees 2.5" inch caliper, or 8-10 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft.
- Shrubs & Groundcovers 1 gallon.

5.Clear sight triangles and plant material heights shall be maintained at all intersections.

Irrigation Systems

1.A fully automated irrigation system shall be provided for all landscaped areas and maintained by the HOA. The system shall be designed to avoid over spraying sidewalks, buildings, fences, etc.

2.Irrigation systems shall be designed with dedicated irrigation meters

ENTRY MONUMENTS

DR Horton has developed monument signage to enhance community identity. The entry monument signage will be located at the primary entrances to Vista Grande. One will be at the intersection of Acorn Loop and Willow Road and a second at Fig Loop and Spruce Place. The entry monument will feature a variety of materials including stucco, concrete, and steel to create wayfinding for residents and guest through the community to their home. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural tones with an accent steel monuments.

RESIDENTIAL DESIGN

In order to promote consistency within Vista Grande and with surrounding development, homes will have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged.

If perimeter walls are proposed for all future phases of development, pedestrian openings will be provided where appropriate and allowed with site grading at the end of cul-de-sacs and stub streets to promote connectivity, provide trails, and improve circulation throughout the Master Plan area.



Vista Grande Master Plan - Monument Sign at Phase 1

FIGURE 6: MODEL HOMES

The Tesuque
1,274 SQ. FT. | 3 BED 2 BATH 1 STORY 2 CAR



1ST FLOOR PLAN

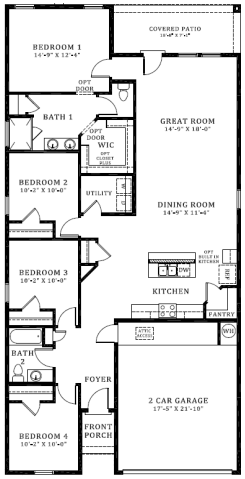


Elevation A



Elevation B

The Gabrielle
1,791 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



First Floor Plan

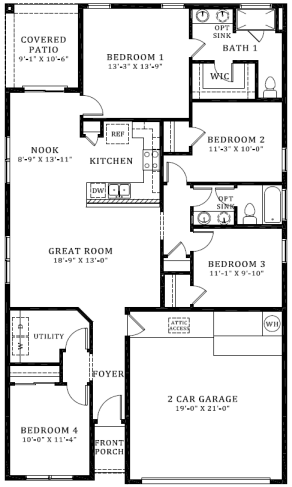


Elevation A



Elevation B

The Chama
1,537 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



First Floor Plan



Elevation A

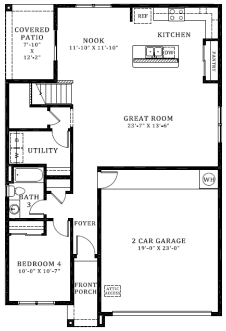


Elevation B

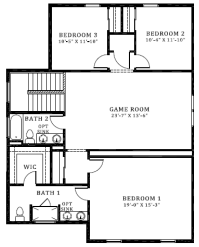


Elevation C

The San Juan
2,452 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR



First Floor Plan



Second Floor Plan



Elevation A



Elevation B



Elevation C

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Community Facilities

The Master Plan Area will include a pocket park of 0.4 acres and improvements to the Community Park and adjacent Open Space areas. The Vista Grande planning area meets or exceed the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents) through developer agreement and cash in lieu alternative. In addition, the Master Plan proposes a pedestrian trail segment that connect to the existing City Park facilities.

SCHOOLS

The children in the planning area will attend the closest schools to include:

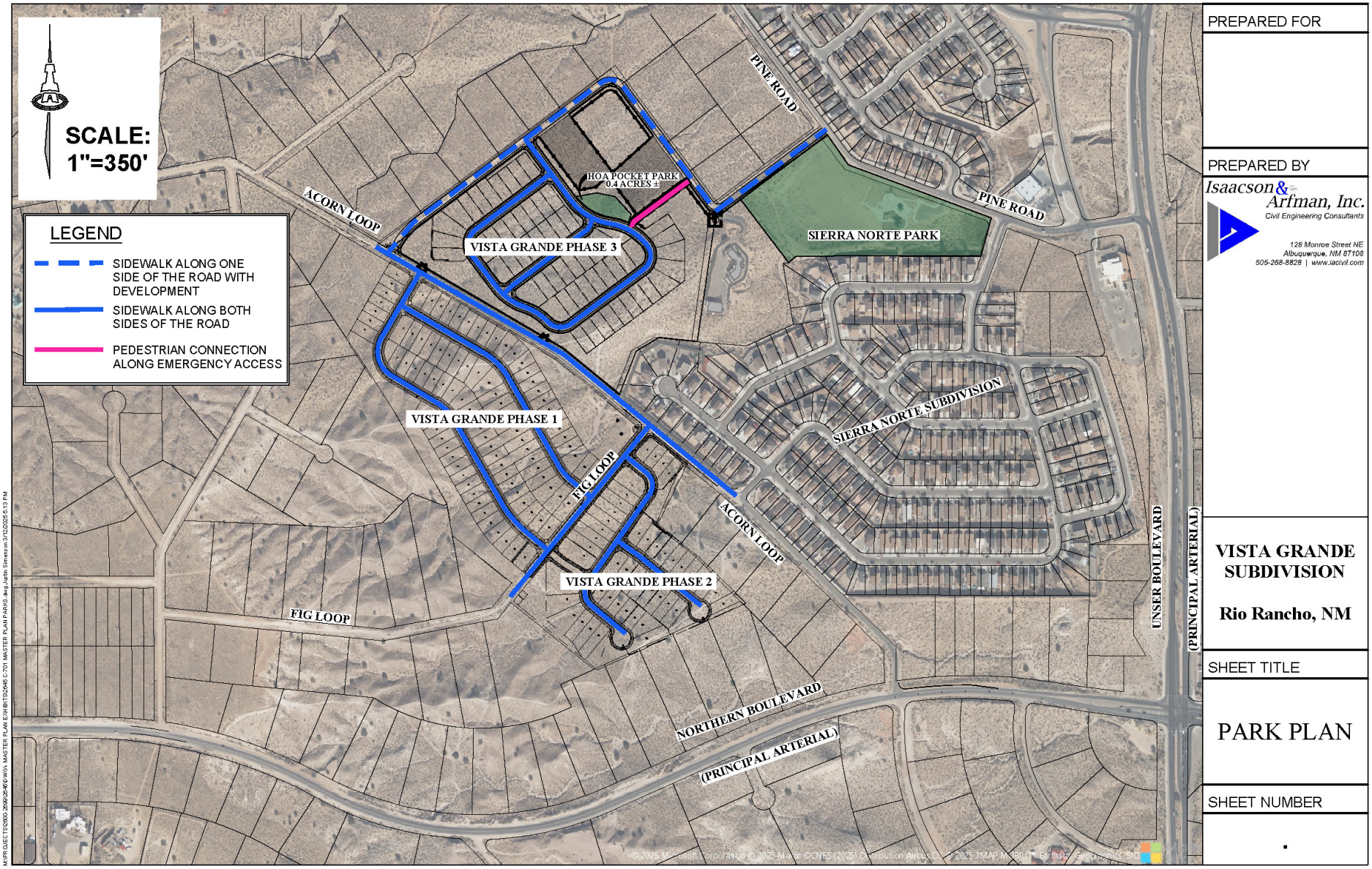
- Colinas del Norte Elementary School (2.3 miles)
- Eagle Ridge Middle School (1.5 miles)
- V. Sue Cleveland High School (5.9 miles)

With a projected population of approximately 549 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 110 students that will need to be served by area schools after full build out. This Master Plan acknowledges that an increased population leads to a new potential school site. As development and subdivision occurs within Vista Grande and the neighboring Sierra Norte and North Hills Community, coordination shall occur with the Rio Rancho Public School District to determine the need.

CONNECTIVITY

There is open space to the north, adjacent to the Vista Grande planning area and Montoya Arroyo. The Open Space provides runoff retention for the surrounding communities. A significant number of improvements are dedicated to provide new amenities and drainage facilities. The connectivity within the development area was established based on the existing Sierra Norte Park II and the multi-use trail along Unser Boulevard. The approximately 549 potential residents in this community have access to a network of sidewalks and access to regional trails. The Vista Grande Master Plan includes an emergency access to Willow Road as a secondary egress. The Dedicated ROW, built to City Appendix D requirements, includes a crusher fines trail segment that leads to the Sierra Norte Park and ultimately to the paved multi-use trail along Unser Boulevard via Pine Road.

FIGURE 7: Primary and Pocket Parks





Pocket Park Design Examples



Pocket Park Design Examples

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 549 people. This translates to about 1.6 acres of park land and 2.2 acres of open space per the City's Subdivision Ordinance.

The primary park Sierra Norte II is 7.2 acres and outside the planning area to the northeast. The Community park has easy access via a network of sidewalks. The emergency access to Pine Road contains a crusher fines trail within the ROW as one segment to the Sierra Norte II Park.

The location for this park is outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The Community park is strategically placed near the middle of the North Hills, Vista Grande, and Sierra Norte neighborhoods. A Homeowner's Association, which will be established along with future redevelopment of the Vista Grande area, will be responsible for maintenance of crusher fines trail and pocket park.



Pocket Park Design Examples

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Transportation Plan

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and assist the future traffic study. The Planning Area is adjacent to the Northern and Unser Boulevard intersection, which functions as two of the primary access roads to the Vista Grande neighborhoods. The primary access is Acorn Loop which bisects the development and will also enable access to future neighborhoods. Access will comply with SAMM spacing, and the Design Process Manual (DPM) Vol II Chapter II.3. Compliance with the subdivision ordinance is required. Access may be restricted during plan review.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Northern Boulevard and Unser Boulevard. Unser Boulevard, adjacent to the eastern boundary of the Plan Area, is a four-lane regional principal arterial road with bike lanes that had an average weekday daily traffic of 13,506 cars per day in 2019 The roadway has bike lanes on both sides and a trail along the eastern side that connects to the trail network. Northern Boulevard is currently a two-lane regional principal arterial that had an average weekday daily traffic of 5,504 cars per day in 2023. Both roads are currently well below the design capacity based on the functional classification. Additionally, Pine Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Vista Grande exists, and access is available without adverse traffic impacts.

Future improvements to Acorn Loop allows access to Vista Grande subdivision and a connection to the North Hills community via Willow Road to Pine Road. Pine Road is an existing collector that services North Hills and Los Pinons to the north and west of planning area. To the west of the planning area, 10th Street is proposed as a minor arterial that will connect Pine Road to Northern Boulevard to ultimately provide a connected perimeter loop that serves to carryout vehicle trip more efficiently. Willow Road has undergone roadway improvements that allows access to Phase 3 of the Vista Grande planning area. In the event of an emergency, a secondary access road can be used to move residents out safely.

SUBDIVISION ACCESS & ENTRYWAYS

The Vista Grande development is located approximately half-a-mile northeast of the intersection of Unser Boulevard (limited-access principal arterial) and Northern Boulevard. (principal arterial). Vista Grande is bounded by Willow Road (local road) along the north and west.

Acorn Loop provided the principal access to and from the site for Phase 1 and Phase 2. A westbound right turn lane was constructed at Northern and Acorn Loop with Phase 1. Fig Loop divides Phase 1 and Phase 2 and has been constructed along the project frontage with Phase 1. Acorn Loop was also constructed along the Phase 1 frontage.

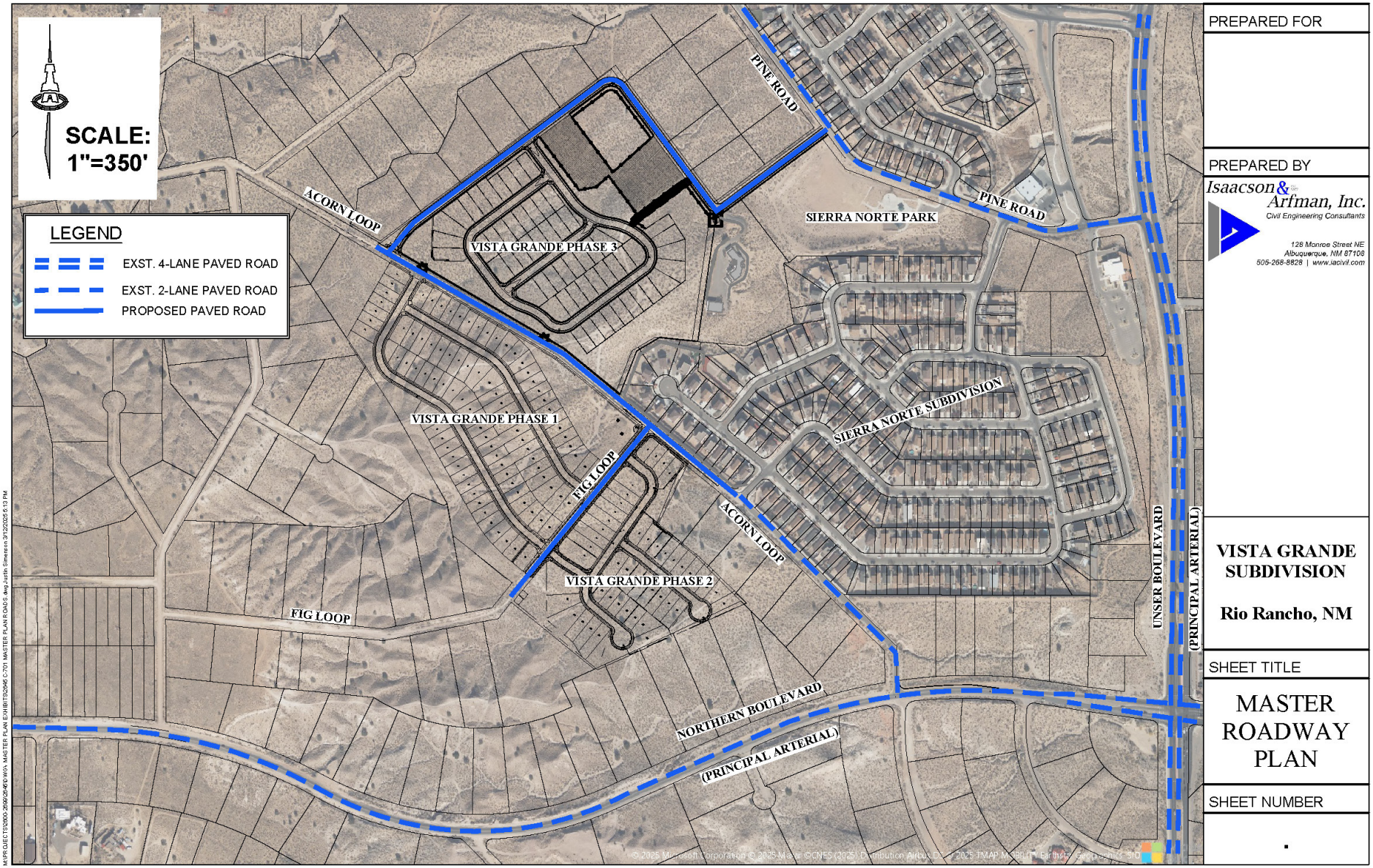
Phase 3 will construct the Willow Road from Acorn Loop to Pine Road to provide additional connectivity to the existing roadway network. A TIS is being performed to determine the anticipated impacts of the development on the City's infrastructure and will determine if additional improvements are required.

All new streets proposed within Vista Grande will be local roadways, improved to City of Rio Rancho Standards. Each of these access points ultimately connects to Unser Boulevard and Northern Boulevard that will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing.



Phase 2 Subdivision access

FIGURE 7: PROPOSED ROADWAYS





Existing Acorn Avenue

TRIP GENERATION STUDY

Bohannan Huston Inc. (BHI) will conduct a Traffic Impact Analysis (TIA) for the proposed Vista Grande subdivision. Key intersections within the study area include Unser Boulevard and Acorn Drive and Unser Boulevard and Northern Boulevard. The development includes approximately 194 single-family residential lots. The trip generation rates for the Vista Grande subdivision calculation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis for Vista Grande Master Plan will be available in a separate document.

PROPOSED LOCAL ROADS

Existing platted roadways within Vista Grande will be improved to City of Rio Rancho Standards. Two new intersections were developed along Acorn Loop to include Fig Street and Willow Road. Willow Road will become the primary access into Phase 3. It will serve as an additional access to Unser Boulevard via Pine Road to mitigate anticipated traffic impacts. Furthermore, Fig Loop will reduce the traffic impacts on Acorn Loop by making it the primary entrance for phase two and give Phase 1 a secondary access.

The development of an emergency access was provided as a second egress to safely direct residents out of the subdivision while providing ingress/egress for the Fire Department.

The additional vehicle trips along Acorn Loop may warrant the installation of traffic signals at Unser Boulevard. The widening of Northern Boulevard to meet full Principal Arterial standards, will play an impact on accessibility.

Conceptual Drainage Plan

This chapter outlines the proposed conceptual drainage solution for Vista Grande. SSCAFCA's Quality of Life Master Plan was reviewed to ensure that the drainage plan supports the proposed improvements and the upcoming stormwater management projects in the immediate area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY.

STORMWATER MANAGEMENT

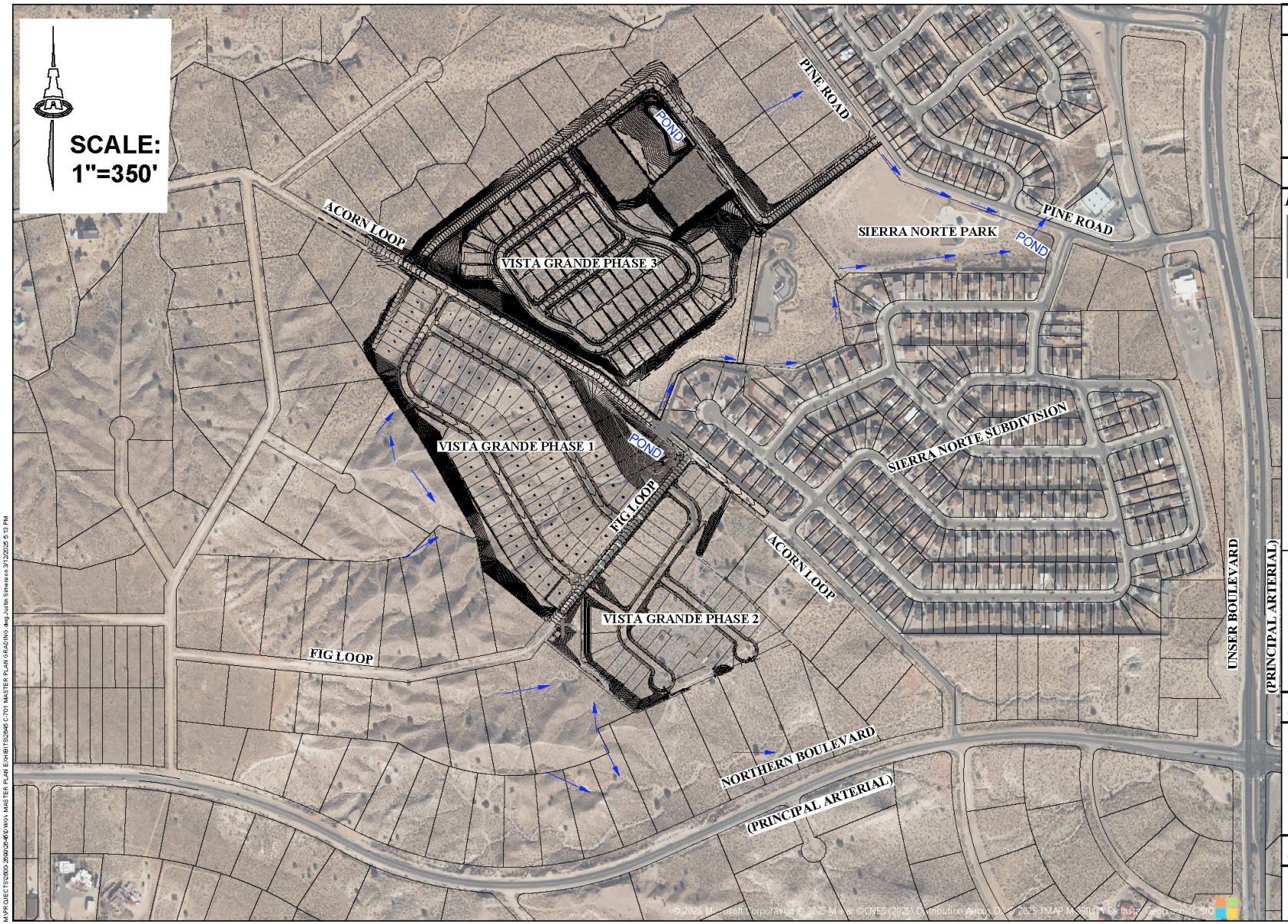
The Vista Grande development lies within the boundaries of the Sierra Norte II Subdivision Drainage Study performed by Tierra West, LLC on 02/24/2004. More specifically, the site lies within the basins ED2-A, ED3-A, & ED-3B. These basins all drain to the drainage pond within the Sierra Norte II Park. The site slopes from the southwest to the northeast.



Detention Pond Example

The Vista Grande development adheres to the Sierra Norte II Subdivision Drainage Study. Phases 1 and 2 of the Vista Grande development drain to a pond at the intersection of Acorn Loop and Fig Loop. The pond discharge follows an existing unnamed arroyo along the west edge of Sierra Norte II Subdivision at the historic/allowable rate. Phase 3 will utilize a pond at the northwest corner of the subdivision to control the discharge at the historic/allowable rate to the north via surface flow. An alternative drainage solution that will be explored is discharging the subdivision flows from the Phase 3 pond via a storm drain to the Sierra Norte Park.

FIGURE 8: CONCEPTUAL DRAINAGE PLAN



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PREPARED BY

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VISTA GRANDE SUBDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER DRAINAGE PLAN

SHEET NUMBER

.

Conceptual Utility Plan

This chapter provides an overview of planned infrastructure improvements to serve future residents of Vista Grande. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur. Compliance with the Design Process Manual (DPM) Vol II Chapter II.4. and City ordnance Title V is required.

WATER

Water system connections are available to the 10" waterline in Acorn Loop and the 8" waterline in Pine Road . The onsite waterlines will be standard 8" mains with 6" fire hydrant legs, 4' bury fire hydrants, and single & double meter services.

Water system expansion as required for the development of the Vista Grande subdivision will be designed and constructed in accordance with the City of Rio Rancho Master-Planned requirements and the latest Water and Wastewater Availability Statement.

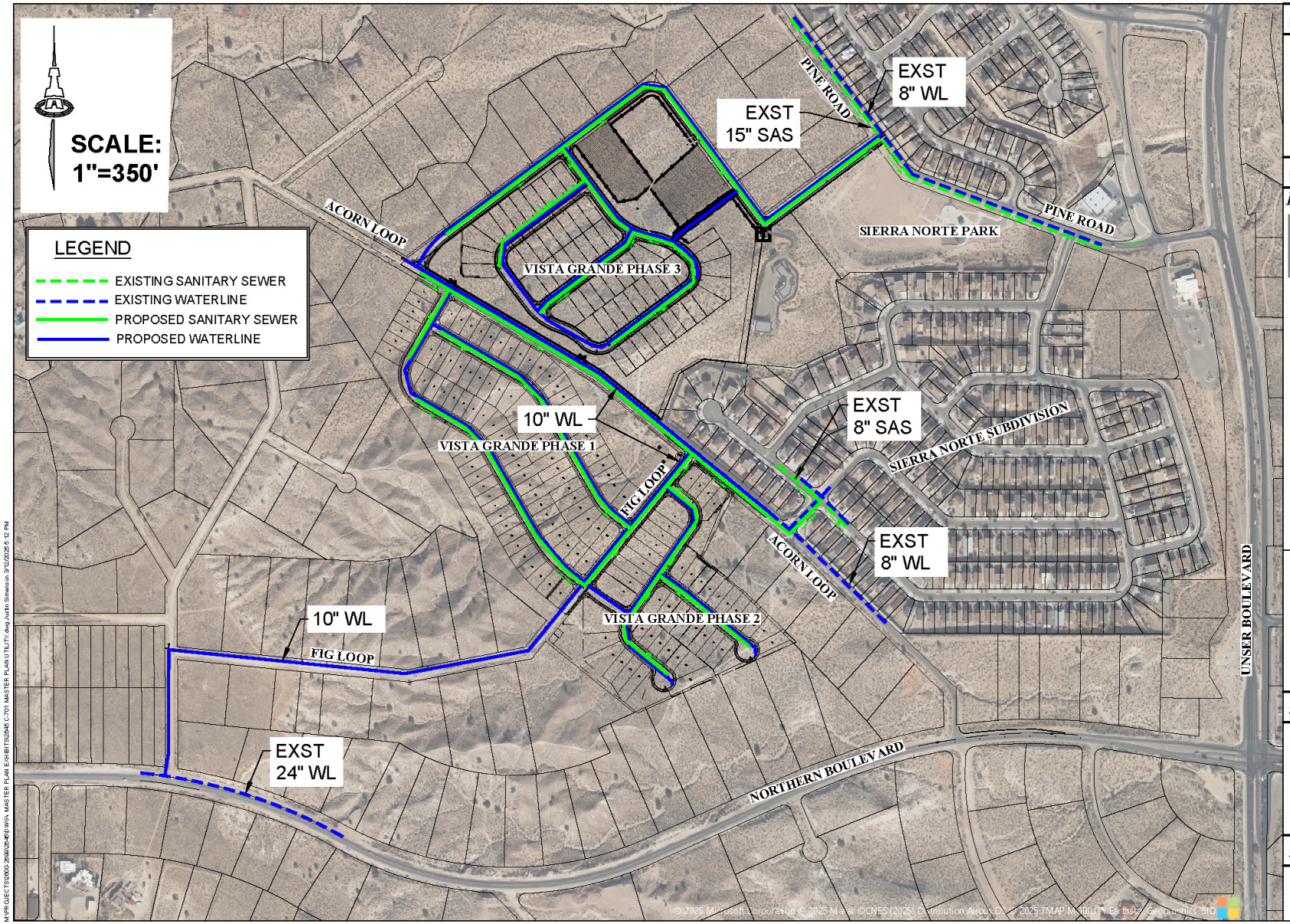
A waterline extension along Fig Loop to Northern Blvd was required and constructed with Phase 1. The anticipated requirement for Phase 3 is a waterline along Willow Road to create a loop from Acorn Loop to Pine Road.

SEWER

Sanitary sewer connection can be made to the existing sanitary sewer in Pine Road. Onsite sanitary sewer lines will be standard 8" mains, 4' diameter manholes, and 4" service lines.

The sanitary sewer outfall for Phase 1 & 2 of the Vista Grande subdivision ties to the existing 8" line in Sierra Norte II Subdivision at the intersection of Sierra Norte Loop and Gallinas Rd. The outfall for Phase 3 will be to the existing 8" at the intersection of Willow Road and Pine Road.

FIGURE 9: PROPOSED UTILITY PLAN



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VISTA GRANDE SUBDIVISION

Rio Rancho, NM

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MASTER UTILITY PLAN

SHEET NUMBER

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UTILITIES

There are two types of electrical lines in the electrical grid. The first type is a transmission line which carries high-voltage electricity at either at 115 or 345 kilovolts from power plants to substations in cities and towns. The second type is a distribution line which is smaller, usually underground, carrying electricity from substations into homes and businesses. Substations play a critical role in the delivery of electricity by decreasing the voltage for delivery to homes and businesses, typically at either 120 or 240 volts.

Natural gas pipelines that distribute natural gas to residences and businesses are typically run under streets, sidewalks, and sometimes across private property within a utility easement. These smaller distribution lines can be only a few inches below ground due to erosion, landscaping and other activities. In contrast, larger and higher-pressure transmission pipelines that transport gas from suppliers to communities are typically buried four to eight feet below ground and can be affected by activities such as farming, construction and new housing development.

Hard-line Telephone ServiceQwest Communications is the telephone service provider in Rio Rancho. Qwest also provides DSL (Digital Subscriber Line) Internet service within Rio Rancho. Qwest does not currently have their service lines in GIS—no map was created of their service lines in the planning area.

Cable ONE is the cable television service provider in Rio Rancho. Internet service is provided by Comcast, Cable One, and smaller providers that deliver high speed internet with speeds up to 1 Gbps. Conventional telephone services are provided by CenturyLink.

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Implementation and Phasing

The implementation of the Vista Grande Master Plan will occur during future replatting. It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

Construction of infrastructure and transportation improvements will be planned in coordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including detention ponds.

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 12 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into the future will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with phases one completed in 2024. The completion of Phase 2 and beginning stages of Phase 3 occurred in 2025

Phase 1: Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

Phase 2: Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

Phase 3: Rezoning of the land and replatting of existing lots into new layout. Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

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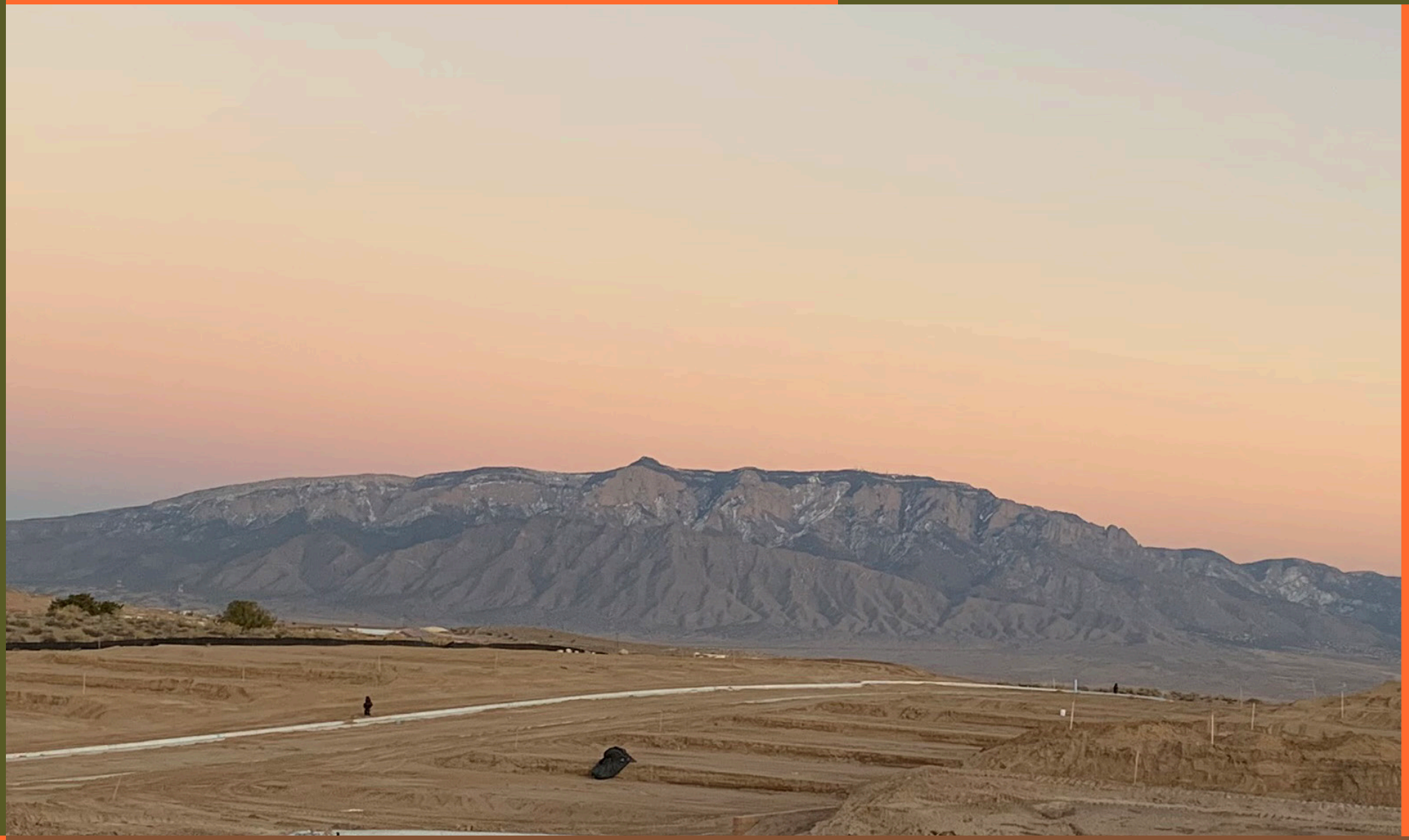
END



VISTA GRANDE

MASTER PLAN

Prepared for: DR HORTON
Prepared by: Consensus Planning, Inc.
Isaacson & Arfman, Inc.

Adopted: 2025

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VISTA GRANDE

MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED XX

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Introduction

This document is a Master Plan for a 79-acre residential community within Rio Rancho, New Mexico to the east of Unser Boulevard NW and north of Northern Boulevard (see FIGURE 1: CONTEXT MAP). The community, Vista Grande, is planned to support families with a wide range of incomes and lifestyles. The subdivisions in ~~the with~~ Vista Grande will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area; neighborhood access, circulation, and lot layouts; identify the location of community amenities; and conceptual drainage, transportation, and infrastructure plans and utility needs.

PLANNING PROCESS

The planning process was initiated in 2023 by DR HORTON, one of the major housing developers in the area. DR HORTON hired consultants, Consensus Planning, Inc. and Isaacson & Arfman, Inc., to develop the Vista Grande Master Plan and supplemental information regarding drainage, transportation, infrastructure improvements, community facility needs, and land use. The Vista Grande Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

PLAN BOUNDARY

The Master Plan boundary is within the Northern-Unser Specific Area Plan (SAP). The Northern-Unser Specific Area Plan encompasses an area of approximately 1,472 acres and is bounded by Idalia Road, Abrazo Road, 10th Street, 8th Street, Pine Road, 23rd Avenue, and the east edge of the Los Montoyas Arroyo (Map 1). This area encompasses parts of Units 11, 12, 13 and various subdivisions. Northern Boulevard and Unser Boulevard, the two major roads within the planning area, intersect in the southeast region of the planning area. Northern Boulevard is the principal north-south boundary between Units 11 and 12, within the planning area. Unser

Boulevard is the principal east-west boundary between Unit 13 and Units 11 and 12, within the planning area. The majority of the planning area is comprised of large, undeveloped lots currently zoned E-1 Estate Residential. The largest existing development within the planning area is the North Hills subdivision which makes up the majority the northern area, north of Pine Road. The North Hills community is to north and Sierra North to east. The Master Plan is divided by Acorn Loop NE with Phase 1 & 2 to south and Phase 3 to the north.

The proposed planning area is well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area around the Unser Boulevard and Northern Boulevard intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Sierra Norte and North Hill has developed existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 12 will remain unable to develop anything other than large single homes on existing platted lots without adequate infrastructure. There is a steady rate of new residential construction. Exploring opportunities such as Vista Grande will ensure adequate land is available for needed housing development in the foreseeable future.

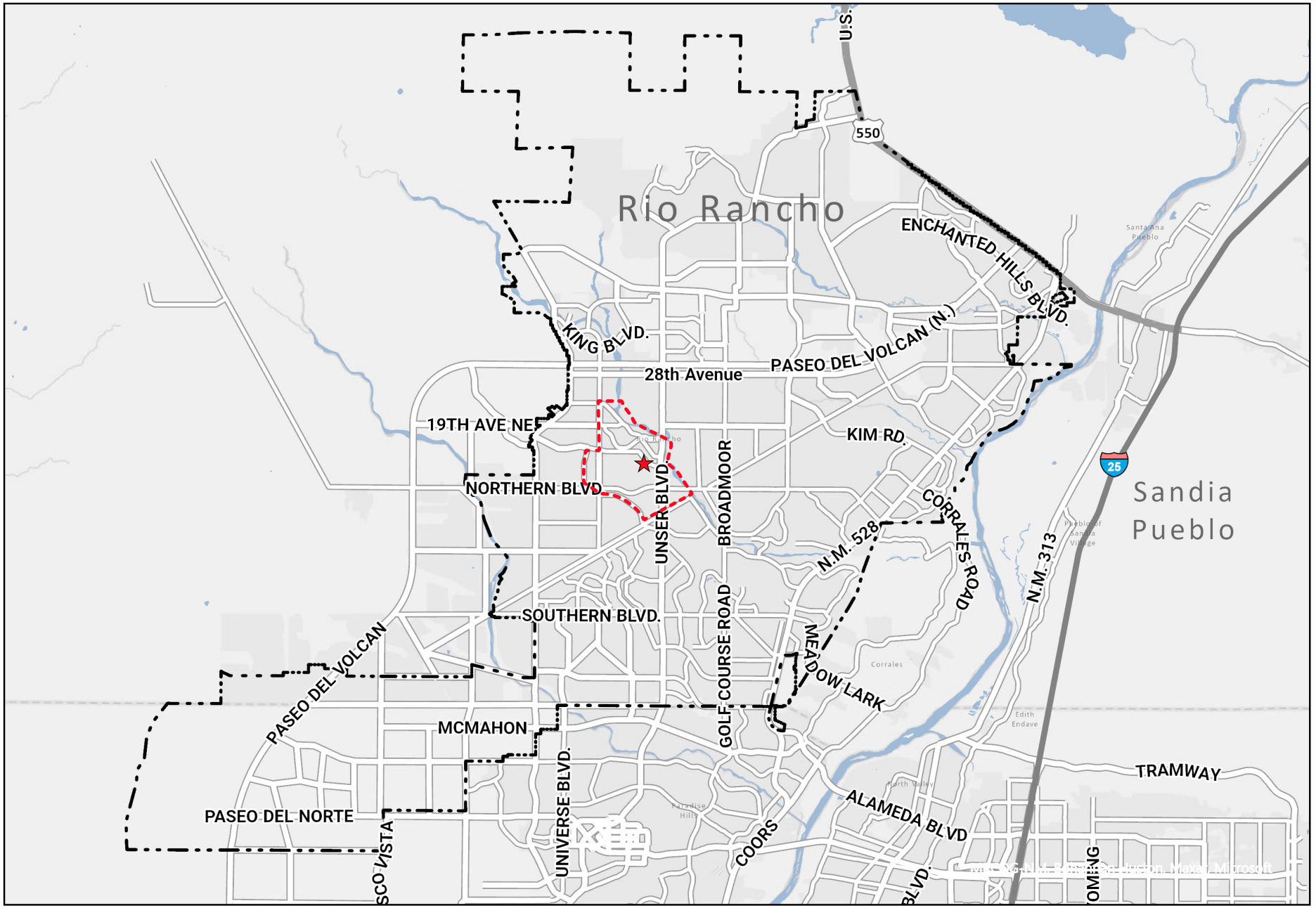
The boundaries include two major roadways, Unser Boulevard on the east sides and Northern Boulevard to the south. Pine Road is the north boundary and Willow Road to the west. Acorn Loop serves as the main entrance of the Vista Grande community with subdivision on both sides (see Figure 1). Lastly, the Sierra Norte community separates Vista Grande from Northern and Unser Boulevard which mimics character and density.

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes near the Unser Boulevard and Northern Boulevard intersection.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways.
- Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

FIGURE 1: LOCATION MAP



LOCATION MAP

- Rio Rancho City Limit
- Northern-Unser Specific Area Plan Boundary
- Vista Grande Master Plan

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Existing Conditions

The Master Plan Area is partially developed. To the south of Acorn Road, Phase One development has single-family residences constructed but the land is vacant to the north and south, for phase two and three. Apart from the residential communities in North Hills to the north and Sierra Norte the east, the Planning Area has few residents. The estimated population at full build out will be 549 people. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Unser Boulevard and Nothern Boulevard.

LOCATION

Vista Grande is located at the northern part of Rio Rancho, adjacent to the North Hills community and bordered by Unser Boulevard and Northern Boulevard. The planning area is situated about 3 miles NM 528, and 2 miles south of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

DEMOGRAPHICS

In 2022, Rio Rancho population was 110,660. Rio Rancho is the fastest growing and third largest municipality in New Mexico with the statewide population of 2,114,371. It is expected that the City will increase population over the next 20 years, with the projected population for 2040 being 118,233 people. Given this population projection from Mid-Region Council of Government (MRCOG) the percent growth from 2016 to 2040 is expected to be 24.1%.

The 2022 Census Bureau American Community Survey (ACS) 5-year estimates the median age for residents in Rio Rancho was 39.0 years of which 21.6% of the residents are under 18 years of age and 17.0% are 65 and over. Comparatively statewide median age was 39.9, with 21.2% under 18 and 19.9% 65 and over, respectively.

The average household size in Rio Rancho has 2.72 persons, similar but slightly higher than the statewide estimate of 2.55 persons. Rio Rancho had a total of 38,190 households in 2022. Of these, 55.5 % were married family households, and 30.7 percent of those families had children under 18 years of age living in the house. Furthermore,

26.1% of the households were occupied by non-family households, of which 75.6% were living alone, and 35.4% were living alone and over 65 years old.

The state as a whole, where 42.0% of households are family households, of which 19.0% have children under 18 years. Non-family residents occupied 38.1% of the households; of that, 82.9% were living alone, and 34.7% were over 65 and living alone.

Rio Rancho is not as ethnically diverse as the rest of the state, with 55.0% of the population being white, 28.6% multi-racial, 4.6% Native American, 3.3% Black, and 1.9% Asian. Of these, 40.5% are Hispanic. New Mexico consists of 47.5% White, 2.0% Black, 9.3% Native American, 1.8% Asian, and 28.6% multi-racial. In comparison, 48.6% of the state population is Hispanic.

Rio Rancho residents are better educated than the state as a whole. 94.6% of the Rio Rancho population has a high school diploma. Of these, 26% have some college education, 12.1% have an associate degree, 20.9% have a bachelor's degree, and 12.3% have a graduate degree. In comparison, New Mexico statewide had 87.1% high school graduates or higher, 23.1% some college, 9.0% associate, 16.1% bachelor's, and 13.0% graduate in 2022.

The Rio Rancho labor force was comprised of 51,406 (62.4%)workers in 2022. The unemployment rate for the city was 5.5%. In 2022, jobs, such as in the Educational services, health care, and social assistance sector, made up almost one-quarter of the employment in Rio Rancho. Retail jobs made up 11.5% and Professional, scientific, management, administrative, and waste management service jobs made up 11.6% of employment in the city ranking second and third, respectively.

Over half of Rio Rancho's households earned between $50,0000 and $149,999 in 2022. The community is predominately middle class, unlike most of the state. The median household income for the City is $78,978 compared to New Mexico statewide of $58,722.The average listing price of an existing home in Rio Rancho was $420,000 in 2025. The median sold price was $328,500 estimated by Realtor.com comparatively to Zillow.com that estimates the average home value at $344,701.

According to the 2023 Affordable Housing Plan, the majority of Rio Rancho's existing housing inventory consists of single-family detached home, the nature of Rio Rancho's early (pre-incorportion) development is negatively impacting its potential to develop new housing units in a a cost-effective manner, and Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" were constructed poorly and are beginning to experience significant repair needs.

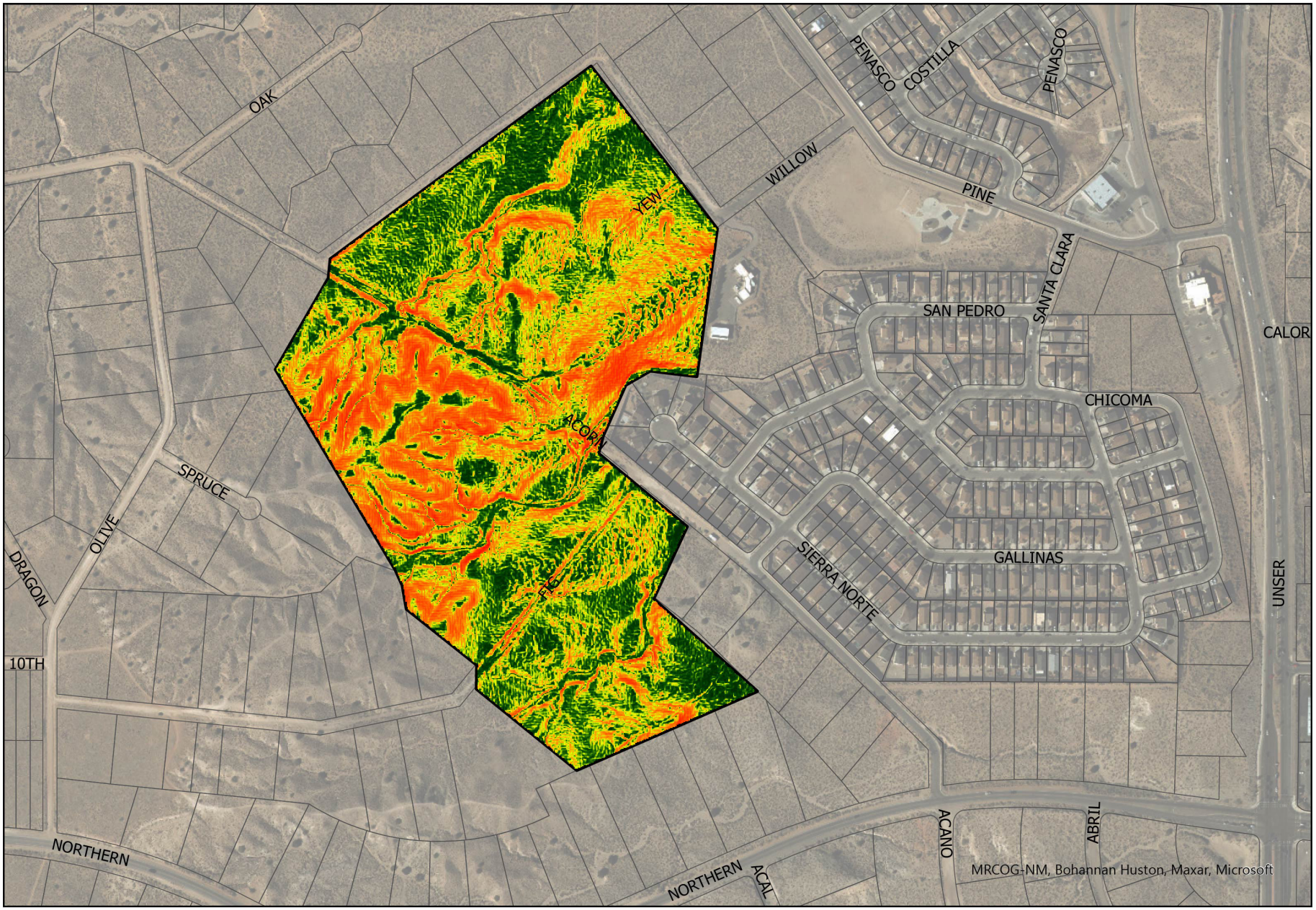
DRAINAGE

As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Vista Grande Master Plan aims to create a water detention pond to manage stormwater flows through the site and merge at the northwest corner of the master plan area. The stormwater will continue downstream into the proposed water detention pond location at the southeast corner of the subdivision, enhancing both sustainability and aesthetic proposed. Isaacson & Arfman, Inc. has conducted a drainage study that demonstrates the existing run-off and how the proposed development will incorporate improvements and update the proposed volumes and directional pattern.

SITE TOPOGRAPHY

The terrain in the contributing basins is generally characterized by various slopes, typically ranging from 11% to 45%, interspersed with brief, steep ridges where slopes can reach up to 71% (see Figure 1). Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,660 feet at the northwest boundary to about 5,530 feet at the southern edge.

FIGURE 2: EXISTING SLOPE ANALYSIS



PLANTS & WILDLIFE

The natural plant habitat of the planning area is marked by riparian conditions along arroyos with many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. The majority of this existing residential development is in the North Hills subdivision, north of Pine Road. Currently, the planning area wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

SOILS & VEGETATION

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.

The vegetation in the planning area comprises various grasses, shrubs, and small tree species typical to this part of New Mexico. These include oneseed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and various forms of cacti.



Vista Grande Master Plan - Phase 3 looking north.

FIGURE 3: EXISTING SOIL ANALYSIS



SOIL ANALYSIS

- Shepard loam 8 to 15% Slope
- Shepard loam 3 to 8% Slope
- Grieta loam 1% to 4% Slope
- Master Plan Boundary

FLOODPLAIN

Although the existing Montoya arroyo running through the site, Vista Grande is not encumbered by any existing floodplains as designated by FEMA. The arroyo crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described the Conceptual Drainage Plan.

~~The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over drainage channels in the Sandoval County portion of Rio Rancho. The City acts as SSCAFCA's designee for minor facilities, including conveyances less than 500 cubic feet per second (CFS). Regional improvements are typically constructed by SSCAFCA and local improvements are typically constructed by the developer.~~

ACCESS AND CIRCULATION

The existing network of dirt roads, established in the antiquated subdivision process along the 50-foot wide rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned below. Site grading will be necessary to facilitate future development.

The street system to serve the planning area is summarized by functional classification as described in the sections below. A local street is intended primarily for access to abutting properties and carries low-volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes typically less than 1,000 vehicles per day (VPD). Minimum right-of-way is 50 feet.

Pine Road ~~which~~ is outside of the Master Plan but adjacent is a collector street carrying traffic from local streets to arterial streets. Accessibility and mobility are balanced relative to land use with speed limits generally between 25 and 35 MPH. Residential collectors with driveways are generally 25 MPH, while those with more limited access have a higher posted speed limit.

Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-of-way widthof 68 feet.

Northern Boulevard and Unser Boulevard are both Arterials and primarily roadways into the planning area. An arterial street is designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits are generally 35 to 45 MPH with volumes of approximately 7,000 VPD per lane. Four-lane arterials with a median are common with a capacity of 28,000 VPD. Access is controlled via signalized intersections and raised medians. Principal arterials are required to provide a minimum right-of-way width of 156 feet and minor arterials, 106 feet.

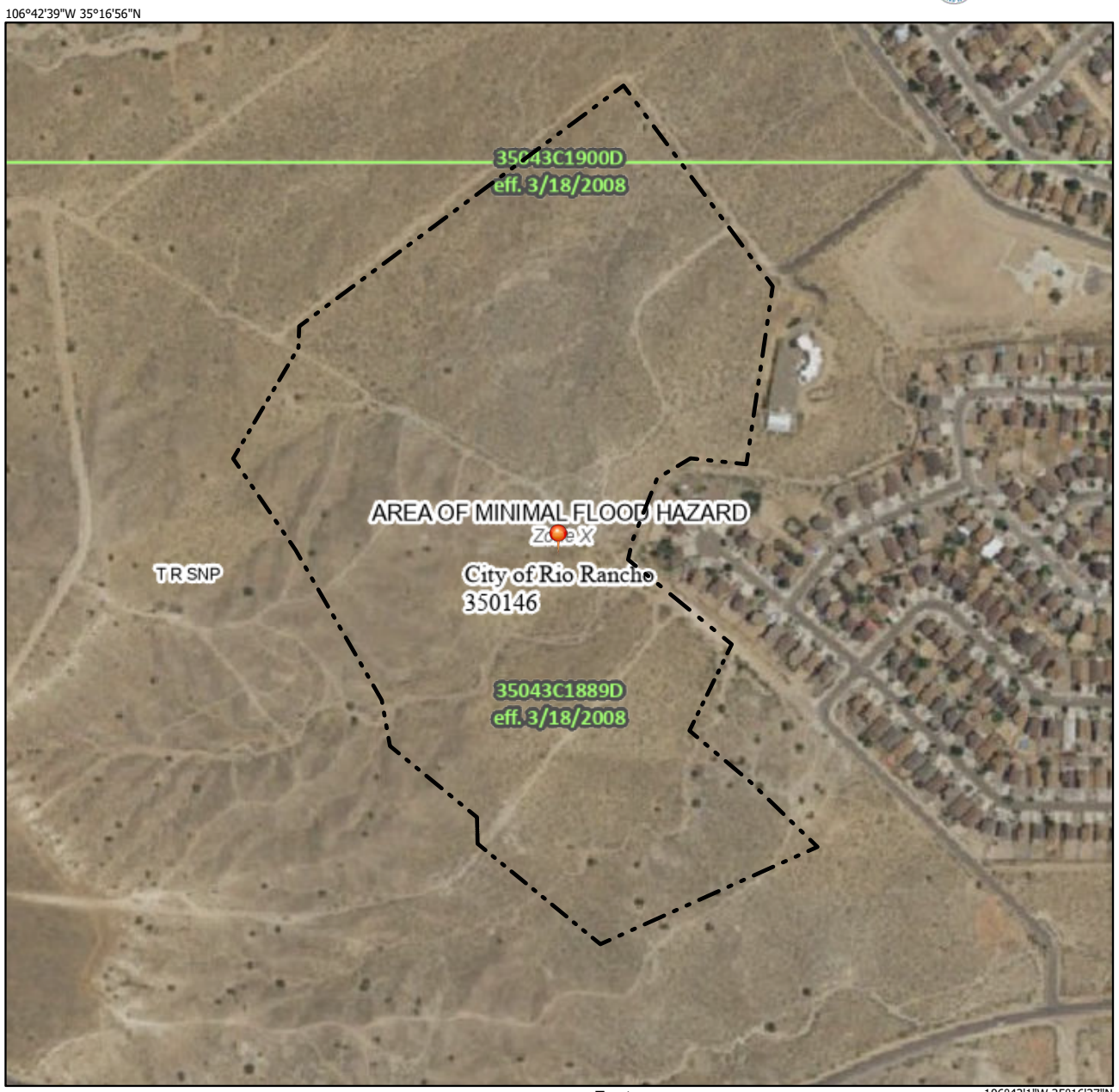
As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN

ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas facing developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

FIGURE 4: EXISTING FLOODPLAIN ANALYSIS

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/6/2025 at 10:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXISTING LAND USE

The property within the Vista Grande Master Plan is mostly vacant, however, there are some adjacent existing land uses that impact the master plan (see Figure 5). One is that Siera Norte Park captures existing drainage and surface runoff generally creates ponding in the area. The Northern-Unser Specific Area Plan contains proposed land use categories that are consistent with and promote the goals and policies of the ~~Vision 2020 – Integrated~~ Comprehensive Plan. Each of the categories indicate the range of suitable uses for that area. The overall land use orientation reflects nodal-oriented development that ensures there is appropriate compatibility between uses. Also, the land use plan ensures that proposed future uses will be well integrated with existing development.

Low-Density Residential

The Low-Density Residential land use category is intended to provide opportunities for large-lot, single-family development. Additional uses that may be integrated into low-density residential development include community uses, such as schools, parks, and churches.

Density: Maximum 4 DU/AC

Compatible Zoning Districts:
- A-R Agricultural Residential
- E-1 Estate Residential
- R-1 Single-Family Residential

Medium-Density Residential

The Medium-Density Residential land use category is intended to provide opportunities for higher-density, single-family development. Additional uses that may be integrated into medium-density residential development include community uses, such as schools, parks, and churches.

Density: 4.01 – 10.99 DU/AC

Compatible Zoning Districts:
- R-1 Single-Family Residential
- R-2 Single-Family Residential
- R-3 Multi-Family Residential
- R-4 Single-Family Residential

High-Density Residential

The High-Density Residential land use category is intended to provide opportunities for small-lot, single-family residential and multi-family residential development. Additional uses that may be integrated into high-density residential development include community uses, such as schools, parks, and churches.

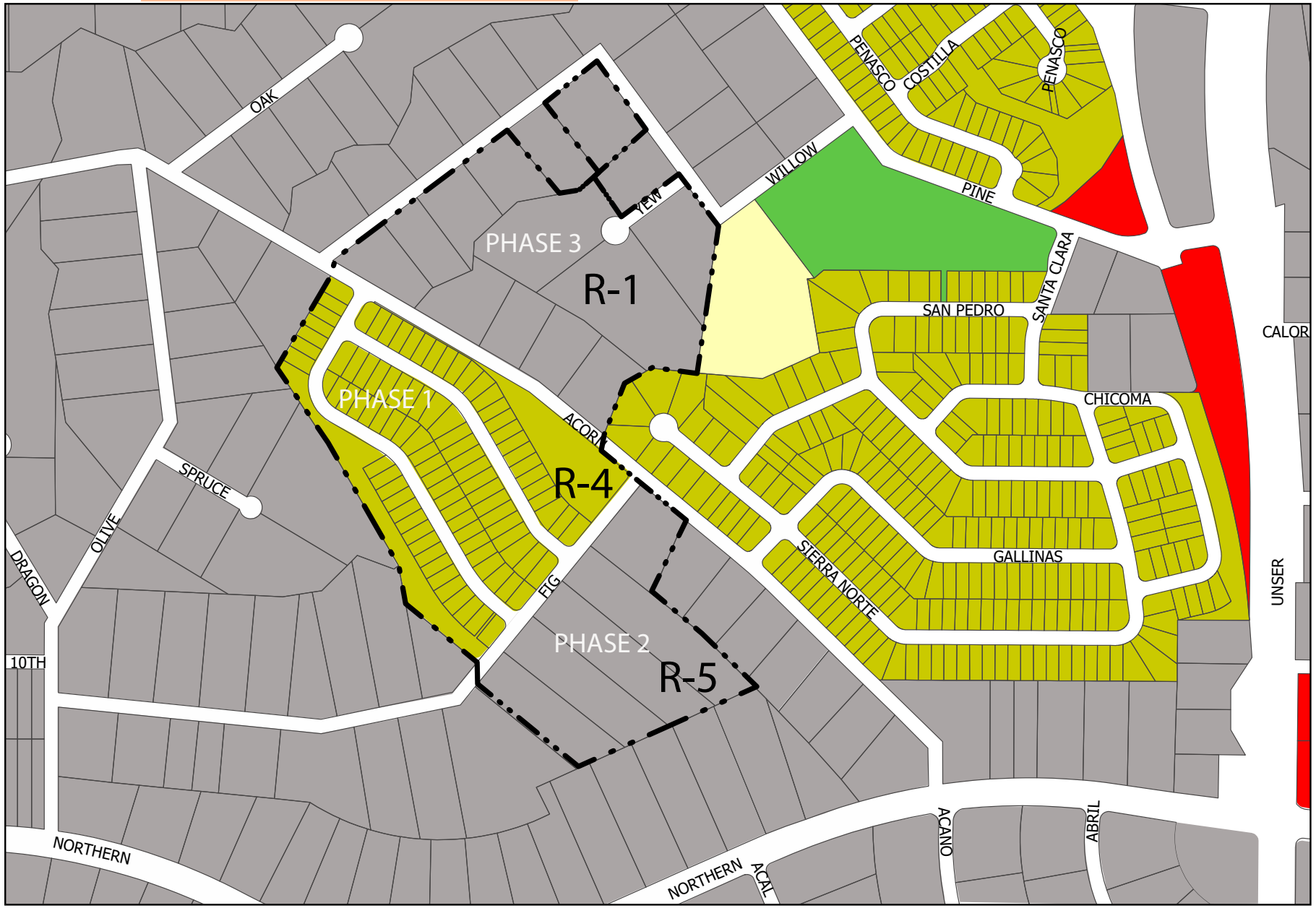
Density: Minimum 11 DU/AC

Compatible Zoning Districts:
- R-3 Multi-Family Residential
- R-5 Single-Family Residential
- R-6 Multi-Family Residential

TABLE 1:

Land Use/ Zoning	Acreage	Percentage
Low Density Residential (R-1) VACANT	31.02	39.5
Medium Density Residential (R-4)	23.40	29.5%
Medium/High Density Residential (R-5) VACANT	15.94	19.9%
Roads/Right-of-Way	8.37	11.1%
Total	78.73	100%

FIGURE 5: EXISTING LAND USE AND PHASES



EXISTING ZONING

The existing zoning for the site is zoned: R-1 Single-Family Residential, R-4 Single-Family Residential, and R-5 Single-Family Residential. As per the Rio Rancho Municipal Code, the R-1 district allows low-density residential development, the zoning for phase 3 needs to be changed in the future to accommodate medium-density single-family development in the area and near the Unser Boulevard Northern Boulevard intersection.

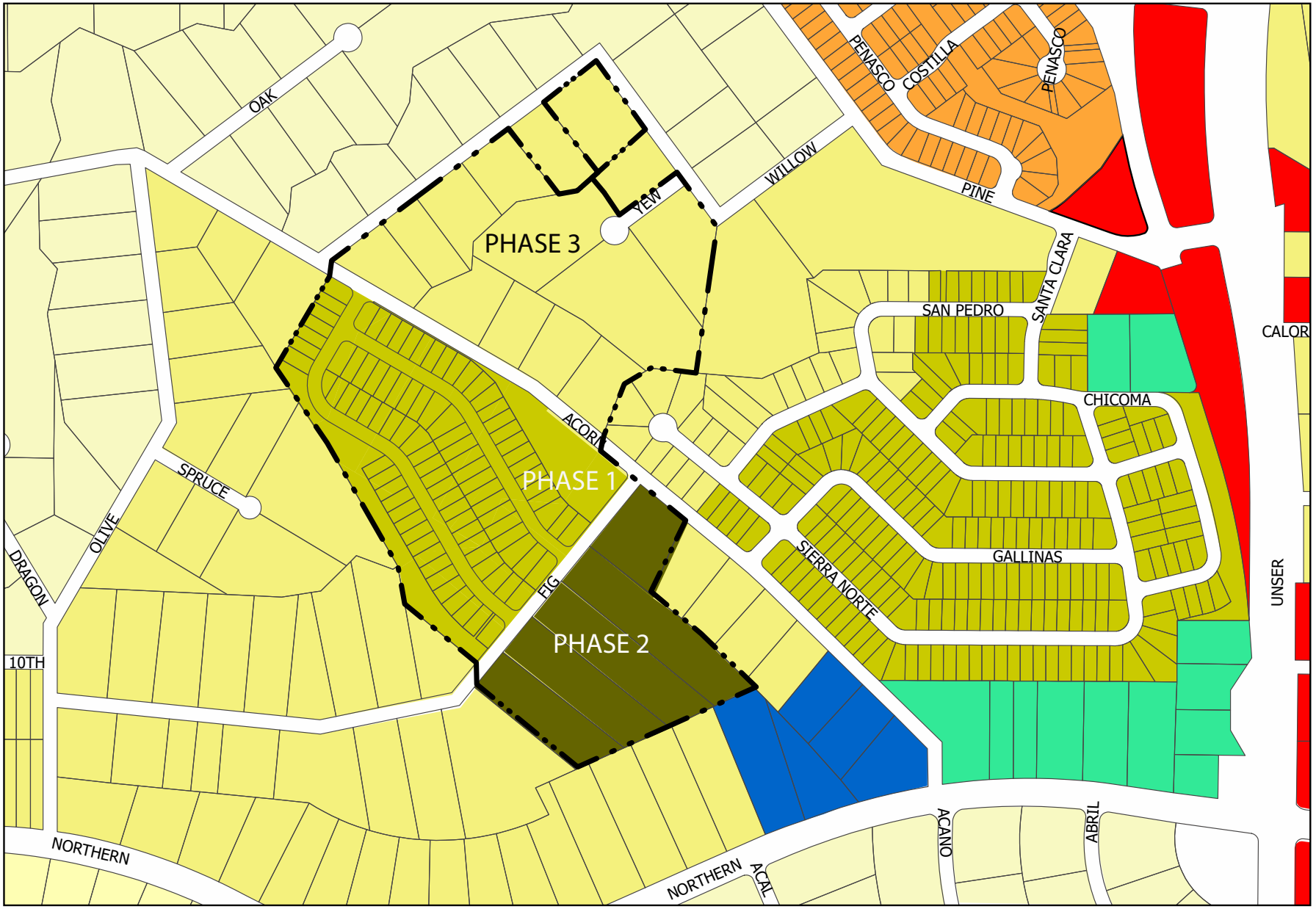
Some properties in the plan area are out parcels and not part of the Vista Grande Master Plan. They are privately owned and will remain as R-1, ~~in the future.~~

Adjacent zoning within Sierra Norte allows for medium density single-family homes (R-4) at the northeast corner, along with higher density single-family residential uses (R-3). The North Hill community zoned Special Use (SU) also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The area the west, adjacent to Vista Grande is currently vacant and zoned Estate Residential E-1.



Vista Grande Master Plan - Phase 3 looking east.

FIGURE 6: EXISTING ZONING AND PHASES



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Goals and Policy Analysis

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Vista Grande. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the northwest corner of the master plan area, a 2-acre and 1-acre water retention ponds has been designated to retain drainage on site. This effort supports the following goals and policies of the Comprehensive Plan:

- GOAL CON-1: Preserve water resources.

- GOAL CON-2: Preserve vegetation and natural resources.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. The plan also includes water detention ponds with landscape design, along with access leading to Sierra Norte park. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- POLICY L-1: 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.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add 201 housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that access Vista Grande: Northern Boulevard and Unser Boulevard. Acorn Street bisects the Vista Grande development. The master plan also proposes pedestrian trail leading to the regional park. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
- GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
- GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
- POLICYPF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

All new proposed infrastructure within Vista Grande will be mproved to City of Rio Rancho Standards. See CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- GOAL PR-4: Modify existing parks and recreation facilities as needed to ensure safety, accessibility, and optimum use.
- POLICY PR-7: Develop a culture of sustainability by designing and constructing facilities that maximize long term conservation and stewardship of the city's human, financial and natural resources.
- POLICY CON-9: Preserve and enhance native strategies that address the many contributors to air vegetation along arroyos identified in SSCAFCA's quality pollution. POLICY CON-12: Develop and protect a public open space network.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of sidewalks and a crusher fines trail segment that connects to the regional park, Sierra Norte park that is outside the Vista Grande Master Plan boundary. Within the boundary, is pocket park almost 2 acres in size that is maintained by the HOA see CHAPTER 6: COMMUNITY FACILITIES.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
- GOAL UD 3: Create street patterns with development that fosters human interaction.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.
- POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Design features in future residential subdivisions will establish a community identity to foster human interaction that effectively integrates the larger regional landscape. There are three subdivisions that offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth with higher density housing options.

Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as Low/Medium Density Residential and High Density Residential land uses. As a result, the area is zoned R-4 moderate density and R-5 moderately high density development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 2 and Figure 5: PROPOSED LAND USE AND ZONING, which show the location of the anticipated land use areas and their respective percentages.

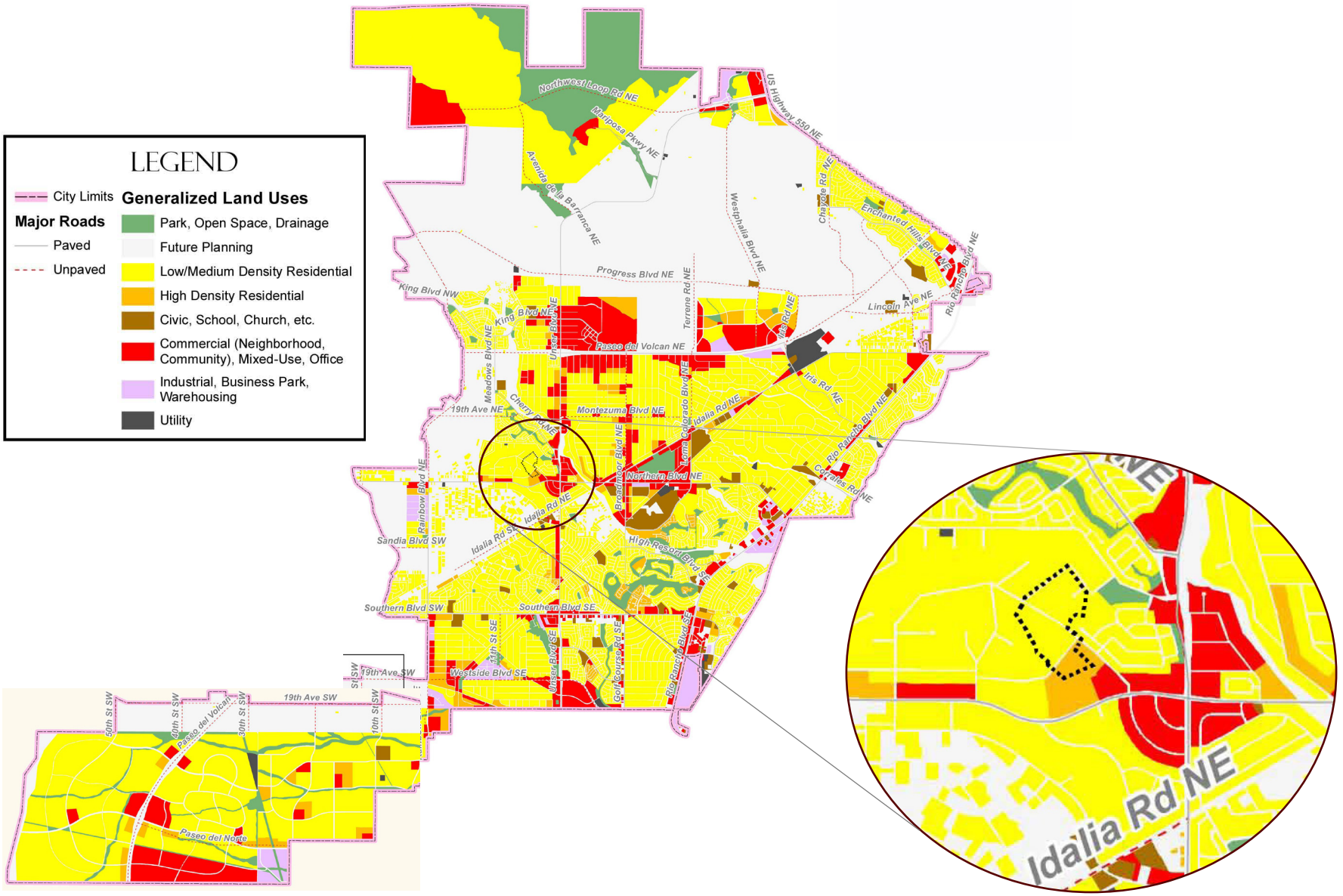
PROJECTED POPULATION

Based on the American Community Surveys (ACS) 2022 estimate of average household size of 2.64 people and the potential number of future residential lots, (200) the Master Plan Area is projected to have a population of approximately 528 residents full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to 549people could call Vista Grande home.

Overall, medium density residential areas occupies 36.3 acres (68.8%) of the site, moderate density residential areas cover 10.5 acres (19.9%) and, (6.0%) of road/right-of-way. The Vista Grande Master Plan will dedicate parkland in for the form of cash in lieu of and create a small HOA owned and maintained pocket park.

TABLE 2:

Land Use/ Zoning	Acreage	Percentage
Low Density Residential (R-1)	0.0	0.0
Medium Density Residential (R-4)	54.42	69.1%
Medium/High Density Residential (R-5)	15.94	20.3%
Roads/Right-of-Way	8.37	10.6%
Total	78.73	100%



GENERALIZED LAND USE (EXISTING AND PLANNED)

FIGURE 4: PROPOSED LAND USE AND PLATING



PROPOSED LAND USE

- Low Density Residential
- Moderate Density Residential
- Mod./High Density Residential
- Park/Open Space/Drainage
- Vacant
- Drainage
- Master Plan Boundary
- Commercial

PARKS & OPEN SPACE

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space outside the Master Plan area that will be integrated by a network of sidewalks and trail to the regional park. Given the expected number of lots after full build out, approximately 1.6 acres of park space would be required to support the estimated 566 residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals. Vista Grande planning area is adjacent to Sierra Park and existing open space for drainage. Coordination with the City of Rio Rancho and developer agreed to support improvements at Sierra Norte Park in a form of cash in lieu as an alternative to developing a neighborhood park. Sierra Norte Park can be utilitzed by North Hills, Sierra Norte, and Vista Grande residents.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are two drainage ponds within the Phase 3 build out. The existing run-off flows north towards the Sierra Norte Park. Potential drainage improvement are proposed that would follow the emergency access/pedestrian access towards the park.

MODERATE HIGH-DENSITY RESIDENTIAL (R-5)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the Vista Grande Master Plan has approximately 19.9% within planning area zoned R-5: Medium density residential use to allow higher population density to develop/grow within Rio Rancho.

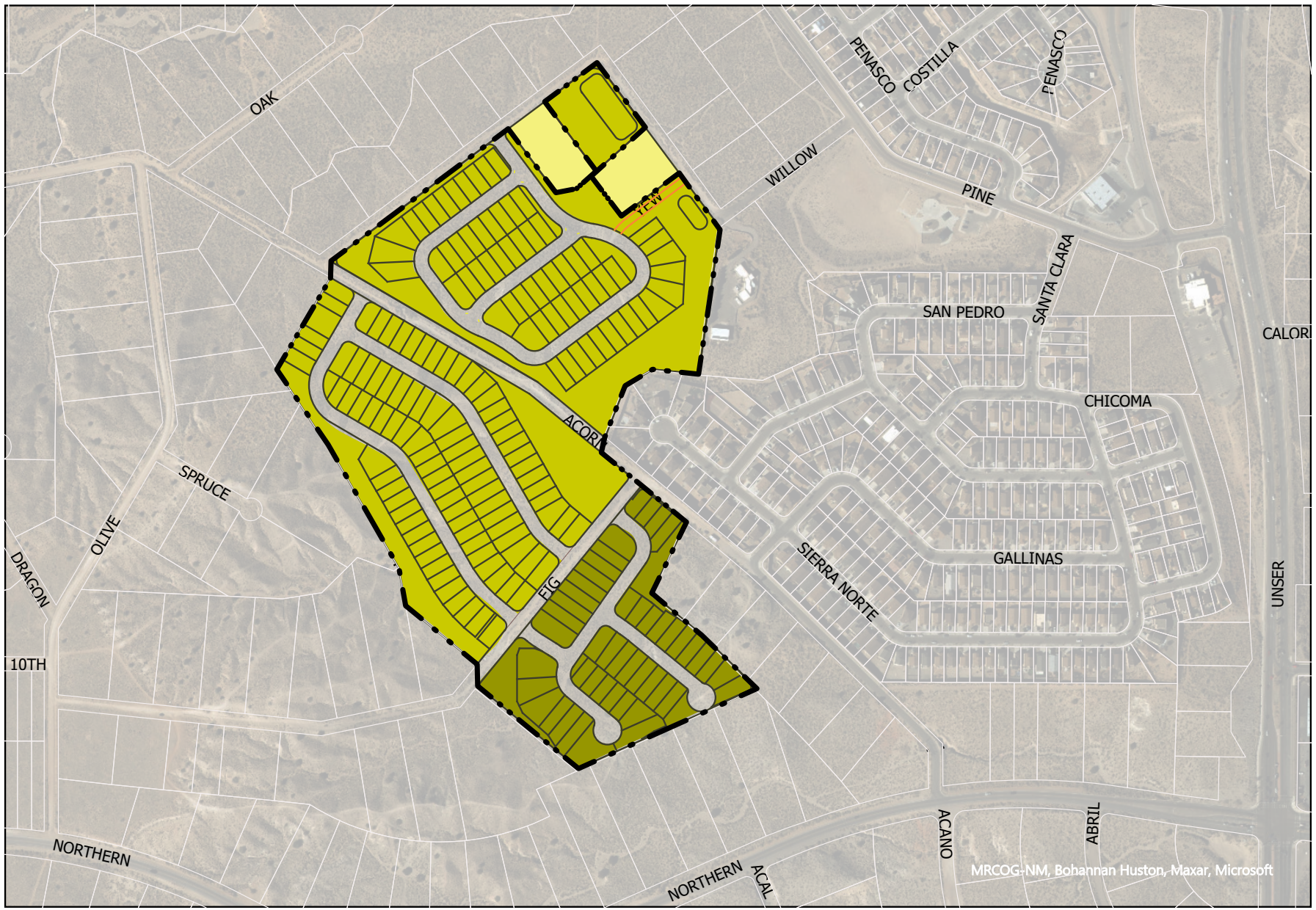
FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for moderate density housing near the Northern Boulevard and Unser Boulevard intersection.

MODERATE-DENSITY RESIDENTIAL (R-4)

Phases One and Three are bisected by Acorn Road that are designated for Moderate density residential use. The proposed land use aligns with the existing neighborhoods and follows development patterns. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zoning in Phase 3 supports low-density single-family homes, with a typical density of about one dwelling unit per lot. The proposed zoning for Phase 3 increases density to R-4 that mirrors the Sierra Norte, the adjacent community.

FIGURE 5: PROPOSED ZONING



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Development Guidelines

The Vista Grande Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines are meant to be flexible and operate as a general framework to be considered during the development and subdivision process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants will beset up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, the existing park, Sierra Norte II will serve as regional park. With the added homes, the development will increase in amenities with park improvements dedicated from Vista Grand Master Plan development agreement. Residential development will have easy access to these amenities. The network of sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Unser Boulevard.

STREET LIGHTING

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and comply with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution.

LANDSCAPE DESIGN

The Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

The landscape within the Vista Grande Master Plan shall provide for the preservation and integration of native vegetation and materials creating a sense of place ~~on the~~ for a community located in the High Desert in the environment of central New Mexico. This objective provides habitat enhancement and strives to reduce irrigation water requirements for plant material in parks, streetscape and open space areas. All design guidelines are subject to City of Rio Rancho Codes, ordinances, and policies.



Landscaping Design Examples



Landscaping Design Examples

General guidelines for landscape design include:

- All Disturbed areas will require native re-vegetation with native plant seeding procedures;
- Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;
- Xeriscape landscapes shall be utilized for public rights-of-way and open space areas;
- Water harvesting principles (GSI) will be employed in public ROW and development-wide to augment irrigation water requirements; and
- To the furthest extent possible, commercial and residential land uses shall be buffered by a landscape buffer from one another to minimize noise, views and traffic.

Grading and Drainage Design

1.Green stormwater infrastructure (GSI) techniques shall be integrated into grading and drainage plans to maximize water harvesting techniques from paved surfaces and rooftops to lessen downstream water detention facility requirements, and augment irrigation water requirements.

2.Guidelines such as the NMDOT NPDES manual (2020) are useful guides to the development of GSI features and maintenance.

3.Plant material for GSI features may follow the GSI plant list to maximize the benefits of GSI construction and water harvesting/ treatment capabilities.

6:1

4.All steep slopes (over 4:1) shall be stabilized with aggregate and/or native grass seeding.



Landscaping Design Examples

Plant Material

1.Cool Season turfgrass shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.

2.Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every lot.

correct formatting

3.All planting areas shall have decorative rock or organic mulch of aggregate, shredded bark, gravel mulch, or similar material which extends completely under the plant material.

4.Minimum plant sizes at time of installation shall be as follows:

- Trees 2.5" inch caliper, or 8-10 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft.
- Shrubs & Groundcovers 1 gallon.

5.Clear sight triangles and plant material heights shall be maintained at all intersections.

Irrigation Systems

1.A fully automated irrigation system shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.

side

2.Irrigation systems shall be designed with dedicated irrigation meters and comply with backflow prevention ordinances.

who will maintain the irrigation system?

ENTRY MONUMENTS

DR Horton has developed monument signage to enhance community identity. The entry monument signage will be located at the primary entrance s to Vista Grande. One will be at the intersection of Acorn Loop and Willow Road plus a second at Acorn Loop and Fig Loop/ Spruce Place. The entry monument will feature a variety of materials including stucco, concrete, and steel to create wayfinding for residents and guest through the community to their home. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural tones with an accent steel monuments.

RESIDENTIAL DESIGN

In order to promote consistency within Vista Grande and with surrounding development, homes will have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged.

If perimeter walls are proposed for all future phases of development, pedestrian openings will be provided where appropriate and allowed with site grading at the end of cul-de-sacs and stub streets to promote connectivity, provide trails, and improved circulation throughout the Master Plan area.



Vista Grande Master Plan - Monument Sign at Phase 1

FIGURE 6: MODEL HOMES

The Tesuque
1,274 SQ. FT. | 3 BED 2 BATH 1 STORY 2 CAR



1ST FLOOR PLAN

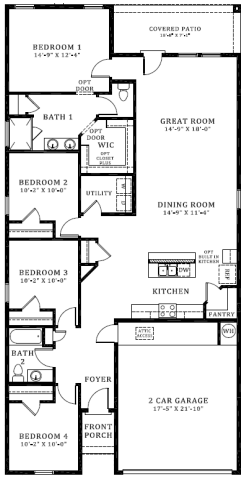


Elevation A



Elevation B

The Gabrielle
1,791 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



First Floor Plan

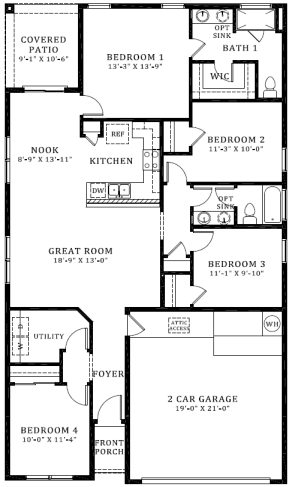


Elevation A



Elevation B

The Chama
1,537 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



First Floor Plan



Elevation A

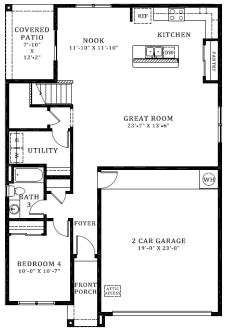


Elevation B

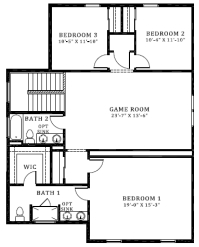


Elevation C

The San Juan
2,452 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR



First Floor Plan



Second Floor Plan



Elevation A



Elevation B



Elevation C

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Community Facilities

The Master Plan Area will include a pocket park of 0.4 acres and improvements to the Community Park and adjacent Open Space areas. The Vista Grande planning area meets or exceed the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents) through developer agreement and cash in lieu alternative. In addition, the Master Plan proposes a pedestrian trail segment that connect to the existing City Park facilities.

SCHOOLS

The children in the planning area will attend the closest schools to include:

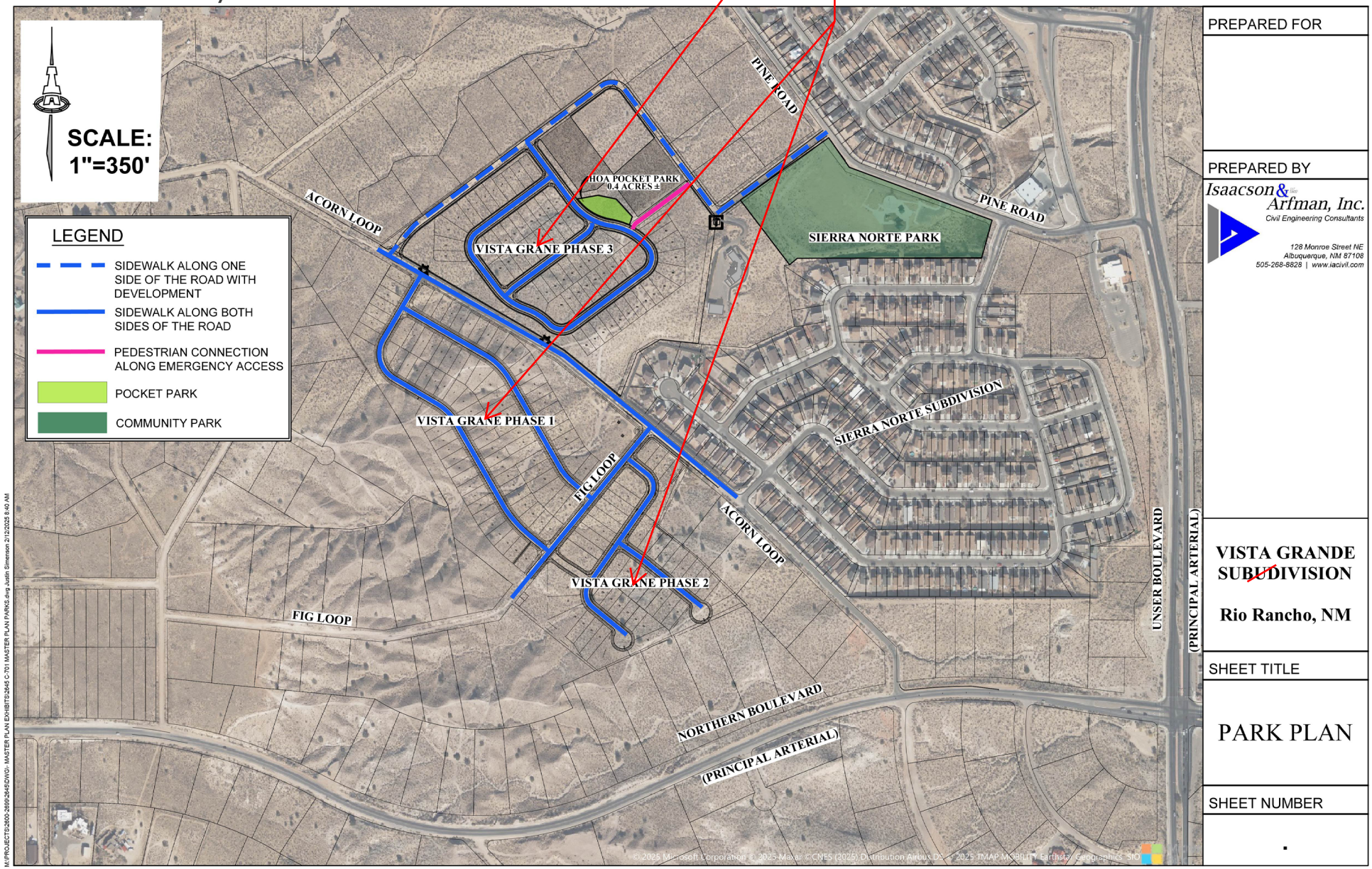
- Colinas del Norte Elementary School (2.3 miles)
- Eagle Ridge Middle School (1.5 miles)
- V. Sue Cleveland High School (5.9 miles)

With a projected population of approximately 549 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 110 students that will need to be served by area schools after full build out. This Master Plan acknowledges that an increased population leads to a new potential school site. As development and subdivision occurs within Vista Grande and the neighboring Sierra Norte and North Hills Community, coordination shall occur with the Rio Rancho Public School District to determine the need.

OPEN SPACE AND TRAILS

There is open space adjacent to the Vista Grande planning area and Montoya Arroyo. The Open Space provides runoff retention for the surrounding communities. A significant number of improvements are dedicated to provide new amenities and drainage facilities. The trail system within the development area was established based on the existing Sierra Norte Park II and the multi-use trail along Unser Boulevard. The approximately 549 potential residents in this community have access to a network of sidewalks and access to regional trails. The Vista Grande Master Plan includes an emergency access to Pine Road as a secondary egress. The emergency access ROW will include a crusher fines trail segment that leads to the Sierra Norte Park and ultimately to the paved multi-use trail along Unser Boulevard via Pine Road.

FIGURE 7: Primary and Pocket Parks





Pocket Park Design Examples



Pocket Park Design Examples

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 549 people. This translates to about 1.6 acres of park land and 2.2 acres of open space per the City's Subdivision Ordinance.

The primary park Sierra Norte II is 7.2 acres and outside the planning area to the northeast. The Community park has easy access via a network of sidewalks. The emergency access to Pine Road contains a crusher fines trail within the ROW as one segment, of tehaccess to the Sierra Norte II Park. The location for this park is outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The Community park is strategically placed near the middle of the North Hills, Vista Grande, and Sierra Norte neighborhoods. A Homeowner's Association, which will be established along with future redevelopment of the Vista Grande area, will be responsible for maintenance of crusher fines trail and pocket park.



Pocket Park Design Examples

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Transportation P

Access will need to comply with SAMM spacing, and the Design Process Manual (DPM) Vol II Chapter II.3. Compliance with the subdivision ordinance is required. Access may be restricted during plan review.

This chapter outlines the major transportation elements to support the , including access, internal circulation, and the results of a traffic study. The Planning Area is adjacent to the Northern and Unser Boulevard intersection, which will function as two of the primary access roads to the Vista Grande neighborhoods. The primary access is Acorn Loop which bisects the development, described below, will also enable access to future neighborhoods.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Northern Boulevard and Unser Boulevard. Unser Boulevard, adjacent to the eastern boundary of the Plan Area, is a four-lane regional principal arterial road with bike lanes that had an average weekday daily traffic of 13,506 cars per day in 2019. The roadway has bike lanes on both sides and a trail along the eastern side that connects to the trail network. Northern Boulevard is currently a two-lane regional principal arterial that had an average weekday daily traffic of 5,504 cars per day in 2023. Both roads are currently well below the design capacity based on the functional classification. Additionally, Pine Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Vista Grande exists, and access is available without adverse traffic impacts.

Future improvements to Acorn Loop allows access to Vista Grande subdivision and a connection to the North Hills community via Willow Road to Pine Road. Pine Road is an existing collector that services North Hills and Los Pinons to the north and west of planning area. To the west of the planning area, 10th Street is proposed as a minor arterial that will connect Pine Road to Northern Boulevard to ultimately provide a connected perimeter loop that serves to carryout vehicle trip more efficiently. Willow Road has undergone roadway improvements that allows access to phase three of the Vista Grande planning area. In the event of an emergency, a secondary access road can be used to move residents out safely.

Phase 3

SUBDIVISION ACCESS & ENTRYWAYS

The Vista Grande development is located approximately half-a-mile northeast of the intersection of Unser Boulevard, (limited-access principal arterial) and Northern Boulevard (principal arterial). Vista Grande is bounded by Willow Road (local road) along the north and west.

Acorn Loop (local road) provided the principal access to and from the site for Phase 1 and Phase 2. A westbound right turn lane was constructed at Northern and Acorn Loop ~~(local road)~~ with Phase 1.Fig Loop (local road) divides Phase 1 and Phase 2 and has been constructed along the project frontage with Phase 1. Acorn Loop ~~(local road)~~ was also constructed along the Phase 1 frontage.

Phase 3 will construct the Willow Road ~~(local road)~~ from Acorn Loop ~~(local road)~~ to Pine Road (local road) to provide additional connectivity to the existing roadway network. A TIS is being performed to determine the anticipated impacts of the development on the City's infrastructure and will determine if additional improvements are required.

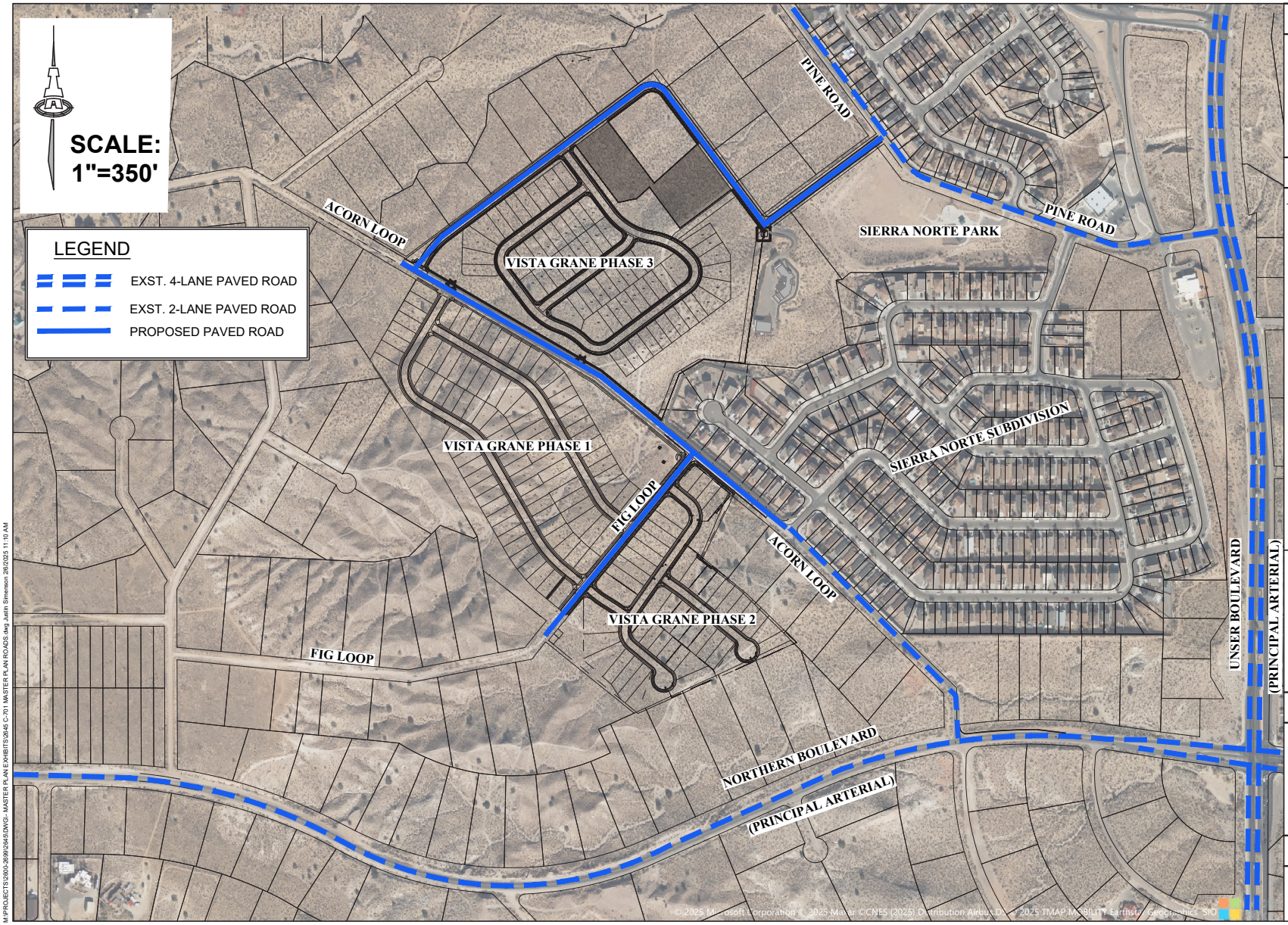
All new streets proposed within Vista Grande will be local roadways, improved to City of Rio Rancho Standards. Each of these access points ultimately connects to Unser Boulevard and Northern Boulevard that will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing.



Phase 2 Subdivision access

FIGURE 7: PROPOSED ROADWAYS

correct spelling throughout



PREPARED FOR

PREPARED BY

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

VISTA GRANDE SUBDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER ROADWAY PLAN

SHEET NUMBER

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M:\PROJECTS\2800-2899\2845\DWGs - MASTER PLAN EXHIBITS\2845 C-701 MASTER PLAN ROADS.dwg Justin Simmons 2/6/2025 11:10 AM



Existing Acorn Avenue

some missing

TRIP GENERATION STUDY

Bohannan Huston Inc. (BHI) will conduct a Traffic Impact Analysis (TIA) for the proposed Vista Grande subdivision. Key intersections within the study area include unsignalized intersection at Unser Boulevard and Acorn Drive and signalized intersections along Unser Boulevard and Northern Boulevard. The development includes approximately 194 single family residential lots. The trip generation rates for the Vista Grande subdivision calculation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis for Vista Grande Master Plan will be available in a separate document.

PROPOSED LOCAL ROADS

Existing platted roadways within Vista Grande will be improved to City of Rio Rancho Standards. Develop of all new intersections along Acorn Loop to include Fig Street and Willow Road. Willow Road will become the primary access into phase three. It will serve as an additional access to Unser Boulevard via Pine Road to mitigate anticipated traffic impacts. Furthermore, Fig Loop will reduce the traffic impacts on Acorn Loop by making it the primary entrance for phase two and give phase one a secondary access.

Phase 3

Phase 2

Phase 1

The development of an emergency access was provided as a second egress to safely direct residents out of the subdivision while providing ingress/egress for the Fire Department.

The additional vehicle trips along Acorn Loop may warrant the installation of traffic signals at Unser Boulevard. The widening of Northern Boulevard to meet full Principal Arterial standards, will play an impact on accessibility.

Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY

age Plan

This chapter outlines the proposed conceptual drainage solution for Vista Grande. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

STORMWATER MANAGEMENT

The Vista Grande development lies within the boundaries of the Sierra Norte II Subdivision Drainage Study performed by Tierra West, LLC on 02/24/2004. More specifically, the site lies within the basins ED2-A, ED3-A, & ED-3B. These basins all drain to the drainage pond within the Sierra Norte II Park. The site slopes from the southwest to the northeast.

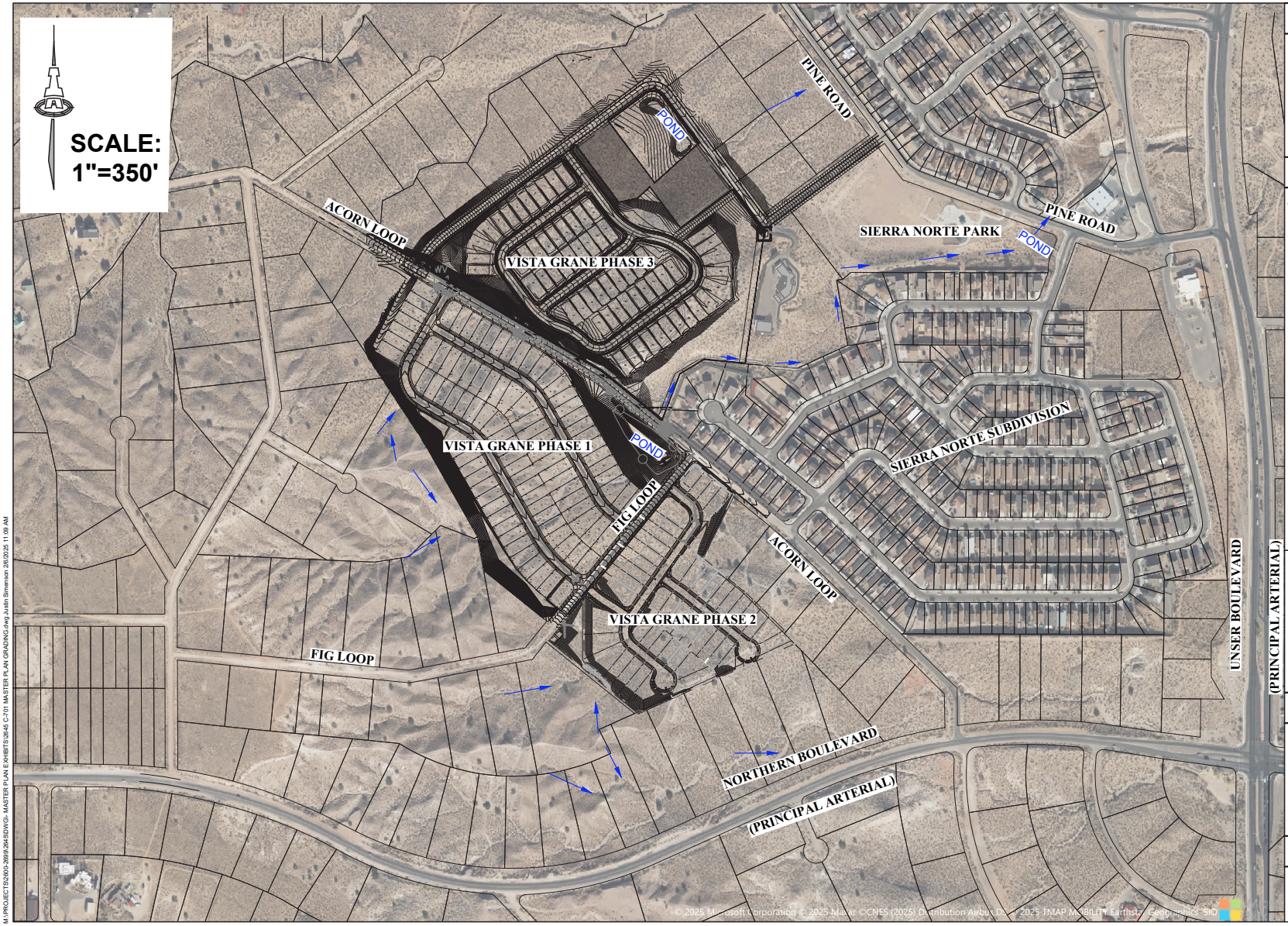


Detention Pond Example

The Vista Grande development adheres to the Sierra Norte II Subdivision Drainage Study. Phases 1 and 2 of the Vista Grande development drain to a pond at the intersection of Acorn Loop and Fig Loop. The pond discharge follows an existing unnamed arroyo along the west edge of Sierra Norte II Subdivision at the historic/allowable rate. Phase 3 will utilize a pond at the northwest corner of the subdivision to control the discharge at the historic/allowable rate to the north via surface flow. An alternative drainage solution that will be explored is discharging the subdivision flows from the Phase 3 pond via a storm drain to the Sierra Norte Park.

correct spelling throughout

FIGURE 8: CONCEPTUAL DRAINAGE PLAN



Conceptual Utility Plan

Compliance with the Design Process Manual (DPM) Vol II Chapter II.4. and City ordinance Title V is required.

This chapter provides an overview of planned infrastructure improvements to serve future residents of Vista Grande. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

WATER

Water system connections are available to the 10" waterline in Acorn Loop and the 8" waterline in Pine Road . The onsite waterlines will be standard 8" mains with 6" fire hydrant legs, 4' bury fire hydrants, and single & double meter services.

Water system expansion as required for the development of the Vista Grande subdivision will be designed and constructed in accordance with the City of Rio Rancho Master-Planned requirements and the latest Water and Wastewater Availability Statement.

A waterline extension along Fig Loop to Northern Blvd was required and constructed with Phase 1. The anticipated requirement for Phase 3 is a waterline along Willow Road to create a loop from Acorn Loop to Pine Road.

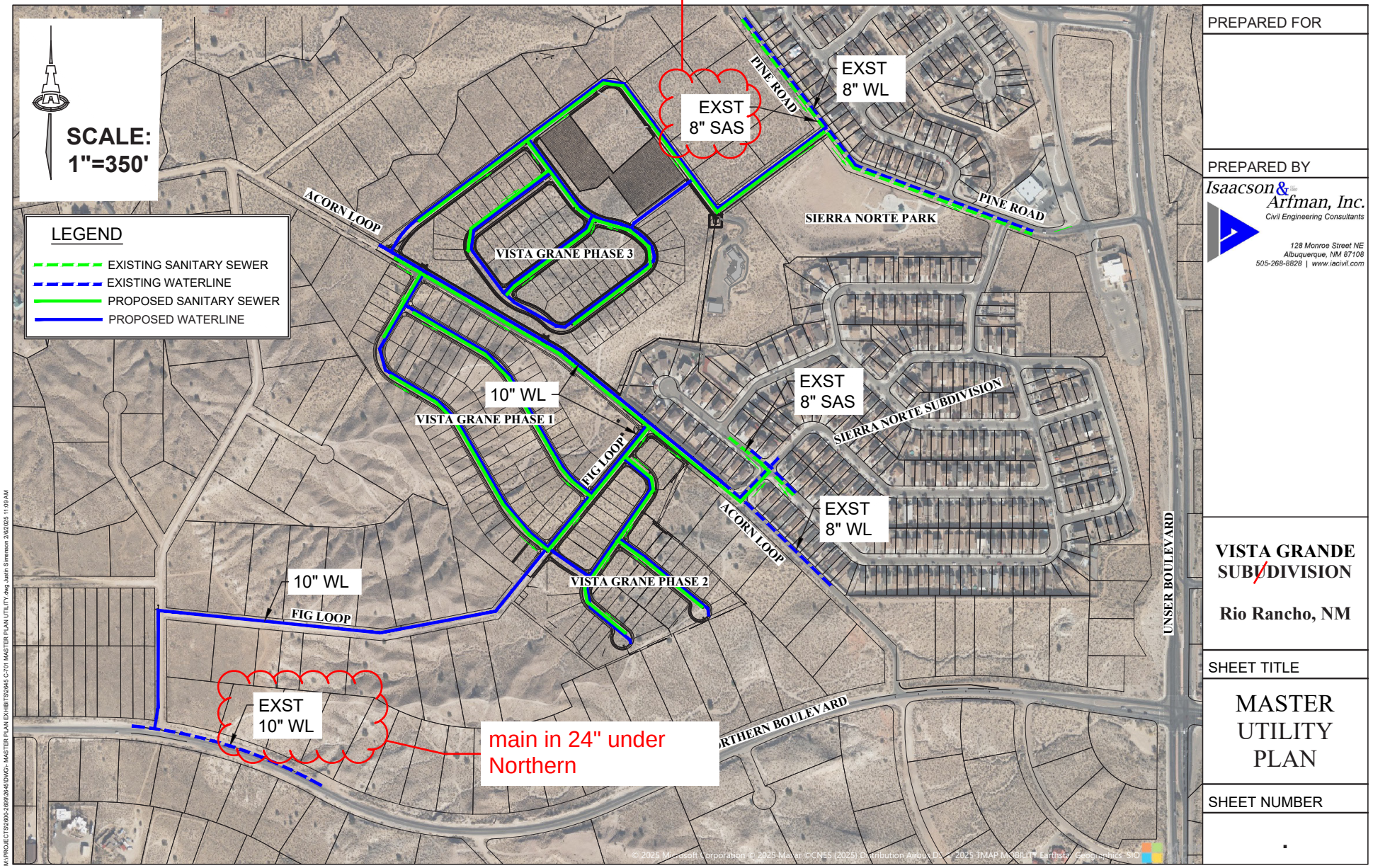
SEWER

Sanitary sewer connection can be made to the existing sanitary sewer in Pine Road. Onsite sanitary sewer lines will be standard 8" mains, 4' diameter manholes, and 4" service lines.

The sanitary sewer outfall for Phase 1 & 2 of the Vista Grande subdivision ties to the existing 8" line in Sierra Norte II Subdivision at the intersection of Sierra Norte Loop and Gallinas Rd. The outfall for Phase 3 will be to the existing 8" at the intersection of Willow Road and Pine Road.

correct spelling throughout

FIGURE 9: PROPOSED UTILITY PLAN



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VISTA GRANDE SUBDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER UTILITY PLAN

SHEET NUMBER

.

UTILITIES

Electricity

There are two types of electrical lines in the electrical grid. The first type is a transmission line which carries high-voltage electricity at either at 115 or 345 kilovolts from power plants to substations in cities and towns. The second type is a distribution line which is smaller, usually underground, carrying electricity from substations into homes and businesses. Substations play a critical role in the delivery of electricity by decreasing the voltage for delivery to homes and businesses, typically at either 120 or 240 volts.

Natural Gas

Natural gas pipelines that distribute natural gas to residences and businesses are typically run under streets, sidewalks, and sometimes across private property within a utility easement. These smaller distribution lines can be only a few inches below ground due to erosion, landscaping and other activities. In contrast, larger and higher-pressure transmission pipelines that transport gas from suppliers to communities are typically buried four to eight feet below ground and can be affected by activities such as farming, construction and new housing development.

Communications

Hard-line Telephone ServiceQwest Communications is the telephone service provider in Rio Rancho. Qwest also provides DSL (Digital Subscriber Line) Internet service within Rio Rancho. Qwest does not currently have their service lines in GIS—no map was created of their service lines in the planning area.

Cable Television

Cable ONE is the cable television service provider in Rio Rancho.

Internet Service

Internet service is provided by Comcast, Cable One, and smaller providers that deliver high speed internet with speeds up to 1 Gbps. Conventional telephone services are provided by CenturyLink.

Ezee Fiber?

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Implementation and Phasing

The implementation of the Vista Grande Master Plan will occur during future replatting. It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

Construction of infrastructure and transportation improvements will be planned in coordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including detention ponds.

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 12 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into the future will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with phases one completed in 2024. The completion of phase two and beginning stages of Phase 3 occurred in 2025

Phase 1: Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

Phase 2: Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

Phase 3: Rezoning of the land and replatting of existing lots into new layout. Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

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END

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

April 4, 2025

RE: Master Plan, Zone Map Amendment
Case No. 25-400-00001, 25-100-00002
Vista Grande

Dear Property Owner:

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

The applicant, DR Horton, through their agent, Consensus Planning Inc., request approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B. Concurrent with this is a Zone Map Amendment request for approximately 18.49 acres from R-1 Single Family Residential to R-4, Single Family Residential.

The **Governing Body** will consider the request and have the final approval on **Thursday, April 24, 2025** 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 hash marked lines.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Governing Body. This Governing Body 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 **Governing Body meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
Meeting ID: 853 0235 3741 Passcode: 789419 Join via phone: 1-346-248-7799 US

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

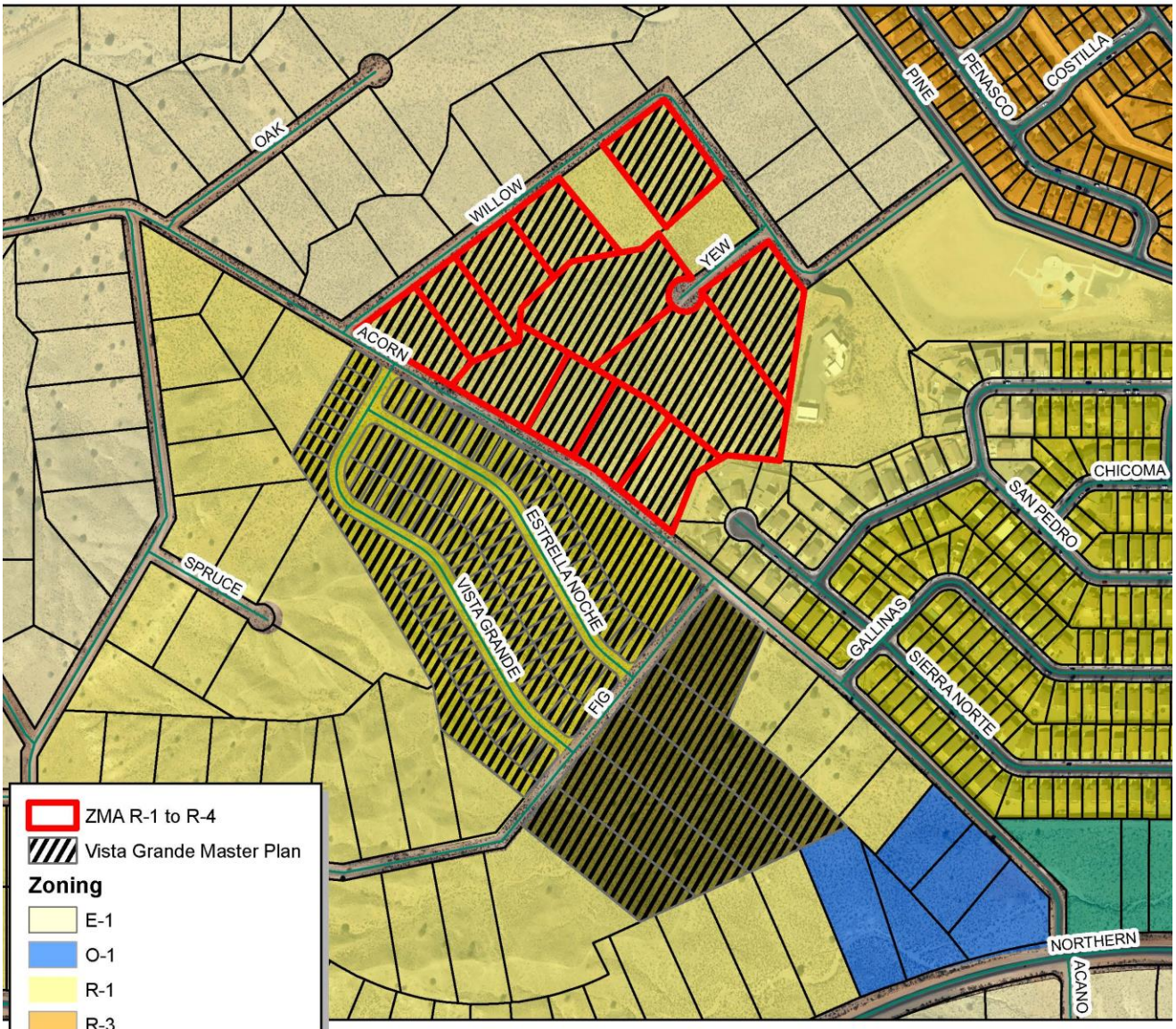
Respectfully,

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

The City of Rio Rancho

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

VISTA GRANDE



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: Michelle Costilla 3/7/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, April 24, 2025:

Zone Map Amendment/
Case #24-100-00015
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3 to SU for NC, R-4, and R-5.

Master Plan Amendment
Case #24-410-00004
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan. The amendment to the Master Plan is to reflect the change of zoning and uses.

Specific Area Plan Amendment
Case #24-410-00005
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and uses.

Zone Map Amendment
Case #25-100-00002
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

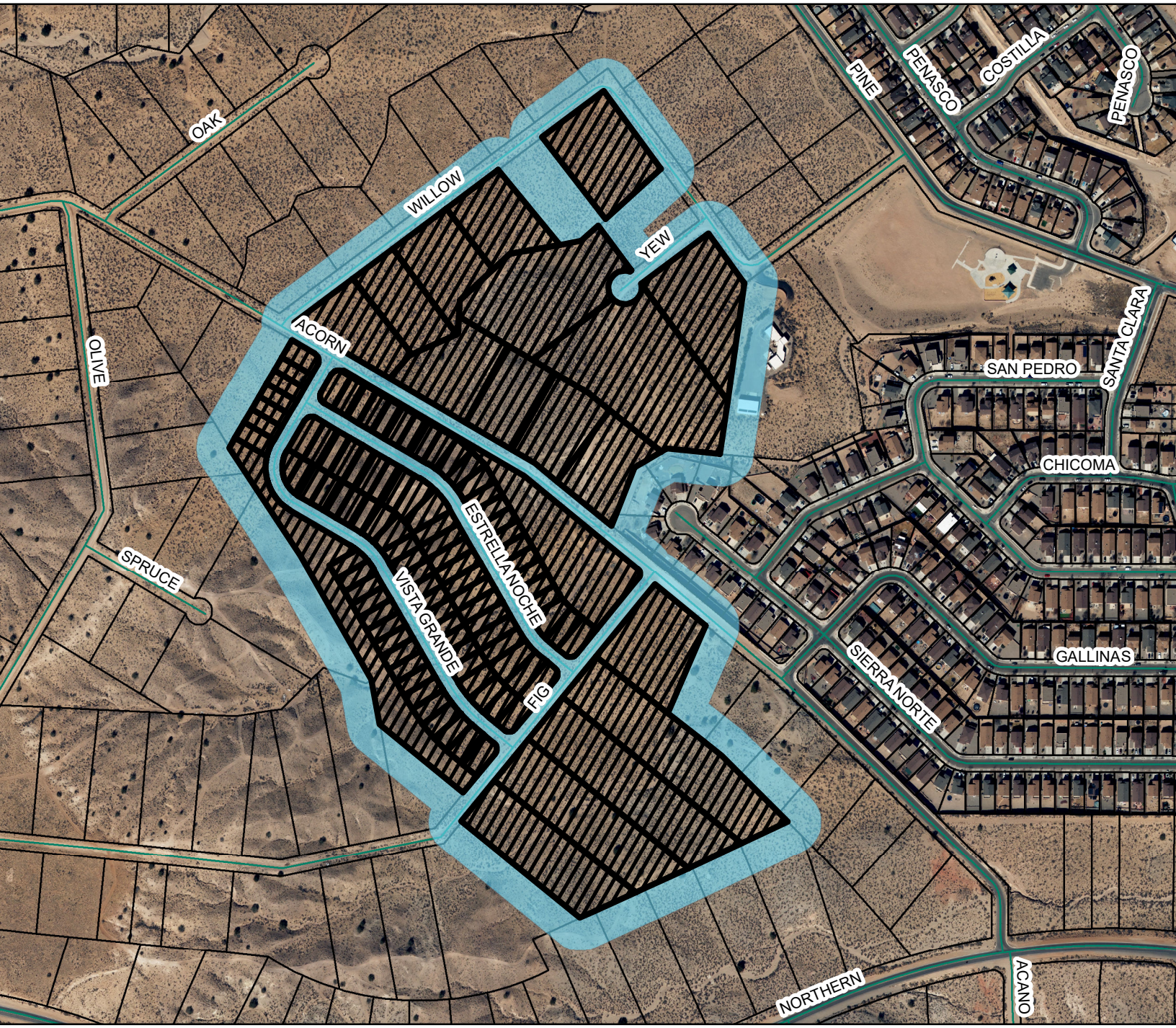
Master Plan
Case #25-400-00001
The applicant, DR Horton, through their agent, Consensus Planning Inc., request approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

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 this item 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: April 9, 2025

VISTA GRANDE



Vista Grande Master Plan

100 ft.

GIS
Moving Spatial
Data Forward

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RioRancho
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.

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Feet

Map created by: Michelle Costilla 3/7/2025

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O11

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Development Services

SUBJECT:
O11, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36, from R-1: Single Family Residential to R-4: Single Family Residential; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36. The subject property is approximately 18.49 acres, located in the northern part of Rio Rancho, adjacent to the Sierra Norte Unit 2 subdivision to the east, and bounded by Acorn Lp. to the south, and Willow Rd. to the west and north.

This area is currently zoned R-1: Single Family Residential per Ordinance No. 22, Enactment No. 95-020. It is within the Northern-Unser Specific Area Plan (SAP), which goals are to guide and manage the physical development within the planning area by prescribing land uses and establishing limited access points. The SAP identifies the area being rezoned as Medium-Density Residential.

At their March 25, 2025 meeting, the Planning and Zoning Board recommended approval of the request by a vote of six (6) for and 0 against.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning and Zoning Board when a change in zoning designation is sought.

The application, presented as an attachment, meets the minimum submittal requirements for the proposed zoning request; conforms.

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

(D)(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

In the justification letter provided as an attachment to this item the applicant states: "The proposed

Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City through the implementation of these zone changes to allow for future development of residential housing and improving public infrastructure in a growing part of the city. This future development within the Vista Grande Master Plan through the implementation of the zone changes will support housing needs and economic development in the north part of the city currently experiencing rapid growth."

The Planning and Zoning Board recommends the Governing Body find that the proposed zone map amendment would be consistent with the health, safety, morals, and general welfare of the City by furthering the goals and polices of the Comprehensive Plan such as Goal L-2: "Encourage consolidation of lots to promote a variety of land uses in a planned manner" and Policy L-1: "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."

(D)(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.

The applicant's justification letter states: "The proposed Zone Map Amendment, if granted, will change the existing R-1 zone to R-4 for the future development of residential housing and the expansion of transportation network, and other public infrastructure in the Vista Grande Master Plan."

The Planning and Zoning Board recommends the Governing Body find the proposed zone map amendment provides stable and desirable land use as the surrounding area continues to develop as single family residential subdivisions (Vista Grande Phases 1 and 2, and Sierra Norte). The proposed zone change will be in alignment with the Northern-Unser Specific Area Plan, and the Vista Grande Master Plan if the item is approved. Staff finds that the Vista Grande Master Plan which would guide development for this zone request, should it be approved, will allow for the proposed zoning to achieve stability of land use and zoning.

(D)(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.

The applicant states in their justification letter: "The proposed Zone Map Amendment is consistent with the City of Rio Rancho Comprehensive Plan. The Comprehensive Plan policy analysis is included in a prior section of this letter. It furthers the goals and policies of the Comprehensive Plan in the following ways: it ensures a land use pattern that Encourages the Comprehensive Plan’s vision of this areas being a Growth node with increasing housing supply, link to neighborhoods as the site is located adjacent to major thoroughfares and a multi-use trail that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho."

The Planning and Zoning Board recommends the Governing Body find the proposed zone map amendment is in alignment with the Comprehensive Plan. The Vista Grande Master Plan, if approved, serves as a framework for guiding the growth of the development by providing details for the land uses, access, circulation, lot layouts, amenities, conceptual drainage, transportation, infrastructure plans and utility needs.

(D)(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 an R-1 or transitional zone on an

antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant's justification letter states: "The existing zoning is inappropriate due to the changed neighborhood or community conditions near the North Hills and Sierra Norte. The public need will be best served by changing the zoning to align with goals and policies of the Comprehensive Plan and support the Affordable Housing Plan to provide housing for various income levels."

While staff does not find that the zoning is necessarily inappropriate as is, the applicant has described some reasons in which this zone change will align with the Comprehensive Plan such as promoting a variety of housing types to meet the needs of all members of the community. The Planning and Zoning Board recommends the Governing Body finds that the request will be advantageous to the community by providing a master planned area that addresses the needs of connectivity, amenities, and infrastructure.

(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 applicant's justification letter states: "The cost of land or other economic considerations are not the determining factor behind this request. The proposed Zone Map Amendment clearly furthers the Comprehensive Plan's goals and policies to develop a master planned community that balances land uses, provides housing, park improvements and amenities in a growing area of the city. These zone changes will allow for development that will support the adjacent neighborhoods and increase the housing supply and economic revenue in the city."

The Planning and Zoning Board recommends the Governing Body find that the cost of land or other economic consideration were not a determining factor for this request, and the provided reasoning for the request is sufficient.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

The applicant's justification letter states: "The proposed Zone Map Amendment will allow the development of new residential housing options in a growing area of the city. The subject site is adjacent to Unser Boulevard, a regional principal arterial road, Northern Boulevard, a community principal arterial road, muti-modal trials, and bike paths that connect through to the surrounding North Hill and Sierra Norte neighborhoods. The proposed zone changes will allow for the development of residential housing, park improvements and amenities in a growing area of the city, and expansion of infrastructure for future development."

The Planning and Zoning Board recommends the Governing Body finds that the proximity to the principal arterial road, Unser Blvd NE, is not being used as the primary factor and justification for the change to zoning, and the requested zoning is not apartment, office, or commercial.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a 'spot zone.' Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable

adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant's justification letter states: "The proposed Zone Map Amendment to change the R-1 zone to the R- 4 zone will not create a temporary spot zone. The subject property is adjacent to R-4 zoning to the south and east surrounded by E-1 to the north and R-1 zoning to the west. The only development that surrounds the subject property currently is the North Hills and Sierra Norte Development, while the rest of the surrounding land is vacant. The purpose of the R-1 zone is to have large one acres lots that cost more to development and less affordable. Smaller size lots with a higher density provide housing options are more affordable and consistent with the City's Comprehensive Plan and a growing area of the City of Rio Rancho."

Staff recommends the that Board finds that the requested zone map amendment would not create a spot zone, as R-4 zoning is found with adjacent properties to the south and within areas of close proximity to the east.

SURROUNDING LAND USE:
Adjacent properties to the south are zoned R-4: Single-Family Residential per Ordinance No. 15, Enactment 18-15. To the east, properties are zoned R-1: Single-Family Residential per Ordinance No. 8, Enactment 02-008 and R-4: Single-Family Residential per Ordinance No. 10, Enactment 13-15 which is the Broadmoor Heights Subdivision. To the north and west, the properties are zoned E-1: Estate Residential per Ordinance No. 22, Enactment 95-020.

NOTIFICATIONS:
Property owners within 100 feet, excluding right of way, were notified by certified mail. A legal advertisement was placed in the April 9, 2025 edition of the Albuquerque Journal. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Provided within this document
DSD Engineering	X	Comments included with Master Plan request
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No adverse comments
Police Department	X	No comments provided
SSCAFCA	X	Comments included with Master Plan request
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No adverse comments

IMPACT:
The Planning and Zoning Board recommends the Governing Body adopt the Zoning Ordinance, subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR APPROVAL:
1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by promoting implementation of the City's Comprehensive Plan and the Northern-Unser Specific Area Plan in approving an R-4 Single Family Residential zoning that will compliment and benefit the growing community, as guided by the pending approval of the Vista Grande Master Plan.
2. The applicant has provided sound justification in a narrative dated February 19, 2025 for the proposed zone change which provides stability of zoning along with providing for adequate compatibility with surrounding zoning and future uses, pending approval of the Vista Grande Master Plan.
3. The cost of the land or other economic considerations is not the main justification for the proposed zone map amendment.
4. The applicant has provided sufficient justification that the zone map amendment request is not solely based on the location of the subject property.
5. The requested zone map amendment integrates with the surrounding zoning and is not a "spot zone."
6. Approval of this request is contingent upon approval of the Vista Grande Master Plan.

If the Governing Body determines that the proposed zone map amendment is not justified, the following findings are recommended for any denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.
2. The applicant has not provided sufficient justification to warrant a zone change from R-1: Single-Family Residential District, to R-4: Single-Family Residential District.

ALTERNATIVES:
1. The Governing Body may approve the zone map amendment request.
2. The Governing Body may deny the zone map amendment request.
3. The Governing Body may modify the request and approve such modifications.
4. The Governing Body may postpone final action on the request and continue the public hearing to request additional information or consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:
The Planning and Zoning Board recommends that the Governing Body adopt the Ordinance.

ATTACHMENT: Ordinance_O11
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Justification
ATTACHMENT: 3.25.25 PZB Meeting Minutes
ATTACHMENT: Zoning, Location
ATTACHMENT: Reproduction of Notices

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS RIO RANCHO ESTATES UNIT 12, BLOCK 85, LOTS 1-4, 6, 8-10, AND 33-36, FROM R-1: SINGLE-FAMILY RESIDENTIAL TO R-4: SINGLE FAMILY RESIDENTIAL; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00002; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Vista Grande Master Plan on April 24, 2025, pursuant to Resolution No.__, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on March 25, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and,

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on April 24, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and,

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

criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

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

Section 1. Rezoning of Property. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 18.49 acres from R-1: Single-Family Residential to R-4: Single-Family Residential on the land legally described as:

> Rio Rancho Estates Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36, as shown on the plat entitled "S.E. PORTION OF UNIT TWELVE RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO," filed in the office of the County Clerk of Sandoval County, New Mexico in Book 1, Page 57A.

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

a. The properties identified in Section 1A, above, are subject to all requirements of the R-4: Single-Family Residential District as set forth in R.O. 2003 Section 154.11 (as of the effective date of this ordinance or as subsequently amended).
b. The properties identified in Section 1A, above, are subject to all land use and development standards and regulations per the Vista Grande Master Plan.

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

Section 4. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 24th DAY OF APRIL, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: DR Horton		Phone: (505) 798-7608
Address:8440 Wyoming Boulevard NE		E-Mail: FXGarcia@drhorton.com
City: Albuquerque	State: New Mexico	Zip: 87113
Proprietary Interest: Owner of majority of lots in planning area	List Owners: Hoech Real Estate Corporation	
Deed or Ownership Verification Provided: (Initials) N/a	Letter of Authorization Provided: (Initials)	
Agent Name: Consensus Planning, Inc.		Phone:(505) 764-9801
Address:302 Eight Street		E-Mail: CP@consensusplanning.com
City: Albuquerque	State: New Mexico	ZIP Code: 87102

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

Development of Vista Grande Master Plan and Zone Map Amendment request to change from R-1 to R-4.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 12	Block(s):85, 88, 89	See attached
Existing Zoning: R-1	Proposed Zoning: R-4	
No. of existing lots:114	No. of proposed lots:194	Total area of site (acres) 78.73

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier	Applicant: DR Horton	Agent: Consensus Planning
Signature:		Date: 02/17/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
25-400-00001		

APPLICATION ACCEPTED BY: Michelle Costilla **DATE:** 2/21/25

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

RE: Agent Authorization Letter – City of Rio Rancho – Vista Grande Subdivision Unit 3 (being a replat of lots 1 thru 10 and 33 thru 36 in block 85, unit 12, Rio Rancho Estates)

Please find this letter as Authorization for the action of Master Plan, Zoning Map Amendment, Preliminary Plat, Subdivision Plan Approval and all subsequent Platting and subdividing, and site approvals of – Vista Grande Subdivision Unit 3 (being a replat of lots 1 thru 10 and 33 thru 36 in block 85, unit 12, Rio Rancho Estates).

These actions will be represented by the following entities:

Consensus Planning, and their designated representatives Jim Strozier, Michael Wright or other designated members of Consensus Planning.

Isaacson & Arfman, Inc. and their designated representatives Justin Simenson, Fred Arfman or other designated members of Isaacson and Arfman, Inc.

Feel free to contact me if you have any questions or concerns.
Respectfully,

Hoech Real Estate Corporation (Owner)

By: Donald D Hoech

Donald Hoech
President

DR Horton (Applicant)

By:

Xavier Garcia
Xavier Garcia
Land Development Project Manager

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

February 19, 2025

Mr. Fred Radosevich, Chair
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: **Request for Master Plan and Zone Map Amendment**

Dear Chair Radosevich,

The purpose of this letter is to provide justification for a Master Plan and Zone Map Amendment to the Vista Grande Master Plan.

The boundary area will consist of 70.02 acres of parcels acreage and including ROW the total area is 78.73 acres. Additionally, this request is to rezone within the Vista Grande Master Plan from R-1: Single-Family Residential to R-4: Single-Family. The request will allow for the development of future housing, public facilities, and infrastructure expansions in a rapidly growing part of the city.

The legal description of the parcels that are proposed for the Vista Grande Master Plan are shown in Appendix A and the Zone Map Amendment request are as shown in Appendix B.

SITE HISTORY

The Vista Grande Master Plan area is within the Northern-Unser Specific Area Plan encompasses an area of approximately 1,472 acres and is bounded by Idalia Road, Abrazo Road, 10th Street, 8th Street, Pine Road, 23rd Avenue, and the east edge of the Los Montoyas Arroyo. This area encompasses parts of Units 11, 12, 13 and various subdivisions. Northern Boulevard and Unser Boulevard, the two major roads within the planning area, intersect in the southeast region of the planning area. Northern Boulevard is the principal north-south boundary between Units 11 and 12, within the planning area. Unser Boulevard is the principal east-west boundary between Unit 13 and Units 11 and 12, within the planning area.

The Northern-Unser Specific Area Plan is comprised of large, undeveloped lots currently zoned E-1 Estate Residential. The largest existing development within the planning area is the North Hills subdivision which makes up the majority the northern area, north of Pine Road.

In 2021, DR Horton acquired raw land from Hoech Real Estate Corp to develop 92 single-family lots (Phase 1). During the development of these lots, we meet with Mr. Hoech about the possibility of purchasing an adjacent set of parcels (Phase 2). After successfully developing and selling homes in Phase 1, we felt confident in our decision to proceed with Phase 2 development.

With only 45 lots in the Phase 2 development, DR Horton reached out to Mr. Hoech for additional nearby parcels close to Phases 1 and 2. As we begin the entitlement process for Phase 3, we also plan to start building homes in Phase 2. The Vista Grande subdivisions have been well-received by homeowners.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

On May 9, 2024, a DRC meeting was held to discuss a zoning map amendment and consolidation of lots. The City of Rio Rancho requested a Master Plan be created to identity proposed land uses, layout and conceptual drainage.

VISTA GRANDE MASTER PLAN

On January 15, 2025, the City of Rio Rancho Development Review Committee (DRC) met to discuss the Vista Grande Master Plan, a Zoning Map Amendment, and improvements to Sierra Horte Park.

PLANNING CONTEXT

The site is currently zoned for R-1 residential. The site must be rezoned to R-4 to reach the density of 89 lots (4.2 du/ac) as shown in the layout. These tracts are intended to be private HOA-maintained tracts.

The site slopes from the south at elevation of 5615 to the north at an elevation of 5530. There is an existing drainage easement along the east property line that conveys flows from the south to the Sierra Norte Park which also functions as a stormwater pond.

Infrastructure for Vista Grande Phase 1 subdivision to the south has been installed and homes are currently under construction. Vista Grande Phase 1 diverted historic flow from the south and there are currently no offsite flows impacting the site.

The layout allows for significant slope transitions along the south and north sides of the proposed lots with ponding along Willow Road at the north of the site. The schematic grading study utilizes 5% roadway slopes along lot frontages and 8% roadway slope at the north end of the site. Some retaining walls are anticipated along the perimeter of the development. Side yard retaining walls will likely be required where roadway slopes are 5% along the lot frontages.

Storm drains will convey the developed flows from the site along Willow Rd to the Sierra Norte park. Improvements to Sierra Norte park pond the may be required with this development.

TABLE 1: SURROUNDING ZONING AND LAND USE

Direction	Zoning	Land Use
North	E-1: Estimate Residential R-3 Single-Family Housing SU-Special Use	Vacant Single-Family Housing Single-Family Housing
South	E-1: Estimate Residential R-1 Single-Family Housing	Vacant Vacant
East	E-1: Estimate Residential	Vacant
West	R-3 Single-Family Housing SU: Special Use O-1: Office	Single-Family Housing Vacant Vacant

THE REQUESTS

The request is seeking approval for Vista Grande Master Plan that includes proposed zoning and land uses, transportation plan, conceptual drainage, project theming, and utility plans. The existing 114 parcels totaling approximately 70.02 acres will become Vista Grande Master Plan with a total boundary of 78.73 acres. Vista Grande Master Plan Master Plan will be constructed in three phases. Phase One will have 92 Lots, Phase Two 45 Lots, and Phase Three will have 57 lots for a total of 194 homes (see Figure 1).



Figure 1 – Vista Grande Master Plan with Three Phases

The Zone Map Amendment request is seeking approval to change the Phase Three current R-1: Single-Family Residential to R-4: Single-Family Residential less two holdout lots on the north boundary. The approval of the Zone Map Amendment will allow for the implementation of the development specified in Vista Grande Master Plan.

Parcels	Acreage
Lot 1	1.1
Lot 2	1.03
Lot 3	1.19
Lot 4	1.13
Lot 6	1.59
Lot 8	2.56
Lot 9	3.54
Lot 10	1.80
Lot 33	1.14
Lot 34	1.12
Lot 35	1.00
Lot 36	1.29
Total	18.49

CONSENSUS PLANNING

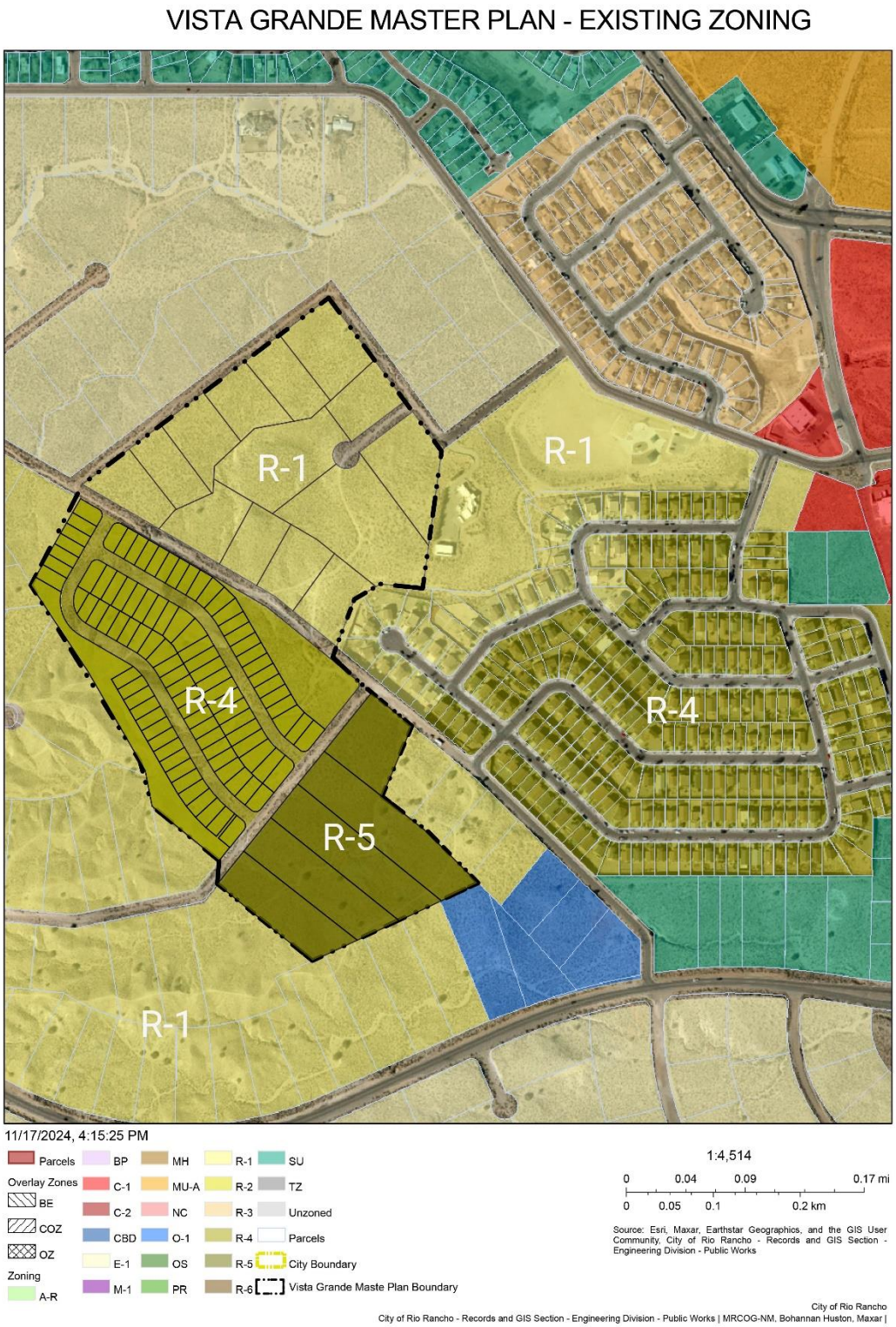

Figure 2 - Existing Zoning

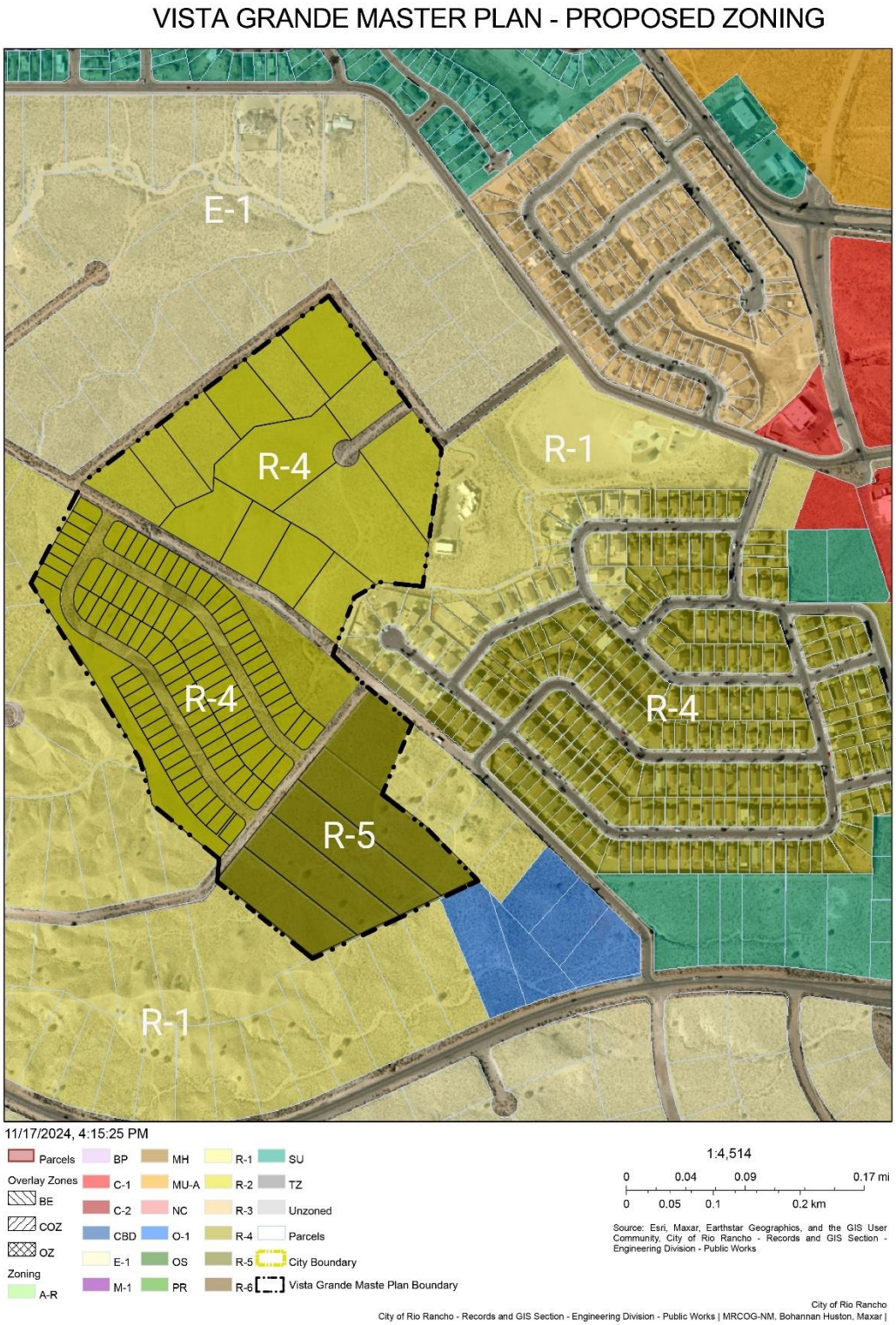

Figure 3 – Master Plan Proposed Zoning, non-DR Horton ownership will need to apply for Zone Map Amendment separately.

The Master Plan will support additional growth in this area of Rio Rancho, which is located adjacent to the North Hills and Sierra Norte Communities with convenient access to Northern Boulevard and Unser Boulevard. The Master Plan and Zone Map Amendment will allow for the planning and implementation of infrastructure funding and replating of the antiquated lots. The Master Plan proposes integrating naturalized arroyos, trails, and water quality ponds to enhance aesthetics. The master plan focus heavily on open space, trails, and pocket parks connecting between residential neighborhoods.

RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the request for a Master Plan t and Zone Map Amendment to the property aligns with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.
Applicant Response: *The adopted Vista Grande Master plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by* removing the R-1 zone and replacing it with R-4.

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution
Applicant Response: *These requests will meet federal, state, regional, and local water quality standards through corradiated, long-term strategies through the implementation of an approved master drainage plan as part of the Vista Grande Master Plan. The master drainage plan will ensure that all future development meets water requirements and water quality standards.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
POLICY L-1: 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.
Applicant Response: *These requests encourage the master planning of developments that establish a community character because the Master Plan will enhance the design standards of the community, lay out proposed zoning to support residential, commercial, and education development, and adopt a drainage master plan for the area. The master plan will ensure that all future development meets all water quality requirements and develops storm water infrastructure for the existing arroyos. The amendment will also update theming for the master plan development, transportation plans, and trail system.*

GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.

GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
POLICY PH-7: Support residential developments with appropriate amenities for families with children.
Applicant Response: *These requests support residential development with appropriate amenities for families with children because the Zone Map Amendment with implement single-family zoning that will be appropriate for the future development of a school. The Master Plan will include an proposed land use map to show where future locations of residential and school development will be and how there will be an expansion of transportation network to support families with children's lifestyles.*

GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.
Applicant Response: *The Master Plan supports a balanced transportation system that provides access to a variety of transportation options by including a transportation plan in the Master Plan to meet future development. The master plan includes the development of residential roads throughout the proposed neighborhoods, a continuation of the existing sidewalks, and develop a connection of paths throughout the area to support all modes of transportation.*

GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
POLICYPF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.
Applicant Response: *These requests will provide a broad range of services and public facilities that meet the needs of current and future City residents by incorporating a Vista Grande Master Plan. The master plan will incorporate drainage and sewer infrastructure that is suitable for all development within the planned area. There will also be streets, sidewalks, and multi-use path within the planned area that are supported by the SSCAFCA Quality of Life Plan and will support the quality of life for all future residents.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
GOAL UD 3: Create street patterns with development that fosters human interaction.
GOAL UD-7: Create subdivision linkages to open space recreational facilities.
POLICY UD-1: Identify specific areas within the city where growth should be focused.
POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.
Applicant Response: *The Vista Grande Master Plan created and supports a growth area and provides a framework for future public infrastructure in one of the rapidly growing*

areas of the City of Rio Rancho. The Zone Map Amendment and Master Plan will create the opportunity to meet housing needs in the city, create a new school for the growing population, and expand public infrastructure to support new development. These requests is also an opportunity for the Vista Grande Master Plan to meet the current zoning standards set by the City of Rio Rancho. The current R-1 zone is not a zone that supports affordable housing development therefore, the proposed zoning will allow for development to occur with correct density and access to transportation.

GOAL EDP-3: Enhance the tax base.
Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system
Applicant Response: *These requests will enhance the tax base because the Zone Map Amendment for the R-4 zone will bring residential development, however this residential development is adjacent to Northern Boulevard and Unser Boulevard which provides access and links to surrounding communities were economic development, jobs and needed services can be obtained. The Master Plan also provides needed growth to an area with existing underutilized infrastructure and facilities.*

ZONE MAP AMENDMENT POLICY COMPLIANCE
(D) The following policies for deciding zone map change applications pursuant to the City Zone Code are:

1. A proposed zone change must be found to be consistent with health, safety, morals, and general welfare of the City.

Applicant Response: *The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City through the implementation of these zone changes to allow for future development of residential housing and improving public infrastructure in a growing part of the city. This future development within the Vista Grande Master Plan through the implementation of the zone changes will support housing needs and economic development in the north part of the city currently experiencing rapid growth.*

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.

Applicant Response: *The proposed Zone Map Amendment, if granted, will change the existing R-1 zone to R-4 for the future development of residential housing and the expansion of transportation network, and other public infrastructure in the Vista Grande Master Plan.*

3. A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto include privately developed area plans which have been adopted by the City.

Applicant Response: *The proposed Zone Map Amendment is consistent with the City of Rio Rancho Comprehensive Plan. The Comprehensive Plan policy analysis is included in a prior section of this letter. It furthers the goals and policies of the Comprehensive Plan in the*

following ways: it ensures a land use pattern that Encourages the Comprehensive Plan's vision of this areas being a Growth node with increasing housing supply, link to neighborhoods as the site is located adjacent to major thoroughfares and a multi-use trail that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho.

4. The applicant must demonstrate 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 patter was created, 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.

Applicant Response: *The existing zoning is inappropriate due to the changed neighborhood or community conditions near the North Hills and Sierra Norte. The public need will be best served by changing the zoning to align with goals and policies of the Comprehensive Plan and support the Affordable Housing Plan to provide housing for various income levels.*

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant Response: *The cost of land or other economic considerations are not the determining factor behind this request. The proposed Zone Map Amendment clearly furthers the Comprehensive Plan's goals and policies to develop a master planned community that balances land uses, provides housing, park improvements and amendities in a growing area of the city. These zone changes will allow for development that will support the adjacent neighborhoods and increase the housing supply and economic revenue in the city.*

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Applicant Response: *The proposed Zone Map Amendment will allow the development of new residential housing options in a growing area of the city. The subject site is adjacent to Unser Boulevard, a regional principal arterial road, Northern Boulevard, a community principal arterial road, muti-modal trials, and bike paths that connect through to the surrounding North Hill and Sierra Norte neighborhoods. The proposed zone changes will allow for the development of residential housing, park improvements and amenities in a growing area of the city, and expansion of infrastructure for future development.*

(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 will function as a transition between adjacent zones; because the site is not suitable for the use allowed in any adjacent zone due to topography, 7 | Page traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: *The proposed Zone Map Amendment to change the R-1 zone to the R-4 zone will not create a temporary spot zone. The subject property is adjacent to R-4 zoning to the south and east surrounded by E-1 to the north and R-1 zoning to the west. The only development that surrounds the subject property currently is the North Hills and Sierra Norte Development, while the rest of the surrounding land is vacant. The purpose of the R-1 zone is to have large one acres lots that cost more to development and less affordable. Smaller size lots with a higher density provide housing options are more affordable and consistent with the City's Comprehensive Plan and a growing area of the City of Rio Rancho..*

CONCLUSION

The Vista Grande Master Plan is an important next step for this part of Rio Rancho. On behalf of DR Horton, we respectfully request the Planning and Zoning Board approve this request to update the Master Plan for the subject area and implement zoning that helps realize the goals and visions of the Master Plan. Thank you for your consideration.

Sincerely,

James K. Strozier, FAICP
Principal

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

RE: Agent Authorization Letter – City of Rio Rancho – Vista Grande Subdivision Unit 3 (being a replat of lots 1 thru 10 and 33 thru 36 in block 85, unit 12, Rio Rancho Estates)

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Isaacson & Arfman, Inc. and their designated representatives Justin Simenson, Fred Arfman or other designated members of Isaacson and Arfman, Inc.

Feel free to contact me if you have any questions or concerns.
Respectfully,

Hoech Real Estate Corporation (Owner)

By: Donald D Hoech

Donald Hoech
President

DR Horton (Applicant)

By:

Xavier Garcia
Xavier Garcia
Land Development Project Manager

Appendix A: ista rande Master Plan Parcel ist

PropertyNa	Tr	Block	Lot	Acres
RR ESTATES UNIT 12	1			3.151072
RR ESTATES UNIT 12	2			3.106381
RR ESTATES UNIT 12	3	4		0.113208
RR ESTATES UNIT 12		1	1	0.212854
RR ESTATES UNIT 12		1	2	0.163132
RR ESTATES UNIT 12		1	3	0.163132
RR ESTATES UNIT 12		1	4	0.163131
RR ESTATES UNIT 12		1	5	0.163131
RR ESTATES UNIT 12		1	6	0.163131
RR ESTATES UNIT 12		1	7	0.203113
RR ESTATES UNIT 12		2	1	0.199555
RR ESTATES UNIT 12		2	2	0.170917
RR ESTATES UNIT 12		2	3	0.170916
RR ESTATES UNIT 12		2	4	0.170917
RR ESTATES UNIT 12		2	5	0.170916
RR ESTATES UNIT 12		2	6	0.170916
RR ESTATES UNIT 12		2	7	0.170916
RR ESTATES UNIT 12		2	8	0.170915
RR ESTATES UNIT 12		2	9	0.184654
VISTA GRANDE		2	10	0.191752
VISTA GRANDE		2	11	0.194115
VISTA GRANDE		2	12	0.195166
VISTA GRANDE		2	13	0.169429
VISTA GRANDE		2	14	0.170929
VISTA GRANDE		2	15	0.170929
VISTA GRANDE		2	16	0.170929
VISTA GRANDE		2	17	0.170928
VISTA GRANDE		2	18	0.170927
VISTA GRANDE		2	19	0.170927
VISTA GRANDE		2	20	0.170927
VISTA GRANDE		2	21	0.170926
VISTA GRANDE		2	22	0.243195
VISTA GRANDE		2	23	0.186299
VISTA GRANDE		2	24	0.226518
VISTA GRANDE		3	1	0.23268
VISTA GRANDE		3	2	0.194244
VISTA GRANDE		3	3	0.194242
VISTA GRANDE		3	4	0.194246
VISTA GRANDE		3	5	0.194269
VISTA GRANDE		3	6	0.194241
VISTA GRANDE		3	7	0.19448
VISTA GRANDE		3	8	0.194003
VISTA GRANDE		3	9	0.260982
VISTA GRANDE		3	10	0.282256
VISTA GRANDE		3	11	0.206667
VISTA GRANDE		3	12	0.206664

VISTA GRANDE		3	13	0.206664
VISTA GRANDE		3	14	0.206662
VISTA GRANDE		3	15	0.206662
VISTA GRANDE		3	16	0.206662
VISTA GRANDE		3	17	0.206661
VISTA GRANDE		3	18	0.206661
VISTA GRANDE		3	19	0.211578
VISTA GRANDE		3	20	0.220537
VISTA GRANDE		3	21	0.274946
VISTA GRANDE		3	22	0.237938
VISTA GRANDE		3	23	0.256758
VISTA GRANDE		4	1	0.15521
VISTA GRANDE		4	2	0.163145
VISTA GRANDE		4	3	0.163164
VISTA GRANDE		4	4	0.163132
VISTA GRANDE		4	5	0.163163
VISTA GRANDE		4	6	0.173048
VISTA GRANDE		4	7	0.190421
VISTA GRANDE		4	8	0.214919
VISTA GRANDE		4	9	0.16432
VISTA GRANDE		4	10	0.163155
VISTA GRANDE		4	11	0.163155
VISTA GRANDE		4	12	0.163155
VISTA GRANDE		4	13	0.163154
VISTA GRANDE		4	14	0.163154
VISTA GRANDE		4	15	0.163153
VISTA GRANDE		4	16	0.163153
VISTA GRANDE		4	17	0.163149
VISTA GRANDE		4	18	0.172659
VISTA GRANDE		4	19	0.192556
VISTA GRANDE		4	20	0.192747
VISTA GRANDE		4	21	0.174949
VISTA GRANDE		4	22	0.197617
VISTA GRANDE		5	1	0.158139
VISTA GRANDE		5	2	0.169821
VISTA GRANDE		5	3	0.170912
VISTA GRANDE		5	4	0.170911
VISTA GRANDE		5	5	0.170911
VISTA GRANDE		5	6	0.170911
VISTA GRANDE		5	7	0.17091
VISTA GRANDE		5	8	0.17091
VISTA GRANDE		5	9	0.17091
VISTA GRANDE		5	10	0.170909
VISTA GRANDE		5	11	0.178431
VISTA GRANDE		5	12	0.188108
VISTA GRANDE		5	13	0.190547
VISTA GRANDE		5	14	0.189324

VISTA GRANDE		5	15	0.182074
VISTA GRANDE		5	16	0.206809
VISTA GRANDE		85	1	1.639505
VISTA GRANDE		85	2	1.545885
VISTA GRANDE		85	3	1.787387
VISTA GRANDE		85	4	1.701841
VISTA GRANDE		85	5	1.723566
VISTA GRANDE		85	6	2.377743
VISTA GRANDE		85	7	1.568953
VISTA GRANDE		85	8	3.845245
VISTA GRANDE		85	9	5.32643
VISTA GRANDE		85	10	2.705771
VISTA GRANDE		85	33	1.705483
VISTA GRANDE		85	34	1.670361
VISTA GRANDE		85	35	1.494395
VISTA GRANDE		85	36	1.926729
VISTA GRANDE		88	9	2.811676
VISTA GRANDE		88	10	3.187627
VISTA GRANDE		88	11	3.635467
VISTA GRANDE		88	12	4.030753
VISTA GRANDE		88	13	2.281583
				70.53072

Appendix B: Zone Map Amendment Parcels

Sub	Block	Lot	Owner_List	Edited_dat
RIO RANCHO ESTATES	85	1	HOECH REAL ESTATE CORPORATION	1.10
RIO RANCHO ESTATES	85	2	HOECH REAL ESTATE CORPORATION	1.03
RIO RANCHO ESTATES	85	3	HOECH REAL ESTATE CORPORATION	1.19
RIO RANCHO ESTATES	85	4	HOECH REAL ESTATE CORPORATION	1.13
RIO RANCHO ESTATES	85	6	HOECH REAL ESTATE CORPORATION	1.58
RIO RANCHO ESTATES	85	8	HOECH REAL ESTATE CORPORATION PROFIT SHARING PLAN	2.56
RIO RANCHO ESTATES	85	9	HOECH REAL ESTATE CORPORATION PROFIT SHARING PLAN	3.54
RIO RANCHO ESTATES	85	10	HOECH REAL ESTATE CORPORATION PROFIT SHARING PLAN	1.80
RIO RANCHO ESTATES	85	33	HOECH REAL ESTATE CORPORATION	1.14
RIO RANCHO ESTATES	85	34	HOECH REAL ESTATE CORPORATION	1.12
RIO RANCHO ESTATES	85	35	HOECH REAL ESTATE CORPORATION	1.00
RIO RANCHO ESTATES	85	36	HOECH REAL ESTATE CORPORATION PROFIT SHARING PLAN	1.29
				18.48

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MARCH 25, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) March 11, 2025 Planning and Zoning Board Meeting Minutes

Lisa Hardisty moved to approve the Consent Calendar. Seconded by Scottie Richards.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, FNA, LLC requested approval of a vacation of right-of-way (ROW) for Isabel Road SE.

Staff member, Tamarah Martinez presented the item, recommending approval with findings, and stood for questions.

Robert Gabaldon moved to approve Item #2. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

3) The applicant, Devon Amos, requested approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd SE.

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

Applicant, Devon Amos stood for questions.

Commissioner Hardisty commented on the increasing number of storage facilities being built within the immediate area.

Kevin Kofchur moved to approve Item #3. Seconded by Scottie Richardson.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

4) The applicant, DR Horton, through their agent, Consensus Planning Inc., requested approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Staff member, Michelle Costilla presented items #4 and #5 concurrently, recommending approval to the Governing Body with findings and conditions, and stood for questions.

Agent Michael Wright had no additional comments considering they provided a detailed justification letter

Scottie Richardson moved to approve Item #4. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

5) The applicant, DR Horton, through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36.

Staff member, Michelle Costilla and agent, Michael Wright had no further questions and stood for questions.

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

6) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of an amendment to the Lomas Negras Specific Area Plan.

Staff member, Liz Ruiz Carlos presented items #6, #7 and #8 concurrently, recommending approval of the specific area plan amendment, zone map amendment and master plan amendment, to the Governing Body subject to findings and conditions, and stood for questions.

Agent Charlene Johnson presented extensively on the item and stood for questions.

Commissioner Kofchur liked the concept and asked about advertisement for commercial tenants and access regarding streets. Agent Charlene Johnson answered his question regarding advertising and corridor traffic.

Chairman Radosevich also expressed favorably of the concept and having commercial options for the neighborhood.

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

7) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of a Master Plan Amendment to the Stonegate Master Plan.

Staff member, Liz Ruiz Carlos and agent Charlene Johnson had no further comments.

Lisa Hardisty moved to approve Item #7. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

8) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment for the properties legally described as Stonegate, Tracts 3 and 5; to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses.

Staff member, Liz Ruiz Carlos and agent Charlene Johnson had no further comments.

Robert Gabaldon moved to approve Item #8. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

9) The applicant, Tampico Development, LLC, requested approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan and the City of Rio Rancho Comprehensive Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plan. The proposed amendments to the La Barranca Specific Area Plan and the Comprehensive Plan are to update the Land Use Maps.

Staff member, Ben Isaacs presented items #9 and #10 concurrently, recommending denial to the Governing Body, and stood for questions.

Applicant, Scooter Haynes presented extensively on the items and stood for questions.

The following members of the public spoke against the item:
- Megan Betts
- Joshua David

Commissioner Gabaldon's question regarding number of acres available for a possible commercial retention was answered as approximately 17 acres by applicant, Scooter Haynes. He further clarified that portion was not part of the recommended changes.

Commissioner Hankins and Commissioner Kofchur asked if it was the buffer area and if the applicant was amenable to a mixed-use area. Mr. Haynes affirmed it was a buffer and a mixed-use area was considered, but ultimately a market-driven decision was made.

There was discussion between Commissioner Hardisty and Mr. Haynes regarding compromises to get an approval, but Mr. Haynes stated a Master Plan would be overly burdensome and expensive.

Commissioner Richardson stated his desire to see more information on the commercial space in relation to the proposed residential plans to which Mr. Haynes replied he had no control over that space.

There was discussion on how to move forward after Mr. Haynes requested time to present more information at a later date. Amy Rincon, Development Services Director explained the options available, and the steps involved. Chairman Radosevich's questions regarding public comments and time to review additional documentation was clarified by Ms. Rincon. She stated public comments would have to be reopened and the issue of additional documents not submitted originally with the application would have to be deferred to the City Clerk. More dialogue transpired in the decision to move forward with a vote instead of postponing.

Robert Gabaldon moved to approve Item #9. Seconded by Kevin Kofchur.
The motion failed by a vote of **0 FOR** and **6 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

10) The applicant, Tampico Development, LLC, requested approval of a Zone Map Amendment of approximately 26.1689 acres from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, for the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B.

Staff member, Ben Isaacs had no further comments.

Applicant, Scooter Haynes commented the justification letter demonstrated the zone map amendment was appropriate and the goals of the city were met and stood for any questions.

Member of the public, Joshua David spoke against the item.

Commissioner Hardisty stated her previous comments applied to both items.

Robert Gabaldon moved to approve Item #10 as presented. Seconded by Scottie Richardson.
The motion failed by a vote of **0 FOR** and **6 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

11) The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requested approval of the Orchard Park Master Plan.

Staff member, Tim Dvorak presented the item and on the applicant's request, recommended postponing the item indefinitely.

Andrea Hankins moved to postpone Item #11. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Commissioner Gabaldon commended staff for doing a great job and providing access to a lot of information.

Chairman Radosevich reiterated Commissioner Gabaldon's commendation of staff and supposed the lack of questions is due to the information being well thought out and described in the packets.

PUBLIC FORUM

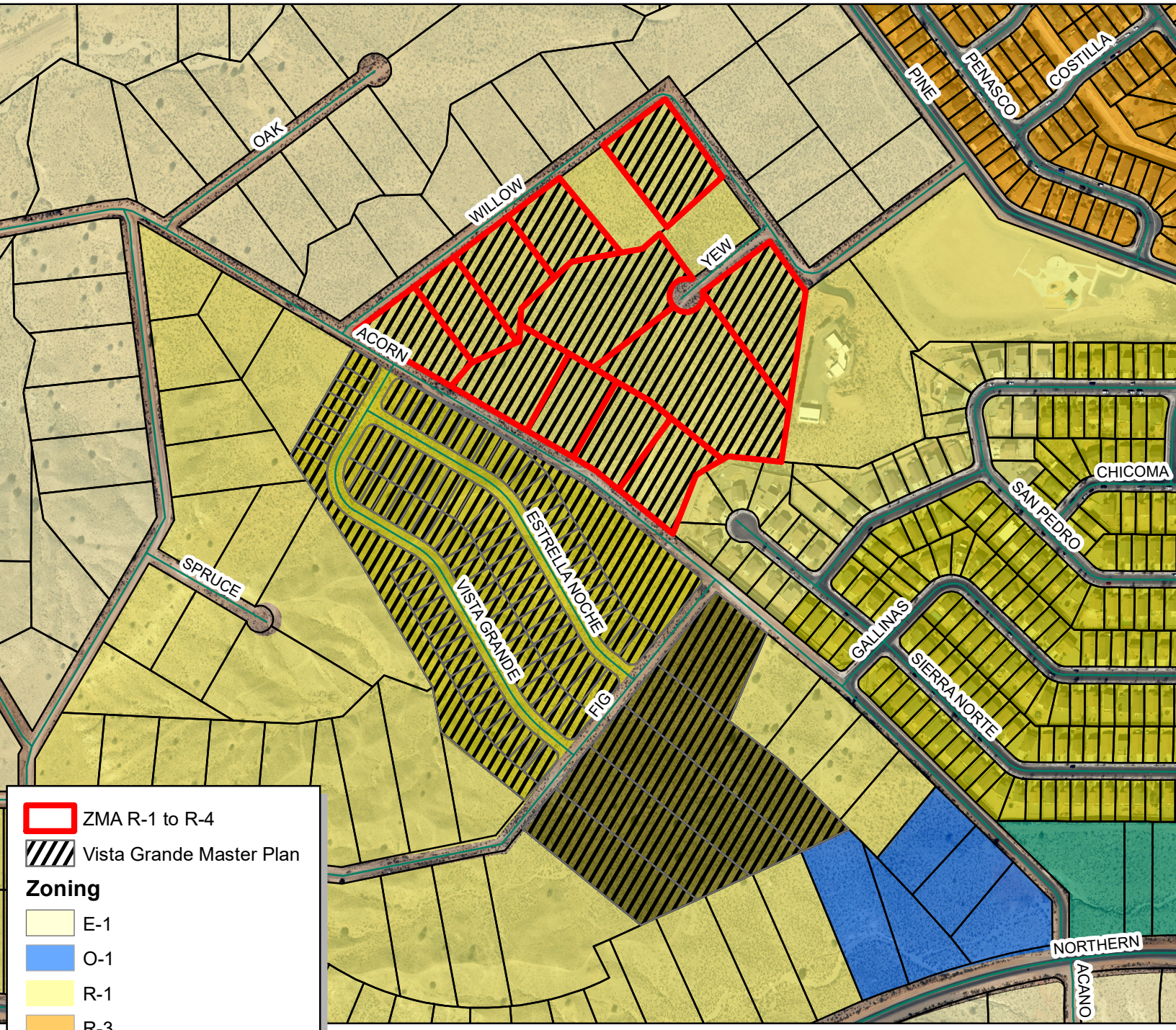
ADJOURNMENT

Lisa Hardisty moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Radosevich adjourned the meeting at 7:19 PM.

APPROVED THIS 8th DAY OF APRIL 2025.

Fred Radosevich, Chairman

VISTA GRANDE



ZMA R-1 to R-4

Vista Grande Master Plan

Zoning

- E-1
- O-1
- R-1
- R-3
- R-4
- R-5
- SU

GIS
Moving Spatial Data Forward

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Rio Rancho
City of Vision

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0 370 740 1,480
Feet

Map created by: Michelle Costilla 3/7/2025

The City of Rio Rancho

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

April 4, 2025

RE: Master Plan, Zone Map Amendment
Case No. 25-400-00001, 25-100-00002
Vista Grande

Dear Property Owner:

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

The applicant, DR Horton, through their agent, Consensus Planning Inc., request approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B. Concurrent with this is a Zone Map Amendment request for approximately 18.49 acres from R-1 Single Family Residential to R-4, Single Family Residential.

The **Governing Body** will consider the request and have the final approval on **Thursday, April 24, 2025** 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 hash marked lines.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Governing Body. This Governing Body 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 **Governing Body meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
Meeting ID: 853 0235 3741 Passcode: 789419 Join via phone: 1-346-248-7799 US

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

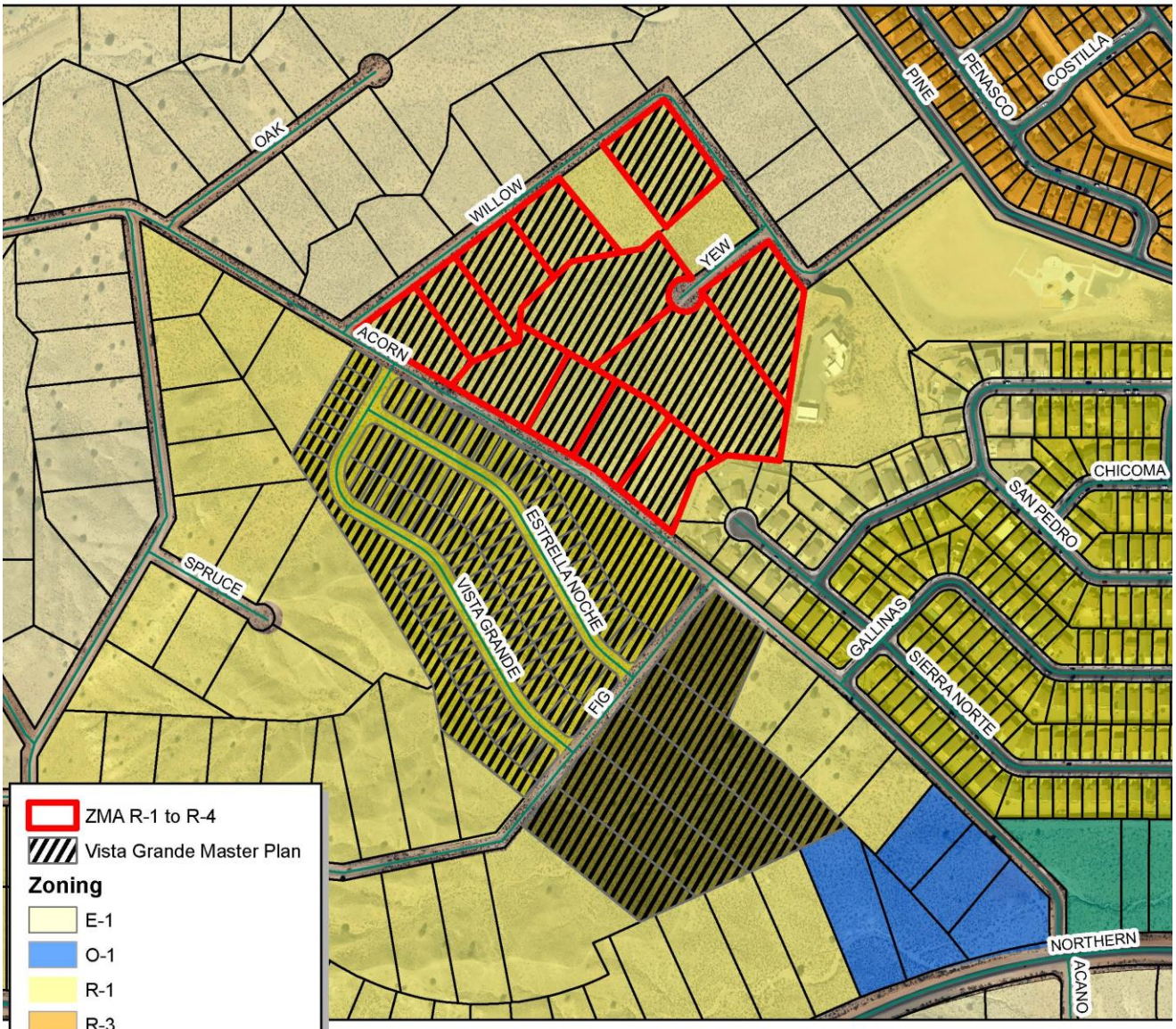
Respectfully,

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

The City of Rio Rancho

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

VISTA GRANDE



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Map created by: Michelle Costilla 3/7/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, April 24, 2025:

Zone Map Amendment/
Case #24-100-00015
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3 to SU for NC, R-4, and R-5.

Master Plan Amendment
Case #24-410-00004
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan. The amendment to the Master Plan is to reflect the change of zoning and uses.

Specific Area Plan Amendment
Case #24-410-00005
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and uses.

Zone Map Amendment
Case #25-100-00002
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

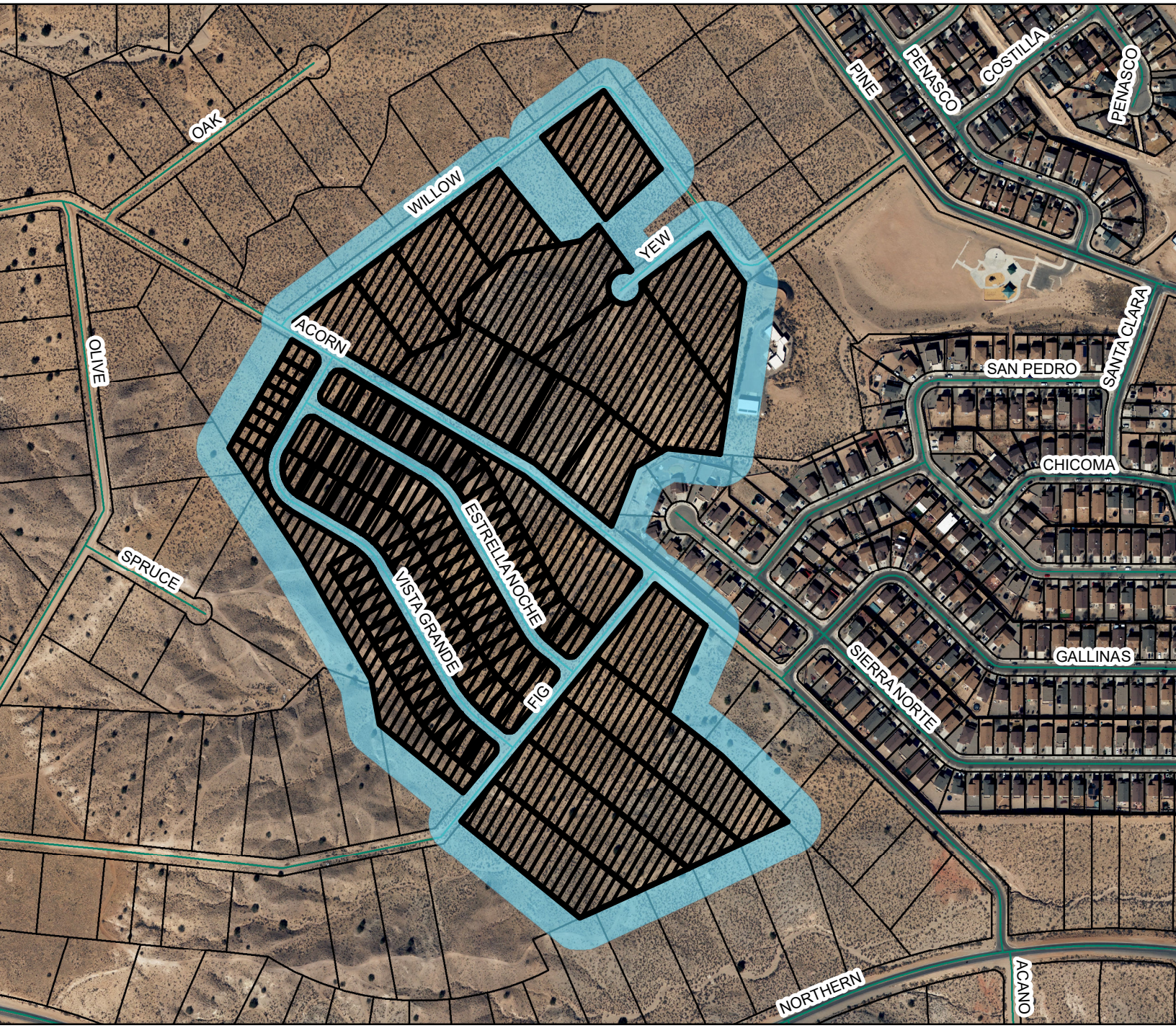
Master Plan
Case #25-400-00001
The applicant, DR Horton, through their agent, Consensus Planning Inc., request approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

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 this item 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: April 9, 2025

VISTA GRANDE



Vista Grande Master Plan

100 ft.

GIS
Moving Spatial
Data Forward

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RioRancho
City of Vision

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0 370 740 1,480

Feet

Map created by: Michelle Costilla 3/7/2025

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R43

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Development Services

SUBJECT:
R43, Resolution Amending the Lomas Negras Specific Area Plan to Update the Land Use Map (Exhibit 13) and the Future Land Use Table (Exhibit 12)

BACKGROUND AND ANALYSIS:
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan to change the Land Use Map and Future Land Use Table. A proposed Zone Map Amendment to change the zoning for the properties legally described as Stonegate, Tracts 3 and 5, from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses, is being heard concurrently under case #24-100-00015. An amendment to the Stonegate Master Plan, case #24-410-00004, is also being heard concurrently.

This proposed Specific Area Plan Amendment is to update the Land Use Map (Exhibit 13) and Exhibit 12: Future Land Use Table, in the Lomas Negras Specific Area Plan (LNSAP); to allow for compliance with the proposed Zone Map Amendment. The amendment requests the proposed Land Use be amended from "Medium Density Residential" to Mixed Use, as well as to update the Future Land Use Table and Map.

The properties total 27.7748 acres and the area is bounded by Edinburgh St NE (a residential road) to the east, and Stonegate Phases 2 and 3 to the south. The LNSAP was adopted June 25, 2008 under Resolution No. 56, Enactment No. 08-51; amended on July 8, 2009, pursuant to Resolution No. 75 Enactment 09-74; and again on February 23, 2011, pursuant to Resolution No. 15 Enactment 11-17.

Updates to the LNSAP Land Use Map were made under Resolution No. 54, Enactment No. 21-53, Resolution No. 69, Enactment No. 21-068, Resolution No. 123, Enactment No. 23-124, and Resolution No. 34, Enactment No. 24-033. The updated Land Use Map for the LNSAP is attached, as well as the updated Land Use Table.

The Planning and Zoning Board reviewed this item at their March 25, 2025 meeting and recommended the Governing Body adopt the resolution by a vote of six (6) For and 0 Against.

REVIEW CRITERIA:
The City's Comprehensive Plan states that "the City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body." The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan.

Staff has used the list as the guiding policy on whether the amendments fit with Specific Area Plans in general.

The applicant states: “The SU Zone meets several goals of the Lomas Negras Specific Area Plan including providing a mix of uses that are pedestrian oriented along a refined urban streetscape for Leeds Castle. The SU zone encourages mixed-uses and pedestrian-oriented design by incorporating higher density-residential and neighborhood commercial into Stonegate Village, which is currently zoned R-3 allowing only residential permissively. Stonegate Village’s primary corridor is Leeds Castle Avenue, which connects Edinburgh Drive to the east and Stonegate Drive to the west. Leeds Castle Avenue is proposed for maximum walkability with landscape buffers, wide sidewalks, narrow setbacks, and street landscaping. It will create a small neighborhood-scale activity center within the Stonegate Master Plan to develop mixed-uses and a pedestrian-oriented “main street” type of development."

The Planning and Zoning Board recommends the Governing Body find that the proposed amendment to the Land Use Map in the LNSAP meets the intent, Goals and Objectives of the Specific Area Plan by enabling a variety of housing, accomplishing the Land Use goal of the LNSAP to, "develop land use categories which allow for choice of a variety of zoning districts and which mitigate impacts on surrounding uses through design standards." The request allows for a diversity of housing with the introduction of R-3 and R-6 zoning, in an area that is otherwise dominated by R-1, R-2, and R-4 zoning.

The Planning and Zoning Board recommends the Governing Body find that the proposed amendment also accomplishes Goal PH-3 of the Comprehensive Plan: "Promote a variety of housing types to meet the needs of all members of the community." The proposed amendment also furthers goals and policies of the Land Use Element of the City Comprehensive Plan, particularly Goal-L1: "Encourage mixed uses - retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads."

The Planning and Zoning Board recommends the Governing Body approve the request to amend the Land Use Map and Future Land Use Table of the Lomas Negras Specific Area Plan, as the request conforms with and furthers the goals, policies, and objectives of the Lomas Negras Specific Area Plan and City Comprehensive Plan.

SITE ANALYSIS: The Lomas Negras Specific Area Plan was adopted June 25, 2008 under Resolution No. 56, Enactment No. 08-51; amended on July 8, 2009, pursuant to Resolution No. 75 Enactment 09-74; February 23, 2011, pursuant to Resolution No. 15 Enactment 11-17, May 27, 2021 pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021 pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023 pursuant to Resolution No. 123, Enactment No. 23-124, and on April 25, 2024, pursuant to Resolution No. 34, Enactment No. 24-033.

The plan encompasses an area of 981 acres located in Unit 13, containing the Mirador del Sol, High Range 1-6, Tierra del Oro, Tierra del Norte, Solcito, Melon Ridge, Stonegate, and Scottish Isle Master Plan areas. It is bounded by Montezuma Blvd NE on the north, Loma Colorado Blvd NE on the east, Montoyas Arroyo on the west, and Idalia Rd NE on the south. The subject property is bounded by Edinburgh St NE (a residential road) to the east, and Stonegate Phases 2 and 3 to the south.

LAND USE: The subject property being amended in the Specific Area Plan currently has a "Medium Density" land use in the Lomas Negras Specific Area Plan (Exhibit 13), and a "Low/Medium Density Residential" Land Use in the Generalized Land Use Map, Map L-2 in the City Comprehensive Plan. The proposed amendment would update the Specific Area Plan to reflect a Mixed Use land use and the GLUM, Map L-2, to the "High Density Residential" and "Commercial (Neighborhood,

Community), Mixed-Use, Office" land uses.

GRADING AND DRAINAGE: No proposed changes.
CIRCULATION: No proposed changes.
PHASING AND FINANCING: No proposed changes.
DESIGN STANDARDS: No proposed changes.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan Amendment requests. A legal advertisement was placed in the April 9, 2025 edition of the Albuquerque Journal. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: See item #24-410-00004 for staff comments.

IMPACT:

The Planning and Zoning Board recommends the Governing Body approve the updated request for a Master Plan Amendment, subject to the following findings below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for an amendment to the Lomas Negras Specific Area Plan.
2. The applicant has the authority to make an application to request an amendment to the Lomas Negras Specific Area Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present view was given.

SPECIFIC FINDINGS OF FACT AND CONDITONS FOR APPROVAL:
1. The change of Land Use from Medium Density Residential to Mixed Use does not adversely affect the goals and objectives of the Lomas Negras Specific Area Plan.
2. The change of Land Use to Mixed Use will be consistent with the goals and policies of the Comprehensive Plan.

ALTERNATIVES:

1. The Governing Body may approve the request.
2. The Governing Body may deny the request.
3. The Governing Body may modify the request and approve such modifications.
4. The Governing Body may postpone final action on the request and continue the public hearing to request additional information or consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommends the Governing Body adopt the Resolution.

ATTACHMENT: Resolution_R43
ATTACHMENT: Application
ATTACHMENT: 3.25.25 PZB Meeting Minutes
ATTACHMENT: Justification
ATTACHMENT: Location Zoning
ATTACHMENT: Exhibit A - Proposed Land Use Amendment
ATTACHMENT: Reproduction of Notices

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AMENDING THE LOMAS NEGRAS SPECIFIC AREA PLAN TO UPDATE THE LAND USE MAP (EXHIBIT 13) AND THE FUTURE LAND USE TABLE (EXHIBIT 12)

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA, 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific areas within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Lomas Negras Specific Area Plan on June 25, 2008, under Resolution No. 56, Enactment No. 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No.75 Enactment 09-74; February 23, 2011, pursuant to Resolution No. 15 Enactment No. 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; and October 12, 2023, pursuant to Resolution No. 123, Enactment No. 23-124; and Resolution No. 34, Enactment No. 24-033;

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Lomas Negras Specific Area Plan at their meeting held on March 25, 2025, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 24-410-00005) to the Lomas Negras Specific Area Plan at their meeting held on April 24, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the Lomas Negras Specific Area Plan as shown as Exhibit A to this Resolution.

Section 2. Effective Date: This Resolution shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

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: Coal Bank, Ltd.		Phone: 505 764-9801
Address: PO Box 1443		E-Mail: athornton@rayleehomes.com
City: Corrales	State: NM	Zip: 87048
Proprietary Interest: Property owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) CJ	

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 Eighth Street, NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Zone Map Amendment from R-3 to Special Use (SU), Stonegate Master Plan Amendment,

and Lomas Negras Specific Area Plan Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Stonegate	Block(s):	Lot(s): Tracts 3, 4, 5, 6, 7, 2A-1, 1-A
Existing Zoning: R-3	Proposed Zoning: Special Use (SU)	
No. of existing lots: 8	No. of proposed lots: N/A	Total area of site (acres) 34 acres +/-

ACKNOWLEDGEMENT

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

Print Name: Charlene Johnson, AICP	Applicant: Coal Bank Holdings	Agent: Consensus Planning, Inc.
Signature:		Date: December 6, 2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Coal Bank Holdings Ltd.

June 29, 2023

Development Services Department
City of Rio Rancho
3200 Civic Plaza Circle NE
Rio Rancho, New Mexico 87144

Re: Tracts 3 and 5 Stonegate Subdivision

To whom it may concern:

As owner of the subject property, I hereby authorize Consensus Planning, Inc. to act as the agent for Coal Bank, Ltd. Regarding any entitlements related to the property that encompasses portions of Tracts 3 and 5 Stonegate located within the approved Stonegate Master Plan. This approval covers all applications and meetings related to required amendments to the Zoning Map, Specific Area Plan, Master Plan, and site plans with City staff, Planning and Zoning Board, Development Review Committee, and Governing Body.

Please contact me if you have any questions or require any additional information.

Sincerely,



Adam Thornton, President
Coal Bank Holdings Ltd.
C/O: C. Adam Thornton - President
PO Box 1443
Corrales, NM 87048

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MARCH 25, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) March 11, 2025 Planning and Zoning Board Meeting Minutes

Lisa Hardisty moved to approve the Consent Calendar. Seconded by Scottie Richards.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, FNA, LLC requested approval of a vacation of right-of-way (ROW) for Isabel Road SE.

Staff member, Tamarah Martinez presented the item, recommending approval with findings, and stood for questions.

Robert Gabaldon moved to approve Item #2. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

3) The applicant, Devon Amos, requested approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd SE.

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

Applicant, Devon Amos stood for questions.

Commissioner Hardisty commented on the increasing number of storage facilities being built within the immediate area.

Kevin Kofchur moved to approve Item #3. Seconded by Scottie Richardson.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

4) The applicant, DR Horton, through their agent, Consensus Planning Inc., requested approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Staff member, Michelle Costilla presented items #4 and #5 concurrently, recommending approval to the Governing Body with findings and conditions, and stood for questions.

Agent Michael Wright had no additional comments considering they provided a detailed justification letter

Scottie Richardson moved to approve Item #4. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

5) The applicant, DR Horton, through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36.

Staff member, Michelle Costilla and agent, Michael Wright had no further questions and stood for questions.

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

6) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of an amendment to the Lomas Negras Specific Area Plan.

Staff member, Liz Ruiz Carlos presented items #6, #7 and #8 concurrently, recommending approval of the specific area plan amendment, zone map amendment and master plan amendment, to the Governing Body subject to findings and conditions, and stood for questions.

Agent Charlene Johnson presented extensively on the item and stood for questions.

Commissioner Kofchur liked the concept and asked about advertisement for commercial tenants and access regarding streets. Agent Charlene Johnson answered his question regarding advertising and corridor traffic.

Chairman Radosevich also expressed favorably of the concept and having commercial options for the neighborhood.

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

7) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of a Master Plan Amendment to the Stonegate Master Plan.

Staff member, Liz Ruiz Carlos and agent Charlene Johnson had no further comments.

Lisa Hardisty moved to approve Item #7. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

8) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment for the properties legally described as Stonegate, Tracts 3 and 5; to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses.

Staff member, Liz Ruiz Carlos and agent Charlene Johnson had no further comments.

Robert Gabaldon moved to approve Item #8. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

9) The applicant, Tampico Development, LLC, requested approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan and the City of Rio Rancho Comprehensive Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plan. The proposed amendments to the La Barranca Specific Area Plan and the Comprehensive Plan are to update the Land Use Maps.

Staff member, Ben Isaacs presented items #9 and #10 concurrently, recommending denial to the Governing Body, and stood for questions.

Applicant, Scooter Haynes presented extensively on the items and stood for questions.

The following members of the public spoke against the item:
- Megan Betts
- Joshua David

Commissioner Gabaldon's question regarding number of acres available for a possible commercial retention was answered as approximately 17 acres by applicant, Scooter Haynes. He further clarified that portion was not part of the recommended changes.

Commissioner Hankins and Commissioner Kofchur asked if it was the buffer area and if the applicant was amenable to a mixed-use area. Mr. Haynes affirmed it was a buffer and a mixed-use area was considered, but ultimately a market-driven decision was made.

There was discussion between Commissioner Hardisty and Mr. Haynes regarding compromises to get an approval, but Mr. Haynes stated a Master Plan would be overly burdensome and expensive.

Commissioner Richardson stated his desire to see more information on the commercial space in relation to the proposed residential plans to which Mr. Haynes replied he had no control over that space.

There was discussion on how to move forward after Mr. Haynes requested time to present more information at a later date. Amy Rincon, Development Services Director explained the options available, and the steps involved. Chairman Radosevich's questions regarding public comments and time to review additional documentation was clarified by Ms. Rincon. She stated public comments would have to be reopened and the issue of additional documents not submitted originally with the application would have to be deferred to the City Clerk. More dialogue transpired in the decision to move forward with a vote instead of postponing.

Robert Gabaldon moved to approve Item #9. Seconded by Kevin Kofchur.
The motion failed by a vote of **0 FOR** and **6 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

10) The applicant, Tampico Development, LLC, requested approval of a Zone Map Amendment of approximately 26.1689 acres from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, for the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B.

Staff member, Ben Isaacs had no further comments.

Applicant, Scooter Haynes commented the justification letter demonstrated the zone map amendment was appropriate and the goals of the city were met and stood for any questions.

Member of the public, Joshua David spoke against the item.

Commissioner Hardisty stated her previous comments applied to both items.

Robert Gabaldon moved to approve Item #10 as presented. Seconded by Scottie Richardson.
The motion failed by a vote of **0 FOR** and **6 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

11) The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requested approval of the Orchard Park Master Plan.

Staff member, Tim Dvorak presented the item and on the applicant's request, recommended postponing the item indefinitely.

Andrea Hankins moved to postpone Item #11. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Commissioner Gabaldon commended staff for doing a great job and providing access to a lot of information.

Chairman Radosevich reiterated Commissioner Gabaldon's commendation of staff and supposed the lack of questions is due to the information being well thought out and described in the packets.

PUBLIC FORUM

ADJOURNMENT

Lisa Hardisty moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Radosevich adjourned the meeting at 7:19 PM.

APPROVED THIS 8th DAY OF APRIL 2025.

Fred Radosevich, Chairman

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

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

March 7, 2025

Fred Radosevich, Chair
Rio Rancho Planning and Zoning Board
Rio Rancho City Hall
3200 Civic Center Circle, 87144

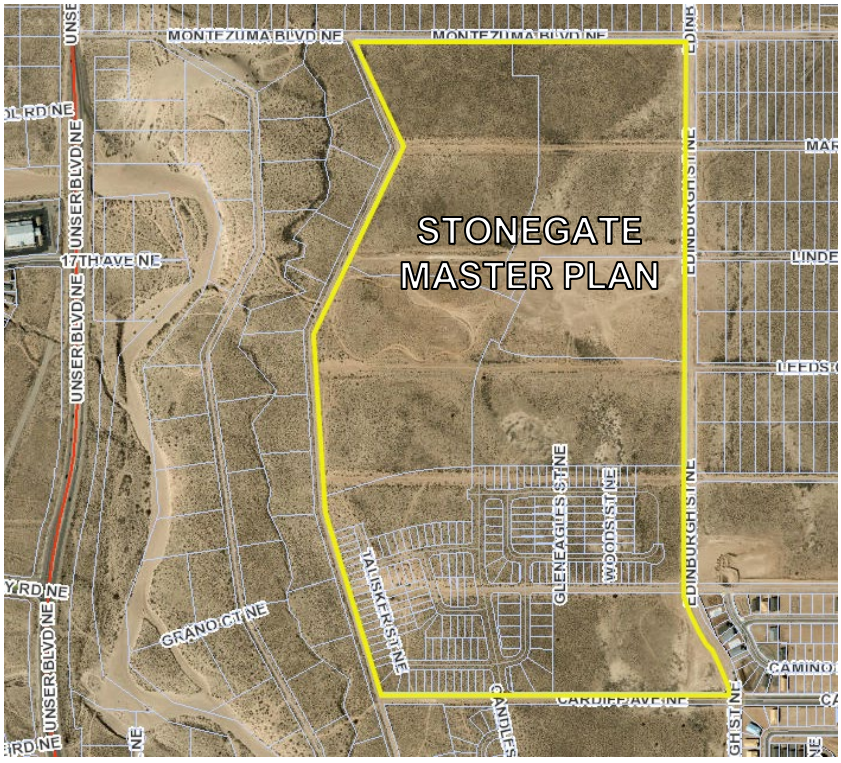
RE: Stonegate Zone Map Amendment, Amendment to Stonegate Master Plan, and Amendment to Lomas Negras Specific Area Plan

Dear Mr. Radosevich,

The purpose of this letter is to request three items related to the Stonegate Master Plan as follows:

- Zone Map Amendment from R-3 to Special-Use (SU) for R-3 Mixed Residential (12.9 acres), R-6 Multi-family Residential (8.2 acres), and Neighborhood Commercial (2.2 acres)
- Amendment to the Stonegate Master Plan to reflect the change of zoning and proposed multi-family, townhomes, and neighborhood commercial uses; and
- Amendment to the Lomas Negras Specific Area Plan.

The current configuration and zoning of the Stonegate Master Plan was approved through *Ordinance Number 10-100-00008* on February 23, 2011. Most of the Stonegate Master Plan is platted as bulk tracts, that are legally described as *Stonegate Tracts 1-A, 2A-1, 3, 4, 5, 6, and 7*. Tracts At the southwest corner of Stonegate are currently under construction as single-family homes for Phase 1 and 2.



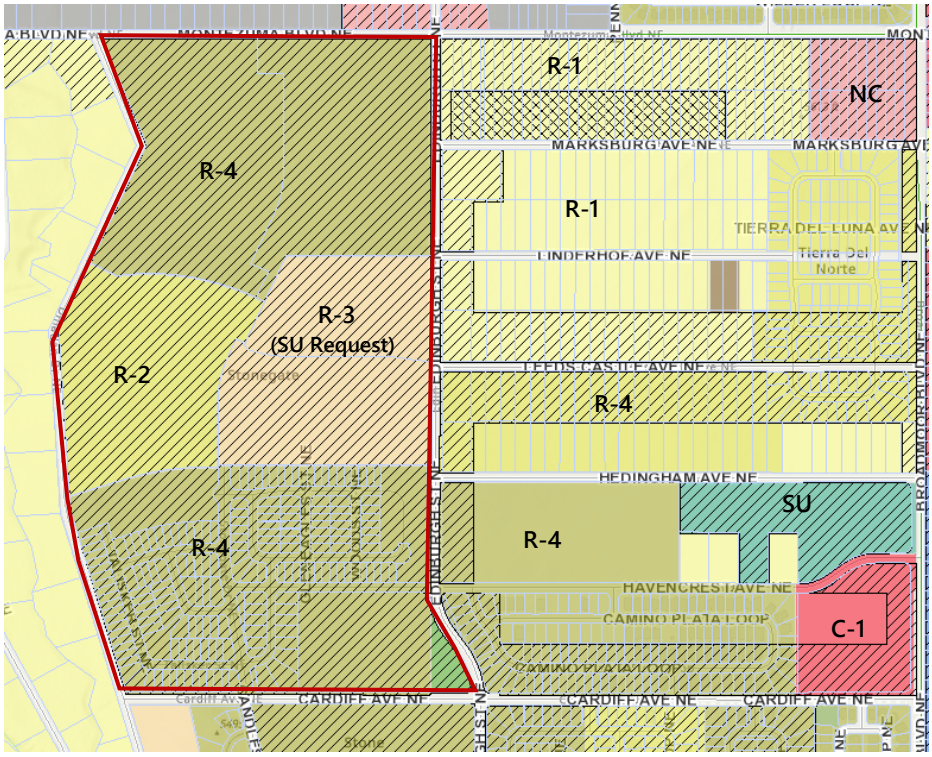
Stonegate Master Plan Aerial.

PLANNING CONTEXT

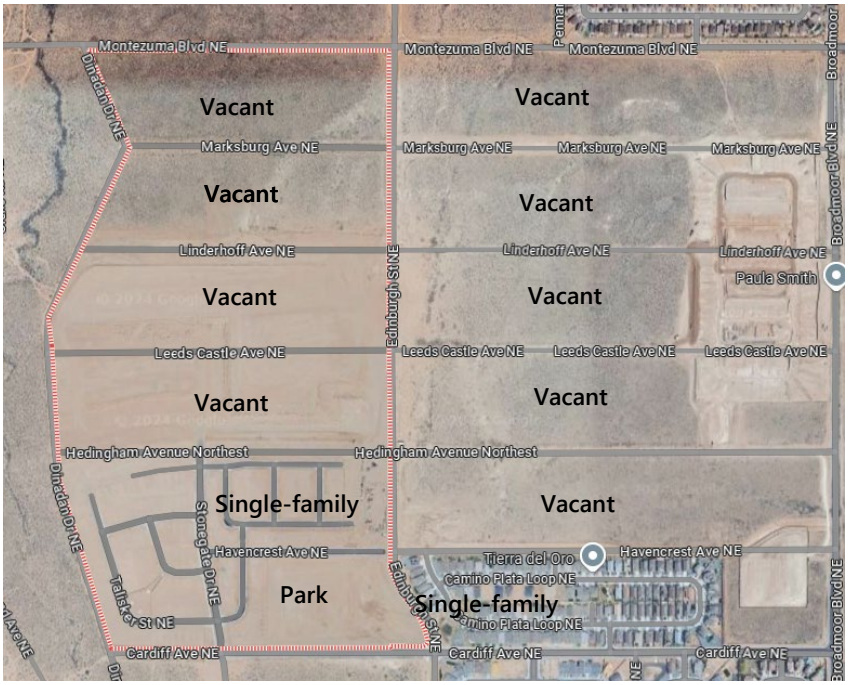
Stonegate Master Plan is located on the northwest side of Rio Rancho west of Edinburgh Street between Cardiff Avenue and Montezuma Boulevard. The master plan area is approximately 149.7 acres. Stonegate is mostly vacant except for the single-family development currently under construction in Phases 1 and 2. Subdivisions adjacent to Stonegate include Stone Mountain, Tierra del Oro, and Tierra del Norte. Each are in various stages of development.

Zoning and Land Use

The Stonegate Master Plan is currently zoned R-4, R-2, and R-3. Surrounding zoning includes R-4, R-1, SU, NC, and C-1 (*see Surrounding Zoning exhibit*). A Corridor Overlay Zone (*Ordinance No. 57)* encompasses Stonegate and surrounding corridors. The COZ provides requirements for design standards within the COZ. Stonegate and surrounding properties are primarily vacant. As mentioned above, there are some areas that are platted and ready for development but are in various stages.



Surrounding Zoning

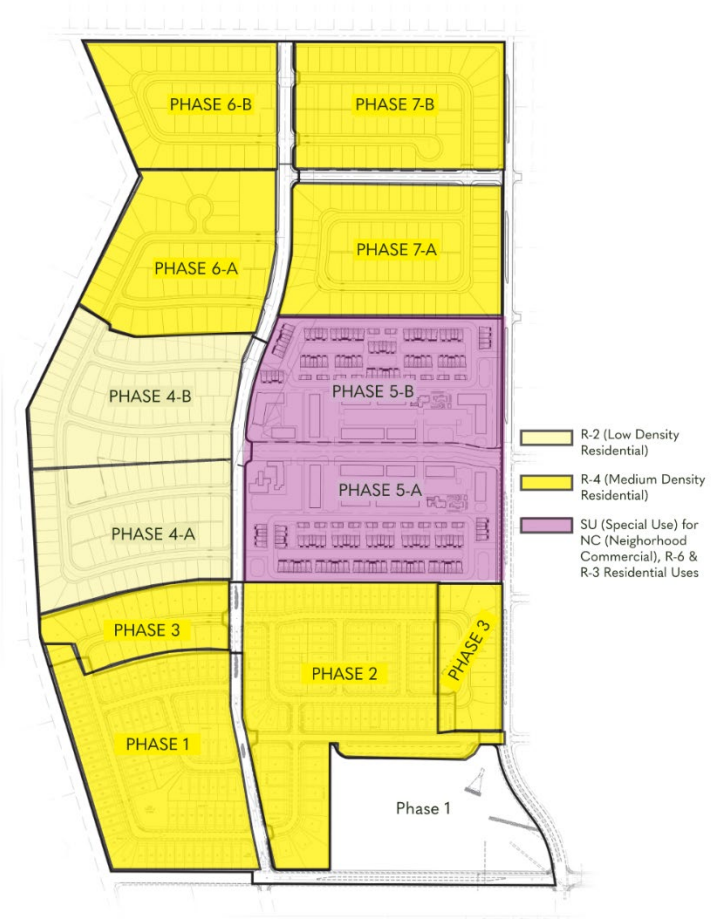


Surrounding Land Use

REQUEST

Zone Map Amendment

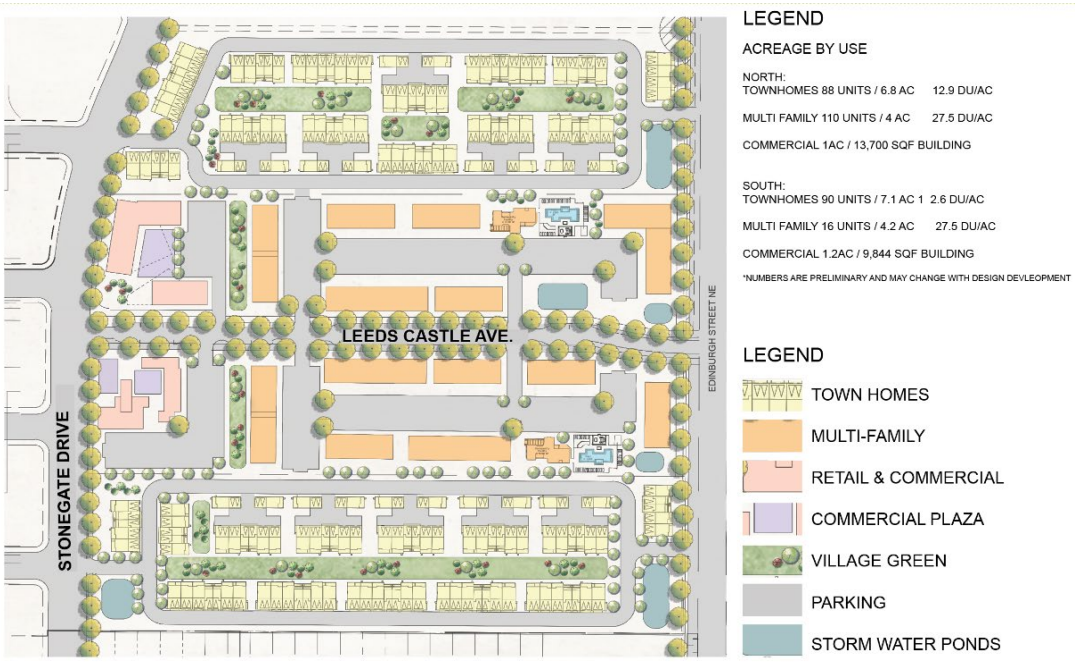
The SU zone area will be called Stonegate Village and includes portions of the tracts legally described as *Stonegate Village Tracts 3 and Tract 5*. The area is located to the west of Edinburgh Street and is bisected by the future Leeds Castle Avenue. The zone change from R-3 to SU is designed to create a unique mixed-use development and will include multi-family/mixed-use along Leeds Castle Avenue and townhouse and village greens to the north and south of the multi-family. To the west of the residential area adjacent to Stonegate Drive will be neighborhood commercial to accommodate small shops, cafés, and office uses. The intent of Stonegate Village is to create an urban high-density environment that



accommodates a variety of residential styles and neighborhood commercial prioritizing walkability and active streetscapes. The Proposed Zoning Graphic shows the area proposed for SU zoning in pink and the existing zoning in the Stonegate Master Plan area which will remain unchanged.

Stonegate Maser Plan Amendment

The Stonegate Master Plan amendment updates the previous Stonegate Master Plan to the current conditions of Stonegate related to drainage and transportation. It also includes Design Guidelines for the Stonegate Village SU Zone. The Design Guidelines are based on the City's Residential-Mixed (R-3), Residential Multi-family (R-6), and Neighborhood Commercial (NC) zones tailored to the unique design anticipated for Stonegate Village. The goal of these amendments is to create a focal point and sense of place for the Master Plan that provides for higher densities, a walkable urban street with unique gathering spaces.



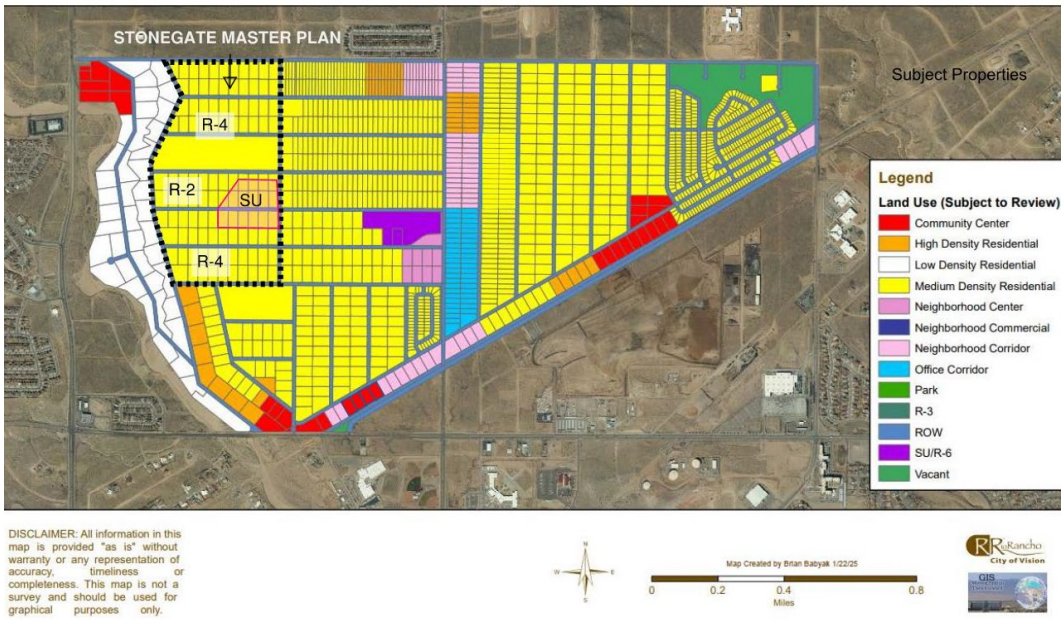
Stonegate Village Design

Lomas Negras Area Plan Amendment

The SU Zone meets several goals of the Lomas Negras Specific Area Plan including providing a mix of uses that are pedestrian oriented along a refined urban streetscape for Leeds Castle. The Lomas Negras Area Plan amendment below shows a change of zoning on the subject property and reclassifying the land use as mixed-use.

CONSENSUS PLANNING

LOMAS NEGRAS AREA LAND-USE EXHIBIT



ZONE MAP AMENDMENT POLICY COMPLIANCE

The following is an analysis of the compliance with city-adopted regulatory documents.

(1) *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.*

Applicant Response: This request aligns with the City's focus on promoting the health, safety, and overall well-being of its residents. It aims to improve residents' quality of life by creating more densely populated residential areas and neighborhood commercial spaces that are easily accessible by walking or biking from their homes. By fostering a walkable urban environment, the proposal seeks to reduce the amount of vehicle travel within the community, promoting physical activity and a healthier lifestyle. This reduction in vehicle travel can significantly contribute to the city's sustainability objectives outlined in the Comprehensive Plan, particularly in terms of lowering carbon emissions. Overall, this request reflects the City's dedication to prioritizing the health, safety, and welfare of its residents.

The language in the SU ordinance ensures that Stonegate Village will be a high-quality semi-urban neighborhood development that promotes the general welfare of Rio Rancho residents. Stonegate Village will provide a unique higher-density housing option that is missing from this area of Rio Rancho and is desirable to buyers and renters. Neighborhood commercial will provide jobs, promote entrepreneurship, community gathering spaces, and support sustainable commercial development in this growing part 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.*

Applicant Response: The entire Stonegate Master Plan area is approximately 149.7-acres in size with only medium and low-density residential land uses designated as permissive. The lack of commercial and higher density residential zoning creates an unbalanced system where the community cannot support itself and instead must rely on personal vehicles or other modes of transport to meet their daily needs. The City of Rio Rancho has been working diligently to create plans that help to address historical and current issues related to unstable development patterns largely caused by antiquated platting. One of the solutions to this challenge is to promote mixed-use development and pedestrian-oriented design.

The requested zone change will facilitate the development of higher density residential, providing housing options to perspective residents. This will diversify housing stock in Rio Rancho and provide a unique environment with commercial and residential in a central location creating a complete neighborhood that increases the quality of life for all that live in or near it. Providing access to commercial and retail land uses within proximity to residents of the Stonegate community will ensure the community grows in a sustainable fashion while promoting biking and walking as means of accessing the newly established amenities.

(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.*

Rio Rancho Comprehensive Plan

The request for a zone change from R-3 to Special Use (SU) is consistent with numerous goals set out in the City of Rio Rancho Comprehensive Plan which seeks to grow the tax base for the city by recruiting, retaining, and/or expanding large and small businesses, ensuring land use regulations are conducive to Rio Rancho being a desirable place to live and operate a business, as well as promoting and exploring opportunities that facilitate mixed-use projects.

Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented development along principal arterial roads.

Applicant Response: This proposal promotes the development of mixed-use that includes residential and commercial spaces. The SU zone allows for various residential densities and neighborhood commercial activities. Although the proposed development is not located along a principal arterial, it will be close to Unser Boulevard, to the west of the Stonegate Master Plan area. Stonegate Village is bisected by Leeds Castle Avenue, and is adjacent to Stonegate Drive, both designated minor collector streets. Leeds Castle

has a unique urban cross section with sidewalks, on-street parking, and street trees to create a welcoming, walkable district.

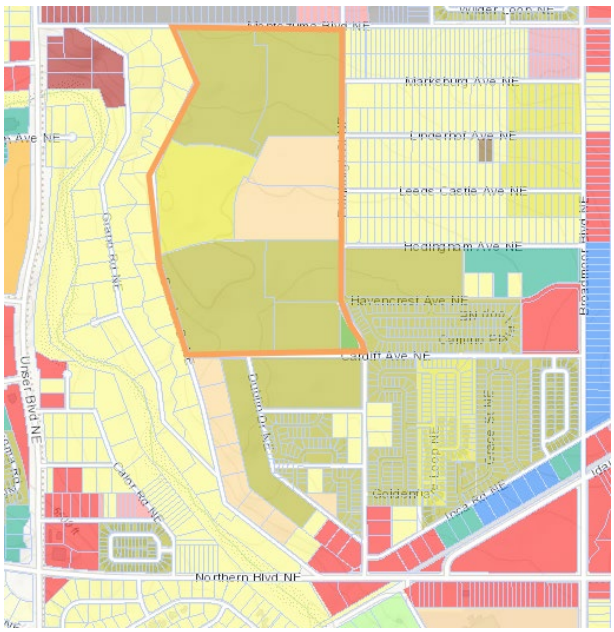
Goal-L3: Maintain a balance of land uses throughout the city.

Applicant Response: This request helps to maintain a balance of land uses throughout the city because currently, the Stonegate Master Plan area only allows low-density residential land uses. The requested SU zone will ensure there is a balance of land uses within 149.7-acre master planned community and surrounding area. Stonegate Village will provide a mix of high-density residential and neighborhood commercial, in an area which overwhelmingly low-density residential.

The proposed commercial and high-density residential land uses will contribute to the balance of land uses not only for Stonegate but also for the surrounding communities like Tierra del Oro, Stone Mountain, and Melon Ridge. Stonegate Village increase residents' access to amenities and will expand the land use options to allow restaurants, shops, townhouses, and multi-family development.

Policy L-2: Promote and support neighborhood-scale retail activities that are consistent with residential development.

Applicant Response: The request aims to support and promote small-scale retail activities that align with residential development. This is achieved through the Special Use zone district, which allows for commercial, and retail uses within a short walking or biking distance from a variety of residential. The surrounding areas are primarily zoned for residential use, with some also incorporating commercial zone districts, as shown to the right (the subject site is outlined in orange). By including commercial activities in the SU zone, the Stonegate Village will improve residents' access to neighborhood scale commercial services while maintaining consistency with the expected character and development patterns of the surrounding neighborhoods.



Policy L-3: Promote and support development that incorporates walkability.

Applicant Response: The request encourages and supports development that prioritizes walkability through the combination of the SU Zone Ordinance

and Stonegate Village Design Guidelines. These guidelines include wide sidewalks, street landscaping, development up to the sidewalk, and a shared bike lane (sharrow). The design of Stonegate Village ensures that retail and commercial businesses are located within a short walk or bike ride from future residential development. Residents from surrounding neighborhoods will also have connections to Stonegate Village, helping to create more complete neighborhoods.

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Applicant Response: The request will strengthen the vitality and stability of all residential neighborhoods in this area of Rio Rancho by incorporating a mixed-use neighborhood that will ensure residential development has access to daily goods and services and a mix of residential types compatible with the character of the area. The multi-family and townhouse developments will be located along Leeds Castle Avenue, a throughfare which can support higher density development and will be designed with amenities to promote walkability and community interaction, contributing to the vitality of the neighborhood.

Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Applicant Response: The proposed zone change will allow for the development of multi-family residential units and higher-density single-family housing through townhouse development. The Stonegate Village Design Guidelines detailed in the Stonegate Master Plan, outline the requirements for development to ensure that the multi-family and townhouse units are designed to create an attractive living environment for residents and visitors. The Design Guidelines cover aspects such as streets, landscaping, open space, amenities, and the design of residential and commercial buildings and are grounded in the Rio Rancho Zone Code development standards for the Mixed-Residential (R-3), Multi-family (R-6), and Neighborhood Commercial (NC) zones.

Goal UD 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: Traditional neighborhood patterns are characterized by residential development coupled with lively main streets that feature mixed-uses and walkability to public spaces, parks, and greenspace. Stonegate Village includes these features and will support a sense of place by incorporating a lively streetscape, greenspace through the Village Green, high-density residential, and neighborhood commercial development.

Goal UD 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

Applicant Response: This request supports development that links neighborhoods and encourages the use of all modes of transportation including pedestrian, bicycle, and vehicular. The development of Leeds Castle Avenue as part of Stonegate Village will create a link between

Stonegate and surrounding developing communities and the Montoya Arroyo Trail, developed to the east of Stonegate. The shared bike lane (sharrow) on Leeds Castle will support connections to those on Northern and Broadmoor Boulevards, a portion of Edinburgh Street and Cardiff Avenue, and the multi-use trail on Unser Boulevard. As Stonegate and the other surrounding residential communities near the major streets become more developed, additional linkages between the existing bicycle and pedestrian systems can be established. The SU design standards for a multi-modal Leeds Castle Avenue, will incentivize the expansion of the bicycle and pedestrian infrastructure in the area.

Goal ED-1: Expand the economic base of Rio Rancho.

Applicant Response: This request expands the economic base of Rio Rancho because the requested SU zoning will allow business development including retail, restaurants, and shops to be established thereby contributing to the economic health and tax base of the City. Stonegate Village will be a unique community that can catalyze other types of mix-use, small-scale commercial to be developed in Rio Rancho.

Goal ED -2: Reduce retail sales leakage to other New Mexico cities.

Applicant Response: This request reduces retail sales leakage because through the establishment of the SU zone, a unique commercial environment will be encouraged in Rio Rancho. Access to neighborhood commercial within the Stonegate Village will have a direct impact on reducing sales leakage to other cities by encouraging support of local commercial retail and services on a neighborhood scale in a comfortable, lively, and attractive environment in Rio Rancho.

Goal ED-4: Improve the quality of life.

Applicant Response: The requested zone change to SU will improve the quality of life for existing and future residents because it is a complete neighborhood with access to land uses that meet the daily needs of residents. It will expand housing options for future residents and provide appropriate neighborhood commercial to the area. The development will provide a comfortable living environment with opportunities for the community to live, shop, and play together.

Lomas Negras Specific Area Plan

The Zone Map Amendment request is consistent with the goals of the Lomas Negras Specific Area Plan. It will encourage mixed-uses with pedestrian-oriented development. The following details are how Stonegate Village will further the Lomas Negras Specific Area Plan.

Goal 2: Encourage mixed uses – retail, office, residential, and community uses – pedestrian-oriented and clustered around corridors and activity centers.

Applicant Response: The SU zone encourages mixed-uses and pedestrian-oriented design by incorporating higher density-residential and neighborhood commercial into Stonegate Village, which is currently zoned R-3 allowing only

residential permissively. Stonegate Village's primary corridor is Leeds Castle Avenue, which connects Edinburgh Drive to the east and Stonegate Drive to the west. Leeds Castle Avenue is proposed for maximum walkability with landscape buffers, wide sidewalks, narrow setbacks, and street landscaping. It will create a small neighborhood-scale activity center within the Stonegate Master Plan to develop mixed-uses and a pedestrian-oriented "main street" type of development.

Goal 3: Discourage strip commercial development and single-use development oriented exclusively around automobile access.

Applicant Response**:** Stonegate Village is intentionally designed to incorporate multi-uses along a pedestrian and bicycle-oriented urban streetscape of Leeds Castle. The design of Stonegate Village discourages strip commercial development oriented around automobile access. Rather, it is oriented to mixed-use development with high-density residential and neighborhood commercial uses within a walkable environment. The intent is that Stonegate Village will draw a variety of neighborhood commercial uses such as café, breweries, services, and offices easily accessible for pedestrians and bicyclists.

3.4 Urban Design Goal: Create neighborhood centers and corridors within walking distance of residences and with a balance of retail, office, and multi-family uses.

Applicant Response: The SU zone will establish a neighborhood center and establish an walkable urban corridor along Leeds Castle Avenue. The SU zone provides for a balance of uses including multi-family, retail, services, and office. All uses will be located along Leeds Castle Avenue, creating a dense vibrant urban environment.

(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 an R-1 or transitional zone on an antiquated plat filed before the city's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the comprehensive plan or other city master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant Response: The existing zoning is inappropriate for this area and is justified because a different use category is more advantageous to the community as demonstrated in the policy analysis shown in this letter.

There is a public need for the proposed Stonegate Village in Rio Rancho, which will be made possible by the SU zone change. The subject site is part of the broader 149.7-acre Stonegate Master Plan area which currently does not incorporate any high-density residential or commercial into the plan area. Most of the Stonegate Master Plan and surrounding residentially zoned parcels are undeveloped, but as these neighborhoods become established access to commercial and retail land uses within close proximity to homes will be important to their health and sustainability. It is advantageous for Rio Rancho to incorporate residential variety and commercial uses that can meet daily needs and provide places for community connection and recreation. This particular piece of property is ideal for the type of development made possible by the SU zone, because it is located near collector corridors and is bisected by Leeds Castle Avenue, which will serve as a convenient primary connection for residents and visitors.

(5) *The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.*

Applicant Response: The cost of land and other economic considerations are not the determining factor for requesting the SU zone change. The SU zone district will allow the development of a unique mixed-use neighborhood, unique to this area of Rio Rancho. The determining factor for this request is to provide for the overall health and sustainability of the City and to benefit future residents and the surrounding neighborhoods.

(6) *Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.*

Applicant Response: The location of the SU zone along Leeds Castle Avenue as a minor collector is not itself justification for this zone change request. However, multi-family and commercial development adjacent to the street is appropriate and will benefit future development in this part of Rio Rancho. Leeds Castle will be the primary connection between uses and will be developed as a vibrant, walkable, and active streetscape, benefiting future residents and visitors.

(7) *A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:*

(1) The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: The SU zone is different from surrounding zoning in this area which is currently zoned R-4 and R-2. However, as shown in the policy analysis of this letter, this zone will clearly facilitate the realization of the Rio Rancho Comprehensive Plan and Lomas Negras Specific Area Plan, by providing a mix of higher-density residential types, neighborhood commercial, development of streets and sidewalks, and by creating an attractive, unique development for the City. There is precedent for an SU zone spot zone shown at the corner of Hedingham Avenue and Broadmoor Boulevard (*see Surrounding Zoning graphic*). The City clearly understands the benefits of a SU zone that can accommodate a variety of uses in areas of overwhelmingly residential zoning.

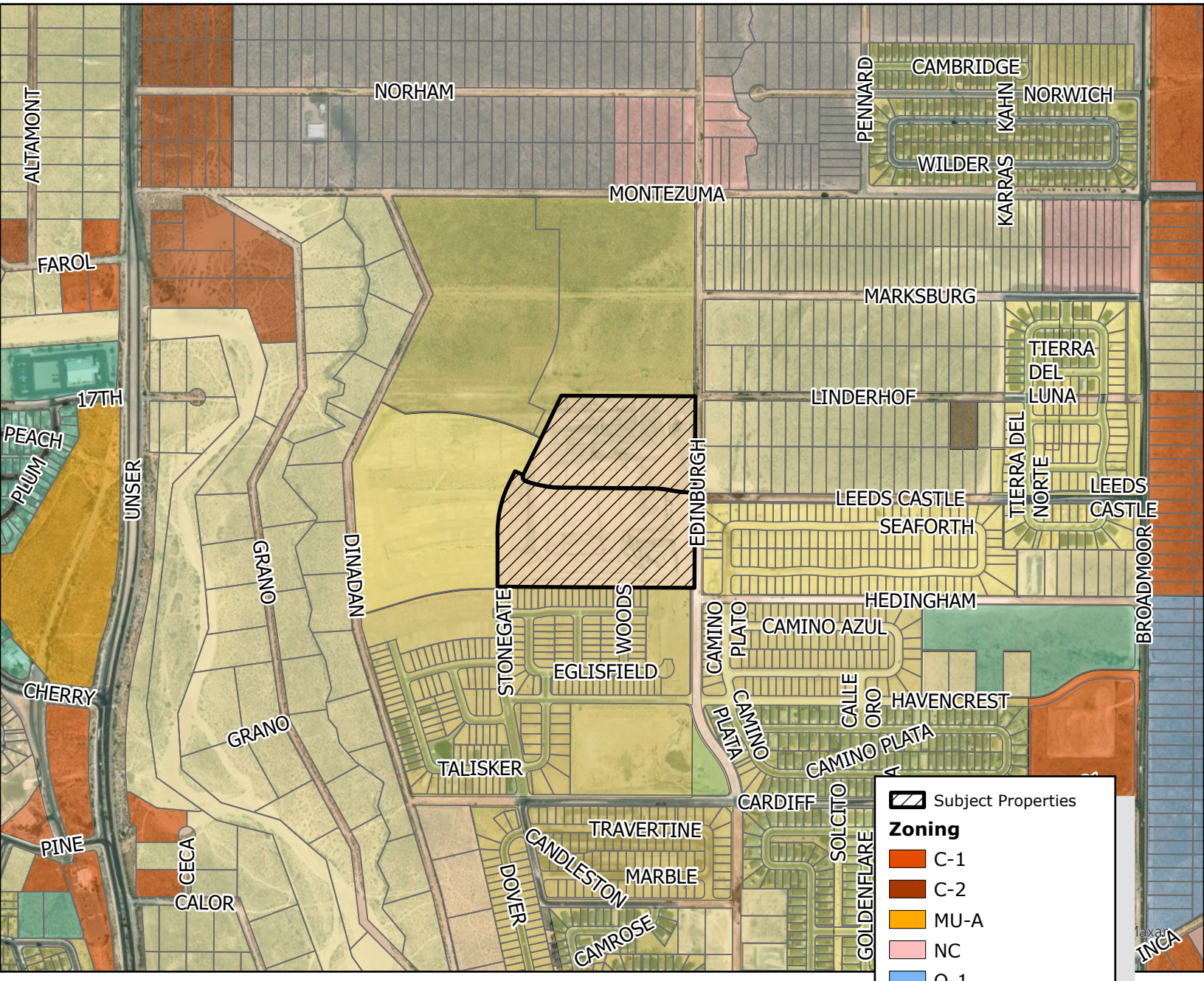
Conclusion

The requested Zone Map Amendment, and the amendments to the Stonegate Master Plan and Lomas Negras Specific Area Plan will further the desired growth in Rio Rancho and support the intended land use for this area. Stonegate Village will provide a unique mixed-use development that will be attractive to a variety of residents. Based on the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of these requests.

Sincerely,

James K. Strozier, FAICP
Principal

STONEGATE, TRACTS 3 & 5:
ZONE MAP AMENDMENT (R-3 TO SU: SPECIAL USE)
STONEGATE MASTER PLAN AMENDMENT
LOMAS NEGRAS SPECIFIC AREA PLAN AMENDMENT



Subject Properties

Zoning

- C-1
- C-2
- MU-A
- NC
- O-1
- PR
- R-1
- R-2
- R-3
- R-4
- R-6
- SU
- TZ

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.

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Rio Rancho City of Vision

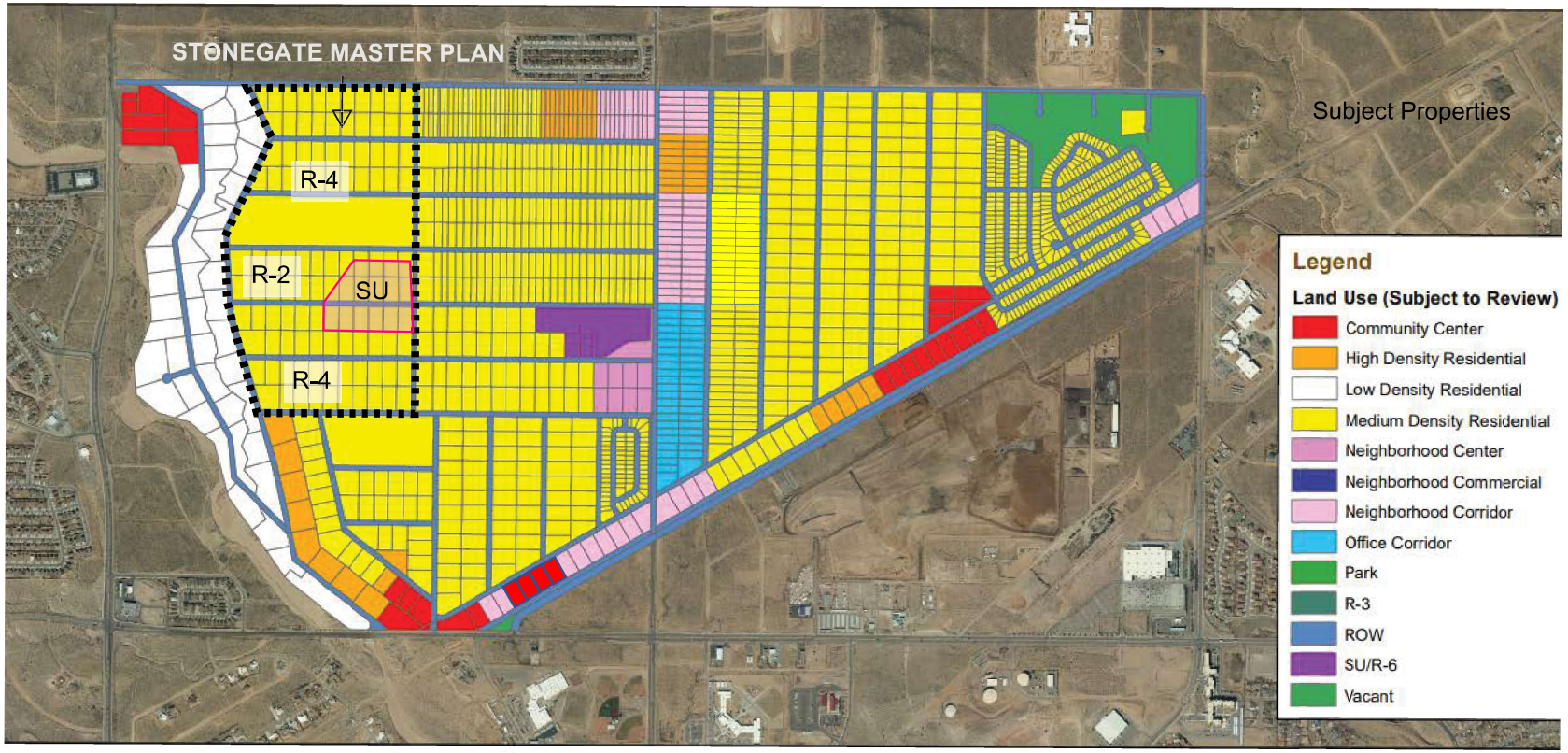
GIS Moving Spatial Data Forward

N W E S

Map courtesy of Ben Isaacs, 3/17/25

LOMAS NEGRAS AMENDED LAND USE MAP

LOMAS NEGRAS AREA LAND-USE EXHIBIT



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Map Created by Brian Babyak 1/22/25

0 0.2 0.4 0.8
Miles

Rio Rancho City of Vision

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

April 5, 2025

RE: Zone Map Amendment, Master Plan Amendment, Specific Area Plan Amendment
Case No. #24-100-00015/#24-410-00004/#24-410-00005
STNG, Tracts 3 and 5

Dear Property Owner:

You are receiving this certified notice because your property abuts a site where a land development decision is required by the Governing Body.

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, Master Plan Amendment, and Specific Area Plan Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses. The Master Plan Amendment is to the Stonegate Master Plan, and the Specific Area Plan Amendment is to the Lomas Negras Specific Area Plan to reflect the change of zoning and land uses.

The **Governing Body** will consider the request on **Thursday, April 24, 2025** 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 red 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 Governing Body. This Governing Body 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 **Governing Body Meeting**, to participate virtually: Join via computer: https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09 Meeting ID: 853 0235 3741 Passcode: **789419** Join via phone: 1-346-248-7799 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.

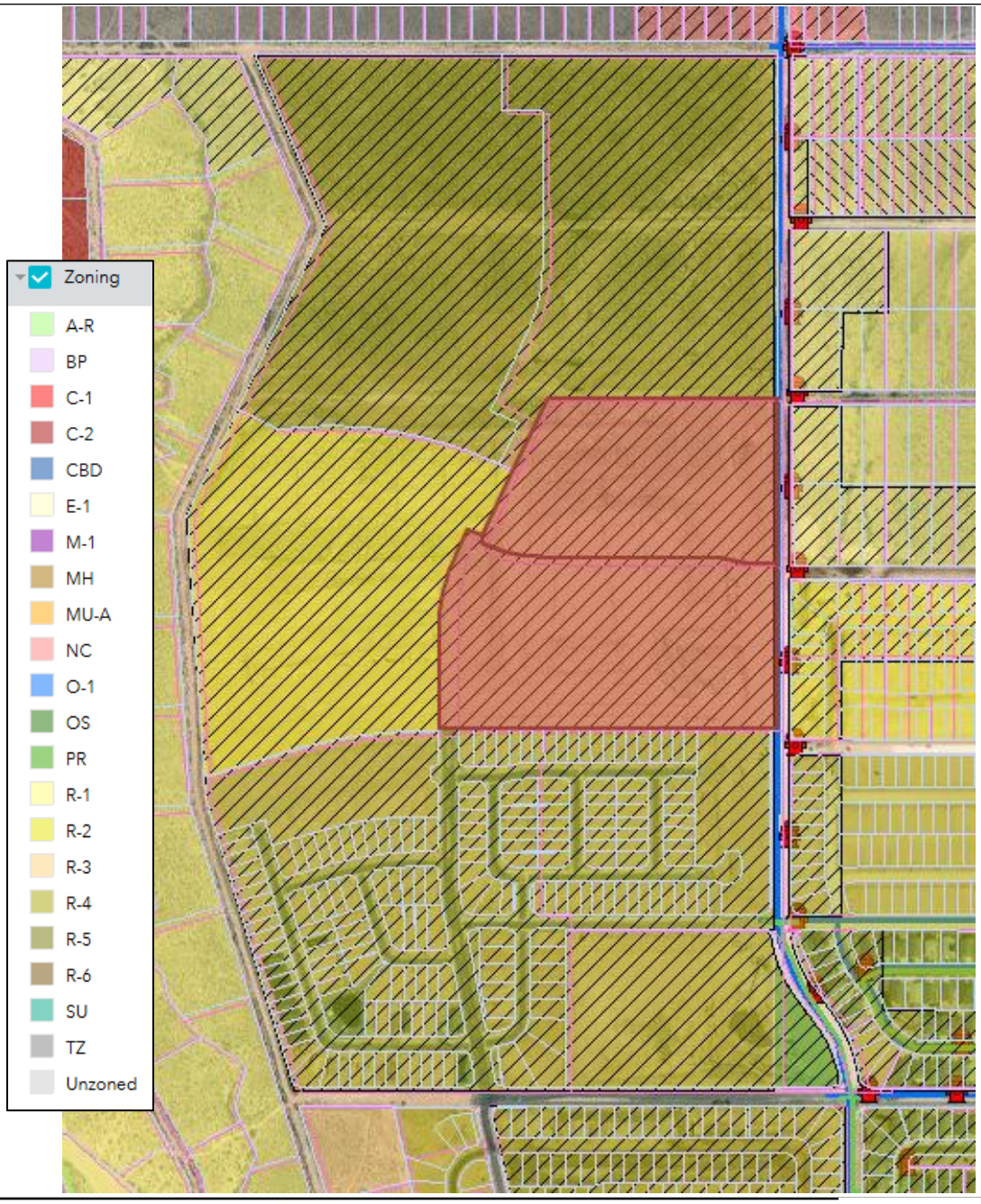
Respectfully,

Liz Ruiz Carlos
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

ZONE MAP AMENDMENT, MASTER PLAN AMENDMENT, SPECIFIC AREA PLAN AMENDMENT STNG, TRACTS 3 AND 5



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Map Created by Liz Ruiz Carlos on 1/10/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, April 24, 2025:

Zone Map Amendment/
Case #24-100-00015

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3 to SU for NC, R-4, and R-5.

Master Plan Amendment
Case #24-410-00004

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan. The amendment to the Master Plan is to reflect the change of zoning and uses.

Specific Area Plan Amendment
Case #24-410-00005

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and uses.

Zone Map Amendment
Case #25-100-00002

The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

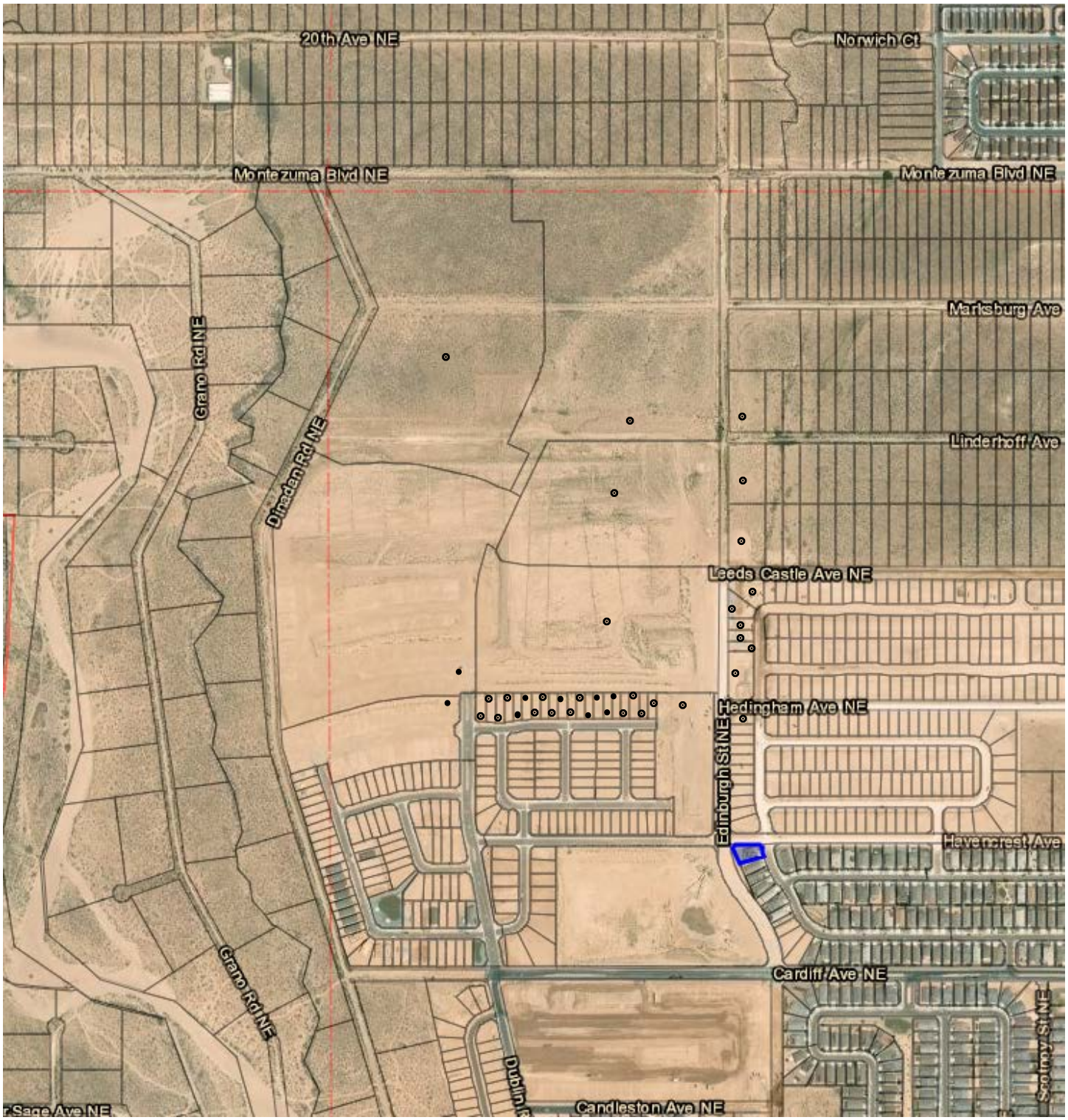
Master Plan
Case #25-400-00001

The applicant, DR Horton, through their agent, Consensus Planning Inc., request approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

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 this item 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: April 9, 2025



FIRST CLASS MAIL TO PROPERTY OWNERS WITHIN 100FT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R44

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Development Services

SUBJECT:
R44, Resolution Amending the Stonegate Master Plan

BACKGROUND AND ANALYSIS:
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan to reflect the change of zoning and proposed multi-family, townhomes, and neighborhood commercial uses, for the subject property legally described as Stonegate, Tracts 3 and 5. The Stonegate Master Plan amendment also updates the previous Stonegate Master Plan to the current conditions of Stonegate in regards to drainage and transportation. Lastly, the amendment also includes Design Guidelines for the Stonegate Village SU: Special Use Zone.

The original Stonegate Master Plan was adopted on February 23, 2011. A concurrent Zone Map Amendment to rezone the subject property from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multifamily is being heard under case #24-100-00015. A concurrent amendment to the Lomas Negras Specific Area Plan, to change the Land Use Map and Future Land Use Table, is being heard under case #24-410-00005.

The Planning and Zoning Board reviewed this item at their March 25, 2025 meeting and recommended the Governing Body adopt the resolution by a vote of six (6) For an 0 Against.

REVIEW CRITERIA: The Rio Rancho Comprehensive Plan defines a master plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body." The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan.

Staff has used the list as the guiding policy on whether the amendments fit with Master Plans in general.

Policy L-1 (5.6.3) of the Comprehensive Land Use Plan states: "Encourage 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."

The current boundaries of the Master Plan will remain the same, regardless of the proposed zoning and land use changes. The exhibits have been updated to reflect the new zoning and land use and

are included as an attachment.

In their justification, the applicant states: "The goal of these amendments is to create a focal point and sense of place for the Master Plan that provides for higher densities, a walkable urban street with unique gathering spaces."

The Planning and Zoning Board recommends the Governing Body find that the proposed amendments maintain the character of the existing approval in that residential development is still at the forefront of the proposed development, though with more varied housing options versus strictly single-family residential. Additionally, the amendments further improve upon the existing site design by incorporating mixed-use and pedestrian-oriented development, in an area that is currently lacking such development. Offering more varied housing options and encouraging mixed-use and pedestrian-oriented development are goals of both the Lomas Negras Specific Area Plan and the Comprehensive Plan.

The Planning and Zoning Board recommends the Governing Body find that the amendment is in compliance with both the Comprehensive Plan and the Lomas Negras Specific Area Plan.

SITE ANALYSIS: The Stonegate Master Plan currently comprises approximately 149.7 acres, with an intended build-out of over 936 dwelling units. Current zoning consists of R-2 and R-4: Single-Family Residential, as well as R-3: Mixed Residential. The site is bounded on the north by Montezuma Blvd. (formerly 19th Ave.), on the east by Edinburgh St. (formerly 26th St.), on the south by Cardiff Ave. (formerly 13th Ave.), and on the west by Dinadan Rd. (formerly Fruta Rd.).

LAND USE: The proposed amendment is updating the Future Land Use Map (existing page 18) and Table 1 (existing page 24), and assigning a Mixed Use land use for the subject properties. The subject properties will be updated to the "High Density Residential" and "Commercial (Neighborhood, Community), Mixed-Use, Office" land uses in the GLUM, Map L-2.

GRADING & DRAINAGE: The Stonegate Master Plan amendment updates the previous Stonegate Master Plan to the proposed conditions of this Master Plan request in regards to drainage and transportation.

CIRCULATION: The Stonegate Master Plan amendment updates previous street section details and exhibits (pgs. 35 and 36) to incorporate a "sharrow" into Leeds Castle Ave. Further street section details and access spacing will be determined with City Staff during the traffic study and scoping of the development.

PHASING AND FINANCING: The Stonegate Master Plan amendment updates the previous Stonegate Master Plan to include seven phases instead of 6.

DESIGN STANDARDS: The Stonegate Master Plan amendment updates the design standards section to include a new subsection for Stonegate Village, i.e.. the newly rezoned Tracts 3 and 5, and speaks to specific design criteria for each area (R-3, NC, R-6).

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan Amendment requests. A legal advertisement was placed in the April 9, 2025 edition of the Albuquerque Journal. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - Comments within document.
DSD Engineering - No outstanding adverse comments; earlier comments have been addressed and additional discussions with staff will be had regarding traffic study and street sections.
Rio Rancho Public Schools - No comments provided.

Fire and Rescue - No adverse comments.
Police Department - No comments provided.
SSCAFCA - See attached comments.
MRCOG - No adverse comments
Parks, Recreation, and Community Services - See attached comments.

IMPACT:

The Planning and Zoning Board recommends the Governing Body approve the updated request for a Master Plan Amendment, subject to the following findings below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Master Plan Amendment.
2. The applicant has the authority to apply for an amendment to the Stonegate Master Plan.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The proposed Master Plan Amendment to the Stonegate Master Plan to does not adversely affect the intended character of the Master Plan area.
2. The proposed Master Plan Amendment is consistent with the goals and elements of the Comprehensive Plan.
3. The proposed Master Plan Amendment is consistent with the Lomas Negras Specific Area Plan, pending approval of case #24-410-05.
4. Any outstanding reviewer comments to be addressed, including but not limited to future Engineering comments.

ALTERNATIVES:

1. The Governing Body may approve the request.
2. The Governing Body may deny the request.
3. The Governing Body may modify the request and approve such modifications.
4. The Governing Body may postpone final action on the request and continue the public hearing to request additional information or consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommends the Governing Body adopt the Resolution.

ATTACHMENT: Resolution_R44
ATTACHMENT: Application
ATTACHMENT: Justification
ATTACHMENT: 3.25.25 PZB Meeting Minutes
ATTACHMENT: Stonegate Master Plan Draft
ATTACHMENT: Stonegate Master Plan Draft Redline
ATTACHMENT: Location Zoning
ATTACHMENT: Reviewer Comments
ATTACHMENT: Reproduction of Notices

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

A RESOLUTION AMENDING THE STONEGATE MASTER PLAN

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

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Lomas Negras Specific Area Plan on June 25, 2008, under Resolution No. 56, Enactment No. 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No.75 Enactment 09-74; February 23, 2011, pursuant to Resolution No. 15 Enactment No. 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023, pursuant to Resolution No. 123, Enactment No. 23-124; April 25, 2024, pursuant to Resolution No. 34, Enactment No. 24-033; and April 24, 2025, pursuant to Resolution No.__, Enactment No. 25-__; and

WHEREAS: on February 23, 2011, the Stonegate Master Plan was adopted, pursuant to Resolution No.16, Enactment No. 11-018; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Stonegate Master Plan at their meeting held on March 25, 2025, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 24-410-00004) to the Stonegate Master Plan at their meeting held April 24, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the Stonegate Master Plan, per the attached Exhibit A.

Section 2. Effective Date:
This Resolution shall take effect immediately upon adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

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: Coal Bank, Ltd.		Phone: 505 764-9801
Address: PO Box 1443		E-Mail: athornton@rayleehomes.com
City: Corrales	State: NM	Zip: 87048
Proprietary Interest: Property owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) CJ	

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 Eighth Street, NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Zone Map Amendment from R-3 to Special Use (SU), Stonegate Master Plan Amendment,

and Lomas Negras Specific Area Plan Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Stonegate	Block(s):	Lot(s): Tracts 3, 4, 5, 6, 7, 2A-1, 1-A
Existing Zoning: R-3	Proposed Zoning: Special Use (SU)	
No. of existing lots: 8	No. of proposed lots: N/A	Total area of site (acres) 34 acres +/-

ACKNOWLEDGEMENT

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

Print Name: Charlene Johnson, AICP	Applicant: Coal Bank Holdings	Agent: Consensus Planning, Inc.
Signature:		Date: December 6, 2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Coal Bank Holdings Ltd.

June 29, 2023

Development Services Department
City of Rio Rancho
3200 Civic Plaza Circle NE
Rio Rancho, New Mexico 87144

Re: Tracts 3 and 5 Stonegate Subdivision

To whom it may concern:

As owner of the subject property, I hereby authorize Consensus Planning, Inc. to act as the agent for Coal Bank, Ltd. Regarding any entitlements related to the property that encompasses portions of Tracts 3 and 5 Stonegate located within the approved Stonegate Master Plan. This approval covers all applications and meetings related to required amendments to the Zoning Map, Specific Area Plan, Master Plan, and site plans with City staff, Planning and Zoning Board, Development Review Committee, and Governing Body.

Please contact me if you have any questions or require any additional information.

Sincerely,



Adam Thornton, President
Coal Bank Holdings Ltd.
C/O: C. Adam Thornton - President
PO Box 1443
Corrales, NM 87048

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

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

March 7, 2025

Fred Radosevich, Chair
Rio Rancho Planning and Zoning Board
Rio Rancho City Hall
3200 Civic Center Circle, 87144

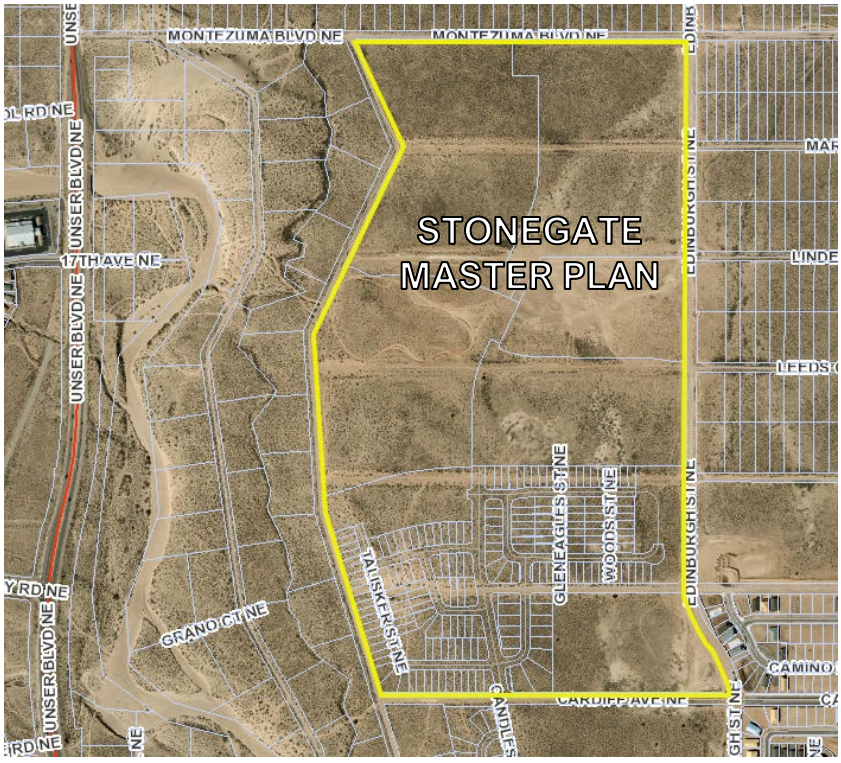
RE: Stonegate Zone Map Amendment, Amendment to Stonegate Master Plan, and Amendment to Lomas Negras Specific Area Plan

Dear Mr. Radosevich,

The purpose of this letter is to request three items related to the Stonegate Master Plan as follows:

- Zone Map Amendment from R-3 to Special-Use (SU) for R-3 Mixed Residential (12.9 acres), R-6 Multi-family Residential (8.2 acres), and Neighborhood Commercial (2.2 acres)
- Amendment to the Stonegate Master Plan to reflect the change of zoning and proposed multi-family, townhomes, and neighborhood commercial uses; and
- Amendment to the Lomas Negras Specific Area Plan.

The current configuration and zoning of the Stonegate Master Plan was approved through *Ordinance Number 10-100-00008* on February 23, 2011. Most of the Stonegate Master Plan is platted as bulk tracts, that are legally described as *Stonegate Tracts 1-A, 2A-1, 3, 4, 5, 6, and 7*. Tracts At the southwest corner of Stonegate are currently under construction as single-family homes for Phase 1 and 2.



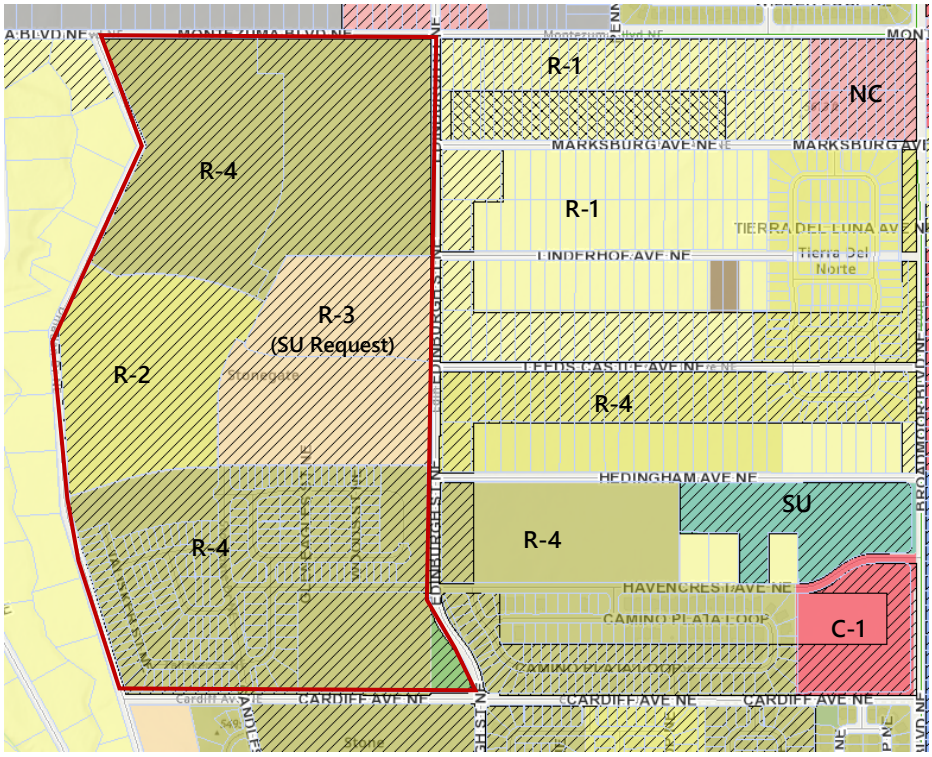
Stonegate Master Plan Aerial.

PLANNING CONTEXT

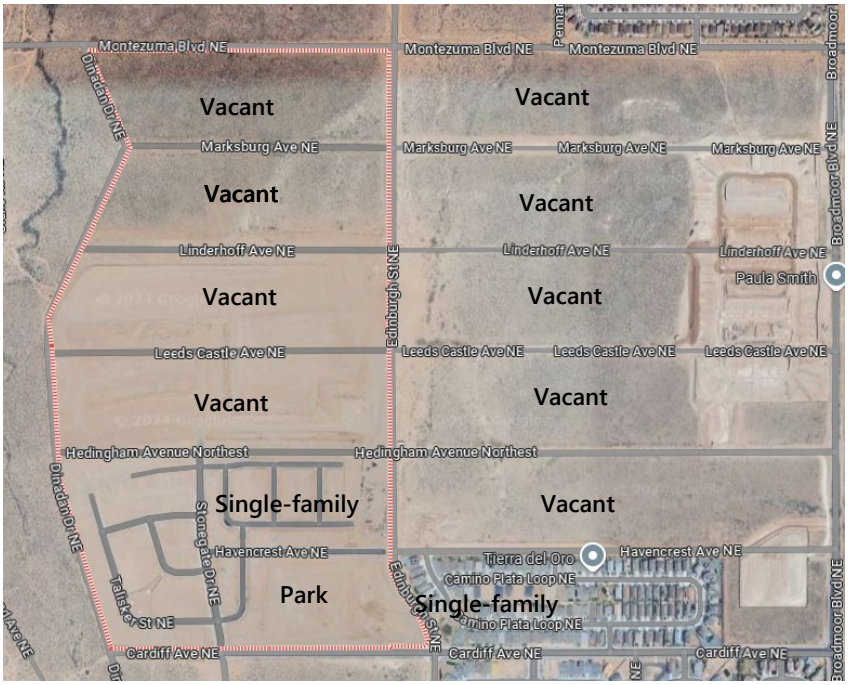
Stonegate Master Plan is located on the northwest side of Rio Rancho west of Edinburgh Street between Cardiff Avenue and Montezuma Boulevard. The master plan area is approximately 149.7 acres. Stonegate is mostly vacant except for the single-family development currently under construction in Phases 1 and 2. Subdivisions adjacent to Stonegate include Stone Mountain, Tierra del Oro, and Tierra del Norte. Each are in various stages of development.

Zoning and Land Use

The Stonegate Master Plan is currently zoned R-4, R-2, and R-3. Surrounding zoning includes R-4, R-1, SU, NC, and C-1 (*see Surrounding Zoning exhibit*). A Corridor Overlay Zone (*Ordinance No. 57)* encompasses Stonegate and surrounding corridors. The COZ provides requirements for design standards within the COZ. Stonegate and surrounding properties are primarily vacant. As mentioned above, there are some areas that are platted and ready for development but are in various stages.



Surrounding Zoning

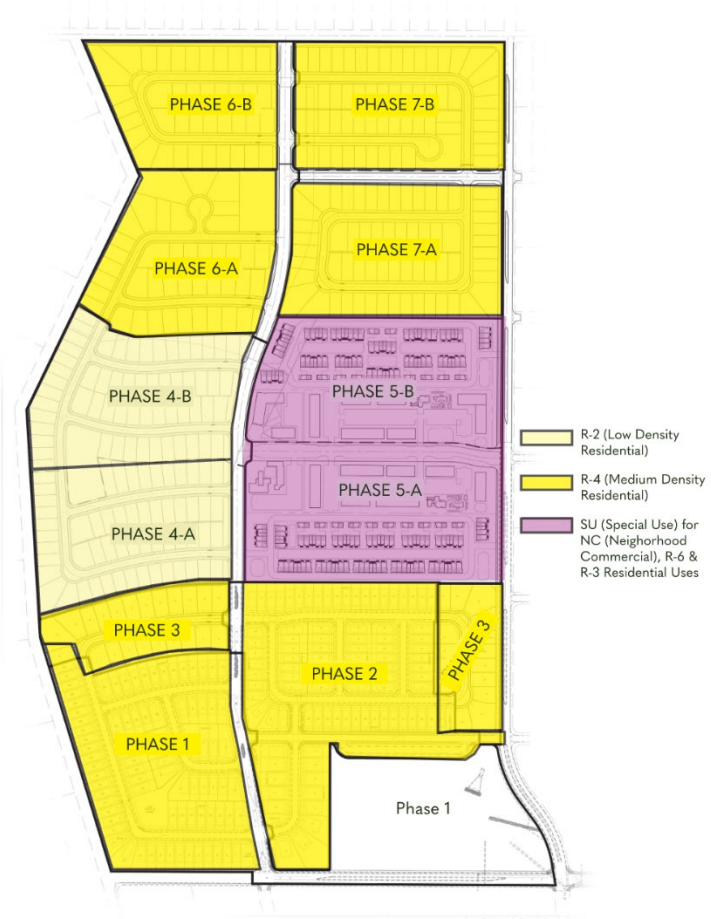


Surrounding Land Use

REQUEST

Zone Map Amendment

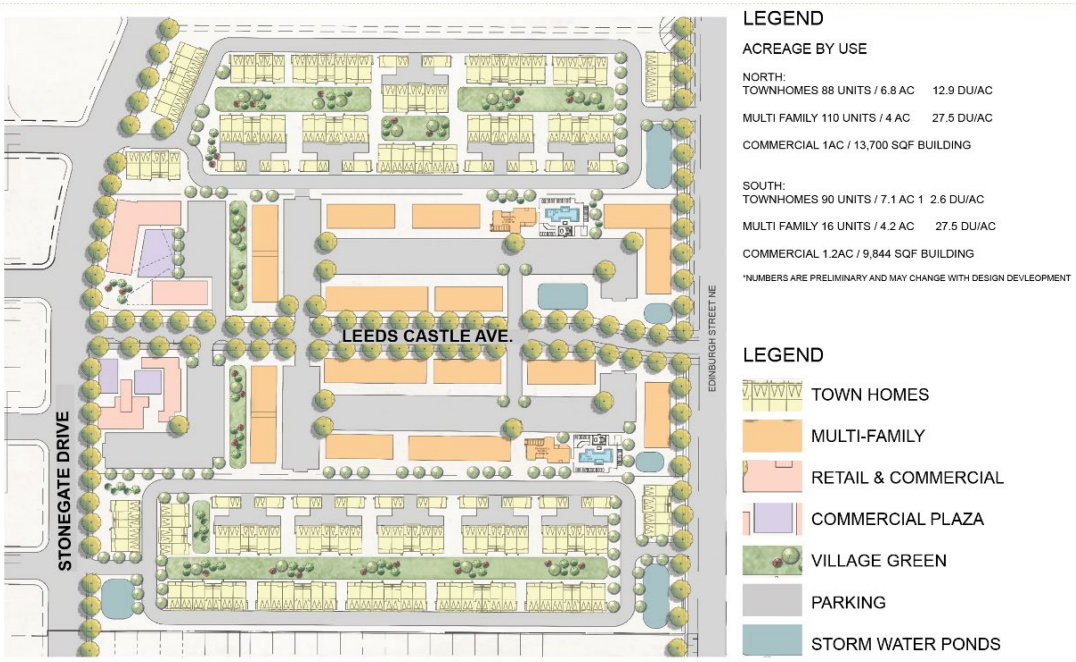
The SU zone area will be called Stonegate Village and includes portions of the tracts legally described as *Stonegate Village Tracts 3 and Tract 5*. The area is located to the west of Edinburgh Street and is bisected by the future Leeds Castle Avenue. The zone change from R-3 to SU is designed to create a unique mixed-use development and will include multi-family/mixed-use along Leeds Castle Avenue and townhouse and village greens to the north and south of the multi-family. To the west of the residential area adjacent to Stonegate Drive will be neighborhood commercial to accommodate small shops, cafés, and office uses. The intent of Stonegate Village is to create an urban high-density environment that



accommodates a variety of residential styles and neighborhood commercial prioritizing walkability and active streetscapes. The Proposed Zoning Graphic shows the area proposed for SU zoning in pink and the existing zoning in the Stonegate Master Plan area which will remain unchanged.

Stonegate Maser Plan Amendment

The Stonegate Master Plan amendment updates the previous Stonegate Master Plan to the current conditions of Stonegate related to drainage and transportation. It also includes Design Guidelines for the Stonegate Village SU Zone. The Design Guidelines are based on the City's Residential-Mixed (R-3), Residential Multi-family (R-6), and Neighborhood Commercial (NC) zones tailored to the unique design anticipated for Stonegate Village. The goal of these amendments is to create a focal point and sense of place for the Master Plan that provides for higher densities, a walkable urban street with unique gathering spaces.



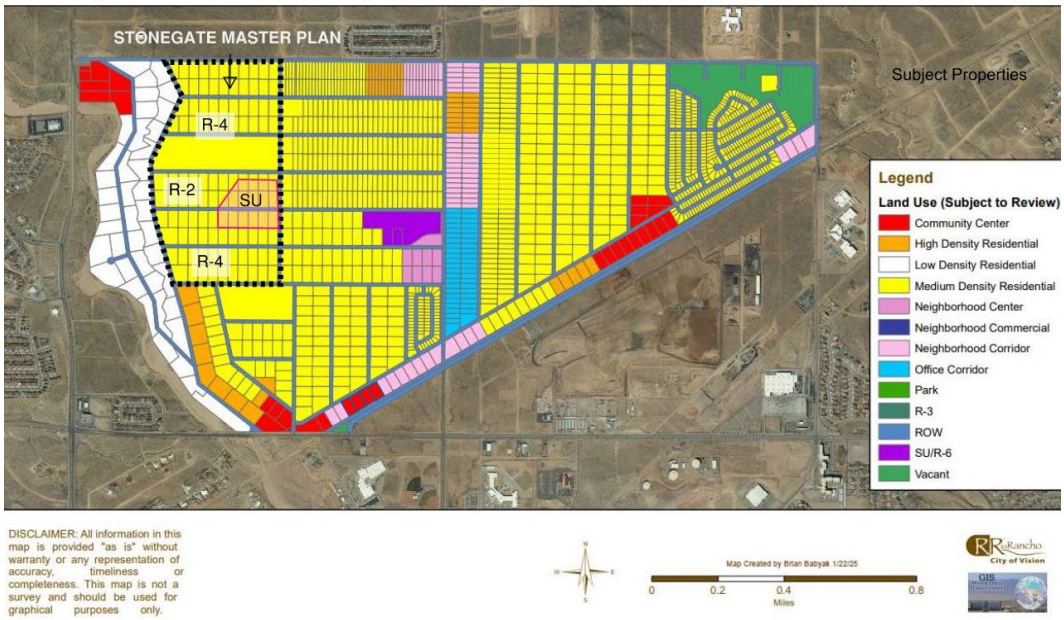
Stonegate Village Design

Lomas Negras Area Plan Amendment

The SU Zone meets several goals of the Lomas Negras Specific Area Plan including providing a mix of uses that are pedestrian oriented along a refined urban streetscape for Leeds Castle. The Lomas Negras Area Plan amendment below shows a change of zoning on the subject property and reclassifying the land use as mixed-use.

CONSENSUS PLANNING

LOMAS NEGRAS AREA LAND-USE EXHIBIT



ZONE MAP AMENDMENT POLICY COMPLIANCE

The following is an analysis of the compliance with city-adopted regulatory documents.

(1) *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.*

Applicant Response: This request aligns with the City's focus on promoting the health, safety, and overall well-being of its residents. It aims to improve residents' quality of life by creating more densely populated residential areas and neighborhood commercial spaces that are easily accessible by walking or biking from their homes. By fostering a walkable urban environment, the proposal seeks to reduce the amount of vehicle travel within the community, promoting physical activity and a healthier lifestyle. This reduction in vehicle travel can significantly contribute to the city's sustainability objectives outlined in the Comprehensive Plan, particularly in terms of lowering carbon emissions. Overall, this request reflects the City's dedication to prioritizing the health, safety, and welfare of its residents.

The language in the SU ordinance ensures that Stonegate Village will be a high-quality semi-urban neighborhood development that promotes the general welfare of Rio Rancho residents. Stonegate Village will provide a unique higher-density housing option that is missing from this area of Rio Rancho and is desirable to buyers and renters. Neighborhood commercial will provide jobs, promote entrepreneurship, community gathering spaces, and support sustainable commercial development in this growing part 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.*

Applicant Response: The entire Stonegate Master Plan area is approximately 149.7-acres in size with only medium and low-density residential land uses designated as permissive. The lack of commercial and higher density residential zoning creates an unbalanced system where the community cannot support itself and instead must rely on personal vehicles or other modes of transport to meet their daily needs. The City of Rio Rancho has been working diligently to create plans that help to address historical and current issues related to unstable development patterns largely caused by antiquated platting. One of the solutions to this challenge is to promote mixed-use development and pedestrian-oriented design.

The requested zone change will facilitate the development of higher density residential, providing housing options to perspective residents. This will diversify housing stock in Rio Rancho and provide a unique environment with commercial and residential in a central location creating a complete neighborhood that increases the quality of life for all that live in or near it. Providing access to commercial and retail land uses within proximity to residents of the Stonegate community will ensure the community grows in a sustainable fashion while promoting biking and walking as means of accessing the newly established amenities.

(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.*

Rio Rancho Comprehensive Plan

The request for a zone change from R-3 to Special Use (SU) is consistent with numerous goals set out in the City of Rio Rancho Comprehensive Plan which seeks to grow the tax base for the city by recruiting, retaining, and/or expanding large and small businesses, ensuring land use regulations are conducive to Rio Rancho being a desirable place to live and operate a business, as well as promoting and exploring opportunities that facilitate mixed-use projects.

Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented development along principal arterial roads.

Applicant Response: This proposal promotes the development of mixed-use that includes residential and commercial spaces. The SU zone allows for various residential densities and neighborhood commercial activities. Although the proposed development is not located along a principal arterial, it will be close to Unser Boulevard, to the west of the Stonegate Master Plan area. Stonegate Village is bisected by Leeds Castle Avenue, and is adjacent to Stonegate Drive, both designated minor collector streets. Leeds Castle

has a unique urban cross section with sidewalks, on-street parking, and street trees to create a welcoming, walkable district.

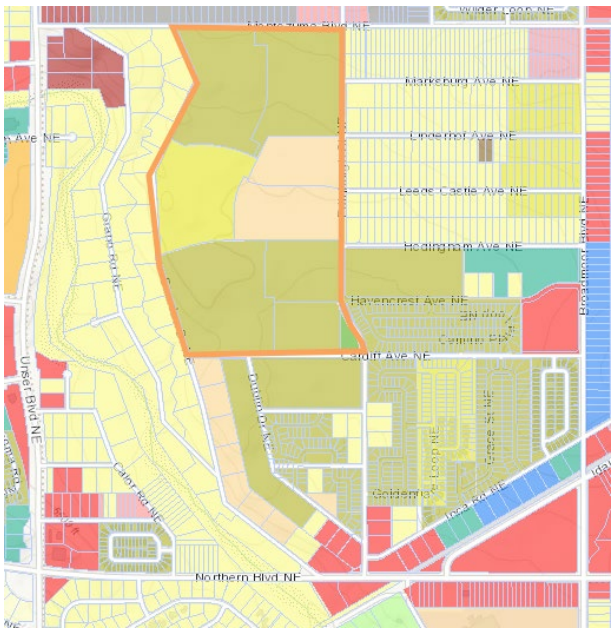
Goal-L3: Maintain a balance of land uses throughout the city.

Applicant Response: This request helps to maintain a balance of land uses throughout the city because currently, the Stonegate Master Plan area only allows low-density residential land uses. The requested SU zone will ensure there is a balance of land uses within 149.7-acre master planned community and surrounding area. Stonegate Village will provide a mix of high-density residential and neighborhood commercial, in an area which overwhelmingly low-density residential.

The proposed commercial and high-density residential land uses will contribute to the balance of land uses not only for Stonegate but also for the surrounding communities like Tierra del Oro, Stone Mountain, and Melon Ridge. Stonegate Village increase residents' access to amenities and will expand the land use options to allow restaurants, shops, townhouses, and multi-family development.

Policy L-2: Promote and support neighborhood-scale retail activities that are consistent with residential development.

Applicant Response: The request aims to support and promote small-scale retail activities that align with residential development. This is achieved through the Special Use zone district, which allows for commercial, and retail uses within a short walking or biking distance from a variety of residential. The surrounding areas are primarily zoned for residential use, with some also incorporating commercial zone districts, as shown to the right (the subject site is outlined in orange). By including commercial activities in the SU zone, the Stonegate Village will improve residents' access to neighborhood scale commercial services while maintaining consistency with the expected character and development patterns of the surrounding neighborhoods.



Policy L-3: Promote and support development that incorporates walkability.

Applicant Response: The request encourages and supports development that prioritizes walkability through the combination of the SU Zone Ordinance

and Stonegate Village Design Guidelines. These guidelines include wide sidewalks, street landscaping, development up to the sidewalk, and a shared bike lane (sharrow). The design of Stonegate Village ensures that retail and commercial businesses are located within a short walk or bike ride from future residential development. Residents from surrounding neighborhoods will also have connections to Stonegate Village, helping to create more complete neighborhoods.

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Applicant Response: The request will strengthen the vitality and stability of all residential neighborhoods in this area of Rio Rancho by incorporating a mixed-use neighborhood that will ensure residential development has access to daily goods and services and a mix of residential types compatible with the character of the area. The multi-family and townhouse developments will be located along Leeds Castle Avenue, a throughfare which can support higher density development and will be designed with amenities to promote walkability and community interaction, contributing to the vitality of the neighborhood.

Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Applicant Response: The proposed zone change will allow for the development of multi-family residential units and higher-density single-family housing through townhouse development. The Stonegate Village Design Guidelines detailed in the Stonegate Master Plan, outline the requirements for development to ensure that the multi-family and townhouse units are designed to create an attractive living environment for residents and visitors. The Design Guidelines cover aspects such as streets, landscaping, open space, amenities, and the design of residential and commercial buildings and are grounded in the Rio Rancho Zone Code development standards for the Mixed-Residential (R-3), Multi-family (R-6), and Neighborhood Commercial (NC) zones.

Goal UD 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: Traditional neighborhood patterns are characterized by residential development coupled with lively main streets that feature mixed-uses and walkability to public spaces, parks, and greenspace. Stonegate Village includes these features and will support a sense of place by incorporating a lively streetscape, greenspace through the Village Green, high-density residential, and neighborhood commercial development.

Goal UD 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

Applicant Response: This request supports development that links neighborhoods and encourages the use of all modes of transportation including pedestrian, bicycle, and vehicular. The development of Leeds Castle Avenue as part of Stonegate Village will create a link between

Stonegate and surrounding developing communities and the Montoya Arroyo Trail, developed to the east of Stonegate. The shared bike lane (sharrow) on Leeds Castle will support connections to those on Northern and Broadmoor Boulevards, a portion of Edinburgh Street and Cardiff Avenue, and the multi-use trail on Unser Boulevard. As Stonegate and the other surrounding residential communities near the major streets become more developed, additional linkages between the existing bicycle and pedestrian systems can be established. The SU design standards for a multi-modal Leeds Castle Avenue, will incentivize the expansion of the bicycle and pedestrian infrastructure in the area.

Goal ED-1: Expand the economic base of Rio Rancho.

Applicant Response: This request expands the economic base of Rio Rancho because the requested SU zoning will allow business development including retail, restaurants, and shops to be established thereby contributing to the economic health and tax base of the City. Stonegate Village will be a unique community that can catalyze other types of mix-use, small-scale commercial to be developed in Rio Rancho.

Goal ED -2: Reduce retail sales leakage to other New Mexico cities.

Applicant Response: This request reduces retail sales leakage because through the establishment of the SU zone, a unique commercial environment will be encouraged in Rio Rancho. Access to neighborhood commercial within the Stonegate Village will have a direct impact on reducing sales leakage to other cities by encouraging support of local commercial retail and services on a neighborhood scale in a comfortable, lively, and attractive environment in Rio Rancho.

Goal ED-4: Improve the quality of life.

Applicant Response: The requested zone change to SU will improve the quality of life for existing and future residents because it is a complete neighborhood with access to land uses that meet the daily needs of residents. It will expand housing options for future residents and provide appropriate neighborhood commercial to the area. The development will provide a comfortable living environment with opportunities for the community to live, shop, and play together.

Lomas Negras Specific Area Plan

The Zone Map Amendment request is consistent with the goals of the Lomas Negras Specific Area Plan. It will encourage mixed-uses with pedestrian-oriented development. The following details are how Stonegate Village will further the Lomas Negras Specific Area Plan.

Goal 2: Encourage mixed uses – retail, office, residential, and community uses – pedestrian-oriented and clustered around corridors and activity centers.

Applicant Response: The SU zone encourages mixed-uses and pedestrian-oriented design by incorporating higher density-residential and neighborhood commercial into Stonegate Village, which is currently zoned R-3 allowing only

residential permissively. Stonegate Village's primary corridor is Leeds Castle Avenue, which connects Edinburgh Drive to the east and Stonegate Drive to the west. Leeds Castle Avenue is proposed for maximum walkability with landscape buffers, wide sidewalks, narrow setbacks, and street landscaping. It will create a small neighborhood-scale activity center within the Stonegate Master Plan to develop mixed-uses and a pedestrian-oriented "main street" type of development.

Goal 3: Discourage strip commercial development and single-use development oriented exclusively around automobile access.

Applicant Response**:** Stonegate Village is intentionally designed to incorporate multi-uses along a pedestrian and bicycle-oriented urban streetscape of Leeds Castle. The design of Stonegate Village discourages strip commercial development oriented around automobile access. Rather, it is oriented to mixed-use development with high-density residential and neighborhood commercial uses within a walkable environment. The intent is that Stonegate Village will draw a variety of neighborhood commercial uses such as café, breweries, services, and offices easily accessible for pedestrians and bicyclists.

3.4 Urban Design Goal: Create neighborhood centers and corridors within walking distance of residences and with a balance of retail, office, and multi-family uses.

Applicant Response: The SU zone will establish a neighborhood center and establish an walkable urban corridor along Leeds Castle Avenue. The SU zone provides for a balance of uses including multi-family, retail, services, and office. All uses will be located along Leeds Castle Avenue, creating a dense vibrant urban environment.

(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 an R-1 or transitional zone on an antiquated plat filed before the city's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the comprehensive plan or other city master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant Response: The existing zoning is inappropriate for this area and is justified because a different use category is more advantageous to the community as demonstrated in the policy analysis shown in this letter.

There is a public need for the proposed Stonegate Village in Rio Rancho, which will be made possible by the SU zone change. The subject site is part of the broader 149.7-acre Stonegate Master Plan area which currently does not incorporate any high-density residential or commercial into the plan area. Most of the Stonegate Master Plan and surrounding residentially zoned parcels are undeveloped, but as these neighborhoods become established access to commercial and retail land uses within close proximity to homes will be important to their health and sustainability. It is advantageous for Rio Rancho to incorporate residential variety and commercial uses that can meet daily needs and provide places for community connection and recreation. This particular piece of property is ideal for the type of development made possible by the SU zone, because it is located near collector corridors and is bisected by Leeds Castle Avenue, which will serve as a convenient primary connection for residents and visitors.

(5) *The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.*

Applicant Response: The cost of land and other economic considerations are not the determining factor for requesting the SU zone change. The SU zone district will allow the development of a unique mixed-use neighborhood, unique to this area of Rio Rancho. The determining factor for this request is to provide for the overall health and sustainability of the City and to benefit future residents and the surrounding neighborhoods.

(6) *Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.*

Applicant Response: The location of the SU zone along Leeds Castle Avenue as a minor collector is not itself justification for this zone change request. However, multi-family and commercial development adjacent to the street is appropriate and will benefit future development in this part of Rio Rancho. Leeds Castle will be the primary connection between uses and will be developed as a vibrant, walkable, and active streetscape, benefiting future residents and visitors.

(7) *A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:*

(1) The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: The SU zone is different from surrounding zoning in this area which is currently zoned R-4 and R-2. However, as shown in the policy analysis of this letter, this zone will clearly facilitate the realization of the Rio Rancho Comprehensive Plan and Lomas Negras Specific Area Plan, by providing a mix of higher-density residential types, neighborhood commercial, development of streets and sidewalks, and by creating an attractive, unique development for the City. There is precedent for an SU zone spot zone shown at the corner of Hedingham Avenue and Broadmoor Boulevard (*see Surrounding Zoning graphic*). The City clearly understands the benefits of a SU zone that can accommodate a variety of uses in areas of overwhelmingly residential zoning.

Conclusion

The requested Zone Map Amendment, and the amendments to the Stonegate Master Plan and Lomas Negras Specific Area Plan will further the desired growth in Rio Rancho and support the intended land use for this area. Stonegate Village will provide a unique mixed-use development that will be attractive to a variety of residents. Based on the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of these requests.

Sincerely,

James K. Strozier, FAICP
Principal

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MARCH 25, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) March 11, 2025 Planning and Zoning Board Meeting Minutes

Lisa Hardisty moved to approve the Consent Calendar. Seconded by Scottie Richards.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, FNA, LLC requested approval of a vacation of right-of-way (ROW) for Isabel Road SE.

Staff member, Tamarah Martinez presented the item, recommending approval with findings, and stood for questions.

Robert Gabaldon moved to approve Item #2. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

3) The applicant, Devon Amos, requested approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd SE.

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

Applicant, Devon Amos stood for questions.

Commissioner Hardisty commented on the increasing number of storage facilities being built within the immediate area.

Kevin Kofchur moved to approve Item #3. Seconded by Scottie Richardson.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

4) The applicant, DR Horton, through their agent, Consensus Planning Inc., requested approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Staff member, Michelle Costilla presented items #4 and #5 concurrently, recommending approval to the Governing Body with findings and conditions, and stood for questions.

Agent Michael Wright had no additional comments considering they provided a detailed justification letter

Scottie Richardson moved to approve Item #4. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

5) The applicant, DR Horton, through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36.

Staff member, Michelle Costilla and agent, Michael Wright had no further questions and stood for questions.

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

6) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of an amendment to the Lomas Negras Specific Area Plan.

Staff member, Liz Ruiz Carlos presented items #6, #7 and #8 concurrently, recommending approval of the specific area plan amendment, zone map amendment and master plan amendment, to the Governing Body subject to findings and conditions, and stood for questions.

Agent Charlene Johnson presented extensively on the item and stood for questions.

Commissioner Kofchur liked the concept and asked about advertisement for commercial tenants and access regarding streets. Agent Charlene Johnson answered his question regarding advertising and corridor traffic.

Chairman Radosevich also expressed favorably of the concept and having commercial options for the neighborhood.

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

7) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of a Master Plan Amendment to the Stonegate Master Plan.

Staff member, Liz Ruiz Carlos and agent Charlene Johnson had no further comments.

Lisa Hardisty moved to approve Item #7. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

8) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment for the properties legally described as Stonegate, Tracts 3 and 5; to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses.

Staff member, Liz Ruiz Carlos and agent Charlene Johnson had no further comments.

Robert Gabaldon moved to approve Item #8. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

9) The applicant, Tampico Development, LLC, requested approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan and the City of Rio Rancho Comprehensive Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plan. The proposed amendments to the La Barranca Specific Area Plan and the Comprehensive Plan are to update the Land Use Maps.

Staff member, Ben Isaacs presented items #9 and #10 concurrently, recommending denial to the Governing Body, and stood for questions.

Applicant, Scooter Haynes presented extensively on the items and stood for questions.

The following members of the public spoke against the item:
- Megan Betts
- Joshua David

Commissioner Gabaldon's question regarding number of acres available for a possible commercial retention was answered as approximately 17 acres by applicant, Scooter Haynes. He further clarified that portion was not part of the recommended changes.

Commissioner Hankins and Commissioner Kofchur asked if it was the buffer area and if the applicant was amenable to a mixed-use area. Mr. Haynes affirmed it was a buffer and a mixed-use area was considered, but ultimately a market-driven decision was made.

There was discussion between Commissioner Hardisty and Mr. Haynes regarding compromises to get an approval, but Mr. Haynes stated a Master Plan would be overly burdensome and expensive.

Commissioner Richardson stated his desire to see more information on the commercial space in relation to the proposed residential plans to which Mr. Haynes replied he had no control over that space.

There was discussion on how to move forward after Mr. Haynes requested time to present more information at a later date. Amy Rincon, Development Services Director explained the options available, and the steps involved. Chairman Radosevich's questions regarding public comments and time to review additional documentation was clarified by Ms. Rincon. She stated public comments would have to be reopened and the issue of additional documents not submitted originally with the application would have to be deferred to the City Clerk. More dialogue transpired in the decision to move forward with a vote instead of postponing.

Robert Gabaldon moved to approve Item #9. Seconded by Kevin Kofchur.
The motion failed by a vote of **0 FOR** and **6 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

10) The applicant, Tampico Development, LLC, requested approval of a Zone Map Amendment of approximately 26.1689 acres from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, for the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B.

Staff member, Ben Isaacs had no further comments.

Applicant, Scooter Haynes commented the justification letter demonstrated the zone map amendment was appropriate and the goals of the city were met and stood for any questions.

Member of the public, Joshua David spoke against the item.

Commissioner Hardisty stated her previous comments applied to both items.

Robert Gabaldon moved to approve Item #10 as presented. Seconded by Scottie Richardson.
The motion failed by a vote of **0 FOR** and **6 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

11) The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requested approval of the Orchard Park Master Plan.

Staff member, Tim Dvorak presented the item and on the applicant's request, recommended postponing the item indefinitely.

Andrea Hankins moved to postpone Item #11. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Commissioner Gabaldon commended staff for doing a great job and providing access to a lot of information.

Chairman Radosevich reiterated Commissioner Gabaldon's commendation of staff and supposed the lack of questions is due to the information being well thought out and described in the packets.

PUBLIC FORUM

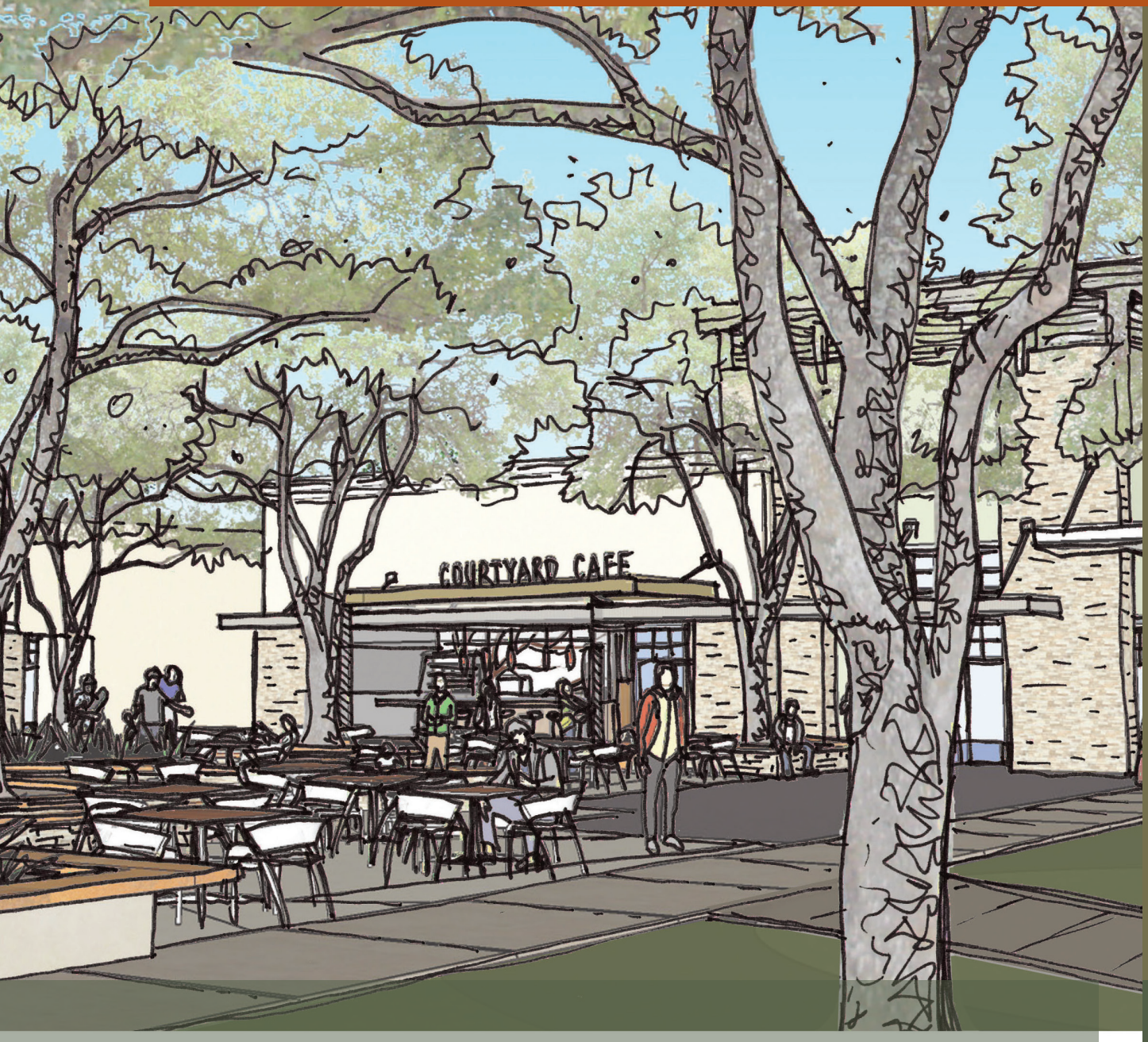
ADJOURNMENT

Lisa Hardisty moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Radosevich adjourned the meeting at 7:19 PM.

APPROVED THIS 8th DAY OF APRIL 2025.

Fred Radosevich, Chairman

Stonegate Master Plan



Prepared for: Coal Bank Holdings, Ltd.
Prepared by: Consensus Planning, Inc.
Isaacman & Arfman, Inc.
Tierra West
Mark Goodwin and Associates, P.A.

RayLee LUXURY HOMES

Adopted: XX, 2025

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APPENDIX 53

Chapter 1 Introduction and Background



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A. INTRODUCTION

The purpose of submitting the Stonegate Master Plan is to initiate the planning process necessary for ultimate development of the property. Master Planning is the first step in the City of Rio Rancho's development process to plan and manage the city's growth so that it conforms to provisions of the recently updated Rio Rancho Comprehensive Plan.

The City Center Master Plan was adopted by the Governing Body in 2006, and was heralded as a significant geographic shift in the city's identity. The city's government center was essentially picked up and relocated 2 miles to the northwest, thus transforming an isolated mesa into a future urban center. The Stonegate property became a close neighbor to the City Center, less than a mile to its north.

The subject property consists of eight bulk tracts and 184 tracts in Phases 1 and 2 of the Stonegate Master Plan Area zoned R-4, R-2, and R-3. The site is bounded on the north by Montezuma Blvd. (formerly 19th Ave.), on the east by Edinburgh St. (formerly 26th St.), on the south by Cardiff Ave. (formerly 13th Ave.), and on the west by Dinadan Rd. (formerly Fruta Rd.). The applicant controls all the property within this boundary, including approximately 6 acres off the project's southwest corner. Lot 6 of Block 55 along the Montoyas Arroyo will be conveyed to SSCAFCA when Stonegate develops. All of the subject property is currently vacant and it is entirely surrounded by vacant land.

B. BACKGROUND

The prior history on Stonegate is as follows:

- In 2005, Alpha Equities, LLC., submitted an application for Master Plan Approval and a Zone Change for the subject property, covering the same property that is now included within the subject application, except for two one-acre lots along the south reach of Edinburgh St. That plan proposed master planning and rezoning the subject property from the R-4 and Tl zoning to a combination of R-2, R-3, R-4 and C-1 zoning. That application was approved by the Planning and Zoning Board, but it was withdrawn before Governing Body action.
- In 2007, Alpha Equities, LLC., then elected to move forward with an application to rep/at Tract L Block 51, into 106 R-4 lots on approximately 24-acres ("Regal at Stonegate"). The balance of the Stonegate property was to remain one-acre lots and develop at the existing one dwelling per acre.
- In 2008, the Lomas Negras Specific Area Plan ("LNSAP") was approved by the Governing Body. This plan covers 981-acres bounded by Montezuma Blvd. on the north, the Los Montoyas Arroyo on the west, Idalia Road on the south and Loma Colorado Blvd. on the east. Stonegate is located within the western portion of the plan area where it is designated for low to medium residential density according to the LNSAP's Land Use Map. Adoption of the LNSAP effectively rezoned all of Stonegate's previous Tl zoning to the R-1 category (excluding the existing R-4 portion).
- In 2009, Los Alamos National Bank (LANB) foreclosed on Alpha Equities, LLC, thereby acquiring an ownership interest in all of the Stonegate property. In 2010 LANB contracted to purchase outstanding Lots 12 & 13, Block 49.
- In 2025, an amendment to the Stonegate Master Plan was approved by the Rio Rancho Planning and Zoning Board and the Governing Body. The amendment updated the plan to current conditions and included the Special Use zone change and layout for Stonegate Village for portions of Tract 3 and 5.

The Stonegate Master Plan covers an area of approximately 149.7-acres, including existing street rights-of-ways. It is located approximately one mile south of the City Center. It is expected to provide over 936 new dwellings by rezoning existing R-3

land to Special Use, and R-4 residential densities lot layout. Design guidelines will be utilized to achieve an attractive and vibrant community design that will draw residents out onto the local street and trail network. A mixture of housing types will diversify the community appearance and will connect to nearby developments currently involved in the master planning and subdivision process.

Most of the bulk tracts of Stonegate will eventually be replatted consistent with a new layout of single family lots, with the exctption of Stonegate Village, thereby eliminating the outdated platting that was originally established by Rio Rancho Estates many years ago.

Portions of Tracts 3 and 5 will be designed as "Stonegate Village", a Special Use zone with a mixed-use, high-density area that includes multi-family, townhouses, and neighborhood commercial. Leeds Castle Avenue bisects Stonegate Village, and will be designed as a walkable, active streetscape connecting residential to commercial uses.

With redevelopment of Stonegate there will be integration of new infrastructure planning for the area that has already been contemplated with the LNSAP, the Edinburgh Drainage Management Plan, the City's Major Street Plan and a Utility Master Plan which was conceived when Stonegate was first initiated in 2005.

Chapter 2 Site Location and Existing Area Character



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A. SITE LOCATION

As shown on the Vicinity Map (*see page 7*), Stonegate is located a half-mile north of Northern Blvd, and half-way between Unser Blvd, and Broadmoor Blvd, in Unit 13 of Rio Rancho Estates. The highest elevation of the property can be characterized as an undulating ridge running from north to south just east of the west boundary of the site. From the ridge the hilly terrain slopes down from west to east and then more gradually from north to south with the lowest point being its southeast corner. The surface is covered by a mixture of Sand Sagebrush, Four-winged Saltbush and Blue Grama grasses along with Cholla and occasional Yucca Cacti. The area is frequented by coyote, cottontails, jackrabbits and horned lizards.

Running east and west through the site are the formerly numbered avenues of 14th, 15th, 16th, 17th and 18th, which have been renamed Havencrest, Hedingham, Leeds Castle, Underhoff and Marksburg, respectively. Dirt roads have been cut into these rights-of-ways and around the perimeter of the site, but they are not currently maintained by Rio Rancho. At the southeast corner of Stonegate, Edinburgh Ave. has been cut-in along a new east-shifted alignment that eliminates the "offset" of former 26th St. created during the original Rio Rancho Estates platting.

B. EXISTING AREA CHARACTER

Stonegate is located within the Loma Negras Specific Area Plan (LNSAP), and is in close proximity to the following approved master plans and subdivisions, for which Stonegate Village will act as a community meeting/gathering location.

Melon Ridge: Located to the south between Stonegate and Northern Blvd, this 30-acre development consists of 136 proposed residential lots on land zoned at R-2 and R- 4 densities. Melon Ridge is currently being developed for single-family homes.

Tierra del Oro: Located directly east of Stonegate between Cardiff Ave. and Headingham Ave., east to Broadmoor Blvd., this master plan was adopted in 2008. It totals 33 acres and establishes R-3, R-4 and R-6 zoning at various densities. It also includes a 10-acre C-1 zone located on the northwest corner of Broadmoor Blvd and Cardiff Ave. Tierra del Oro Phases 1 and 2 are currently developed as single-family residential. The commercial and future residential phases are undeveloped.

Solcito: This master plan is located directly east of Melon Ridge and south of Tierra de/ Oro, covering 36-acres of R-2 and R-4 zoned property. Solcito is nearly fully developed as single-family residential.

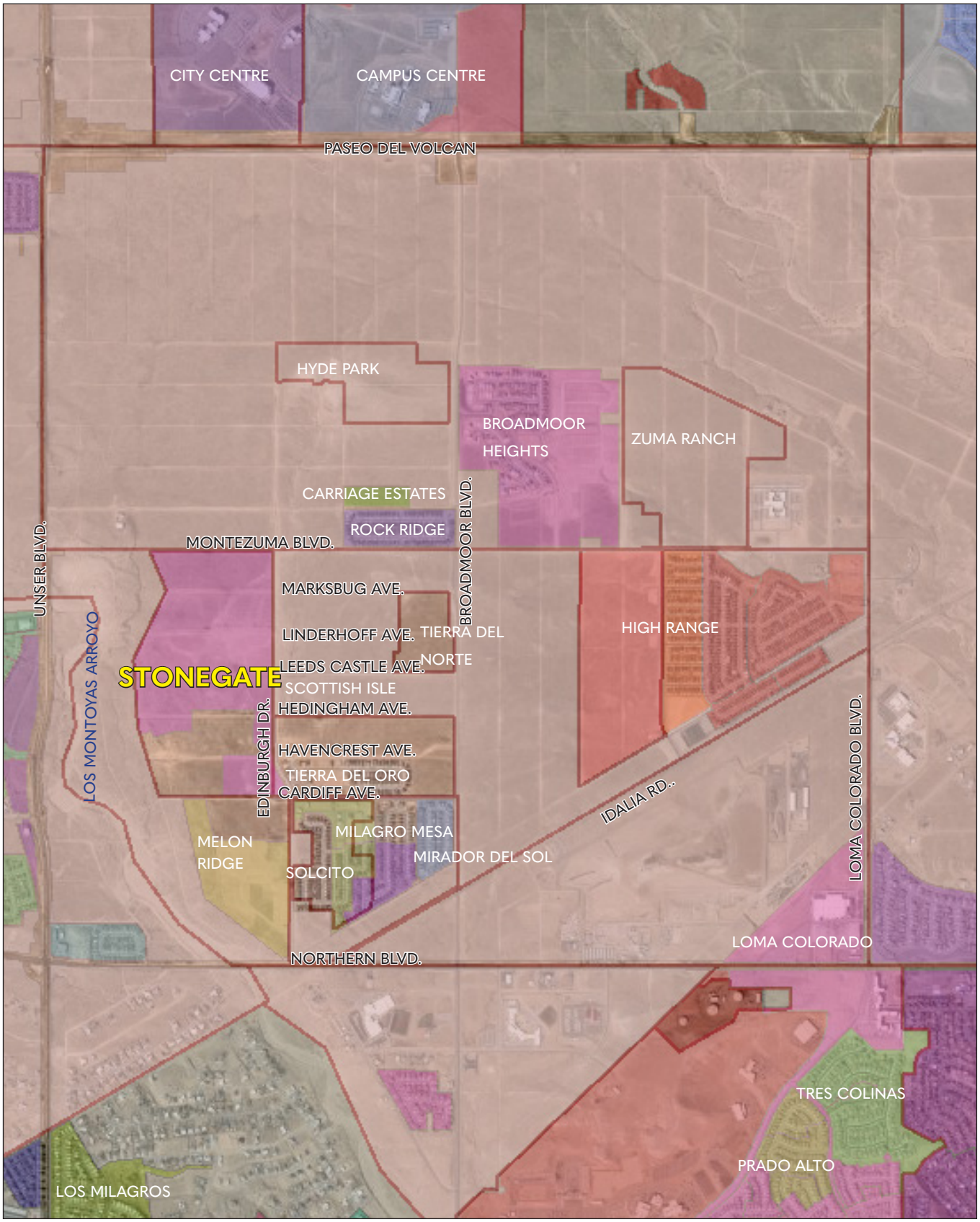
Milagro Mesa: Adjacent to Solcito on the east and south of Tierra del Oro, this 20-acre master plan was adopted with all R-4 density. Milagro Mesa is fully developed as single-family residential.

Tierra del Norte: Adjacent to Broadmoor Boulevard is this 24.3 acre master plan, zoned R-2 with 115 anticipated single-family lots. Tierra del Norte is under construction and is anticipated to be fully developed in 2025.

Scottish Isle: Is located adjacent to Stonegate, east of Edinburgh St. between Leeds Castle Ave. and Headingham Ave. Scottish Isle is zoned R-2, approximately 22.4 acres, and is anticipated to contain approximately 123 single-family units.

Rock Ridge: Covers 20-acres with R-4 zoning, located on the north side of Montezuma Blvd, just west of Broadmoor Blvd. Rock ridge is fully developed as single-family residential.

Mirador del Sol: Located on the southwest corner of Broadmoor Blvd and Cardiff Ave. The subdivision is zoned R-4. Mirador del Sol is fully developed as single-family residential. Additional master plans and subdivisions located within the Lomas Negras Specific Area Plan include Carriage Estates, Broadmoor Heights, High Range, Hyde Park, and Zuma Ranch.



Vicinity Map

Las Montoyas Arroyo

To the west of Stonegate, (between the site and Unser Blvd) is Las Montoyas Arroyo, which flows north to south. There are approximately thirty, 2- to 3-acre estate lots that separate Stonegate from the arroyo. These lots contain irregular boundaries and many of them are encumbered by a floodplain related to the arroyo. From a topographic standpoint the arroyo bed and many of these estate lots are approximately 30-feet lower than the west boundary of Stonegate.



Los Montoyas Arroyo

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Chapter 3 Policies and Provisions of the Comprehensive Plan



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A. CITY OF RIO RANCHO COMPREHENSIVE PLAN

The Vision 2020 Integrated Comprehensive Plan, which was adopted in 2001, was revised and it is now referred to as the City of Rio Rancho Comprehensive Plan. The promoting of high intensity growth nodes and targeting of particular areas for high density housing, as previously articulated in the Vision 2020 Plan, remain as critical elements of the revised Comprehensive Plan. The Comprehensive Plan also continues to be Rio Rancho's principal planning tool that will guide the city's future development moves by setting forth specific principles and polices. Public input was again collected by City staff and then integrated into this document to ensure that the revision reflects thoughts and addresses concerns of the citizenry. Some of the key elements of this revision include the following:

1. Gateways, with an emphasis on establishing design criteria applicable to landscaping features and developed appearances that will present a positive impression. Identification criteria at Gateways will also apply to new infrastructure and buildings so that crossing of the City border can be easily perceived.
2. Preserve and enhance arroyos for use as open space corridors that will facilitate a more direct connection to the environment. Multi-use opportunities in utility corridors also promote implementation of the City's Strategic Plan and SSCAFCA 's Quality of Life Master Plan. Aquifer recharge and preservation of the wildlife habitat also benefit from maintaining existing arroyo corridors.
3. Maintain and provide more parks, schools, libraries, playground equipment, bike trails, senior centers and pools.
4. Provide quality transportation networks, dependable water resources and effective storm drain facilities. This includes the linking of community amenities through use of dedicated trails and walkways as alternatives to automobile travel. Neighborhoods should also promote walkability with internal trail connections and transit options.

The Comprehensive Plan also recognizes the need to increase development density, which will increase the efficiency of service delivery, make transit opportunities more feasible, and increase the supply of affordable housing to the city's new families and community residents.

The Comprehensive Plan states that its Land Use Element contains one of the most important functions of a comprehensive plan, which is to guide the City's future growth by identifying and strategically locating new development and land uses. The components of this plan use an Existing Conditions explanation, a Generalized Land Use Map, and a Guide Template of land use categories to be implemented with Land Use Plans and Policies. Together, these land use tools layout a framework from which land use decisions can be made by City officials. Antiquated platting, the lack of sufficient infrastructure created by it, including addressing difficulties, are all recognized as existing conditions that need to be dealt with by the Comprehensive Plan. An updated Generalized Land Use Map has been created to reconfirm and update areas that are targeted for high-intensity land uses, along with supporting the concept of nodal development.

During workshops the Governing Body and City staff developed a Strategic Plan that was focused on the period from 2009 to 2014. This timeframe was used to establish Plan statements that cover its Mission, Vision, Values, Goals, and Strategies. Plan goals involved Infrastructure, Development, Fiscal Health, Public Safety, Government Services and Quality of Life. Subordinate planning documents called Specific Area Plans, Master Plans, and Development Plans were also presented as methods to address the needs of certain planning areas based upon size and in some cases, developer intent. There were also designated implementation techniques within these documents that were to be applied during Plan implementation by developers.

The Population and Housing Element states that proactive planning will help foster sound development and enable the City to meet its vision of providing housing to all members of the community who will need basic shelter in a safe environment. A goal of the City's Strategic Plan states that "the City has plans and policies in place to attract and create well-planned, high quality and stable residential, commercial and industrial development." City demographics indicate that local housing will need to be larger-sized than other parts of the metro area due to the predominance of younger families who have been drawn to the City in the past, and who will continue to do so in the future. Employers often consider provisions of adequate housing before moving to or expanding their base of operations within locales. The City presently has a high rate of home ownership and it also offers the most affordable housing options in the region.

Stonegate Village will further Policy PH-1 by promoting multi-family development with pedestrian connectivity via the walkable Leeds Castle Avenue. Open space will be provided via the Stonegate Village Greens, which include amenities such as playgrounds, gazebos, and walking paths. Stonegate Village, while providing a higher-density area, will further PH-5, by ensuring its design will complement the existing character of the surrounding area through the Stonegate Village Design Guidelines.

The Transportation Element cites a projected increase of 65,000 additional households and 35,000 new jobs in Rio Rancho by the year 2035, which will significantly impact the city's existing roadway network. This element also recognizes the critical need to integrate a multi-modal framework into the Comprehensive Plan as a way of achieving sustainable long-term growth prospects. Opportunities will arise near emerging employment locations to install high-capacity transportation corridors and loading/unload stations that will reduce the negative impacts of traditional single-occupancy vehicle use. One of the principal growth areas is anticipated to be the City Center, and principal growth corridors related to this node are Unser Blvd., Broadmoor Blvd. and Paseo del Volcan.

The Public Facilities Element acknowledges there are vital municipal services that have to be delivered by trained personnel, and it often takes several public agencies to operate complicated facilities so that the public can be protected from the threat of natural disasters. An important reason for being attractive to many families and businesses is the established quality of the City's public safety departments and its related emergency services. The Recreation Element notes that parks, libraries, and pools are supplemental amenities that further enhance quality of life in the City. The need for residents to engage in physical activity is deemed essential, and when parks are routinely available individuals tend to live healthier lives.

The Urban Design Element focuses on supporting sustainability and countering past trends that did not consider the loss of open space, natural resources, and the diminished quality of life resulting from unfettered development. The Comprehensive Plan's new emphasis will be on urban design that will connect neighborhoods and communities using new and innovative techniques consisting of alternative construction materials use, differing streetscapes, non vehicular pathways, arroyo trail routing and park embellishing. New urban design objectives will be focused on restoring vitality into older suburbs and creating town centers with transit and pedestrian-oriented design components for both residential and non-residential development.

The Economic Development Element starts out by acknowledging the City has developed an Economic Development Plan, which was called for in its Strategic Plan. The EDP was formulated from information obtained during community surveys, business group discussion, quality of life task force participation, economic research, staff review, and Governing Body feedback. With the collection of gross receipts the City operates and provides

funding for recreational and cultural facilities, infrastructure construction and maintenance, and fire and police services, thus, it has been shown to be a critical component of the overall local government's operation. Further efforts targeted how retail leakage could be prevented by enhancing residents' access to local retail and service opportunities located close to their dwellings. The City currently has a wide range of business establishments, which range from construction and related professional trades to retail and more recently, post-secondary education and healthcare services. This Element also recognizes that the existing antiquated platting and the resulting fractional land ownership impedes the City's ability to rationally plan for future economic development.

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Chapter 4 Lomas Negras Specific Area Plan



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A. INTRODUCTION

The City of Rio Rancho planned to move its government center to state-owned land on the north side of Paseo del Volcan, half-a-mile east of Unser Blvd. The City Center Master Plan was adopted in 2006 and created the need for subsequent planning for the entire region around the City Center, but most notably to its south due to increased development activity there.

In 2008 the Lomas Negras Specific Area Plan (LNSP) was created to guide and manage current and future development in the area south of the City Center and north of Northern Blvd. The LNSAP is a Level-5 planning document designed to address land use, access, parking, streetscape and transportation needs for a specific city area. Since 2007 the city has adopted the Dos Amigos SAP (530 acres in 2007), the Del Norte SAP (460 acres in 2007), the Broadmoor Drive SAP (315 acres in 2007), the Sierra Vista SAP (1600 acres in 2008), Northern Unser SAP (1500 acres in 2010), La Barranca SAP (4,536 acres in 2010), Paseo Gateway West (655 acres in 2010), Northern and Rainbow (236 acres in 2024), and Unit 10 SAP (2,300 acres in 2018).

All of these plans will geographically bridge the vast area of mostly vacant land between the existing northern limits of urbanized Rio Rancho and the City Center, approximately two miles to the north. The city has undertaken significant efforts to plan for the future growth of these areas by working to adopt these essential planning documents.

One of the reasons for the LNSAP was to coordinate several, privately controlled master plans that were either being reviewed by the city's Development Services Department or considered for adoption by the Governing Body. Master Plans are subordinate Level 4 plans typically created by the private sector developers which are sometimes under the jurisdiction of larger specific area plans. As reported earlier, there have been several master plans approved by the city in close proximity to the Stonegate property.

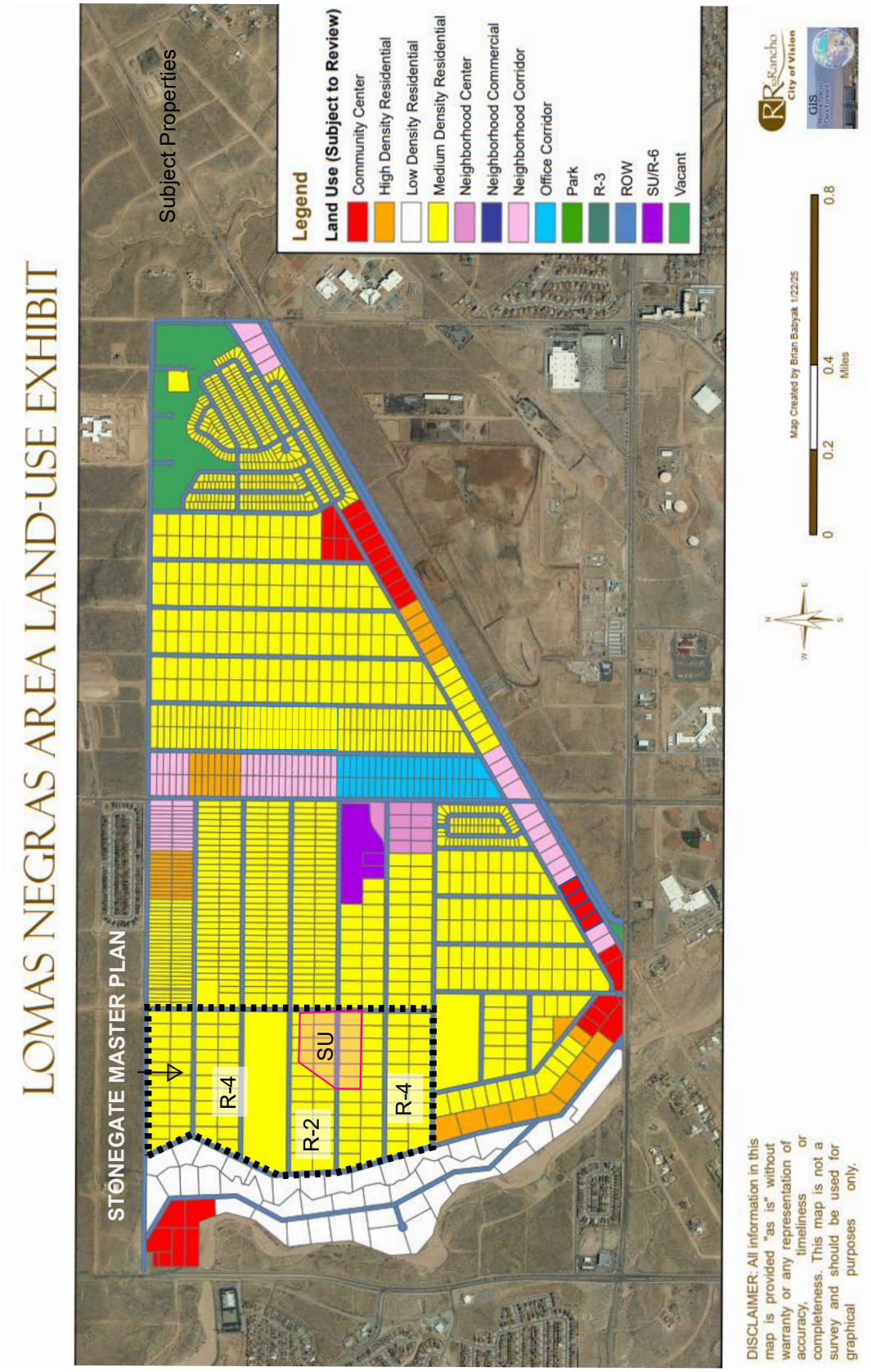
B. LAND USE AND TRANSPORTATION INTERCONNECTION

In keeping with the ICP, higher intensity activity centers were established within the LNSAP to concentrate retail, office and related community uses so that strip commercial and other detrimental arrangements can be avoided. At strategic locations on Idalia Road and Broadmoor Blvd. the Plan designates locations for neighborhood and community centers, including office corridors. Land use intensity decreases from the center of the plan area out, most notably to its western boundary where there are existing 2- and 3-acre lots along Las Montoyas Arroyo.

Another key element of the plan was to encourage multi modal travel along centralized routes within the plan area to foster vehicular alternatives. Connectivity efforts will also be mandated by Development Services staff during its review of new development submittals. On the LNSAP's Land Use Map nodes of concentrated development were designated with evenly spaced separation so that they could be easily reached by future citizens of the local community. Design standards within the Plan are specifically intended to provide safe separation between vehicular and non-vehicular travel, thereby contributing to more frequent use of the alternatives.

C. ACCESS MANAGEMENT PLAN

The LNSAP uses Broadmoor Blvd. as its primary north-south link, being that it evenly bisects the Plan area and will connect to the City Center one mile to the north. With outdated platting existing throughout the Plan area, access to and from principal thoroughfares is controlled by mandating alternative access routes and shared easements that will restrict principal-street frontage development. This will be implemented by adopting an overlay zone along principal roadways within the Plan area.



LOMAS NEGRAS AMENDED LAND USE MAP

According to city standards collector streets are typically designed with two through-lanes and a center median, or a continuous center tum-lane on a minimum right-of-way width of 68 feet. Collector streets within the Plan area are listed as follows:

- Edinburgh St. (26th St.) - Major Collector
- Guinevere St. (35th St.) - Minor Collector
- Cardiff Ave. (13th Ave.) - Proposed Major Collector
- Leeds Castle Ave. (16th Ave.) - Proposed Major Collector. (Within Stonegate Village, Leeds Castle Ave. will be designed with lower speed limits, a shared bike lane, wider sidewalks, and streetscape requirements).

Arterial streets typically consist of four lanes with a median available for installation of exclusive left-turning lanes at critical intersections/driveways. Side street access is controlled via signalized intersections and raised medians with a minimum right-of-way width of 106-feet. Minor arterials within the Plan area are listed as follows:

- Montezuma Blvd. (19th Ave.) - Proposed Minor Arterial
- Idalia Road - Minor Arterial
- Broadmoor Blvd. (30th St.) - Minor Arterial
- Northern Blvd. - Community Principal Arterial
- Loma Colorado Blvd. (40th St.)

D. PUBLIC EXPENDITURES

Due to its size (981-acres), the Lomas Negras SAP has been employed as a tool to organize and coordinate infrastructure items so that critical expenditures can be planned according to foreseeable demand. The city's Infrastructure and Capital Improvement Plan (ICIP) is utilized to program roadway and travel projects within the plan area. The 2011-2016 ICIP lists capital projects for parks, public safety, drainage, transportation, utilities, equipment, and vehicles. City wide transportation projects over the 5-year period within the Plan area will include the following:

- Loma Colorado Blvd. Extension, $28,000,000 identified for 2013 - 2015
- Broadmoor Blvd. Extension, $10,900,000 identified for 2011 - 2013

The City is also currently planning to expand Northern Blvd. to four lanes from Acom Loop, east to 35th Court (approximately two miles) over two phases, with the first phase of construction being from just west of the Broadmoor Blvd. intersection east to 35th Court. Improvements will include bike lanes and sidewalks on both sides of the road. Funding will come primarily from federal STP-U money and one-third from City matching bonds.

Current traffic volumes in the Plan area are highest along Unser Blvd., Northern Blvd. and Idalia Road, but future traffic volumes are expected to increase on Broadmoor Blvd. and Loma Colorado Blvd. as those arterials are constructed north to Paseo del Volcan due to the City Center becoming a destination. Also, there are several proposed land development projects along the Broadmoor Blvd. Corridor, which will contribute substantial traffic to the two roadways in the near future. Efforts are underway to design a new roundabout to eventually replace the traffic signal at the intersection of Idalia Rd./Broadmoor Blvd. The construction project is not yet funded.

E. COMMUNITY AMENITIES AND RELATED URBAN DESIGN

Community and municipal services are important features of every specific area plan. The Lomas Negras Plan has called for five public parks and one school site within its boundary, with interconnection to each using a multi-use trail network.

A bike path presently exists along Northern Blvd between Loma Colorado and NM 528, and the Plan calls for bike paths to be installed along Montezuma Blvd, Broadmoor Blvd. and Idalia Road. It also proposes multi-use trails along Edinburg St., Guinevere St. and Leeds Castle Ave. with links to Las Montoyas Arroyo and future neighborhood parks within the Plan area. The 2030 Metropolitan Transportation Plan lists $3.6 million

for Los Montoyas Arroyo Open Space Trail and reconstruction of Idalia Road with bike lanes.

All new development within the plan area will be subject to design criteria provided within Section 6.0 of the plan. The Design Standards within the plan cover landscaping, buildings, parking and access, signage, walls and fences, screening, infrastructure and lighting, which pertain to commercial and multi-family development proposed within the Plan area.

Chapter 5 Stonegate Master Plan and Lomas Negras Specific Area Plan Amendments



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A. INTRODUCTION

The Stonegate Master Plan has been created to initiate the entitlement process for ultimate development of up to 150-acres of single-ownership property located within the existing Lomas Negras Specific Area Plan, about one mile south of the new City Center. This Master Plan is a Level-4 planning document designed to address single-development land use issues and how they are supposed to be integrated with other planning efforts in and around its surrounding neighborhood. The proposed land use mix for Stonegate is similar to what was recommended in the Lomas Negras Plan, with a few exceptions, so this submittal includes an amendment to the LNSAP. Even with an amendment, the Stonegate Master Plan and the LNSAP will still be consistent with relevant goals and policies of the Comprehensive Plan.

B. STONEGATE COMPARED TO THE LOMAS NEGRAS SPECIFIC AREA PLAN

The Lomas Negras Land Use Map concentrates higher intensity uses along the Broadmoor Blvd Corridor in a north-south direction, with east-west links running to the periphery of the Plan area. Stonegate is located about half-a-mile west of Broadmoor Blvd. and approximately 1,000-feet from the west boundary of the plan area. As distance increases from the core of Lomas Negras, so does land use intensity and dwelling density. Calls for low and medium housing density along the east and west boundaries are evident when reviewing the Lomas Negras Land Use Map (*see LNSAP Map on page 18*). Between Stonegate and the west boundary of the Plan area there are approximately thirty 2- and 3-acre lots currently zoned R-1, which act as a transition between Stonegate and Las Montoyas Arroyo. In general, land use intensity increases from west to east away from the arroyo and toward the core of the Lomas Negras Plan Area; therefore, it's logical for Stonegate to also increase its land use density from the west to east.

C. STONEGATE MASTER PLAN AMENDS THE LOMAS NEGRAS SPECIFIC AREA PLAN LAND USE MAP

The Stonegate Master Plan strives to promote a range of housing choices with several medium density, single-family residential zones, including multi-family, and an area of mixed-use higher density and commercial development. R-2 zoning is located on the western central part of the site. Adjacent to the east is the Special-Use (SU) zone that includes higher-density residential and neighborhood commercial. R-4 zoning flanks the two middle-section zones, thus enabling the creation of numerous lot widths and sizes across the entire site. The proposed higher-density special-use zoning is encircled by lower density zones with a focal point being the intersection of Edinburg St. and Leeds Castle Ave., both of which are collectors proposed to contain 68-feet of right-of-way. Further to the east along the east-west connecting Leeds Castle Ave. are higher intensity land uses at the Broadmoor Blvd. intersection that represent a centralized neighborhood center of the LNSAP. Other approved master plans in the immediate vicinity of Stonegate also demonstrate this pattern of mixing housing densities and placing them at strategic locations similar to what is being proposed herein. These changes require the LNSAP to be amended (*see the Amendment to the LNSAP Land Use Map on page 18*).

According to the Comprehensive Plan, medium density is defined as 4-units per acre to about 14 units per acre. R-2 is a medium-density zone with a minimum lot width of 50-feet and minimum lot size of 5,000 SF, which is 2,000 SF smaller than the low-density R-1 zone. Approximately 26.9 acres of R-2 zoning in the west-central part of the site will generate up to 117 new dwelling units. Within north and south portions of the site the R-4 zoning allows for 40-foot minimum lot widths and 4,000 SF minimum lot sizes (45-wide and 4,500 SF lots are also being considered here). These neighborhoods are expected to generate up to 418 new dwellings.

The Special Use Zone will accommodate development of Stonegate Village, located between Edinburgh and Stonegate Drives. It is bisected by Leeds Castle Avenue and will act as a neighborhood activity center. The area contains higher density residential with multi-family adjacent to Leeds Castle and townhouses adjacent to the multi-family on the north and south. The western edge of the area adjacent to Stonegate Drive contains neighborhood commercial. The area is intended to provide a higher density urban environment that is friendly to pedestrians and bicyclists (*see section I. Design Guidelines for Stonegate Village*). Table 1 summarizes the land use zoning and dwelling density being proposed (*see Zoning Map, page 26*).

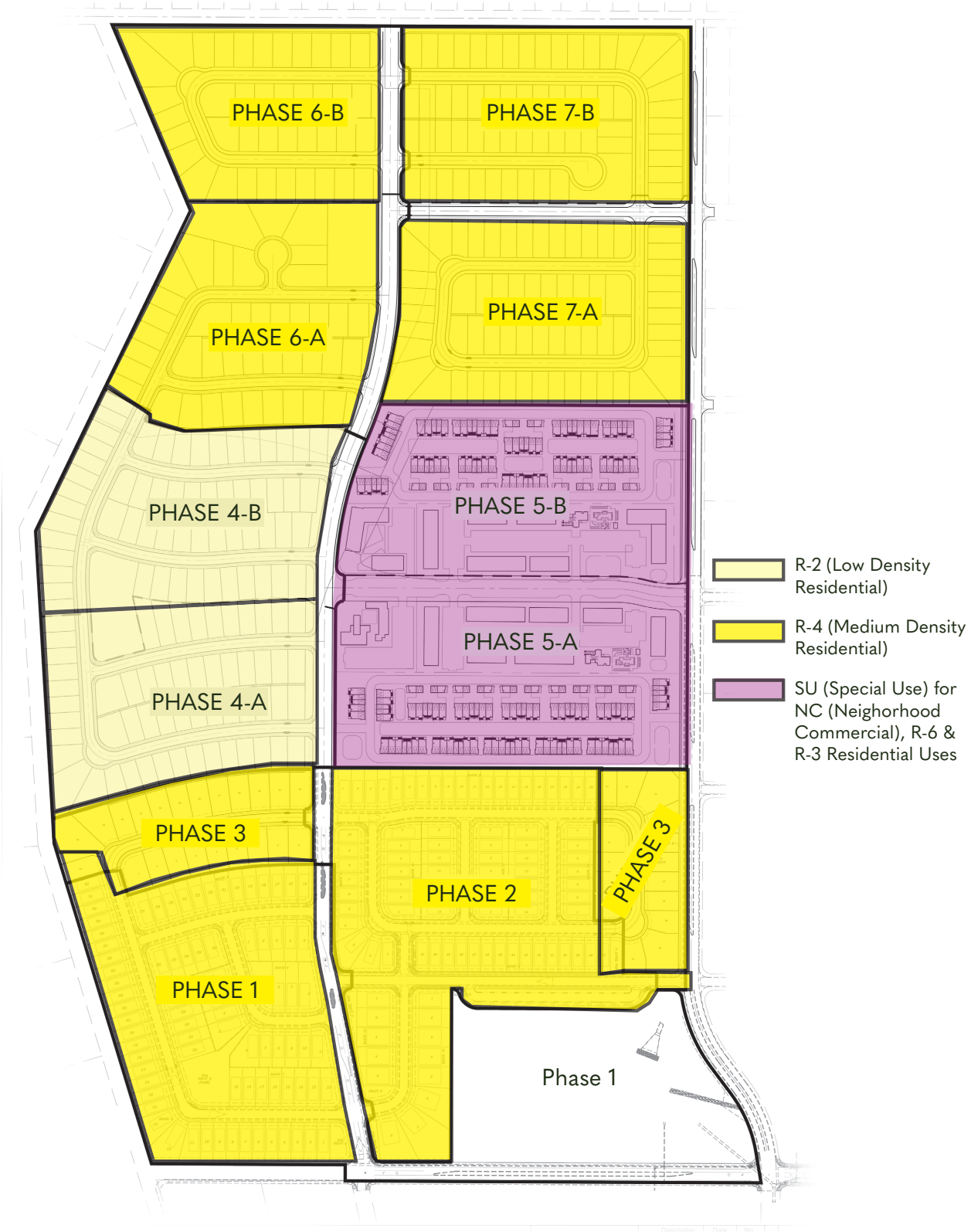
With this proposed zoning the Stonegate Master Plan furthers goals and policies of the Comprehensive Plan by reconfiguring antiquated platting, by rearranging property lines and coordinating its redevelopment with up-to-date engineering studies covering traffic, drainage and utilities. The site is also surrounded by either existing or planned public infrastructure so it should be considered infill with respect to Comprehensive Plan policy compliance. Stonegate is also under single ownership and so there are no "out parcels" to deal with when designing infrastructure and providing municipal services.

TABLE 1: PROPOSED LAND USE, ZONING AND DWELLING DENSITY

Land Use Category	Min. Allowed Lot Size (SF)	Area (ac.)	Proposed Zoning	Gross Density	Dwelling Units
Medium-Density Residential	5,000	26.9	R-2	4.3	116
Medium-Density Residential	4,000	85.7	R-4	4.8	418
Mixed-use (Residential/ Neighborhood Commercial)	7,000 (MF) 1,200 (TH) 2,500 (MX/NC)	8.2 (MF) 12.9 (TH) 2.2 (NC)	SU	27.5 (MF) 12.9 (TH)	226 MF 176 TH



Illustrative Master Plan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PHASE 4-A
PHASE 3
PHASE 2
PHASE 3
PHASE 1
Phase 1
R-2 (Low Density Residential)
R-4 (Medium Density Residential)
SU (Special Use) for NC (Neighorhood Commercial), R-6 & R-3 Residential Uses

Zoning Map



Stonegate Master Plan Parks

D. MASTER PLAN AMENITIES (PARKS AND RECREATION)

The Stonegate Master Plan also provides a significant recreational component to its new land use mix. Expectations are that Stonegate may provide up to 936 new dwellings, so based upon a household size of 2.8 residents per dwelling it is anticipated that 2,620 new residents may be residing here. Utilizing the City's standard of 3-acres per 1,000 residents, there should be approximately 7.9 acres of park land provided.

1. PARKS and GREEN SPACE

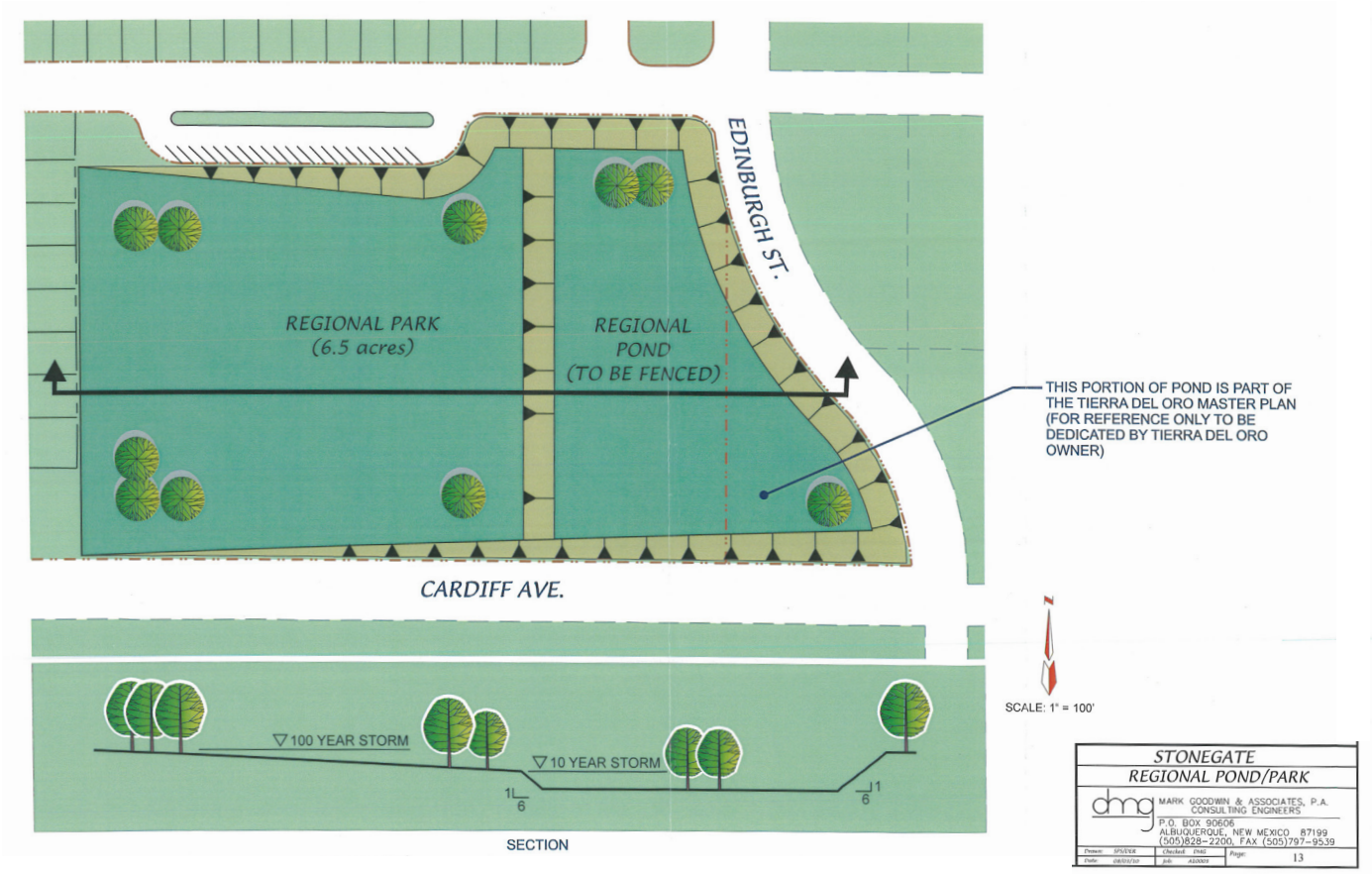
There are four neighborhood parks proposed for Stonegate in Phases 4-7 designed to provide recreation opportunities for residents living in the immediate neighborhoods, featuring age-dependent amenities (*see page 27, Stonegate Master Plan Parks graphic*). Two of the neighborhood parks are approximately a half acre, and two are approximately 1-acre. One park was installed in Phase 1, including an approximately half-acre park located at Talisker Street. The 10.2 acre regional park located in the southeast corner has been graded and improvements are to be constructed with a future phase. Total acreage for the neighborhood and regional parks is approximately 13.6 acres. These parks will be designed and constructed according to the City's DPM standards, with an understanding that the regional park will be dedicated to the City's Parks and Recreation Department after an agreed-upon initial period of private, HOA maintenance.

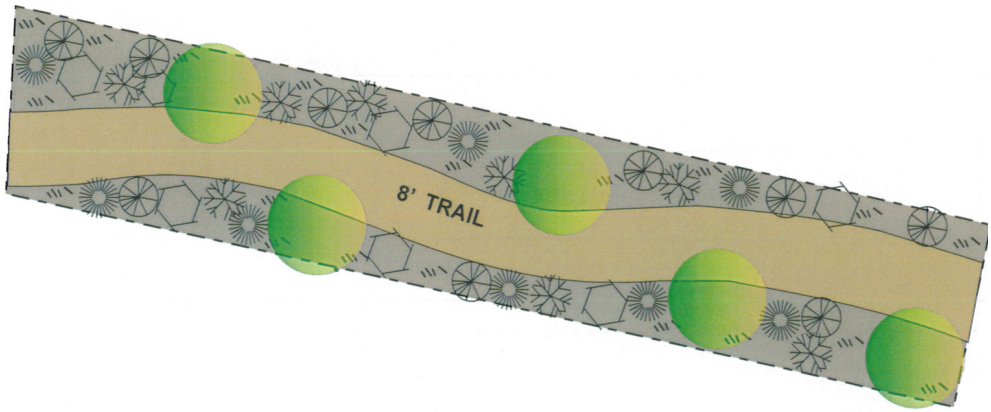
In addition to the neighborhood and regional parks, two Village Greens are proposed for Stonegate Village located within the townhouse developments. The Village Greens will contain amenities such as walking paths and community gathering areas (*see Design Guidelines, Stonegate Village*). They will be publicly accessible providing green space and recreation areas for the surrounding community

and residents. The Village Greens will be designed, owned, and maintained by the HOA.

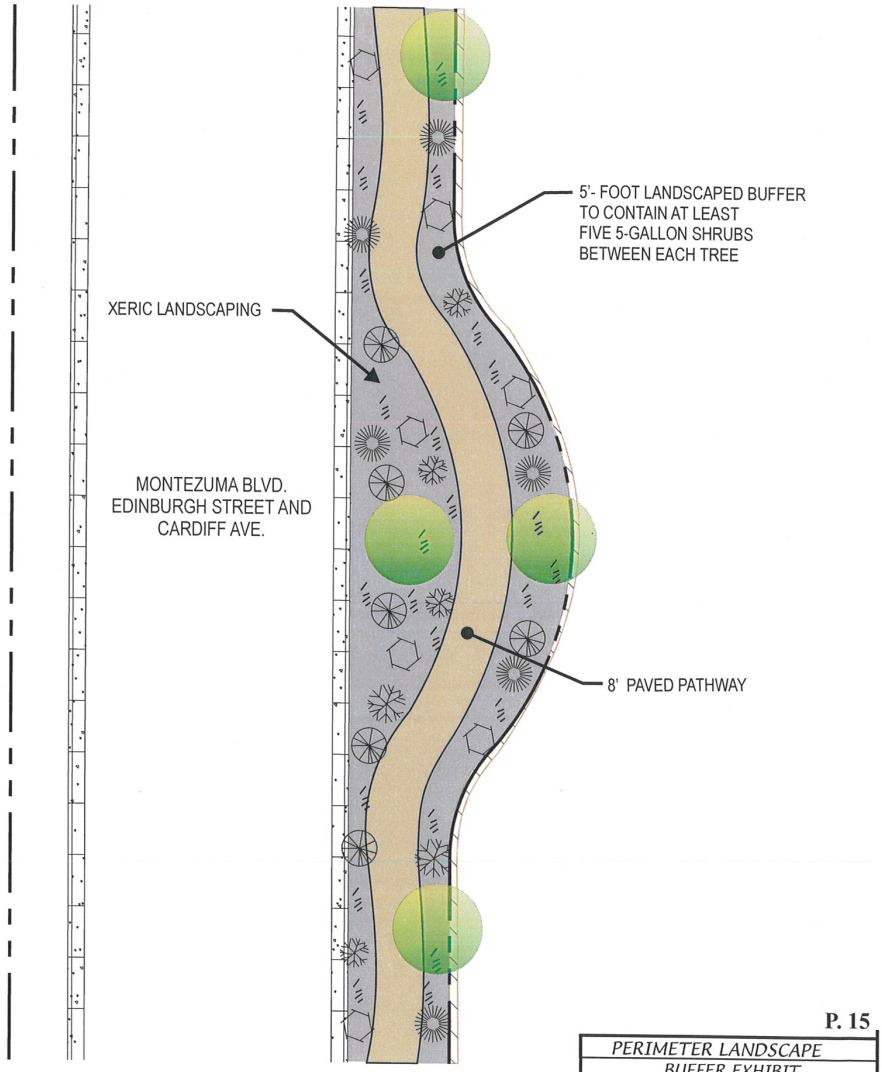
2. REGIONAL PARK AND POND

Within the southeast corner of Stonegate the LNSAP designated a 7-acre regional park site, which was intended to co-locate with the Edinburgh Mater Drainage Plan's regional drainage pond. The Tierra Del Oro Master Plan, adopted in 2008 and located directly east of Stonegate, also contributed 1-acre to this regional drainage facility. This prior contribution also permitted the realignment of Edinburgh St. to the east so that an existing "jog" in Edinburgh St. (formerly 26th St.) could be eliminated (*see Tierra del Oro's commitment letter on page 53*). The dual-use, park/pond design concept is for a lower pool to exclusively contain the typical summertime storm (referred to as the 10-year storm) in its bottom on the east side, with the central portion of the park area to provide supplemental storage volume at a gradually higher elevation. This upper storage would be utilized only if the lower pool's capacity is exceeded (i.e. 50 year or 100-year storm event). The size of this regional park is anticipated to be 5.9-acres with the storm water pond portion being 4-acres. The lower pool of ponding will be fenced for safety reasons and constructed to SSCAFCA standards so that its maintenance can be ultimately taken over by SSCAFCA. With dimensions of approximately 400-feet by 500-feet the upper park area may be improved for use as a regulation soccer field, or as to be determined by the City. The design of the park will follow the process outlined in Appendix 11.5-1 of the City's DPM. The developer





20' Access Easement with Trail



P. 15

PERIMETER LANDSCAPE BUFFER EXHIBIT

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Landscape Legend

Symbol	Scientific Name Common Name	Initial Size Ultimate Size	Water Use
	Fraxinus velutina 'Modesto' Modesto Ash (female)	2" B&B 40' ht. x 30' spr.	High
	Perovskia Atriplicifolia Russian Sage	5 Gal 5 ht. x 4' spr.	Med
	Juniperus Sabina Buffalo Juniper	5 Gal 1' ht. x 6' spr.	Med
	Salvia Greggii Autumn Sage	2 Gal 3' ht. x 2.5' spr.	Med
	Chrysothamnus nauseosus Chamisa	1 Gal 6' ht. x 4' spr.	Low
	Crushed Landscape Rock	3/4"-1"	
	Compacted Crusher Fines		

of Stonegate will dedicate the land, install park improvements, and then seek impact fee credits.

3. TEMPORARY POND BEFORE REGIONAL PARK
The adopted Edinburgh Master Drainage Plan requires that a new storm drain system be installed between the southeast corner of Stonegate and Northern Blvd. by other parties of the original Edinburgh agreement (not yet completed). This off-site storm drain is currently under construction Until construction is completed and accepted there will be a temporary pond installed that will occupy the entire 10.2-acre area of the pond and future park. The other neighborhood parks within Stonegate will have to serve the immediate recreational needs of the community until this storm drain is built. This delay may initially preclude the Stonegate developer from installing improvements in the regional park for a limited period of time.

4. NON-VEHICULAR CIRCULATION
Paved trails and concrete sidewalks will be provided inside and· around the perimeter of Stonegate to foster the usage of alternate modes of travel.

As construction progresses from phase to phase, paved pathways and sidewalks will be incorporated into the streetscape along the principal circulation routes so that residents are encouraged to walk or bike to the numerous internal parks and to connect with other neighboring portions of the local community (*see the street section details on page 33-34*). The most northerly park will link north to Montezuma Blvd. via sidewalk and trails where a future connection can be made to the multi-use trail. This connection to Las Montoyas Open Space was previously envisioned within the LNSAP extending east along Leeds Castle Ave. Leeds Castle is the principal east-west connection across the entire Lomas Negras Plan Area, ultimately extending east to the High Range Park in the extreme northeasterly corner of the LNSAP plan area. Within Stonegate Village, Leeds Castle Ave. will incorporate a sharrow (shared bicycle lane) and 8-foot sidewalks, providing a continuing connection for bicyclists and pedestrians.

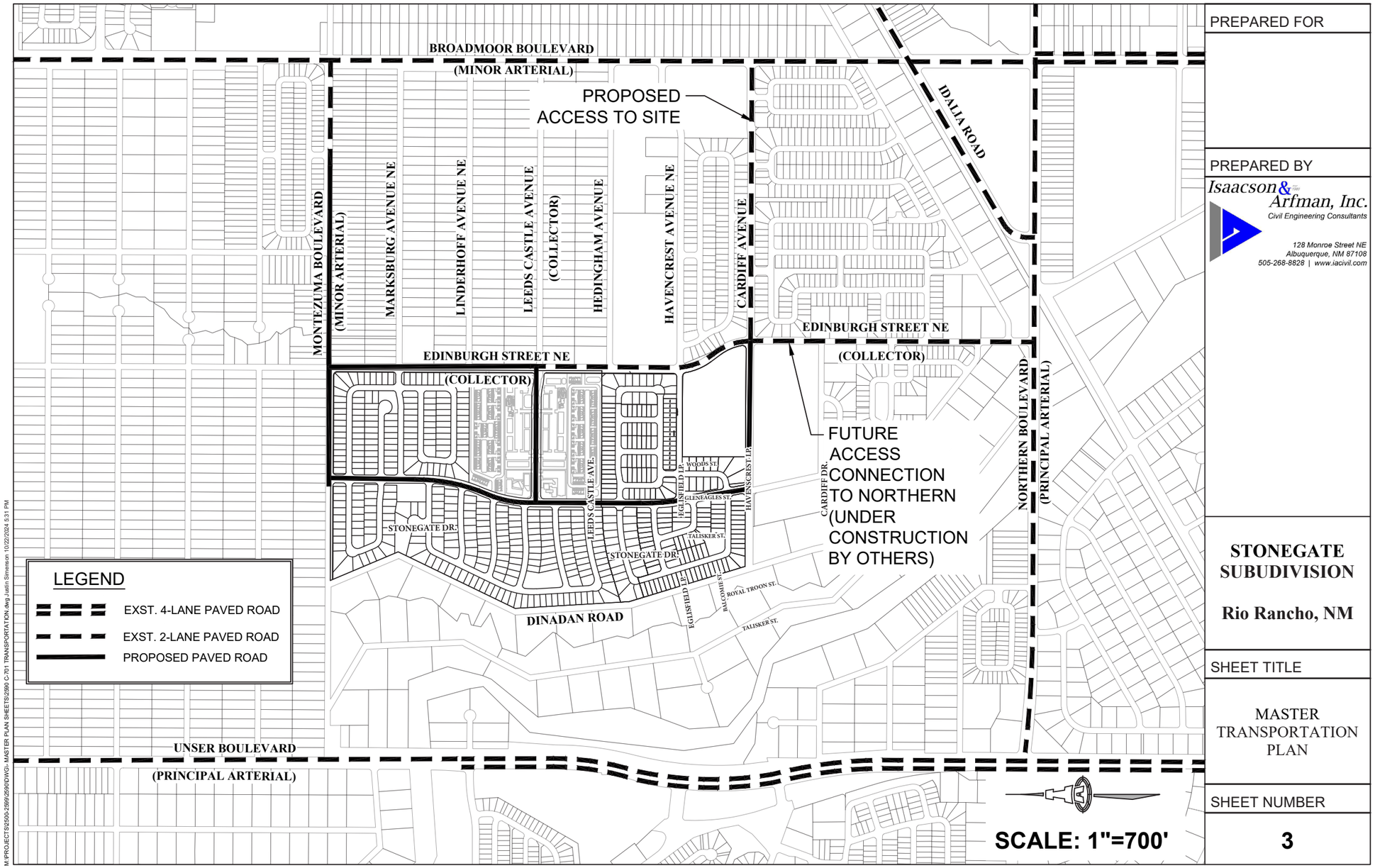
E. TRANSPORTATION

The Stonegate development is located approximately half-a-mile west of Broadmoor Blvd. (minor arterial) and half-a-mile north of Northern Blvd. (principal arterial). Broadmoor Blvd. currently exists as a two-lane, paved roadway from Northern Blvd. to Montezuma Blvd. and Northern Blvd. is also paved with two lanes. Stonegate is located half-a-mile east of Unser Blvd., (limited-access principal arterial) where it is currently a four lane roadway. Stonegate is bounded on the east by Edinburgh St. (collector), by Cardiff Ave. on the south (collector), Montezuma Blvd. (minor arterial) on the north, and Dinadan Rd. (local) on the west.

For its principal access route to and from the site Stonegate will rely upon the anticipated construction of Edinburgh St. from its intersection with Cardiff Ave. south to Northern Blvd. by others. If Edinburgh is not completed by other developers, Stonegate's developer will construct Cardiff Ave. from Edinburgh St. to Broadmoor Blvd. so that it can serve as its primary access route. The original TIS was performed to determine what the anticipated impacts would be to the City's local street network and its results indicate that there will be sufficient vehicular capacity on either route, regardless of whether Edinburgh St. or Cardiff Ave. is selected. In the later portion of Stonegate's development Montezuma Blvd. will be extended from the northwest corner of the site west out to Unser Blvd. as a four-lane roadway, anticipating that its construction is eligible for impact fee credits (the traffic study results do not indicate this additional capacity is necessary before full build-out of Stonegate).

Access will comply with SAMM Spacing and the Design Process Manual (DPM) Vol II, Chapter II.3 and Title XV Land Usage, Chapter 155 Subdivisions. Based on these regulations, access may be restricted during site plan review.

All new streets proposed within Stonegate will be improved to City of Rio Rancho Standards



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STONEGATE SUBUDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER TRANSPORTATION PLAN

SHEET NUMBER

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for Typical Street Standards of TS-01 (Residential Street), TS-02 (Collector Street), and TS-05 (Principal Arterial Street). This includes the perimeter streets of Edinburgh St., Cardiff Ave., and Montezuma Blvd. around the site as development proceeds in phases (Dinadan Road will remain unimproved).

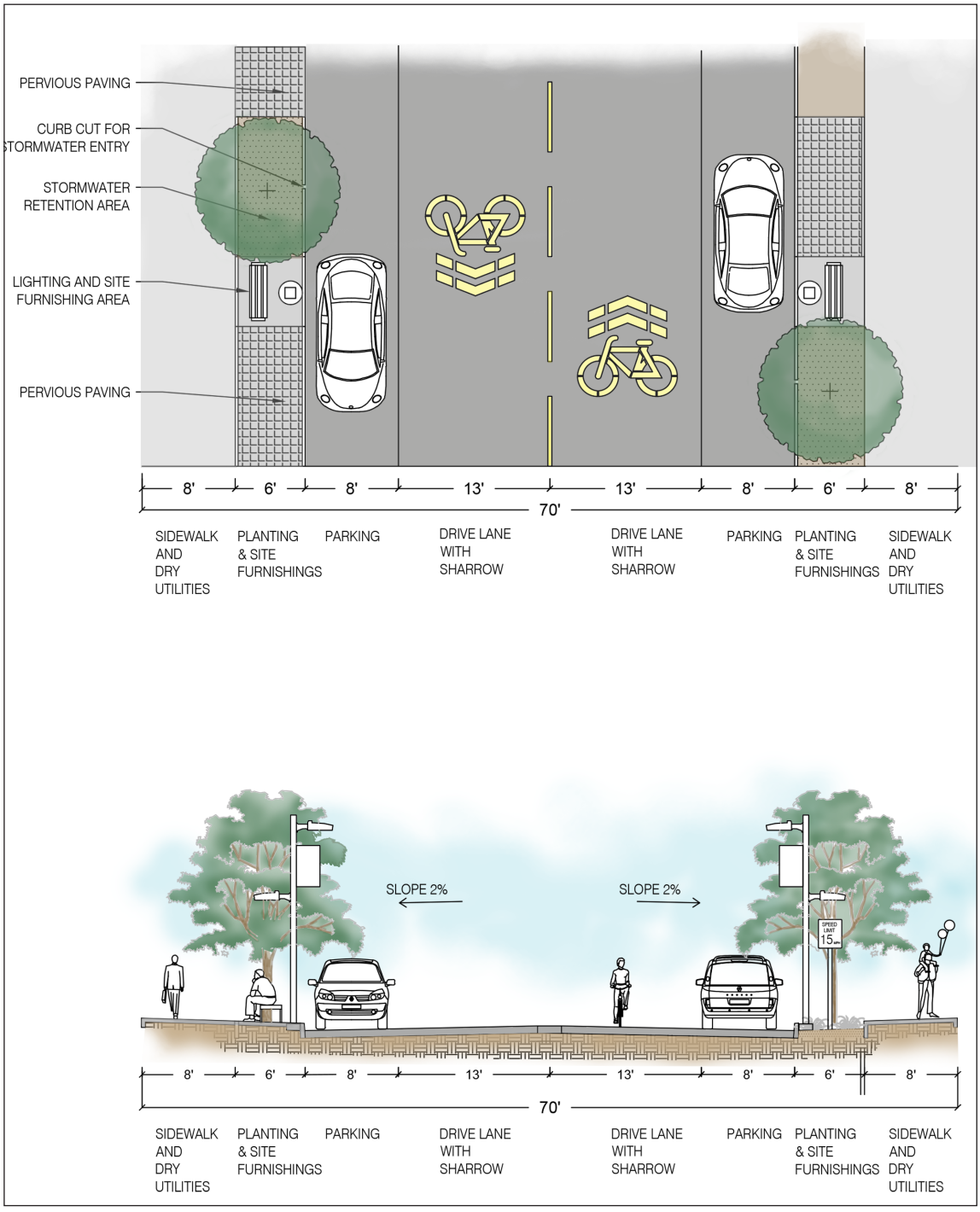
Within Stonegate Village, Leeds Castle Ave. is proposed to be 70 feet wide with 13-foot drive lanes, a "sharrow" (shared bicycle lane designation), and 8-foot street parking lanes. The street will contain planting and site furnishings and 8-foot sidewalks (*see Stonegate Village Design Guidelines for streetscape requirements*). Leeds Castle will provide a transition from the multi-use trail extending from Broadmoor Blvd. through Tierra del Norte and Scottish Isles subdivisions to the east. The existing trail on Leeds Castle will transition to the Leeds Castle urban streetscape at the Edinburgh St. intersection.

Traffic Impact Studies will be required as future site development is coordinated with the City of Rio Rancho to ensure the TIS will reflect the current conditions in the area. This includes Stonegate Village and future phases of development for the entire Stonegate Master Plan.

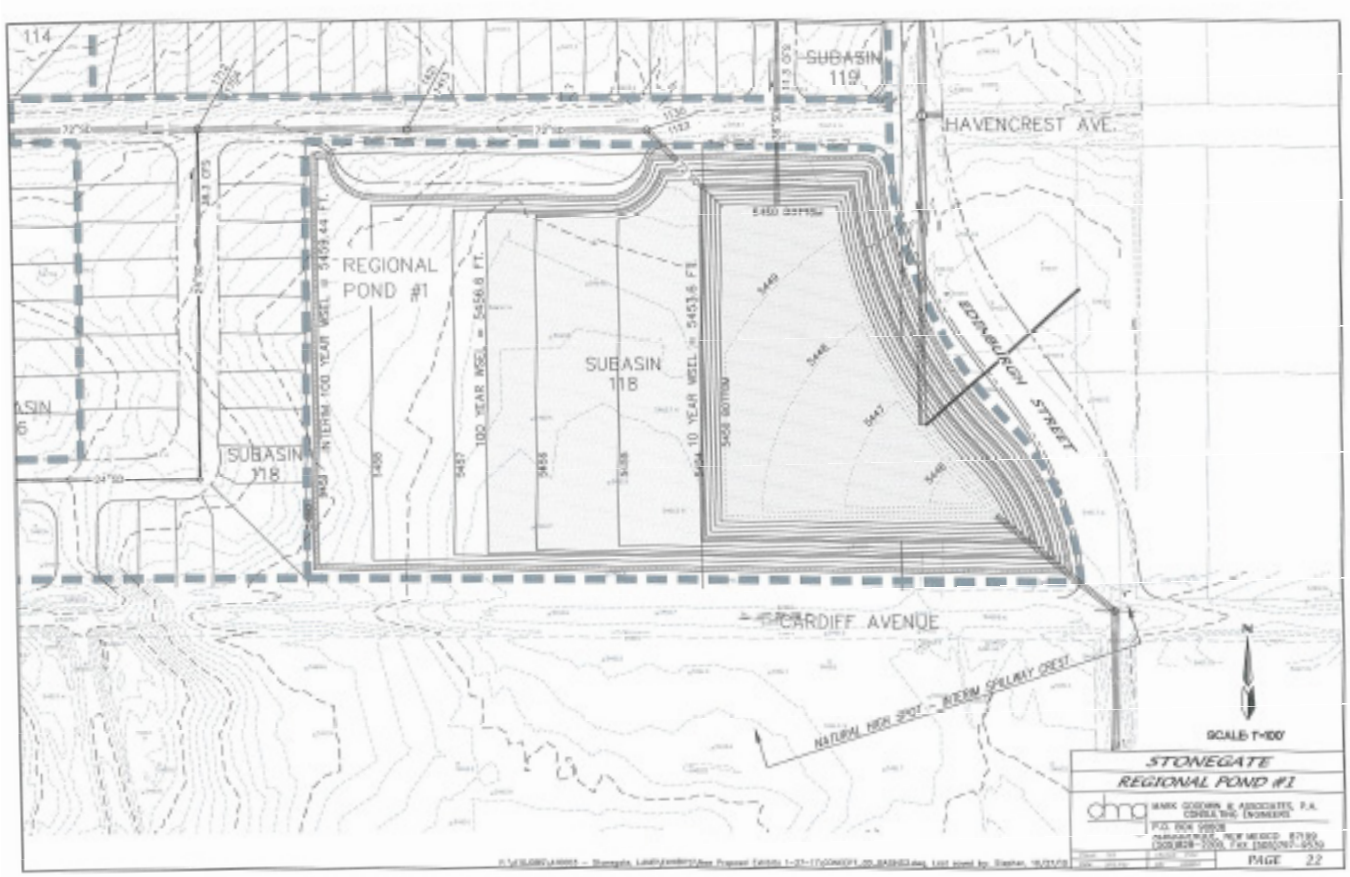
F. MASTER DRAINAGE PLAN

The proposed Stonegate development lies within the boundaries of the approved 2008 Edinburgh Drainage Implementation Plan {DIP). This plan was sponsored by SSCAFCA and endorsed by the City of Rio Rancho along with several benefiting property owners. Several alternative drainage plan options were presented with Option #5 being the selected alternative for implementation. The DIP established basin wide requirements for drainage discharge rates and allocated cost share proportions for the major drainage facilities and infrastructure. The DIP further identified a phased plan of implementation and assigned specific pieces of the infrastructure construction to specific master planned developments within the drainage basin.

The Stonegate Master Plan will adhere to the DIP which requires construction of Regional Pond 1 located on the southeast corner of the Stonegate project site and construction of the Edinburgh storm sewer upstream from that pond. A second regional Pond 4 will be located just west of the north end of Stonegate. This pond will be constructed by others at a later date and it will divert flows from the large drainage basin area north of Montezuma Blvd. directly into the Montoyas Arroyo. Both of the ponds are ultimately to be operated and maintained by SSCAFCA (*see page 37, Master Storm Drain Plan*). According to the Flood Insurance Rate Map (*Map Number 35043 C 19000, March 18, 2008*) there are no Flood Hazard Zones (floodplains) on this site. The DIP further identified three parcels west of Stonegate as land to be contributed for impact fee credits with this master plan; however, during the review of this master plan SSCAFCA has reduced the required contribution to just one parcel, which is Lot 6 in Block 55 of Unit 13. The Stonegate Drainage Design Analysis Report (DDAR) prepared by Mark Goodwin and Associates has been approved by the City of Rio Rancho and SSCAFCA. Subsequently, Stonegate Phase 1 and 2 Supplemental Drainage Information (SDI) prepared by Mark Goodwin and



Leeds Castle Conceptual Street Section, Stonegate Village



Associates was also approved by the City of Rio Rancho and SSCAFCA.

The Stonegate subdivision will be graded so that all of the on-site runoff will be directed south and then conveyed by an internal storm drain to Regional Pond 1. The size of this regional pond is being increased by this master plan to accommodate the additional flows that result from Stonegate 's increased density. The increase is also due to the deletion of a former detention pond previously associated with the Stonegate Master Plan from 2006. In accordance with the Edinburgh DIP, the restricted allowable maximum discharge from Pond 1 will be maintained.

The Edinburgh DIP allowed for a portion of the flows in Stonegate to be intercepted by the master plan storm drain in Edinburgh Drive; per the SDI, the storm drain in Stonegate Drive will be split at Leeds Castle with the area north draining to the Edinburgh storm drain and the area south to drain to Regional Pond 1 *(see page 37, Master Storm Drain Plan).* Ultimately, this will be determined during final design of the grading and drainage plan since balancing the earthwork will be a major governing consideration.

Regional Pond 1 will also be designed to serve as a multi-use facility consisting of stepped areas with minimum 6:1 side slopes. A deeper, 4-acre portion of the pond along Edinburgh St. will contain the 10-year, 24-hour storm event. Another area directly west of this lower pool will be designed at a higher elevation so that it can be used as a recreational field. This field may be partially inundated during the less-frequent, 100-year storm event. The maximum depth of water for the 100-year storm over the field will be minimized *(see Pond 1 Exhibit on Page 22*). Several interim drainage measures will have to be implemented as Stonegate is developed in phases.

Regional Pond 1 was excavated during the first phase of development and function as a temporary retention pond until the downstream storm sewer south of the site along Edinburgh St. is completed by others. The interim retention pond was graded to the same configuration as its ultimate condition, so it will not have to be regraded at a later date when it becomes a permanent facility. The 100-year pond elevation will be about 3' higher during the temporary period. The downstream Edinburgh St. storm sewer will be constructed by others in accordance with the DIP's cost share arrangement. Additional on-site temporary sediment / retention ponds may be needed at various locations within the site as phased construction of Stonegate unfolds.

The Stonegate Village lies within basins 150-159 of the Stonegate DMP. The Village shall adhere to the allowable discharge listed for these basins in the approved Stonegate DMP. The area north of Leeds Castle will drain to the storm drain in Leeds Castle and the area south of Leeds Castle will drain to the storm drain in Edinburgh. Stormwater detention and water quality ponds shall be provided to meet the allowable discharge based on the final layout and any increase of impervious area.

Stormwater drainage and water quality discharge will need to be addressed per the City of Rio Rancho DPM Vol. II, Chapter II.2 and Rio Rancho City Ordinance Chapter 153 Erosion Control: Storm Drainage and Stormwater Quality.

G. MASTER UTILITY PLAN

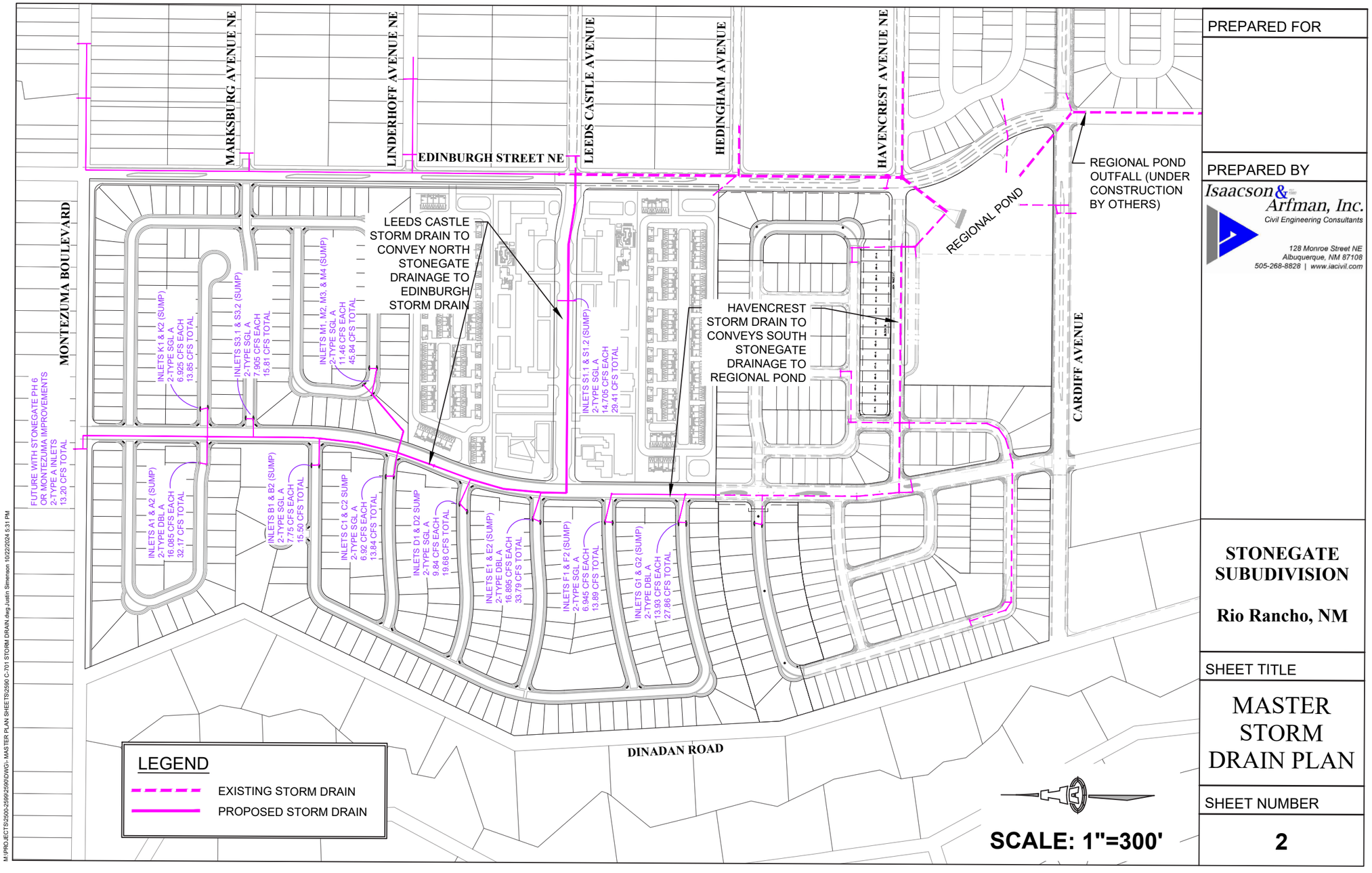
Stonegate will be served by the City of Rio Rancho Utility Department, which issued a "Water/ Wastewater Serviceability Statement" on August 23, 2010 *(see page 54)*. All utility installation must be compliant with DPM Vol. II, Chapter II.4 and Rio Rancho Ordinance Title V.

1. WATER

Water system expansion as required for development of the Stonegate subdivision will be designed and constructed in accordance with the City of Rio Rancho Master-Planned requirements and the latest Water and Wastewater Availability Statement. Stonegate is located predominantly within Zone 3 with an upper zone feed supplied from Well 16. It will be supplemented with an upper zone feed from Reservoir/Wei/ 8 involving pressure reducing valves as stated in the availability statement. Master planned 14" and 20" lines will be extended south in Edinburgh St. to Cardiff Ave. from the existing 20" waterline located in Montezuma Blvd. New 10" waterlines in Cardiff Ave. and around the western perimeter of the project site will create a looped connection between Montezuma Blvd. and Cardiff Ave.

2. SANITARY SEWER

The ultimate sanitary sewer outfall for Stonegate will be to the existing Los Montoyas Arroyo SAS interceptor that runs south across Northern Blvd. To get there a new 12" SAS line in Northern Blvd. and then north up Edinburgh St. will have to be extended to Cardiff Ave., covering approximately 2000 LF of new collection line. Much of this collector line has already been designed and approved as part of the Melon Ridge Infrastructure Construction Plans. Melon Ridge subdivision is located just south of the Stonegate site. On-site, a new 10" SAS line will extend west in Cardiff Ave. from Edinburgh St. to the west side of Regional Pond 1. From there the 1O" line will extend north through Stonegate along the central north-south street running up the center of the site. All remaining on-site feeder sewer lines will be 8". Since the new line in Northern Blvd. will cross the Montoyas Arroyo.



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STONEGATE SUBUDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER STORM DRAIN PLAN

SHEET NUMBER

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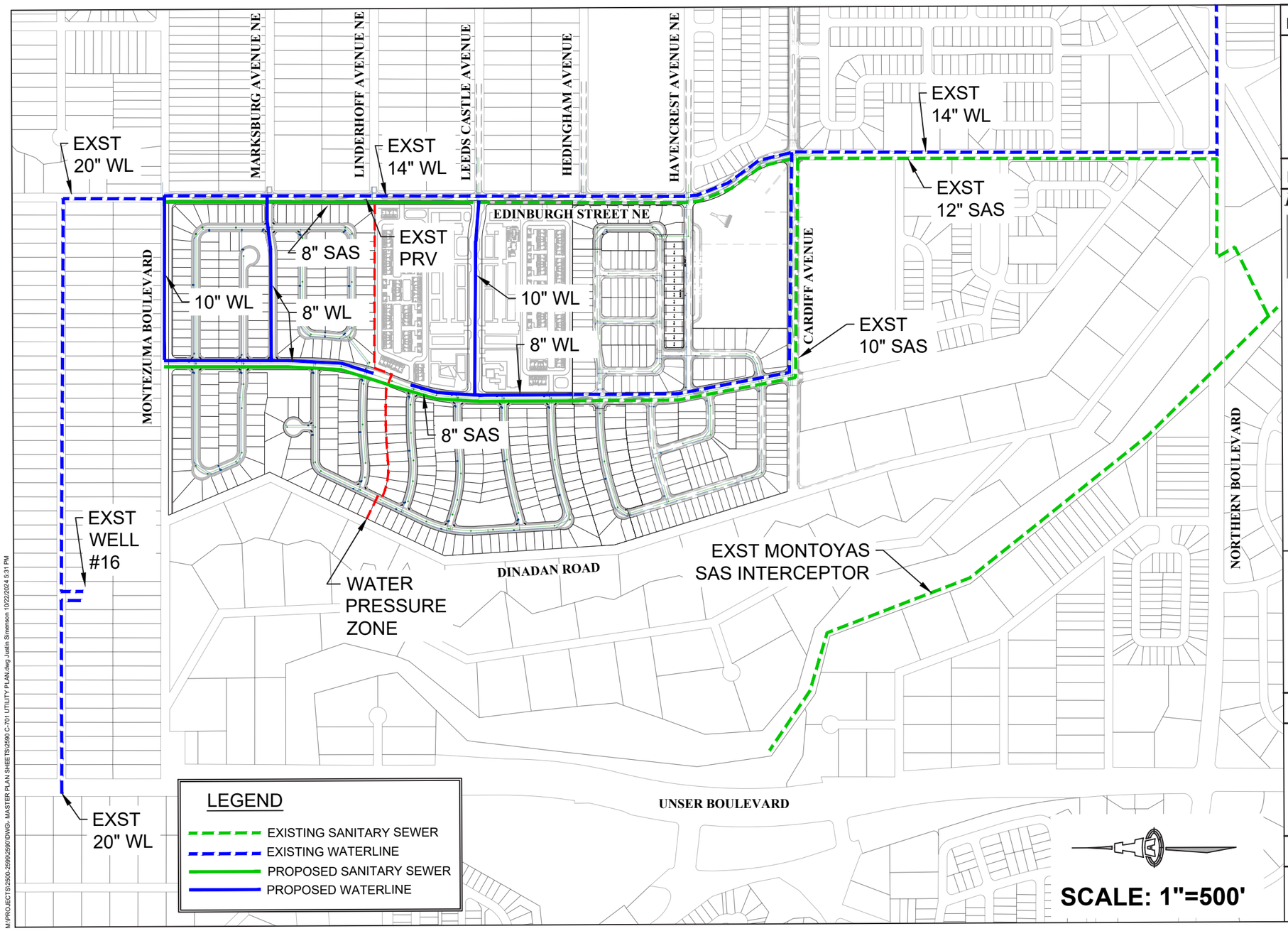

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Rio Rancho, NM

SHEET TITLE

MASTER UTILITY PLAN

SHEET NUMBER

4

H. STONEGATE DESIGN GUIDELINES

The purpose of these design guidelines is to enhance the developed surface appearance so that new residents and their visitors can experience a positive visual feel in their new urban environment. Design guidelines establish the basis from which project owners and new home builders will use to create an inviting and vibrant community that when combined with distinctive identities can be unique to Stonegate. The City's Comprehensive Plan has been utilized as the foundation from which key aesthetic elements have been generated, but the ultimate goal is to enhance the minimums so that a recognizable difference can be perceived by all observers within Stonegate. The following are design guidelines for the Stonegate Master Plan outside Stonegate Village, which contains distinct design guidelines outlined in Subsection I.

PEDESTRIAN AND BICYCLE

- Along one side of Stonegate 's principal interior circulation route there shall be an 8-foot wide paved pathway interconnecting neighborhood parks and the regional park. These paved pathways shall be continuous through each park and extend out to extremities of the site. On the opposite side of the street from these pathways there will be a 6-foot wide sidewalk. Interior streets containing the pathway are Leeds Castle Ave., Havencrest Ave., Marksburg Ave. and portions Stonegate Dr. All other sidewalks within the site are to be 5-feet wide.
- Pedestrian pathways designated on the master plan shall be clearly visible to users and sufficiently marked at street crossings with appropriate-scale warning signage and pavement markings.

LANDSCAPING

- Around the outside of Stonegate on the project side of Montezuma Blvd., Edinburgh St. and Cardiff Ave. there shall be a landscaped buffer installed between the curb and site perimeter walls consisting of a combination of evergreen and deciduous trees. Trees shall be spaced at least every 50' and planted in a minimum 5' x 5' area, or clustered, provided there are the same number of trees as one per 50'. Pedestrian scale ground cover employing native and xeric principles shall be installed elsewhere within the buffer, including at least five 5-gallon shrubs per tree. Stonegate 's principal interior circulation route *(see page 28)* shall also contain this landscaped buffer on one side of the street. The buffer is to exist as a private tract to increase the streetscape width *(page 29)*. This landscaping will be developer-installed after street construction and HOA-maintained.
- New parks shall be designed by a registered landscape architect and constructed by a licensed contractor in accordance with all requirements of the Rio Rancho DPM. An approved park design and construction drawings must be permitted through the City before installation.
- Deciduous shade trees shall be installed along streets fronting parks according to Section 2.5 of the Parks and Trails Design chapter of the DPM.
- Automatic underground irrigation systems are required to support all landscaped areas. Irrigation components and their maintenance outside of individual lots shall be the responsibility of the HOA. Within individual lots maintenance shall be the responsibility of the homeowner, which includes individual landscaping between curb and sidewalk.
- When the on-site regional park is constructed, it shall include a minimum 10-foot wide landscape buffer between the parking area and the adjoining street right-of-way.
- Deciduous shade trees shall be capable of reaching a mature height of at least 25-feet.
- All planting areas not covered by turf shall be covered with a ground-topping of crushed landscaped rock, river rock, or similar materials (underlain by weed barrier) that extend completely beneath the plant material. All planted

areas, including trees, shrubs, ground-covers, turf, wild-flowers, etc., shall be maintained in an attractive, living condition, free of weeds.

- All single- and multi-family residential development shall include the installation and maintenance of landscaping in the front yard, and when an unscreened side yard abuts a street right-of-way, in that side yard as well. A minimum of two trees, each a minimum of 1-1 /2 inches in caliper (deciduous trees), or 8-foot high conifers (evergreen trees), and three 5-gallon shrubs or, the equivalent thereof, shall be required. Home builders shall be responsible for installing the front-yard landscaping prior to home occupancy. Upon completion of home construction, landscaping shall be maintained by the homeowner. At full maturity live plant material shall cover at least 40% of the front yard, which includes the area between the back of curb and the front of the sidewalk.
- Landscaping within all private common areas shall be maintained by the HOA.
- Outside of recreational fields and park play areas, turf shall be restricted to not being more than 20% of the landscaped area. Artificial turf shall also be allowed.
- The following plant varieties are encouraged: Trees - Desert Willow, Velvet Mesquite, Desert Uve Oak, Austrian Pine, Bradford Pear, Pinon Pine, New Mexico Olive, Chitalpa, Chinese Pistache, Hackberry, Shumard Oak, Chaste Tree, Chinaberry, Mexican Elder, Raywood Ash and Modesto Ash. Accents & Shrubs - New Mexico Yucca, Mexican Evening Primrose, Switch Grass, Blue Mist Spirea, Chamisa, Russian Sage, Buffalo Juniper, Autumn Sage, Apache Plume, Fernbush, Mountain Mahogany, Red Yucca, Western Sand Cherry, Turpentine Bush, Catmint, Agastache and Scotch Broom.
- All irrigation shall be in compliance with the City Water Conservation Ordinance.
- Landscaping shall not be allowed to grow within the clear-sight triangle. The HOA shall be responsible for maintaining streetscape vegetation so that it conforms.

ARCHITECTURAL

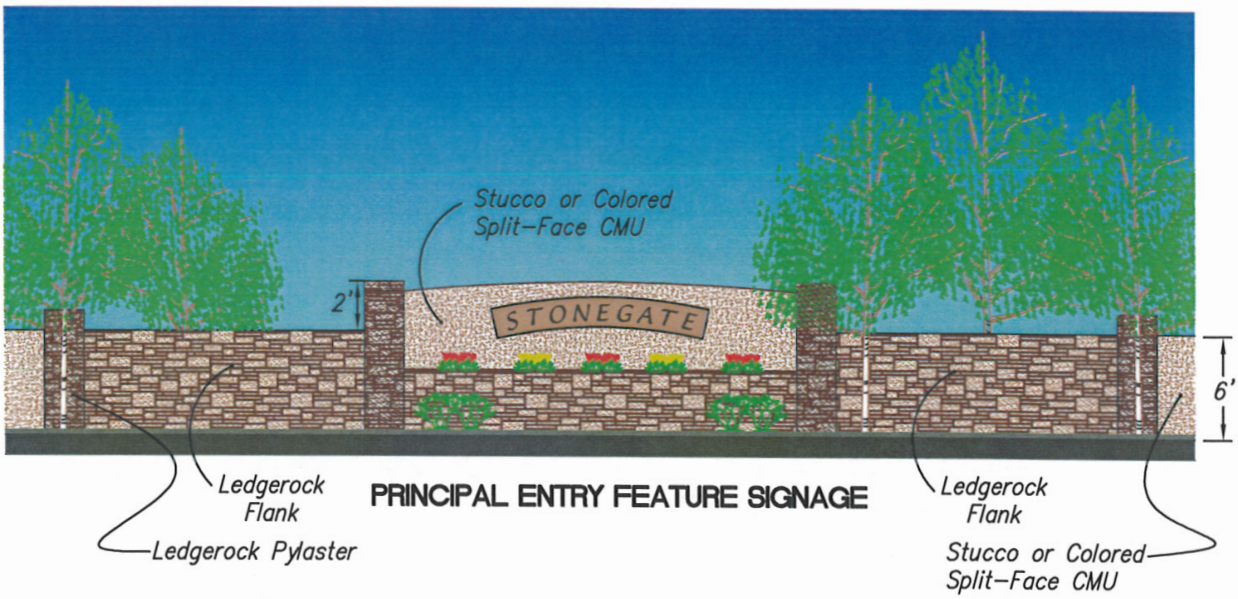
- Roofs may be flat, pitched, or combination of both, and they shall be made of non reflective materials. Non-metal roof colors shall be limited to earth-toned browns, grays, and greens.
- Residential building heights shall not exceed 32-feet.
- Exterior siding materials on new homes shall be either stucco or brick. Stucco and brick colors shall be limited to earth-toned shades of brown and green.
- Window frames can be wood, metal, or solid vinyl. All exterior doors shall be stained or painted to match the architectural theme of the main building.
- Building setbacks for each dwelling shall be according to pertinent provisions of the City Zoning Code.

LIGHTING

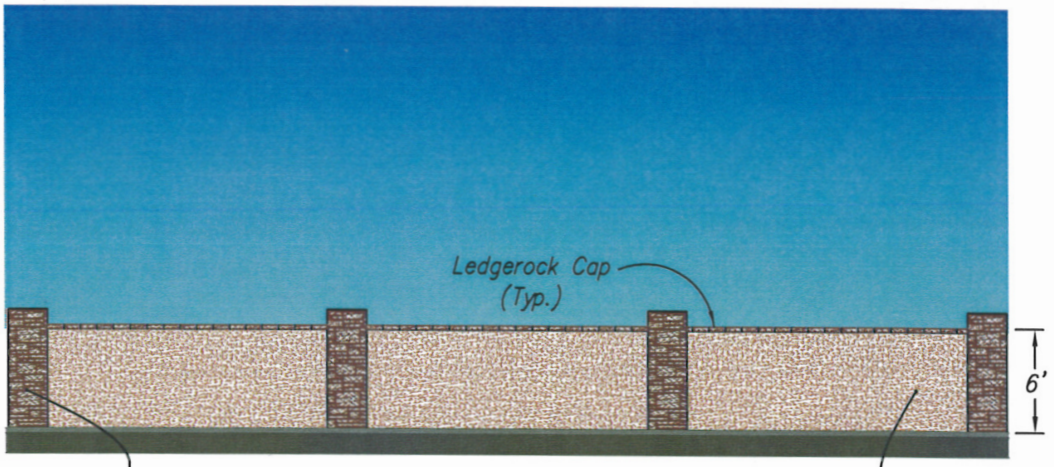
- All lighting shall be shielded to prevent it from spilling onto adjoining properties or so that it does not violate the “Dark Sky” ordinance.
- Street lighting shall be installed according to the City of Rio Rancho’s DPM.
- The use of low-profile, spread-lighting fixtures shall be used to accent and provide safe illumination to landscapes and walkways. Up-lighting fixtures are not permitted.

WALLS

- Perimeter walls around the property shall be designed to reduce their visual impact with the use of landscaping or varied materials.
- Perimeter walls shall be constructed of split-face concrete masonry or stucco masonry block, finished with ledgerock accents.
- Except for the 8-foot entry-feature wall, maximum wall heights shall be 6-feet.
- Unfinished gray block, barbed wire, chain-link, and vinyl fencing are prohibited.

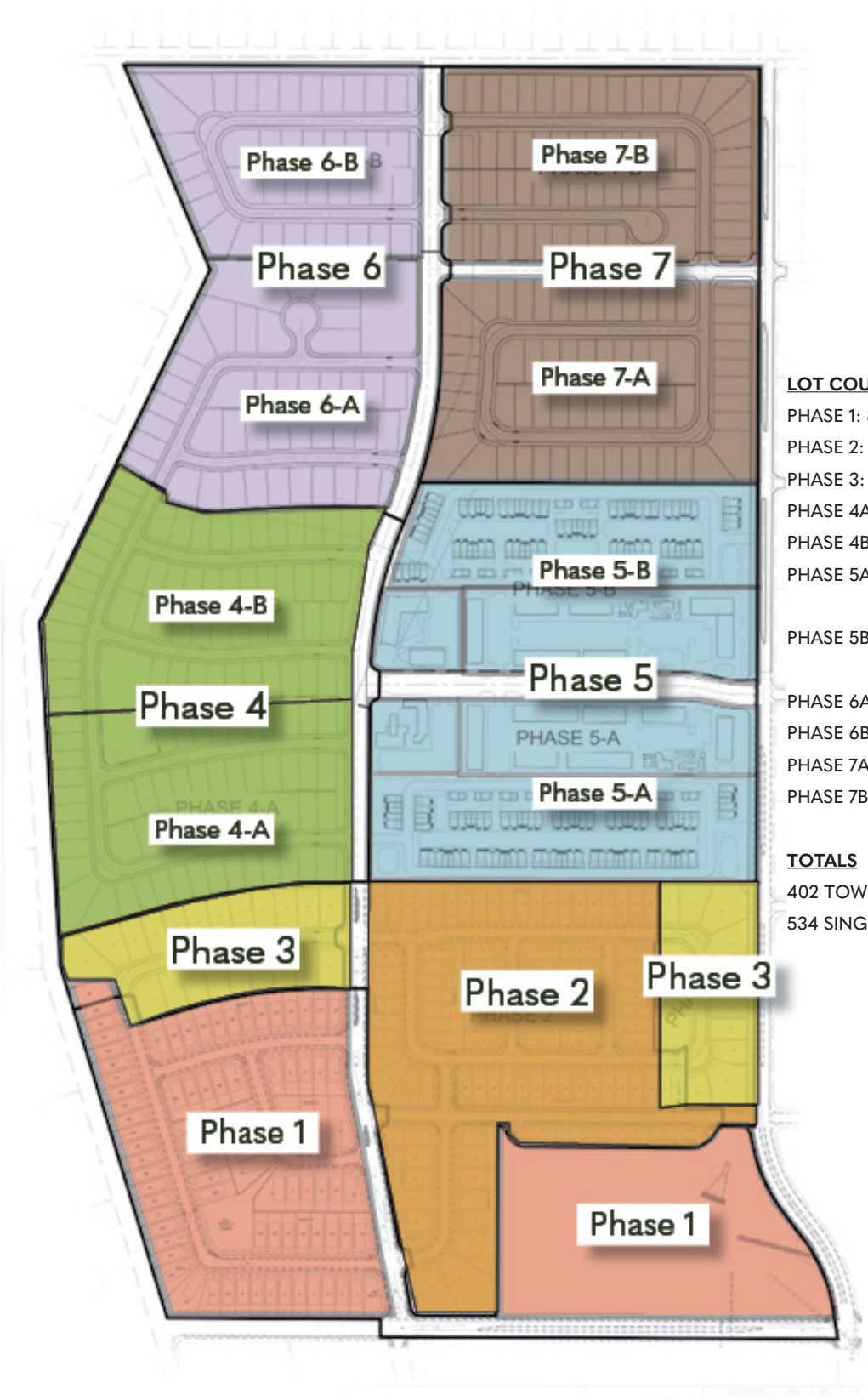


PRINCIPAL ENTRY FEATURE SIGNAGE



TYPICAL PERIMETER WALL DETAIL

STONEGATE	
TYPICAL WALL DETAILS	
dmg	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828–2200, FAX (505)797–9539
Drawn: DER / Checked: DMG	Page: 27
Date: 12/03/10 / Job: A10003	



LOT COUNTS

PHASE 1: 84 - 40′ WIDE LOTS (EXISTING)
PHASE 2: 94 - 40′ WIDE LOTS (EXISTING)
PHASE 3: 37 - 60′ WIDE LOTS
PHASE 4A: 57 - 50′ WIDE LOTS
PHASE 4B: 59 - 50′ WIDE LOTS
PHASE 5A: 90 TOWNHOME UNITS
116 MULTI-FAMILY UNITS
PHASE 5B: 86 TOWNHOME UNITS
110 MULTI-FAMILY UNITS
PHASE 6A: 41 - 60′ WIDE LOTS
PHASE 6B: 40 - 60′ WIDE LOTS
PHASE 7A: 61 - 50′ WIDE LOTS
PHASE 7B: 61 - 50′ WIDE LOTS

TOTALS

402 TOWNHOME/MULTI-FAMILY UNITS
534 SINGLE-FAMILY LOTS

Phasing Plan

- Walls shall not be allowed within the clear-sight triangle.
- Screening walls shall include pedestrian openings to promote better circulation within and around the site.

UTILITIES

- All new electric distribution, telecommunication, and cable TV lines associated with the project shall be placed underground.
- Primary cable boxes, transformers, switch gears, and main-line telephone distribution cabinets shall be screened with walls and vegetation to the extent possible, provided they are still compliant with the standards of all the dry utility companies.

PHASING PLAN

Due to its relatively large size, Stonegate will be divided up into seven (7) phases. Phases 1-4 and Phase 6 and 7 will average 137 dwellings per phase. Stonegate Village is contained in Phase 5, which will include townhouse development at average of 12.6 dwelling units per acre, and multi-family at 27.5 dwelling units per acre. The availability of infrastructure was the primary determining factor in deciding to locate the first phase in the southeast corner of the property. Phase implementation will be a function of buyer demand and homebuilder preferences since it is anticipated that numerous homebuilders will be constructing a variety of housing types with differing price points.

The site's terrain slopes down toward the southeast corner where the regional drainage pond will be used to collect runoff from the first phase and all subsequent phases. New storm drain will then extend further south in Edinburgh St. and eventually drain this pond into the Montoyas Arroyo where it passes beneath Northern Blvd. Undeveloped runoff from areas within future phases of Stonegate and upstream of Phase I will be collected and routed through Phase I.

I. STONEGATE VILLAGE DESIGN GUIDELINES

The purpose of these design guidelines is to provide guidance towards creating a distinct character for Stonegate Village, the mixed-use area on Phases 5-A and 5-B. These design guidelines will be used to create an area that prioritizes walkability, residential density, and neighborhood commercial that is accessible for pedestrians. The design guidelines compliment the City's design standards, yet provide some unique elements to create a distinctive area of Rio Rancho. Final designs for Stonegate Village will be determined through the Site Plan approval process. Graphics shown in the Master Plan are conceptual and provide a graphic representation of the Design Guidelines.

LEEDS CASTLE AVENUE

Stonegate Village is bisected by Leeds Castle Avenue. The intention of the design guidelines is to create an urban street that is an inviting, walkable, vibrant streetscape that can accommodate outdoor seating.

- Leeds Castle Avenue shall have a total right-of-way of 70 feet.
- Driveways shall be limited.
- The street shall contain on street parking and 13' drive lanes with designated "sharrows" which allow shared driving with bicyclists.
- The street shall contain 8' sidewalks and 6' of planting and site furnishings area, which will contain benches, trash receptacles, and lighting.
- The streetscape shall contain passive irrigation features such as pervious paving, curb cuts for stormwater entry, and stormwater retention areas.
- Leeds Castle Avenue shall contain on street parking.
- Spacing of trees shall be spaced 25 - 30 feet on



Leeds Castle Avenue Concept

center along the street frontage.

- The speed limit on Leeds Castle Avenue shall not exceed 25 miles per hour. Speed tables shall be installed to reduce high traffic speeds.

TOWNHOUSES

Two townhouse developments will be located at the northern and southern edges of Stonegate Village. The townhouse developments will contain village greens for open space and community amenities. The townhouse design guidelines are equivalent to the R-3 Mixed Residential District in the Rio Rancho Zone Code and is subject to the following design guidelines:

- Setbacks for the townhouse development shall be as follows: Front - 10 feet, Rear/Alleyway - 10 feet, Side/Street side - 0/10 feet
- Parking shall be provided for residents and guests. Each townhouse shall have a rear loaded garage orientation.
- Alleyways shall be a standard width of 20 feet.
- Auto Courts must have a demonstrated ingress/egress.
- The development shall provide two off-street spaces per dwelling unit.
- Guest Parking shall be a minimum of 6 spaces total.
- Village Green/Open Space may contain the following amenities: Walkways and paths, sitting/gathering spaces, and communal barbecue grills.
- The Village Greens will be designed, owned, and maintained by the HOA.
- Townhouse units shall be maximum of three stories or 28 feet.
- Lot sizes shall be a maximum of 1,200 sf with a minimum width of 28 feet.
- Density shall be no more than 12 to 15 dwelling units per acre.



LEGEND

ACREAGE BY USE

NORTH:
TOWNHOMES 88 UNITS / 6.8 AC 12.9 DU/AC

MULTI FAMILY 110 UNITS / 4 AC 27.5 DU/AC

COMMERCIAL 1AC / 13,700 SQF BUILDING

SOUTH:
TOWNHOMES 90 UNITS / 7.1 AC 12.6 DU/AC

MULTI FAMILY 116 UNITS / 4.2 AC 27.5 DU/AC

COMMERCIAL 1.2AC / 9,844 SQF BUILDING

*NUMBERS ARE PRELIMINARY AND MAY CHANGE WITH DESIGN DEVLEOPMENT

LEGEND

- MULTI-FAMILY
- TOWNHOMES
- RETAIL & COMMERCIAL
- COMMERCIAL PLAZA
- TOWN HOME VILLAGE GREEN
- STORM WATER PONDS

Stonegate Village Conceptual Layout

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Stonegate Village Green Concept

MULTI-FAMILY DEVELOPMENT

Multi-family development within Stonegate Village is located adjacent to Leeds Castle Avenue. The intent is to create a higher density housing option near commercial services and amenities. The following design guidelines apply to the multi-family development Stonegate Village. The multi-family development may include spaces on the ground floor for commercial uses. The multi-family developments will include pool and community facilities. The multi-family design guidelines are equivalent to those in R-6 Multi-Family Residential District in the Rio Rancho Zone Code. The multi-family development is subject to the following design guidelines:

- Setbacks for the multi-family shall be as follows: Front (Leeds Castle frontage) - 0 feet, Rear - 15 feet, Side/Street Side - 7.5 feet/10 feet.
- Parking shall be provided for residents and guests designed with a rear loaded/garage orientation.
- Alleyways shall be standard width of 20 feet.
- Auto court shall have demonstrated ingress/egress.
- All off-street parking shall be located behind residential buildings and not along Leeds Castle Avenue.
- Off-street parking spaces per dwelling shall be as follows: Studio or 1 bedroom - 1.5 spaces, 2 bedroom - 2 spaces, 3 bedroom - 3 spaces, Guest/staff parking - 6 spaces.
- Leeds Castle Avenue on-street parking for guests and staff.
- Usable open space (balconies and patios included) shall be as follows: 100 sf per studio/1 bedroom, 200 sf per 2+ bedroom.
- Maximum height shall be 4 stories or 48 feet.
- Density shall not exceed 32 dwelling units per

acre.

- Commercial uses shall be located on the ground floor along Leeds Castle Avenue.
- Commercial uses shall have a maximum 2,500 square footage.
- Appropriate commercial uses can include coffee shops, delicatessen, small gift shops, and commercial services such as salons.

COMMERCIAL/GATHERING SPACES

Commercial development within Stonegate Village is intended to be neighborhood scale to provide appropriate commercial retail and services for the area. The commercial areas are located at the western edge of the Stonegate Village east of Stonegate Drive. The areas are bisected by Leeds Castle Avenue. Parking is located away from the right-of-way, provided safe connections for pedestrians and bicycles. The commercial design guidelines are equivalent to the NC-Neighborhood Commercial Zone District in the City of Rio Rancho Zone Code. Commercial development is subject to the following design guidelines:

- Permissive uses include but are not limited to: Retail (no adult), Office for Professional Services; Artisanal Manufacturing; Health and Wellness; Restaurant/Bar; Tap Room/Distillery/Winery that comply with NM State Liquor License types; Banks and other Financial Institutions; Bakeries; Shops (tailoring, dressmaking, laundry, dry cleaning, photo, pet and similar trades); Clubhouses, fraternal organization, non-profit public service.
- Setbacks and landscape buffers are as follows: Front (Leeds Castle) - 0 feet, Stonegate Drive - 10 feet, Rear - 10 feet (abutting residential), Side - 10 feet (abutting residential).
- Parking shall meet the requirements of the NC Zone District and shall include the following:



Walkable Commercial Plaza Concept

Rideshare spaces, electric vehicle charging spaces, and pick-up/delivery service spaces.

- Maximum height shall not exceed two stories or 32 feet.
- Open space and outdoor patio seating shall be a minimum of 75 feet from abutting residential.

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Appendix

- Tierra del Oro Letter

10/22/10

John MacKenzie, PE
Mark Goodwin and Associates, PA
Via e-mail: john@goodwinengineers.com

Re: Dedication of 26th Street Dog Leg

To whom it may concern:

Los Alamos National Bank as owner of Tierra del Oro is committed to dedicating the area of that 26th St. dog-leg to the city for traffic and drainage pond purposes.

Sincerely,

Joaquin J. Sanchez
In House Inspector
Los Alamos National Bank

30

Los Alamos National Bank
Creating a better way.

LOS ALAMOS
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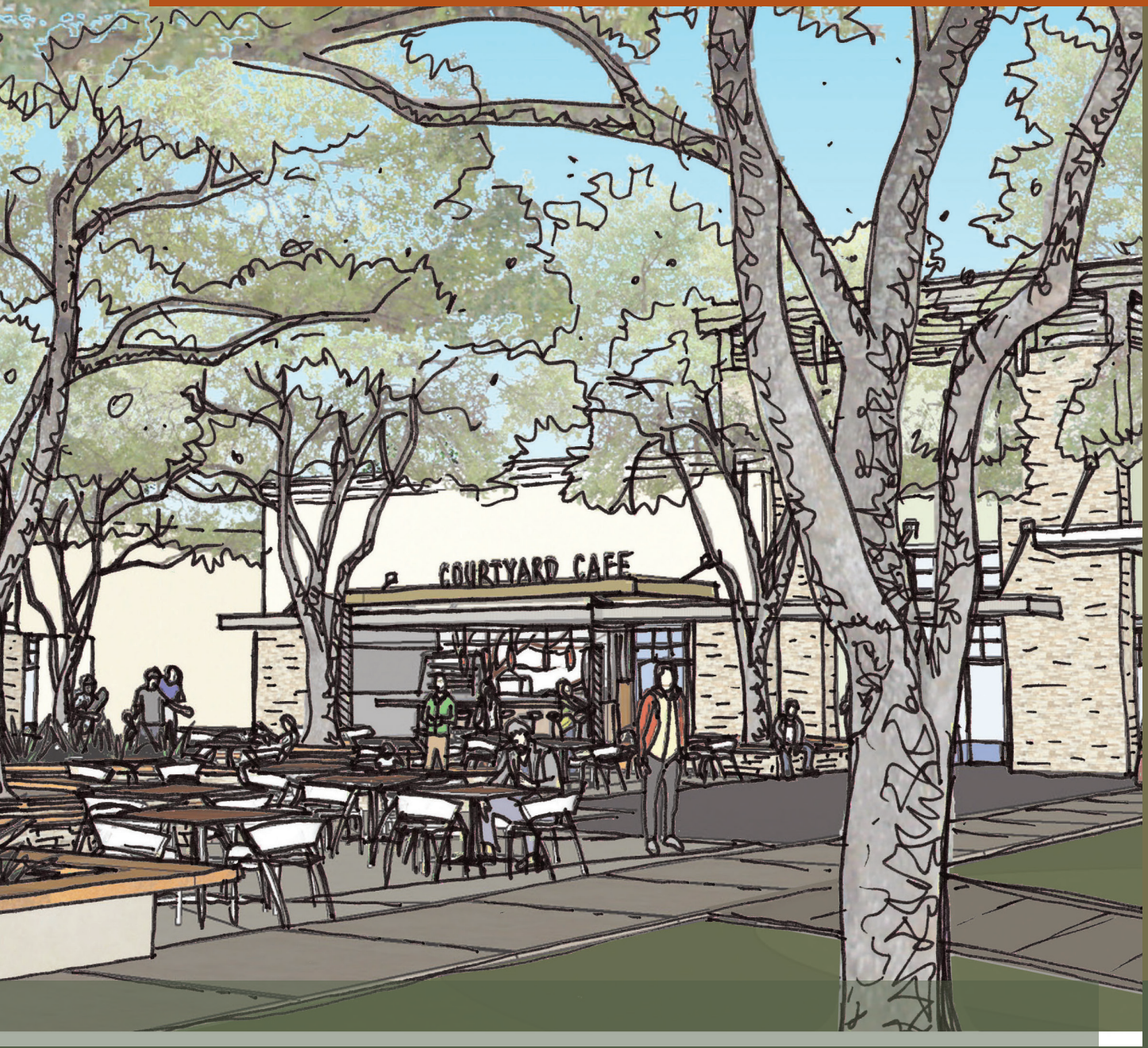
P 505.954.5400
301 Griffin St.
Santa Fe, NM 87501

lanb@lanb.com | www.lanb.com | 800-684-5262

Stonegate Master Plan



Prepared for: Coal Bank Holdings, Ltd.
Prepared by: Consensus Planning, Inc.
Isaacman & Arfman, Inc.
Tierra West
Mark Goodwin and Associates, P.A.

RayLee LUXURY HOMES

Adopted: XX, 2025

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BASED ON CLEAN DRAFT

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APPENDIX 53

Chapter 1 Introduction and Background



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~~I.~~ A. INTRODUCTION ~~AND BACKGROUND~~

The purpose of submitting the Stonegate Master Plan is to initiate the planning process necessary for ultimate development of the property. Master Planning is the first step in the City of Rio Rancho's development process to plan and manage the city's growth so that it conforms to provisions of the recently updated Rio Rancho Comprehensive Plan.

The City Center Master Plan was adopted by the Governing Body in 2006, and was heralded as a significant geographic shift in the city's identity. The city's government center was essentially picked up and relocated 2 miles to the northwest, thus transforming an isolated mesa into a future urban center. The Stonegate property became a close neighbor to the City Center, less than a mile to its north.

The subject property consists of ~~one 20-acre tract and 110 one-acre lots Blocks 48 though 53, Unit 13 the original Rio Rancho Estates Subdivision, which are currently zoned R-1 and R-4 (the 20-acre tract).~~ Eight bulk tracts and 184 tracts in Phases 1 and 2 of the Stonegate Master Plan Area zoned R-4, R-2, and R-3. The site is bounded on the north by Montezuma Blvd. (formerly 19th Ave.), on the east by Edinburgh St. (formerly 26th St.), on the south by Cardiff Ave. (formerly 13th Ave.), and on the west by Dinadan Rd. (formerly Fruta Rd.). The applicant controls all the property within this boundary, including approximately 6 acres off the project's southwest corner. Lot 6 of Block 55 along the Montoyas Arroyo will be conveyed to SSCAFCA when Stonegate develops. All of the subject property is currently vacant and it is entirely surrounded by vacant land.

B. BACKGROUND

~~This is the second master plan that has been submitted for Stonegate.~~ The prior history on Stonegate is as follows:

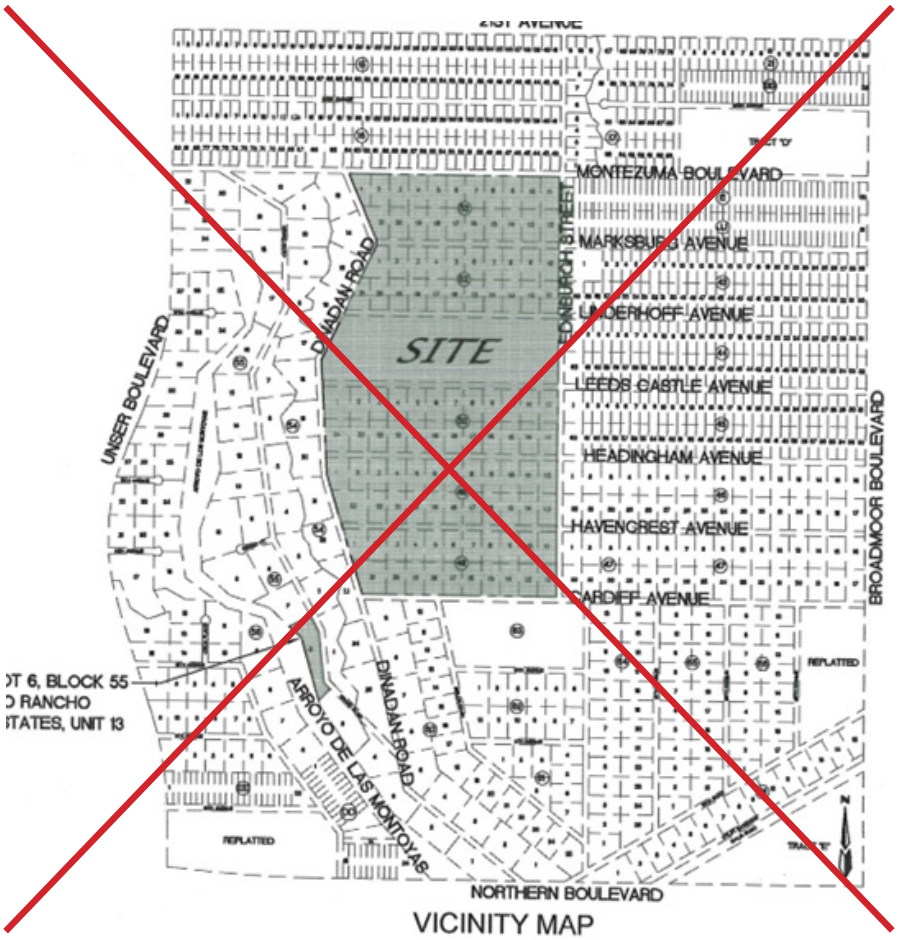
- In 2005, Alpha Equities, LLC., submitted an application for Master Plan Approval and a Zone Change for the subject property, covering the same property that is now included within the subject application, except for two one-acre lots along the south reach of Edinburgh St. That plan proposed master planning and rezoning the subject property from the R-4 and TI zoning to a combination of R-2, R-3, R-4 and C-1 zoning. That application was approved by the Planning and Zoning Board, but it was withdrawn before Governing Body action.
- In 2007, Alpha Equities, LLC., then elected to move forward with an application to rep/at Tract L Block 51, into 106 R-4 lots on approximately 24-acres ("Regal at Stonegate"). The balance of the Stonegate property was to remain one-acre lots and develop at the existing one dwelling per acre.
- In 2008, the Lomas Negras Specific Area Plan ("LNSAP") was approved by the Governing Body. This plan covers 981-acres bounded by Montezuma Blvd. on the north, the Los Montoyas Arroyo on the west, Idalia Road on the south and Loma Colorado Blvd. on the east. Stonegate is located within the western portion of the plan area where it is designated for low to medium residential density according to the LNSAP's Land Use Map. Adoption of the LNSAP effectively rezoned all of Stonegate's previous TI zoning to the R-1 category (excluding the existing R-4 portion).
- In 2009, Los Alamos National Bank (LANB) foreclosed on Alpha Equities, LLC, thereby acquiring an ownership interest in all of the Stonegate property. In 2010 LANB contracted to purchase outstanding Lots 12 & 13, Block 49.
- In 2025, an amendment to the Stonegate Master Plan was approved by the Rio Rancho Planning and Zoning Board and the Governing Body. The amendment updated the plan to current conditions and included the Special Use zone change and layout for Stonegate Village for portions of Tract 3 and 5.

The Stonegate Master Plan covers an area of approximately ~~160~~ 149.7 acres. It is located approximately one mile south of the City Center. It is expected to provide over 936 new dwellings by rezoning ~~existing R-1 land to R-2,~~ R-3 to Special Use, with R-4 and R-2 residential densities ~~and reconfiguring its~~ lot layout. Design guidelines will be utilized to achieve an attractive and vibrant community design that will draw residents out onto the local street and trail network. A mixture of housing types will diversify the community appearance and will connect to nearby developments currently involved in the master planning and subdivision process.

Most of the bulk tracts of Stonegate will eventually be replatted consistent with a new layout of single--family lots, with the exception of Stonegate Village, thereby eliminating the outdated platting that was originally established by Rio Rancho Estates many years ago.

Portions of Tracts 3 and 5 will be designed as "Stonegate Village", a Special Use zone with a mixed-use, high-density area that includes multi-family, townhouses, and neighborhood commercial. Leeds Castle Avenue bisects Stonegate Village, and will be designed as a walkable, active streetscape connecting residential to commercial uses.

With redevelopment of Stonegate there will be integration of new infrastructure planning for the area that has already been contemplated with the LNSAP, the Edinburgh Drainage Management Plan, the City's Major Street Plan and a Utility Master Plan which was conceived when Stonegate was first initiated in 2005.



VICINITY MAP

Chapter 2 Site Location and Existing Area Character



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A. SITE LOCATION

As shown on the Vicinity Map (*see page 7*), Stonegate is located a half-mile north of Northern Blvd, and half-way between Unser Blvd, and Broadmoor Blvd, in Unit 13 of Rio Rancho Estates. The highest elevation of the property can be characterized as an undulating ridge running from north to south just east of the west boundary of the site. From the ridge the hilly terrain slopes down from west to east and then more gradually from north to south with the lowest point being its southeast corner. The surface is covered by a mixture of Sand Sagebrush, Four-winged Saltbush and Blue Grama grasses along with Cholla and occasional Yucca Cacti. The area is frequented by coyote, cottontails, jackrabbits and horned lizards.

Running east and west through the site are the formerly numbered avenues of 14th, 15th, 16th, 17th and 18th, which have been renamed Havencrest, Hedingham, Leeds Castle, Underhoff and Marksburg, respectively. Dirt roads have been cut into these rights-of-ways and around the perimeter of the site, but they are not currently maintained by Rio Rancho. At the southeast corner of Stonegate, Edinburgh Ave. has been cut-in along a new east-shifted alignment that eliminates the "offset" of former 26th St. created during the original Rio Rancho Estates platting.

B. EXISTING AREA CHARACTER

Stonegate is ~~also~~ located within the Loma Negra Specific Area Plan (LNSAP), and is in close proximity to the following approved master plans and subdivisions, for which Stonegate Village will act as a community meeting/gathering location.

Melon Ridge: Located to the south between Stonegate and Northern Blvd, this 30-acre development consists of 136 proposed residential lots on land zoned at R-2 and R- 4 densities. Melon Ridge is currently being developed for single-family homes.

Tierra del Oro: Located directly east of Stonegate between Cardiff Ave. and Headingham Ave., east to Broadmoor Blvd., this master plan was adopted in 2008. It totals 33 acres and establishes R-3, R-4 and R-6 zoning at various densities. It also includes a 10-acre C-1 zone located on the northwest corner of Broadmoor Blvd and Cardiff Ave. Tierra del Oro Phases 1 and 2 are currently developed as single-family residential. The commercial and future residential phases are undeveloped.

Solcito: This master plan is located directly east of Melon Ridge and south of Tierra de/ Oro, covering 36-acres of R-2 and R-4 zoned property. Solcito is nearly fully developed as single-family residential.

Milagro Mesa: Adjacent to Solcito on the east and south of Tierra del Oro, this 20-acre master plan was adopted with all R-4 density. Milagro Mesa is fully developed as single-family residential.

Tierra del Norte: Adjacent to Broadmoor Boulevard is this 24.3 acre master plan, zoned R-2 with 115 anticipated single-family lots. Tierra del Norte is under construction and is anticipated to be fully developed in 2025.

Scottish Isle: Is located adjacent to Stonegate, east of Edinburgh St. between Leeds Castle Ave. and Headingham Ave. Scottish Isle is zoned R-2, approximately 22.4 acres, and is anticipated to contain approximately 123 single-family units.

~~Other Nearby Existing Development Nearby:~~ Rock Ridge: ~~is an existing residential subdivision~~ Covers 20-acres with R-4 zoning, located on the north side of Montezuma Blvd, just west of Broadmoor Blvd. Rock ridge is fully developed as single-family residential.

Mirador del Sol: Located on the southwest corner of Broadmoor Blvd and Cardiff Ave. The subdivision is zoned R-4. Mirador del Sol is fully developed as single-family residential. ~~and located on the southeast corner of Broadmoor Blvd and Cardiff Ave. Mirador is fully built-out, and Rock Ridge is half build-out~~.

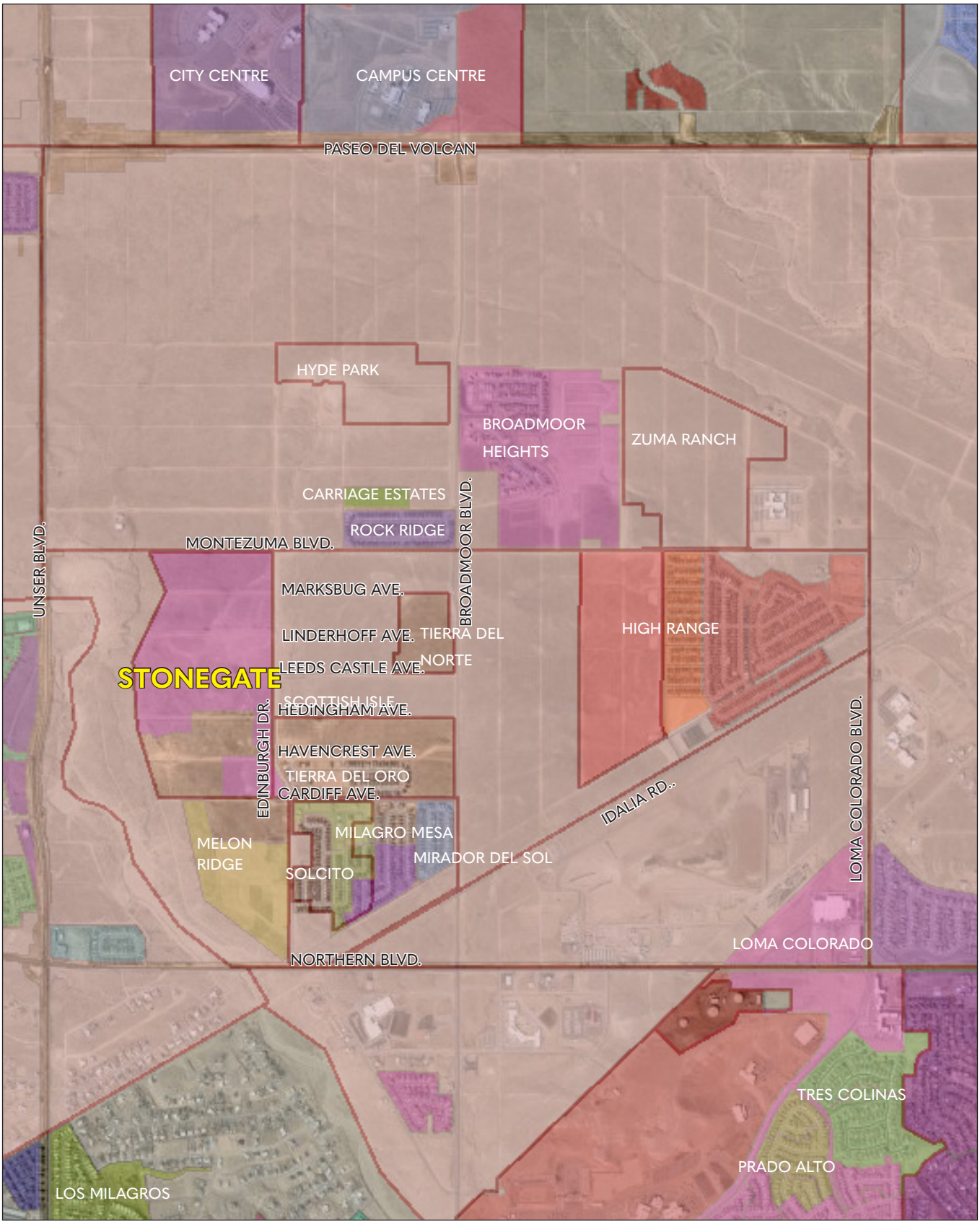
Additional master plans and subdivisions located within the Lomas Negras Specific Area Plan include Carriage Estates, Broadmoor Heights, High Range, Hyde Park, and Zuma Ranch.

Las Montoyas Arroyo

To the west of Stonegate, (between the site and Unser Blvd) is Las Montoyas Arroyo, which flows north to south. There are approximately thirty, 2- to 3-acre estate lots that separate Stonegate from the arroyo. These lots contain irregular boundaries and many of them are encumbered by a floodplain related to the arroyo. From a topographic standpoint the arroyo bed and many of these estate lots are approximately 30-feet lower than the west boundary of Stonegate.



Los Montoyas Arroyo



Vicinity Map

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Chapter 3 Policies and Provisions of the Comprehensive Plan



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~~III. POLICIES AND PROVISIONS OF THE COMPREHENSIVE PLAN~~

A. CITY OF RIO RANCHO COMPREHENSIVE PLAN

The Vision 2020 Integrated Comprehensive Plan, which was adopted in 2001, was ~~recently~~ revised and it is now referred to as the City of Rio Rancho Comprehensive Plan. The promoting of high intensity growth nodes and targeting of particular areas for high density housing, as previously articulated in the Vision 2020 Plan, remain as critical elements of the revised Comprehensive Plan. The Comprehensive Plan also continues to be Rio Rancho's principal planning tool that will guide the city's future development moves by setting forth specific principles and polices. Public input was again collected by City staff and then integrated into this document to ensure that the revision reflects thoughts and addresses concerns of the citizenry. Some of the key elements of this revision include the following:

1. Gateways, with an emphasis on establishing design criteria applicable to landscaping features and developed appearances that will present a positive impression. Identification criteria at Gateways will also apply to new infrastructure and buildings so that crossing of the City border can be easily perceived.
2. Preserve and enhance arroyos for use as open space corridors that will facilitate a more direct connection to the environment. Multi-use opportunities in utility corridors also promote implementation of the City's Strategic Plan and SSCAFCA 's Quality of Life Master Plan. Aquifer recharge and preservation of the wildlife habitat also benefit from maintaining existing arroyo corridors.
3. Maintain and provide more parks, schools, libraries, playground equipment, bike trails, senior centers and pools.
4. Provide quality transportation networks, dependable water resources and effective storm drain facilities. This includes the linking of community amenities through use of dedicated trails and walkways as alternatives to automobile travel. Neighborhoods should also promote walkability with internal trail connections and transit options.

The Comprehensive Plan also recognizes the need to increase development density, which will increase the efficiency of service delivery, make transit opportunities more feasible, and increase the supply of affordable housing to the city's new families and community residents.

The Comprehensive Plan states that its Land Use Element contains one of the most important functions of a comprehensive plan, which is to guide the City's future growth by identifying and strategically locating new development and land uses. The components of this plan use an Existing Conditions explanation, a Generalized Land Use Map, and a Guide Template of land use categories to be implemented with Land Use Plans and Policies. Together, these land use tools layout a framework from which land use decisions can be made by City officials. Antiquated platting, the lack of sufficient infrastructure created by it, including addressing difficulties, are all recognized as existing conditions that need to be dealt with by the Comprehensive Plan. An updated Generalized Land Use Map has been created to reconfirm and update areas that are targeted for high-intensity land uses, along with supporting the concept of nodal development.

During workshops the Governing Body and City staff developed a Strategic Plan that was focused on the period from 2009 to 2014. This timeframe was used to establish Plan statements that cover its Mission, Vision, Values, Goals, and Strategies. Plan goals involved Infrastructure, Development, Fiscal Health, Public Safety, Government Services and Quality of Life. Subordinate planning documents called Specific Area Plans, Master Plans, and Development Plans were also presented as methods to address the needs of certain planning areas based upon size and in some cases, developer intent. There were also designated implementation

techniques within these documents that were to be applied during Plan implementation by developers.

The Population and Housing Element states that proactive planning will help foster sound development and enable the City to meet its vision of providing housing to all members of the community who will need basic shelter in a safe environment. A goal of the City's Strategic Plan states that "the City has plans and policies in place to attract and create well-planned, high quality and stable residential, commercial and industrial development." City demographics indicate that local housing will need to be larger-sized than other parts of the metro area due to the predominance of younger families who have been drawn to the City in the past, and who will continue to do so in the future. Employers often consider provisions of adequate housing before moving to or expanding their base of operations within locales. The City presently has a high rate of home ownership and it also offers the most affordable housing options in the region.

Stonegate Village will further Policy PH-1 by promoting multi-family development with pedestrian connectivity via the walkable Leeds Castle Avenue. Open space will be provided via the Stonegate Village Greens, which include amenities such as playgrounds, gazebos, and walking paths. Stonegate Village, while providing a higher-density area, will further PH-5, by ensuring its design will complement the existing character of the surrounding area through the Stonegate Village Design Guidelines.

The Transportation Element cites a projected increase of 65,000 additional households and 35,000 new jobs in Rio Rancho by the year 2035, which will significantly impact the city's existing roadway network. This element also recognizes the critical need to integrate a multi-modal framework into the Comprehensive Plan as a way of achieving sustainable long-term growth prospects. Opportunities will arise near emerging employment locations to install high-capacity transportation corridors and loading/unload stations that will reduce the negative impacts of traditional single-occupancy vehicle use. One of the principal growth areas is anticipated to be the City Center, and principal growth corridors related to this node are Unser Blvd., Broadmoor Blvd. and Paseo del Volcan.

The Public Facilities Element acknowledges there are vital municipal services that have to be delivered by trained personnel, and it often takes several public agencies to operate complicated facilities so that the public can be protected from the threat of natural disasters. An important reason for being attractive to many families and businesses is the established quality of the City's public safety departments and its related emergency services. The Recreation Element notes that parks, libraries, and pools are supplemental amenities that further enhance quality of life in the City. The need for residents to engage in physical activity is deemed essential, and when parks are routinely available individuals tend to live healthier lives.

The Urban Design Element focuses on supporting sustainability and countering past trends that did not consider the loss of open space, natural resources, and the diminished quality of life resulting from unfettered development. The Comprehensive Plan's new emphasis will be on urban design that will connect neighborhoods and communities using new and innovative techniques consisting of alternative construction materials use, differing streetscapes, non vehicular pathways, arroyo trail routing and park embellishing. New urban design objectives will be focused on restoring vitality into older suburbs and creating town centers with transit and pedestrian-oriented design components for both residential and non-residential development.

The Economic Development Element starts out by acknowledging the City has developed an Economic Development Plan, which was called for in its Strategic Plan. The EDP was formulated from information obtained during community surveys, business group discussion, quality of life task force

participation, economic research, staff review, and Governing Body feedback. With the collection of gross receipts the City operates and provides funding for recreational and cultural facilities, infrastructure construction and maintenance, and fire and police services, thus, it has been shown to be a critical component of the overall local government's operation. Further efforts targeted how retail leakage could be prevented by enhancing residents' access to local retail and service opportunities located close to their dwellings. The City currently has a wide range of business establishments, which range from construction and related professional trades to retail and more recently, post-secondary education and healthcare services. This Element also recognizes that the existing antiquated platting and the resulting fractional land ownership impedes the City's ability to rationally plan for future economic development.

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Chapter 4 Lomas Negras Specific Area Plan



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A. INTRODUCTION

The City of Rio Rancho planned to move its government center to state-owned land on the north side of Paseo del Volcan, half-a-mile east of Unser Blvd. The City Center Master Plan was adopted in 2006 and created the need for subsequent planning for the entire region around the City Center, but most notably to its south due to increased development activity there.

In 2008 the ~~LNSP~~ Lomas Negras Specific Area Plan (LNSP) was created to guide and manage current and future development in the area south of the City Center and north of Northern Blvd. The LNSAP is a Level-5 planning document designed to address land use, access, parking, streetscape and transportation needs for a specific city area. Since 2007 the city has adopted the Dos Amigos SAP (530 acres in 2007), the Del Norte SAP (460 acres in 2007), the Broadmoor Drive SAP (315 acres in 2007), the Sierra Vista SAP (1600 acres in 2008), ~~and~~ Northern Unser SAP (1500 acres in 2010), La Barranca SAP (4,536 acres in 2010), Paseo Gateway West (655 acres in 2010), Northern and Rainbow (236 acres in 2024), and Unit 10 SAP (2,300 acres in 2018). All of these plans will geographically bridge the vast area of mostly vacant land between the existing northern limits of urbanized Rio Rancho and the City Center, approximately two miles to the north. The city has undertaken significant efforts to plan for the future growth of these areas by working to adopt these essential planning documents.

One of the reasons for the LNSAP was to coordinate several, privately controlled master plans that were either being reviewed by the city's Development Services Department or considered for adoption by the Governing Body. Master Plans are subordinate Level 4 plans typically created by the private sector developers which are sometimes under the jurisdiction of larger specific area plans. As reported earlier, there have been ~~four~~ several master plans approved by the city in close proximity to the Stonegate property.

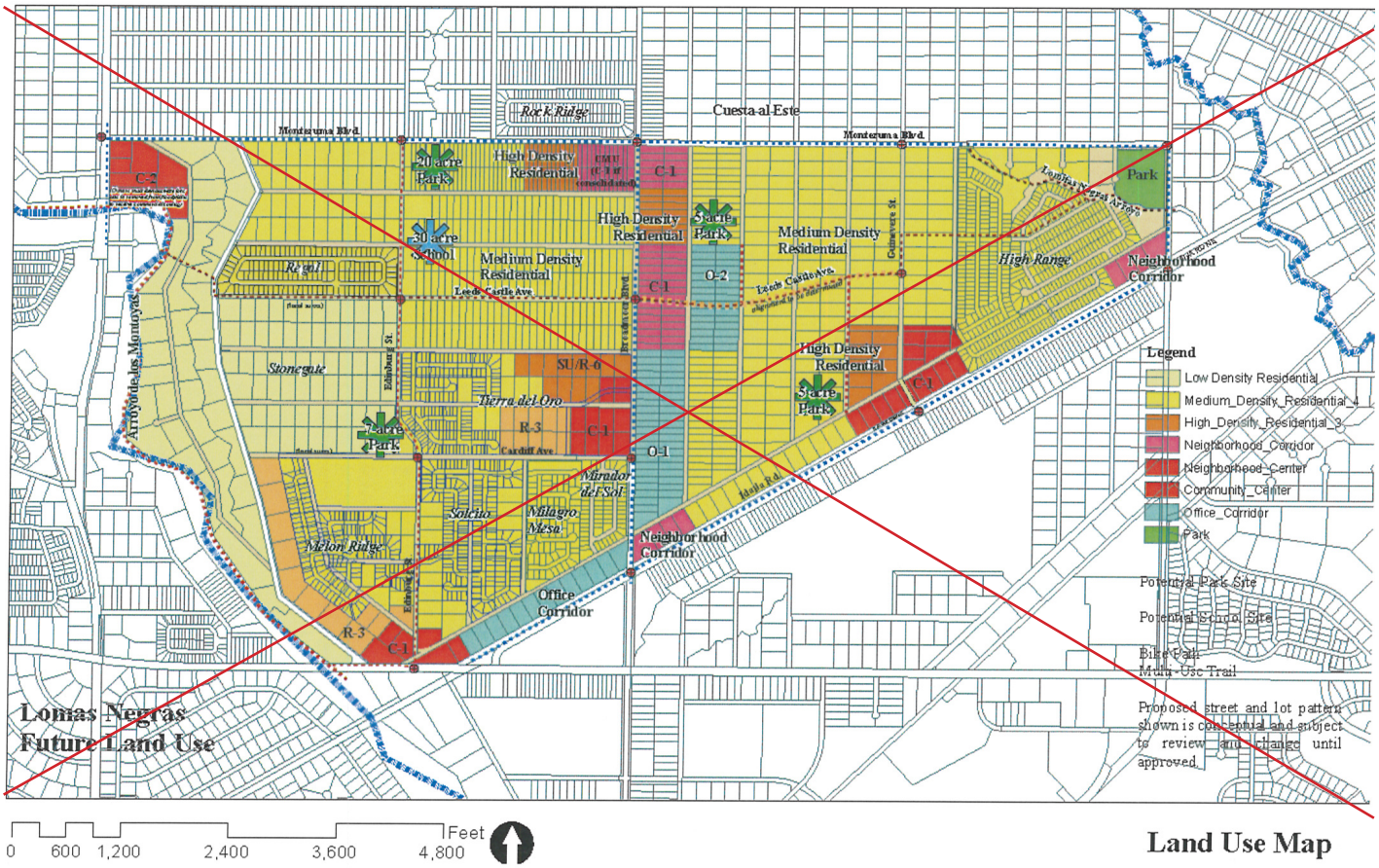
B. LAND USE AND TRANSPORTATION INTERCONNECTION

In keeping with the ICP, higher intensity activity centers were established within the LNSAP to concentrate retail, office and related community uses so that strip commercial and other detrimental arrangements can be avoided. At strategic locations on Idalia Road and Broadmoor Blvd. the Plan designates locations for neighborhood and community centers, including office corridors. Land use intensity decreases from the center of the plan area out, most notably to its western boundary where there are existing 2- and 3-acre lots along Las Montoyas Arroyo.

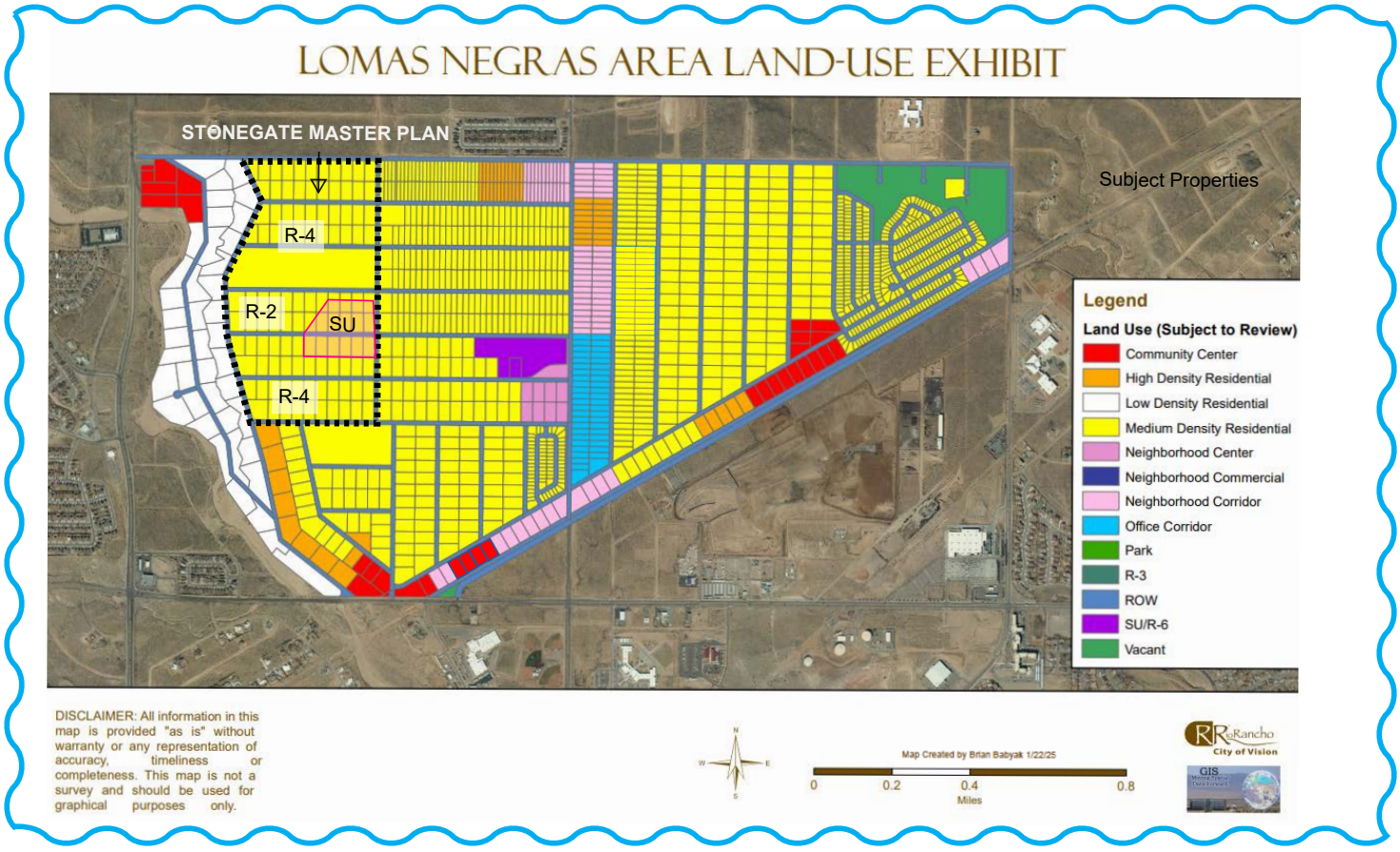
Another key element of the plan was to encourage multi-modal travel along centralized routes within the plan area to foster vehicular alternatives. Connectivity efforts will also be mandated by Development Services staff during its review of new development submittals. On the LNSAP's Land Use Map nodes of concentrated development were designated with evenly spaced separation so that they could be easily reached by future citizens of the local community. Design standards within the Plan are specifically intended to provide safe separation between vehicular and non-vehicular travel, thereby contributing to more frequent use of the alternatives.

C. ACCESS MANAGEMENT PLAN

The LNSAP uses Broadmoor Blvd. as its primary north-south link, being that it evenly bisects the Plan area and will connect to the City Center one mile to the north. With outdated platting existing throughout the Plan area, access to and from principal thoroughfares is controlled by mandating alternative access routes and shared easements that will restrict principal-street frontage development. This will be implemented by adopting an overlay zone along principal roadways within the Plan area.


Rock Ridge
Cuesta al Este
Monteruma Blvd.
Monteruma Blvd.
20 acre Park
High Density Residential
C-1
C-2
High Density Residential
5 acre Park
Medium Density Residential
Park
Lomas Negras Arroyo
30 acre School
Medium Density Residential
Regal
Leeds Castle Ave
C-1
O-2
Leeds Castle Ave
High Range
Neighborhood Corridor
Arroyo de los Montoyas
Stonegate
Edinburg St.
SU/R-6
High Density Residential
5 acre Park
C-1
Tierra del Oro
R-3
C-1
7 acre Park
Cardiff Ave
O-1
Mirador del Sol
Idalia Rd.
Solcito
Milagro Mesa
Neighborhood Corridor
Melon Ridge
Office Corridor
R-3
C-1
Legend
Low Density Residential
Medium_Density_Residential_4
High_Density_Residential_3
Neighborhood_Corridor
Neighborhood_Center
Community_Center
Office_Corridor
Park
Potential Park Site
Potential School Site
Bike Path
Multi-Use Trail
Proposed street and lot pattern shown is conceptual and subject to review and change until approved.
Lomas Negras Future Land Use
0 600 1,200 2,400 3,600 4,800 Feet

Land Use Map


LOMAS NEGRAS AREA LAND-USE EXHIBIT
STONEGATE MASTER PLAN
Subject Properties
R-4
R-2
SU
R-4
Legend
Land Use (Subject to Review)
Community Center
High Density Residential
Low Density Residential
Medium Density Residential
Neighborhood Center
Neighborhood Commercial
Neighborhood Corridor
Office Corridor
Park
R-3
ROW
SU/R-6
Vacant
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 Brian Babyak 1/22/25
0 0.2 0.4 0.8
Miles
RioRancho City of Vision
GIS

According to city standards collector streets are typically designed with two through-lanes and a center median, or a continuous center tum-lane on a minimum right-of-way width of 68 feet. Collector streets within the Plan area are listed as follows: ~~(along with their newly designated names)~~:

- Edinburgh St. (26th St.) - Major Collector
- Guinevere St. (35th St.) - Minor Collector
- Cardiff Ave. (13th Ave.) - Proposed Major Collector
- Leeds Castle Ave. (16th Ave.) - Proposed Major Collector. (Within Stonegate Village, Leeds Castle Ave. will be designed with lower speed limits, a shared bike lane, wider sidewalks, and streetscape requirements).

Arterial streets typically consist of four lanes with a median available for installation of exclusive left-turning lanes at critical intersections/driveways. Side street access is controlled via signalized intersections and raised medians with a minimum right-of-way width of 106-feet. Minor arterials within the Plan area are listed as follows:

- Montezuma Blvd. (19th Ave.) - Proposed Minor Arterial
- Idalia Road - Minor Arterial
- Broadmoor Blvd. (30th St.) - Minor Arterial
- Northern Blvd. - Community Principal Arterial
- Loma Colorado Blvd. (40th St.)

D. ~~FUTURE~~ PUBLIC EXPENDITURES

Due to its size (981-acres), the Lomas Negras SAP has been employed as a tool to organize and coordinate infrastructure items so that critical expenditures can be planned according to foreseeable demand. The city's Infrastructure and Capital Improvement Plan (ICIP) is utilized to program roadway and travel projects within the plan area. The 2011-2016 ICIP lists capital projects for parks, public safety, drainage, transportation, utilities, equipment, and vehicles. City wide transportation projects over the 5-year period within the Plan area will include the following:

- Loma Colorado Blvd. Extension, $28,000,000 identified for 2013 - 2015
- Broadmoor Blvd. Extension, $10,900,000 identified for 2011 - 2013

The City is also currently planning to expand Northern Blvd. to four lanes from Acom Loop, east to 35th Court (approximately two miles) over two phases, with the first phase of construction being from just west of the Broadmoor Blvd. intersection east to 35th Court. Improvements will include bike lanes and sidewalks on both sides of the road. Funding will come primarily from federal STP-U money and one-third from City matching bonds.

Current traffic volumes in the Plan area are highest along Unser Blvd., Northern Blvd. and Idalia Road, but future traffic volumes are expected to increase on Broadmoor Blvd. and Loma Colorado Blvd. as those arterials are constructed north to Paseo del Volcan due to the City Center becoming a destination. Also, there are several proposed land development projects along the Broadmoor Blvd. corridor, which will contribute substantial traffic to the two roadways in the near future. Efforts are underway to design a new roundabout to eventually replace the traffic signal at the intersection of Idalia Rd./Broadmoor Blvd. The construction project is not yet funded.

E. COMMUNITY AMENITIES AND RELATED URBAN DESIGN

Community and municipal services are important features of every specific area plan. The Lomas Negras Plan has called for five public parks and one school site within its boundary, with interconnection to each using a multi-use trail network.

A bike path presently exists along Northern Blvd between Loma Colorado and NM 528, and the Plan calls for bike paths to be installed along Montezuma Blvd, Broadmoor Blvd. and Idalia Road. It also proposes multi-use trails along Edinburg St., Guinevere St. and Leeds Castle Ave. with links to Las Montoyas Arroyo and future neighborhood parks within the Plan area. This trail will run through Stonegate Village along Leeds Castle,

where it will convert to the urban streetscape. The 2030 Metropolitan Transportation Plan lists $3.6 million for Los Montoyas Arroyo Open Space Trail and reconstruction of Idalia Road with bike lanes.

All new development within the plan area will be subject to design criteria provided within ~~Section~~ Chapter 6~~.0~~ of the plan. The Design Standards within the plan cover landscaping, buildings, parking and access, signage, walls and fences, screening, infrastructure and lighting, which pertain to commercial and multi-family development proposed within the Plan area.

Chapter 5 Stonegate Master Plan and Lomas Negras Specific Area Plan Amendments



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A. INTRODUCTION

The Stonegate Master Plan has been created to initiate the entitlement process for ultimate development of up to 150-acres of single-ownership property located within the existing Lomas Negras Specific Area Plan, about one mile south of the new City Center. This Master Plan is a Level-4 planning document designed to address single-development land use issues and how they are supposed to be integrated with other planning efforts in and around its surrounding neighborhood. The proposed land use mix for Stonegate is similar to what was recommended in the Lomas Negras Plan, with a few exceptions, so this submittal includes an amendment to the LNSAP. Even with an amendment, the Stonegate Master Plan and the LNSAP will still be consistent with relevant goals and policies of the Comprehensive Plan.

B. STONEGATE COMPARED TO THE LOMAS NEGRAS SPECIFIC AREA PLAN

The Lomas Negras Land Use Map concentrates higher intensity uses along the Broadmoor Blvd Corridor in a north-south direction, with east-west links running to the periphery of the Plan area. Stonegate is located about half-a-mile west of Broadmoor Blvd. and approximately 1,000-feet from the west boundary of the plan area. As distance increases from the core of Lomas Negras, so does land use intensity and dwelling density. Calls for low and medium housing density along the east and west boundaries are evident when reviewing the Lomas Negras Land Use Map (*see LNSAP Map on page 18*). Between Stonegate and the west boundary of the Plan area there are approximately thirty 2- and 3-acre lots currently zoned R-1, which act as a transition between Stonegate and Las Montoyas Arroyo. In general, land use intensity increases from west to east away from the arroyo and toward the core of the Lomas Negras Plan Area; therefore, it's logical for Stonegate to also increase its land use density from the west to east.

C. STONEGATE MASTER PLAN AMENDS THE LOMAS NEGRAS SPECIFIC AREA PLAN LAND USE MAP

The Stonegate Master Plan strives to promote a range of housing choices with several medium density, single-family residential zones, including multi-family, and an area of mixed-use higher density and commercial development. R-2 zoning is ~~being proposed~~ located on the western central part of the site. Adjacent to the east is the Special-Use (SU) zone that includes higher-density residential and neighborhood commercial ~~while R-3 is designated within the mid-eastern portion of the site~~. R-4 zoning flanks the two middle-section zones, thus enabling the creation of numerous lot widths and sizes across the entire site. The proposed higher-density special-use zoning is encircled by lower density zones with a focal point being the intersection of Edinburg St. and Leeds Castle Ave., both of which are collectors proposed to contain 68-feet of right-of-way. Further to the east along the east-west connecting Leeds Castle Ave. are higher intensity land uses at the Broadmoor Blvd. intersection that represent a centralized neighborhood center of the LNSAP. Other approved master plans in the immediate vicinity of Stonegate also demonstrate this pattern of mixing housing densities and placing them at strategic locations similar to what is being proposed herein. These changes require the LNSAP to be amended (*see the Amendment to the LNSAP Land Use Map on page 18*).

According to the Comprehensive Plan, medium density is defined as 4-units per acre to about 14 units per acre. R-2 is a medium-density zone with a minimum lot width of 50-feet and minimum lot size of 5,000 SF, which is 2,000 SF smaller than the low-density R-1 zone. ~~Twenty~~ Approximately 26.9 acres of R-2 zoning in the west-central part of the site will generate up to ~~107~~ 117 new dwelling units. Within north and south portions of the site the R-4 zoning allows for 40-foot minimum lot widths and 4,000 SF minimum lot sizes (45-wide and 4,500 SF lots are also being considered here). These two

neighborhoods are expected to generate up to ~~506~~ 418 new dwellings. ~~For the east central area of the Stonegate, R-3 zoning is being requested. The R-3 zone is considered a Multi Family zone since multiple dwellings (up to six) are allowed on a single lot (min. 10,000 SF).~~

~~The objective of requesting R-3 zoning is to offer an alternative to the typical medium-density, single-family dwelling that is prevalent within remaining areas of Stonegate and its surrounding neighborhoods. This option will be in accordance with the Comprehensive Plan's goal of offering "a variety of distinctive neighborhoods with a maximum choice of housing." Furthermore, this R-3 zoning also allows attached townhouses on lots as narrow as 32-feet and with a minimum 1,200 SF lot size.~~

The Special Use Zone will accommodate development of Stonegate Village, located between Edinburgh and Stonegate Drives. It is bisected by Leeds Castle Avenue and will act as a neighborhood activity center. The area will contain higher density residential with multi-family adjacent to Leeds Castle and townhouses adjacent to the multi-family on the north and south. The western edge of the area adjacent to Stonegate Drive contains neighborhood commercial. The area is intended to provide a higher density urban environment that is friendly to pedestrians and bicyclists (see section I for more Design Guidelines for Stonegate Village). Table 1 summarizes the land use zoning and dwelling density being proposed (*see Zoning Map, page 27*).

With this proposed zoning the Stonegate Master Plan furthers goals and policies of the Comprehensive Plan by reconfiguring antiquated platting, by rearranging property lines and coordinating its redevelopment with up-to-date engineering studies covering traffic, drainage and utilities. The site is also surrounded by either existing or planned public infrastructure so it should be considered infill with respect to Comprehensive Plan policy compliance. Stonegate is also under single ownership and so there are no "out parcels" to deal with when designing infrastructure and providing municipal services.

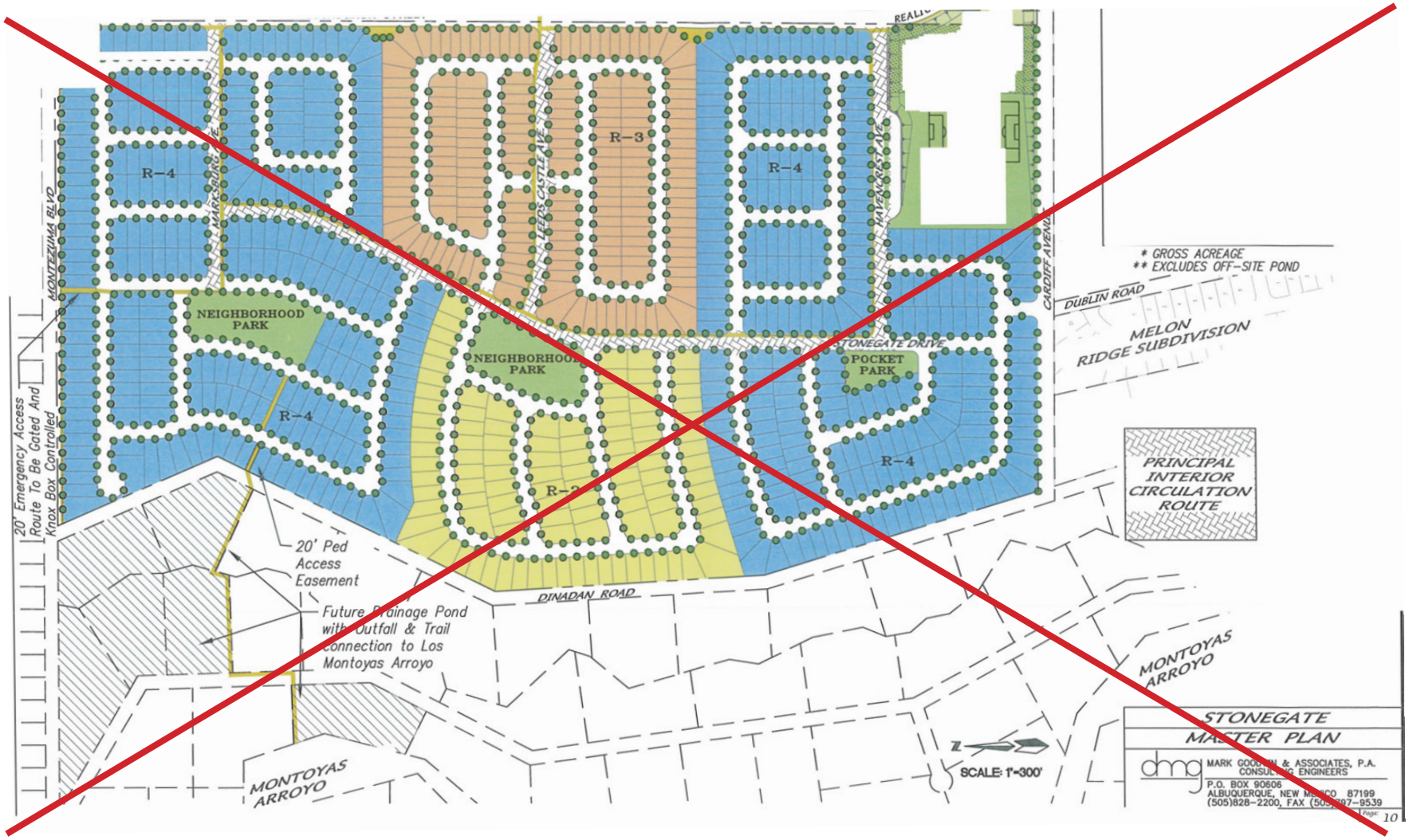
TABLE 1: PROPOSED LAND USE, ZONING AND DWELLING DENSITY

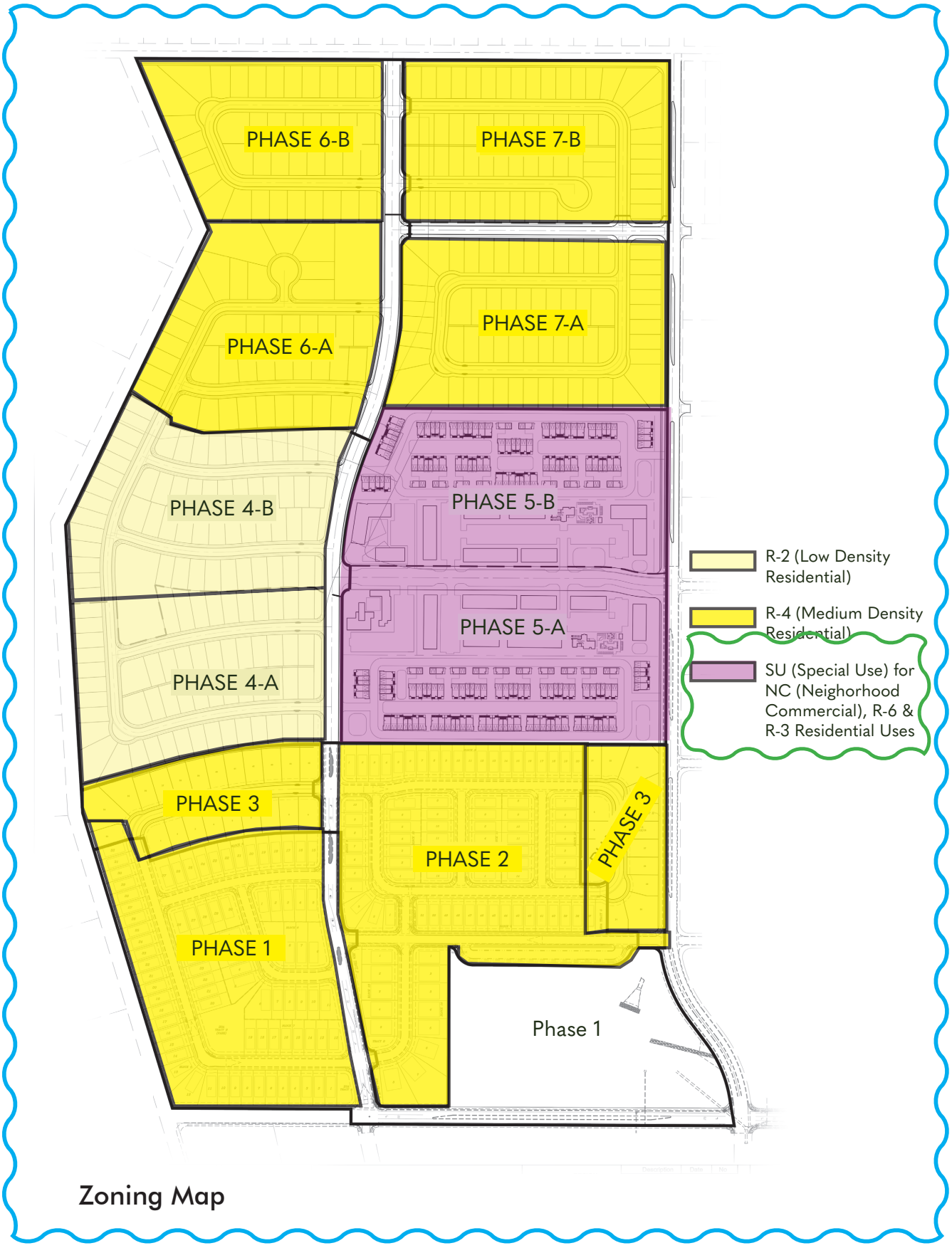
Land Use Category	Min. Allowed Lot Size (SF)	Area (ac.)	Proposed Zoning	Gross Density	Dwelling Units
Medium-Density Residential	5,000	~~19.7~~ 26.9	R-2	~~5.4~~ 4.3	~~107~~ 116
Medium-Density Residential	4,000	~~85.3~~ 85.7	R-4	~~6.0~~ 4.8	~~506~~ 418
~~Multi-Family or Residential~~	~~7,000 (MF)~~ ~~1,200 (TH)~~ ~~4,000 (SFDI)~~	~~26.7~~	~~R-3~~	~~7.2*~~	~~191*~~
Mixed-use (Residential/ Neighborhood Commercial)	7,000 (MF) 1,200 (TH) 2,500 (MX/NC)	8.2 (MF) 13.9 (TH) 2.2 (NC)	SU	27.5 (MF) 12.9 (TH)	226 MF 178 TH

~~*Townhome density with lot widths @35' Total = 804~~

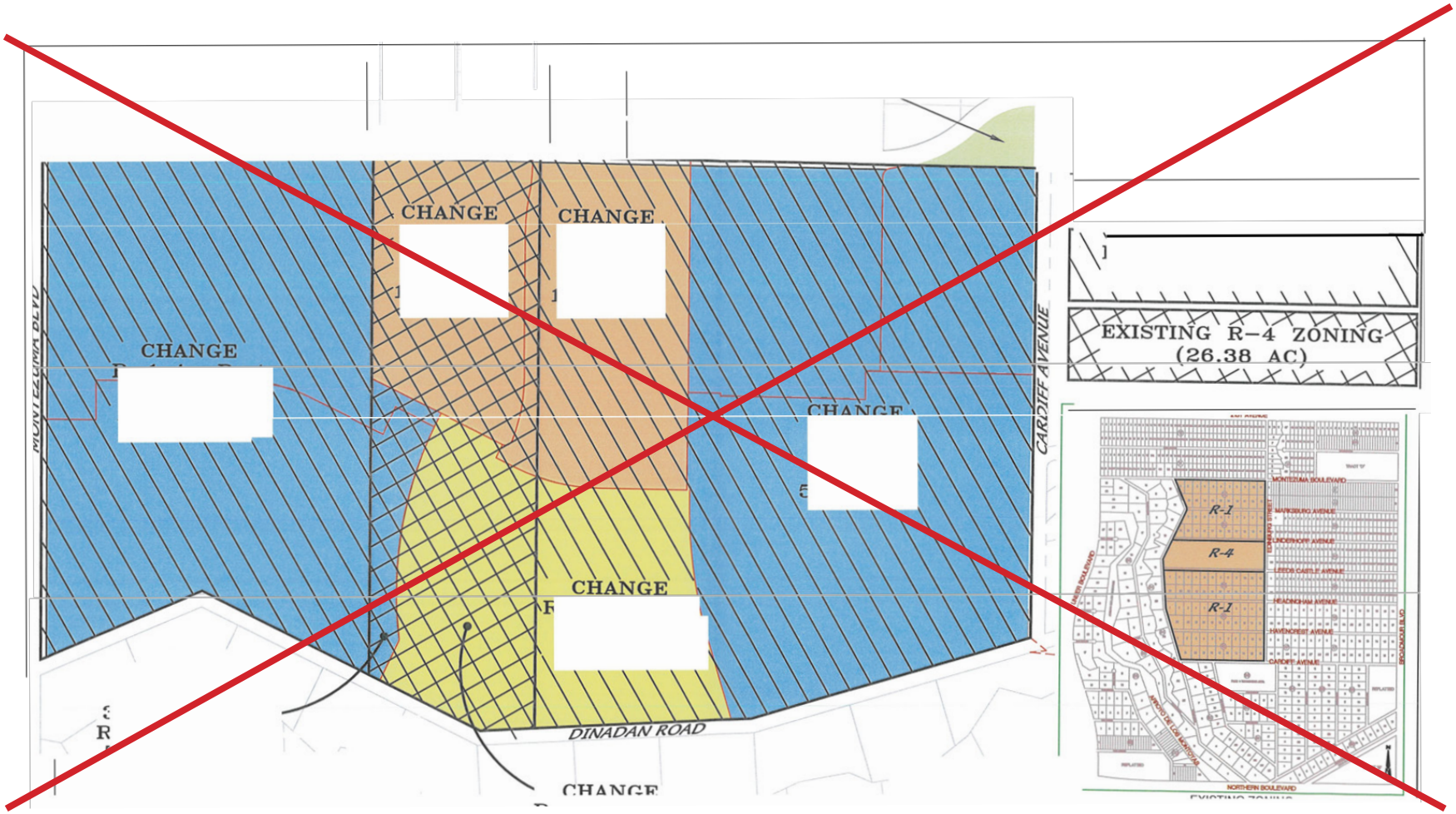


Illustrative Master Plan


R-4
R-3
R-4
R-4
R-4
R-4
NEIGHBORHOOD PARK
NEIGHBORHOOD PARK
POCKET PARK
MONTEZUMA BLVD
NARRESBURG AVE
LEEDS CASTLE AVE
HAVENCREST AVE
CARDIFF AVENUE
STONEGATE DRIVE
DUBLIN ROAD
DINADAN ROAD
* GROSS ACREAGE
** EXCLUDES OFF-SITE POND
MELON RIDGE SUBDIVISION
PRINCIPAL INTERIOR CIRCULATION ROUTE
20' Emergency Access Route To Be Gated And Knox Box Controlled
20' Ped Access Easement
Future Drainage Pond with Outfall & Trail connection to Los Montoyas Arroyo
MONTOYAS ARROYO
MONTOYAS ARROYO
SCALE: 1"=300'
STONEGATE MASTER PLAN
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539


PHASE 6-B
PHASE 7-B
PHASE 6-A
PHASE 7-A
PHASE 4-B
PHASE 5-B
PHASE 5-A
PHASE 4-A
PHASE 3
PHASE 2
PHASE 3
PHASE 1
Phase 1
R-2 (Low Density Residential)
R-4 (Medium Density Residential)
SU (Special Use) for NC (Neighorhood Commercial), R-6 & R-3 Residential Uses

Zoning Map


CHANGE
CHANGE
CHANGE
CHANGE
CHANGE
MONTEZUMA BLVD
CARDIFF AVENUE
DINADAN ROAD
EXISTING R-4 ZONING
(26.38 AC)
R-1
R-4
R-1



Stonegate Master Plan Parks

D. MASTER PLAN AMENITIES (PARKS AND RECREATION)

The Stonegate Master Plan also provides a significant recreational component to its new land use mix. Expectations are that Stonegate may provide up to ~~804~~ 936 new dwellings, so based upon a household size of 2.8 residents per dwelling it is anticipated that ~~2,251~~ 2,620 new residents may be residing here. Utilizing the City's standard of 3-acres per 1,000 residents, there should be ~~6.7~~ approximately 7.9 acres of park land provided.

1. ~~NEIGHBORHOOD~~ PARKS and GREEN SPACE

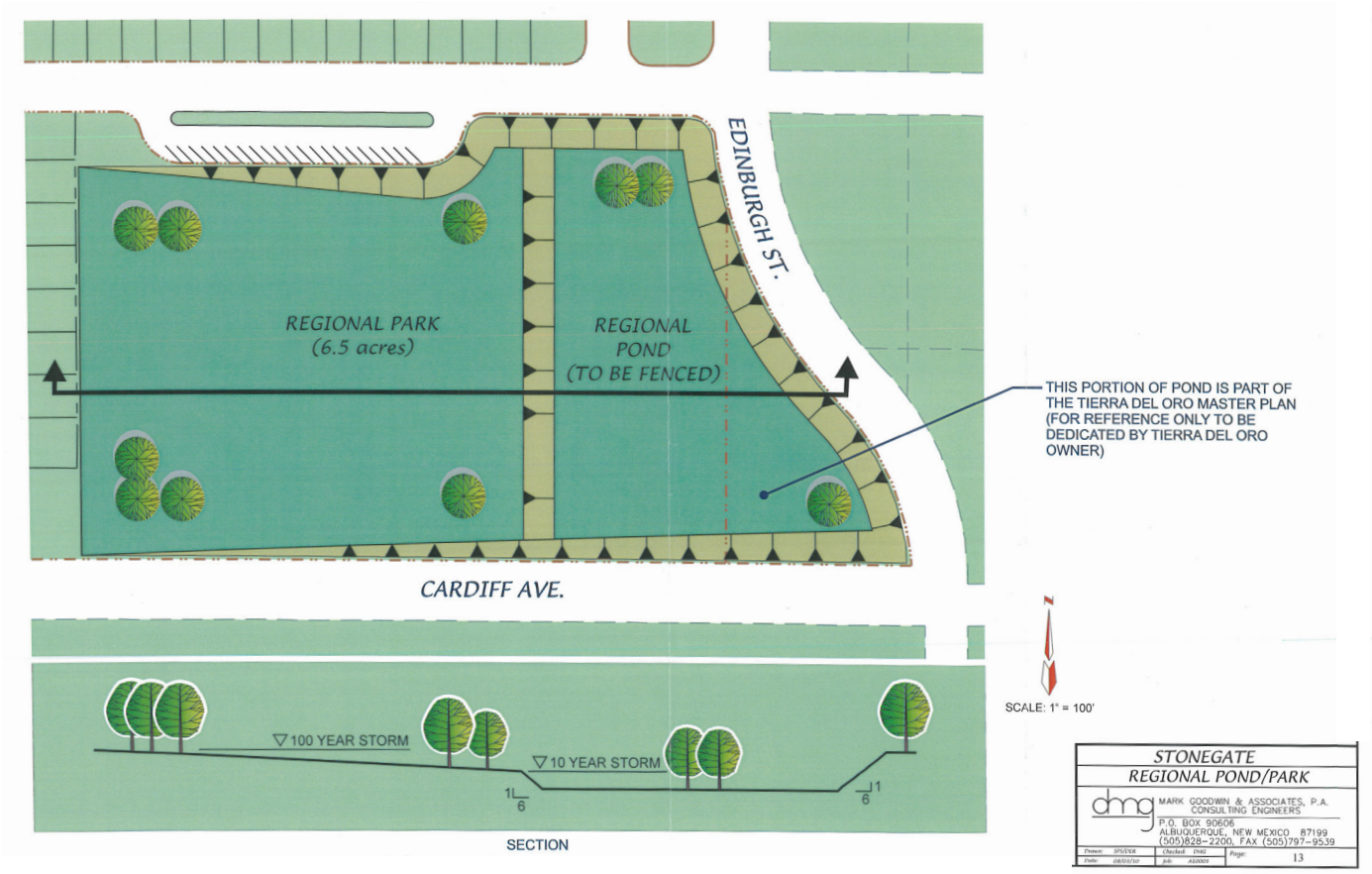
There are ~~two~~ four neighborhood parks proposed for Stonegate in Phases 4-7 designed to provide recreation opportunities for residents living in the immediate neighborhoods, featuring age-dependent amenities (*see page 29, Stonegate Master Plan Parks graphic*). Two of the neighborhood parks are approximately a half acre, and two are approximately 1-acre. One park was installed in Phase 1 and is approximately half-acre park located at Talisker Street. The 10.2 acre regional park located in the southeast corner has been graded and improvements are to be constructed with a future phase. Total acreage for the neighborhood and regional parks is approximately 13.6 acres. ~~along Stonegate principal north-south interior circulation route, with each being at least 2-acres in size and designed to provide recreational opportunities for residents living in the immediate neighborhoods, featuring age dependent amenities.~~ These parks will be designed and constructed according to the City's DPM standards, with an understanding that the regional park will be dedicated to the City's Parks and Recreation Department after an agreed-upon initial period of private, HOA maintenance. ~~A third, 0.7-acre pocket park will be located at the western terminus of Havencrest Ave., with a plan for it to be permanently designated a private neighborhood~~

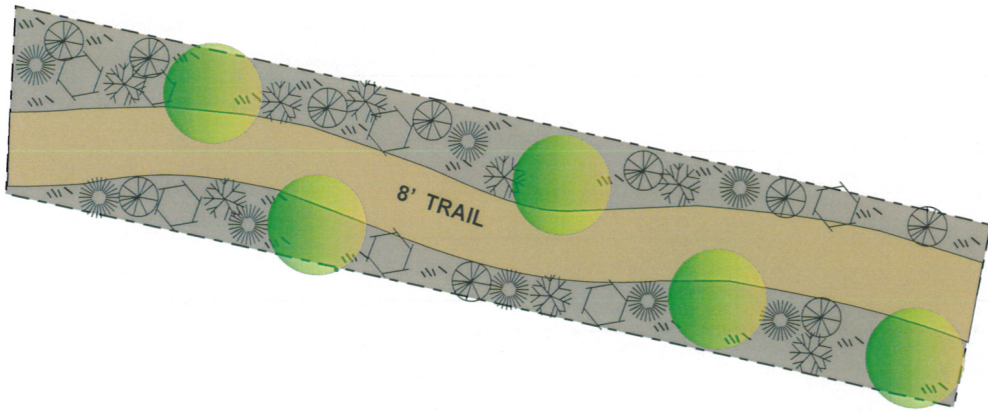
~~park. Impact fee credits can not be sought for any of these three parks.~~

In addition to the neighborhood and regional parks, two Village Greens are proposed for Stonegate Village located within the townhouse developments. The Village Greens will contain amenities such as walking paths and community gathering areas (*see Design Guidelines, Stonegate Village*). They will be publicly accessible providing green space and recreation areas for the surrounding community and residents. The Village Greens will designed, owned, and maintained by the HOA.

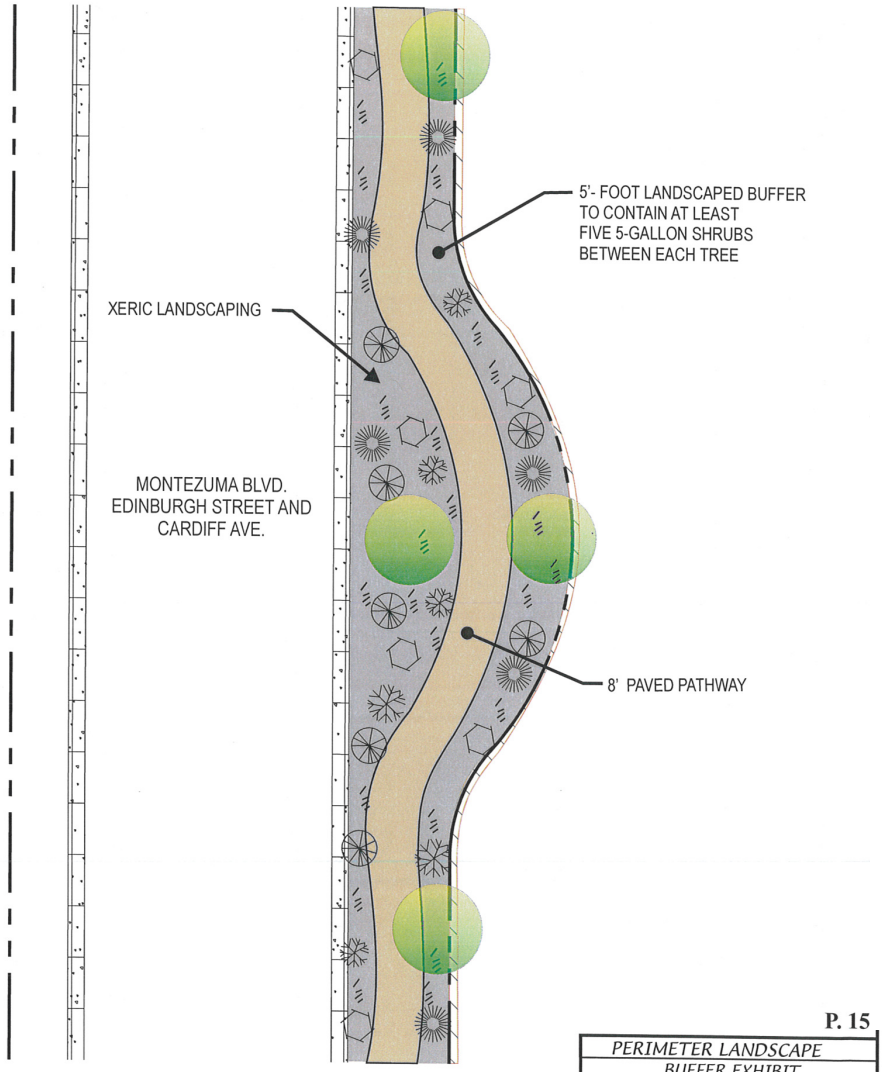
2. REGIONAL PARK AND POND

Within the southeast corner of Stonegate the LNSAP designated a 10.2 ~~7~~-acre regional park site, which was intended to co-locate with the Edinburgh Mater Drainage Plan's regional drainage pond. The Tierra Del Oro Master Plan, adopted in 2008 and located directly east of Stonegate, also contributed 1-acre to this regional drainage facility. This prior contribution also permitted the realignment of Edinburgh St. to the east so that an existing "jog" in Edinburgh St. (formerly 26th St.) could be eliminated (*see Tierra del Oro's commitment letter on page 53*). The dual-use, park/pond design concept ~~is for~~ provides a lower pool to exclusively contain the typical summertime storm (referred to as the 10-year storm) in its bottom on the east side, with the central portion of the park area to provide supplemental storage volume at a gradually higher elevation. This upper storage would be utilized only if the lower pool's capacity is exceeded (i.e. 50 year or ~~the~~ 100-year storm event). The size of this regional park is ~~anticipated to be 5.9~~ 10.2 acres





20' Access Easement with Trail



P. 15

PERIMETER LANDSCAPE BUFFER EXHIBIT

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Landscape Legend

Symbol	Scientific Name Common Name	Initial Size Ultimate Size	Water Use
	Fraxinus velutina 'Modesto' Modesto Ash (female)	2" B&B 40' ht. x 30' spr.	High
	Perovskia Atriplicifolia Russian Sage	5 Gal 5 ht. x 4' spr.	Med
	Juniperus Sabina Buffalo Juniper	5 Gal 1' ht. x 6' spr.	Med
	Salvia Greggii Autumn Sage	2 Gal 3' ht. x 2.5' spr.	Med
	Chrysothamnus nauseosus Chamisa	1 Gal 6' ht. x 4' spr.	Low
	Crushed Landscape Rock	3/4"-1"	
	Compacted Crusher Fines		

with the storm water pond portion being 4-acres. The lower pool of ponding will be fenced for safety reasons and constructed to SSCAFCA standards so that its maintenance can be ultimately taken over by SSCAFCA. With dimensions of approximately 400-feet by 500-feet the upper park area was ~~may be~~ improved for use as a regulation soccer field, and accommodates a variety of recreational activities, ~~or as~~ to be determined by the City. ~~The design of the park will follow the process outlined in Appendix 11.5-1 of the City's DPM. The developer of Stonegate will dedicate the land, install park improvements, and then seek impact fee credits.~~

3. TEMPORARY POND BEFORE REGIONAL PARK

The adopted Edinburgh Master Drainage Plan requires that a new storm drain system be installed between the southeast corner of Stonegate and Northern Blvd. by other parties of the original Edinburgh agreement (not yet completed). ~~Until~~ This off-site storm drain is currently under construction ~~constructed.~~ Until construction is completed and accepted there will ~~have to~~ be a temporary pond installed that will occupy the entire 10-acre area of the pond and future park. The other neighborhood parks within Stonegate will have to serve the immediate recreational needs of the community until this storm drain is built. This delay may initially preclude the Stonegate developer from installing improvements in the regional park for a limited period of time.

4. NON-VEHICULAR CIRCULATION

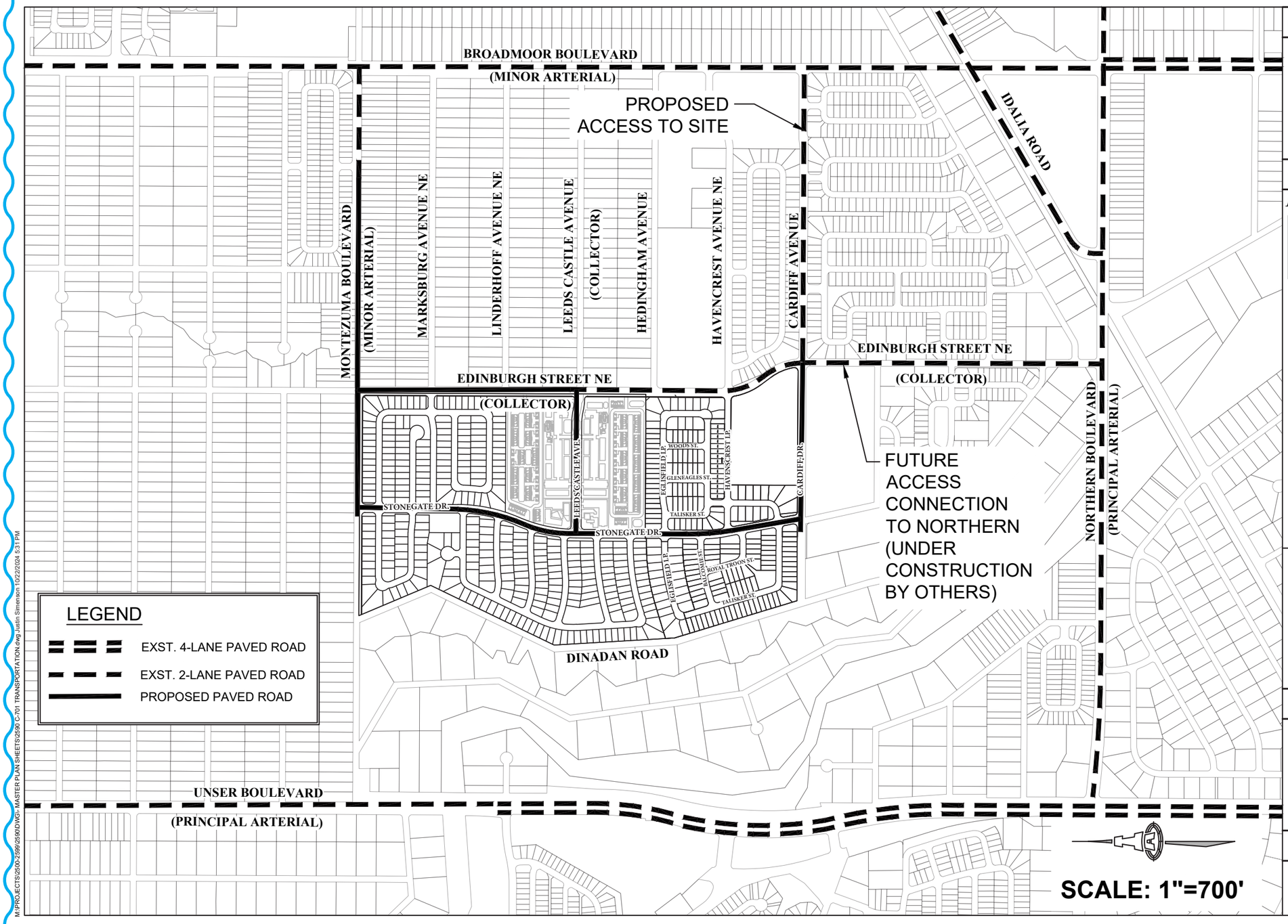
Paved trails and concrete sidewalks will be provided inside and· around the perimeter of Stonegate to foster the usage of alternate modes of travel.

As construction progresses from phase to phase, paved pathways and sidewalks will be incorporated into the streetscape along the principal circulation routes so that residents are encouraged to walk or bike to the numerous internal parks and to connect with other neighboring portions of the local community (*see the street section details on page 35-36*). The most northerly park will link ~~west directly out to Dinadan Road~~ north to Montezuma Blvd. via sidewalk and ~~HOA-maintained~~ trails where a future connection can be made to the multi-use trail along Leeds Castle. This connection to Las Montoyas Open Space was previously envisioned within the LNSAP extending east along Leeds Castle Ave. Leeds Castle is the principal east-west connection across the entire Lomas Negras Plan Area, ultimately extending east to the High Range Park in the extreme northeasterly corner of the LNSAP plan area. Within Stonegate Village, Leeds Castle Ave. will incorporate a sharrow (shared bicycle lane) and 8-foot sidewalks, providing a continuing connection for bicyclists and pedestrians.

E. ~~PROPOSED~~ TRANSPORTATION ~~PLAN~~

The ~~new~~ Stonegate development is located approximately half-a-mile west of Broadmoor Blvd. (minor arterial) and half-a-mile north of Northern Blvd. (principal arterial). Broadmoor Blvd. currently exists as a two-lane, paved roadway from Northern Blvd. to Montezuma Blvd. and Northern Blvd. is also paved with two lanes. Stonegate is located half-a-mile east of Unser Blvd., (limited-access principal arterial) where it is currently a four ~~two~~-lane roadway. Stonegate is bounded on the east by Edinburgh St. (collector), by Cardiff Ave. on the south (collector), Montezuma Blvd. (minor arterial) on the north, and Dinadan Rd. (local) on the west. ~~although none of these roads are presently improved.~~

For its principal access route to and from the site, Stonegate will rely upon the anticipated construction of Edinburgh St. from its intersection with Cardiff Ave. south to Northern Blvd. by others. If Edinburgh is not completed by other developers, Stonegate's developer will construct Cardiff Ave. from Edinburgh St. to Broadmoor Blvd. so that it can serve as its primary access route. The original TIS was performed to determine what the anticipated impacts would be to the City's local street network and its results indicate that there will be sufficient vehicular capacity on either route, regardless of whether Edinburgh St. or Cardiff



M:\PROJECTS\2500-2599\2590\DWG\-MASTER PLAN SHEETS\2590 C-701 TRANSPORTATION.dwg Justin Simenson 10/22/2024 5:31 PM

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STONEGATE SUBUDIVISION

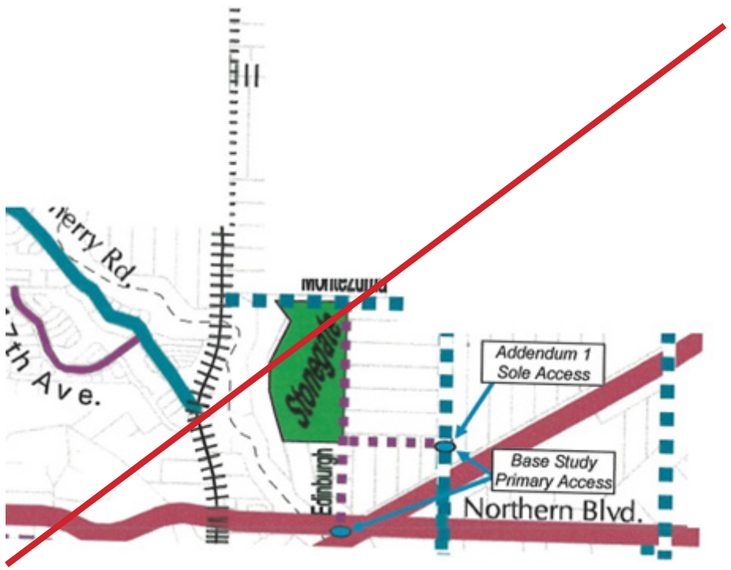
Rio Rancho, NM

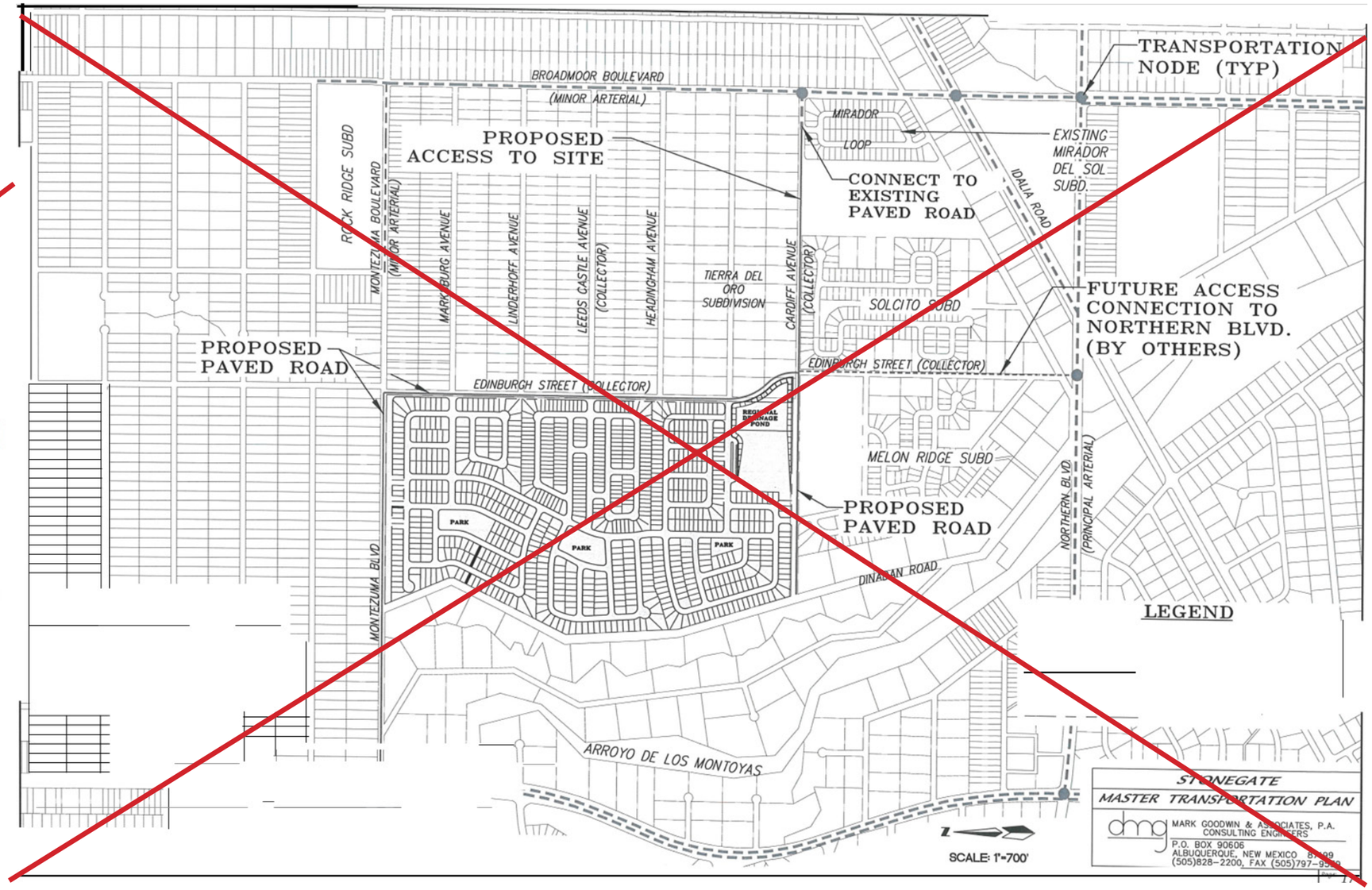
SHEET TITLE

MASTER TRANSPORTATION PLAN

SHEET NUMBER

3


Addendum 1
Sole Access
Base Study
Primary Access
Northern Blvd.
Edinburgh
Stonegate


BROADMOOR BOULEVARD
(MINOR ARTERIAL)
TRANSPORTATION
NODE (TYP)
PROPOSED
ACCESS TO SITE
MIRADOR
LOOP
EXISTING
MIRADOR
DEL SOL
SUBD.
CONNECT TO
EXISTING
PAVED ROAD
IDALIA ROAD
ROCK RIDGE SUBD
MONTEZUMA BOULEVARD
(MINOR ARTERIAL)
MARKBURG AVENUE
LINDERHOFF AVENUE
LEEDS CASTLE AVENUE
(COLLECTOR)
HEADINGHAM AVENUE
TIERRA DEL
ORO
SUBDIVISION
CARDIFF AVENUE
(COLLECTOR)
SOLCITO SUBD
FUTURE ACCESS
CONNECTION TO
NORTHERN BLVD.
(BY OTHERS)
PROPOSED
PAVED ROAD
EDINBURGH STREET (COLLECTOR)
REGIONAL
DRAINAGE
POND
MELON RIDGE SUBD
NORTHERN BLVD.
(PRINCIPAL ARTERIAL)
PARK
PARK
PARK
PROPOSED
PAVED ROAD
DINAN ROAD
MONTEZUMA BLVD.
ARROYO DE LOS MONTOYAS
LEGEND
SCALE: 1"=700'
STONEGATE
MASTER TRANSPORTATION PLAN
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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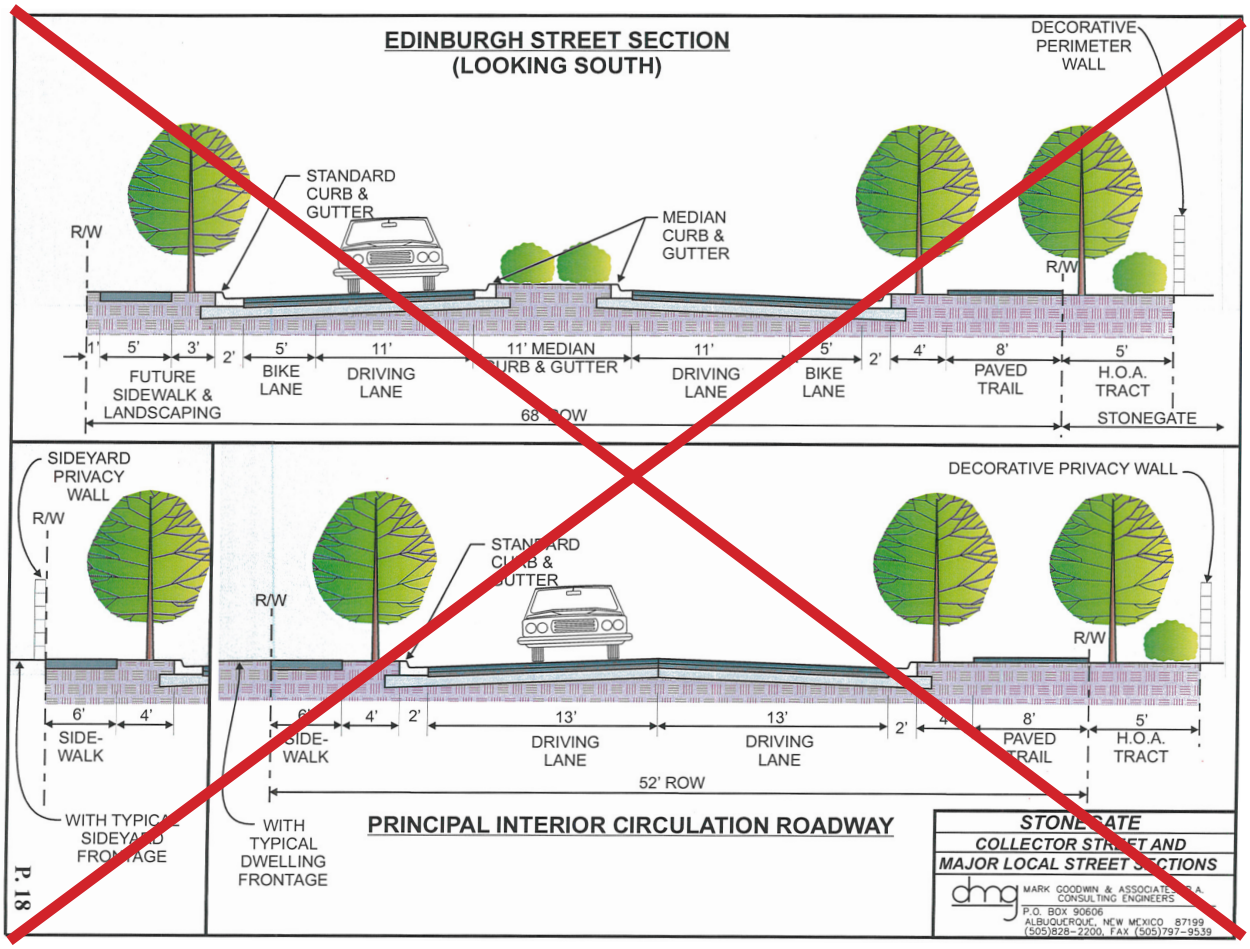
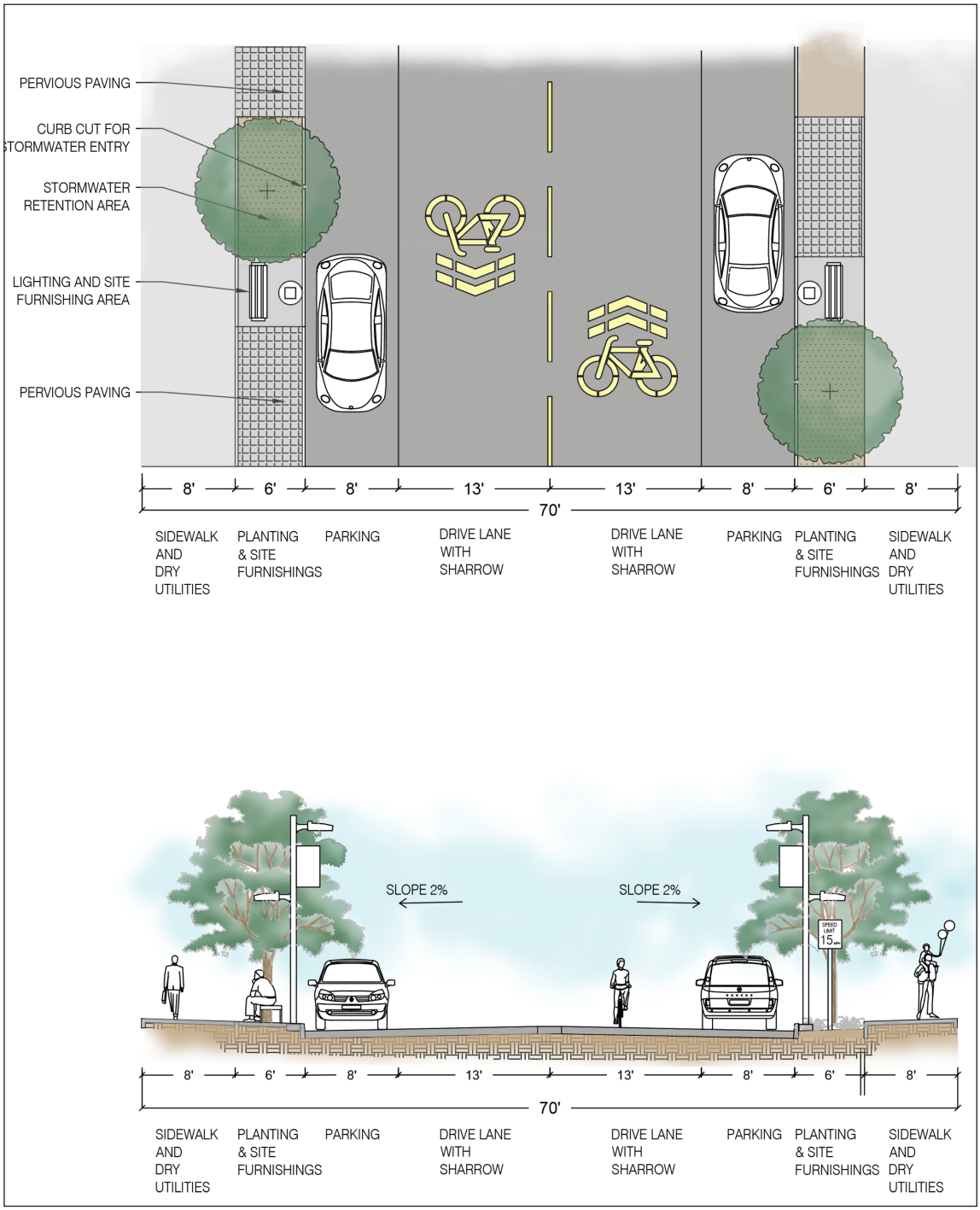


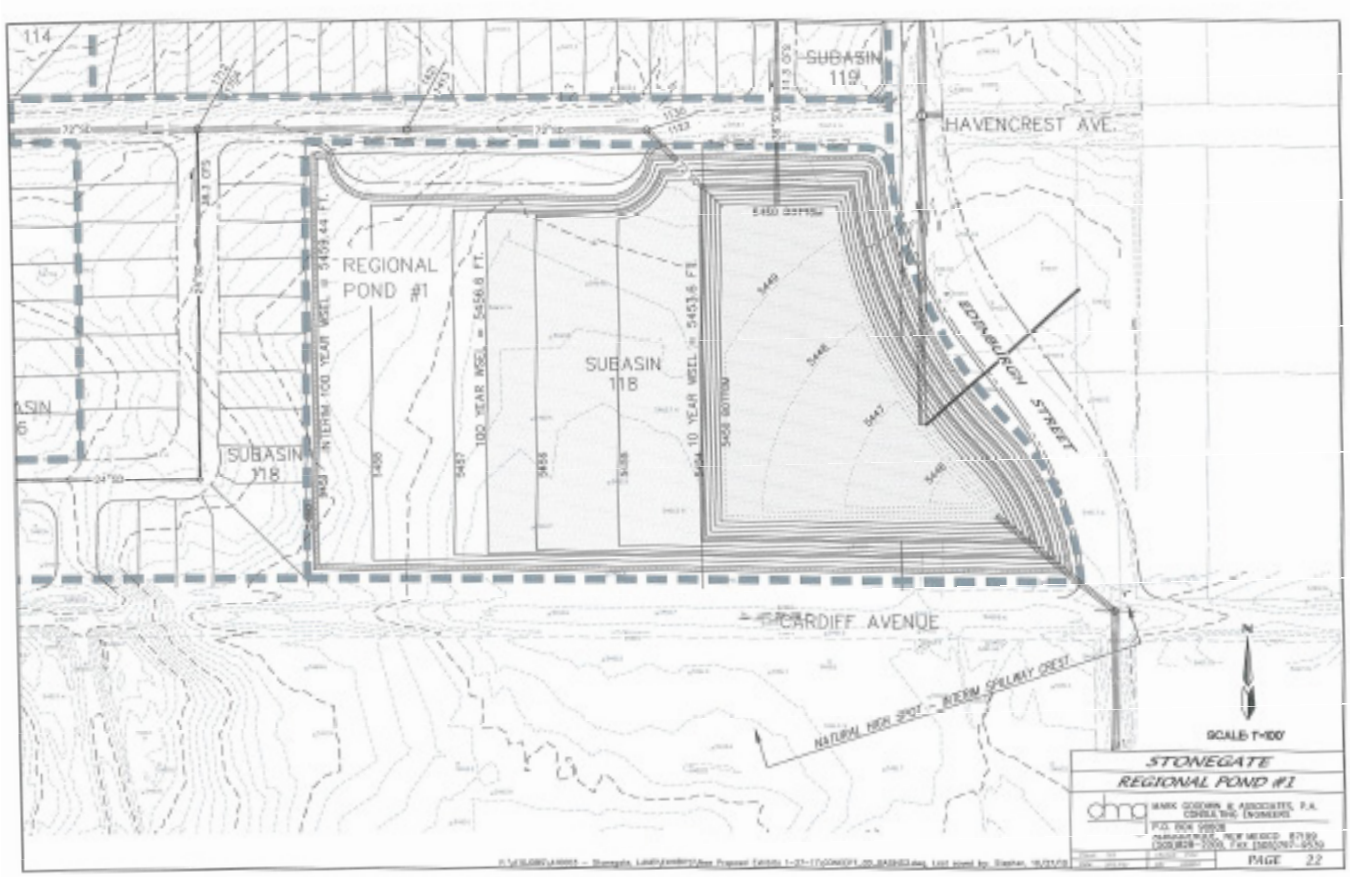
Ave. is selected. In the later portion of Stonegate's development Montezuma Blvd. will be extended from the northwest corner of the site west out to Unser Blvd. as a four-lane roadway, anticipating that its construction is eligible for impact fee credits (the traffic study results do not indicate this additional capacity is necessary before full build-out of Stonegate).

Access will comply with SAMM Spacing and the Design Process Manual (DPM) Vol II, Chapter II.3 and Title XV Land Usage, Chapter 155 Subdivisions. Based on these regulations, access may be restricted during site plan review.

~~The original Traffic Impact Study (TIS) generally concluded that capacity exists adjacent to the Stonegate Subdivision. Congestion is forecast along the Broadmoor Blvd. Corridor (from Northern Blvd. to and including Paseo del Volcan) and along Northern Blvd. (primarily at Edinburgh St.). Both Broadmoor Blvd. and Northern Blvd. are classified as arterial roadways and should be paved four lane facilities with dedicated left turn lanes at critical intersections with side streets. However, both Northern Blvd. and Broadmoor Blvd. are generally paved two-lane roadways withing the study area of the TIS. The TIS collected new traffic count data for the intersections study, projected those volumes to the implementation year (2029) and then added additional trips from nine (9) other know land development projects in the area that are in various stages of approvals and / or construction. In consideration of all of the development activity along Northern Blvd. and along Broadmoor Blvd. in the study area, it is apparent that the capacities of both Northern Blvd. and Broadmoor Blvd. as two lane facilities is currently taxed. The City of Rio Rancho should be~~



Leeds Castle Conceptual Street Section, Stonegate Village



~~considering C.I.P. projects to widen both roadways to four-lane facilities in the near future in order to facilitate all of the potential development that is ongoing~~.

All new streets proposed within Stonegate will be improved to City of Rio Rancho Standards, for Typical Street Standards of TS-01 (Residential Street), TS-02 (Collector Street), and TS-05 (Principal Arterial Street). This includes the perimeter streets of Edinburgh St., Cardiff Ave., and Montezuma Blvd. around the site as development proceeds in phases (Dinadan Road will remain unimproved). ~~For Stonegate's principal interior circulation routes, a 5-foot wide landscaped buffer will be installed adjacent to an 8-foot paved trail on one side of the street in lieu of the typical 5-foot sidewalk. This 5-foot buffer and trail will also be installed along Edinburgh St. and Montezuma Blvd. (*see page 35, Edinburgh Street Section*). The 5-foot buffer will be developer-installed and HOA-maintained.~~

Within Stonegate Village, Leeds Castle Ave. is proposed to be 70 feet wide with 13-foot drive lanes, a "sharrow" (shared bicycle lane designation), and 8-foot street parking lanes. The street will contain planting and site furnishings and 8-foot sidewalks (*see Stonegate Village Design Guidelines for streetscape requirements*). Leeds Castle will provide a transition with the multi-use trail extending from Broadmoor Blvd. through Tierra del Norte and Scottish Isles subdivisions to the east. The existing trail on Leeds Castle will transition to the Leeds Castle urban streetscape at the Edinburgh St. intersection.

Traffic Impact Studies will be required as future site development is coordinated with the City of Rio Rancho to ensure the TIS will reflect the current conditions in the area. This includes Stonegate Village and future phases of development for the entire Stonegate Master Plan.

F. MASTER DRAINAGE PLAN

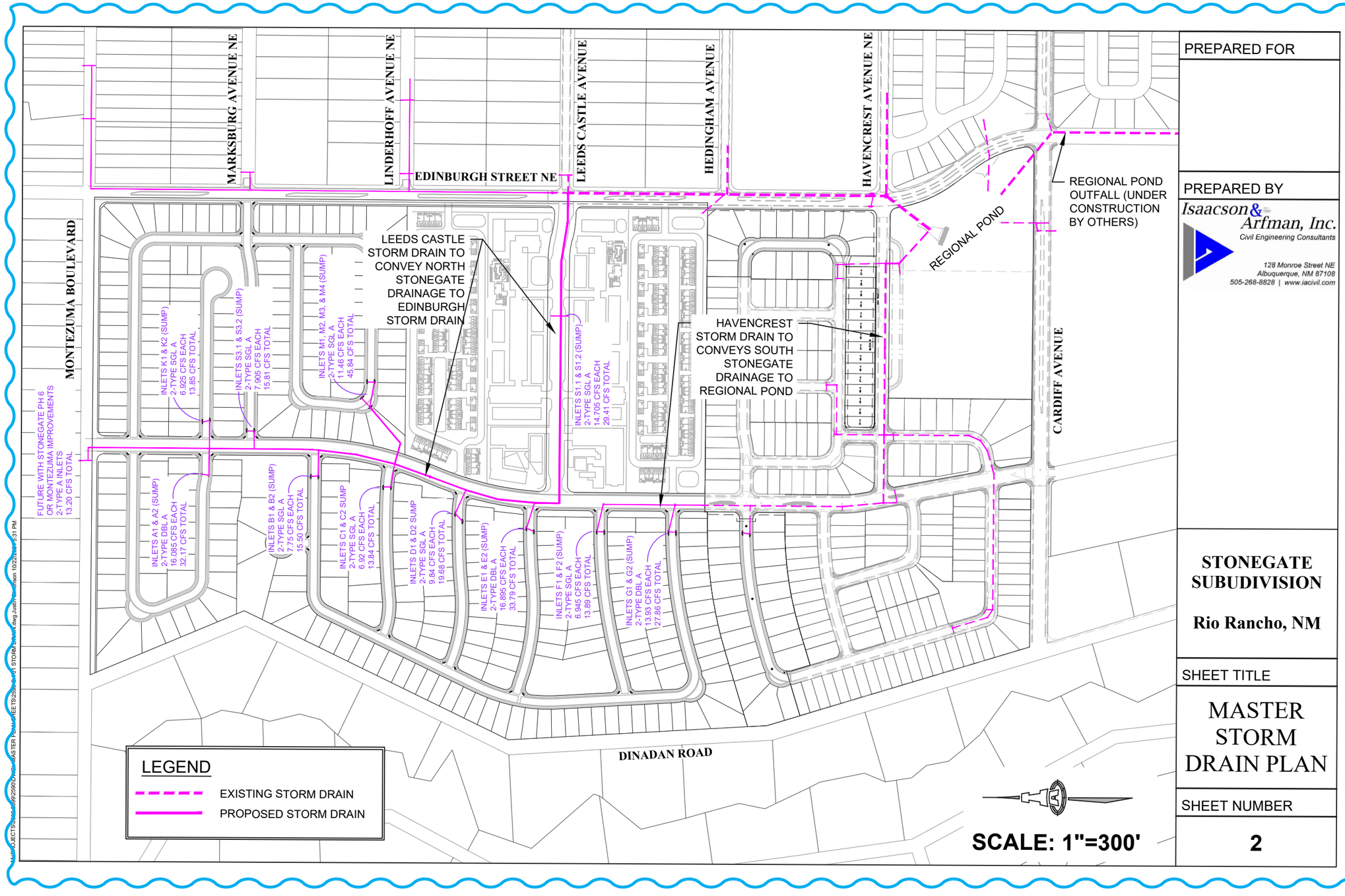
The proposed Stonegate development lies within the boundaries of the approved 2008 Edinburgh Drainage Implementation Plan {DIP). This plan was sponsored by SSCAFCA and endorsed by the City of Rio Rancho along with several benefiting property owners. Several alternative drainage plan options were presented with Option #5 being the selected alternative for implementation. The DIP established basin wide requirements for drainage discharge rates and allocated cost share proportions for the major drainage facilities and infrastructure. The DIP further identified a phased plan of implementation and assigned specific pieces of the infrastructure construction to specific master planned developments within the drainage basin.

The Stonegate Master Plan will adhere to the DIP which requires construction of Regional Pond 1 located on the southeast corner of the Stonegate project site and construction of the Edinburgh storm sewer upstream from that pond. A second regional Pond 4 will be located just west of the north end of Stonegate. This pond will be constructed by others at a later date and it will divert flows from the large drainage basin area north of Montezuma Blvd. directly into the Montoyas Arroyo. Both of the ponds are ultimately to be operated and maintained by SSCAFCA (*see page 39, Master Storm Drain Plan*). According to the Flood Insurance Rate Map (*Map Number 35043 C 19000, March 18, 2008*) there are no Flood Hazard Zones (floodplains) on this site. The DIP further identified three parcels west of Stonegate as land to be contributed for impact fee credits with this master plan; however, during the review of this master plan SSCAFCA has reduced the required contribution to just one parcel, which is Lot 6 in Block 55 of Unit 13 ~~(see Vicinity Map on Page 2 for determining the location of this property).~~ The Stonegate Drainage Design Analysis Report (DDAR) prepared by Mark Goodwin and Associates has been approved by the City of Rio Rancho and SSCAFCA. Subsequently, Stonegate Phase 1 and 2 Supplemental Drainage Information (SDI) prepared by Mark Goodwin and Associates was also approved by the City of Rio Rancho and SSCAFCA.

The Stonegate subdivision will be graded so that all of the on-site runoff will be directed south and then conveyed by an internal storm drain to Regional Pond 1. The size of this regional pond is being increased by this master plan to accommodate the additional flows that result from Stonegate 's increased density. The increase is also due to the deletion of a former detention pond previously associated with the Stonegate Master Plan from 2006. In accordance with the Edinburgh DIP, the restricted allowable maximum discharge from Pond 1 will be maintained.

The Edinburgh DIP allowed for a portion of the flows in Stonegate to be intercepted by the master plan storm drain in Edinburgh Drive; ~~however, it may be possible and beneficial to separate Stonegate 's on-site flows~~ per the SDI, the storm drain in Stonegate Drive will be split at Leeds Castle with the area north draining to the Edinburgh storm drain and the area south to drain to Regional Pond 1 ~~from the other off-site flows~~ *(see page 39, Master Storm Drain Plan).* Ultimately, this will be determined during final design of the grading and drainage plan since balancing the earthwork will be a major governing consideration.

Regional Pond 1 will also be designed to serve as a multi-use facility consisting of stepped areas with minimum 6:1 side slopes. A deeper, 4-acre portion of the pond along Edinburgh St. will contain the 10-year, 24-hour storm event. Another area directly west of this lower pool will be designed at a higher elevation so that it can be used as a recreational field. This field may be partially inundated during the less-frequent, 100-year storm event. The maximum depth of water for the 100-year storm over the field will be minimized (see Pond 1 Exhibit on Page 22). Several interim drainage measures will have to be implemented as Stonegate is developed in phases.



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STONEGATE SUBUDIVISION

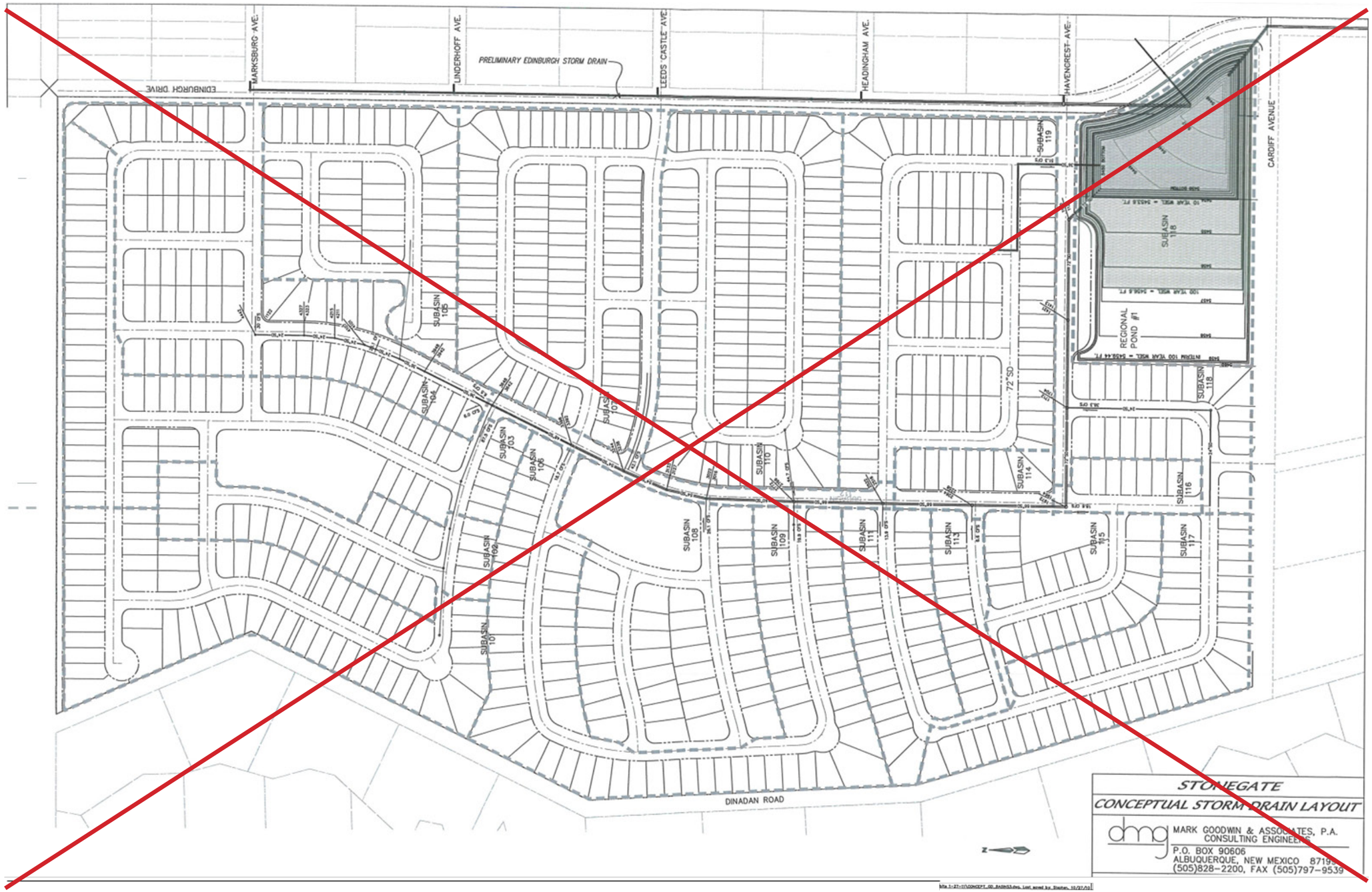
Rio Rancho, NM

SHEET TITLE

MASTER STORM DRAIN PLAN

SHEET NUMBER

2


EDINBURGH DRIVE
MARKSBURG AVE.
UNDERHOFF AVE.
PRELIMINARY EDINBURGH STORM DRAIN
LEEDS CASTLE AVE.
HEADINGHAM AVE.
HAVENCREST AVE.
CARDIFF AVENUE
SUBASIN 119
SUBASIN 118
REGIONAL POND #1
SUBASIN 105
SUBASIN 104
SUBASIN 103
SUBASIN 106
SUBASIN 107
SUBASIN 110
SUBASIN 114
SUBASIN 116
72"SD
SUBASIN 108
SUBASIN 102
SUBASIN 101
SUBASIN 109
SUBASIN 111
SUBASIN 113
SUBASIN 115
SUBASIN 117
DINADAN ROAD
STONEGATE
CONCEPTUAL STORM DRAIN LAYOUT
dmg
MARK GOODWIN & ASSOCIATES, P.A.
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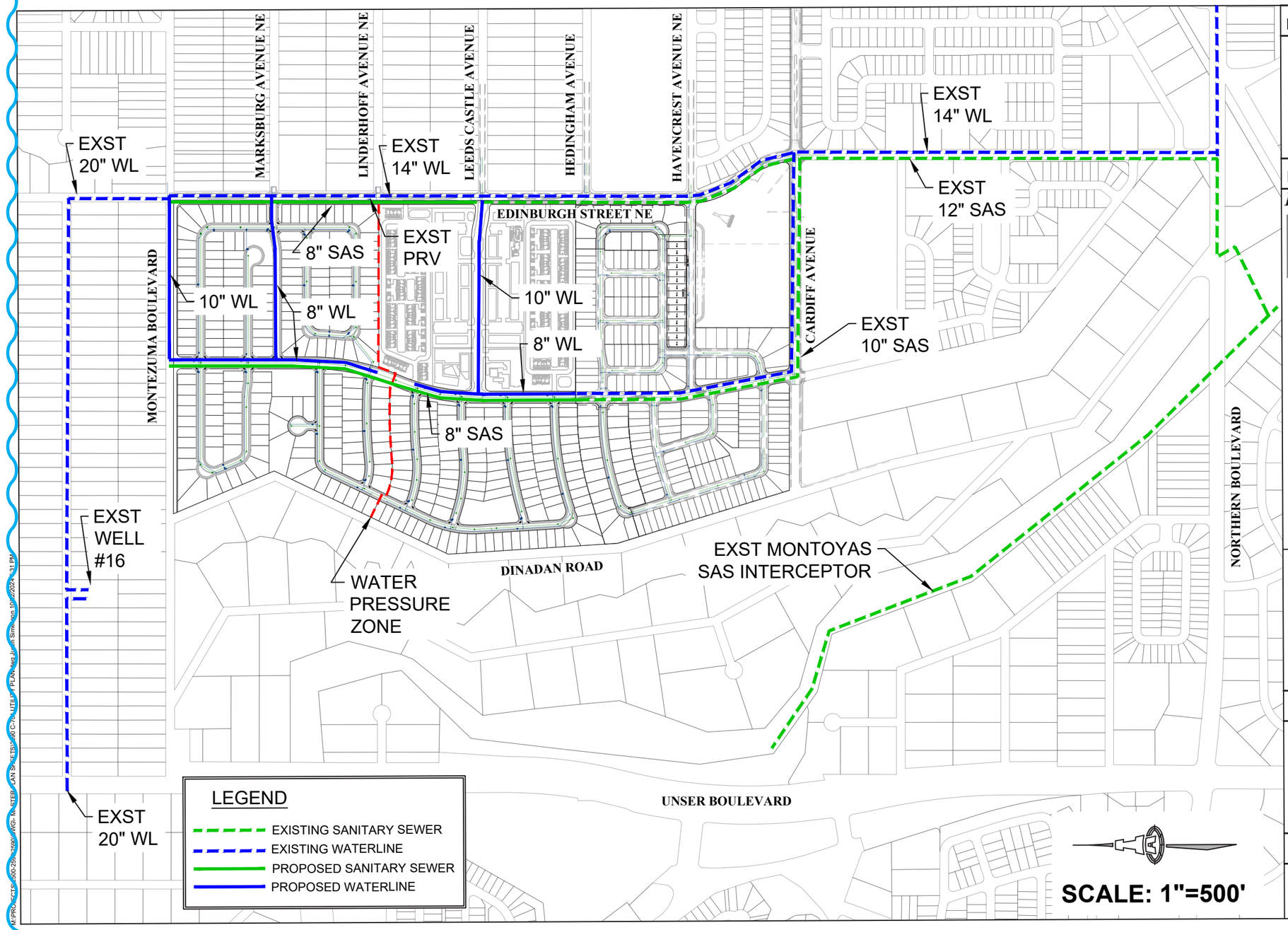

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STONEGATE SUBUDIVISION

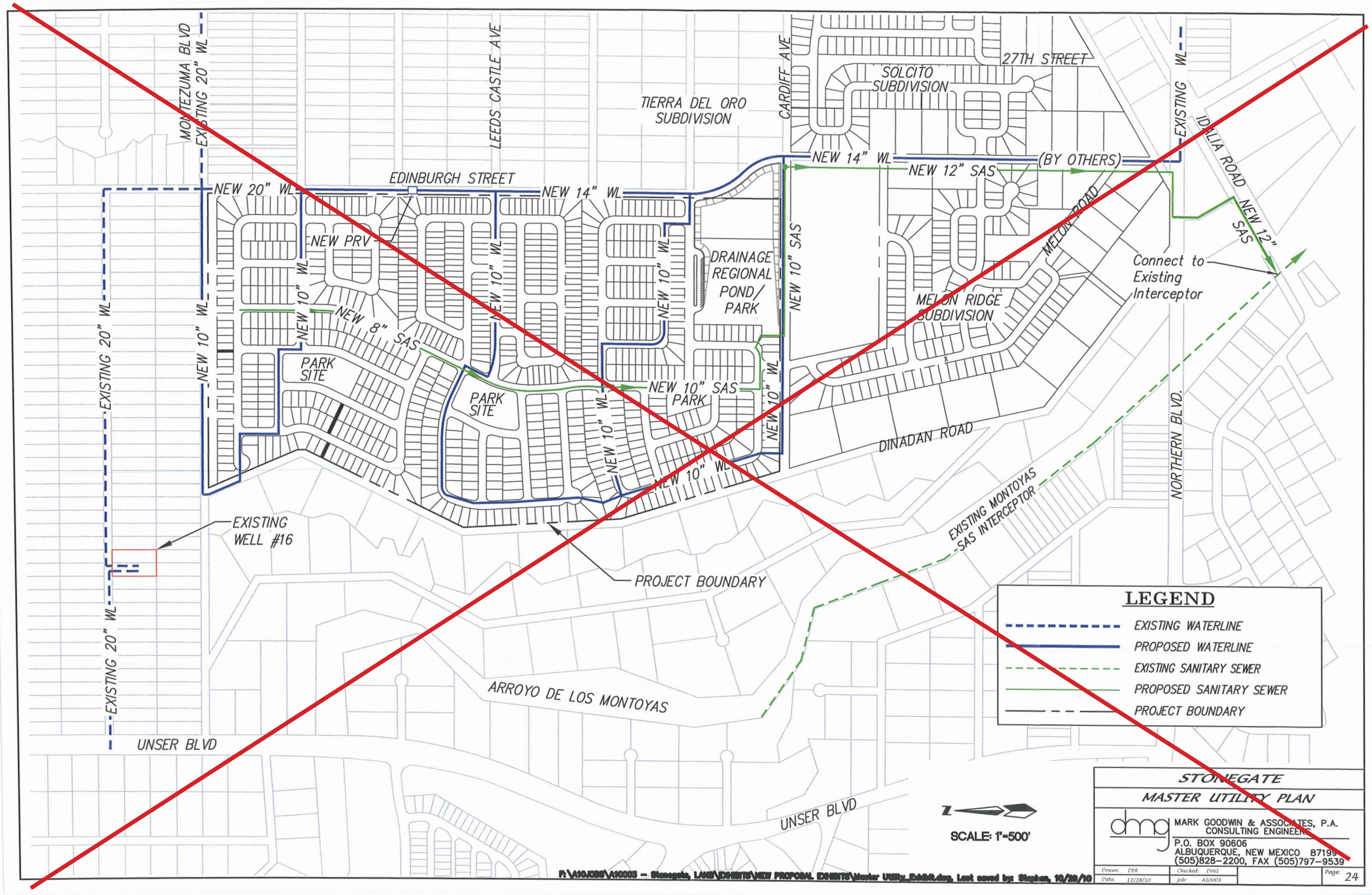
Rio Rancho, NM

SHEET TITLE

MASTER UTILITY PLAN

SHEET NUMBER

4


MONTEZUMA BLVD
EXISTING 20" WL
LEEDS CASTLE AVE
TIERRA DEL ORO SUBDIVISION
CARDIFF AVE
SOLCITO SUBDIVISION
27TH STREET
EXISTING WL
IDALIA ROAD NEW 12" SAS
NEW 14" WL
(BY OTHERS)
NEW 12" SAS
EDINBURGH STREET
NEW 20" WL
NEW 14" WL
NEW PRV
NEW 10" WL
NEW 8" SAS
PARK SITE
DRAINAGE REGIONAL POND/ PARK
NEW 10" SAS
MELON ROAD
MELON RIDGE SUBDIVISION
Connect to Existing Interceptor
PARK SITE
NEW 10" SAS PARK
DINADAN ROAD
NORTHERN BLVD.
EXISTING 20" WL
EXISTING WELL #16
PROJECT BOUNDARY
EXISTING MONTOYAS SAS INTERCEPTOR
ARROYO DE LOS MONTOYAS
UNSER BLVD
LEGEND
EXISTING WATERLINE
PROPOSED WATERLINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
PROJECT BOUNDARY
SCALE: 1"=500'
STONEGATE
MASTER UTILITY PLAN
MARK GOODWIN & ASSOCIATES, P.A.
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Date: 12/28/10
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Job: A10003
Page: 24

Regional Pond 1 ~~will be~~ was excavated during the first phase of development and function as a temporary retention pond until the downstream storm sewer south of the site along Edinburgh St. is completed by others. The interim retention pond ~~will be~~ was graded to the same configuration as its ultimate condition, so it will not have to be regraded at a later date when it becomes a permanent facility. The 100-year pond elevation will be about 3' higher during the temporary period. The downstream Edinburgh St. storm sewer will be constructed by others in accordance with the DIP's cost share arrangement. Additional on-site temporary sediment / retention ponds may be needed at various locations within the site as phased construction of Stonegate unfolds.

The Stonegate Village lies within basins 150-159 of the Stonegate DMP. The Village shall adhere to the allowable discharge listed for these basins in the approved Stonegate DMP. The area north of Leeds Castle will drain to the storm drain in Leeds Castle and the area south of Leeds Castle will drain to the storm drain in Edinburgh. Stormwater detention and water quality ponds shall be provided to meet the allowable discharge based on the final layout and any increase of impervious area.

Stormwater drainage and water quality discharge will need to be addressed per the City of Rio Rancho DPM Vol. II, Chapter II.2 and Rio Rancho City Ordinance Chapter 153 Erosion Control: Storm Drainage and Stormwater Quality.

G. MASTER UTILITY PLAN

Stonegate will be served by the City of Rio Rancho Utility Department, which issued a "Water/ Wastewater Serviceability Statement" on August 23, 2010 *(see page 41, Master Utility Plan)*. All utility installation must be compliant with DPM Vol. II, Chapter II.4 and Rio Rancho Ordinance Title V.

1. WATER

Water system expansion as required for development of the Stonegate subdivision will be designed and constructed in accordance with the City of Rio Rancho Master-Planned requirements and the latest Water and Wastewater Availability Statement. Stonegate is located predominantly within Zone 3 with an upper zone feed supplied from Well 16. It will be supplemented with an upper zone feed from Reservoir/Wei/ 8 involving pressure reducing valves as stated in the availability statement. Master planned 14" and 20" lines will be extended south in Edinburgh St. to Cardiff Ave. from the existing 20" waterline located in Montezuma Blvd. New 10" waterlines in Cardiff Ave. and around the western perimeter of the project site will create a looped connection between Montezuma Blvd. and Cardiff Ave. ~~Internally, there will be three additional 10" waterlines that will loop between Dinadan Road and Edinburgh St.~~

2. SANITARY SEWER

The ultimate sanitary sewer outfall for Stonegate will be to the existing Los Montoyas Arroyo SAS interceptor that runs south across Northern Blvd. To get there a new 12" SAS line in Northern Blvd. and then north up Edinburgh St. will have to be extended to Cardiff Ave., covering approximately 2000 LF of new collection line. Much of this collector line has already been designed and approved as part of the Melon Ridge Infrastructure Construction Plans. Melon Ridge subdivision is located just south of the Stonegate site. On-site, a new 10" SAS line will extend west in Cardiff Ave. from Edinburgh St. to the west side of Regional Pond 1. From there the 10" line will extend north through Stonegate along the central north-south street running up the center of the site. All remaining on-site feeder sewer lines will be 8". Since the new line in Northern Blvd. will cross the Montoyas Arroyo. ~~SSCAFCA will be involved in the sewer outfall's construction beneath the arroyo.~~

H. STONEGATE DESIGN GUIDELINES

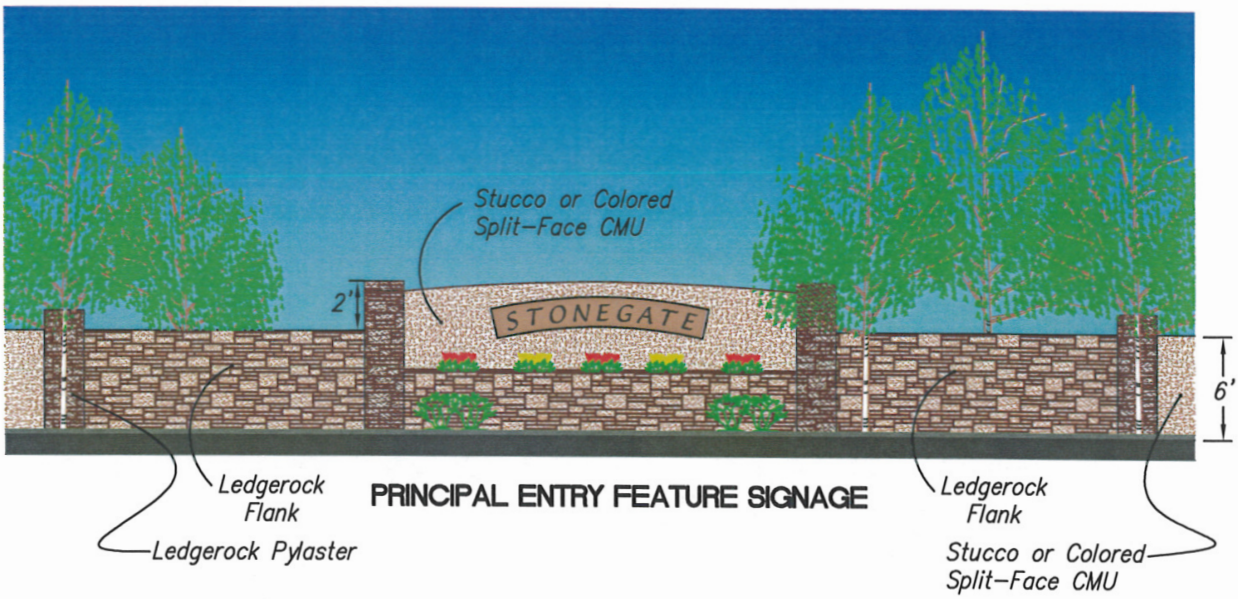
The purpose of these design guidelines is to enhance the developed surface appearance so that new residents and their visitors can experience a positive visual feel in their new urban environment. Design guidelines establish the basis from which project owners and new home builders will use to create an inviting and vibrant community that when combined with distinctive identities can be unique to Stonegate. The City's Comprehensive Plan has been utilized as the foundation from which key aesthetic elements have been generated, but the ultimate goal is to enhance the minimums so that a recognizable difference can be perceived by all observers within Stonegate. The following are design guidelines the Stonegate Master Plan outside Stonegate Village, which contains distinct design guidelines outlined in Subsection I.

PEDESTRIAN AND BICYCLE

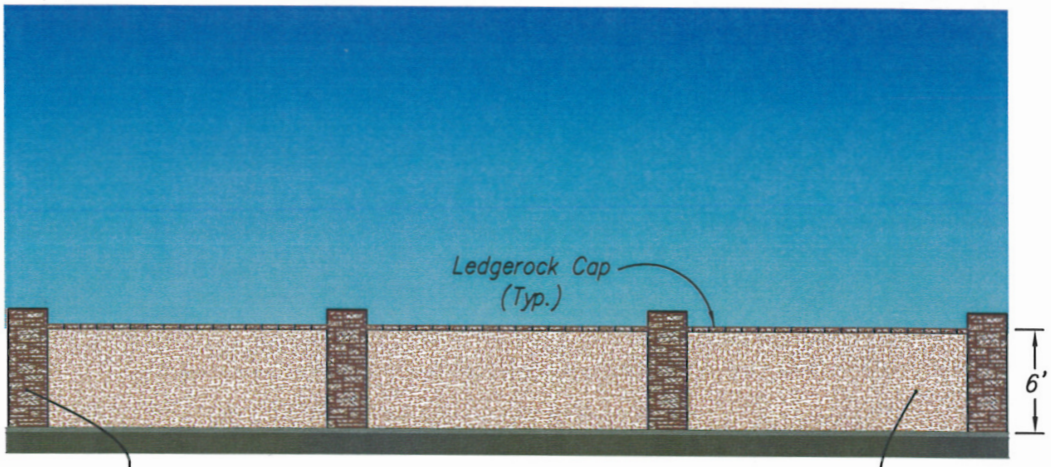
- Along one side of Stonegate 's principal interior circulation route there shall be an 8-foot wide paved pathway interconnecting neighborhood parks and the regional park. These paved pathways shall be continuous through each park and extend out to extremities of the site. On the opposite side of the street from these pathways there will be a 6-foot wide sidewalk. Interior streets containing the pathway are Leeds Castle Ave., Havencrest Ave., Marksburg Ave. and portions Stonegate Dr. All other sidewalks within the site are to be 5-feet wide.
- Pedestrian pathways designated on the master plan shall be clearly visible to users and sufficiently marked at street crossings with appropriate-scale warning signage and pavement markings.

LANDSCAPING

- Around the outside of Stonegate on the project side of Montezuma Blvd., Edinburgh St. and Cardiff Ave. there shall be a landscaped buffer installed between the curb and site perimeter walls consisting of a combination of evergreen and deciduous trees. Trees shall be spaced at least every 50' and planted in a minimum 5' x 5' area, or clustered, provided there are the same number of trees as one per 50'. Pedestrian scale ground cover employing native and xeric principles shall be installed elsewhere within the buffer, including at least five 5-gallon shrubs per tree. Stonegate 's principal interior circulation route *(see page 35)* shall also contain this landscaped buffer on one side of the street. The buffer is to exist as a private tract to increase the streetscape width *(page 35)*. This landscaping will be developer-installed after street construction and HOA-maintained.
- New parks shall be designed by a registered landscape architect and constructed by a licensed contractor in accordance with all requirements of the Rio Rancho DPM. An approved park design and construction drawings must be permitted through the City before installation.
- Deciduous shade trees shall be installed along streets fronting parks according to Section 2.5 of the Parks and Trails Design chapter of the DPM.
- Automatic underground irrigation systems are required to support all landscaped areas. Irrigation components and their maintenance outside of individual lots shall be the responsibility of the HOA. Within individual lots maintenance shall be the responsibility of the homeowner, which includes individual landscaping between curb and sidewalk.
- When the on-site regional park is constructed, it shall include a minimum 10-foot wide landscape buffer between the parking area and the adjoining street right-of-way.
- Deciduous shade trees shall be capable of reaching a mature height of at least 25-feet.
- All planting areas not covered by turf shall be covered with a ground-topping of crushed landscaped rock, river rock, or similar materials (underlain by weed barrier) that extend completely beneath the plant material. All planted



PRINCIPAL ENTRY FEATURE SIGNAGE



TYPICAL PERIMETER WALL DETAIL

STONEGATE	
TYPICAL WALL DETAILS	
dmg	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828–2200, FAX (505)797–9539
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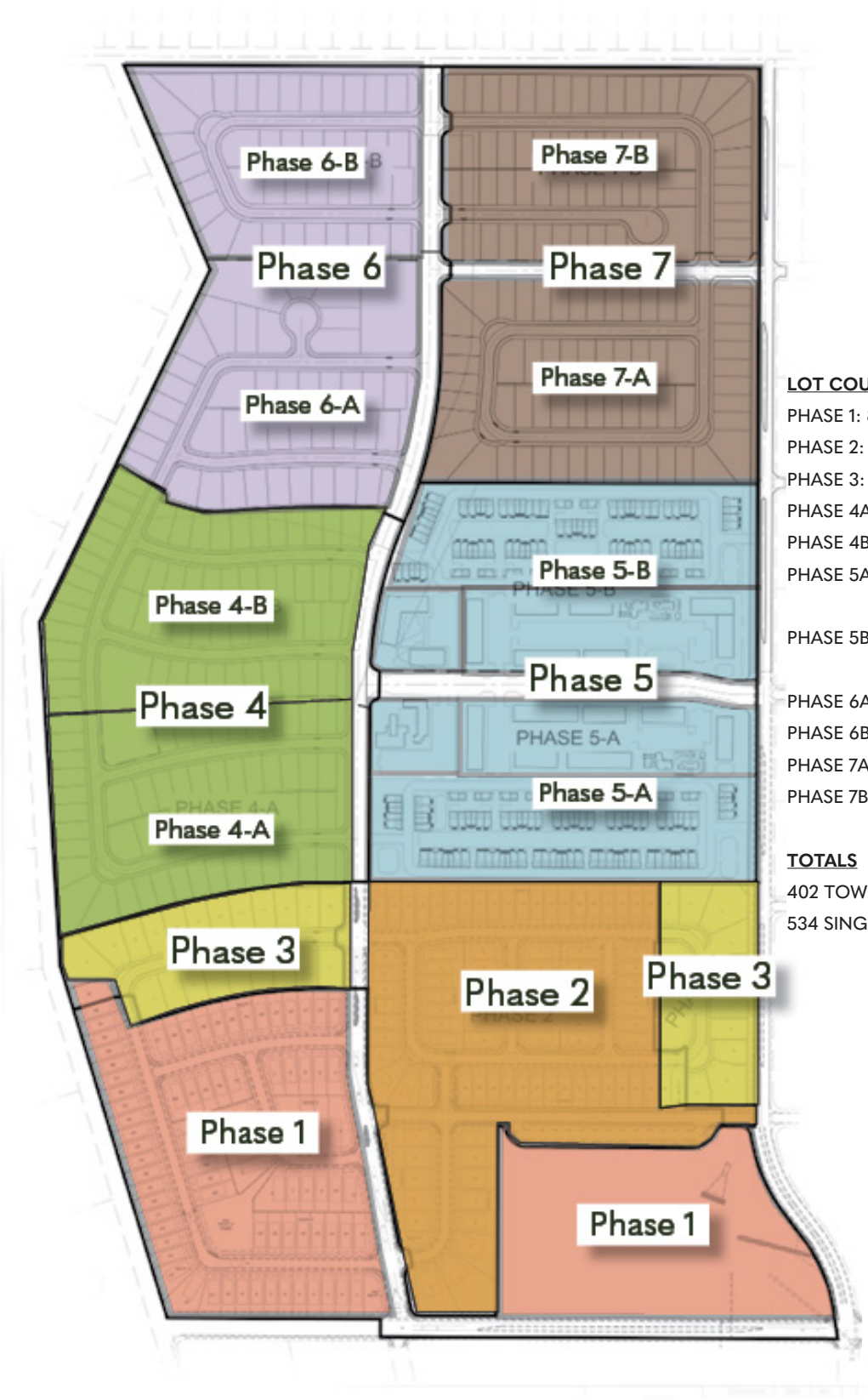
Date: 12/03/10 / Job: A10003	



LOT COUNTS

PHASE 1: 84 - 40′ WIDE LOTS (EXISTING)
PHASE 2: 94 - 40′ WIDE LOTS (EXISTING)
PHASE 3: 37 - 60′ WIDE LOTS
PHASE 4A: 57 - 50′ WIDE LOTS
PHASE 4B: 59 - 50′ WIDE LOTS
PHASE 5A: 90 TOWNHOME UNITS
116 MULTI-FAMILY UNITS
PHASE 5B: 86 TOWNHOME UNITS
110 MULTI-FAMILY UNITS
PHASE 6A: 41 - 60′ WIDE LOTS
PHASE 6B: 40 - 60′ WIDE LOTS
PHASE 7A: 61 - 50′ WIDE LOTS
PHASE 7B: 61 - 50′ WIDE LOTS

TOTALS

402 TOWNHOME/MULTI-FAMILY UNITS
534 SINGLE-FAMILY LOTS

Phasing Plan

areas, including trees, shrubs, ground-covers, turf, wild-flowers, etc., shall be maintained in an attractive, living condition, free of weeds.

- All single- and multi-family residential development shall include the installation and maintenance of landscaping in the front yard, and when an unscreened side yard abuts a street right-of-way, in that side yard as well. A minimum of two trees, each a minimum of 1-1 /2 inches in caliper (deciduous trees), or 8-foot high conifers (evergreen trees), and three 5-gallon shrubs or, the equivalent thereof, shall be required. Home builders shall be responsible for installing the front-yard landscaping prior to home occupancy. Upon completion of home construction, landscaping shall be maintained by the homeowner. At full maturity live plant material shall cover at least 40% of the front yard, which includes the area between the back of curb and the front of the sidewalk.
- Landscaping within all private common areas shall be maintained by the HOA.
- Outside of recreational fields and park play areas, turf shall be restricted to not being more than 20% of the landscaped area. Artificial turf shall also be allowed.
- The following plant varieties are encouraged: Trees - Desert Willow, Velvet Mesquite, Desert Uve Oak, Austrian Pine, Bradford Pear, Pinon Pine, New Mexico Olive, Chitalpa, Chinese Pistache, Hackberry, Shumard Oak, Chaste Tree, Chinaberry, Mexican Elder, Raywood Ash and Modesto Ash. Accents & Shrubs - New Mexico Yucca, Mexican Evening Primrose, Switch Grass, Blue Mist Spirea, Chamisa, Russian Sage, Buffalo Juniper, Autumn Sage, Apache Plume, Fernbush, Mountain Mahogany, Red Yucca, Western Sand Cherry, Turpentine Bush, Catmint, Agastache and Scotch Broom.
- All irrigation shall be in compliance with the City Water Conservation Ordinance.
- Landscaping shall not be allowed to grow within the clear-sight triangle. The HOA shall be responsible for maintaining streetscape vegetation so that it conforms.

ARCHITECTURAL

- Roofs may be flat, pitched, or combination of both, and they shall be made of non reflective materials. Non-metal roof colors shall be limited to earth-toned browns, grays, and greens.
- Residential building heights shall not exceed 32-feet.
- Exterior siding materials on new homes shall be either stucco or brick. Stucco and brick colors shall be limited to earth-toned shades of brown and green.
- Window frames can be wood, metal, or solid vinyl. All exterior doors shall be stained or painted to match the architectural theme of the main building.
- Building setbacks for each dwelling shall be according to pertinent provisions of the City Zoning Code.

LIGHTING

- All lighting shall be shielded to prevent it from spilling onto adjoining properties or so that it does not violate the “Dark Sky” ordinance.
- Street lighting shall be installed according to the City of Rio Rancho’s DPM.
- The use of low-profile, spread-lighting fixtures shall be used to accent and provide safe illumination to landscapes and walkways. Up-lighting fixtures are not permitted.

WALLS

- Perimeter walls around the property shall be designed to reduce their visual impact with the use of landscaping or varied materials.
- Perimeter walls shall be constructed of split-face concrete masonry or stucco masonry block, finished with ledgerock accents.
- Except for the 8-foot entry-feature wall, maximum wall heights shall be 6-feet.
- Unfinished gray block, barbed wire, chain-link, and vinyl fencing are prohibited.
- Walls shall not be allowed within the clear-sight triangle.



Leeds Castle Avenue Concept

- Screening walls shall include pedestrian openings to promote better circulation within and around the site.

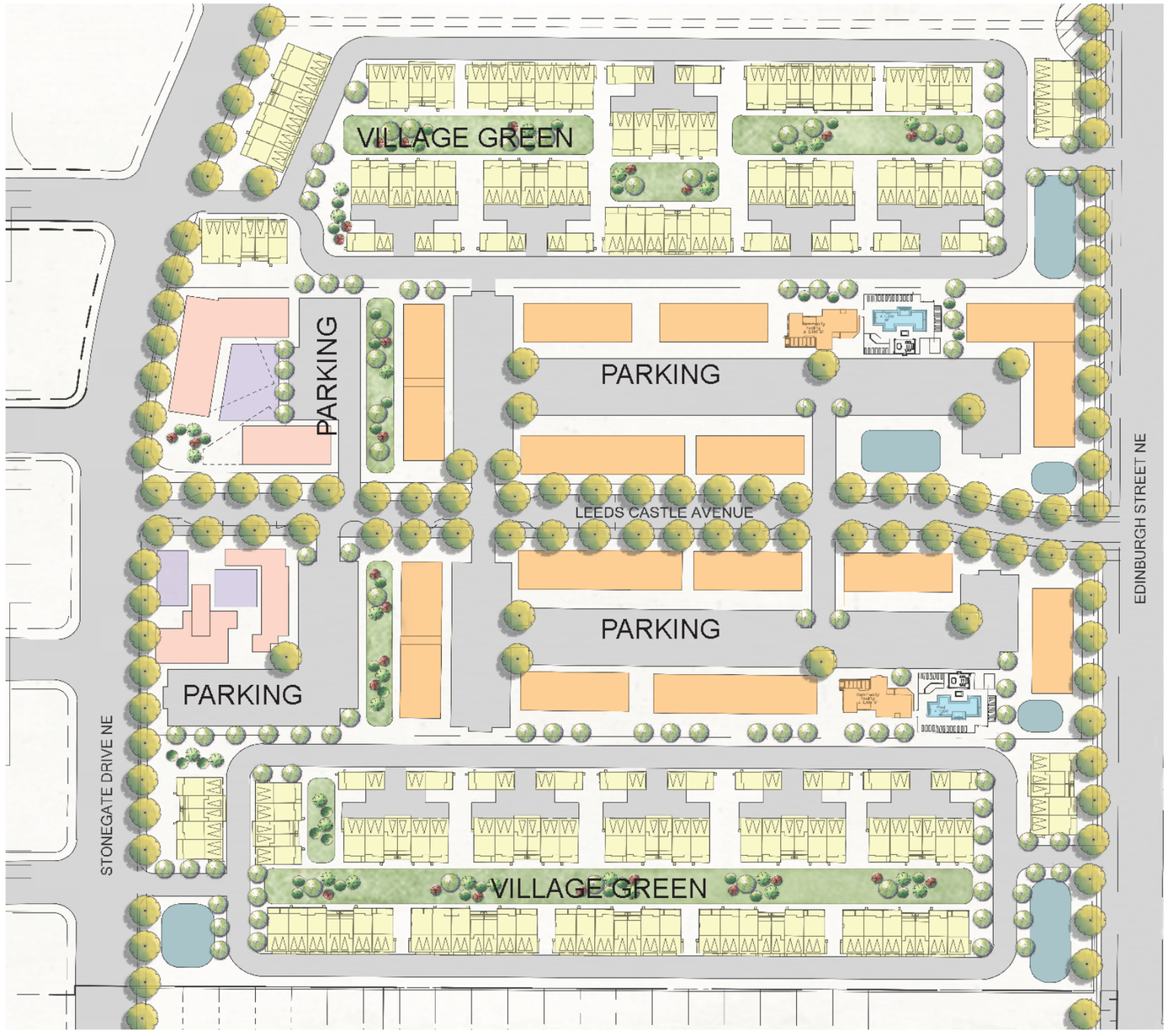
UTILITIES

- All new electric distribution, telecommunication, and cable TV lines associated with the project shall be placed underground.
- Primary cable boxes, transformers, switch gears, and main-line telephone distribution cabinets shall be screened with walls and vegetation to the extent possible, provided they are still compliant with the standards of all the dry utility companies.

~~1. Phasing Plan~~ PHASING PLAN

Due to its relatively large size, Stonegate will be divided up into seven (7) phases. Phases 1-4 and Phase 6 and 7 will average 137 dwellings per phase. Stonegate Village is contained in Phase 5, which will include townhouse development at average of 12.6 dwelling units per acre, and multi-family at 27.5 dwelling units per acre. The availability of infrastructure was the primary determining factor in deciding to locate the first phase in the southeast corner of the property. Phase implementation will be a function of buyer demand and homebuilder preferences since it is anticipated that numerous homebuilders will be constructing a variety of housing types with differing price points.

The site's terrain slopes down toward the southeast corner where the regional drainage pond will be used to collect runoff from the first phase and all subsequent phases. New storm drain will then extend further south in Edinburgh St. and eventually drain this pond into the Montoyas Arroyo where it passes beneath Northern Blvd. Undeveloped runoff from areas within future phases of Stonegate and upstream of Phase I will be collected and routed through Phase I.



LEGEND

ACREAGE BY USE

NORTH:
TOWNHOMES 88 UNITS / 6.8 AC 12.9 DU/AC

MULTI FAMILY 110 UNITS / 4 AC 27.5 DU/AC

COMMERCIAL 1AC / 13,700 SQF BUILDING

SOUTH:
TOWNHOMES 90 UNITS / 7.1 AC 12.6 DU/AC

MULTI FAMILY 116 UNITS / 4.2 AC 27.5 DU/AC

COMMERCIAL 1.2AC / 9,844 SQF BUILDING

*NUMBERS ARE PRELIMINARY AND MAY CHANGE WITH DESIGN DEVLEOPMENT

LEGEND

- MULTI-FAMILY
- TOWNHOMES
- RETAIL & COMMERCIAL
- COMMERCIAL PLAZA
- TOWN HOME VILLAGE GREEN
- STORM WATER PONDS

Conceptual Stonegate Village Layout

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Stonegate Village Green Concept

I. STONEGATE VILLAGE DESIGN GUIDELINES

The purpose of these design guidelines is to provide guidance towards creating a distinct character for Stonegate Village, the mixed-use area on Phases 5-A and 5-B. These design guidelines will be used to create an area that prioritizes walkability, residential density, and neighborhood commercial that is accessible for pedestrians. The design guidelines compliment the City's design standards, yet provide some unique elements to create a distinctive area of Rio Rancho. Final designs for Stonegate Village will be determined through the Site Plan approval process. Graphics shown in the Master Plan are conceptual and provide a graphic representation of the Design Guidelines.

LEEDS CASTLE AVENUE

Stonegate Village is bisected by Leeds Castle Avenue. The intention of the design guidelines is to create an urban street that is an inviting, walkable, vibrant streetscape that can accommodate outdoor seating.

- Leeds Castle Avenue shall have a total right-of-way of 70 feet.
- Driveways shall be limited.
- The street shall contain on street parking and 13' drive lanes with designated "sharrows" which allow shared driving with bicyclists.
- The street shall contain 8' sidewalks and 6' of planting and site furnishings area, which will contain benches, trash receptacles, and lighting.
- The streetscape shall contain passive irrigation features such as pervious paving, curb cuts for stormwater entry, and stormwater retention areas.
- Leeds Castle Avenue shall contain on street parking.

- Spacing of trees shall be spaced 25 - 30 feet on center along the street frontage.
- The speed limit on Leeds Castle Avenue shall not exceed 25 miles per hour. Speed tables shall be installed to reduce high traffic speeds.

TOWNHOUSES

Two townhouse developments will be located at the northern and southern edges in Stonegate Village. The townhouse developments will contain village greens for open space and community amenities. The townhouse design guidelines are equivalent to the R-3 Mixed Residential District in the Rio Rancho Zone Code and is subject to the following design guidelines for attached units:

- Setbacks for the townhouse development shall be as follows: Front - 10 feet, Rear/Alleyway - 5 feet, Side/Street side - 0/10 feet
- Parking shall be provided for residents and guests. Each townhouse shall have a rear loaded garage orientation.
- Alleyways shall be a standard width of 20 feet.
- Auto Courts must have a demonstrated ingress/egress.
- The development shall provide two off-street spaces per dwelling unit.
- Guest Parking shall be a minimum of 6 spaces total.
- Village Green/Open Space may contain the following amenities: Walkways and paths, sitting/gathering spaces, and communal barbecue grills.
- The Village Greens will be designed, owned, and maintained by the HOA.
- Townhouse units shall be maximum of three stories or 28 feet.
- Lot sizes shall be a maximum of 1,200 sf with a maximum width of 28 feet.
- Density shall be no more than 12 to 15 dwelling



Walkable Commercial Plaza Concept

units per acre.

MULTI-FAMILY DEVELOPMENT

Multi-family development within Stonegate Village is located adjacent to Leeds Castle Avenue. The intent is to create a higher density housing option near commercial services and amenities. The following design guidelines apply to the multi-family development Stonegate Village. The multi-family development may include spaces on the ground floor for commercial uses. The multi-family developments will include pool and community facilities. The multi-family design guidelines are equivalent to those in R-6 Multi-Family Residential District in the Rio Rancho Zone Code. The multi-family development is subject to the following design guidelines:

- Setbacks for the multi-family shall be as follows: Front (Leeds Castle frontage) - 0 feet, Rear - 15 feet, Side/Street Side - 7.5 feet/10 feet.
- Parking shall be provided for residents and guests designed with a rear loaded/garage orientation.
- Alleyways shall be standard width of 20 feet.
- Auto court shall have demonstrated ingress/egress.
- All off-street parking shall be located behind residential buildings and not along Leeds Castle Avenue.
- Off-street parking spaces per dwelling shall be as follows: Studio or 1 bedroom - 1.5 spaces, 2 bedroom - 2 spaces, 3 bedroom - 3 spaces, Guest/staff parking - 6 spaces.
- Leeds Castle Avenue on-street parking for guests and staff.
- Usable open space (balconies and patios included) shall be as follows: 100 sf per studio/1 bedroom, 200 sf per 2+ bedroom.
- Maximum height shall be 4 stories or 48 feet.
- Density shall not exceed 32 dwelling units per acre.
- Commercial uses shall be located on the ground floor along Leeds Castle Avenue.
- Commercial uses shall have a maximum 2,500 square footage.
- Appropriate commercial uses can include coffee shops, delicatessen, small gift shops, and commercial services such as salons.

COMMERCIAL/GATHERING SPACES

Commercial development within Stonegate Village is intended to be neighborhood scale to provide appropriate commercial retail and services for the area. The commercial areas are located at the western edge of the Stonegate Village east of Stonegate Drive. The areas are bisected by Leeds Castle Avenue. Parking is located away from the right-of-way, provided safe connections for pedestrians and bicycles. The commercial design guidelines are equivalent to the NC Neighborhood Commercial Zone District in the City of Rio Rancho Zone Code. Commercial development is subject to the following design guidelines:

- Permissive uses include but are not limited to: Retail (no adult), Office for Professional Services; Artisanal Manufacturing; Health and Wellness; Restaurant/Bar; Tap Room/Distillery/Winery that comply with NM State Liquor License types; Banks and other Financial Institutions; Bakeries; Shops (tailoring, dressmaking, laundry, dry cleaning, photo, pet and similar trades); Clubhouses, fraternal organization, non-profit public service.
- Setbacks and landscape buffers are as follows: Front (Leeds Castle) - 0 feet, Stonegate Drive - 10 feet, Rear - 10 feet (abutting residential), Side - 10 feet (abutting residential).
- Parking shall meet the requirements of the NC Zone District and shall include the following: Rideshare spaces, electric vehicle charging spaces, and pick-up/delivery service spaces.
- Maximum height shall not exceed two stories or 32 feet.
- Open space and outdoor patio seating shall be a minimum of 75 feet from abutting residential.

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Appendix

- Tierra del Oro Letter

10/22/10

John MacKenzie, PE
Mark Goodwin and Associates, PA
Via e-mail: john@goodwinengineers.com

Re: Dedication of 26th Street Dog Leg

To whom it may concern:

Los Alamos National Bank as owner of Tierra del Oro is committed to dedicating the area of that 26th St. dog-leg to the city for traffic and drainage pond purposes.

Sincerely,

Joaquin J. Sanchez
In House Inspector
Los Alamos National Bank

Los Alamos National Bank
Creating a better way.

LOS ALAMOS
P 505.662.5171
1200 Trinity Drive
Los Alamos, NM 87544

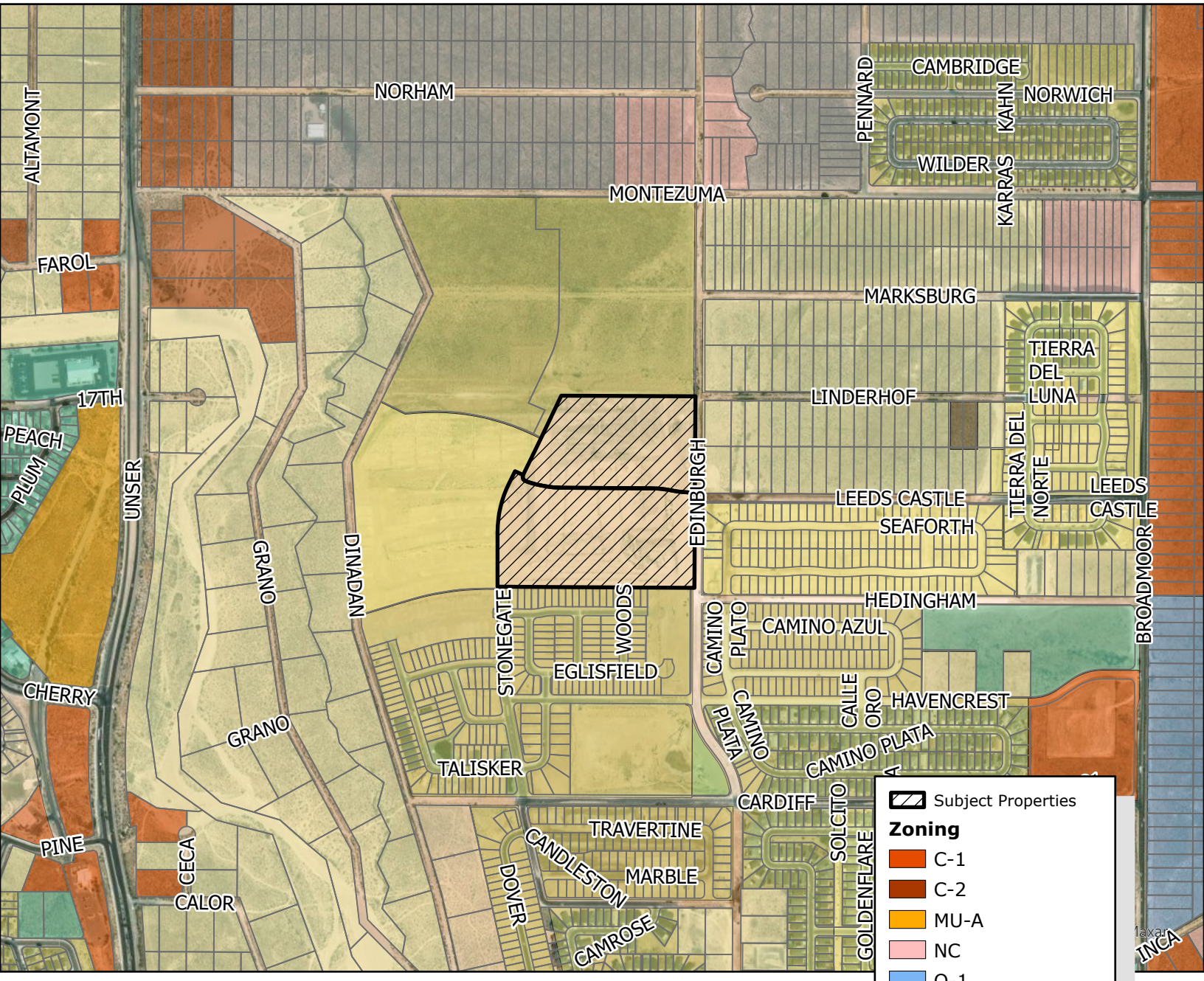
SANTA FE
P 505.988.3200
2009 Galisteo St.
Santa Fe, NM 87505

WHITE ROCK
P 505.672.3853
77 Rover Blvd.
White Rock, NM 87544

SANTA FE DOWNTOWN
P 505.954.5400
301 Griffin St.
Santa Fe, NM 87501

lanb@lanb.com | www.lanb.com | 800-684-5262

STONEGATE, TRACTS 3 & 5:
ZONE MAP AMENDMENT (R-3 TO SU: SPECIAL USE)
STONEGATE MASTER PLAN AMENDMENT
LOMAS NEGRAS SPECIFIC AREA PLAN AMENDMENT



Subject Properties

Zoning

- C-1
- C-2
- MU-A
- NC
- O-1
- PR
- R-1
- R-2
- R-3
- R-4
- R-6
- SU
- TZ

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 0.05 0.1 0.2 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Map courtesy of Ben Isaacs, 3/17/25

CONSENSUS PLANNING

Memorandum

To: Amy Rincon, Development Services Director
Brian Babyak, Planning and Zoning Division Manager
Liz Ruiz-Carlos, Municipal Planner II

From: Charlene Johnson, AICP, Senior Planner and Jim Strozier, FAICP, Principal

Date: March 7, 2025

Re: Re-submittal of Stonegate Zone Map Amendment, Master Plan Amendment, and Lomas Negras Specific Area Plan Amendment

The following memo provides responses to City staff comments for the Stonegate Master Plan and related amendments. The redline of the Stonegate Master Plan is attached with the changes based on staff comments in green text.

PLANNING

- Clarify and amend acreages to match existing tracts within Master Plan
  -For the master plan specifically, why did the total acreage decrease from 160 to 148 acres? (p.2) Total acreage in the amended Stonegate Master Plan was revised from 2011 to reflect the platted land currently in the Stonegate Master Plan area. The total acreage 149.7 acres.
  -Remove the mention of acreage excluding ROW (p.2) Agreed.
  -The current acreages in Table 1 should add up to the previous acreage totals for each Zone District/area. If not, clarify why do they not? Is park land or ROW the reason for the discrepancy? (P.24) Table 1 zoning acreage totals 136.9. This excludes the regional park acreage and the right-of-way along Edinburgh and Montezuma that is to be dedicated.

- The R-3 zoning designation is missing from the Zoning Map exhibit, which denotes the SU area as Special Use for NC and R-6 Uses only. (p.27). Is the intention SU for R-3, R-6 and NC or SU for R-6 and NC? The Zone Map exhibit was updated to include R-3.

- The park section speaks to two parks that were installed in Phase 1, including the 10.2 acre regional park, however, this park has not been built yet and the master plan needs to reflect that. (p.29) Agreed. The text was revised to state that the 10.2 acre park has been graded and improvements are to be constructed in a future phase.
  -Additionally, only the regional park will be dedicated to the City's Parks and Recreation Department after the agreed upon initial period of private, HOA maintenance. (p.29) Agreed. The Master Plan language was revised.

- Include language that Leeds Castle will meet city standards or waiver to the DPM will be required; refer to the following link for Street Section Details: https://rrnm.gov/482/Standard-Details-and-Specifications
  -The proposed configuration most closely resembles that of a "business collector" or the TS-03 standard street section (p.36) Additional discussions with the City are being conducted

to address these comments.

Zone Map Amendment

- ZMA request must have an acreage break-down, for the sake of writing the ordinance; ie. R-3, vs R-6, vs NC. Agreed. The letter was updated to reflect the acreages within the SU zone.
- The Planning Context Section inaccurately denotes the Master Plan area as 34 acres. Correction completed.

SSCAFCA

1. Provide calculations showing that Regional Pond 1 and the outlet pipe have sufficient capacity to handle the increased discharge. Please see added paragraph on page 43 that address drainage for Stonegate Village.

2. SSCAFCA recommends withholding approval of the master plan until the drainage calculations are reviewed and confirmed. Calculations are provided in the paragraph on page 43.

3. SSCAFCA has no involvement with sewer. Agreed, sentence was removed referring to SSCAFCA involvement with sanitary sewer on page 43.

PARKS AND RECREATION

- Any increases in overall development's population will result in increases in total park and trail impact fees due and/or allocated and reconciled with the development agreement and final requirements for park improvements (as generally described on page 27 of the draft master plan). Agreed.

- The City will not own or operate parks smaller than 3 acres. The existing Development agreement discusses two – two acre parks which pushes this limit. The last Development Agreement, Master Plan, and current redline shows pocket parks being proposed or dedicated to the City. PRCS will not consider accepting parks smaller than the 2 acres previously discussed and agreed upon in the development agreement; this is not a collective acreage. Agreed. The Master Plan was revised to state that only the Regional Park (10.2) acres will be dedicated to the City.

- Any small or pocket parks, smaller than the two-acre size will be required to meet the park land improvements in the Subdivision Ordinance, but will be owned and maintained by an HOA. The regional park and if two – two contiguous acre parks are planned - will be improved to City Standards and then dedicated to the City. Note that only developable park space (the actual pond of the regional pond does not count) will count toward park land allocation requirements and only improved park land is eligible to count toward park impact fee credits. Please contact Dyane Sonier with PRCS to discuss further if necessary. Agreed.

- A site plan for the multifamily development would be required that also demonstrates that all necessary handicap parking requirements per federal, state and City laws have been planned

and will be constructed per those requirements. Agreed.

FIRE

- Fire shall require fire 1 (site plan) and fire 2 (floor plan) for all commercial and multifamily properties. Both commercial and residential areas shall follow all requirements in 2021 International Fire Code, including Appendix D. Hydrants shall be located every 500' in the residential area and every 300' in the commercial side. Areas of specific concern will be fire lanes, turning radius (which shall be 28') storage of any hazardous materials (pool chemicals would all under this) adherence to dead end requirements in 2021 IFC. Town homes may require sprinklers based on height and access. Agreed.

PNM

- I don't think we would require a substation we would have to just extend backbone to the north. But we would just have to look at loads. But if it is a typical subdivision I think we would be good with backbone extension. Agreed. This will be reviewed at the site plan submittal.

ENGINEERING

- Page 29 – Park not constructed. Agreed. Site plan revised to clarify the park is being graded and will be constructed in a future phase.
- Page 32 - Access will need to comply with SAMM spacing, and the DPM Vol II Chapter II.3. Compliance with the subdivision ordinance is required. Access may be restricted during plan review. Agreed. New paragraph added to page 35 with recommended text.
- Page 32 - Montezuma Boulevard – change to Paseo de Vulcan. Agreed.
- Page 33 – Update Transportation Plan Exhibit. Does not change obligations of the Development Agreement. Additional discussions with the City are being conducted to address this comment. The exhibit is unchanged.
- Page 35 – Roadway exhibits not accurate. The street sections were removed and replaced with the City of Rio Rancho Typical Roadway Sections TS-01 and TS-02.
- Page 36 – This needs to be a standard detail TS-03 Business Collector or made into a private road. Additional discussions with the City are being conducted to address these comments.
- Page 37 – This needs to be standard detail TS-03 Business Collector or made into a private road. Additional discussions with the City are being conducted to address these comments.
- Page 43 – Compliance with the DPM Vol II Chapter II.4 and City Ordinance Title V is required. Agreed. Text added to Section G, page 43.

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 11, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue –Gerard Bauer, James Wenzel
(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: Zone Map Amendment/Master Plan Amendment/Lomas Negras Specific Area Plan Amendment: DSD #24-100-00015/#24-410-00004/#24-410-00005

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, Master Plan Amendment to the Stonegate Master Plan, and an amendment to the Lomas Negras Specific Area Plan. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3 to SU for NC, R-4, and R-5. The amendments to the Stonegate Master Plan and Lomas Negras Specific Area Plan are to reflect the change of zoning and uses.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, March 17, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@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

MRMPO has no adverse comments. For informational purposes:
Appendix G of the MTP supports the following as it relates to the subject request:

- Adopt/update land use policies and building and site development design standards that promote walkability.
- Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips.
- Promote a diverse mix of housing, in cost, unit types, and neighborhood settings.

Peach Anderson-Tauzer
Reviewer

3-13-2025
Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 11, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
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The applicant has gone from mentioning the 5.9 to 6.5 (diagram) to 7 Acre Regional Park (which their own diagrams/graphics show as 6.5 acres, with the rest of the land fenced because it is a pond) with their last submissions, the latest submission is now stating a 10 - 10.2 acre regional park. They can only get credit for functional park space, and this latest version they are calling the property a 10 acre regional park - I think because they are concerned they will not meet their park land dedication requirement (for public park, but - collectively they will have allocated more than 10 acres of overall parkland when the private park acreage is considered - this should not be a concern). They should either say a 5.9, 6.5 or 7 acre regional park, accurately and consistently. The tract (A then I think replatted to B) collectively has a 10.25 acre size, but the regional drainage plan and their own graphics show how the deeper portion of the "regional pond" must be fenced and kept separate from the 100 yr. capacity of the pond/park - and the remaining acreage is the "regional park" - they are the same tract but saying the 10 yr. event pond is included in the regional park acreage is objectionable to PRCS, and whenever the DA for the project is resolved, the acreage of usable park vs. strictly pond must be separated - so it has been kept separate in past submissions, and should be separated in the Master Plan when public park land is described. PRCS defers to DSD for any other requirements or approvals regarding the Zone Map Amendment.

Dyane N. Sonier *03/17/2025*

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 11, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
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- Promote a diverse mix of housing, in cost, unit types, and neighborhood settings.

Peach Anderson-Tauzer
Reviewer

3-13-2025
Date

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

April 5, 2025

RE: Zone Map Amendment, Master Plan Amendment, Specific Area Plan Amendment
Case No. #24-100-00015/#24-410-00004/#24-410-00005
STNG, Tracts 3 and 5

Dear Property Owner:

You are receiving this certified notice because your property abuts a site where a land development decision is required by the Governing Body.

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, Master Plan Amendment, and Specific Area Plan Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses. The Master Plan Amendment is to the Stonegate Master Plan, and the Specific Area Plan Amendment is to the Lomas Negras Specific Area Plan to reflect the change of zoning and land uses.

The **Governing Body** will consider the request on **Thursday, April 24, 2025** 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 red 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 Governing Body. This Governing Body 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 **Governing Body Meeting**, to participate virtually: Join via computer: https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09 Meeting ID: 853 0235 3741 Passcode: **789419** Join via phone: 1-346-248-7799 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.

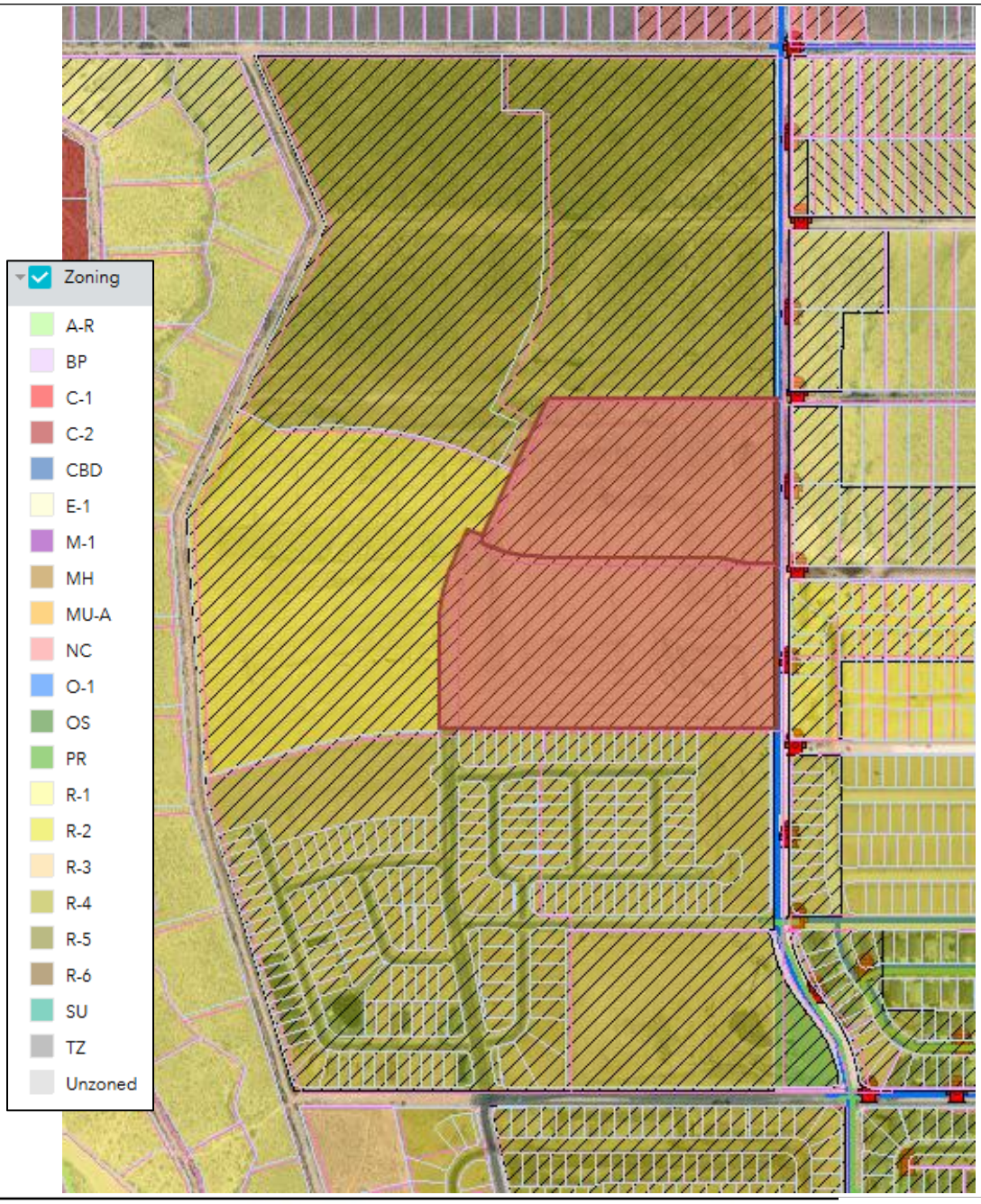
Respectfully,

Liz Ruiz Carlos
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

ZONE MAP AMENDMENT, MASTER PLAN AMENDMENT, SPECIFIC AREA PLAN AMENDMENT STNG, TRACTS 3 AND 5



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 1/10/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, April 24, 2025:

Zone Map Amendment/
Case #24-100-00015

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3 to SU for NC, R-4, and R-5.

Master Plan Amendment
Case #24-410-00004

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan. The amendment to the Master Plan is to reflect the change of zoning and uses.

Specific Area Plan Amendment
Case #24-410-00005

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and uses.

Zone Map Amendment
Case #25-100-00002

The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

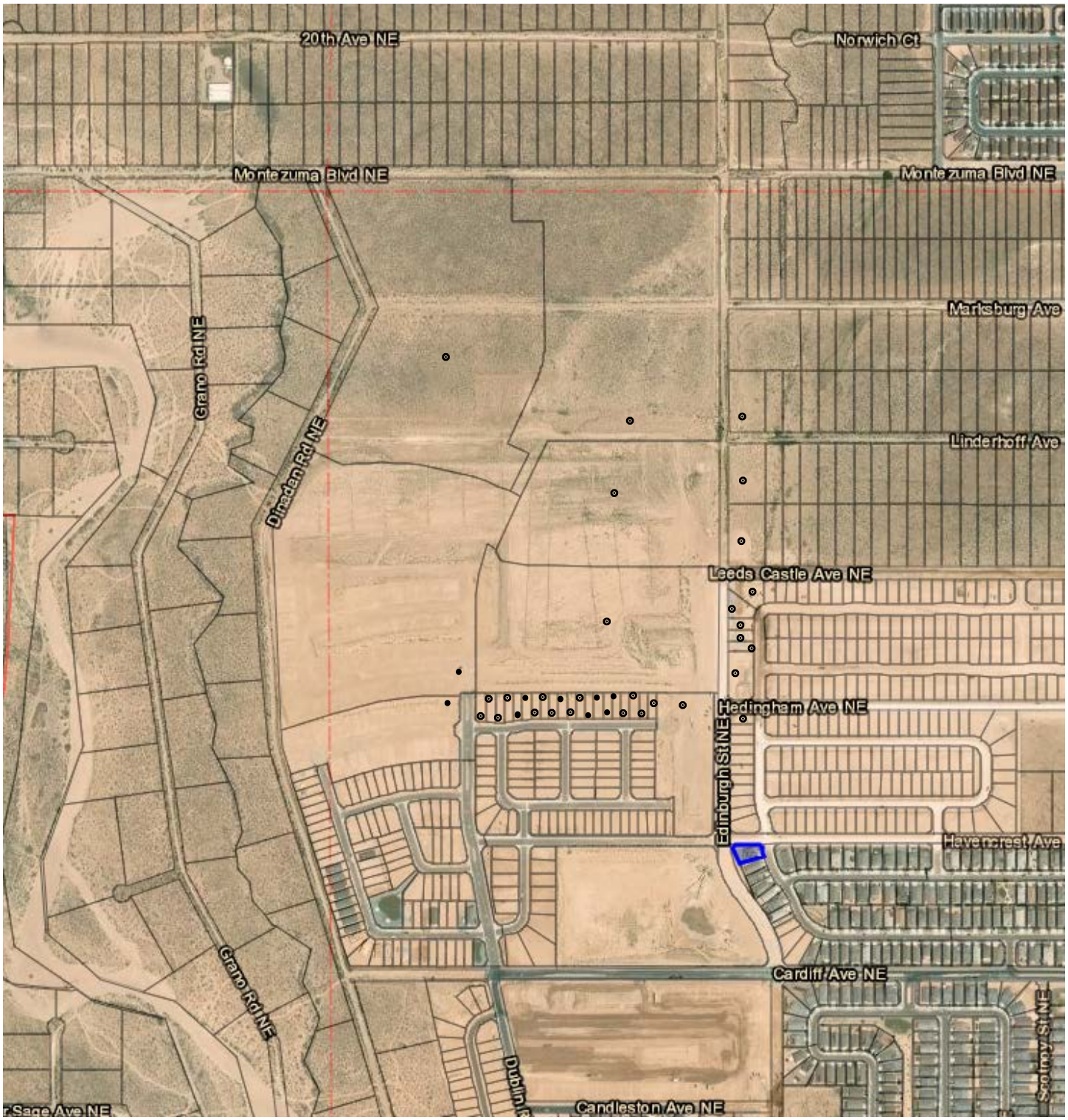
Master Plan
Case #25-400-00001

The applicant, DR Horton, through their agent, Consensus Planning Inc., request approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

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 this item 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: April 9, 2025



FIRST CLASS MAIL TO PROPERTY OWNERS WITHIN 100FT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O12

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Development Services

SUBJECT:
O12, An Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Stonegate, Tracts 3 and 5, From R-3: Mixed-Residential District to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential District, Identifying Conditions of Development; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for the properties legally described as Stonegate, Tracts 3 and 5; to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses.

The properties total 27.7748 acres and the area is bounded by Edinburgh St NE (a residential road) to the east, and Stonegate Phases 2 and 3 to the south. The adopted Generalized Land Use Map (GLUM), Map L-2 of the City Comprehensive Plan identifies the subject property as "Low/Medium Density Residential" and will be amended to the "High Density Residential" and "Commercial (Neighborhood, Community), Mixed-Use, Office" land uses.

Concurrent to this Zone Map Amendment request, is an amendment to the Stonegate Master Plan, under case #24-410-00004, as well as an amendment to the Lomas Negras Specific Area Plan, under case #24-410-00005. The Specific Area Plan amendment request is to change the Land Use for the subject property from Medium Density Residential to Mixed Use, as well as to update the Future Land Use Table and Map.

The Master Plan amendment includes changes to zoning exhibits to reflect the proposed change of zoning to multi-family, townhomes, and neighborhood commercial uses, for the subject property, updates to drainage and transportation plans, and updates Design Guidelines for the requested Stonegate Village SU: Special Use Zone (this Zone Map Amendment request).

The Planning and Zoning Board reviewed this item at their March 25, 2025 meeting and recommended the Governing Body adopt the Ordinance by a vote of six (6) For an 0 Against.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) 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.

The Planning and Zoning Board recommends the Governing Body find that the application,

presented as an attachment, meets the submittal requirements for the proposed zoning request. Criteria is satisfied.

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change: (D) The following policies for deciding zone map change applications pursuant to the City zoning code are hereby adopted:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The applicant states: "this request aligns with the City's focus on promoting the health, safety, and overall well-being of its residents. It aims to improve residents' quality of life by creating more densely populated residential areas and neighborhood commercial spaces that are easily accessible by walking or biking from their homes. By fostering a walkable urban environment, the proposal seeks to reduce the amount of vehicle travel within the community, promoting physical activity and a healthier lifestyle...Stonegate Village will provide a unique higher-density housing option that is missing from this area of Rio Rancho and is desirable to buyers and renters. Neighborhood commercial will provide jobs, promote entrepreneurship, community gathering spaces, and support sustainable commercial development in this growing part of the city."

The Planning and Zoning Board recommends the Governing Body find that the proposed zoning is consistent with the health, safety, morals and general welfare of the City. The requested Zone Map Amendment would enable additional housing dwellings in the City of Rio Rancho, thereby providing residents with both increased, and varied housing options, in a growing area of the City; consistent with the morals and welfare of the City.

The Planning and Zoning Board recommends the Governing Body find that the proposed Special Use zoning for a mix of uses of higher density residential and neighborhood commercial is consistent with the health, safety, morals and general welfare of the City by allowing for a mixed use area centered on pedestrian-oriented developments. The request will allow for easily accessible neighborhood commercial uses in close proximity to existing neighborhoods, and proposed higher density development.

(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 be made.

The applicant states: "The entire Stonegate Master Plan area is approximately 149.7 acres in size with only medium and low-density residential land uses designated as permissive. The lack of commercial and higher density residential zoning creates an unbalanced system where the community cannot support itself and instead must rely on personal vehicles or other modes of transport to meet their daily needs. The City of Rio Rancho has been working diligently to create plans that help to address historical and current issues related to unstable development patterns largely caused by antiquated platting."

"One of the solutions to this challenge is to promote mixed-use development and pedestrian-oriented design. The requested zone change will facilitate the development of higher density residential, providing housing options to perspective residents. This will diversify housing stock in Rio Rancho and provide a unique environment with commercial and residential in a central location creating a complete neighborhood that increases the quality of life for all that live in or near it. Providing access to commercial and retail land uses within proximity to residents of the Stonegate community will ensure the community grows in a sustainable fashion while promoting biking and walking as means of accessing the newly established amenities."

The Planning and Zoning Board recommends the Governing Body find that the applicant has provided sound justification for stability of land use and zoning, as there is a lack of mixed-use development and pedestrian-oriented design within the City of Rio Rancho as a whole, and particularly in in this area of the City. The permissive uses of NC: Neighborhood Commercial, combined with R-3 and R-6 housing options will allow for there to potentially be a mix of businesses, services, and commercial development in the area, to serve the needs of existing and future residents.

The Planning and Zoning Board recommends the Governing Body finds that the proposed zoning will still accomplish the original intent of this area, as far as allowing for residential development, but will also foster commercial growth to fulfill the needs of the surrounding community, contributing to a stability in land use.

(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.

The applicant states: "The request for a zone change from R-3 to Special Use (SU) is consistent with numerous goals set out in the City of Rio Rancho Comprehensive Plan which seeks to grow the tax base for the city by recruiting, retaining, and/or expanding large and small businesses, ensuring land use regulations are conducive to Rio Rancho being a desirable place to live and operate a business, as well as promoting and exploring opportunities that facilitate mixed-use projects."

In their attached justification letter (pg. 6-10), the applicant also lists multiple goals and policies in the Comprehensive Plan which this request furthers and achieves. Among the goals and policies listed are (but not limited to):

- Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented development along principal arterial roads.
- Policy L-2: Promote and support neighborhood-scale retail activities that are consistent with residential development.
- Policy L-3: Promote and support development that incorporates walkability.
- Goal ED-1: Expand the economic base of Rio Rancho
- Goal UD 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

The Planning and Zoning Board recommends the Governing Body find that the zone change is consistent with adopted elements of the Comprehensive Plan. Staff recommends that the Planning & Zoning Board find that the proposed zone change promotes and furthers goals and policies of the Population and Housing Element of the City Comprehensive Plan, particularly Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community. The zone change also furthers goals and policies of the Land Use Element of the City Comprehensive Plan, particularly Goal-L1: Encourage mixed uses - retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

The Planning and Zoning Board recommends the Governing Body find that the zone change also meets the Goals and Objectives of the Lomas Negras Specific Area Plan, in that it enables a variety of housing. Specifically, the proposed Land Use accomplishes the Land goal of the LNSAP: "Develop land use categories which allow for choice of a variety of zoning districts and which mitigate impacts on surrounding uses through design standards." The request allows for a diversity of housing with the introduction of SU for NC, R-3, and R-6 zoning, in an area that is currently dominated by R-1, R-2, and R-4 zoning.

The Planning and Zoning Board recommends the Governing Body find that conformance and consistency with the existing Master Plans and Area Plans for the subject properties is contingent upon approval of the concurrent Lomas Negras Specific Area Plan Amendment and Stonegate Master Plan Amendment requests (cases #24-410-04 and #24-410-05).

(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 an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

In response to criteria C, the applicant states that: "The existing zoning is inappropriate for this area and is justified because a different use category is more advantageous to the community as demonstrated in the policy analysis shown in this letter. There is a public need for the proposed Stonegate Village in Rio Rancho, which will be made possible by the SU zone change. The subject site is part of the broader 149.7-acre Stonegate Master Plan area which currently does not incorporate any high-density residential or commercial into the plan area."

"Most of the Stonegate Master Plan and surrounding residentially zoned parcels are undeveloped, but as these neighborhoods become established, access to commercial and retail land uses within close proximity to homes will be important to their health and sustainability. It is advantageous for Rio Rancho to incorporate residential variety and commercial uses that can meet daily needs and provide places for community connection and recreation. This particular piece of property is ideal for the type of development made possible by the SU zone, because it is located near collector corridors and is bisected by Leeds Castle Avenue, which will serve as a convenient primary connection for residents and visitors."

The Planning and Zoning Board recommends the Governing Body find that the existing zoning is inappropriate because a different zoning type would be more advantageous for the community. The proposed SU for NC, R-3, and R-6 zoning designation allows for more variety in terms of housing types, per goal PH-3 of the comprehensive plan, as well as facilitates mixed-use and pedestrian-oriented development, per goal L-1 of the comprehensive plan.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone.

The applicant states, "The cost of land and other economic considerations are not the determining factor for requesting the SU zone change. The SU zone district will allow the development of a unique mixed-use neighborhood, unique to this area of Rio Rancho. The determining factor for this request is to provide for the overall health and sustainability of the City and to benefit future residents and the surrounding neighborhoods."

The Planning and Zoning Board recommends the Governing Body find that the cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the change in zoning designation.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

The applicant states, "The location of the SU zone along Leeds Castle Avenue as a minor collector is not itself justification for this zone change request. However, multi-family and commercial development adjacent to the street is appropriate and will benefit future development in this part of Rio Rancho. Leeds Castle will be the primary connection between uses and will be developed as a vibrant, walkable, and active streetscape, benefiting future residents and visitors."

The Planning and Zoning Board recommends the Governing Body find that the proximity of Leeds Castle Ave, a minor collector, is not considered to be a determining factor in the change of zoning designation; rather, it serves an impetus for future pedestrian-oriented development and a more walkable neighborhood for residents.

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

The applicant states, "The SU zone is different from surrounding zoning in this area which is currently zoned R-4 and R-2. However, as shown in the policy analysis of this letter, this zone will clearly facilitate the realization of the Rio Rancho Comprehensive Plan and Lomas Negras Specific Area Plan, by providing a mix of higher-density residential types, neighborhood commercial, development of streets and sidewalks, and by creating an attractive, unique development for the City. There is precedent for an SU zone spot zone shown at the corner of Hedingham Avenue and Broadmoor Boulevard (see Surrounding Zoning graphic). The City clearly understands the benefits of a SU zone that can accommodate a variety of uses in areas of overwhelmingly residential zoning."

The Planning and Zoning Board recommends the Governing Body find that while the requested zone map amendment may appear as a spot-zone of one lot zoned SU, the property is over 27 acres in size and the proposed zoning is more advantageous for the area and realizes elements of the Comprehensive Plan by enabling a variety of housing options and facilitating mixed-use and pedestrian-oriented development. Also this zoning request is being heard concurrently with a request to amend the LNSAP and a request to amend the Stonegate Master Plan for the area, that will assign a coinciding land use.

The Planning and Zoning Board recommends the Governing Body find that, pending approval of these concurrent plan amendment requests, the proposed Zone Map Amendment would facilitate realization of these Master and Specific Area Plans.

SURROUNDING LAND USE/ZONING: The surrounding properties to the north and south are zoned R-4: Single-Family Residential, and are currently vacant. The properties to the east and west are zoned R-2: Single-Family Residential and R-1: Single-Family Residential, and are also currently vacant.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan Amendment requests. A legal advertisement was placed in the April 9, 2025 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: See item #24-410-00004 for staff comments.

IMPACT:

The Planning and Zoning Board recommends the Governing Body adopt the Zoning Ordinance, subject to the following findings below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT:

The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by furthering goals of both the Lomas Negras Specific Area Plan and the City's Comprehensive Plan.
2. The applicant has provided sound justification, in a narrative dated March 7, 2025, for the proposed zone change and that the Zone Map Amendment would provide for a more advantageous zoning designation.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the City's Comprehensive Plan and Lomas Negras Specific Area Plan.
4. The applicant has demonstrated that the SU: Special Use zoning designation would be a more advantageous zone for the subject properties, as it furthers goals of the Lomas Negras Specific Area Plan and of the City's Comprehensive Plan.
5. The requested zone map amendment would not create a "spot zone," and facilitates mixed-use development and pedestrian-oriented development.

If the Governing Body determines the proposed zone map amendment is not justified, the following findings are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:

1. The Governing Body may approve the request.
2. The Governing Body may deny the request.
3. The Governing Body may modify the request and approve such modifications.
4. The Governing Body may postpone final action on the request and continue the public hearing to request additional information or consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommends the Governing Body adopt the Ordinance.

ATTACHMENT: Ordinance_O12

ATTACHMENT: Application
ATTACHMENT: 3.25.25 PZB Meeting Minutes
ATTACHMENT: Justification
ATTACHMENT: Location Zoning
ATTACHMENT: Reproduction of Notices

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS STONEGATE, TRACTS 3 AND 5, FROM R-3: MIXED-RESIDENTIAL DISTRICT TO SU: SPECIAL USE FOR NC: NEIGHBORHOOD COMMERCIAL, R-3: MIXED-RESIDENTIAL, AND R-6: MULTI-FAMILY RESIDENTIAL DISTRICT, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject properties has been submitted by the City of Rio Rancho, and assigned City Case No. 24-100-00016; and

WHEREAS: the City of Rio Rancho adopted the Lomas Negras Specific Area Plan on June 25, 2008 pursuant to Resolution No. 56, Enactment 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No. 75, Enactment 09-7 4; February 23, 2011, pursuant to Resolution No. 15, Enactment 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023, pursuant to Resolution No.123, Enactment No. 23-124; April 25, 2024, pursuant to Resolution No. 34, Enactment No. 24-033; and April 24, 2025, pursuant to Resolution No.__, Enactment No. 25-__; and

WHEREAS: on February 23, 2011, the City of Rio Rancho adopted the Stonegate Master Plan, pursuant to Resolution No.16, Enactment No. 11-018; and amended the plan on April 24, 2025, pursuant to Resolution No.__, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on March 25, 2025, regarding proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of Rio Rancho on April 24, 2025 and the Governing Body heard interested parties and citizens for an against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City;

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

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

A. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 23.3 acres from R-3: Mixed-Residential District to SU: Special Use for NC: Neighborhood Commercial (2.2 acres), R-3: Mixed-Residential (12.9 acres), and R-6: Multi-Family Residential Uses (8.2 acres) on the lands legally described as:

> Stonegate, Tracts 3 and 5, as shown on the plat entitled “PLAT OF TRACT 1 THRU 8, STONEGATE SUBDIVISION, WITHIN THE CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, MARCH, 2011” filed in the office of the County Clerk of Sandoval County, New Mexico on June 15, 2011 (RRE Book 23, Pages 90-92).

B. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended in the land described in Section 1A above, as having a "High Density Residential" land use on 8.2 acres and "Commercial (Neighborhood, Community), Mixed-Use, Office" land use on 2.2 acres.

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

A. The property identified in Section 1, above, is subject to all requirements of the NC: Neighborhood Commercial District set forth in R.O. 2003 Section 154.22, the R-3: Mixed-Residential District set forth in R.O. 2003 Section 154.10, and the R-6: Multi-Family Residential District set forth in R.O. 2003 Section 154.13 (as of the effective date of the ordinance or as subsequently amended).
B. Bulk Platting and Development of each zoning and land use area as identified in Section 1A, above, may deviate half an acre (0.5 acres) from the listed acreage in Section 1A.
C. Development standards, regulations, land use, and any other restrictions for the property identified in Section 1A, above, shall conform to the Design Standards and any applicable development regulations listed in the Stonegate Master Plan.

Section 3. Severability Clause. If any section, paragraph, clause, or provision of

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

Section 4. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

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: Coal Bank, Ltd.		Phone: 505 764-9801
Address: PO Box 1443		E-Mail: athornton@rayleehomes.com
City: Corrales	State: NM	Zip: 87048
Proprietary Interest: Property owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) CJ	

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 Eighth Street, NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Zone Map Amendment from R-3 to Special Use (SU), Stonegate Master Plan Amendment,

and Lomas Negras Specific Area Plan Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Stonegate	Block(s):	Lot(s): Tracts 3, 4, 5, 6, 7, 2A-1, 1-A
Existing Zoning: R-3	Proposed Zoning: Special Use (SU)	
No. of existing lots: 8	No. of proposed lots: N/A	Total area of site (acres) 34 acres +/-

ACKNOWLEDGEMENT

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

Print Name: Charlene Johnson, AICP	Applicant: Coal Bank Holdings	Agent: Consensus Planning, Inc.
Signature:		Date: December 6, 2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Coal Bank Holdings Ltd.

June 29, 2023

Development Services Department
City of Rio Rancho
3200 Civic Plaza Circle NE
Rio Rancho, New Mexico 87144

Re: Tracts 3 and 5 Stonegate Subdivision

To whom it may concern:

As owner of the subject property, I hereby authorize Consensus Planning, Inc. to act as the agent for Coal Bank, Ltd. Regarding any entitlements related to the property that encompasses portions of Tracts 3 and 5 Stonegate located within the approved Stonegate Master Plan. This approval covers all applications and meetings related to required amendments to the Zoning Map, Specific Area Plan, Master Plan, and site plans with City staff, Planning and Zoning Board, Development Review Committee, and Governing Body.

Please contact me if you have any questions or require any additional information.

Sincerely,



Adam Thornton, President
Coal Bank Holdings Ltd.
C/O: C. Adam Thornton - President
PO Box 1443
Corrales, NM 87048

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MARCH 25, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) March 11, 2025 Planning and Zoning Board Meeting Minutes

Lisa Hardisty moved to approve the Consent Calendar. Seconded by Scottie Richards.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

2) The applicant, FNA, LLC requested approval of a vacation of right-of-way (ROW) for Isabel Road SE.

Staff member, Tamarah Martinez presented the item, recommending approval with findings, and stood for questions.

Robert Gabaldon moved to approve Item #2. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

3) The applicant, Devon Amos, requested approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd SE.

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

Applicant, Devon Amos stood for questions.

Commissioner Hardisty commented on the increasing number of storage facilities being built within the immediate area.

Kevin Kofchur moved to approve Item #3. Seconded by Scottie Richardson.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

4) The applicant, DR Horton, through their agent, Consensus Planning Inc., requested approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Staff member, Michelle Costilla presented items #4 and #5 concurrently, recommending approval to the Governing Body with findings and conditions, and stood for questions.

Agent Michael Wright had no additional comments considering they provided a detailed justification letter

Scottie Richardson moved to approve Item #4. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

5) The applicant, DR Horton, through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36.

Staff member, Michelle Costilla and agent, Michael Wright had no further questions and stood for questions.

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

6) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of an amendment to the Lomas Negras Specific Area Plan.

Staff member, Liz Ruiz Carlos presented items #6, #7 and #8 concurrently, recommending approval of the specific area plan amendment, zone map amendment and master plan amendment, to the Governing Body subject to findings and conditions, and stood for questions.

Agent Charlene Johnson presented extensively on the item and stood for questions.

Commissioner Kofchur liked the concept and asked about advertisement for commercial tenants and access regarding streets. Agent Charlene Johnson answered his question regarding advertising and corridor traffic.

Chairman Radosevich also expressed favorably of the concept and having commercial options for the neighborhood.

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

7) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of a Master Plan Amendment to the Stonegate Master Plan.

Staff member, Liz Ruiz Carlos and agent Charlene Johnson had no further comments.

Lisa Hardisty moved to approve Item #7. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

8) The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment for the properties legally described as Stonegate, Tracts 3 and 5; to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses.

Staff member, Liz Ruiz Carlos and agent Charlene Johnson had no further comments.

Robert Gabaldon moved to approve Item #8. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

9) The applicant, Tampico Development, LLC, requested approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan and the City of Rio Rancho Comprehensive Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plan. The proposed amendments to the La Barranca Specific Area Plan and the Comprehensive Plan are to update the Land Use Maps.

Staff member, Ben Isaacs presented items #9 and #10 concurrently, recommending denial to the Governing Body, and stood for questions.

Applicant, Scooter Haynes presented extensively on the items and stood for questions.

The following members of the public spoke against the item:
- Megan Betts
- Joshua David

Commissioner Gabaldon's question regarding number of acres available for a possible commercial retention was answered as approximately 17 acres by applicant, Scooter Haynes. He further clarified that portion was not part of the recommended changes.

Commissioner Hankins and Commissioner Kofchur asked if it was the buffer area and if the applicant was amenable to a mixed-use area. Mr. Haynes affirmed it was a buffer and a mixed-use area was considered, but ultimately a market-driven decision was made.

There was discussion between Commissioner Hardisty and Mr. Haynes regarding compromises to get an approval, but Mr. Haynes stated a Master Plan would be overly burdensome and expensive.

Commissioner Richardson stated his desire to see more information on the commercial space in relation to the proposed residential plans to which Mr. Haynes replied he had no control over that space.

There was discussion on how to move forward after Mr. Haynes requested time to present more information at a later date. Amy Rincon, Development Services Director explained the options available, and the steps involved. Chairman Radosevich's questions regarding public comments and time to review additional documentation was clarified by Ms. Rincon. She stated public comments would have to be reopened and the issue of additional documents not submitted originally with the application would have to be deferred to the City Clerk. More dialogue transpired in the decision to move forward with a vote instead of postponing.

Robert Gabaldon moved to approve Item #9. Seconded by Kevin Kofchur.
The motion failed by a vote of **0 FOR** and **6 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

10) The applicant, Tampico Development, LLC, requested approval of a Zone Map Amendment of approximately 26.1689 acres from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, for the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B.

Staff member, Ben Isaacs had no further comments.

Applicant, Scooter Haynes commented the justification letter demonstrated the zone map amendment was appropriate and the goals of the city were met and stood for any questions.

Member of the public, Joshua David spoke against the item.

Commissioner Hardisty stated her previous comments applied to both items.

Robert Gabaldon moved to approve Item #10 as presented. Seconded by Scottie Richardson.
The motion failed by a vote of **0 FOR** and **6 AGAINST**
YES: (None)
NO: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty

11) The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requested approval of the Orchard Park Master Plan.

Staff member, Tim Dvorak presented the item and on the applicant's request, recommended postponing the item indefinitely.

Andrea Hankins moved to postpone Item #11. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Commissioner Gabaldon commended staff for doing a great job and providing access to a lot of information.

Chairman Radosevich reiterated Commissioner Gabaldon's commendation of staff and supposed the lack of questions is due to the information being well thought out and described in the packets.

PUBLIC FORUM

ADJOURNMENT

Lisa Hardisty moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Radosevich adjourned the meeting at 7:19 PM.

APPROVED THIS 8th DAY OF APRIL 2025.

Fred Radosevich, Chairman

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ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

March 7, 2025

Fred Radosevich, Chair
Rio Rancho Planning and Zoning Board
Rio Rancho City Hall
3200 Civic Center Circle, 87144

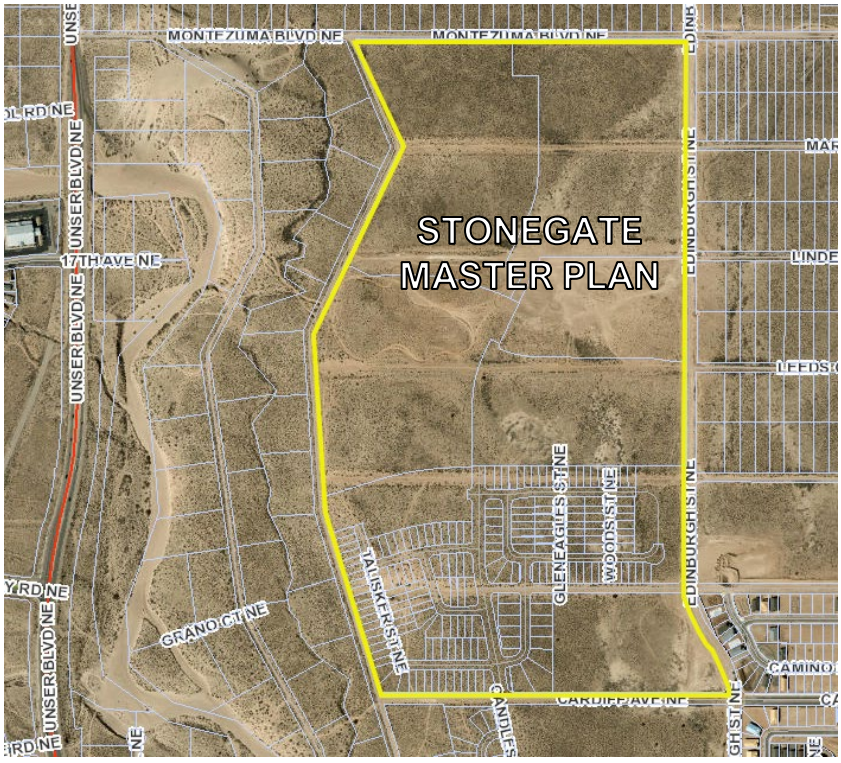
RE: Stonegate Zone Map Amendment, Amendment to Stonegate Master Plan, and Amendment to Lomas Negras Specific Area Plan

Dear Mr. Radosevich,

The purpose of this letter is to request three items related to the Stonegate Master Plan as follows:

- Zone Map Amendment from R-3 to Special-Use (SU) for R-3 Mixed Residential (12.9 acres), R-6 Multi-family Residential (8.2 acres), and Neighborhood Commercial (2.2 acres)
- Amendment to the Stonegate Master Plan to reflect the change of zoning and proposed multi-family, townhomes, and neighborhood commercial uses; and
- Amendment to the Lomas Negras Specific Area Plan.

The current configuration and zoning of the Stonegate Master Plan was approved through *Ordinance Number 10-100-00008* on February 23, 2011. Most of the Stonegate Master Plan is platted as bulk tracts, that are legally described as *Stonegate Tracts 1-A, 2A-1, 3, 4, 5, 6, and 7*. Tracts At the southwest corner of Stonegate are currently under construction as single-family homes for Phase 1 and 2.



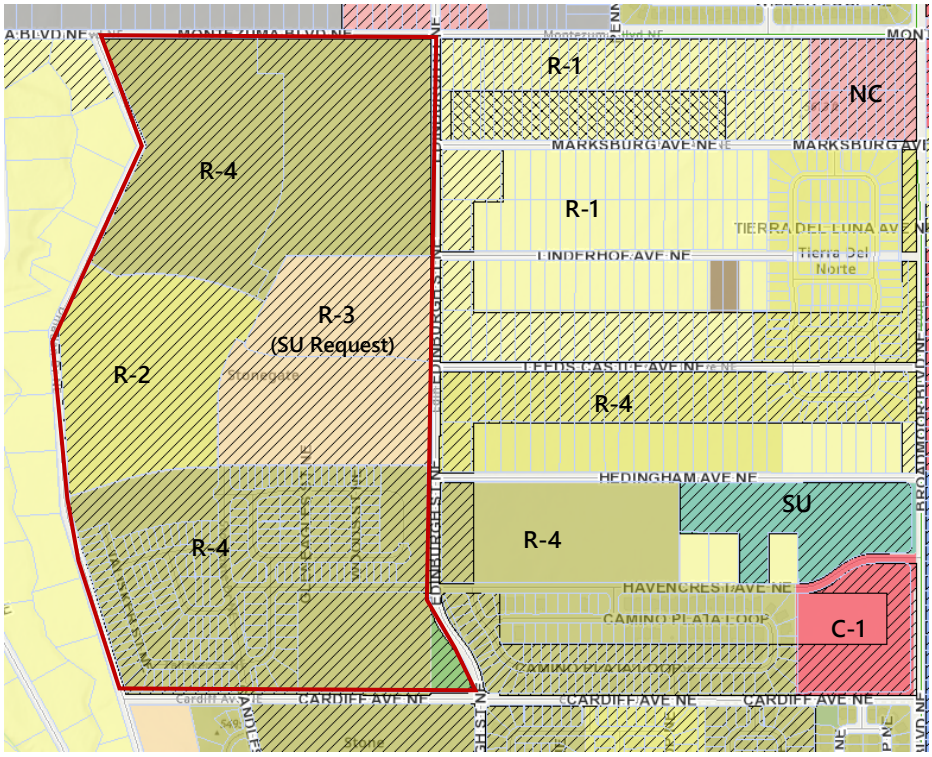
Stonegate Master Plan Aerial.

PLANNING CONTEXT

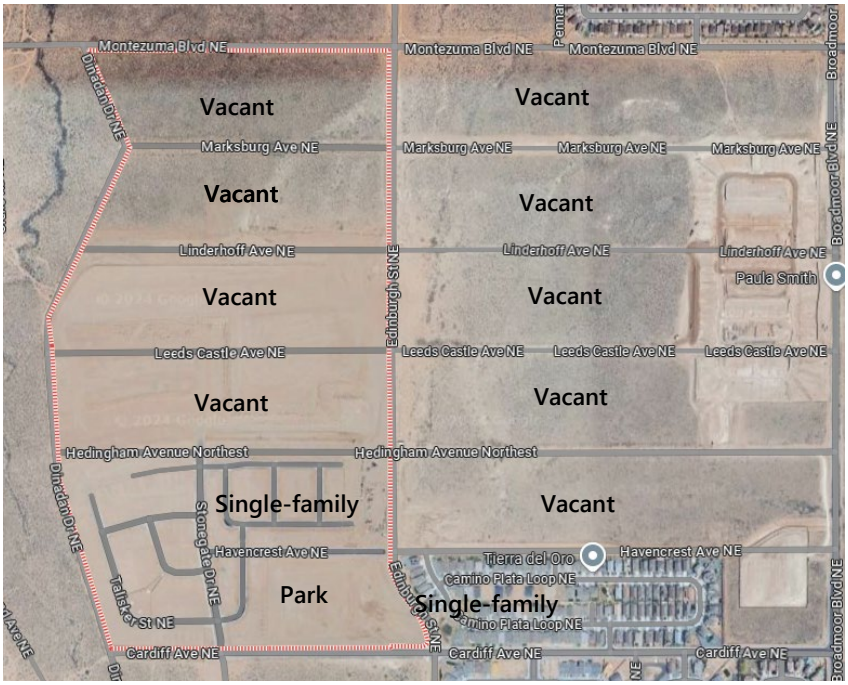
Stonegate Master Plan is located on the northwest side of Rio Rancho west of Edinburgh Street between Cardiff Avenue and Montezuma Boulevard. The master plan area is approximately 149.7 acres. Stonegate is mostly vacant except for the single-family development currently under construction in Phases 1 and 2. Subdivisions adjacent to Stonegate include Stone Mountain, Tierra del Oro, and Tierra del Norte. Each are in various stages of development.

Zoning and Land Use

The Stonegate Master Plan is currently zoned R-4, R-2, and R-3. Surrounding zoning includes R-4, R-1, SU, NC, and C-1 (*see Surrounding Zoning exhibit*). A Corridor Overlay Zone (*Ordinance No. 57)* encompasses Stonegate and surrounding corridors. The COZ provides requirements for design standards within the COZ. Stonegate and surrounding properties are primarily vacant. As mentioned above, there are some areas that are platted and ready for development but are in various stages.



Surrounding Zoning

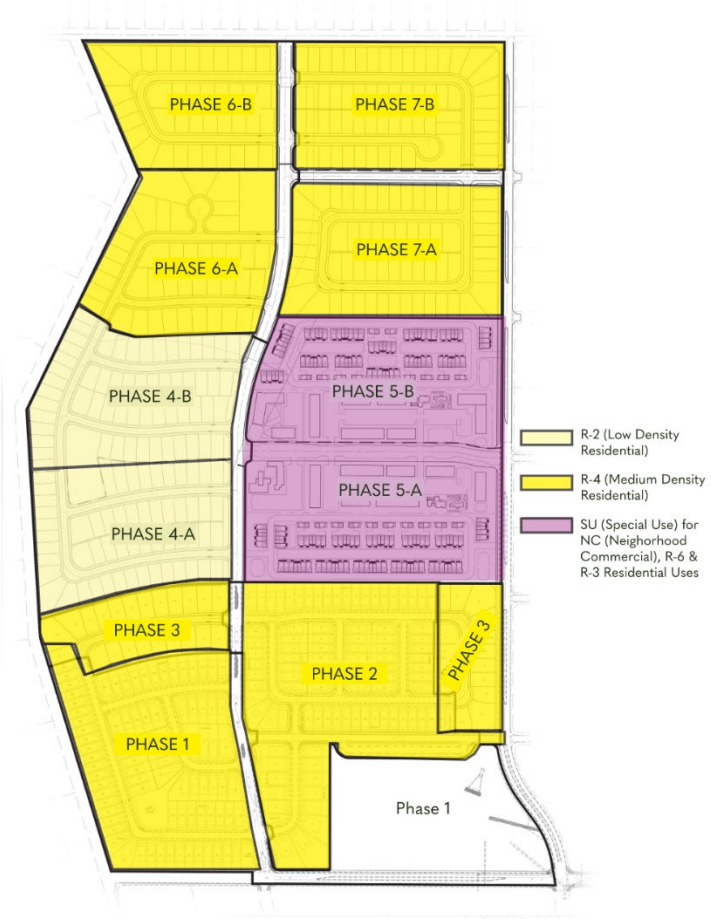


Surrounding Land Use

REQUEST

Zone Map Amendment

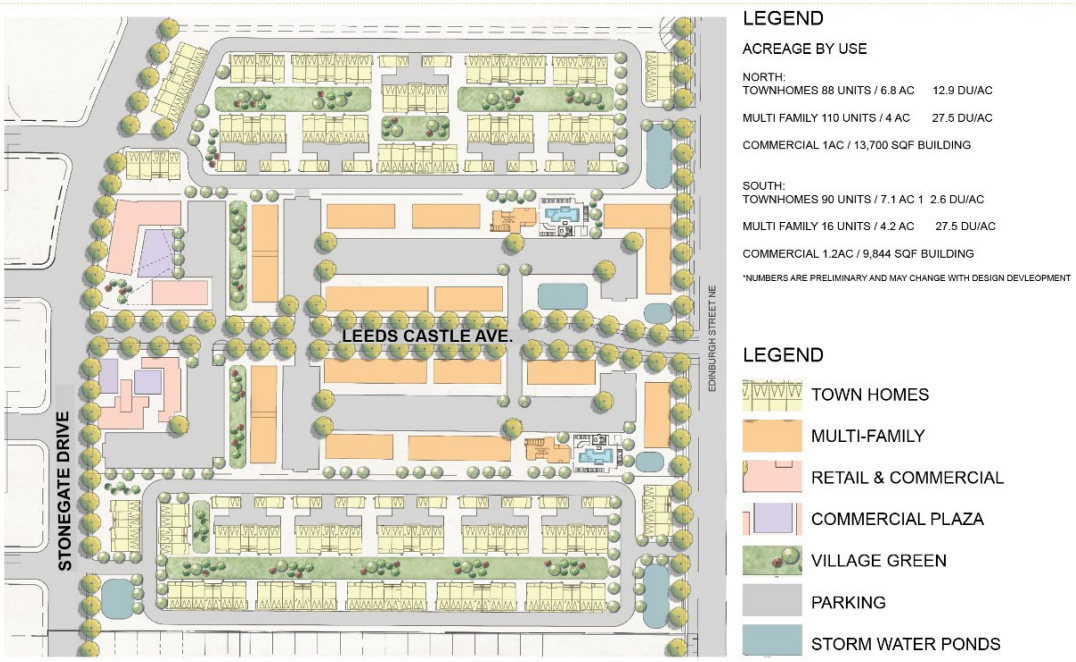
The SU zone area will be called Stonegate Village and includes portions of the tracts legally described as *Stonegate Village Tracts 3 and Tract 5*. The area is located to the west of Edinburgh Street and is bisected by the future Leeds Castle Avenue. The zone change from R-3 to SU is designed to create a unique mixed-use development and will include multi-family/mixed-use along Leeds Castle Avenue and townhouse and village greens to the north and south of the multi-family. To the west of the residential area adjacent to Stonegate Drive will be neighborhood commercial to accommodate small shops, cafés, and office uses. The intent of Stonegate Village is to create an urban high-density environment that



accommodates a variety of residential styles and neighborhood commercial prioritizing walkability and active streetscapes. The Proposed Zoning Graphic shows the area proposed for SU zoning in pink and the existing zoning in the Stonegate Master Plan area which will remain unchanged.

Stonegate Maser Plan Amendment

The Stonegate Master Plan amendment updates the previous Stonegate Master Plan to the current conditions of Stonegate related to drainage and transportation. It also includes Design Guidelines for the Stonegate Village SU Zone. The Design Guidelines are based on the City's Residential-Mixed (R-3), Residential Multi-family (R-6), and Neighborhood Commercial (NC) zones tailored to the unique design anticipated for Stonegate Village. The goal of these amendments is to create a focal point and sense of place for the Master Plan that provides for higher densities, a walkable urban street with unique gathering spaces.



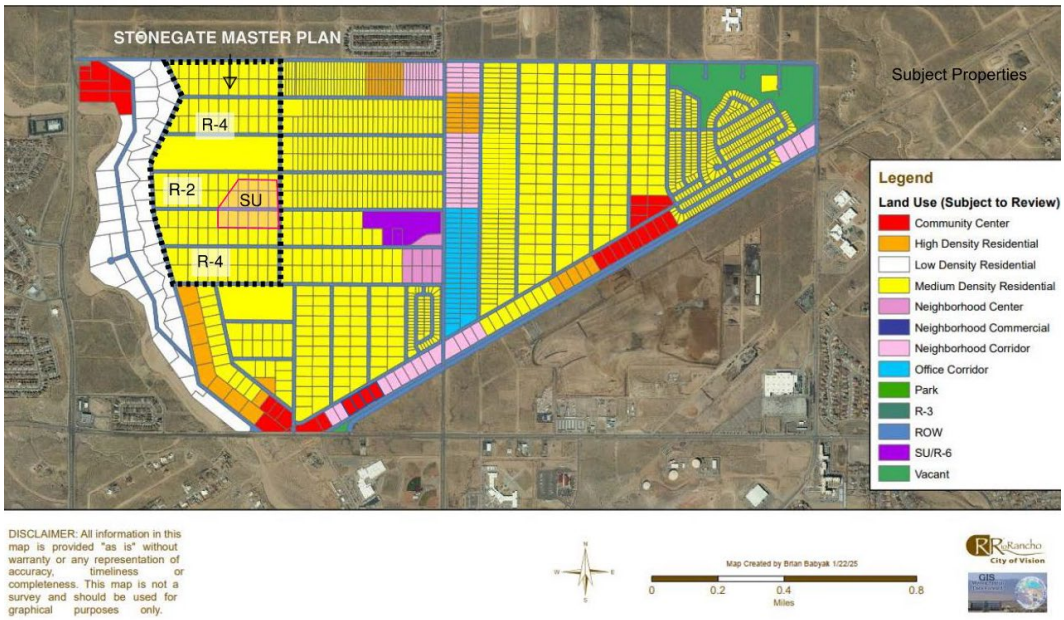
Stonegate Village Design

Lomas Negras Area Plan Amendment

The SU Zone meets several goals of the Lomas Negras Specific Area Plan including providing a mix of uses that are pedestrian oriented along a refined urban streetscape for Leeds Castle. The Lomas Negras Area Plan amendment below shows a change of zoning on the subject property and reclassifying the land use as mixed-use.

CONSENSUS PLANNING

LOMAS NEGRAS AREA LAND-USE EXHIBIT



ZONE MAP AMENDMENT POLICY COMPLIANCE

The following is an analysis of the compliance with city-adopted regulatory documents.

(1) *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.*

Applicant Response: This request aligns with the City's focus on promoting the health, safety, and overall well-being of its residents. It aims to improve residents' quality of life by creating more densely populated residential areas and neighborhood commercial spaces that are easily accessible by walking or biking from their homes. By fostering a walkable urban environment, the proposal seeks to reduce the amount of vehicle travel within the community, promoting physical activity and a healthier lifestyle. This reduction in vehicle travel can significantly contribute to the city's sustainability objectives outlined in the Comprehensive Plan, particularly in terms of lowering carbon emissions. Overall, this request reflects the City's dedication to prioritizing the health, safety, and welfare of its residents.

The language in the SU ordinance ensures that Stonegate Village will be a high-quality semi-urban neighborhood development that promotes the general welfare of Rio Rancho residents. Stonegate Village will provide a unique higher-density housing option that is missing from this area of Rio Rancho and is desirable to buyers and renters. Neighborhood commercial will provide jobs, promote entrepreneurship, community gathering spaces, and support sustainable commercial development in this growing part 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.*

Applicant Response: The entire Stonegate Master Plan area is approximately 149.7-acres in size with only medium and low-density residential land uses designated as permissive. The lack of commercial and higher density residential zoning creates an unbalanced system where the community cannot support itself and instead must rely on personal vehicles or other modes of transport to meet their daily needs. The City of Rio Rancho has been working diligently to create plans that help to address historical and current issues related to unstable development patterns largely caused by antiquated platting. One of the solutions to this challenge is to promote mixed-use development and pedestrian-oriented design.

The requested zone change will facilitate the development of higher density residential, providing housing options to perspective residents. This will diversify housing stock in Rio Rancho and provide a unique environment with commercial and residential in a central location creating a complete neighborhood that increases the quality of life for all that live in or near it. Providing access to commercial and retail land uses within proximity to residents of the Stonegate community will ensure the community grows in a sustainable fashion while promoting biking and walking as means of accessing the newly established amenities.

(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.*

Rio Rancho Comprehensive Plan

The request for a zone change from R-3 to Special Use (SU) is consistent with numerous goals set out in the City of Rio Rancho Comprehensive Plan which seeks to grow the tax base for the city by recruiting, retaining, and/or expanding large and small businesses, ensuring land use regulations are conducive to Rio Rancho being a desirable place to live and operate a business, as well as promoting and exploring opportunities that facilitate mixed-use projects.

Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented development along principal arterial roads.

Applicant Response: This proposal promotes the development of mixed-use that includes residential and commercial spaces. The SU zone allows for various residential densities and neighborhood commercial activities. Although the proposed development is not located along a principal arterial, it will be close to Unser Boulevard, to the west of the Stonegate Master Plan area. Stonegate Village is bisected by Leeds Castle Avenue, and is adjacent to Stonegate Drive, both designated minor collector streets. Leeds Castle

has a unique urban cross section with sidewalks, on-street parking, and street trees to create a welcoming, walkable district.

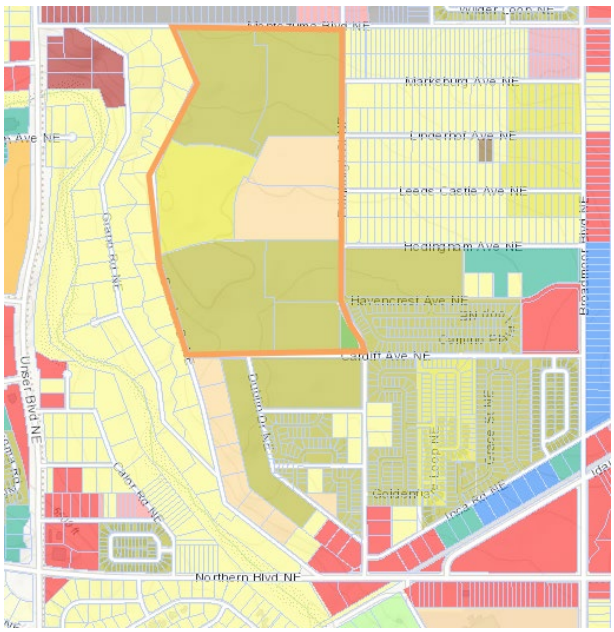
Goal-L3: Maintain a balance of land uses throughout the city.

Applicant Response: This request helps to maintain a balance of land uses throughout the city because currently, the Stonegate Master Plan area only allows low-density residential land uses. The requested SU zone will ensure there is a balance of land uses within 149.7-acre master planned community and surrounding area. Stonegate Village will provide a mix of high-density residential and neighborhood commercial, in an area which overwhelmingly low-density residential.

The proposed commercial and high-density residential land uses will contribute to the balance of land uses not only for Stonegate but also for the surrounding communities like Tierra del Oro, Stone Mountain, and Melon Ridge. Stonegate Village increase residents' access to amenities and will expand the land use options to allow restaurants, shops, townhouses, and multi-family development.

Policy L-2: Promote and support neighborhood-scale retail activities that are consistent with residential development.

Applicant Response: The request aims to support and promote small-scale retail activities that align with residential development. This is achieved through the Special Use zone district, which allows for commercial, and retail uses within a short walking or biking distance from a variety of residential. The surrounding areas are primarily zoned for residential use, with some also incorporating commercial zone districts, as shown to the right (the subject site is outlined in orange). By including commercial activities in the SU zone, the Stonegate Village will improve residents' access to neighborhood scale commercial services while maintaining consistency with the expected character and development patterns of the surrounding neighborhoods.



Policy L-3: Promote and support development that incorporates walkability.

Applicant Response: The request encourages and supports development that prioritizes walkability through the combination of the SU Zone Ordinance

and Stonegate Village Design Guidelines. These guidelines include wide sidewalks, street landscaping, development up to the sidewalk, and a shared bike lane (sharrow). The design of Stonegate Village ensures that retail and commercial businesses are located within a short walk or bike ride from future residential development. Residents from surrounding neighborhoods will also have connections to Stonegate Village, helping to create more complete neighborhoods.

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Applicant Response: The request will strengthen the vitality and stability of all residential neighborhoods in this area of Rio Rancho by incorporating a mixed-use neighborhood that will ensure residential development has access to daily goods and services and a mix of residential types compatible with the character of the area. The multi-family and townhouse developments will be located along Leeds Castle Avenue, a throughfare which can support higher density development and will be designed with amenities to promote walkability and community interaction, contributing to the vitality of the neighborhood.

Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Applicant Response: The proposed zone change will allow for the development of multi-family residential units and higher-density single-family housing through townhouse development. The Stonegate Village Design Guidelines detailed in the Stonegate Master Plan, outline the requirements for development to ensure that the multi-family and townhouse units are designed to create an attractive living environment for residents and visitors. The Design Guidelines cover aspects such as streets, landscaping, open space, amenities, and the design of residential and commercial buildings and are grounded in the Rio Rancho Zone Code development standards for the Mixed-Residential (R-3), Multi-family (R-6), and Neighborhood Commercial (NC) zones.

Goal UD 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: Traditional neighborhood patterns are characterized by residential development coupled with lively main streets that feature mixed-uses and walkability to public spaces, parks, and greenspace. Stonegate Village includes these features and will support a sense of place by incorporating a lively streetscape, greenspace through the Village Green, high-density residential, and neighborhood commercial development.

Goal UD 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

Applicant Response: This request supports development that links neighborhoods and encourages the use of all modes of transportation including pedestrian, bicycle, and vehicular. The development of Leeds Castle Avenue as part of Stonegate Village will create a link between

Stonegate and surrounding developing communities and the Montoya Arroyo Trail, developed to the east of Stonegate. The shared bike lane (sharrow) on Leeds Castle will support connections to those on Northern and Broadmoor Boulevards, a portion of Edinburgh Street and Cardiff Avenue, and the multi-use trail on Unser Boulevard. As Stonegate and the other surrounding residential communities near the major streets become more developed, additional linkages between the existing bicycle and pedestrian systems can be established. The SU design standards for a multi-modal Leeds Castle Avenue, will incentivize the expansion of the bicycle and pedestrian infrastructure in the area.

Goal ED-1: Expand the economic base of Rio Rancho.

Applicant Response: This request expands the economic base of Rio Rancho because the requested SU zoning will allow business development including retail, restaurants, and shops to be established thereby contributing to the economic health and tax base of the City. Stonegate Village will be a unique community that can catalyze other types of mix-use, small-scale commercial to be developed in Rio Rancho.

Goal ED -2: Reduce retail sales leakage to other New Mexico cities.

Applicant Response: This request reduces retail sales leakage because through the establishment of the SU zone, a unique commercial environment will be encouraged in Rio Rancho. Access to neighborhood commercial within the Stonegate Village will have a direct impact on reducing sales leakage to other cities by encouraging support of local commercial retail and services on a neighborhood scale in a comfortable, lively, and attractive environment in Rio Rancho.

Goal ED-4: Improve the quality of life.

Applicant Response: The requested zone change to SU will improve the quality of life for existing and future residents because it is a complete neighborhood with access to land uses that meet the daily needs of residents. It will expand housing options for future residents and provide appropriate neighborhood commercial to the area. The development will provide a comfortable living environment with opportunities for the community to live, shop, and play together.

Lomas Negras Specific Area Plan

The Zone Map Amendment request is consistent with the goals of the Lomas Negras Specific Area Plan. It will encourage mixed-uses with pedestrian-oriented development. The following details are how Stonegate Village will further the Lomas Negras Specific Area Plan.

Goal 2: Encourage mixed uses – retail, office, residential, and community uses – pedestrian-oriented and clustered around corridors and activity centers.

Applicant Response: The SU zone encourages mixed-uses and pedestrian-oriented design by incorporating higher density-residential and neighborhood commercial into Stonegate Village, which is currently zoned R-3 allowing only

residential permissively. Stonegate Village's primary corridor is Leeds Castle Avenue, which connects Edinburgh Drive to the east and Stonegate Drive to the west. Leeds Castle Avenue is proposed for maximum walkability with landscape buffers, wide sidewalks, narrow setbacks, and street landscaping. It will create a small neighborhood-scale activity center within the Stonegate Master Plan to develop mixed-uses and a pedestrian-oriented "main street" type of development.

Goal 3: Discourage strip commercial development and single-use development oriented exclusively around automobile access.

Applicant Response**:** Stonegate Village is intentionally designed to incorporate multi-uses along a pedestrian and bicycle-oriented urban streetscape of Leeds Castle. The design of Stonegate Village discourages strip commercial development oriented around automobile access. Rather, it is oriented to mixed-use development with high-density residential and neighborhood commercial uses within a walkable environment. The intent is that Stonegate Village will draw a variety of neighborhood commercial uses such as café, breweries, services, and offices easily accessible for pedestrians and bicyclists.

3.4 Urban Design Goal: Create neighborhood centers and corridors within walking distance of residences and with a balance of retail, office, and multi-family uses.

Applicant Response: The SU zone will establish a neighborhood center and establish an walkable urban corridor along Leeds Castle Avenue. The SU zone provides for a balance of uses including multi-family, retail, services, and office. All uses will be located along Leeds Castle Avenue, creating a dense vibrant urban environment.

(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 an R-1 or transitional zone on an antiquated plat filed before the city's incorporation and adoption of its own zoning code or on land annexed by the City; or
(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the comprehensive plan or other city master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant Response: The existing zoning is inappropriate for this area and is justified because a different use category is more advantageous to the community as demonstrated in the policy analysis shown in this letter.

There is a public need for the proposed Stonegate Village in Rio Rancho, which will be made possible by the SU zone change. The subject site is part of the broader 149.7-acre Stonegate Master Plan area which currently does not incorporate any high-density residential or commercial into the plan area. Most of the Stonegate Master Plan and surrounding residentially zoned parcels are undeveloped, but as these neighborhoods become established access to commercial and retail land uses within close proximity to homes will be important to their health and sustainability. It is advantageous for Rio Rancho to incorporate residential variety and commercial uses that can meet daily needs and provide places for community connection and recreation. This particular piece of property is ideal for the type of development made possible by the SU zone, because it is located near collector corridors and is bisected by Leeds Castle Avenue, which will serve as a convenient primary connection for residents and visitors.

(5) *The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.*

Applicant Response: The cost of land and other economic considerations are not the determining factor for requesting the SU zone change. The SU zone district will allow the development of a unique mixed-use neighborhood, unique to this area of Rio Rancho. The determining factor for this request is to provide for the overall health and sustainability of the City and to benefit future residents and the surrounding neighborhoods.

(6) *Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.*

Applicant Response: The location of the SU zone along Leeds Castle Avenue as a minor collector is not itself justification for this zone change request. However, multi-family and commercial development adjacent to the street is appropriate and will benefit future development in this part of Rio Rancho. Leeds Castle will be the primary connection between uses and will be developed as a vibrant, walkable, and active streetscape, benefiting future residents and visitors.

(7) *A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:*

(1) The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or
(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: The SU zone is different from surrounding zoning in this area which is currently zoned R-4 and R-2. However, as shown in the policy analysis of this letter, this zone will clearly facilitate the realization of the Rio Rancho Comprehensive Plan and Lomas Negras Specific Area Plan, by providing a mix of higher-density residential types, neighborhood commercial, development of streets and sidewalks, and by creating an attractive, unique development for the City. There is precedent for an SU zone spot zone shown at the corner of Hedingham Avenue and Broadmoor Boulevard (*see Surrounding Zoning graphic*). The City clearly understands the benefits of a SU zone that can accommodate a variety of uses in areas of overwhelmingly residential zoning.

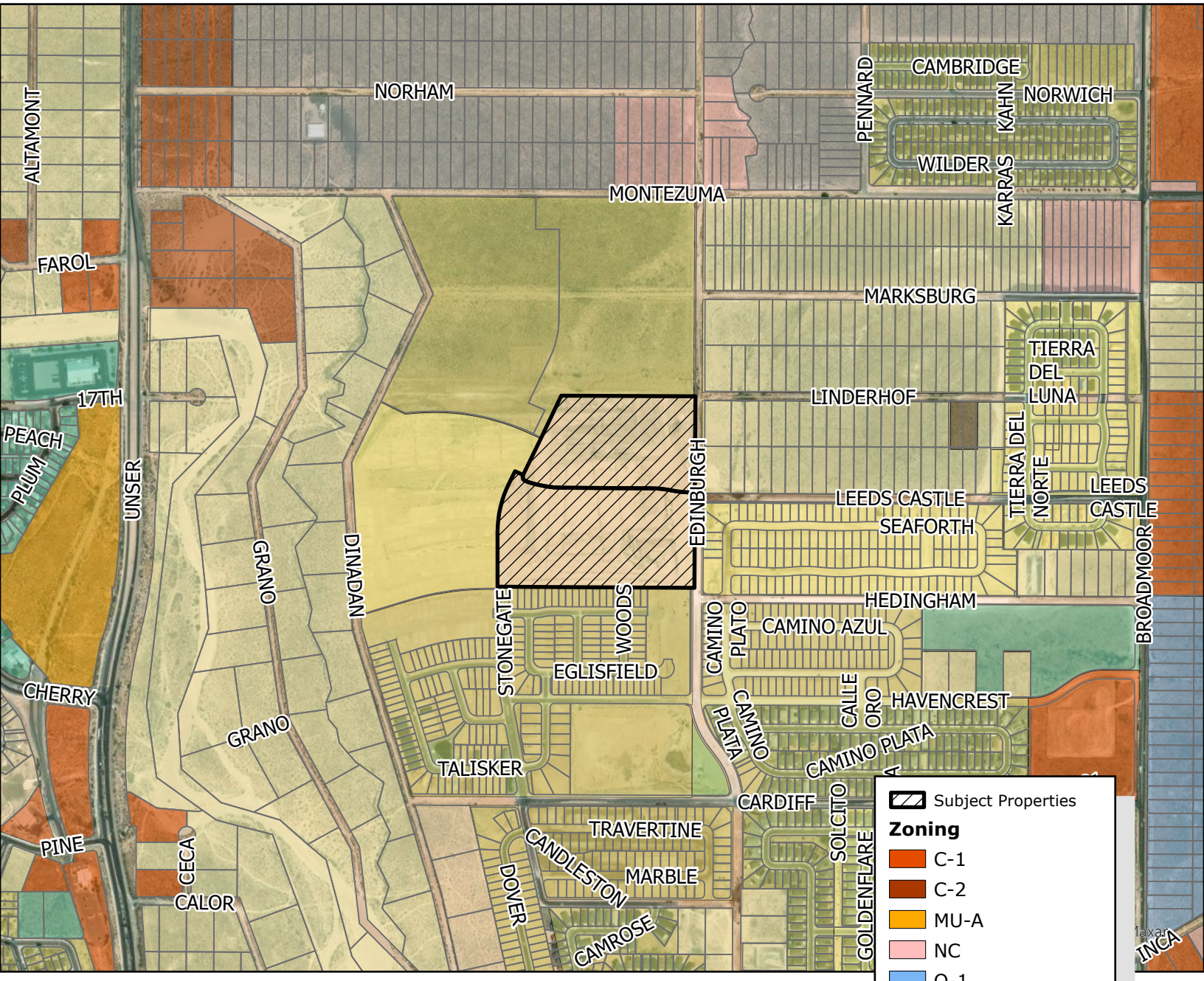
Conclusion

The requested Zone Map Amendment, and the amendments to the Stonegate Master Plan and Lomas Negras Specific Area Plan will further the desired growth in Rio Rancho and support the intended land use for this area. Stonegate Village will provide a unique mixed-use development that will be attractive to a variety of residents. Based on the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of these requests.

Sincerely,

James K. Strozier, FAICP
Principal

STONEGATE, TRACTS 3 & 5:
ZONE MAP AMENDMENT (R-3 TO SU: SPECIAL USE)
STONEGATE MASTER PLAN AMENDMENT
LOMAS NEGRAS SPECIFIC AREA PLAN AMENDMENT



Subject Properties

Zoning

- C-1
- C-2
- MU-A
- NC
- O-1
- PR
- R-1
- R-2
- R-3
- R-4
- R-6
- SU
- TZ

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 0.05 0.1 0.2 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Map courtesy of Ben Isaacs, 3/17/25

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

April 5, 2025

RE: Zone Map Amendment, Master Plan Amendment, Specific Area Plan Amendment
Case No. #24-100-00015/#24-410-00004/#24-410-00005
STNG, Tracts 3 and 5

Dear Property Owner:

You are receiving this certified notice because your property abuts a site where a land development decision is required by the Governing Body.

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, Master Plan Amendment, and Specific Area Plan Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses. The Master Plan Amendment is to the Stonegate Master Plan, and the Specific Area Plan Amendment is to the Lomas Negras Specific Area Plan to reflect the change of zoning and land uses.

The **Governing Body** will consider the request on **Thursday, April 24, 2025** 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 red 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 Governing Body. This Governing Body 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 **Governing Body Meeting**, to participate virtually: Join via computer: https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09 Meeting ID: 853 0235 3741 Passcode: **789419** Join via phone: 1-346-248-7799 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.

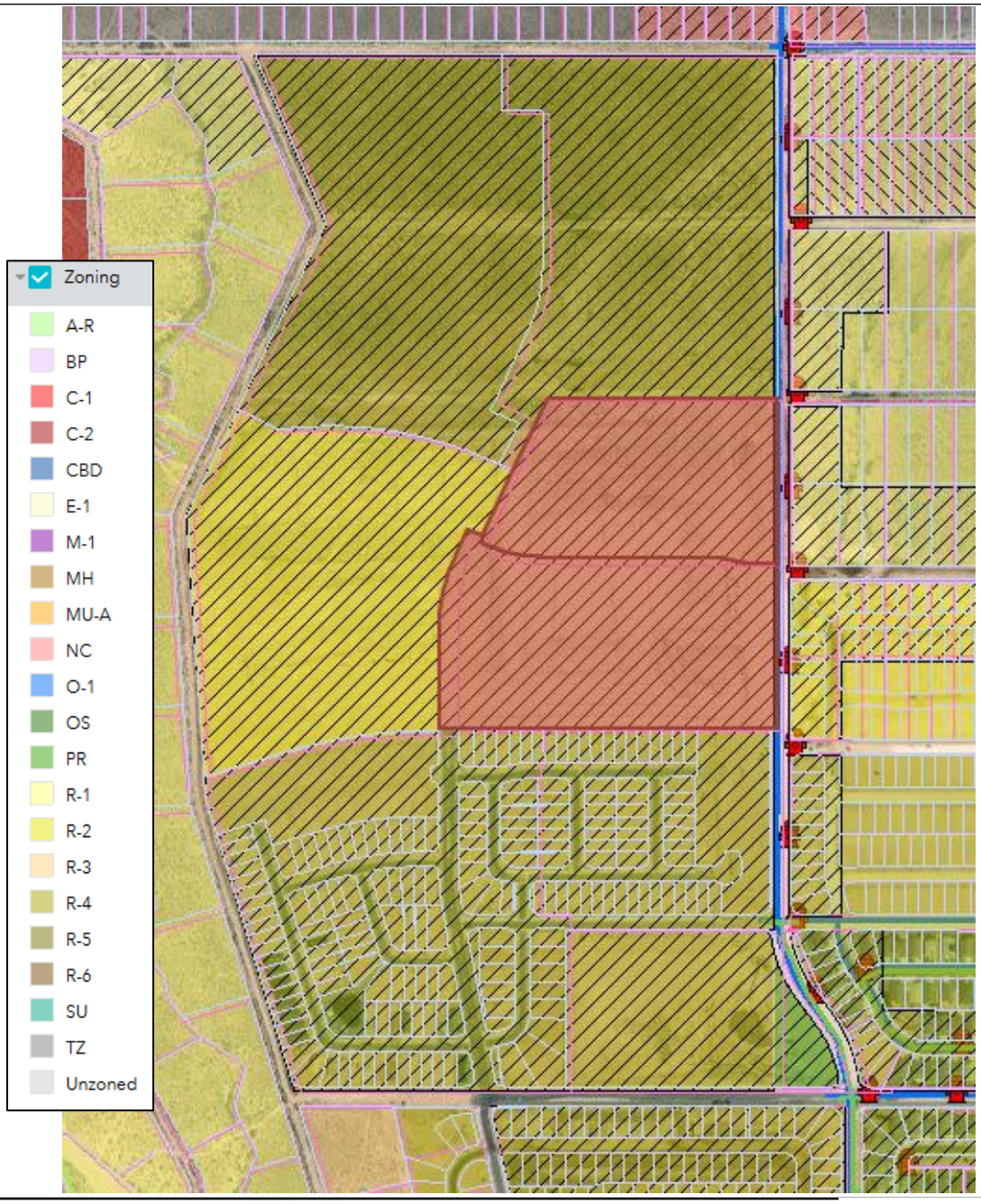
Respectfully,

Liz Ruiz Carlos
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

ZONE MAP AMENDMENT, MASTER PLAN AMENDMENT, SPECIFIC AREA PLAN AMENDMENT STNG, TRACTS 3 AND 5



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 1/10/2025

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, April 24, 2025:

Zone Map Amendment/
Case #24-100-00015

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3 to SU for NC, R-4, and R-5.

Master Plan Amendment
Case #24-410-00004

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan. The amendment to the Master Plan is to reflect the change of zoning and uses.

Specific Area Plan Amendment
Case #24-410-00005

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and uses.

Zone Map Amendment
Case #25-100-00002

The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

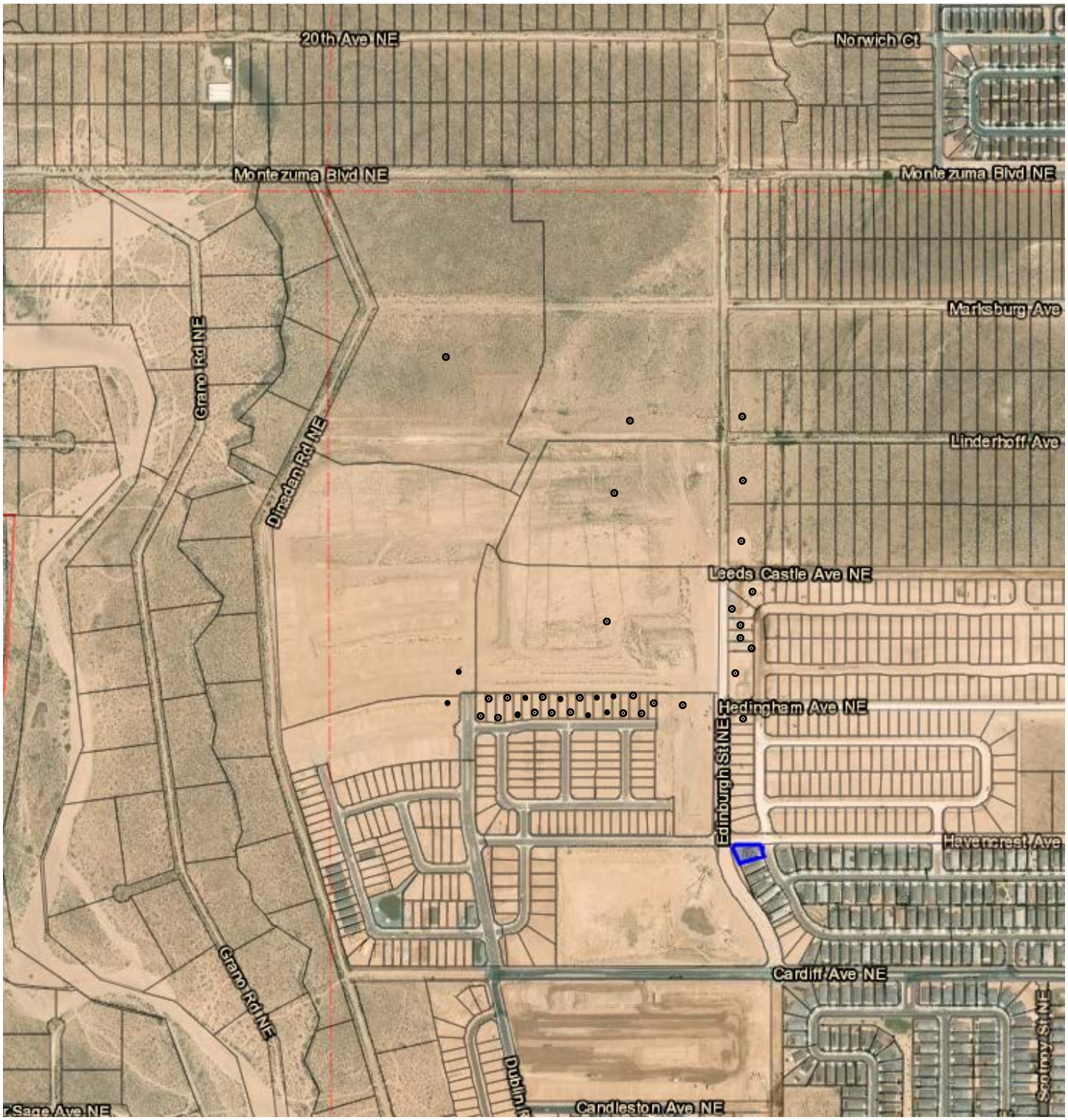
Master Plan
Case #25-400-00001

The applicant, DR Horton, through their agent, Consensus Planning Inc., request approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

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 this item 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: April 9, 2025



FIRST CLASS MAIL TO PROPERTY OWNERS WITHIN 100FT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O13

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Administration

SUBJECT:
O13, Ordinance Pursuant to Section 1-22-3.1 NMSA 1978 to Opt In for the Election of Municipal Officers of the City of Rio Rancho in the Regular Local Election

BACKGROUND AND ANALYSIS:
First reading of an Ordinance. Two readings with approval required for adoption.

The Governing Body received a presentation regarding this topic at its April 10, 2025 meeting (presentation attached).

On July 1, 2018, the Local Election Act went into effect as Chapter 1, Article 22, NMSA 1978 establishing the Regular Local Election, a consolidated election day for non-partisan local government bodies on the first Tuesday after the first Monday in November of each odd-numbered year. The Local Election Act also established Municipal Officer Election Day on the first Tuesday in March of even-numbered years. Rio Rancho currently utilizes the Municipal Officer Election Day.

The Local Election Act provides the option for each municipality to determine if its elective officers shall be elected on the Municipal Officer Election Day on the first Tuesday of March in even-numbered years or at the Regular Local Election on the first Tuesday after the first Monday in November of odd-numbered years. In addition, State Statute requires a Governing Body to determine if the terms of office for current office holders will be lengthened or shortened to correspond with a new election date.

Since 2018, when opting in to Regular Local Election (November, odd-numbered years) became available, only 9 out of the 106 New Mexico municipalities continue to conduct elections via Municipal Officer Election Day (March, even-numbered years) based on staff research – Rio Rancho, Artesia, Bernalillo, Clovis, Ruidoso, Cuba, Jemez Springs, Espanola, and Santa Rosa. Based on staff research and community responses, only 2 (Rio Rancho and Clovis) of the 9 municipalities currently have a local photo identification requirement for voting (only applicable to municipal elections in these cities and not applicable when voters consider matters and candidates related to the federal government, state government, county government, public schools, arroyo flood control, etc.).

The proposed Ordinance opts the City of Rio Rancho in to the Regular Local Election (November, odd-numbered years), extends the term lengths for the Mayor, City Councilors, and Municipal Judge, and preempts applicable City Charter/Municipal Code provisions (e.g., local photo identification requirement) pursuant to State Statute.

IMPACT:

By opting in to the Regular Local Election (November, odd-numbered years), future Rio Rancho municipal elections will be conducted by the Sandoval County Clerk pursuant to State Statutes and not the Rio Rancho City Clerk with unique City Charter/Municipal Code provisions in March of even-numbered years. This will result in a cost savings to Rio Rancho taxpayers via the elimination of the City of Rio Rancho conducting its own elections (estimated election cost for currently scheduled municipal election in 2026 is $450,000). Future election costs will be accounted for by the Sandoval County Clerk via the statewide election fund.

Municipal officers elected or appointed to a term ending in 2026 (Mayor, Municipal Judge, and District 2, 3 and 5 City Councilors) shall serve until December 31, 2027, the new term of the position shall be elected at the Regular Local Election in November 2027, and the new term shall commence January 1, 2028.

Municipal officers elected or appointed to a term ending in 2028 (District 1, 4 and 6 City Councilors) shall serve until December 31, 2029, the new term of the position shall be elected at the Regular Local Election in November 2029, and the new term shall commence January 1, 2030.

ALTERNATIVES:

Approve the Ordinance.

Do not approve the Ordinance.

DEPARTMENT RECOMMENDATION:

Governing Body policy decision. City staff recommends approval of the Ordinance as presented.

ATTACHMENT: Ordinance_O13
ATTACHMENT: NM State Laws
ATTACHMENT: Rio Rancho Charter and Municipal Code Sections
ATTACHMENT: SB0218
ATTACHMENT: Election Overview Discussion April 10 2025

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE PURSUANT TO SECTION 1-22-3.1 NMSA 1978 TO OPT IN FOR THE ELECTION OF MUNICIPAL OFFICERS OF THE CITY OF RIO RANCHO IN THE REGULAR LOCAL ELECTION

WHEREAS: on July 1, 2018, the Local Election Act went into effect as Chapter 1, Article 22, NMSA 1978 establishing the Regular Local Election, a consolidated election day for non-partisan local government bodies on the first Tuesday after the first Monday in November of each odd-numbered year; and

WHEREAS: the Local Election Act also established Municipal Officer Election Day on the first Tuesday in March of even-numbered years; and

WHEREAS: the Local Election Act provides the option for each municipality to determine if its elective officers shall be elected on the Municipal Officer Election Day on the first Tuesday of March in even-numbered years or at the Regular Local Election on the first Tuesday after the first Monday in November of odd-numbered years; and

WHEREAS: the City of Rio Rancho has considered the issues related to opting in to the Regular Local Election Act, including cost to the municipality and uniformity of procedures for voters.

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

Section 1. Opting In. Pursuant to Subsection B of Section 1-22-3.1 NMSA 1978, the City of Rio Rancho opts in to the election of its municipal officers in the November Regular Local Election.

Section 2. Terms. To begin with the Regular Local Election held in November 2025, the terms of office for the current municipal office holders shall be adjusted so that:

(A) Municipal officers elected or appointed to a term ending in 2026 shall serve until December 31, 2027, the new term of the position shall be elected at the Regular Local Election in November 2027, and the new term shall commence January 1, 2028.

(B) Municipal officers elected or appointed to a term ending in 2028 shall serve until December 31, 2029, the new term of the position shall be elected at the Regular Local Election in November 2029, and the new term shall commence January 1, 2030.

Section 3. Preemption. Pursuant to Subsection A of Section 1-22-3.2 NMSA 1978, election provisions or procedures in an ordinance or charter of the City of Rio Rancho that conflict with the New Mexico Election Code or other applicable state or federal law are not operable and shall not be enforced (Article II Governing Body, 2.02 Election; Terms; a portion of Subsection B); (Article IV Municipal Judge, 4.03 Term of Office and Salary); (Article VII Elections, 7.01 City Elections, Subsection B and a portion of E); (Chapter 30 Governing Body (R.O. 2003), 30.31 Voter Photo Identification Required, Provisional Voting); (Chapter 31 City Officials (R.O. 2003), 31.15 Mayor, Subsection (B)(2)); (Chapter 34 Municipal Court (R.O. 2003), 34.02 Municipal Judge, Subsection C).

Section 4. **Conformance.** Pursuant to Subsection B of Section 1-22-3.2 NMSA 1978, the City of Rio Rancho election provisions or procedures in an ordinance or its charter that do not conflict with the Election Code shall adjust the calendar dates that implement those election provisions and procedures to accord with the schedules imposed by the Election Code. At the discretion of the City of Rio Rancho, the adjustment of calendar dates may be done administratively, by ordinance or as otherwise provided by the charter of the municipality. The municipal clerk shall post the adjusted dates no later than June 30 of each odd-numbered year.

Pursuant to Subsection C of Section 1-22-3.2 NMSA 1978, the City of Rio Rancho may amend its charter by ordinance or as otherwise provided by the municipality to conform its ordinances or charter with the requirements of the New Mexico Election Code and other applicable state or federal laws related to elections.

Section 5. Filing. Following approval of this Ordinance, the Municipal Clerk shall file a copy of the Ordinance with the New Mexico Secretary of State no later than June 30, 2025, pursuant to Subsection B of Section 1-22-3.1 NMSA 1978.

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 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 7. Compiling Clause. This Ordinance shall be incorporated in and compiled as part of the Revised Ordinances of the City of Rio Rancho, (R.O. 2003).

Section 8. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

1-22-3. Regular local elections; special local elections; ballot questions; qualifications of candidates.

A. A regular local election shall be held on the first Tuesday after the first Monday in November of each odd-numbered year. A regular local election shall be held to elect qualified persons to membership on a local governing body and, where applicable, to elective municipal executive office and to municipal judicial office.

B. A regular local election shall be a nonpartisan election, and the names of all candidates shall be listed on the ballot with no party or slate designation. No person shall become a candidate in a regular local election unless the person physically resides within the boundaries of the district or districted area in which the person desires to be elected or to represent and the person's record of voter registration shows that the person is both a qualified elector of the state and was registered to vote in the area to be elected to represent on the date the proclamation calling a local election is filed in the office of the secretary of state.

C. A local government may propose a ballot question to be considered by the voters of the local government:

(1) at a regular local election or a general election as provided by Subsection B of Section 1-16-3 NMSA 1978; or

(2) at a special local election called, conducted and canvassed as provided in the Special Election Act [Chapter 1, Article 24 NMSA 1978].

D. Except as otherwise provided in the Local Election Act, local elections shall be called, conducted and canvassed as provided in the Election Code.

History: 1978 Comp., § 1-22-3, enacted by Laws 1985, ch. 168, § 5; 1997, ch. 252, § 1; 2015, ch. 145, § 80; repealed and reenacted by Laws 2018, ch. 79, § 18; 2019, ch. 212, § 142.

1-22-3.1. Municipal officer election day; procedures; exceptions.

A. All municipalities shall elect their municipal officers pursuant to this section on the municipal officer election day, which is the first Tuesday in March of even-numbered years, unless the municipality has opted in to the election of its municipal officers at the regular local election.

B. Except as provided in Subsection C of this section, any municipality may by ordinance opt in to the election of its municipal officers in the regular local election if the municipality passes an ordinance and files the ordinance with the secretary of state no later than June 30 of the year in which the next regular local election is scheduled. The ordinance shall also determine if the terms of office for current office holders will be lengthened or shortened to correspond with the new election date. Following the

second regular local election at which its municipal officers are elected at the regular local election, a municipality that has passed an ordinance pursuant to this subsection may rescind the ordinance opting in to the election of its municipal officers in the regular local election and file the rescission with the secretary of state no later than June 30 of the year in which the next regular local election is scheduled.

C. A home rule municipality that pursuant to its charter is implementing a form of required voter identification that supersedes the provisions of Section 1-1-24 NMSA 1978 shall not elect its municipal officers at the regular local election.

D. For municipalities that elect their officers on municipal officer election day:

(1) all provisions of the Local Election Act as supplemented by the Election Code apply, except as provided in this section;

(2) for a municipal officer election, when the Local Election Act or the Election Code references a process or procedure to be conducted by the county clerk in the administration of a regular local election, the process or procedure shall instead be fulfilled and administered by the municipal clerk;

(3) for a special local election, the municipal clerk shall fulfill the duties of the county clerk pursuant to the Special Election Act [Chapter 1, Article 24 NMSA 1978] in the conduct of administering a special local election by the municipality, unless the municipal clerk has entered into a memorandum of understanding with the county clerk to administer the special local election on behalf of the municipality;

(4) for a recall election, notwithstanding the laws of any municipality to the contrary, the county clerk shall at all times conduct a municipal recall election pursuant to the provisions of the Recall Act [Chapter 1, Article 25 NMSA 1978];

(5) in an election administered by the municipal clerk, the secretary of state shall provide to the municipal clerk access to the list of voters of the municipality through the voter registration electronic management system;

(6) the provisions of the Uniform Military and Overseas Voters Act [Chapter 1, Article 6B NMSA 1978] apply to an election administered by the municipal clerk; provided that for the municipal officer election, military-overseas ballots shall be sent to federal qualified electors beginning thirty-five days before the election;

(7) upon the approval of the governing body of a municipality, a local government ballot question may appear on the ballot for an election conducted pursuant to this section at the request of a county, school or special district;

(8) the governing body of a municipality may act in relation to the duties of the board of county commissioners set forth in Section 1-3-2 NMSA 1978 in setting polling places and consolidating precincts for the municipal officer election; provided

that if the governing body of a municipality does not pass a resolution as provided by Section 1-3-2 NMSA 1978, the polling places set by the board of county commissioners within the boundaries of the municipality shall be used for municipal officer elections;

(9) the provisions of Section 1-22-3.2 NMSA 1978 apply to a municipality conducting elections pursuant to this section; provided that the adjustment of dates in the laws of the municipality shall accord with the schedule imposed by the Election Code for the conduct of the municipal officer election; and

(10) a municipality that elects its municipal officers pursuant to this section shall bear the costs of administering the municipal officer election.

E. Candidate procedures for municipalities that elect their officers on municipal officer election day are as follows:

(1) the secretary of state shall, in accordance with the provisions of Section 1-22-4 NMSA 1978, issue the proclamation calling for the municipal officer election for all municipalities conducting the election of their officers pursuant to this section. The municipal clerk shall post those portions of the proclamation relevant to the municipality and publish what is posted in accordance with the schedule and procedures provided in Subsection D of Section 1-22-4 NMSA 1978, and each county clerk shall post the entire proclamation on the county clerk's website along with a notice of which municipalities in the county are conducting elections pursuant to this section;

(2) each declaration of candidacy shall be delivered for filing in person by the eligible candidate or by a person acting by virtue of written authorization. The proper filing officer shall not accept for filing from any one individual more than one declaration of candidacy;

(3) declarations of candidacy for municipal officer elections shall be filed between 9:00 a.m. and 5:00 p.m. on the fifty-sixth day before the election. No name shall be placed on the ballot until the person has been notified in writing by the municipal clerk that the certificate of registration of the candidate on file with the county clerk, the declaration of candidacy and the petition, if required, are in proper order and that the person, based on those documents, is qualified to be a candidate. The municipal clerk shall deliver the notice to the person no later than 5:00 p.m. on the Friday following the filing date;

(4) write-in candidates for municipal officer elections shall file declarations of candidacy between 9:00 a.m. and 5:00 p.m. on the forty-ninth day before the election. No space shall appear on the ballot for a write-in candidate until the person has been notified in writing by the municipal clerk that the certificate of registration of the candidate on file with the county clerk and the declaration of candidacy are in proper order and that the person, based on those documents, is qualified to be a declared write-in candidate. The municipal clerk shall deliver the notice to the person no later than 5:00 p.m. on the Friday following the filing date;

(5) any voter may challenge the candidacy of any person seeking election to municipal office for the reason that the person does not meet the requirements for the office sought by filing a petition in the district court within seven days after the deadline for filing a declaration of candidacy. The district court shall hear and render a decision on the matter within ten days after the filing of the petition. The decision of the district court may be appealed to the supreme court within five days after the decision is rendered. The supreme court shall hear and render a decision on the appeal forthwith; and

(6) the municipal clerk shall certify in writing the ballot for each precinct in the municipality containing the name of each candidate who has been qualified, a space for any offices with a declared write-in candidate and any ballot questions to be voted on at the municipal officer election. The order of candidates for the same office in a municipal officer election shall follow the randomization method established by rule by the secretary of state for the regular local election. Each ballot certified pursuant to this paragraph shall, no later than forty-two days before the election, be sent to the ballot printer or other person preparing the ballot for use by the voters and a certified copy sent to the secretary of state. A copy of each certification shall be kept on file in the office of the secretary of state for twelve months, after which the ballot certification shall be transferred to be a permanent record at the state records center.

F. Except for municipalities that provide for a top-two runoff election pursuant to Section 1-22-16 NMSA 1978, the term of office for municipalities holding elections pursuant to this section shall begin the first day of the month following the election. For municipalities that provide for a top-two runoff election, the term of office for municipalities holding elections pursuant to this section shall begin the first day of the month following the runoff election.

G. When the Municipal Code:

(1) provides for vacancies in municipal office to be filled by election at the next regular local election, the vacancies shall instead be filled by election at the next municipal officer election; or

(2) references a ballot question that may be placed on the regular local election or general election ballot, the reference shall also permit placing the ballot question on the municipal officer election ballot.

History: Laws 2018, ch. 79, § 34; 2019, ch. 212, § 143.

1-22-3.2. Municipalities; municipal election provisions; adjustment of dates and charter amendments for procedures affected by the Election Code; public financing.

A. Election provisions or procedures in the laws of a municipality that operate in addition to and do not conflict with the provisions of the Election Code continue in effect

as long as such provisions do not conflict with the Election Code or until amended or repealed by the municipality. Election provisions or procedures in an ordinance or charter of a municipality that conflict with the Election Code or other applicable state or federal law are not operable and shall not be enforced. Election provisions or procedures in an ordinance or charter of a municipality that do not conflict with the Election Code shall be administered pursuant to the ordinances or charter of the municipality, unless the municipal clerk and the county clerk have signed a memorandum of understanding for the county clerk to conduct election provisions or procedures on behalf of the municipality.

B. A municipality with election provisions or procedures in an ordinance or its charter that do not conflict with the Election Code shall adjust the calendar dates that implement those election provisions and procedures to accord with the schedules imposed by the Election Code. At the discretion of the municipality, the adjustment of calendar dates may be done administratively, by ordinance or as otherwise provided by the charter of the municipality. The municipal clerk shall post the adjusted dates no later than June 30 of each odd-numbered year.

C. At the discretion of the municipality, a municipality with a charter may amend its charter by ordinance or as otherwise provided by the municipality to conform its ordinances or charter with the requirements of the Election Code and other applicable state or federal laws related to elections.

D. In any municipality implementing public financing for its municipal elections consistent with this section and notwithstanding any provision to the contrary in the ordinances or charter of the municipality:

(1) the municipality shall require as a precondition to the receipt of public financing that a person first be qualified as a candidate;

(2) if the date in the ordinances or charter of the municipality for submitting documents to be approved for public financing is an earlier date than the filing date for declarations of candidacy provided in the Local Election Act, the municipal clerk shall accept declarations of candidacy and other candidate qualification documents from persons seeking to be approved for public financing on the date provided in the ordinances or charter of the municipality upon which the municipal clerk shall deliver to the county clerk the candidate qualification documents of each person seeking to be approved for public financing;

(3) the county clerk shall notify the municipal clerk in writing no later than 5:00 p.m. on the third day following receipt of the candidate qualification documents that the certificate of registration of the candidate, the declaration of candidacy and the petition, if any, are in proper order and whether the person, based on those documents, is qualified to be a candidate;

(4) any voter may challenge the candidacy of a person seeking election to municipal office by the county clerk for the reason that the person does not meet the candidate qualification requirements by filing a petition in the district court within seven days after the deadline for the municipal clerk to approve candidates to receive public financing. The district court shall hear and render a decision on the matter within ten days after the filing of the petition. The decision of the district court may be appealed to the supreme court within five days after the decision is rendered. The supreme court shall hear and render a decision on the appeal forthwith; and

(5) on the day provided in the Local Election Act to submit declarations of candidacy, any qualified person may file a declaration of candidacy for municipal office and other candidate qualification documents, including a person who failed to be approved for public financing but who otherwise qualifies to be a candidate, but not including a person who previously sought public financing in the same election but was not qualified to be a candidate; provided that any candidate qualification requirements imposed by the municipality other than those pertinent to public financing and the date for filing a declaration of candidacy must be fulfilled by a person who submits a declaration of candidacy on the day provided in the Local Election Act.

History: Laws 2018, ch. 79, § 35; 2019, ch. 212, § 144; repealed and reenacted by Laws 2019, ch. 212, § 145.

1-22-7. Declaration of candidacy; filing date; penalty.

A. A candidate for a position that will be filled at a regular local election shall file a declaration of candidacy with the proper filing officer between 9:00 a.m. and 5:00 p.m. on the seventieth day before the date of the regular local election.

B. A candidate shall file for only one position in the same local government but may file for a position in more than one local government on the same filing day.

C. A declaration of candidacy shall not be amended after it has been filed with the proper filing officer.

D. Each declaration of candidacy shall be accompanied by a nominating petition containing at least the number of signatures as required by law for the specific office.

E. Each declaration of candidacy shall be delivered for filing in person by the eligible candidate or by a person acting by virtue of written authorization. The proper filing officer shall not accept for filing from any one individual more than one declaration of candidacy.

F. Whoever knowingly makes a false statement in a declaration of candidacy is guilty of a fourth degree felony and shall be sentenced pursuant to the provisions of Section 31-18-15 NMSA 1978.

History: 1978 Comp., § 1-22-7, enacted by Laws 1985, ch. 168, § 9; 1999, ch. 267, § 34; 2015, ch. 145, § 83; repealed and reenacted by Laws 2018, ch. 79, § 20; 2019, ch. 212, § 147; 2023, ch. 39, § 85.

1-22-16. Municipal runoff elections.

A. All runoff elections authorized by Article 7, Section 5 of the constitution of New Mexico shall be conducted pursuant to this section as a top-two runoff election or as a ranked-choice runoff election as follows:

(1) a top-two runoff election shall be conducted on a separate ballot when the candidate receiving the most votes for an office did not receive the percentage of votes required by the laws of the municipality to be elected in the first round of voting. When ordered, the top-two runoff election shall be held following the regular local election and allow the voter to select between the two candidates who in the first round of voting received the highest number of votes for an office; and

(2) a ranked-choice runoff election shall be conducted on the same ballot as the regular local election and allow the voter to rank the candidates for an office in the order of preference for the voter.

B. If a municipality whose laws provide for top-two runoff elections is notified by the proper canvassing board that a runoff election is required following the regular local election, the top-two runoff election shall be conducted in accordance with those election provisions and procedures in the ordinances or charter of the municipality that do not conflict with the Election Code or administrative rules issued by the secretary of state; provided that in a municipality in which the first round of voting is conducted at the regular local election:

(1) the county clerk shall perform the duties of administering the top-two runoff election; and

(2) the municipality shall reimburse the secretary of state the actual cost of conducting the runoff election.

C. A municipality whose laws provide for a runoff election shall conduct the election in the manner provided by the municipality's ordinance or charter; provided that a municipality may by ordinance choose between conducting a top-two runoff election and a ranked-choice runoff election. The ordinance shall be filed with the secretary of state no later than June 30 of the year the next regular local election is scheduled.

D. The secretary of state shall issue rules to implement top-two and ranked-choice runoff elections.

History: 1978 Comp., § 1-22-16, enacted by Laws 1985, ch. 168, § 18; repealed and reenacted by Laws 2018, ch. 79, § 29; 2019, ch. 212, § 151.

1-16-3. Ballot questions; certification.

A. Whenever a state ballot question is to be submitted to the voters of the entire state on a general election or regular local election ballot, not less than seventy days before the election, the secretary of state shall certify the state ballot question to the county clerk of each county.

B. Whenever a local government ballot question is to be submitted to the voters of a local government on a general election or regular local election ballot, not less than seventy days before the election at which the ballot question is proposed to be submitted to the voters, the local government shall file a resolution proposing the ballot question with the county clerk of each county containing any precinct in which votes may be cast for or against the local government ballot question. Not less than sixty-seven days before the election, each county clerk shall certify the local government ballot question to the secretary of state.

C. Whenever a state or local government ballot question is to be submitted to the voters in a special election, the proclamation calling the election shall be filed with or certified to the county clerk of each county containing any precinct in which votes may be cast pursuant to the provisions of the Special Election Act [Chapter 1, Article 24 NMSA 1978].

History: 1953 Comp., § 3-16-3, enacted by Laws 1969, ch. 240, § 376; 1977, ch. 222, § 93; 1981, ch. 146, § 1; 2017, ch. 101, § 18; 2019, ch. 212, § 135.

1-1-24. Required voter identification.

As used in the Election Code [Chapter 1 NMSA 1978], "required voter identification" means any of the following forms of identification as chosen by the voter:

A. a physical form of identification, which may be:

(1) an original or copy of a current and valid photo identification with or without an address, which address is not required to match the voter's certificate of registration; or

(2) an original or copy of a utility bill, bank statement, government check, paycheck, student identification card or other government document, including identification issued by an Indian nation, tribe or pueblo, that shows the name and address of the person, the address of which is not required to match the voter's certificate of registration; or

B. a verbal or written statement by the voter of the voter's name, registration address and year of birth; provided, however, that the statement of the voter's name need not contain the voter's middle initial or suffix.

History: Laws 2005, ch. 270, § 6; 2008, ch. 59, § 1.

NEW MEXICO CONSTIUTION

Article IV, Sec. 27. [Extra or increased compensation for officers, contractors, etc.]

No law shall be enacted giving any extra compensation to any public officer, servant, agent or contractor after services are rendered or contract made; nor shall the compensation of any officer be increased or diminished during his term of office, except as otherwise provided in this constitution.

Article VII, Sec. 5. [Election by ballot; plurality elects candidate.]

A. All elections shall be by ballot.

B. The legislature may provide by law for runoff elections for all elections other than municipal, primary or statewide elections. If the legislature does not provide for runoff elections, the person who receives the highest number of votes for any office, except as provided in this section, and except in the cases of the offices of governor and lieutenant governor, shall be declared elected to that office. The joint candidates receiving the highest number of votes for the offices of governor and lieutenant governor shall be declared elected to those offices.

C. In a municipal election, the candidate that receives the most votes for an office shall be declared elected to that office, unless the municipality has provided for runoff elections. A municipality may provide for runoff elections as follows:

(1) a municipality that has not adopted a charter pursuant to Article 10, Section 6 of the constitution of New Mexico may provide by ordinance for runoff elections;

(2) a municipality that has adopted a charter pursuant to Article 10, Section 6 of the constitution of New Mexico, and prior to the adoption of this amendment the charter provided for runoff elections, shall hold runoff elections pursuant to the charter; or

(3) a municipality that adopts or has adopted a charter pursuant to Article 10, Section 6 of the constitution of New Mexico may, subsequent to the adoption of this amendment, provide for runoff elections as provided in its charter. (As amended, November 6, 1962 and November 2, 2004.)

ADMINISTRATIVE CODE

1.10.14.12 TOP-TWO RUNOFF ELECTION:

A. If no candidate receives the percentage of votes required by the laws of the municipality to be elected in the first round of voting for the particular office in question, a runoff election shall be held no sooner than 21 days nor later than 45 days after approval of the report of the canvass of the election in question as now provided by the election code.

B. The top two candidates who receive the highest number of votes cast for the office in question shall automatically become the candidates at the runoff election. The top two candidates do not need to file declarations of candidacy for the runoff election.

C. If a top-two runoff election is required pursuant to this section, only the election day polling locations in the affected district, alternate polling locations in the affected district, and the county clerk's office are required to be open. It is up to the county clerk, in consultation with the municipal clerk, to determine if any other polling locations are to be opened during a top-two runoff election.

D. The automatic recount provisions under Paragraph (3) of Subsection A of Section 1-14-24 NMSA 1978, apply to the first round of voting, only when a candidate has received a percentage of votes required by the laws of the municipality to be elected or in a top-two runoff election. The automatic recount provisions are not applicable to the first round of voting, where two candidates receiving the greatest number of votes for an office will proceed to a top-two runoff election. [1.10.14.12 NMAC - N, 9/10/2019]

2.02 Election; Terms.

A. **Election.** One City Council member shall be elected by the qualified electors in each of six City Council districts. The mayor shall be elected at-large. A person shall be eligible and qualified to be a candidate for the Office of Mayor or City Councilor, if that person meets all requirements of the Constitution and laws of the State of New Mexico and all requirements of this Charter.

B. **Terms.** The mayor and city councilors shall each be elected for a term of four years. The mayor and each city councilor shall remain in office until that person's successor is qualified.

(Section 2.02 amended at Special Election on March 5, 1996 as Proposition 3)

4.03 Term of Office and Salary.

The term of Office of the Municipal Judge shall be for a period of four years. The municipal judge shall remain in office until the municipal judge's successor is elected and qualified. The salary of the municipal judge shall be established by ordinance.

7.01 City Elections.

A. The New Mexico Municipal Election Code shall apply to and govern elections of the City of Rio Rancho, except to the extent that the Municipal Election Code is inconsistent with the provisions of this Charter, in which case the Charter shall govern.

B. The regular municipal election shall be held on the first Tuesday in March of each even-numbered year.

C. Candidates for all municipal elective offices shall run for office without any political party designation, and no references to any slate of candidates shall be made on any ballots.

D. The election of all municipal elective offices shall be by majority of the votes cast for the particular office in question. The Governing Body shall by ordinance determine the procedures for breaking a tie vote and for run off elections.

E. For the conduct of City elections, for the prevention of fraud in such elections, and for such other purposes as may be determined by the Governing Body, the Governing Body may adopt ordinances consistent with this Charter. Such ordinances may include a policy concerning campaign practices, candidate expenses, contribution reports, and campaign ethics. The Governing Body by ordinance shall require photo identification for municipal elections.

(Section 7.01 amended at Special Election on March 7, 2006 as Proposition 25; Section 7.01.E. amended at Special Election on March 6, 2012 as Proposition 34)

30.31 VOTER PHOTO IDENTIFICATION REQUIRED; PROVISIONAL VOTING.

(A) Each voter seeking to vote in a City of Rio Rancho municipal election shall present a current identification card containing the voter's name and photograph.

(1) Such photo identification may include any card issued by a government agency, including an Indian nation, tribe or pueblo, driver's license, student identification card, commercial transaction card (such as a credit or debit card), insurance card, union card, passport, a professional association card or a voter identification card issued by the City Clerk.

(2) Pursuant to NMSA 1978 Section 1-12-7.1, a voter unable to provide photo identification shall be allowed to vote on a provisional paper ballot after executing a statement affirming under penalty of perjury that the voter is a qualified elector and registered to vote in the City of Rio Rancho, and providing the required information set out in NMSA 1978 Section 1-12-25.3.

(a) If the voter provides the required photo identification to the City Clerk's office before 5:00 p.m. on the second day after the election, the provisional paper ballot shall be qualified and counted in accordance with NMSA 1978 Section 1-12-7.1.

(b) A voter who casts a provisional paper ballot under this section shall be allowed to execute a statement affirming, under penalty of perjury, in the City Clerk's office, prior to the convening of the Canvassing Board, that the voter has a religious objection to being photographed. Such voter shall not be required to submit a photo identification.

(3) Voter photo identification cards shall be issued by the City Clerk without charge to any voter who presents two of the following identification documents that show the name and address of the voter: a state-issued identification card, passport, Social Security card, student identification card, library card, insurance card, selective service card, union card, professional association card, utility bill, bank statement, government check or a paycheck.

(a) If the individual is unable to present any two of these documents to the City Clerk, then the voter shall swear or affirm in writing under penalty of perjury that the voter is registered to vote and shall be issued a voter photo identification card upon verification that such person is registered to vote.

(b) The City Clerk-issued photo identification card shall state on its face that it shall not be valid for identification other than for the purpose of voting in City of Rio Rancho municipal elections and shall not be valid if the voter's certificate of registration is cancelled pursuant to NMSA 1978 Sections 1-4-22 and 1-4-24 (as amended).

(B) In addition to the failure to present photo identification, a voter shall be permitted to vote on a provisional paper ballot for the reasons specified in the Election Code and The Help America Vote Act. All provisional paper ballots shall be issued, qualified and canvassed in accordance with the Election Code.

(C) Each provisional voter shall be made aware of how to determine whether the provisional paper ballot was qualified, and the right to an appeal process, in accordance with NMSA 1978 Section 1-12-12.2(A) and Section 1.10.22 NMAC.

(D) Pursuant to NMSA 1978 Section 30-25-1, to knowingly execute a false statement constitutes perjury. Pursuant to NMSA 1978 Sections 1-20-8 through 1-20-10 (as amended), to vote on the basis of a falsely executed statement constitutes false voting and a fourth degree felony.

(Am. Ord. 19-34)

34.02 MUNICIPAL JUDGE.

(A) The Municipal Judge must be a registered voter, over 21 years of age, and a resident of the city and shall continually retain residence within the city throughout his term of office. ('87 Code, § 5-2-1)

(B)(1) Effective from the date the Municipal Judge takes the oath of office in 2018, the Municipal Judge shall receive an annual salary of $70,000.

(2) Beginning with the 2022 municipal election for Municipal Judge and thereafter, one year prior to the regular municipal election day where the office of the Municipal Judge, a four-year term, shall be voted on, the Governing Body shall review the annual Municipal Judge salary. If the Governing Body, by majority vote, decides to adjust the annual salary for the Municipal Judge, it shall do so no later than 11 months prior to the regular municipal election day where the office of Municipal Judge shall be voted on. The adjusted Municipal Judge salary shall become effective for the applicable Municipal Judge term (the oath of office day beginning a four-year term).

(3) The Municipal Judge shall have the option to participate in any city-sponsored life insurance and health insurance programs on the same conditions and terms as any other city employee.

(4) The annual salary of the Municipal Judge shall not be increased or decreased during their respective term of office.

('87 Code, § 5-3-1)

(C) The Municipal Judge shall be elected for a term of four years. ('87 Code, § 5-3-2)

(D) The Municipal Judge shall serve as the judicial branch of the city and shall:

(1) Hear and decide the case of any person accused of violating a municipal ordinance;

(2) Dismiss or pass judgment upon all cases heard;

(3) Impose or suspend an appropriate sentence not to exceed the limits of fines and imprisonments provided by NMSA § 3-17-1 upon persons found guilty, pleading nolo contendere (no contest) to the charge of violating a municipal ordinance, or place the person on probation for a period not exceeding one year on terms and conditions as the court deems best, provided that the suspension of sentence or probation, or both, shall be granted only when the Municipal Judge is satisfied it will serve the ends of justice and the public, and that the defendant's liability for any fine or other punishment imposed is fully discharged upon successful completion of the terms and conditions of probation.

(4) Issue subpoenas and warrants to carry out the duties of the court; and

(5) Punish for contempt of court.

('87 Code, § 5-4-1)

(E) The Municipal Judge shall:

(1) Maintain the records and issue the documents as are required by state statutes or regulations of the Administrative Office of the Courts;

(2) Not later than the tenth day of each month, submit to the governing body a written record of all money collected during the previous month, which shall include an itemized statement of the amount collected, the name of the person paying, and the date of payment;

(3) Not later than the tenth day of each month turn over to the City Treasurer all money collected the previous month;

(4) Annually, unless exempted by the Chief Justice of the Supreme Court, complete a training course approved by the Administrative Office of the Courts;

(5) Regularly schedule court hearings in the municipal court at times as will least inconvenience all parties concerned. In the event the Municipal Judge does not provide for a reasonable schedule of hearings, the governing body shall establish a reasonable minimum schedule by ordinance; and

(6) Be available at all reasonable hours for the issuance of warrants and summons.

('87 Code, § 5-4-2)

(F) The Judge shall conduct all hearings and business of the court in accordance with the Procedures for Municipal Courts, published by the New Mexico Supreme Court. ('87 Code, § 5-5-1)

(G) The Judge shall establish internal procedures for conducting the business of the court not in conflict with the

Procedures for Municipal Courts and the Code of Judicial Conduct, as he shall from time to time consider appropriate. The procedures shall be made available to all interested parties and to the public. (’87 Code, § 5-5-2)

(H) The governing body shall by ordinance and budget resolution provide support staff and clerical assistance as is justified by the case load of the court. The Judge shall assign and supervise the work of employees assigned to the municipal court. The Judge has authority to establish rules for municipal court personnel. (’87 Code, § 5-5-3)

(I) In the event that the Municipal Judge resigns, is removed, dies or ceases residence within the municipality, the Mayor with the advice and consent of a majority of all members of the City Council shall declare the office of the Municipal Judge vacant. The Mayor with the advice and consent of a majority of all members of the City Council shall appoint a qualified elector of the municipality to serve until the next regular municipal election, at which time a Municipal Judge shall be elected for a term of four years. (’87 Code, § 5-8-1)

(Ord. 82-31; Am. Ord. 90-006; Am. Ord. 94-009; Am. Ord. 97-020; Am. Ord. 16-22)

30.25 CAMPAIGN COMMITTEE REGISTRATION; INDEPENDENT EXPENDITURES.

(A) Each candidate shall establish one candidate campaign committee for the election. The name, street address, telephone number, and email address of the candidate's campaign committee shall be filed with the City Clerk upon submission of a declaration of candidacy.

(B) Each campaign committee, other than a candidate's campaign committee, shall register with the City Clerk within seven days of formation. In no case shall the registration occur later than the date on which a campaign committee initiates the dissemination of campaign advertisement. As completed, the requisite registration form shall include the following:

(1) The name, street address, telephone number, and email address of the campaign committee;

(2) The name, street address and telephone number of each firm, association, partnership, business trust, corporation, company, committee, and any other organization or group of individuals with which the campaign committee is affiliated or with which it coordinated or cooperated in its efforts to support or defeat a candidate or ballot question;

(3) The name, street address, telephone number and title of each officer or responsible leader; and

(4) The purpose for which the committee was organized.

(C) Each person, organization or entity who has made independent expenditures exceeding $500 or more in the aggregate during an election shall register with the City Clerk within seven days of meeting such monetary threshold. In no case shall the registration occur later than the date on which the dissemination of the campaign advertisement financed by the independent expenditure was initiated.

(1) The registration form required shall include:

(a) The name and street address of the person, organization or entity who made the independent expenditure;

(b) The name and street address of the person, organization or entity to whom the independent expenditure was made;

(c) The date, amount and purpose for each independent expenditure; and

(d) The name and street address of each person, organization or entity who provided any cumulative contribution exceeding $200 to fund any independent expenditure;

(2) If any person, organization or entity making independent expenditures acquires any subsequent independent expenditures, that person, organization or entity shall report any and all such expenditures as

required by this section.

(D) All changes to the registration information of any campaign committee shall be reported to the City Clerk within seven days of such change.

(Am. Ord. 19-34)

30.26 CAMPAIGN TREASURER; CAMPAIGN BANK ACCOUNT.

(A) Each candidate or campaign committee shall appoint a campaign treasurer who shall be responsible for receiving contributions, authorizing disbursements and maintaining a true and complete record of the campaign finances. For one's own campaign, a candidate may serve as campaign treasurer. The name, street address, telephone number, and email address of the campaign treasurer shall be filed when submitting of a declaration of candidacy or registration of a campaign committee to the City Clerk.

(B) Each candidate or campaign committee shall establish no more than one campaign bank account to be used for the deposit of all contributions and debit of all expenditures for the election. The name and street address of the financial institution where the bank account is established shall be filed when submitting a declaration of candidacy or registration of a campaign committee to the City Clerk.

(Am. Ord. 19-34)

30.27 CAMPAIGN ADVERTISEMENT DISCLAIMER.

(A) All campaign advertisements shall contain a disclaimer to include the name of the candidate, or campaign committee who has authorized the advertisement or, if paid for by an independent expenditure, a statement including the words "paid for by" followed by the name of the person, organization or entity who made the independent expenditure.

(B) The disclaimer shall be placed conspicuously in a legible manner on printed material or electronic communications, such as websites or social media sites, clearly spoken when transmitted via audio broadcast means, and both legible and clearly spoken for visual media advertisements. A disclaimer is not required on printed campaign material such as pins, bumper stickers and other comparably sized items on which the disclaimer cannot reasonably be printed or displayed.

(Am. Ord. 19-34)

30.28 CONTRIBUTIONS; CAMPAIGN FINANCE REPORTING.

(A) The total contributions to a candidate or campaign committee shall not exceed $5,000 for citywide races and $3,000 for district races from any one person, organization, entity, or campaign committee for an election. Coordinated contributions are subject to the contribution limit; however, a loan made by a candidate to their own campaign committee and independent expenditures are exempt from the contribution limit.

(B) Anonymous contributions shall not be used for campaign finance purposes and, if received, shall be deposited in the City of Rio Rancho's General Fund or given to a registered 501(c)(3) charity by the candidate or campaign committee.

(C) Each reporting individual shall file a campaign finance report with the City Clerk, on a form prescribed by the City Clerk. Each campaign finance report which identifies contributions and expenditures exceeding $250 shall itemize each contribution and expenditure.

(1) The report shall include:

(a) The amount, purpose, and date of the contribution or expenditure;

(b) The actual or estimated value, when the actual value is not available, purpose, and date of the in-kind contribution;

(c) When the contributor is an individual, the name, street address, principal business or occupation, and the name and address of the employer of the contributor from whom any cumulative contribution or in-kind contribution of $1,000 was received;

(d) When the contributor is an entity other than an individual, the name, street address, and the owners of the entity from whom any cumulative contribution or in-kind contribution exceeding $50 was received;

(e) The name and street address of the person or business to whom any cumulative expenditure exceeding $50 was made;

(f) The aggregate total of all contributions and expenditures for the reporting period; and

(g) A declaration that the campaign finance report has been prepared with all reasonable diligence and that it is true and complete.

(2) An itemized campaign finance report shall not be required when neither contributions nor expenditures exceed $250 during a reporting period; provided, that the reporting individual shall instead file a written declaration, under oath, that neither contributions nor expenditures exceed $250.

(3) When no contribution is raised nor expenditures made during a reporting period, a reporting individual shall file a statement of no activity in lieu of an itemized campaign finance report.

(4) Each campaign finance report and statement of no activity shall be subscribed and sworn to by the candidate, campaign committee officer or leader or campaign treasurer.

(D) During an election year, reporting individuals, with the exception of Rio Rancho elected officials who are not candidates in the election that year, shall file campaign finance reports on the following periods:

(1) Not later than 5:00 p.m. on the forty-second day prior to an election containing a total listing of all contributions and expenditures made prior to the date of this filing, and not previously reported;

(2) Not later than 12:00 noon on the twenty-eighth day prior to an election, containing a total listing of all contributions and expenditures made prior to the date of this filing, and not previously reported;

(3) Not later than 12:00 noon on the day preceding the date of the election, containing a total listing of all contributions and expenditures made prior to the date of this filing, and not previously reported; and

(4) Not later than 5:00 p.m. on the thirtieth day following an election, containing a total listing of any remaining contributions and expenditures made prior to the date of this filing, and not previously reported; provided, however, that any candidate subject to a run-off election, as signified by the certified election canvass, shall instead file a campaign finance report:

(a) The day before absentee voting for the run-off election begins by 5:00 p.m., containing a total listing of all contributions and expenditures made prior to the date of this filing, and not previously reported;

(b) Not later than 12:00 noon on the day preceding the run-off election, containing a total listing of all contributions and expenditures made prior to the date of this filing, and not previously reported; and

(c) Not later than 5:00 p.m. on the thirtieth day following a run-off election, containing a total listing of any remaining contributions and expenditures made prior to the date of this filing, not previously reported.

(E) Any remaining contributions not expended on the campaign shall be disposed of in one of the following methods:

(1) Retained in the campaign bank account for a possible run-off election for that office, a challenge to the election or for the candidate's use in a future City of Rio Rancho municipal election;

(2) Returned to the person, organization or entity who made the contribution;

(3) Placed in the City of Rio Rancho's General Fund;

(4) Given to a registered 501(c)(3) charity identified by the candidate; or

(5) Donated to a candidate seeking election to a City of Rio Rancho municipal office.

(F) Reports shall be required and filed with the City Clerk biannually every second Tuesday in July and

December by 5:00 p.m. until the candidate or campaign committee files a final campaign finance report confirming the following:

(1) That there is no outstanding campaign debt;

(2) That all contributions have been expended pursuant to subsection (E) of this section; and

(3) That the campaign bank account has been closed.

(G) If any reporting individual files a campaign finance report after the deadline or fails to file a complete report, they shall pay to the City of Rio Rancho, at the time of filing, the sum of $10 per day for each regular working day after the time required by this subchapter until the complete report is filed; provided, that the fine shall not exceed the cumulative sum of $500. It is unlawful for a candidate or campaign treasurer to knowingly and willfully file a false report of expenditures and contributions. Any candidate who fails or refuses to file a campaign finance report or to pay a fine imposed by this section shall not:

(1) Be issued a certificate of election if the violation occurs after the date of the election and the official canvass of returns indicates the candidate as the winner until the candidate satisfies all reporting requirements and pays all sums owed, including fines; or

(2) Be permitted to file a declaration of candidacy for any future City of Rio Rancho municipal election until the candidate satisfies all reporting requirements and pays all fines owed.

(H) Each Rio Rancho elected official, in a non-election year, and in an election year for which the public official is not a candidate, shall file a biannual report every second Tuesday in July and December by 5:00 p.m. noting any and all contributions received and expenditures made prior to the date of the filing, and not previously reported. The contributions and expenditures reported in such biannual reports and applied to a campaign for any municipal elected office shall be included in the first campaign finance report that the candidate files pursuant to subsection (D) of this section.

(I) A Rio Rancho elected official for which no contributions were raised nor expenditures made during a reporting period shall file a statement of no activity in lieu of an itemized campaign finance report.

(J) For the purposes of this section, contributions and expenditures include those contributions received and expenditures made by or on behalf of an individual prior to the individual filing a declaration of candidacy for a Rio Rancho municipal office, or by or on behalf of a campaign committee at any time prior to the relevant election through the time the final campaign finance report is due.

(Am. Ord. 19-34)

30.29 RETENTION OF CAMPAIGN FINANCE RECORDS.

(A) Each candidate, campaign committee, or campaign treasurer of a campaign committee shall keep a true and complete record of all campaign finance records for two years after the date the election results were certified by the Canvassing Board, to include records of all contributions, in-kind contributions, anonymous contributions and expenditures, regardless of the amount, bank account records and statements, checks, bank deposit slips, receipts, leases and rental agreements, and all other finance records relevant to the campaign.

(B) The Rio Rancho City Clerk shall preserve a full record of all campaign finance reports submitted for the election for the length of time specified in the City of Rio Rancho records retention schedule or the New Mexico state records retention schedule, whichever requires a lengthier retention period.

(Am. Ord. 19-34)

30.30 RUN-OFF ELECTIONS.

(A) If no candidate receives a majority of the votes cast in the first round of voting for a particular office, as signified by the certified election canvass, a run-off election shall be held on the date specified in the election proclamation pursuant to NMSA 1978 Section 1-22-4 (as amended).

(B) The top two candidates who receive the highest number of votes cast for the particular office shall advance to the run-off election. Each candidate subject to the run-off election shall not be required to file a declaration of candidacy.

(1) If more than two candidates tie for the highest number of votes in the regular election, the tied candidates shall, under the supervision of the City Clerk, draw lots to determine which two are to be the run-off candidates.

(2) If two or more candidates tie for the second-highest number of votes in the regular election, the tied candidates shall, under the supervision of the City Clerk, draw lots to determine which one is to be the second candidate in the run-off election.

(C) Only the election polling places and early voting locations will be reactivated for a run-off election as is required for a District Councilor position. All polling places and early voting locations will be reactivated for a run-off election as is required for the Mayor or Judge position.

(D) Absentee and early voting shall be conducted in accordance with the Election Code.

(E) The City Clerk shall appoint an Election Board pursuant to the Election Code.

(F) The Canvassing Board shall certify the run-off election results no later than 10 (days) from the date of the run-off election pursuant to NMSA 1978 Section 1-13-13. The term of office for the candidate certified to have received the highest number of votes cast in the run-off election shall begin the first day of the month following the run-off election.

(Am. Ord. 19-34)

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 8 **ENACTMENT NO. 25-08**

ORDINANCE AMENDING CHAPTER 30 GOVERNING BODY, CHAPTER 31 CITY OFFICIALS, & CHAPTER 34 MUNICIPAL COURT

WHEREAS: the City Charter delegates authority to the Governing Body to set the elected Municipal Judge's salary by Ordinance; and

WHEREAS: Municipal Code prescribes that the Governing Body shall review the Municipal Judge salary one year prior to the next Municipal Judge election, and make any adjustment no later than 11 months prior to election day; and

WHEREAS: the Governing Body reviewed the Municipal Judge salary on February 13, 2025, and desires to raise the current salary by 15 percent; and

WHEREAS: the Municipal Judge has requested that the compensation for the Alternate Judge position is increased by the Governing Body; and

WHEREAS: pursuant to the City Charter, the Governing Body (Mayor and City Council) determine the salary for the Mayor and City Council members via Ordinance; and

WHEREAS: the Governing Body, effective for new or re-elected officials, adopted salary increases in August 2024 similar to comparable New Mexico municipalities and tied to State law language pertaining to elected County Commission compensation and numeric rates; and

WHEREAS: as part of the November 2024 General election, voters approved a modification to the New Mexico Constitution eliminating the State Legislature's oversight and authority to set salaries of elected County officials; and

WHEREAS: as a result of the constitutional amendment, the State law language referenced in Municipal Code establishing Governing Body compensation is no longer applicable and subject to deletion/removal from State law as a periodic cleanup to statute in the future; and

WHEREAS: the constitutional amendment necessitates that the Governing Body modify Municipal Code via Ordinance and establish compensation for future Mayors and City Councilors by numeric value instead of by reference to State law.

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

Section 1. Chapter 30, Governing Body, Section 30.03 Compensation, is hereby amended as follows (strikethrough is deleted text and underline is new text):

(A) Effective July 1, 2025, when a City Councilor begins a new, elected four-year term, the City Councilor shall receive an annual salary of $39,106. Thereafter, every four years, when a new four-year office term begins, the annual salary for a City Councilor shall be adjusted by eight (8) percent to serve as a cost-of-living/inflation adjustment. ~~On the day each City Councilor is sworn into office, the annual salary of a City Council member shall be equal to the maximum amount authorized by the New Mexico Legislature to be paid to County Commissioners in Class "A" counties, as provided in Section 4-44-4 NMSA 1978, and as may be amended thereafter.~~

(B) Any individual that is appointed or elected to complete the four-year term of a City Councilor shall receive the same annual salary as their immediate predecessor.

~~(B)~~ (C) Councilors and eligible family members shall have the option to participate in city-sponsored elective insurance coverages for medical, dental, vision, and life, with the same conditions and terms as offered to classified city employees. City Councilors shall not be eligible for leave benefits offered to classified city employees.

~~(C)~~ (D) The annual salary of a Councilor shall not be increased or decreased during their respective term of office, pursuant to Article IV, Section 27 of the New Mexico Constitution.

Section 2. Chapter 31, City Officials, Section 31.15 Mayor, is hereby amended as follows (strikethrough is deleted text and underline is new text):

(A) The Mayor is the chief executive as provided in § 3.01.B(2) of the City Charter and shall:
(1) Sign all ordinances and resolutions adopted by the Governing Body;
(2) Sign all commissions, licenses and permits approved by the Governing Body;
(3) Execute all contracts, legal processes and bonds approved by the Governing Body by ordinance; and
(4) Upon an immediate danger to the public health, safety or welfare of the community, declare that a state of emergency exists within the city.

(B)(1) The Mayor shall continually reside within the city throughout his term of office.
(2) The Mayor shall be elected for a term of four years.
~~('87 Code, § 2-1-2)~~

(C) Effective July 1, 2025, when a Mayor begins a new, elected four-year term, the Mayor shall receive an annual salary of $97,765. Thereafter, every four years, when a new four-year office term begins, the annual salary for the Mayor shall be adjusted by eight (8) percent to serve as a cost-of-living/inflation adjustment. ~~On the day the Mayor is sworn into office, the annual salary of the Mayor shall be equal to two and one half-times the maximum amount authorized by the New~~

~~Mexico Legislature to be paid to County Commissioners in Class "A" counties, as provided in Section 4-44-4 NMSA 1978, and as may be amended thereafter.~~

(D) Any individual that is appointed or elected to complete the four-year term of the Mayor shall receive the same annual salary as their immediate predecessor.

~~(D)~~ (E) The Mayor and eligible family members shall have the option to participate in city-sponsored elective insurance coverages for medical, dental, vision, and life, with the same conditions and terms as offered to classified city employees. The Mayor shall not be eligible for leave benefits offered to classified city employees.

~~(E)~~ (F) The annual salary of the Mayor shall not be increased or decreased during their respective term of office, pursuant to Article IV, Section 27 of the New Mexico Constitution.

~~(F)~~ (G) The Mayor shall be provided a city vehicle.

Section 3. Chapter 34 Municipal Court, Section 34.02, Municipal Judge, is hereby amended as follows (strikethrough is deleted text and underline is new text):

(B)(1) Effective from the date the Municipal Judge begins a new, elected four-year term, ~~takes the oath of office in 2018,~~ the Municipal Judge shall receive an annual salary of ~~$70,000~~ $80,500. Any individual that is appointed or elected to complete the four-year term of the Municipal Court Judge shall receive the same annual salary as their immediate predecessor.

(2) ~~Beginning with the 2022 municipal election for Municipal Judge and thereafter, o~~One year prior to the ~~regular municipal~~ election day where the office of the Municipal Judge, a four-year term, shall be voted on, the Governing Body shall review the annual Municipal Judge salary. If the Governing Body, by majority vote, decides to adjust the annual salary for the Municipal Judge, it shall do so no later than 11 months prior to the ~~regular municipal~~ election day where the office of Municipal Judge shall be voted on. The adjusted ~~Municipal Judge~~ salary shall become effective when the person elected begins their new four-year term as Municipal Judge ~~for the applicable Municipal Judge term (the oath of office day beginning a four-year term)~~.

(3) The Municipal Judge shall have the option to participate in any city-sponsored life insurance and health insurance programs on the same conditions and terms as any other city employee.

(4) The annual salary of the Municipal Judge shall not be increased or decreased during their respective term of office, pursuant to Article IV, Section 27 of the New Mexico Constitution.

Section 4. Chapter 34, Section 34.03, Alternate Judge is hereby amended as follows (strikethrough is deleted text and underline is new text):

(A)(1) The Mayor, with the advice and consent of a majority of the members of the City Council, shall appoint a qualified elector of the municipality to serve as acting, alternate Municipal Judge in the absence of the elected Municipal Judge.

(2) The alternate Municipal Judge shall exercise all powers and perform all duties of the Municipal Judge until the return of the Municipal Judge. ~~('87 Code, § 5-9-1)~~

(B) The alternate Municipal Judge must be a registered voter of the city and shall continually retain residency within the city throughout ~~his~~ their term of office pursuant to the requirements of NMSA § 35-14-5. ~~('87 Code, § 5-9-2)~~

(C) The alternate Municipal Judge shall receive compensation of ~~$175~~ $200 ~~per session,~~ for each ~~session~~ day the alternate judge serves as acting Municipal Judge. ~~('87 Code, § 5-9-3)~~

Section 5. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 6. Compiling Clause. This Ordinance shall be incorporated in and compiled as part of the Revised Ordinances of the City of Rio Rancho, (R.O. 2003).

Section 7. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 27TH DAY OF MARCH, 2025.

Jeremy Lenentine, Deputy Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

SENATE BILL 218

57TH LEGISLATURE - STATE OF NEW MEXICO - FIRST SESSION, 2025

INTRODUCED BY

Katy M. Duhigg and Heather Berghmans

This document may incorporate amendments proposed by a committee, but not yet adopted, as well as amendments that have been adopted during the current legislative session. The document is a tool to show amendments in context and cannot be used for the purpose of adding amendments to legislation.

AN ACT

RELATING TO ELECTION ADMINISTRATION; AMENDING THE ELECTION CODE; PROVIDING A PROCESS FOR ELECTION ADMINISTRATIVE STAFF HOME ADDRESS CONFIDENTIALITY; REQUIRING COUNTY CLERKS TO PARTICIPATE IN A CERTIFICATION PROGRAM ADMINISTERED BY THE SECRETARY OF STATE AND TO RECEIVE CERTIFICATION; PROVIDING ELECTION DAY PROCEDURES FOR NEWLY APPOINTED ELECTION BOARD MEMBERS; PROVIDING PROVISIONAL BALLOT REQUIREMENTS; REMOVING THE ELECTIONS SECURITY PROGRAM FROM THE BUREAU OF ELECTIONS OF

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THE OFFICE OF THE SECRETARY OF STATE; AMENDING THE PRIMARY ELECTION LAW; REQUIRING THE SECRETARY OF STATE TO IMPLEMENT A SECURE INTERNET APPLICATION TO GATHER ELECTRONIC SIGNATURES FOR THE QUALIFICATION OF POLITICAL PARTIES; PROVIDING BALLOT PROCEDURES; REQUIRING VOTER NOTIFICATIONS TO BE SENT TO ELIGIBLE VOTERS; AMENDING THE CIRCUMSTANCES IN WHICH AN AUTOMATIC RECOUNT IS REQUIRED; PROVIDING A PROCEDURE FOR QUALIFIED POLITICAL PARTIES TO PLACE A CANDIDATE FOR PRESIDENT OR VICE PRESIDENT ON THE GENERAL ELECTION BALLOT; PROVIDING A PROCEDURE FOR PRESIDENTIAL PRIMARY VACANCIES; AMENDING THE VOTER ACTION ACT; EXPANDING THE DEFINITION OF "QUALIFYING PERIOD"; PROVIDING PROCEDURES FOR DECLARATIONS OF INTENT; REQUIRING THE LEGISLATURE TO NOTIFY THE SECRETARY OF STATE IN WRITING OF THE CREATION OF A NEW COVERED OFFICE; AMENDING THE LOCAL ELECTION ACT; SRC→~~REPEALING A SECTION RELATING TO MUNICIPAL ELECTION PROCEDURES;~~←SRC AMENDING THE SPECIAL ELECTION ACT; PROVIDING PROCEDURES FOR SPECIAL ELECTIONS CALLED BY COUNTIES OR LOCAL PUBLIC BODIES; PROVIDING PROCEDURES FOR EMERGENCY ELECTIONS; ELIMINATING PRE-PRIMARY CONVENTION DESIGNATIONS; ELIMINATING REFERENCES TO PARTY CONVENTIONS; SRC→**PROVIDING A DELAYED REPEAL FOR CERTAIN MUNICIPAL ELECTION PROCEDURES;**←SRC AMENDING, REPEALING AND ENACTING SECTIONS OF THE NMSA 1978.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF NEW MEXICO:

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SECTION 1. Section 1-1-27.1 NMSA 1978 (being Laws 2023, Chapter 39, Section 1) is amended to read:

"1-1-27.1. PUBLIC OFFICIAL AND ELECTION ADMINISTRATIVE STAFF HOME ADDRESS CONFIDENTIALITY [~~RULEMAKING~~].--

A. The secretary of state shall promulgate rules to allow an elected or appointed public official to designate as confidential the public official's home address as stated in election- and financial-related disclosures filed with the secretary of state or county clerks. A home address designated as confidential pursuant to this section is exempt from disclosure pursuant to an Inspection of Public Records Act request and shall not be published on a governmental website. Nothing in this section or the secretary of state's rule shall prohibit the disclosure of the public official's home address if relevant to a challenge brought pursuant to the Election Code or a judicial proceeding. A requestor shall complete a notarized affidavit that unredacted copies are being requested for the purposes of a challenge brought pursuant to the Election Code or a judicial proceeding and that any address designated as confidential shall not be used for any other purpose.

B. Nonelected and appointed employees of a county clerk or the secretary of state may designate a confidential home address that shall not be disclosed on voter lists and file maintenance lists. The designation shall be made on a

form prescribed by the secretary of state.

C. For the purposes of this section, "public official" means a person elected or appointed to a federal, state, county or local office or a candidate thereof or a person appointed to a federal, state, county or local government position."

SECTION 2. Section 1-2-5 NMSA 1978 (being Laws 1969, Chapter 240, Section 26, as amended) is amended to read:

"1-2-5. SECRETARY OF STATE--ELECTION SEMINARS--CERTIFICATION PROGRAM.--

A. In carrying out [~~his~~] the duties of the secretary of state under the Election Code, the secretary of state shall, once before [~~each and~~] every statewide election, cause to be organized and conducted at convenient places and times in this state seminars on the administration of the Election Code. The secretary of state shall send written notice of the seminar to each county clerk setting forth the time and place of the seminar. Each county clerk, one of [~~his~~] the county clerk's designated deputies and one voting machine technician shall attend the seminar. Per diem and mileage shall be paid out of the funds appropriated to the secretary of state.

B. The secretary of state shall conduct a certification program for county clerks and shall require each county clerk to receive certification within twelve months of

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an initial appointment, election or reelection.

C. The secretary of state shall review the certification program every four years, upon passage of new election laws or more often as appropriate.

D. By July 2026, all county clerks shall complete initial participation in the certification program."

SECTION 3. Section 1-2-12 NMSA 1978 (being Laws 1969, Chapter 240, Section 32, as amended) is amended to read:

"1-2-12. ELECTION BOARD--POSITIONS ON EACH BOARD.--

A. Each election board shall consist of:

(1) a presiding judge;

(2) two election judges; and

(3) election clerks who are appointed to assist the presiding judge and election judges.

B. The county clerk shall appoint presiding judges and election judges so that not more than two of the three judges belong to the same political party at the time of their appointment; provided that:

(1) a judge of an election board shall not have changed party registration in the two years next preceding the judge's appointment in such a manner that the judge's prior party registration would make the judge ineligible to serve on the assigned election board; and

(2) a judge of an election board shall not continue to serve on an election board if the judge changes

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party registration after the date of appointment in such a manner to make the judge ineligible to serve on the assigned election board.

C. The county clerk may appoint teams of election judges under the supervision of one or more presiding judges for absent voter precincts, recounts and special elections; provided that each team shall consist of two election judges and that each election judge on a team shall not belong to the same political party as any other election judge on the team at the time of the appointment; and provided further that an election judge shall not have changed party registration in the two years next preceding the judge's appointment in such manner that the judge's prior party registration would make the judge ineligible to serve on the assigned team.

D. The county clerk may appoint election clerks to an election board as necessary to assist the presiding judge and election judges if the county clerk determines that additional election board members are needed.

E. County clerk employees may be assigned by the county clerk to provide support to an election board or polling location.

F. In the event a newly appointed election board member must report directly to a polling location on election day, the presiding judge shall administer the oath of office."

SECTION 4. Section 1-2-34 NMSA 1978 (being Laws 2023,

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Chapter 39, Section 8) is amended to read:

"1-2-34. ELECTIONS SECURITY PROGRAM--GENERAL RESPONSIBILITIES.--

A. The secretary of state shall maintain an elections security program [~~within the bureau of elections~~]. The program shall have the general responsibility of advising the secretary of state, county clerks and the voting system certification committee regarding voting system and cybersecurity requirements and ensuring their implementation and shall be the primary liaison working with federal oversight and intelligence agencies regarding elections-critical infrastructure.

B. The elections security program may conduct assessments, inspections and incident response in relation to networks and equipment deemed to be elections-critical infrastructure, both at the state and county levels.

C. The elections security program shall monitor the functionality of voting systems certified for use in the state to ensure compliance with the security requirements provided for in Chapter 1, Article 9 NMSA 1978 and administrative rules adopted pursuant to that article.

D. Documents and communications related to election security or that could put elections-critical infrastructure at risk are exempt from disclosure.

E. As used in this section, "elections-critical

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infrastructure" means those assets, systems and networks, whether physical or virtual, that are considered so vital to elections in this state that their infiltration, incapacitation or destruction would have a debilitating effect on the administration of elections, the secrecy of the ballot and the efficient reporting of accurate results for any election conducted pursuant to the Election Code."

SECTION 5. Section 1-7-2 NMSA 1978 (being Laws 1969, Chapter 240, Section 145, as amended) is amended to read:

"1-7-2. QUALIFICATION--REMOVAL--REQUALIFICATION.--

A. To qualify as a political party in New Mexico, each political party through its governing body shall adopt rules providing for the organization and government of that party and shall file the rules with the secretary of state. Uniform rules shall be adopted throughout the state by the county organizations of that party, where a county organization exists, and shall be filed with the county clerks. At the same time the rules are filed with the secretary of state, the governing body of the political party shall also file with the secretary of state a petition containing the hand-printed names, signatures, addresses of registration and counties of residence of at least one-half of one percent of the total votes cast for the office of governor at the preceding general election who declare by their signatures on the petition that they are voters of New Mexico and that they desire the party to

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be a qualified political party in New Mexico. Blank petition forms shall be available at any time from the secretary of state.

B. Each county political party organization may adopt supplementary rules insofar as they do not conflict with the uniform state rules or do not abridge the lawful political rights of any person. Such supplementary rules shall be filed with the county clerk and the secretary of state in the same manner as other rules are filed.

C. A qualified political party shall cease to be qualified for the purposes of the Election Code if two successive general elections are held without at least one of the party's candidates on the ballot or if the total votes cast for the party's candidates for governor or president of the United States, provided that the party has a candidate seeking election to either of these offices, in a general election do not equal at least one-half of one percent of the total votes cast for the office of governor or president of the United States, as applicable. No later than March 15 of an odd-numbered year, the secretary of state shall send notice of nonqualification to the state chair of any political party that fails to remain qualified. The notice shall be delivered by registered mail to the last known address of the state chair of the political party, and a copy shall be kept in the secretary of state's file of parties qualified in New Mexico.

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D. The secretary of state shall then notify all county clerks of the removal and nonqualification of the political party and shall post the notice on the [~~web site~~] website maintained by the secretary of state. The secretary of state shall within forty-five days notify by mail all voters registered as members of such party of the removal and nonqualification of the party.

E. To requalify, the party shall again comply with the provisions of the Election Code dealing with filing requirements for political parties.

F. No later than July 1, 2026, the secretary of state shall implement a secure internet application, in addition to the paper circulation process, to gather electronic signatures pursuant to this section and in accordance with rules developed by the secretary of state. The secure internet application shall provide for the ability to verify that a person signing the petition is an eligible voter."

SECTION 6. Section 1-8-6 NMSA 1978 (being Laws 1969, Chapter 240, Section 156, as amended) is amended to read:

"1-8-6. VACANCY ON PRIMARY BALLOT.--Regardless of the cause, no vacancy on the primary election ballot occurring after the period for filing a declaration of candidacy [~~or the date of filing with the secretary of state a certificate of designation by state convention, whichever the case may be~~] shall be filled."

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SECTION 7. Section 1-8-7 NMSA 1978 (being Laws 1969, Chapter 240, Section 157, as amended) is amended to read:

"1-8-7. VACANCY ON GENERAL ELECTION BALLOT--DEATH OF CANDIDATE OR RESIGNATION OR DEATH OF OFFICE HOLDER BEFORE PRIMARY.--

A. Vacancies on the general election ballot may be filled as provided in Subsection B of this section if after a primary election there is no nominee of a major political party for a public office to be filled in the general election and if the vacancy was caused by:

(1) the death of a candidate after filing of the declaration of candidacy [~~or after certification as a convention-designated nominee~~] and before the primary election;

(2) the failure of a major political party to nominate a candidate for lieutenant governor; provided that the major political party nominated a candidate for governor; or

(3) the resignation or death of a person holding a public office after the last Friday before the first Tuesday in March, when such office was not included in the general election proclamation and is required by law to be filled at the next succeeding general election after the vacancy is created.

B. The vacancy may be filled subsequent to the primary election by the central committee of the state or county political party, as the case may be, as provided by

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Subsection A of Section 1-8-8 NMSA 1978.

C. Appointments to fill vacancies in the list of a party's nominees for the general election ballot shall be made and filed with the proper filing officer on the twenty-third day after the primary election using the form prescribed by the secretary of state, along with the declaration of candidacy form subscribed and sworn by the selected nominee and the required form for candidates pursuant to the Campaign Reporting Act.

D. When the name of a nominee is filed as provided in this section, the name shall be placed on the general election ballot as the party's candidate for that office."

SECTION 8. Section 1-8-13 NMSA 1978 (being Laws 1969, Chapter 240, Section 162, as amended) is amended to read:

"1-8-13. PRIMARY AND GENERAL ELECTION--CONTENTS OF PROCLAMATION.--The general election proclamation calling a primary and general election shall contain:

A. the names of the major political parties participating in the primary election;

B. the offices to be elected at the general election and for which each political party shall nominate candidates; provided that if any law is enacted by the legislature in the year in which the primary election is held and the law does not take effect until after the date to amend the proclamation but prior to the date to fill vacancies

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pursuant to Section 1-8-7 or 1-8-8 NMSA 1978, the secretary of state shall conform the proclamation to the intent of the law with respect to the offices for which each political party shall nominate candidates;

C. the date on which declarations of candidacy and nominating petitions for United States representative, any office voted upon by all the voters of the state, a legislative office, the office of district judge, district attorney, public education commission or magistrate shall be filed and the places where they shall be filed in order to have the candidates' names printed on the official ballot of their party at the primary election or in order to have the candidates' names printed on the official ballot at the general election, as applicable;

D. the date on and place at which declarations of candidacy shall be filed for any other office and filing fees paid or, in lieu thereof, a nominating petition;

[~~E. the final date on and place at which candidates for the office of United States representative and for any statewide office seeking preprimary convention designation by the major parties shall file petitions and declarations of candidacy;~~

~~F. the final date on which the major political parties shall hold state preprimary conventions for the designation of candidates;~~

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~~G. the final date on and place at which certificates of designation of primary election candidates shall be filed by political parties with the secretary of state;~~

~~H.~~] E. the date on which declarations of candidacy for minor party candidates shall be filed and the places where the declarations of candidacy shall be filed in order to have the minor party candidate names printed on the official ballot of the general election;

[~~I.~~] F. the date on which declarations of candidacy for unaffiliated candidates shall be filed and the places where the declarations of candidacy shall be filed in order to have the unaffiliated candidate names printed on the official ballot of the general election;

[~~J.~~] G. the date on which declarations of candidacy for nonpartisan judicial retention shall be filed and the places where the declarations of candidacy shall be filed in order to have the judicial retention names printed on the official ballot of the general election; and

[~~K.~~] H. the date on which declarations to be a write-in candidate are to be filed and the places where the declarations of candidacy shall be filed in order to have write-in votes counted and canvassed at the political party primary or general election."

SECTION 9. Section 1-8-18 NMSA 1978 (being Laws 1969,

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Chapter 240, Section 167, as amended) is amended to read:

"1-8-18. PRIMARY ELECTION LAW--WHO MAY BECOME A CANDIDATE.--

A. No person shall become a candidate for nomination by a political party or have the person's name printed on the primary election ballot unless the person's record of voter registration shows:

(1) affiliation with that political party on the date of the secretary of state's general election proclamation; and

(2) residence in the district of the office for which the person is a candidate on the date of the secretary of state's general election proclamation or, in the case of a person seeking the office of United States senator or United States representative, residence within New Mexico on the date of the secretary of state's general election proclamation.

B. A voter may challenge the candidacy of a person seeking nomination by a political party for the reason that the person does not meet the requirements of Subsection A of this section by filing a petition in the district court within ten days after the last day for filing a declaration of candidacy [~~or a statement of candidacy for convention designation~~]. The district court shall hear and render a decision on the matter within ten days after the filing of the petition. The decision

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of the district court may be appealed to the supreme court within five days after the decision is rendered. The supreme court shall hear and render a decision on the appeal forthwith."

SECTION 10. Section 1-8-21 NMSA 1978 (being Laws 1996, Chapter 20, Section 3, as amended) is amended to read:

"1-8-21. PRIMARY ELECTION--METHODS OF PLACING NAMES ON PRIMARY BALLOT.--

[~~A. All candidates seeking primary election nomination to a statewide office or the office of United States representative shall file declarations of candidacy with the proper filing officer. Candidates shall file nominating petitions at the time of filing their declarations of candidacy. Candidates who seek, but do not obtain, preprimary convention designation by a major political party may file new declarations of candidacy and nominating petitions pursuant to Section 1-8-33 NMSA 1978.~~

~~B. Except as provided in Subsection C of this section~~] A. Candidates for any [~~other~~] state or federal office listed in the proclamation issued pursuant to Section 1-8-13 NMSA 1978 shall have their names placed on the primary election ballot by filing declarations of candidacy and nominating petitions with the proper filing officer.

[~~C.~~] B. Candidates for any county office listed in the proclamation issued pursuant to Section 1-8-13 NMSA 1978

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shall have their names placed on the primary election ballot by filing declarations of candidacy and paying a fifty-dollar ($50.00) filing fee or filing a nominating petition containing no fewer than ten signatures for offices elected by district or twenty signatures for offices elected countywide at the time of filing declarations of candidacy with the proper filing officer."

SECTION 11. Section 1-8-26 NMSA 1978 (being Laws 1975, Chapter 295, Section 12, as amended) is amended to read:

"1-8-26. PRIMARY ELECTION LAW--TIME OF FILING--DOCUMENTS NECESSARY TO QUALIFY FOR BALLOT--CHALLENGE.--

A. Declarations of candidacy [~~by preprimary convention designation~~] for any statewide office or for the office of United States representative shall be filed with the proper filing officer on the first Tuesday in February of each even-numbered year between the hours of 9:00 a.m. and 5:00 p.m.

B. Declarations of candidacy for any other office to be nominated in the primary election shall be filed with the proper filing officer on the second Tuesday of March of each even-numbered year between the hours of 9:00 a.m. and 5:00 p.m.

[~~C. Certificates of designation shall be submitted to the secretary of state on the first Tuesday following the preprimary convention at which the candidate's designation took place between the hours of 9:00 a.m. and 5:00 p.m.~~

~~D.~~] C. No name shall be placed on the ballot until

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the person has been notified in writing by the proper filing officer that the certificate of registration on file, the declaration of candidacy and the petition, if required, are in proper order and that the person, based on those documents, is qualified to be a candidate. The proper filing officer shall mail the notice [~~no later than 5:00 p.m.~~] on the Tuesday following the filing date.

[~~E.~~] D. If a person is notified by the proper filing officer that the person is not qualified to be a candidate, the person may challenge that decision by filing a petition with the district court within ten days of the notification. The district court shall hear and render a decision on the matter within ten days after the petition is filed. The decision of the district court may be appealed to the supreme court within five days after the decision is rendered. The supreme court shall hear and render a decision on the appeal forthwith."

SECTION 12. Section 1-8-27 NMSA 1978 (being Laws 1969, Chapter 240, Section 172, as amended) is amended to read:

"1-8-27. PRIMARY ELECTION LAW--DECLARATION OF CANDIDACY--MANNER OF FILING.--Each declaration of candidacy [~~by nominating petition or by preprimary convention designation~~] shall be delivered for filing in person by the candidate therein named or by a person acting, by virtue of written authorization on a form prescribed by the secretary of state, solely on the

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candidate's behalf. The proper filing officer shall not accept for filing more than one declaration of candidacy from any one individual [~~except that candidates who seek but fail to receive preprimary convention designation shall file a declaration of candidacy by nomination, according to provisions of the Primary Election Law, to have their names placed on the primary election ballot~~]."

SECTION 13. Section 1-8-29 NMSA 1978 (being Laws 1973, Chapter 228, Section 3, as amended) is amended to read:

"1-8-29. PRIMARY ELECTION LAW--DECLARATION OF CANDIDACY--FORM.--In making a declaration of candidacy, [~~by nominating petition or by pre-primary convention designation~~] the candidate shall submit substantially the following form as approved by the secretary of state for that election:

"DECLARATION OF CANDIDACY

[~~BY PRE-PRIMARY CONVENTION DESIGNATION (OR BY NOMINATING PETITION)~~]

I, _____, (candidate's name on certificate of registration) being first duly sworn, say that I reside at _____, as shown by my certificate of registration as a voter of Precinct No. _____ of the county of _____, State of New Mexico;

I am a member of the _____ party as shown by my certificate of registration and I have not changed such party affiliation subsequent to the secretary of state's

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general election proclamation calling the primary in which I seek to be a candidate;

I desire to become a candidate for the office of _____ at the primary election to be held on the date set by law for this year, and that I actually reside at the address designated on my certificate of voter registration;

I will be eligible and legally qualified to hold this office at the beginning of its term;

If a candidate for any office for which a nominating petition is required, I am submitting with this statement a nominating petition in the form and manner as prescribed by the Primary Election Law; and

I make the foregoing affidavit under oath, knowing that any false statement herein constitutes a felony punishable under the criminal laws of New Mexico.

_____

(Declarant)

_____

(Mailing Address)

_____

(Residence Address)

Subscribed and sworn to before me this ____ day of ___, 20__.

_____

(Notary Public)

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My commission expires:

_____"."

SECTION 14. Section 1-8-33 NMSA 1978 (being Laws 1973, Chapter 228, Section 7, as amended) is amended to read:

"1-8-33. PRIMARY ELECTION LAW--NOMINATING PETITION--NUMBER OF SIGNATURES REQUIRED.--

A. As used in this section, "total vote" means the sum of all votes cast for all of the party's candidates for governor at the last preceding primary election at which the party's candidate for governor was nominated.

SRC→~~[B. Candidates who seek preprimary convention designation shall file nominating petitions at the time of filing declarations of candidacy. Nominating petitions for those candidates shall be signed by a number of voters equal to at least two percent of the total vote of the candidate's party in the state or congressional district, or the following number of voters, whichever is greater: for statewide offices, two hundred thirty voters; and for congressional candidates, seventy-seven voters.~~←SRC

SRC→B. Candidates who seek SRC→~~preprimary convention designation~~←SRC SRC→statewide office or the office of United States representative←SRC shall file nominating petitions at the time of filing declarations of candidacy. Nominating petitions for those candidates shall be signed by a number of voters equal to at least two percent of

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the total vote of the candidate's party in the state or congressional district, or the following number of voters, whichever is greater: for statewide offices, two hundred thirty voters; and for congressional candidates, seventy-seven voters.←SRC

~~SRC→C.]~~←SRC SRC→~~B.~~←SRC SRC→C.←SRC Nominating petitions for candidates for SRC→~~[any other]~~←SRC SRC→any other←SRC SRC→~~an~~←SRC office to be voted on at the primary election for which nominating petitions are required shall be signed by a number of voters equal to at least the greater of:

(1) for the public education commission, two percent of the total vote of the candidate's party in the district; for judicial candidates, two percent of the total vote of the candidate's party in the district or division; and for all other candidates, three percent of the total vote of the candidate's party in the district; or

(2) for metropolitan court and magistrate courts, ten voters; for the public education commission, twenty-five voters; for state representative, ten voters; for state senator, seventeen voters; and for district attorney and district judge, fifteen voters.

[~~D. A candidate who fails to receive the preprimary convention designation that the candidate sought may collect additional signatures to total at least four percent of the total vote of the candidate's party in the state or~~

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~~congressional district, whichever applies to the office the candidate seeks, and file a new declaration of candidacy and nominating petitions for the office for which the candidate failed to receive a preprimary designation. The declaration of candidacy and nominating petitions shall be filed with the secretary of state either ten days following the date of the preprimary convention at which the candidate failed to receive the designation or on the date all declarations of candidacy and nominating petitions are due pursuant to the provisions of the Primary Election Law, whichever is later.~~]"

SECTION 15. Section 1-8-39.1 NMSA 1978 (being Laws 1993, Chapter 55, Section 10) is amended to read:

"1-8-39.1. DECLARATION OF [~~PREPRIMARY DESIGNATION~~] CANDIDACY FOR PRIMARY--CERTIFICATION BY SECRETARY OF STATE.--

A. Not later than six days after the [~~dates~~] first Tuesday in February of each even-numbered year, the date for filing declarations of candidacy, [~~by preprimary convention designation~~] the secretary of state shall certify to the [~~chairman~~] chair of each state political party the names of that party's candidates for office of United States representative or for other statewide office who have filed their declarations of candidacy [~~by convention designation~~] and have otherwise complied with the requirements of the Primary Election Law.

B. No person shall be placed in nomination [~~at the~~

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~~convention~~] unless [~~he~~] the person has been certified by the secretary of state."

SECTION 16. Section 1-8-40 NMSA 1978 (being Laws 1969, Chapter 240, Section 175, as amended) is amended to read:

"1-8-40. PRIMARY ELECTION LAW--DECLARATION OF CANDIDACY--FALSE STATEMENT.--Any person knowingly making a false statement in [~~his~~] the person's declaration of candidacy [~~by nominating petition or by preprimary convention designation~~] is guilty of a fourth degree felony."

SECTION 17. Section 1-10-6 NMSA 1978 (being Laws 1977, Chapter 222, Section 29, as amended) is amended to read:

"1-10-6. BALLOTS--NAME TO BE PRINTED--ORDER OF NAMES--SIMILAR NAMES--NAMES NOT TO BE PRINTED.--

A. In the preparation of ballots for a statewide election, the candidate's name shall be printed on the ballot as it appears on the candidate's certificate of registration that is on file in the county clerk's office on the day the secretary of state issues the proclamation for that election; provided that:

(1) the last name printed on the ballot shall match the candidate's legal last name;

(2) academic, honorific and elected titles shall not be printed;

(3) periods after initials shall not be printed;

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(4) punctuation common to names, other than a period, shall be printed as it appears on the candidate's certificate of registration; and

(5) only letters and punctuation used in roman typefaces shall be printed.

B. The order of candidates for the same office in a statewide, federal and presidential election shall be determined using a randomization method provided by rule.

C. If it appears that the names of two or more candidates for any office to be voted on at the election are the same or are so similar as to tend to confuse the voter as to the candidates' identities, the candidates shall be differentiated on the ballot in accordance with rules adopted by the secretary of state.

D. A candidate's name shall not be printed on the ballot if at least seventy days before a general election, sixty-three days before a primary election or regular local election or seven days after the filing day for declarations of candidacy for any other election:

(1) the candidate files with the proper filing officer a signed and notarized statement of withdrawal as a candidate in that election;

(2) a judicial determination is made that the candidate does not qualify to be a candidate for the office sought;

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(3) the voter registration of the candidate is updated by the candidate in such manner that the candidate does not qualify to be a candidate for the office sought; or

(4) the voter registration of the candidate is canceled for any reason provided in Chapter 1, Article 4 NMSA 1978."

SECTION 18. Section 1-10-13 NMSA 1978 (being Laws 1977, Chapter 222, Section 50, as amended) is amended to read:

"1-10-13. BALLOTS--WRITE-IN CANDIDATES.--When a write-in candidate has been qualified by the proper filing officer pursuant to the Election Code:

A. a space for entering the name of the write-in candidate shall be clearly designated by the use of the heading "[~~Declared~~] Write-in [~~Candidate~~]" after the listing of other candidates for that office; and

B. the write-in candidate's name shall not be pre-printed on the ballot, nor displayed or otherwise provided in any polling place by any election official or member of an election board."

SECTION 19. Section 1-11-4.1 NMSA 1978 (being Laws 2023, Chapter 39, Section 61) is amended to read:

"1-11-4.1. VOTER NOTIFICATION.--

A. At least forty-two days prior to each statewide election, the secretary of state, on behalf of each county clerk, shall mail a voter notification of the election to

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eligible voters. The voter notification shall include:

(1) the date and purpose of the election;

(2) an internet address where a voter may apply for a mailed ballot;

(3) a telephone number where a voter may call to request the paper form of the mailed ballot application;

(4) a list of the days and times and addresses of early voting locations and voter convenience centers where a voter may vote in person; and

(5) a list of the locations of monitored secured containers where a voter may return a mailed ballot.

B. At least forty-nine days prior to each special election, the county clerk shall mail a voter notification of the election. The voter notification shall include:

(1) the date and purpose of the election;

(2) notification that the election will be conducted by mail and that no polling places will be available for the special election;

(3) the deadline for voted mailed ballots to be received by the county clerk and the recommended deadline to deposit the voted mailed ballot with the United States postal service for return by mail, which shall be seven days before the election;

(4) the address and the telephone number of the county clerk's office for a voter requiring a replacement

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ballot or returning a mailed ballot; and

(5) a list of the monitored secured containers where a voter may return a mailed ballot.

C. The voter notification shall be sent to each voter, except the voter notification shall not be sent to a voter whose:

(1) election mail has been returned as undeliverable and who has not updated the voter's certificate of registration with a new address;

(2) ballot is delivered pursuant to the provisions of the Uniform Military and Overseas Voters Act;

(3) ballot is delivered pursuant to the provisions of the Intimate Partner Violence Survivor Suffrage Act; or

(4) ballot, in a statewide election, is delivered pursuant to the provisions of Section 1-6-22.1 NMSA 1978."

SECTION 20. Section 1-12-8 NMSA 1978 (being Laws 1969, Chapter 240, Section 247, as amended) is amended to read:

"1-12-8. CONDUCT OF ELECTION--PROVISIONAL VOTING.--

A. A person shall be permitted to vote on a provisional paper ballot even though the person's original certificate of registration cannot be found in the county register or even if the person's name does not appear on the signature roster; provided that:

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(1) the person's residence is within the boundaries of the county in which the person offers to vote;

(2) the person's name is not on the list of persons submitting absentee ballots; and

(3) the person executes a statement swearing or affirming to the best of the person's knowledge that the person is a qualified elector, is currently registered and eligible to vote in that county and has not cast a ballot or voted in that election.

B. A voter shall vote on a provisional paper ballot if the voter:

(1) has not previously voted in a general election in New Mexico or has been purged from the voter list;

(2) registered to vote by mail;

(3) did not submit the physical form of the required voter identification with the certificate of registration form; and

(4) does not present to the election judge a physical form of the required voter identification.

C. A voter shall vote on a provisional paper ballot in accordance with the provisions of Section 1-12-7.1 NMSA 1978 if the voter does not provide the required voter identification to the election judge.

D. A judge or election clerk shall have the voter sign the signature roster and issue the voter a provisional

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paper ballot for the precinct of the address provided by the voter, an outer envelope and an official inner envelope. The voter shall vote on the provisional paper ballot in secrecy and, when done, place the ballot in the official inner envelope and place the official inner envelope in the outer envelope and return it to the judge or election clerk. The judge or election clerk shall ensure that the required information is completed on the outer envelope, have the voter sign it in the appropriate place and place it in an envelope designated for provisional paper ballots.

E. Knowingly executing a false statement constitutes perjury as provided in the Criminal Code, and voting on the basis of such falsely executed statement constitutes fraudulent voting."

SECTION 21. Section 1-12-25.4 NMSA 1978 (being Laws 2003, Chapter 356, Section 7, as amended) is amended to read:

"1-12-25.4. PROVISIONAL PAPER BALLOTS--DISPOSITION.--

A. Upon closing of the polls, provisional paper ballots shall be delivered to the county clerk, who shall determine if the ballots will be counted prior to certification of the election.

B. A provisional paper ballot shall not be counted if the registered voter did not sign either the signature roster or the ballot's envelope.

C. If there is no record of the voter ever having

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been registered in the county, the voter shall be offered the opportunity to register, the provisional paper ballot shall not be counted and the voter registration certificate shall be processed following the canvass of the election.

D. If the voter was registered in the county, the registration was later canceled and the county clerk determines that the cancellation was in error, or that the voter continues to reside in the same precinct, or that the voter's name should not have been placed on the list of voters whose registrations were to be canceled, the voter's registration shall be immediately restored and the provisional paper ballot counted.

E. If the county clerk determines that the cancellation was not in error, the voter shall be offered the opportunity to register at the voter's correct address, and the provisional paper ballot shall not be counted.

F. If the voter is a registered voter in the county but has voted on a provisional paper ballot other than the ballot of the voter's correct precinct, the county canvassing board shall ensure that only those votes for the positions or measures for which the voter was eligible to vote are counted.

G. If the county clerk finds that the voter who voted on a provisional paper ballot at the polls has also voted an absentee ballot in that election, the provisional paper ballot shall not be counted.

H. The county clerk shall maintain a provisional

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ballot register that shall be in the same form and made available in the same manner as the absentee ballot register and the mailed ballot register. Upon request, the provisional ballot register shall be provided as soon as practicable to any candidate in the election or the county chair of a political party represented on a ballot in a partisan election. The county clerk shall prepare a tally displaying the number of provisional paper ballots received, the number found valid and counted, the number rejected and not counted and the reason for not counting the ballots as part of the canvassing process and forward it to the secretary of state immediately upon certification of the election.

I. The secretary of state shall issue rules to ensure securing the secrecy of the provisional paper ballots, especially during canvassing, reviewing or recounting, and protecting against fraud in the voting process."

SECTION 22. Section 1-14-24 NMSA 1978 (being Laws 2008, Chapter 41, Section 1, as amended) is amended to read:

"1-14-24. AUTOMATIC RECOUNTS--PROCEDURES.--

A. An automatic recount of the vote is required when the canvass of returns indicates that the margin between the two candidates receiving the greatest number of votes for an office, the margin between those supporting and those opposing a ballot question or the margin affecting the outcome of a nonpartisan judicial retention election is less than:

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(1) one-fourth percent of the total votes cast in that election:

(a) for that office in the case of a federal or statewide office;

(b) on a ballot question in the case of a state ballot question; or

(c) on a nonpartisan judicial retention election in the case of the supreme court or the court of appeals; or

(2) one-half percent of the total votes cast in that election:

(a) for [~~that office in the case of a public education commissioner, district attorney or any office elected countywide in a county with more than one hundred fifty thousand registered voters~~] any other office;

(b) on a ballot question in the case of a local ballot question; or

(c) on a nonpartisan judicial retention election in the case of a district court or the metropolitan court [~~or~~

~~(3) one percent of the total votes cast in that election or five or fewer votes between the two candidates receiving the greatest number of votes for that office in the case of any other office~~].

B. In a statewide election and for an office for

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which ballots were cast in more than one county, the secretary of state shall file notice with the state canvassing board upon the completion of the state canvass that an automatic recount is required, and the state canvassing board shall order a recount of the ballots for the specified office. For an office in which ballots were cast solely within one county, the secretary of state shall file notice with the state canvassing board within seven days after receiving notice from the county clerk following the completion of the county canvass that an automatic recount is required, and the state canvassing board shall order a recount of the ballots for the specified office.

C. Automatic recounts shall be conducted pursuant to the recount procedures established in Sections 1-14-16 and 1-14-18 through 1-14-23 NMSA 1978."

SECTION 23. A new section of the Presidential Primary Act, Section 1-15A-12 NMSA 1978, is enacted to read:

"1-15A-12. [NEW MATERIAL] CERTIFICATION OF CANDIDATES FOR A GENERAL ELECTION.--Following the results of its national party convention, any qualified political party in New Mexico desiring to have candidates for president and vice president on the general election ballot in a presidential election year shall certify in writing to the secretary of state the party's candidates for president and vice president seventy days before a general election."

SECTION 24. A new section of the Presidential Primary

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Act, Section 1-15A-13 NMSA 1978, is enacted to read:

"1-15A-13. [NEW MATERIAL] VACANCY OCCURRING BEFORE THE PRESIDENTIAL PRIMARY.--Regardless of the cause, no vacancy on the presidential primary election ballot occurring after the deadline of filing for nomination by petition shall be filled."

SECTION 25. A new section of the Presidential Primary Act, Section 1-15A-14 NMSA 1978, is enacted to read:

"1-15A-14. [NEW MATERIAL] VACANCY OCCURRING AFTER THE PRESIDENTIAL PRIMARY.--

A. If, after a presidential primary election but ninety or more days before the general election, a vacancy occurs for any cause in the list of the nominees of a qualified political party for president or vice president, the qualified political party or the candidate's political committee shall inform the secretary of state in writing.

B. Appointments to fill vacancies in the list of a party's nominees shall be made and filed with the secretary of state on or before the seventieth day prior to a general election using the form prescribed by the secretary of state."

SECTION 26. Section 1-19-26 NMSA 1978 (being Laws 1979, Chapter 360, Section 2, as amended) is amended to read:

"1-19-26. DEFINITIONS.--As used in the Campaign Reporting Act:

A. "advertisement" means a communication referring to a candidate or ballot question that is published,

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disseminated, distributed or displayed to the public by print, broadcast, satellite, cable or electronic media, including recorded phone messages, or by printed materials, including mailers, handbills, signs and billboards, but "advertisement" does not include:

(1) a communication by a membership organization or corporation to its current members, stockholders or executive or administrative personnel;

(2) a communication appearing in a news story or editorial distributed through a print, broadcast, satellite, cable or electronic medium;

(3) a candidate debate or forum or a communication announcing a candidate debate or forum paid for on behalf of the debate or forum sponsor; provided that two or more candidates for the same position have been invited to participate or, in the case of an uncontested election, that the single candidate for the position has been invited to participate;

(4) nonpartisan voter guides allowed by the federal Internal Revenue Code of 1986, as amended, for Section 501(c)(3) organizations; or

(5) statements made to a court or administrative board in the course of a formal judicial or administrative proceeding;

B. "anonymous contribution" means a contribution

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the contributor of which is unknown to the candidate or the candidate's agent or the political committee or its agent who accepts the contribution;

C. "artificial intelligence" means a machine-based or computer-based system that through hardware or software uses input data to emulate the structure and characteristics of input data in order to generate synthetic content, including images, video or audio;

D. "ballot question" means a constitutional amendment or other question submitted to the voters in an election;

E. "bank account" means an account in a financial institution regulated by the United States or a state of the United States;

F. "campaign committee" means an association of two or more persons authorized by a candidate to act on the candidate's behalf for the purpose of electing the candidate to office; provided that a candidate shall not authorize more than one campaign committee;

G. "campaign expenditure" means an expenditure that is made by a campaign committee or by a candidate in support of the candidate's campaign in an election;

H. "candidate" means an individual who seeks or considers an office in an election covered by the Campaign Reporting Act, including a public official, who has filed a

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declaration of candidacy and has not subsequently filed a statement of withdrawal or:

(1) for a nonstatewide office, has received contributions or made expenditures of more than one thousand dollars ($1,000) or authorized another person or campaign committee to receive contributions or make expenditures of more than one thousand dollars ($1,000) for the purpose of seeking election to the office; or

(2) for a statewide office, has received contributions or made expenditures of more than three thousand dollars ($3,000) or authorized another person or campaign committee to receive contributions or make expenditures of more than three thousand dollars ($3,000) for the purpose of seeking election to the office or for candidacy exploration purposes in the years prior to the year of the election;

I. "contribution":

(1) means a gift, subscription, loan, advance or deposit of money or other thing of value, including the estimated value of an in-kind contribution, that is made or received for a political purpose, including payment of a debt incurred in an election campaign;

(2) includes a coordinated expenditure;

(3) does not include the value of services provided without compensation or unreimbursed travel or other personal expenses of individuals who volunteer a portion or all

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of their time on behalf of a candidate or political committee nor does it include the administrative or solicitation expenses of a political committee that are paid by an organization that sponsors the committee; and

(4) does not include the value of the incidental use of the candidate's personal property, home or business office for campaign purposes;

J. "coordinated expenditure" means an expenditure that is made:

(1) by a person other than a candidate or campaign committee;

(2) at the request or suggestion of, or in cooperation, consultation or concert with, a candidate, campaign committee or political party or any agent or representative of a candidate, campaign committee or political party; and

(3) for the purpose of:

(a) supporting or opposing the nomination or election of a candidate; or

(b) paying for an advertisement that refers to a clearly identified candidate and is published and disseminated to the relevant electorate in New Mexico within thirty days before the primary election or sixty days before the general election in which the candidate is on the ballot;

K. "deliver" or "delivery" means to deliver by

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certified or registered mail, telecopier, electronic transmission or facsimile or by personal service;

L. "depicted individual" means an individual whose image, photo, likeness or voice is represented in an advertisement or other media in such a manner that results in the individual being identifiable;

M. "distribution platform" means a website, internet forum or message board, application or a published newspaper, magazine or other periodical of general circulation, including an internet or electronic publication, that carries news and commentary;

N. "election" means any primary, general or statewide special election in New Mexico and includes county and judicial retention elections but excludes federal, municipal, school board and special district elections;

O. "election year" means an even-numbered year in which an election covered by the Campaign Reporting Act is held;

P. "expenditure" means a payment, transfer or distribution or obligation or promise to pay, transfer or distribute any money or other thing of value for a political purpose, including payment of a debt incurred in an election campaign [~~or pre-primary convention~~];

Q. "independent expenditure" means an expenditure that is:

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(1) made by a person other than a candidate or campaign committee;

(2) not a coordinated expenditure as defined in the Campaign Reporting Act; and

(3) made to pay for an advertisement that:

(a) expressly advocates the election or defeat of a clearly identified candidate or the passage or defeat of a clearly identified ballot question;

(b) is susceptible to no other reasonable interpretation than as an appeal to vote for or against a clearly identified candidate or ballot question; or

(c) refers to a clearly identified candidate or ballot question and is published and disseminated to the relevant electorate in New Mexico within thirty days before the primary election or sixty days before the general election at which the candidate or ballot question is on the ballot;

R. "legislative caucus committee" means a political committee established by the members of a political party in a chamber of the legislature;

S. "materially deceptive media" means an image, video or audio that:

(1) depicts an individual engaged in conduct or speech in which the depicted individual did not engage;

(2) was published, disseminated, distributed

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or displayed to the public without the consent of the depicted individual; and

(3) was produced in whole or in part by using artificial intelligence;

T. "person" means an individual or entity;

U. "political committee" means:

(1) a political party;

(2) a legislative caucus committee;

(3) an association that consists of two or more persons whose primary purpose is to make contributions to candidates, campaign committees or political committees or make coordinated expenditures or any combination thereof; or

(4) an association that consists of two or more persons whose primary purpose is to make independent expenditures and that has received more than five thousand dollars ($5,000) in contributions or made independent expenditures of more than five thousand dollars ($5,000) in the election cycle;

V. "political party" means an association that has qualified as a political party pursuant to the provisions of Section 1-7-2 NMSA 1978;

W. "political purpose" means for the purpose of supporting or opposing a ballot question or the nomination or election of a candidate;

X. "prescribed form" means a form or electronic

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format prepared and prescribed by the secretary of state;

Y. "public official" means a person elected to an office in an election covered by the Campaign Reporting Act or a person appointed to an office that is subject to an election covered by that act; and

Z. "reporting individual" means a public official, candidate or treasurer of a campaign committee or a treasurer of a political committee."

SECTION 27. Section 1-19A-2 NMSA 1978 (being Laws 2003, Chapter 14, Section 2, as amended) is amended to read:

"1-19A-2. DEFINITIONS.--As used in the Voter Action Act:

A. "applicant candidate" means a candidate who is running for a covered office and who is seeking to be a certified candidate in a primary or general election;

B. "certified candidate" means a candidate running for a covered office who chooses to obtain financing pursuant to the Voter Action Act and is certified as a Voter Action Act candidate;

C. "contested" means there are more candidates for a position than the number to be elected to that position;

D. "contribution" means a gift, subscription, loan, advance or deposit of money or other thing of value, including the estimated value of an in-kind contribution, that is made or received for the purpose of supporting or opposing the nomination for election or election of a candidate for public

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office, including payment of a debt incurred in an election campaign and also including a coordinated expenditure, but "contribution" does not include:

(1) a qualifying contribution;

(2) the value of services provided without compensation or unreimbursed travel or other personal expenses of individuals who volunteer a portion or all of their time on behalf of a candidate; or

(3) the value of the incidental use of the candidate's personal property, home or business office for campaign purposes;

E. "coordinated expenditure" means an expenditure that is made:

(1) by a person other than a candidate or campaign committee;

(2) at the request or suggestion of, or in cooperation, consultation or concert with, a candidate, campaign committee or political party or any agent or representative of such a candidate, campaign committee or political party; and

(3) for the purpose of:

(a) supporting or opposing the nomination or election of a candidate; or

(b) paying for an advertisement that refers to a clearly identified candidate and that is published

and disseminated to the relevant electorate in New Mexico within thirty days before the primary election or sixty days before the general election in which the candidate is on the ballot;

F. "covered office" means any office of the judicial department subject to statewide elections and the office of district judge;

G. "expenditure" means a payment, transfer or distribution of, or a promise to pay, transfer or distribute, any money or other thing of value for the purpose of supporting or opposing the nomination or election of a candidate;

H. "fund" means the public election fund;

I. "qualifying contribution" means a donation of five dollars ($5.00) in the form of cash, a check, a money order or an electronic form of payment, as prescribed by the secretary, and payable to the fund in support of an applicant candidate that is:

(1) made by a voter who is eligible to vote for the covered office that the applicant candidate is seeking;

(2) made during the designated qualifying period and obtained through efforts made with the knowledge and approval of the applicant candidate; and

(3) acknowledged by a receipt that identifies the contributor's name and residential address on forms provided by the bureau of elections and that is signed by the

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contributor, one copy of which is attached to the list of contributors and sent to the bureau of elections;

J. "qualifying period" means:

(1) for candidates who are seeking public financing for a primary election or for both a primary and a general election, the period beginning October 1 immediately preceding the election year and ending at 5:00 p.m. on the third Tuesday of March of the election year; [~~and~~]

(2) for candidates who are seeking public financing only for a general election, the period beginning January 1 of the election year and ending that year at 5:00 p.m. on the twenty-third day following the primary election for the office for which the candidate is running; and

(3) for candidates appointed when there is a vacancy on the general election ballot pursuant to Section 1-8-7 NMSA 1978, the period beginning on the twenty-fourth day following the primary election and ending sixty days after; and

K. "secretary" means the secretary of state or the office of the secretary of state."

SECTION 28. Section 1-19A-3 NMSA 1978 (being Laws 2003, Chapter 14, Section 3, as amended) is amended to read:

"1-19A-3. TERMS OF PARTICIPATION--DECLARATION OF INTENT.--

A. A person choosing to obtain financing pursuant to the Voter Action Act shall first file with the secretary a

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declaration of intent to participate in that act as an applicant candidate for a stated covered office. The declaration of intent shall be filed with the secretary prior to or during the qualifying period according to forms and procedures developed by the secretary.

B. To become an applicant candidate and participate in the Voter Action Act, a person shall submit a declaration of intent prior to collecting any qualifying contributions or other contributions and make explicit in the declaration that the candidate has complied with and will continue to comply with that act's contribution and expenditure limits and all other requirements set forth in that act and rules issued by the secretary.

C. Except as provided in Subsection D of this section, a person shall not be eligible to become an applicant candidate if the person has accepted contributions totaling more than one hundred dollars ($100) from any one contributor during the election cycle in which the person is running for office.

D. A person who has accepted contributions of more than one hundred dollars ($100) from any one contributor during the election cycle in which the person decides to run for a covered office is still eligible to become an applicant candidate if:

(1) the contributions were for a candidacy for

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an office other than a covered office and no money was raised for or expended on any campaign-related activity for a covered office during the time those contributions were made;

(2) the person does not solicit or accept contributions for a candidacy for an office other than a covered office or for the purpose of supporting or opposing a ballot measure or another candidate after the person declares candidacy for a covered office or becomes an applicant candidate;

(3) the person places all campaign account money that was collected before the person became an applicant candidate in a segregated bank account and does not transfer any money into or out of that account for the duration of the person's campaign for a covered office; and

(4) the person agrees that, if elected to the covered office, the person will transfer all money in the campaign account to the fund.

E. After submitting a declaration of intent, a person shall not withdraw that declaration and submit another declaration of intent for a different covered office in the same primary and general election cycle."

SECTION 29. Section 1-19A-7 NMSA 1978 (being Laws 2003, Chapter 14, Section 7, as amended) is amended to read:

"1-19A-7. GUIDELINES AND RESTRICTIONS FOR CONTRIBUTIONS TO AND EXPENDITURES OF CERTIFIED CANDIDATES.--

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A. All money distributed to a certified candidate shall be used only for that candidate's campaign-related purposes in the election in which the money was distributed.

B. Money from the fund received by a candidate shall not be used for:

(1) the candidate's personal living expenses or compensation to the candidate or the candidate's spouse, domestic partner, children or stepchildren;

(2) a contribution to another campaign of the candidate or a payment to retire debt from another such campaign;

(3) a contribution to the campaign of another candidate or to a political party or political committee or to a campaign supporting or opposing a ballot proposition;

(4) an expenditure supporting the election of another candidate or the passage or defeat of a ballot proposition or the defeat of any candidate other than an opponent of the certified candidate; provided that a certified candidate may purchase joint advertisements or services with other certified candidates;

(5) payment of a fine levied by a court or the secretary; or

(6) a gift or transfer for which compensating value is not received.

C. A certified candidate shall return to the fund

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any amount that is unspent or unencumbered at the time that person ceases to be a candidate before a primary or general election for which the fund money was distributed.

D. A certified candidate shall limit total campaign expenditures to the amount of money distributed to that candidate from the fund, money received from a political party pursuant to Section 1-19A-8 NMSA 1978 and contributions collected pursuant to Section 1-19A-4.1 NMSA 1978. A certified candidate shall not accept contributions from any other source except the certified candidate's political party, as specified in Section 1-19A-8 NMSA 1978 and contributions collected pursuant to Section 1-19A-4.1 NMSA 1978.

E. A certified candidate [~~who does not remain a candidate in the general election~~] shall, within thirty days after the primary election, transfer to the secretary for deposit in the fund any amount received from the fund, from a political party pursuant to Section 1-19A-8 NMSA 1978 or from private contributors pursuant to Section 1-19A-4.1 NMSA 1978 that remains unspent or unencumbered by the date of the primary election.

F. A certified candidate shall, within thirty days after the general election, transfer to the secretary for deposit in the fund any amount received from the fund, from a political party pursuant to Section 1-19A-8 NMSA 1978 or from private contributors pursuant to Section 1-19A-4.1 NMSA 1978

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that remains unspent or unencumbered by the date of the general election.

G. If a certified candidate ceases to be a certified candidate for any reason, the previously certified candidate or candidate's campaign committee shall, within thirty days thereafter, transfer to the secretary for deposit in the fund any amount received from the fund, from a political party pursuant to Section 1-19A-8 NMSA 1978 or from private contributors pursuant to Section 1-19A-4.1 NMSA 1978 that remains unspent or unencumbered by the date the candidate ceases to be a certified candidate."

SECTION 30. A new section of the Voter Action Act is enacted to read:

"[NEW MATERIAL] CREATION OF NEW ELIGIBLE OFFICES--NOTIFICATION.--Upon creation of a new covered office, the legislature shall notify the secretary in writing."

SECTION 31. Section 1-22-3 NMSA 1978 (being Laws 2018, Chapter 79, Section 18, as amended) is amended to read:

"1-22-3. REGULAR LOCAL ELECTIONS--SPECIAL LOCAL ELECTIONS--BALLOT QUESTIONS--QUALIFICATIONS OF CANDIDATES.--

A. A regular local election shall be held on the first Tuesday after the first Monday in November of each odd-numbered year. A regular local election shall be held to elect qualified persons to membership on a local governing body and [~~where applicable~~] to elective municipal executive office and

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to municipal judicial office.

B. A regular local election shall be a nonpartisan election, and the names of all candidates shall be listed on the ballot with no party or slate designation. No person shall become a candidate in a regular local election unless the person physically resides within the boundaries of the district or districted area in which the person desires to be elected or to represent and the person's record of voter registration shows that the person is both a qualified elector of the state and was registered to vote in the area to be elected to represent on the date the proclamation calling a local election is filed in the office of the secretary of state.

C. A local government may propose a ballot question to be considered by the voters of the local government:

(1) at a regular local election or a general election as provided by Subsection B of Section 1-16-3 NMSA 1978; or

(2) at a special local election called, conducted and canvassed as provided in the Special Election Act.

D. Except as otherwise provided in the Local Election Act, local elections shall be called, conducted and canvassed as provided in the Election Code."

SECTION 32. Section 1-24-3 NMSA 1978 (being Laws 2019, Chapter 212, Section 156, as amended) is amended to read:

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"1-24-3. SPECIAL ELECTION PROCEDURES--CONDUCT.--

A. All special elections in this state shall be conducted absentee. Mailed ballots shall be used exclusively for voting in special elections. Except as otherwise provided in the Special Election Act, all special elections in this state shall be conducted and canvassed as provided in the Election Code.

B. Without requiring a voter to file an application to receive a ballot, the county clerk shall send a mailed ballot to every voter of the county or local public body, except a voter:

(1) who was sent a notice pursuant to Subsection C of Section 1-4-28 NMSA 1978 and who has not returned the prepaid and pre-addressed return card sent pursuant to that section and has not filed a new certificate of registration with a new address;

(2) whose voter notification pursuant to Section 1-11-4.1 NMSA 1978 or official election-related mail sent through a uniform, nondiscriminatory process was returned to the county clerk or the secretary of state as undeliverable and the voter has not communicated with the county clerk that the official voter notification or election-related mail was returned as undeliverable in error or filed a certificate of registration with a new address; or

(3) whose ballot is delivered pursuant to the

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provisions of the Intimate Partner Violence Survivor Suffrage Act.

C. Forty-two days before the election or in the case of a voter notification returned to the county clerk, as soon thereafter as practicable, the county clerk shall send to each voter of the county or local public body described in Paragraphs (1) and (2) of Subsection B of this section notice, sent by forwardable mail, that the voter will not be sent a ballot for the special election unless the voter updates the voter's address as provided by the Election Code or informs the county clerk that the address on the certificate of registration is valid. The notice shall include contact information for the office of the county clerk and an internet address where the voter may update the voter's address or communicate with the county clerk. The mailed ballot register shall note which voters were sent a notice pursuant to this subsection.

D. Between the twenty-seventh and twenty-fifth day before the election, pursuant to Subsection B of this section, the county clerk shall send to each voter a ballot for the special election, along with a postage-paid return envelope, a notice that there will be no traditional polling places for the election, the recommended deadline to deposit the voted mailed ballot with the United States postal service for return by mail, the deadline for the ballot to be received by the county

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clerk and a list of the times and locations of monitored secured containers available in the county.

E. Beginning twenty-two days before the election, the county clerk shall issue replacement and provisional ballots as provided in the Absent Voter Act for the mailed ballot process. In addition, the county clerk shall send a ballot to any voter described in Paragraphs (1) and (2) of Subsection B of this section who has not previously been sent a ballot if the voter submits an application pursuant to Section 1-6-4 NMSA 1978.

F. When required by federal law, if the voter has on file with the county a valid certificate of registration that indicates that the voter is a new registrant in the state and who registered by mail without submitting the required documentary identification, the county clerk shall notify the voter that the voter must submit with the mailed ballot the required documentary identification from the list in Paragraph (3) of Subsection I of Section 1-4-5.1 NMSA 1978. The county clerk shall note on the mailed ballot register and signature roster that the applicant's mailed ballot must be returned with the required documentary identification.

G. Special elections called by counties or local public bodies, and any automatic recounts associated with those elections, shall be canvassed in accordance with the county canvassing provisions in Article 13 of the Election Code. Upon

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certification by the county canvassing board, the county clerk shall forward a copy of the board's certification to the secretary of state."

SECTION 33. A new section of the Election Code is enacted to read:

"[NEW MATERIAL] EMERGENCY ELECTION PROCEDURES.--

A. Upon issuance of an executive order declaring a state of emergency or an executive order for an impending emergency, the secretary of state shall authorize county clerks in impacted counties to evaluate and develop emergency contingency plans to ensure maximum participation in the electoral process and provide a safe and orderly procedure for impacted elections.

B. A county clerk shall notify the secretary of state in writing of any natural disasters impacting election operations. As soon as possible following the issuance of an executive order declaring an emergency:

(1) the county clerk shall identify the number of polling places that are functional and the number of polling places that are no longer functional. If a polling place is destroyed, inaccessible or unsafe, efforts should be made to work with federal, state and local emergency management agencies to permit the orderly establishment of a new polling place. An alternate emergency location shall be designated by the county clerk and authorized by the secretary of state and

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shall meet the requirements for voter convenience centers in Section 1-3-4 NMSA 1978. The secretary of state may authorize one county to loan a mobile voting unit to another county;

(2) the county clerk shall notify the secretary of state in writing of any impact to mailed ballot delivery. The secretary of state may authorize the county clerk to transmit ballot and balloting materials by secured electronic transmission available to the county clerk to voters who have submitted an emergency mailed ballot request on a form prescribed by the secretary of state. Any delays, closures of secured monitored containers or additional changes to the ability of voters to receive or return a mailed ballot shall be posted as soon as practicable on the county clerk's website with information on how voters may participate in the election; and

(3) any contingency plans involving elimination or consolidation of a polling place or establishment of an alternative voting or mobile voting unit within an Indian nation, tribe or pueblo shall occur pursuant to Section 1-21A-9 NMSA 1978.

C. Nothing in this section shall be interpreted as extending or as an extension of the time period for an election."

SRC→**SECTION 34. TEMPORARY PROVISION.--**

A. The term of an elected municipal officer that was

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set to expire in 2026 pursuant to the municipal officer election in effect before the effective date of this act shall expire on December 31, 2027, and that officer's successor shall be elected in the regular local election held on the first Tuesday after the first Monday of November 2027 for a term beginning on January 1, 2028.

B. The term of an elected municipal officer that was set to expire in 2028 pursuant to the municipal officer election in effect before the effective date of this act shall expire on December 31, 2029, and that officer's successor shall be elected in the regular local election held on the first Tuesday after the first Monday of November 2029 for a term beginning on January 1, 2030.←SRC

SRC→~~SECTION 34. REPEAL.--Sections 1-8-21.1, 1-8-42, 1-12-7.1 and 1-22-3.1 NMSA 1978 (being Laws 1993, Chapter 55, Section 11, Laws 1973, Chapter 228, Section 12, Laws 1969, Chapter 240, Section 112 and Laws 2018, Chapter 79, Section 34, as amended) are repealed.~~←SRC

SRC→SECTION 35. REPEAL.--Sections 1-8-21.1, 1-8-42 and 1-12-7.1 NMSA 1978 (being Laws 1993, Chapter 55, Section 11, Laws 1973, Chapter 228, Section 12 and Laws 1969, Chapter 240, Section 112, as amended) are repealed.

SECTION 36. DELAYED REPEAL.--Section 1-22-3.1 NMSA 1978 (being Laws 2018, Chapter 79, Section 34, as amended) is

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repealed effective November 5, 2025.←SRC

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RioRancho
City of Vision

Election Date Change Options Overview
April 10, 2025



Background/Current

- City Charter states:
  - 2.02 (B) The mayor and city councilors shall each be elected for a term of four years. The mayor and each city councilor shall remain in office until that person's successor is qualified.
  - 4.03. The term of Office of the Municipal Judge shall be for a period of four years. The municipal judge shall remain in office until the municipal judge's successor is elected and qualified.
  - 7.01 (B) The regular municipal election shall be held on the first Tuesday in March of each even-numbered year.
  - 7.01 (E) For the conduct of City elections, for the prevention of fraud in such elections, and for such other purposes as may be determined by the Governing Body, the Governing Body may adopt ordinances consistent with this Charter. Such ordinances may include a policy concerning campaign practices, candidate expenses, contribution reports, and campaign ethics. The Governing Body by ordinance shall require photo identification for municipal elections.

Background/Current

- Rio Rancho Photo I.D. Requirement for Municipal Elections
  - 2012, voters approved a Charter amendment question requiring photo identification for municipal elections – established by corresponding Ordinance adopted by Governing Body
  - 2012, Governing Body established specific photo identification requirements for voting in future municipal elections (Municipal Code 30.31); each voter seeking to vote in a City of Rio Rancho municipal election shall present a current identification card containing the voter's name and photograph
  - Rio Rancho municipal photo identification requirement does not apply to any other election that takes place in Rio Rancho or that Rio Rancho voters participate in; not applicable when Rio Rancho voters consider matters and candidates related to the federal government, state government, county government, public schools, arroyo flood control, etc.

2018/2019 Changes to State Law

- 2018/2019, State Local Election Act went into effect establishing:
  - (1-22-3 (A), NMSA 1978) Regular Local Election – a consolidated election day for non-partisan local government bodies on the first Tuesday after the first Monday in November of each odd-numbered year
  - (1-22-3.1 (A), NMSA 1978) Municipal Officer Election Day – municipalities elect their municipal officers on the first Tuesday in March of even-numbered years, unless the municipality has opted in to the election of its municipal officers at the regular local election

2018/2019 Changes to State Law

- 2018/2019, State Local Election Act went into effect establishing:

  - (1-22-3.1 (B), NMSA 1978) Except as provided in Subsection C of this section, any municipality may by ordinance opt in to the election of its municipal officers in the regular local election if the municipality passes an ordinance and files the ordinance with the secretary of state no later than June 30 of the year in which the next regular local election is scheduled. The ordinance shall also determine if the terms of office for current office holders will be lengthened or shortened to correspond with the new election date.

  - (1-22-3.1 (C), NMSA 1978) A home rule municipality, pursuant to its Charter, implementing a form of required voter identification that supersedes the provisions of Section 1-1-24 NMSA 1978 shall not elect its municipal officers at the regular local election.

2018/2019 Changes to State Law

- 2018/2019, State Local Election Act went into effect establishing:
  - (1-22-3.2 (A), NMSA 1978) Election provisions or procedures in an ordinance or charter of a municipality that conflict with the Election Code or other applicable state or federal law are not operable and shall not be enforced.
  - (1-22-3.2 (B), NMSA 1978) A municipality with election provisions or procedures in an ordinance or its charter that do not conflict with the Election Code shall adjust the calendar dates that implement those election provisions and procedures to accord with the schedules imposed by the Election Code. At the discretion of the municipality, the adjustment of calendar dates may be done administratively, by ordinance or as otherwise provided by the charter of the municipality. The municipal clerk shall post the adjusted dates no later than June 30 of each odd-numbered year.
  - (1-22-3.2 (C), NMSA 1978) At the discretion of the municipality, a municipality with a charter may amend its charter by ordinance or as otherwise provided by the municipality to conform its ordinances or charter with the requirements of the Election Code and other applicable state or federal laws related to elections.

Rio Rancho Options

- **Status quo**

  Municipal elections continue to be conducted in March of even-numbered years (Municipal Officer Election Day) with a Regular Local Election (November, odd-numbered years and non-partisan offices) and General Election (November, even-numbered years and partisan offices) also taking place; and

  Elections conducted by Rio Rancho City Clerk with election costs borne solely by municipal government/Rio Rancho taxpayers; and

  Local photo identification requirement remains in place (i.e., when seeking to vote in a Rio Rancho municipal election only (does not apply to any other election Rio Rancho voters participate in), a voter shall present a current identification card containing the voter's name and photograph).

- **Opting in**

  Governing Body adopts Ordinance opting in to Regular Local Election (November, odd-numbered years), determines term lengths for Mayor, City Councilors, and Municipal Judge, and preempts local photo identification requirement; and

  Elections conducted by County Clerk/State, like every other election currently taking place in Rio Rancho, with costs borne by Statewide election fund and no photo identification requirement to vote as applicable State law conflicts/does not require.

Staff Recommendation

- City staff has been monitoring this issue for several years; last discussed with Governing Body June 2022 (work session)

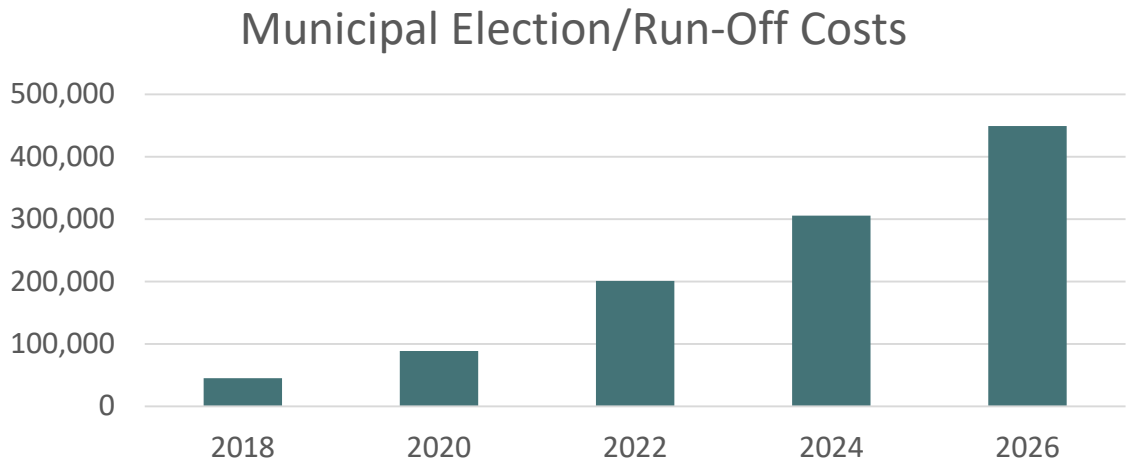
- At this time, City staff is recommending the Governing Body adopt the necessary Ordinance to hold municipal elections in November of odd-numbered years as part of the Regular Local Election

- This recommendation is based on:
  - Increasing election costs;
  - Voter turnout;
  - Diminishing number of municipalities holding elections in March; and
  - Recent legislation introduced at the 2025 NM Legislature session

Costs

- Since 2018 when the State made changes to the Election Code/administration, which is applicable to municipalities conducting their own elections, costs have exponentially increased as a result of the number of voting systems and voting sites required, voting software, temporary personnel pay, private space rentals, inflation for good/services, and population increase

- The City Manager's Recommended Budget for FY 26 includes $450,000 for municipal election costs in 2026 (general and run-off if necessary); this cost to municipal government would be eliminated, with funding available for other needs/priorities, if the Governing Body opts in to hold elections in November of odd-numbered years administered by the Sandoval County Clerk and paid for by Statewide election fund/taxpayers



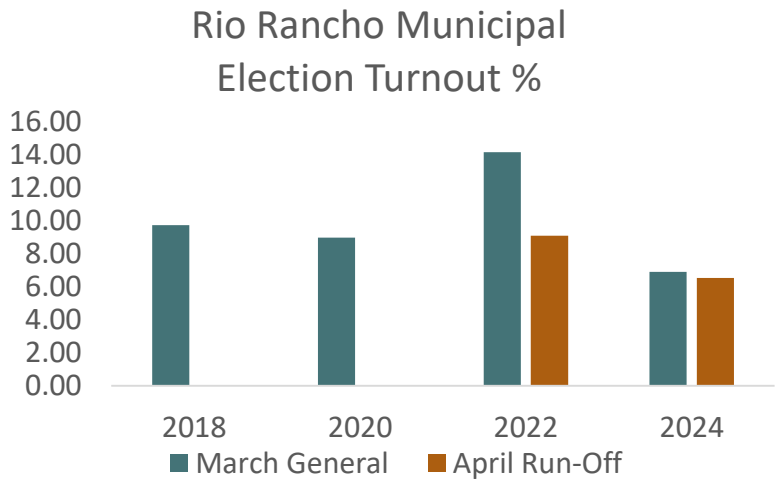
2018 - $45,151
2024 - $305,609
2026 - $449,311 (estimated)
895% Increase (2018-2026)

Costs (continued)

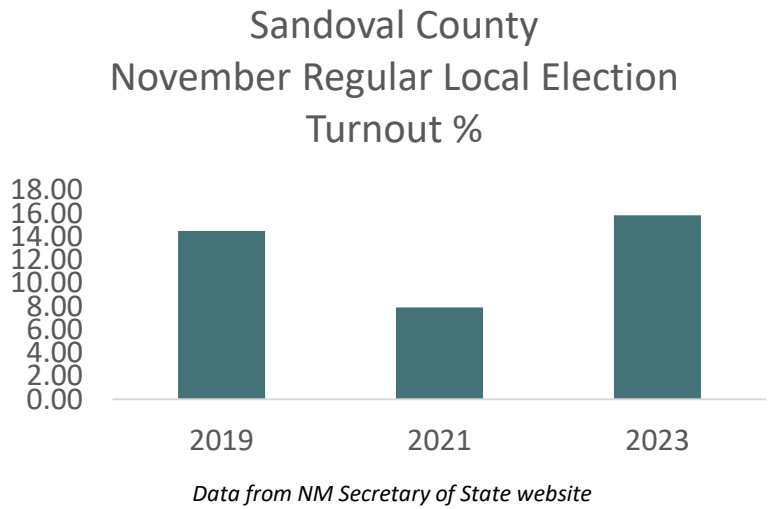
- If the Governing Body decides to opt in to the Regular Local Election (November, odd-numbered years), the $450,000 in FY 26 election costs (and beyond) it would save Rio Rancho taxpayers could be repurposed and used for the following examples ($450,000 every two years or $225,000 annually):
    - 2 new police officers to patrol neighborhoods (Year 1 costs (including vehicles and equipment) - $406,168; just salary and benefits - $202,168)
    - 2 new firefighter/EMT positions to respond to emergencies (Year 1 salary and benefits) - $197,434
    - Ambulance ($400,000) with equipment ($140,000)
    - Children's park playground equipment - $180,000
- With no election-related duties other than overseeing local ordinances related to campaign practices, candidate expenses, and contribution reports, the City Clerk's Office will have additional staff time to process Inspection of Public Records Act requests; 678% increase in requests from 2018 (544) to 2024 (4,233)

Voter Turnout

- If Rio Rancho municipal elections were conducted in November of odd-numbered years on the same ballot as other non-partisan, local governing body positions (e.g., school board, arroyo flood control, etc.), it is highly likely voter turnout for Rio Rancho municipal questions would increase
- Governing Body's adopted Strategic Plan (2023-2028) has the following goal/objective: *"Continue to assess municipal election options with the goal of increasing voter turnout"*



- *9.24% Average Turnout Rio Rancho General/Run-Off*
- *12.76% Average Turnout November Regular Local Election*



Data from NM Secretary of State website

Other Municipalities

- 106 municipalities in New Mexico
- Since 2018, when opting in to Regular Local Election (November, odd-numbered years) became available, only 9 continue to conduct elections via Municipal Officer Election Day (March, even-numbered years) based on staff research – Rio Rancho, Artesia, Bernalillo, Clovis, Ruidoso, Cuba, Jemez Springs, Espanola, and Santa Rosa; 97 municipalities take part in the Regular Local Election
- Based on staff research and community responses, only 2 (Rio Rancho and Clovis) of the 9 municipalities currently have a local photo identification requirement for voting (only applicable to municipal elections in these cities)
- When communities such as Albuquerque and Hobbs opted in to have their elections as part of the Regular Local Election (November, odd-numbered years), local photo identification requirements for voting were preempted, per State law (1-22-3.2 (A), NMSA 1978)

S.B. 218

- S.B. 218 introduced during the 2025 NM Legislative session sought to make a variety of changes to the Election Code, including the repeal of 1-22-3.1, NMSA 1978 Municipal Officer Election Day
- The legislation would have forced the remaining municipalities (9 including Rio Rancho) to hold officer elections as part of the Regular Local Election (November, odd-numbered years) conducted by the applicable County Clerk, and would have eliminated application of a local photo identification requirement for municipal elections only in Rio Rancho and Clovis
- The first draft of the bill did not contemplate lengthening/shortening current officer terms, which by default would have meant Rio Rancho's March 2026 election would have been pushed up to November 2025 with officers' terms shortened
- A committee amendment to the bill, which passed, clarified that municipal officers with terms set to expire in 2026 would be extended with their next election in November 2027 and new terms beginning January 1, 2028; and municipal officers with terms set to expire in 2028 would be extended with their next election in November 2029 and new terms beginning January 1, 2030
- Benefits stated in State information for repealing 1-22-3.1, NMSA 1978 Municipal Officer Election Day included cost-savings for municipalities, creating efficiencies for County/State election personnel, and benefiting voters via alignment of election timing; the NM Secretary of State's Office supported S.B. 218
- While S.B. 218 died in committee during the 2025 Legislative session, as did most bills, it is highly likely similar legislation will be brought forward in the future to force election consolidation, especially with only 9 out of 106 municipalities not adhering to the Regular Local Election process/date and the NM Secretary of State supporting consolidation; as evident by the first draft of S.B. 218, it is unclear how legislation in the future might address election timing, which could significantly and negatively impact the date of a Rio Rancho election

Term Length

- Per 1-22-3.1 (B), NMSA 1978, if the Governing Body decides to opt in to the Regular Local Election (November, odd-numbered years), it must pass an Ordinance determining if the terms of office for current office holders will be lengthened or shortened to correspond with the new election date
- A sample of municipalities researched by City staff that opted in to the Regular Local Election found equivalent ratios for extending (e.g., Farmington, Hobbs) or shortening (e.g., Corrales, Alamogordo) municipal officer terms
- The amended version of S.B. 218 proposed to extend terms
- Staff recommends that the current office holders' terms are extended and not shortened; moving the next election up four months from March 2026 to November 2025 reduces candidates' time to plan/organize and inform the public (candidate declaration filing day shifts from January 2026 to August 2025)
- Proposed language: *Municipal officers elected or appointed to a term ending in 2026 shall serve until December 31, 2027, the new term of the position shall be elected at the Regular Local Election in November 2027, and the new term shall commence January 1, 2028.*

  Municipal officers elected or appointed to a term ending in 2028 shall serve until December 31, 2029, the new term of the position shall be elected at the Regular Local Election in November 2029, and the new term shall commence January 1, 2030.

Term Length (continued)

	Status Quo		Shorten Terms		Lengthen Terms	
	Election Date	**Terms * Ends**	**Election ** Date**	**Terms Ends**	**Election ** Date**	**Terms Ends**
Mayor & Judge	March 2026	March 31, 2026	November 2025	December 31, 2025	November 2027	December 31, 2027
Council Districts 2, 3 & 5	March 2026	March 31, 2026	November 2025	December 31, 2025	November 2027	December 31, 2027
Council Districts 1, 4 & 6	March 2028	March 31, 2028	November 2027	December 31, 2027	November 2029	December 31, 2029

**Run-off election(s) would require second election 21-45 days after March election with term of office beginning the 1st of the month following the run-off election.*

***Run-off election(s) would require second election 21-45 days after November election.*

^ November election has candidate filing date on the 70th day before the election (i.e., August). March election has candidate filing day on the 56th day before the election (i.e., January).

Miscellaneous

If the Governing Body decides to opt in to the Regular Local Election (November, odd-numbered years):

- Sandoval County Clerk, adhering to State election laws, would conduct/administer Rio Rancho elections for municipal offices and other municipal questions (e.g., General Obligation Bonds, Charter amendments) instead of the Rio Rancho City Clerk utilizing unique Charter/Municipal Code provisions; this is currently how every election in Rio Rancho is conducted for federal government, state government, county government, public schools, and non-partisan local government body issues and candidates

- Rio Rancho's next series of General Obligation Bond questions would need to appear on the November 2025 ballot as there would not be a March 2026 election

- Scheduled compensation adjustments for the Mayor, City Councilors and Municipal Judge will be delayed as a result of extending terms in office (Article IV, Section 27 of the NM Constitution prohibits salary increase or decrease during office term)

Miscellaneous (continued)

If the Governing Body decides to opt in to the Regular Local Election (November, odd-numbered years):

- Rio Rancho's specific ordinance (Municipal Code 30.25 – 30.29) related to campaign practices, candidate expenses, and contribution reports would remain applicable and administered by the Rio Rancho City Clerk

- Candidate eligibility/filing for municipal offices would remain the same (i.e., minimum age, resident, and registered vote), per 1-22-3, NMSA 1978 and Municipal Code 34.02(A); however, filing candidacy declaration takes place with County Clerk on the 70th day before the date of the November Regular Local Election (1-22-7, NMSA 1978); for March Municipal Officer Election Day, the filing candidacy declaration date with the Municipal Clerk is on the 56th day before the election date (1-22-3.1 (E)(3), NMSA 1978)

Miscellaneous (continued)

If the Governing Body decides to opt in to the Regular Local Election (November, odd-numbered years):

- Rio Rancho municipal elections would still be subject to a run-off (held between 21 to 45 days after the November election date, per 1-22-16, NMSA 1978 and 1.10.14.12 NMAC) if no person receives a majority of the votes cast because the NM Constitution (Article VII, Section 5) allows for and City Charter (7.01 (D)) and associated ordinance (Municipal Code 30.30) requires run-off between the top two candidates if a majority is not received via the first election; a Charter amendment question approved by voters would be the only way to eliminate run-offs in the future and allow for election winners to be determined by plurality (most votes)

- After two Regular Local Elections (4 years), the Governing Body may rescind the ordinance opting in and revert back to conducting its own elections via Municipal Officer Election Day (March, even-numbered years), per State law (1-22-3.1 (B), NMSA 1978)

Next Steps - Timelines

- Governing Body input tonight
- Based on input, Governing Body considers at its April/May meetings an Ordinance (two readings) opting in to the Regular Local Election (November, odd-numbered years), which determines term lengths for Mayor, City Councilors, and Municipal Judge (City staff recommends extending terms)
- Governing Body decision is needed soon because if the City keeps in place Municipal Officer Election Day (March 2026), Rio Rancho City Clerk planning and securing of private rental space for this election needs to continue/finalized
- If the Governing Body decides to opt in to the Regular Local Election and shorten terms, next election for municipal officers would be November 4, 2025 (candidate filing date August 26, 2025); in order for County Clerk to include Rio Rancho positions on the ballot, must approve Ordinance and file with NM Secretary of State by no later than June 30, 2025 (1-22-3.1 (B), NMSA 1978), and notify County Clerk of local government positions to be filled by July 6, 2025
- If there is not going to be a Municipal Officer Election Day (March 2026), approval of General Obligation Bond questions by the Governing Body needs to be sped up from fall to summer 2025 because in order for these questions to appear on November 2025 ballot, must file with County Clerk by August 25, 2025 (1-16-3, NMSA 1978)

Thank You for Your Consideration

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R45

AGENDA DATE:
April 24, 2025

DEPARTMENT:
City Clerk

SUBJECT:
R45, Resolution Establishing an Annual Schedule of Governing Body Meetings and Determining Reasonable Notice for Public Meetings of the City of Rio Rancho

BACKGROUND AND ANALYSIS:
The Resolution serves to fulfill two obligations. First, it sets the annual schedule of regular Governing Body meetings (May 2025 - May 2026). Second, it communicates what constitutes reasonable notice for all meetings held by the Governing Body and Rio Rancho boards, commissions and committees. Each of these tasks are required by the New Mexico Open Meetings Act, Section 10-5-1, NMSA 1978 and City regulation, Section 2.09 of the City Charter and Section 30.04 of the Municipal Code.

The Resolution proposes the following:

Regular Governing Body Meeting Schedule
- In 2025 - May, June, Aug., Sept., and Oct. and in 2026 - Jan., Feb., March, April - every 2nd and 4th Thursday of the month at 6:00 p.m.
- July 2025 - 4th Thursday of the month at 6:00 p.m.
- Nov. 2025 - 2nd Thursday of the month at 6:00 p.m.
- Dec. 2025 - 3rd Thursday of the month at 6:00 p.m.
- Notice must be posted on the City's website and in the City Hall Lobby at least 10 days prior to meeting
- Agenda must be posted on the City's website and in the City Hall Lobby no later than 72 hours prior to the meeting

Work Sessions
- In 2025 - June, Aug., and Oct., and in 2026 - Feb. and April - every other month on 3rd Tuesday of the month at 3:00 p.m.
- Dec. 2025 - 3rd Thursday of the month at 3:00pm
- Notice must be posted on the City's website and in the City Hall Lobby at least 10 days prior to meeting
- Agenda must be posted on the City's website and in the City Hall Lobby no later than 72 hours prior to the meeting

Special Meetings
- May be called by the Mayor or 3 or more City Councilors at least 72 hours prior to the meeting
- Notice and Agenda must be posted on the City's website and in the City Hall Lobby no later than 72 hours prior to the meeting

Reasonable Notice for Boards, Commissions and Committees

- Notice must be posted on the City's website and in the City Hall Lobby at least 10 days prior to meeting
- Agenda must be posted on the City's website and in the City Hall Lobby no later than 72 hours prior to the meeting

The Resolution provides other details related to closed meetings (called during an open meeting or separately), emergency meetings, and how to properly reconvene a meeting.

IMPACT:

The approval of the Resolution will ensure compliance with State and local law, and will provide the public with information about when the Governing Body will conduct its meetings and what items will be considered.

ALTERNATIVES:

Approve the Resolution.

Amend and approve the Resolution.

Do not approve Resolution and be out of compliance with State and local law.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R45

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ESTABLISHING AN ANNUAL SCHEDULE OF GOVERNING BODY MEETINGS AND DETERMINING REASONABLE NOTICE FOR PUBLIC MEETINGS OF THE CITY OF RIO RANCHO

WHEREAS: Subsection B of Section 10-15-1, NMSA 1978 requires all meetings of a quorum of members of any board, council, commission, administrative adjudicatory body, or other policy making body of any state or local public agency held for the purpose of formulating public policy, discussing public business or for the purpose of taking any action within the authority of or the delegated authority of such body, are declared to be public meetings open to the public at all times except as otherwise provided in the Constitution or the provisions of the Open Meetings Act; and

WHEREAS: any meeting subject to the Open Meetings Act at which the discussion or adoption of any proposed resolution, rule, regulation or formal action occurs shall be held only after reasonable notice to the public; and

WHEREAS: the Rio Rancho Governing Body being a local public body subject to the Open Meeting Act, in accordance with Subsection D of Section 10-15-1, NMSA 1978, and Section 2.09 of the City Charter, shall determine annually what constitutes reasonable notice for its public meetings, as well as, the public meetings of the boards, commissions and committees it has created; and

WHEREAS: the Governing Body must also establish an annual schedule of its regular meetings at the second meeting in April of each year, pursuant to Section 30.04(A)(1), Revised Ordinances of Rio Rancho, New Mexico 2003.

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

Section 1. **Regular Meetings.** Regular meetings of the Governing Body will be held on the second and fourth Thursdays of each month at 6:00 p.m., except for July, when only one meeting will be held on the fourth Thursday at 6:00 p.m., November, when only one meeting will be held on the second Thursday at 6:00 p.m., and December, when only one meeting will be held on the third Thursday at 6:00 p.m. Regular meetings will be held in the Council Chambers in City Hall, or via virtual software, as provided by law.

A. Every attempt will be made to broadcast meetings on the government cable television channel and streamed on the City website www.rrnm.gov.
B. Meetings may be canceled, postponed, or rescheduled by vote of at least four members of the Governing Body. Furthermore, the Mayor may cancel a regular meeting in the event of an emergency, for lack of a quorum, or for lack of agenda

items by giving such notice as is practical under the circumstances. In the case of cancellation or postponement, a notice shall be posted on the entrance door of the meeting location and on the City's website www.rrnm.gov as soon as practicable.

C. Notice of regular meetings shall be given no fewer than 10 days in advance of the meeting date and shall indicate how a copy of the agenda may be obtained.

D. Agendas for each meeting shall contain a list of specific items of business to be discussed or transacted and will be available at least seventy-two (72) hours prior to the meeting on the City's website www.rrnm.gov and posted in the City Hall Lobby, 3200 Civic Center Circle NE, Rio Rancho, New Mexico.

Section 2. Work Sessions. Beginning in June, regular work sessions of the Governing Body will be held every other month on the third Tuesday of the month at 3:00 p.m., except for December, when the meeting will be held on the third Thursday. Preferred locations for the work sessions will be the Overflow Room or the Council Chambers at City Hall; however, locations may vary, to include via virtual software, as provided by law. Non-regular work sessions may be called by the Mayor or by three or more members of the City Council.

A. No action shall be taken in a work session.

B. Every attempt will be made to broadcast meetings on the government cable television channel and streamed on the City website.

C. Work session topics can be proposed by individual Governing Body members or the City Manager, pursuant to the Governing Body's adopted Rules of Procedure.

D. Work sessions may be canceled, due to lack of agenda items or a quorum. A notice of cancellation shall be posted on the entrance door of the meeting location and on the City's website www.rrnm.gov as soon as practicable.

Section 3. Special Meetings. Special meetings of the Governing Body may be called by the Mayor or by three or more members of the City Council, with notice of special meeting given no later than seventy-two (72) hours prior to the meeting. The notice shall indicate who called the meeting, a list of specific items of business to be discussed or transacted or instructions on how a copy of the agenda may be obtained. Agendas for special meetings will be available at least seventy-two hours prior to the meeting on the City's website www.rrnm.gov and posted in the City Hall Lobby, 3200 Civic Center Circle NE, Rio Rancho, New Mexico.

Section 4. Reasonable Notice of Rio Rancho Board, Commissions and Committee Meetings.

A. Notice of regular meetings shall be given no fewer than 10 days in advance of the meeting date and shall indicate how a copy of the agenda may be obtained.

B. Agendas for each meeting shall contain a list of specific items of business to be discussed or transacted and will be available at least seventy-two hours prior to the meeting on the City's website www.rrnm.gov and posted in the City Hall Lobby, 3200 Civic Center Circle NE, Rio Rancho, New Mexico.

C. If a meeting is cancelled due to a lack of a quorum, or for lack of agenda items, a notice shall be posted on the entrance door of the meeting location and on the City's website www.rrnm.gov as soon as practicable.

Section 4. Emergency Meetings. Emergency meetings of the Governing Body will be called only under unforeseen circumstances, which demand immediate action to protect the health, safety and property of citizens or to protect the public body from substantial financial loss. Emergency meetings will be avoided whenever possible and may be called by the Mayor or by no fewer than three members of the City Council upon twenty-four (24) hours' notice, unless threat of personal injury or property damage requires less notice. All emergency meeting notices shall include an agenda or information on how the public may obtain a copy of the agenda and will be posted on the City's website www.rrnm.gov and in the City Hall Lobby, 3200 Civic Center Circle NE, Rio Rancho, New Mexico. Within ten days of acting on an emergency matter, the Governing Body is required to report to the New Mexico Attorney General's Office the action taken and the circumstances creating the emergency; provided that the requirement to report to the attorney general is waived upon the declaration of a state or national emergency.

Section 5. Closed Meetings. The Governing Body will close a meeting to the public only if the subject matter of such discussion or action is excepted from the requirement under Subsection H of Section 10-15-1, NMSA 1978.

A. If a meeting is closed during an open meeting, such closure shall be approved by a majority vote of a quorum of the Governing Body taken during the open meeting. The authority for the Closed Meeting and the subject(s) to be discussed shall be stated with reasonable specificity in the motion to close and the vote of each individual member on the motion will be recorded in the minutes. Only those subjects specified in the motion may be discussed in the closed meeting.
B. If the decision to hold a Closed Meeting is made when the Governing Body is not in an open meeting, the Closed Meeting shall not be held until public notice as required in Subsection I of Section 10-15-1, NMSA 1978 is given to the members and to the general public. Non-emergency Closed Meetings may be called by the Mayor or by at least three members of the City Council upon not less than seventy-two (72) hours' notice.
C. Following completion of the Closed Meeting, the minutes of the open meeting that was closed, or the minutes of the next open meeting, if the Closed Meeting was separately scheduled, shall state whether the matter(s) discussed in the Closed Meeting were limited only to those specified in the motion or notice for closure, as required by Subsection J of Section 10-15-1, NMSA 1978.
D. In accordance with the Open Meetings Act any action taken as a result of discussions in a Closed Meeting shall be made by a vote of the Governing Body in an open public meeting.

Section 6. Reconvened Meetings. Pursuant to Subsection E of Section 10-15-1, NMSA 1978, the Governing Body may recess and reconvene a meeting to a day subsequent to that stated in the meeting notice, if, prior to recessing, the Governing Body specifies the date, time and place for continuation of the meeting, and immediately

following the recessed meeting, posts notice of the date, time and place for the reconvened meeting on or near the door of the place where the original meeting was held and in at least one other location appropriate to provide public notice of the continuation of the meeting. Only matters appearing on the agenda of the original meeting may be discussed at the reconvened meeting.

Section 7. Notice Posting Locations and Content. For the purposes of all meetings of the Governing Body described in this Resolution, notice requirements are met if notice of the date, time, place and agenda is posted on the City's website and in the City Hall Lobby. Appropriate notice shall also be provided to those broadcast stations licensed by the Federal Communications Commission and newspapers of general circulation, which have made a written request for notice of public meetings. All notices shall contain the following language: "If you are an individual with a disability who needs 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 505-891-5004 at least forty-eight (48) hours in advance to make arrangements. 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."

Section 8. Publication of Annual Schedule and Notice Requirements for Public Meetings of Governing Body. The City Clerk is hereby instructed to publish this Resolution, in its entirety in a newspaper of general circulation, immediately after adoption.

ADOPTED THIS __ DAY OF _____ 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D23

AGENDA DATE:
April 24, 2025

DEPARTMENT:
Police Department

SUBJECT:
D23, Advise and Consent of the Governing Body to Award a Contract to All-Rite Construction, Inc.

BACKGROUND AND ANALYSIS:
The Emergency Communications Center is currently housed within the Rio Rancho Police Department located at 500 Quantum Road.

Several facility deficiencies exist and upgrades have been identified. Needed improvements include electrical, uninterrupted power supply, isolation of the septic access room away from the general entry, additional administrative offices (two), restroom remodel, addition of employee locker area, kitchen/break room remodel, roof, lighting, flooring, and fire suppression system.

Based on the scope of work, a quote for services and materials ($766,595.95) was acquired from All-Rite Construction, Inc. via a State cooperative agreement. The quote is attached.

On March 13, 2025, the Governing Body approved a budget adjustment to fund work.

Pursuant to adopted policy, the advice and consent of the Governing Body is required for contracts in excess of $500,000.

IMPACT:
Identified improvements at the Emergency Communications Center will be made.

Funds have already been allocated and identified for this purpose.

ALTERNATIVES:
Provide advice and consent and award contract.

Do not provide advice and consent.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the contract to All-Rite Construction, Inc.

ATTACHMENT: Bid Proposal

ATTACHMENT: Price Agreement

ALL-RITE CONSTRUCTION INC. LIC. 82136

539 Oliver Ross Dr.
Albuquerque, NM 87121
Ph: (505) 344-7663
Fax: (505) 898-8239

Proposal Submitted To:
City of Rio Rancho Public Works
RE: Police Department Dispatch Center Renovation
Proposal Submitted By: Jason Bianchetti
Attention: Eric Voccio- Program Manager City of Rio Rancho Public Works
Municipal Court & Police
500 Quantum Rd.
Rio Rancho, NM 87124

February 11, 2025
PRICE AGREEMENT 40-00000-23-00034

Description
Ritecon would like to hereby propose executing a turnkey design build project for the City of Rio Rancho's Police Department dispatch center. The project scope is as detailed below. Compensation is as follows.

Grand Total Bonded at 3%: $766,595.95

Authorized All-Rite Construction Project Manager: Jason Bianchetti *Jason Bianchetti*

Pricing is valid for 120 days

All material is guaranteed to be as specified. All work is to be completed in a professional manner according to standard practices. Any deviation from specifications involving extra costs will be executed upon either written or verbal orders and will become an extra charge over and above the price quote. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Scope of Work

Preconstruction services

- Administrative coordination
- A&E firm to create a set of permit submission construction documents
- Permit submission
- Pay associated fees
- Subcontractor & equipment procurement

General Requirements

- Builders risk and general liability insurance
- PM management & coordination
- Scheduling & 3 week look ahead
- Waste management
- Safety
- Closeouts & training

Scope

Div. 02 Demolition

- Demolish and dispose of existing office space, break room and (1) restroom to include walls, ceilings, floors, fixtures
- Saw cut and remove concrete for under slab sewer line
- Remove existing EPDM membrane roof down to gypsum board overlay on dispatch area (see attached roof plan)
- Haul off all roof debris and leave new roof area clean
- Remove all existing ceiling grid in dispatch IT room

Div. 03 Concrete

- Rebar reinforcement
- Pour back plumbing trench

Div. 05 Metals

- Modify existing roof access ladder to accommodate inset lockers

Div. 06 Wood, plastic and composites

- Backing for new casework
- Provide and install new casework and solid surface countertops in new breakroom

Div. 07 Thermal & moisture

- Install Sound batt insulation in new partition walls
- Provide and install new acoustic ceiling grid and tile
- Misc. caulking and sealants
- Install new 60MIL TPO membrane over existing gypsum board overlay (see attached roof plan)
- Install new flashings, boots, pitch pans, sealants, and all other roofing appurtenances for complete turnkey roof assembly
- Terminate all new TPO base to wall flashings under existing 2-piece metal reglet/flashing

Div. 08 Openings

- Provide and install new wood doors, hollow metal frames and hardware for 4 new offices
- Provide and install new exterior metal door, frame and hardware to dispatch IT room

Div. 09 Finishes

- Frame, drywall and finish new partition walls for new offices and break room area
- Paint all new and existing walls in construction area
- New flooring throughout construction area
- Infill existing doorway in dispatch IT room
- Modify dispatch IT room to accommodate clean agent system requirements (pressure seal door, fire caulk penetrations, seal top of walls)

Div.10 Specialties

- Provide and install any new required fire extinguishers
- Provide and install breakroom paper towel and dispenser

Div.12 Furnishings

- Provide and install new sets of furniture for 4 offices (desk, overhead storage, file cabinet and chairs)
- Provide and install new lockers

Div. 23 Mechanical

- Modify and add sprinkler heads as needed to meet current building code
- Branch line duct work supply and return modifications
- Supply and return grilles
- New water and sewer distribution for new breakroom sink
- Provide and install new breakroom sink and faucet
- Provide and install new clean agent system

Div.26 Electrical

- Provide and install new LED light fixtures with light switches to accommodate new layout
- Provide power distribution to new offices and breakroom
- Relocate all circuits from existing small UPS to large UPS in 911 server room
- Relocate lights to be mounted directly to structure in dispatch IT
- Add 20 amp electrical whip from ceiling in dispatch IT

Div. 26 Communications

- Provide data cabling to new offices (head end termination by owner)
- Remove and dispose of existing UPS in 911 server room
- Provide and install new Eaton 93PM UPS 20-200kW 208V or 220V 4 wire in, 208 or 220V 3 or 4 wire out, Catalog # 9GC208A409E20R1, 40kW Rated, 60kW Frame Capacity, Standard 95% Efficiency, 3 Breaker Sidecar MBS, with internal battery only. Includes Power Xpert Gateway Card, Industrial Relay Card, and EMP, 6 minutes of internal battery runtime at 40 kW, Includes 7x24 Startup

Disclaimer:

- *New UPS carries lead time of 12- 14 weeks from date of order release*
- *Both Ups will need to be shut down and out of service for 4-7 business days for installation of new UPS and startup*

Warranty

- The above work carries a 1-year labor and materials warranty
- New Roof carries a 20-year full system NDL warranty on labor and materials

Exclusions

- Hazardous material testing and abatement
- Appliances
- New HVAC equipment
- New Electrical panels or gear if new configuration cannot handle loads
- Anything not specifically mentioned

Cost Breakdown

Material & Equipment Breakdown				
Item	*Quantity*			*Cost*
General requirements – consumables				$6,500.00
Demolition				$2,855.00
Concrete				$1,895.00
Metals				$1,945.00
Woods, plastic and composites				$20,000.00
Thermal & moisture				$36,275.00
Openings				$9,000.00
Finishes				$53,800.00
Specialties				$1,750.00
Furnishings				$16,200.00
Mechanical				$78,600.00
Electrical				$22,000.00
Communications				$88,595.00
Subtotal Materials & equipment				$339,415.00
Dumpsters, Disposal, Porta Potty				$3,055.00
Total Materials & Equipment				$342,470.00
Labor Breakdown Contractor				
Crew Member		Hours	Rate	Total
Journeyman		1305	$85.00	$110,925.00
Superintendent		560	$85.00	$47,600.00
Laborer		1,050	$85.00	$89,250.00
Diagnosis, Project Estimates, troubleshooting, (includes A&E services)		410	$250.00	$102,500.00
Labor total				$350,275.00
Subtotal: Material, Equipment & Labor				$692,745.00
Bond 3%				$20,782.35
Tax 7.4375% July 24 – Dec. 24				$53,068.60

Total Proposal Bonded at 3% **$766,595.95**

Docusign Envelope ID: F7054613-D4F6-4F51-88B2-8AAEDECCAACE

State of New Mexico
General Services Department
Purchasing Division

Statewide Price Agreement Amendment

Awarded Vendor:
51 Vendors

Ship To:
All State of New Mexico agencies, commissions, institutions, political subdivisions and local public bodies allowed by law.

Invoice:
As Requested at Time of Order

Number: **40-00000-23-00034**

Amendment No.: **Two**

Term: **December 29, 2023 – December 28, 2025**

Procurement Specialist: **Yvette Anaya** ya

Telephone No.: **(505) 500-9737**

Email: **Yvette.anaya@gsd.nm.gov**

Title: **General Construction Services**

This amendment is to be attached to the respective Price Agreement and become a part thereof.

In accordance with Price Agreement provisions, and by mutual agreement of all parties, this Price Agreement is extended from December 29, 2024 to December 28, 2025 at the same price, terms and conditions.

This amendment is issued to reflect the following effective immediately. See Attached pages for vendor information and pricing escalation for (BF) B & D Industries, Inc.

Except as modified by this amendment, the provisions of the Price Agreement shall remain in full force and effect.

Accepted for the State of New Mexico

Dorothy Mendonca

Date: 12/26/2024

Dorothy Mendonca
New Mexico State Purchasing Agent

MS

Docusign Envelope ID: F7054613-D4F6-4F51-88B2-8AAEDECCAACE

B&D Industries, Inc. (AF)

Column1	Item	UOM	Description	Current Rate	New Rate
Under $60,000	1	Hour	Superintendent, regular hours	$ 105.00	**$ 105.00**
Under $60,000	2	Hour	Superintendent, after hours	$ 120.00	**$ 120.00**
Under $60,000	3	Hour	Journeymen/Experienced Worker, regular hours worked	$ 90.00	**$ 95.77**
Under $60,000	4	Hour	Journeymen/Experienced Worker, after hours worked	$ 110.00	**$ 117.05**
Under $60,000	5	Hour	Laborer, regular hours worked	$ 75.00	**$ 78.81**
Under $60,000	6	Hour	Laborer, after hours worked	$ 95.00	**$ 99.83**
Over $60,000	7	Hour	Superintendent, regular hours	$ 105.00	**$ 100.00**
Over $60,000	8	Hour	Superintendent, after hours	$ 120.00	**$ 115.00**
Over $60,000	9	Hour	Journeymen/Experienced Worker, regular hours worked	$ 90.00	**$ 95.77**
Over $60,000	10	Hour	Journeymen/Experienced Worker, after hours worked	$ 110.00	**$ 117.05**
Over $60,000	11	Hour	Laborer, regular hours worked	$ 75.00	**$ 78.81**
Over $60,000	12	Hour	Laborer, after hours worked	$ 95.00	**$ 99.83**
All Projects	13	Hour	Diagnosis, project estimates, troubleshooting	$ 90.00	**$ 95.77**
All Projects	14	%	Discount of all parts	0%	**0%**
All Projects	15	Day	Daily per diem rate for overnight stay as needed including dinner & breakfast per person	$ 175.00	**$ 175.00**
All Projects	16	Mile	One way per mile cost, per vehicle	$ 0.66	**$ 0.66**

Certificate Of Completion

Envelope Id: F7054613-D4F6-4F51-88B2-8AAEDECCAACE
Status: Completed
Subject: Please DocuSign: SPD SPA 40-00000-23-00034 A002
Source Envelope:
Document Pages: 2
Signatures: 1
Certificate Pages: 5
Initials: 2
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Envelope Originator:
Yvette Anaya
1100 S Saint Francis Dr
Santa Fe, NM 87502
yvette.anaya@gsd.nm.gov
IP Address: 164.64.62.10

Record Tracking

Status: Original
12/26/2024 9:17:13 AM
Holder: Yvette Anaya
yvette.anaya@gsd.nm.gov
Location: DocuSign

Security Appliance Status: Connected
Pool: StateLocal

Storage Appliance Status: Connected
Pool: General Services Department
Location: DocuSign

Signer Events	Signature	Timestamp
Michael Saavedra michael.saavedra@gsd.nm.gov IT and Const. Bureau Chief New Mexico General Services Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 6/4/2020 11:04:51 AM ID: 9cac1b3e-4279-4c8f-b2b4-c607ea9821d8	 Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 12/26/2024 9:18:36 AM Viewed: 12/26/2024 9:22:41 AM Signed: 12/26/2024 9:22:54 AM
Yvette Anaya yvette.anaya@gsd.nm.gov Executive Procurement Officer New Mexico General Services Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	 Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 12/26/2024 9:22:55 AM Viewed: 12/26/2024 9:23:48 AM Signed: 12/26/2024 9:23:53 AM
Dorothy Mendonca dorothy.mendonca@gsd.nm.gov SPD Division Director / State Purchasing Agent General Services Department Signing Group: 35000 - State Purchasing Agent Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 4/14/2023 7:24:59 AM ID: 51f6380f-50f7-4227-afb5-572b373dfb7c	 Signature Adoption: Pre-selected Style Using IP Address: 98.60.107.202 Signed using mobile	Sent: 12/26/2024 9:23:54 AM Resent: 12/26/2024 12:27:24 PM Resent: 12/26/2024 1:29:33 PM Viewed: 12/26/2024 2:08:42 PM Signed: 12/26/2024 2:08:49 PM

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	12/26/2024 2:08:49 PM
Completed	Security Checked	12/26/2024 2:08:49 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

A. ELECTRONIC RECORD AND SIGNATURE DISCLOSURE (ERSD)

From time to time, New Mexico General Services Department (GSD), on behalf of the State of New Mexico (SONM), may be required by law to provide you with certain written notices or disclosures. Stated below are the terms and conditions for GSD's providing you such notices and disclosures electronically through the DocuSign system. Please read this information carefully. If you are able to access this information electronically and agree to **this Electronic Record and Signature Disclosure (ERSD)**, please confirm your agreement by selecting the check-box next to "I agree to use electronic records and signatures" before clicking "CONTINUE" within the DocuSign system.

B. Obtaining paper copies

At any time up to twenty (20) calendar days following your use of DocuSign to electronically sign a document, you may request a paper copy of any record provided or made available electronically to you by GSD. You will have the ability to download and print documents SONM sends you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a twenty (20) calendar day period after such documents are first sent to you. Following the twenty (20) day period, if you want GSD to send you paper copies of any such documents from GSD's office, you will be charged a $1.00 per-page fee plus postage. You may request delivery of such paper copies from GSD by following the procedure stated in Section H, below.

C. Withdrawing your consent

If you decide to receive notices and disclosures from GSD electronically, you may at any time change your mind and inform GSD you want to receive required notices and disclosures only in paper format. The procedure concerning how you may inform GSD of your decision to receive future notices and disclosures in paper format as well as withdraw your consent to receive notices and disclosures electronically is stated in Section D, immediately below.

D. Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed with which GSD will be able to complete certain steps in specific transactions and deliver paper copies to you. GSD will need: (1) to send the required notices or disclosures to you in paper format; and (2) wait until GSD receives your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from SONM or to electronically sign documents generated and sent to you from SONM.

E. All notices and disclosures will be sent to you electronically

Unless you inform GSD otherwise according to these procedures, GSD will electronically provide you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements and other documents that are required to be provided or made available to you during the course of your electronic signature relationship with SONM. To reduce the possibility of inadvertent non-receipt, GSD prefers to provide all required notices and disclosures by the same method and to the same email or physical address that you furnish to GSD. Thus, you may receive the disclosures and notices electronically or in paper form. If you do not agree with this procedure, please inform GSD according to the procedures stated in Section I, below. Please also refer to Section D, immediately above, which states the consequences resulting from your declination of electronic delivery of notices and disclosures.

F. How to contact GSD:

You may inform General Services Department (GSD) of any changes you select regarding State Purchasing Division's (SPD) electronic communications with you, to request paper copies of certain information from SPD, and to withdraw your prior consent to receive notices and disclosures electronically by emailing your request(s) to SPD at: *GSD.SPDinfo@state.nm.us*

G. To advise SPD of your new email address

To inform SPD of a change in the email address to which SPD sends you notices and disclosures electronically, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of such request you must include your previous and new email addresses.

H. To request paper copies from SPD

To request delivery of paper copies of electronic notices and disclosures that DocuSign and/or SPD have previously provided to you, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of your email request state your email address, full name, mailing address, and telephone number. SPD will charge you a $1.00 per page copy fee plus postage.

I. To withdraw your consent with SPD

To inform SPD that you no longer wish to receive notices and disclosures in electronic format you may:

(1) Decline to sign a document from within a signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may:

(2) Send SPD an email to *GSD.SPDinfo@state.nm.us* and in the body of your request state your email address, full name, mailing address, and telephone number.

J. Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current DocuSign system requirements may be found at:
https://support.docusign.com/guides/signer-guide-signing-system-requirements

K. Acknowledging your access and consent to receive and sign documents electronically

To confirm that you are able to electronically access the information contained in this Electronic Record and Signature Disclosure (ERSD), please confirm that you have: (1) read this ERSD, and either: (2) you are able to print on paper or electronically save this ERSD for your future reference and access; or (3) you are able to email this ERSD to an email address where you will be able to print this ERSD on paper and/or save this ERSD for your future reference and access. Further, if you consent to receiving notices and disclosures from DocuSign and/or SPD exclusively in electronic format, then select the check-box next to "I agree to use electronic records and signatures," before you click "CONTINUE" within the DocuSign system.

By selecting the check-box next to "I agree to use electronic records and signatures," you confirm that:

- You have read this Electronic Record and Signature Disclosure (ERSD); and
- You can print this ERSD on paper, or you can save and/ or send this ERSD to a location where you can print this ERSD, for your future reference and access; and
- Until or unless you notify SPD as stated in this ERSD, you consent to exclusively receive through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by SPD during the course of your electronic signature relationship with SPD.

DocuSign Envelope ID: E0365BB0-9F8D-4B71-AA3D-06C8EEDCCDE7

State of New Mexico
General Services Department
Purchasing Division

Statewide Price Agreement Amendment

Awarded Vendor:
2 Vendors

Number: **40-00000-23-00034**

Amendment No.: **One**

Term: **December 29, 2023 – December 28, 2024**

Ship To:
All State of New Mexico agencies, commissions, institutions, political subdivisions and local public bodies allowed by law.

Invoice:
As Requested at Time of Order

Procurement Specialist: **Tami Concha** JC

Telephone No.: **(505) 660-3671**

Email: **Tami.Concha@gsd.nm.gov**

Title: **General Construction Services**

This amendment is to be attached to the respective Price Agreement and become a part thereof.

To include Vendor ID Numbers for Vendors (BK) 0000177821 S&G Construction, LLC and (BP) 0000178262 Villalobos Builders, LLC.

Except as modified by this amendment, the provisions of the Price Agreement shall remain in full force and effect.

Accepted for the State of New Mexico

Dorothy Mendonca

Date: 3/27/2024

Dorothy Mendonca
New Mexico State Purchasing Agent

MS

DocuSign

Certificate Of Completion

Envelope Id: E0365BB09F8D4B71AA3D06C8EEDCCDE7
Status: Completed
Subject: Please DocuSign: 40-00000-23-00034 General Construction A001
Source Envelope:
Document Pages: 1
Signatures: 1
Certificate Pages: 5
Initials: 2
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Envelope Originator:
Tami Concha
1100 S Saint Francis Dr
Santa Fe, NM 87502
Tami.Concha@gsd.nm.gov
IP Address: 164.64.62.10

Record Tracking

Status: Original
3/27/2024 1:49:34 PM
Holder: Tami Concha
Tami.Concha@gsd.nm.gov
Location: DocuSign

Security Appliance Status: Connected
Pool: StateLocal

Storage Appliance Status: Connected
Pool: GSD
Location: DocuSign

Signer Events	Signature	Timestamp
Michael Saavedra Michael.Saavedra@gsd.nm.gov IT and Const. Bureau Chief New Mexico General Services Security Level: Email, Account Authentication (None), Login with SSO **Electronic Record and Signature Disclosure:** Accepted: 6/4/2020 11:04:51 AM ID: 9cac1b3e-4279-4c8f-b2b4-c607ea9821d8	 Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 3/27/2024 1:51:09 PM Viewed: 3/27/2024 1:51:34 PM Signed: 3/27/2024 1:51:46 PM
Tami Concha tami.concha@gsd.nm.gov Const. Supervisor New Mexico General Services, State Purchasing Division Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	 Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 3/27/2024 1:51:47 PM Viewed: 3/27/2024 1:52:02 PM Signed: 3/27/2024 1:52:07 PM
Dorothy Mendonca dorothy.mendonca@gsd.nm.gov SPD Division Director / State Purchasing Agent General Services Department Signing Group: 35000 - State Purchasing Agent Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 4/14/2023 7:24:59 AM ID: 51f6380f-50f7-4227-afb5-572b373dfb7c	 Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 3/27/2024 1:52:08 PM Viewed: 3/27/2024 1:54:18 PM Signed: 3/27/2024 1:54:22 PM

In Person Signer Events	Signature	Timestamp

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Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	3/27/2024 1:54:22 PM
Completed	Security Checked	3/27/2024 1:54:22 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

A. ELECTRONIC RECORD AND SIGNATURE DISCLOSURE (ERSD)

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E. All notices and disclosures will be sent to you electronically

Unless you inform GSD otherwise according to these procedures, GSD will electronically provide you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements and other documents that are required to be provided or made available to you during the course of your electronic signature relationship with SONM. To reduce the possibility of inadvertent non-receipt, GSD prefers to provide all required notices and disclosures by the same method and to the same email or physical address that you furnish to GSD. Thus, you may receive the disclosures and notices electronically or in paper form. If you do not agree with this procedure, please inform GSD according to the procedures stated in Section I, below. Please also refer to Section D, immediately above, which states the consequences resulting from your declination of electronic delivery of notices and disclosures.

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G. To advise SPD of your new email address

To inform SPD of a change in the email address to which SPD sends you notices and disclosures electronically, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of such request you must include your previous and new email addresses.

H. To request paper copies from SPD

To request delivery of paper copies of electronic notices and disclosures that DocuSign and/or SPD have previously provided to you, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of your email request state your email address, full name, mailing address, and telephone number. SPD will charge you a $1.00 per page copy fee plus postage.

I. To withdraw your consent with SPD

To inform SPD that you no longer wish to receive notices and disclosures in electronic format you may:

(1) Decline to sign a document from within a signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may:

(2) Send SPD an email to *GSD.SPDinfo@state.nm.us* and in the body of your request state your email address, full name, mailing address, and telephone number.

J. Required hardware and software

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https://support.docusign.com/guides/signer-guide-signing-system-requirements

K. Acknowledging your access and consent to receive and sign documents electronically

To confirm that you are able to electronically access the information contained in this Electronic Record and Signature Disclosure (ERSD), please confirm that you have: (1) read this ERSD, and either: (2) you are able to print on paper or electronically save this ERSD for your future reference and access; or (3) you are able to email this ERSD to an email address where you will be able to print this ERSD on paper and/or save this ERSD for your future reference and access. Further, if you consent to receiving notices and disclosures from DocuSign and/or SPD exclusively in electronic format, then select the check-box next to "I agree to use electronic records and signatures," before you click "CONTINUE" within the DocuSign system.

By selecting the check-box next to "I agree to use electronic records and signatures," you confirm that:

- You have read this Electronic Record and Signature Disclosure (ERSD); and
- You can print this ERSD on paper, or you can save and/ or send this ERSD to a location where you can print this ERSD, for your future reference and access; and
- Until or unless you notify SPD as stated in this ERSD, you consent to exclusively receive through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by SPD during the course of your electronic signature relationship with SPD.

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

State of New Mexico
General Services Department

Statewide Price Agreement

Awarded Vendor:
51 Awarded Vendors, See Pages 6-14 for Detail

Ship To:
All State of New Mexico agencies, commissions, institutions, political subdivisions and local public bodies allowed by law.

Invoice:
As Requested at Time of Order

Price Agreement Number: **40-00000-23-00034**

Payment Terms: **Net 30**

F.O.B.: **Destination**

Delivery: **As Requested**

JC

Procurement Specialist: **Tami Concha**

Telephone No.: **(505) 660-3671**

Email: **Tami.Concha@gsd.nm.gov**

Title: **General Construction Services**

Term: **December 29, 2023 thru December 28, 2024**

This Statewide Price Agreement is made subject to the "terms and conditions" as indicated on subsequent pages.

Accepted for the State of New Mexico

Natalie Martinez

Date: 12/29/2023

Dorothy Mendonca
New Mexico State Purchasing Agent

x **This Agreement was signed on behalf of the State Purchasing Agent**

MS

DocuSign Envelope ID: 9C0D0BCE-1F94-4323-9C4D-6BA4D233D2D9

Terms and Conditions

(Unless otherwise specified)

1. **General:** When the State Purchasing Agent or his/her designee issues a purchase document in response to the Vendor's bid, a binding contract is created.

2. **Variation in Quantity:** No variation in the quantity of any item called for by this order will be accepted unless such variation has been caused by conditions of loading, shipping, packing or allowances in manufacturing process and then only to the extent, if any, specified in this order.

3. **Assignment:**

a. Neither the order, nor any interest therein, nor any claim thereunder, shall be assigned or transferred by the Vendor, except as set forth in Subparagraph 3b or as expressly authorized in writing by the State Purchasing Agent or his/her designee. No such assignment or transfer shall relieve the Vendor from the obligations and liabilities under this order.

b. Vendor agrees that any and all claims for overcharge resulting from antitrust violations which are borne by the State as to goods, services, and materials purchased in connection with this bid are hereby assigned to the State.

4. **State Furnished Property:** State furnished property shall be returned to the State upon request in the same condition as received except for ordinary wear, tear and modifications ordered hereunder.

5. **Discounts:** Prompt payment discounts will not be considered in computing the low bid.

6. **Inspection:** Final inspection and acceptance will be made at the destination. Supplies rejected at the destination for nonconformance with specifications shall be removed at the Vendor's risk and expense, promptly after notice of rejection.

7. **Inspection of Plant:** The State Purchasing Agent or his/her designee may inspect, at any reasonable time, the part of the Contractor's, or any subcontractor's plant or place of business, which is related to the performance of this contract.

8. **Commercial Warranty:** The Vendor agrees that the supplies or services furnished under this order shall be covered by the most favorable commercial warranties the Vendor gives for such to any customer for such supplies or services. The rights and remedies provided herein shall extend to the State and are in addition to and do not limit any rights afforded to the State by any other clause of this order. **Vendor agrees not to disclaim warranties of fitness for a particular purpose of merchantability.**

9. **Taxes:** The unit price shall exclude all state taxes.

10. **Packing, Shipping and Invoicing:**

a. The State's purchasing document number and the Vendor's name, user's name and location shall be shown on each packing and delivery ticket, package, bill of lading and other correspondence in connection with the shipments. The user's count will be accepted by the Vendor as final and conclusive on all shipments not accompanied by a packing ticket.

b. The Vendor's invoice shall be submitted duly certified and shall contain the following information: order number, description of supplies or services, quantities, unit price and extended totals. Separate invoices shall be rendered for each and every complete shipment.

c. Invoices must be submitted to the using agency and NOT the State Purchasing Agent.

11. **Default:** The State reserves the right to cancel all or any part of this order without cost to the State, if the Vendor fails to meet the provisions of this order and, except as otherwise provided herein, to hold the Vendor liable for any excess cost occasioned by the State due to the Vendor's default. The Vendor shall not be liable for any excess costs if failure to perform the order arises out of causes beyond the control and without the fault or negligence of the Vendor, such causes include but are not restricted to, acts of God or the public enemy, acts of the State or Federal Government, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, unusually severe weather and defaults of subcontractors due to any of the above, unless the State shall determine that the supplies or services to be furnished by

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the subcontractor were obtainable from other sources in sufficient time to permit the Vendor to meet the required delivery scheduled. The rights of the State provided in this paragraph shall not be exclusive and are in addition to any other rights now being provided by law or under this order.

12. **Non-Collusion:** In signing this bid the Vendor certifies he/she has not, either directly or indirectly, entered into action in restraint of free competitive bidding in connection with this offer submitted to the State Purchasing Agent or his/her designee.

13. **Nondiscrimination:** Vendor doing business with the State of New Mexico must be in compliance with the Federal Civil Rights Act of 1964 and Title VII of the Act (Rev. 1979) and the Americans with Disabilities Act of 1990 (Public Law 101-336).

14. **The Procurement Code:** Sections 13-1-28 through 13-1-199 NMSA 1978, imposes civil and criminal penalties for its violation. In addition the New Mexico criminal statutes impose felony penalties for bribes, gratuities and kickbacks.

15. **Items:** All bid items are to be NEW and of most current production, unless otherwise specified.

16. **Payment for Purchases:** Except as otherwise agreed to: late payment charges may be assessed against the user state agency in the amount and under the conditions set forth in Section 13-1-158 NMSA 1978.

17. **Workers' Compensation:** The Contractor agrees to comply with state laws and rules pertaining to Workers' Compensation benefits for its employees. If the Contractor fails to comply with Workers' Compensation Act and applicable rules when required to do so, this Agreement may be terminated by the contracting agency.

18. **Submission of Bid:** Bids must be submitted in a sealed envelope with the bid number and opening date clearly indicated on the bottom left hand side of the front of the envelope. Failure to label bid envelope will necessitate the premature opening of the bid in order to identify the bid number.

19. **Contractor Personnel**: Personnel proposed in the Contractor's written bid to the Procuring Agency are considered material to any work performed under this Price Agreement. Once a Purchase Order or contract has been executed, no changes of personnel will be made by the Contractor without prior written consent of the Procuring Agency. Replacement of any Contractor personnel, if approved, shall be with personnel of equal ability, experience, and qualifications. The Contractor will be responsible for any expenses incurred in familiarizing the replacement personnel to insure their being productive to the project immediately upon receiving assignments. Approval of replacement personnel shall not be unreasonably withheld. The Procuring Agency shall retain the right to request the removal of any of the Contractor's personnel at any time.

20. **Subcontracting:** The Contractor shall not subcontract any portion of the Price Agreement without the prior written approval of the Procuring Agency. No such subcontracting shall relieve the Contractor from its obligations and liabilities under this Price Agreement, nor shall any subcontracting obligate payment from the Agency.

21. **Records and Audit:** The Contractor shall maintain detailed time and expenditure records that indicate the date, time, nature, and cost of services rendered during this Price Agreement's term and effect, and retain them for a period of three (3) years from the date of final payment under this Price Agreement. The records shall be subject to inspection by the Agency, State Purchasing Division, Department of Finance and Administration, and for Information Technology contracts, State Chief Information Officer. The Agency shall have the right to audit billings, both before and after payment. Payment for services under this Price Agreement shall not foreclose the right of the Agency to recover excessive or illegal payments.

22. **Subcontracts:** The foregoing requirements for Contractor Personnel, Subcontracting, and Audit shall be inserted into all subcontracts from the prime contractor to the subcontractor.

New Mexico Employees Health Coverage

A. If Contractor has, or grows to, six (6) or more employees who work, or who are expected to work, an average of at least 20 hours per week over a six (6) month period during the term of the contract, Contractor certifies, by signing this agreement, to have in place, and agrees to maintain for the term of the contract, health insurance for its New Mexico

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Employees and offer that health insurance to its New Mexico Employees if the expected annual value in the aggregate of any and all contracts between Contractor and the State exceeds $250,000 dollars.

B. Contractor agrees to maintain a record of the number of its New Mexico Employees who have (a) accepted health insurance; (b) declined health insurance due to other health insurance coverage already in place; or (c) declined health insurance for other reasons. These records are subject to review and audit by a representative of the state.

C. Contractor agrees to advise all of its New Mexico Employees of the availability of State publicly financed health care coverage programs by providing each of its New Mexico Employees with, as a minimum, the following web site link to additional information: https://bewellnm.com.

D. For purposes of this Paragraph, the following terms have the following meanings:

(1) "New Mexico Employee" means any resident of the State of New Mexico employed by Contractor who performs the majority of the employee's work for Contractor within the State of New Mexico, regardless of the location of Contractor's office or offices; and

(2) "offer" means to make available, without unreasonable restriction, enrollment in one or more health coverage plans and to actively seek and encourage participation in order to achieve the goals of Executive Order 2007-049. This could include State publicly financed public health coverage programs such as *Insure New Mexico!*

Statewide Price Agreement

Article I – Statement of Work
Under the terms and conditions of this Price Agreement all State of New Mexico agencies, commissions, institutions, political subdivisions and local public bodies allowed by law may issue orders for items and/or services described herein. The terms and conditions of this Price Agreement shall form a part of each order issued hereunder.

The items and/or services to be ordered shall be as listed under Article IX - Price Schedule. All orders issued hereunder will bear both an order number and this Price Agreement number. It is understood that no guarantee or warranty is made or implied by the New Mexico State Purchasing Agent, his/her designee or the user that any order for any definite quantity will be issued under this Price Agreement. The Contractor is required to accept the order and furnish the items and/or services in accordance with the articles contained hereunder for the quantity of each order.

Article II – Term
The term of this Price Agreement, for issuance of orders, shall be as indicated in the specifications.

Article III – Specifications
Items and/or services furnished hereunder shall conform to the requirements of specifications and/or drawings applicable to items listed under Article IX-Price Schedule. Orders issued against this schedule will show the applicable Price Agreement item(s), number(s), and price(s); however they may not describe the item(s) fully.

Article IV – Shipping and Billing Instructions
Contractor shall ship in accordance with the following instructions: Shipment shall be made only against specific orders which the user may place with the Contractor during the term; The Contractor shall enclose a packing list with each shipment listing the order number, price agreement number and the commercial parts number (if any) for each item; Delivery shall be made as indicated on page1. If vendor is unable to meet stated delivery the State Purchasing Agent or his/her designee must be notified.

Article V – Termination
The Agency may terminate this Agreement for convenience or cause. The Contractor may only terminate this Agreement based upon the Agency's uncured, material breach of this Agreement. Contractor shall give Agency written notice of termination at least thirty (30) days prior to the intended date of termination, which notice shall (i) identify all the Agency's material breaches of this Agreement upon which the termination is based and (ii) state what the Agency must do to cure such material breaches. Contractor's notice of termination shall only be effective (i) if the Agency does not cure all material breaches within the thirty (30) day notice period or (ii) in the case of material breaches that cannot be cured within thirty (30) days, the Agency does not, within the thirty (30) day notice period, notify the Contractor of its intent to cure and begin with

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due diligence to cure the material breach. Termination of this Contract, however, shall not affect any outstanding orders. This provision is not exclusive and shall not waive other rights and remedies afforded either party in the event of breach of contract or default. In such instances the contract may be cancelled effective immediately.

Article VI – Amendment
This Price Agreement may be amended by mutual agreement of the New Mexico State Purchasing Agent or his/her designee and the Contractor upon written notice by either party to the other. An amendment to this Price Agreement shall not affect any outstanding orders issued prior to the effective date of the amendment as mutually agreed upon, and as published by the New Mexico State Purchasing Agent or his/her designee. Amendments affecting price adjustments and/or the extension of a price agreement expiration date are not allowed unless specifically provided in the bid and price agreement specifications.

Article VII – Indemnity Clause
Contractor shall indemnify and hold harmless the State, its officers and employees, against liability, claims, damages, losses or expenses arising out of bodily injury to persons or damage to properties caused by, or resulting from Contractor's, and/or its employees, own negligent act or omission while Contractor, and/or its employees, perform or fails to perform its obligations and duties under the Terms and Conditions of this agreement. This save harmless and indemnification clause is subject to the immunities, provisions, and limitations of the Tort Claims Act (Section 41-4-1, et seq., N.M.S.A. 1978 comp. and Section 57-7-1 N.M.S.A. 1878 comp. and any amendments thereto.

It is specifically agreed between the parties executing this agreement that it is not intended by any of the provisions of any part of the agreement to create in the public or any member thereof a third party beneficiary or to authorize anyone not a party to the agreement to maintain a suit(s) for wrongful death(s), bodily and/ or personal injury(s) to person(s), damage(s) to property(ies) and/or any other claim(s) whatsoever pursuant to the provisions of this agreement.
Vendor shall provide all insurance necessary to employees on the work site, including but not limited to Worker's Compensation.

Article VIII – Issuance or Orders
Only written signed orders are valid under this Price Agreement.

Article IX – Packing (if applicable)
Packing shall be in conformance with standard commercial practices.

Article X – Price Schedule
Prices as listed in the price schedule hereto attached are firm.

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Awarded Vendors:

(AA) 0000073450
3 B Builders, Inc.
1770 Hamilton Ln
Bosque Farms, NM 87068
Matthew Budagher (505) 553-0544
matt.3bbuilders@gmail.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 3039120140518
License: 352730

(AB) 0000053415
Advanced Environmental Solutions, Inc.
2318 Roldan Drive
Belen, New Mexico 87002
Andy Saiz (505) 450-8953
asaiz@aesnm.com

Payment Term: Net 30 Days
Delivery: Per Contract Specs
Public Works: 74620050716
License: 83422

(AC) 0000107401
All Rite Construction, Inc.
dba RiteCon
PO Box 67904
Albuquerque, NM 87193
Meshach Alvarado (505) 344-7663
meschach@ritecon.com

Payment Term: Net 30
Delivery: FOB
Public Works: 3057620140914
License: 82136

(AD) 0000009253
Allied Electric, Inc.
PO Box 28430
Santa Fe, NM 87592-8430
George Maestas (505) 660-1327
george@alliednm.com

Payment Term: Net 30
Delivery: As Requested by owner
Public Works: 1365320100416
License: 351269

(AE) 0000054601
AnchorBuilt, Inc.
PO Box 27688
Albuquerque, NM 87125
Raymond Zamora 505.342.2452
ray.zamora@anchorbuilt.com

Payment Term: Net 30
Delivery: Destination
Public Works: 2492520120713
License: 81458

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(AF) 0000046277
B & D Industries, Inc.
PO Box 561617
Denver, CO 80256
Jamie Westerfield 505-332-9841
jwesterfield@banddindustries.com

Payment Term: Net 30
Delivery: F.O.B. Destination
Public Works: 191702011629
License: 1426

(AG) 0000083208
Boyd Construction, LLC
1000 Cordova Pl. #987
Santa Fe, NM 87505
Lawrence Boyd 505 699-4787
Lboyd1888@aol.com

Payment Term: Net 30
Delivery: 1000 Cordova Pl 987 Santa Fe, NM 87505
Public Works: 26114334852023
License: 411057

(AH) 0000051994
Classic Industries, Inc.
P.O. Box 434
Dona Ana, NM 88032
Richard J. Lara 575-523-2053
office@classicindincnm.com

Payment Term: Net 30
Delivery: As requested per requirements per award
Public Works: 897720090125
License: 55595

(AI) 0000174779
Colt Builders, Inc.
5304 Raton HWY
Des Moines, New Mexico 88418
Lonnie Cruz 505-850-3312
lonnie@coltbuildersinc.com

Payment Term: Net 30
Delivery: Destination
Public Works: 28141371662017
License: 92919

(AJ) 0000138100
Consolidated Builders of NM, LLC
PO Box 26785
Albuquerque, NM 87125
Manuel Apodaca 505 873 6139
consolidatedbuilders@comcast.net

Payment Term: Net 30
Delivery: 116 Veranda Rd NW
Albuquerque, NM 87107
Public Works: 2548820121019
License: 59613

(AK) 0000170527
Cordova Contracting & Development, LLC
7411 Hancock Ct. NE
Albuquerque, NM 87109
Mark A. Cordova (505) 243-9675
purchasing@cordovallc.com

Payment Term: Net 30
Delivery: As requested.
Public Works: 25224592712018
License: 85391

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(AL) 0000116075
Davenport Construction Management LLC
141 Camino de las Crucitas
Santa Fe NM 87501
Mitchel Davenport 505-660-7105
mitch@dcmnm.com

Payment Term: Net 30
Delivery: 3201 Mercantile Court, Suite A
Santa Fe NM 87507
Public Works: 2901220130531
License: 369676

(AM) 0000170503
Elite Communications & Construction LLC
1950 Bosque Farms Blvd
Bosque Farms, NM 87068
Gabe Trujillo 505-295-8000
gabe@elitenm.com

Payment Term: Net 30
Delivery: As requested, job site, or yard location at
1950 Bosque Farms Blvd
Bosque Farms NM 87068
Public Works: 28148871042020
License: 391781

(AN) 0000049445
ESA Construction, Inc.
3435 Girard Blvd. NE
Albuquerque, NM 87107
Steven C. Pannell 505-884-2171 X102
spannell@esaconstruction.com

Payment Term: Net 30
Delivery: As required by contract or purchase order.
Public Works: 13420060701
License: 28493

(AO) 0000043596
First Mesa Construction, Inc.
PO Box 92258
Albuquerque, NM 87199-2258
Scott Butterbaugh (505) 250-1468
scott@firstmesa.net

Payment Term: Net 30
Delivery: As Requested
Public Works: 2545020121012
License: 59346

(AP) 0000086357
Four Winds Mechanical HTC/AC
8915 Adams ST NE, Suite B
Albuquerque, NM 87113
Chualing "Lynn" Armijo 505-908-0090
lynn@4windsmechanical.com

Payment Term: Net 30
Delivery: 24 hours
Public Works: 2885820130507
License: 82333

(AQ) 0000049692
Franken Construction Company, Inc.
1025 Douglas Avenue
Las Vegas, NM 87701
Brent Franken 505-429-1962
brentfranken@frankenconstruction.com

Payment Term: Net 30
Delivery: Contractors Yard or Jobsite Address
Public Works: 3045220140628
License: 7750

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(AR) 0000154826
Fulcrum Contracting LLC
5400 Sanban Drive
Las Cruces, NM 88005
Robert Macias 575-496-2802
robert@fulcrum-contracting.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28522410262020
License: 402807

(AS) 0000090285
GM Emulsion LLC
5935 Agua Fria Street,
Santa Fe, NM 87507
Fred Marquez 505-471-9981
fred@gmemulsion.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 2461320120530
License: 370602

(AT) 0000141388
GME General Building LLC
3225 Richard's Lane Unit A
Santa Fe, New Mexico 87507
Erik Trujillo 505-690-7438
erik@gmegeneralbuilding.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28325764732018
License: 396923

(AU) 0000125463
Global Maven Enterprises, LLC
Po Box 2016
Las Cruces, NM 88004
Azzam Askar 575-571-7417
customerservice@gmellcusa.com

Payment Term: Net 30
Delivery: 1065 S. Main St. Building D Suite E
Las Cruces, NM 88005
Public Works: 1761920150824
License: 389804

(AV) 0000052470
HEI, Inc.
PO Box 31310
Albuquerque, New Mexico 87190
Jesse Luna 505-880-1819
jluna@heinm.com

Payment Term: Net 30
Delivery: F.O.B. Destination
Public Works: 2495720120723
License: 61439

(AW) 0000046616
Highland Enterprises, Inc.
PO Box 2409
Las Cruces, NM 88004
Mark Hettinga 575-524-3551
hei@highlandnm.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 971920090606
License: 4460

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(AX) 0000127038
Illmatic Construction Inc.
520 Barela Lane
Santa Fe, NM 87505
Joann Sandoval 505-920-1951
illmatic505@gmail.com

Payment Term: Net 30
Delivery: as requested
Public Works: 21617625602016
License: 91673

(AY) 0000129254
JRM Construction Co, LLC
2620 Via Berrenda
Santa Fe, NM, 87505
Joe Robert Mendez Jr. 505-920-9768
jrmconstruction65@yahoo.com

Payment Term: Net 30
Delivery: FOB DESTINATION
Public Works: 28112303762022
License: 372261

(AZ) 0000167639
Jaypen Construction LLC
101 B Paseo Nopal
Santa Fe, NM 87507
Jeremy Martinez 505-920-0710
jeremy.jaypenconst@gmail.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28738509952022
License: 406984

(BA) 0000174921
L Martinez Construction LLC
P.O. Box 662
Santa Cruz, New Mexico 87567
Lionel Martinez (505) 614-6007
llmartinezconst@gmail.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 29214840592023
License: 410900

(BB) 0000111171
LLR Construction, LLC
2015 Wyoming Blvd. NE Suite I
Albuquerque NM 87112
Doug Langley 505-850-4533
doug@llrconstructionnm.com

Payment Term: Net 30
Delivery: 2015 Wyoming Blvd. NE Suite I
Albuquerque NM 87112
Public Works: 3009120130927
License: 371032

(BC) 0000138553
Nine Degrees Construction, LLC
101 Maguey Ct. Suite 2
Sunland Park, NM 88063
Cesar Molina 915-526-8739
cesarm@nine-degrees.com

Payment Term: Net 30
Delivery: Same as remit address
Public Works: 24651036262017
License: 381568

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(BD) 0000049258
Northern Mountain Constructors, Inc.
PO Box 348
El Prado, NM 87529
Claire Moore 575-758-4395
claire@nmconstructors.com

Payment Term: Net 30
Delivery: as requested
Public Works: 3046520140706
License: 27983

(BE) 0000114869
Pluma, LLC
6301 4th St. NW Suite 1
Albuquerque, NM 87107
Kodi (505) 345-0755
kodi@plucys.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 1755520150602
License: 387286

(BF) 0000148381
Prestigious Paving, LLC
2706 Chamisal Avenue
Gallup NM 87301
Zane Munoz 505-488-2333
prestigiouspaving@gmail.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28419195262022
License: 401665

(BG) 0000116761
Prime Builders, LLC
P.O. Box 91480
Albuquerque, NM 87199
Eric Peterson 505-924-0455
epeterson@primebuildersnm.com

Payment Term: Net 30
Delivery: As requested
Public Works: 2496820120723
License: 365323

(BH) 0000132517
R and M Construction, LLC
PO Box 1026
Alcalde, NM 87511
Robert Sanchez 505-927-2027
robert@rmconstructionnm.com

Payment Term: Net 30
Delivery: Email - robert@rmconstructionnm.com
Public Works: 2416920120330
License: 367912

(BI) 0000142264
Red Seven Electric LLC
PO Box 181
Jarales, NM 87023
Manuel Medina 505-859-5414
mmedina@redsevenelectric.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28211398962018
License: 391745

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(BJ) 0000135923
Road Runer Plaster & Drywall, LLC
3272 Ojos De Jo
Santa Fe, NM 87507
Alvaro Ivan Erives 505 670-3426
IvanRoadRunner@live.com

Payment Term: Net 30
Delivery: As requested
Public Works: 22733316402017
License: 367027

(BK) Not in SHARE
S&G Construction, LLC
21 Lumbre Del Sol
Espanola, NM 87532
Sukhwinder Singh 505-603-4969
swscfo@gmail.com

Payment Term: Net 30
Delivery: Job Order Contracting
Public Works: 29220605632023
License: 60248

(BL) 0000009789
SDV Construction, Inc.
8912 Adams St NE
Albuquerque, NM 87113
Paul Farless 505-883-3176
estimating@sdvconstruction.com

Payment Term: Net 30
Delivery: Destination
Public Works: 168920070104
License: 92744

(BM) 0000076453
Sanchez Demolition Inc.
PO Box 721
Bosque, NM 87006
Michael Lovato 505-864-7551
sanchezdemolition@gmail.com

Payment Term: Net 30 days from receipt of invoice
Delivery: 16 Miranda Rd. Veguita, NM 87062
Public Works: 1745120150208
License: 359736

(BN) 0000137030
Sweep Construction
4904 Jefferson St NE Suite E,
Albuquerque, New Mexico, 87109
Sara Petersen 505-881-1461
sweepconstruction@gmail.com

Payment Term: Net 30
Delivery: as requested
Public Works: 2255620110606
License: 369821

(BO) 0000170501
The Aisling Company, LLC
2327 State Rd. 1
Socorro, NM 87801
Casey A. Spurgin 505-871-1000
info@aislingco.com

Payment Term: 21 days after submission
Delivery: As Requested, Scheduled
Emergency response with 24-48 hrs.
Public Works: 28231792042019
License: 393602

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(BP) Not in SHARE
Villalobos Builders, LLC
4711 Grand Avenue NE
Albuquerque, NM 87108
Myra E Villalobos (505) 235-9293
villalobosbuildersllc@outlook.com

Payment Term: Net 30
Delivery: As requested
Public Works: 28632742872023
License: 405579

(BQ) 0000051414
WWRC, Inc.
1716 W. 7th
Clovis, NM 88101
Rocky Martin (575) 769-2618
Orders/Sales wwrc@wwrcinc.com

Payment Term: Net 30 days
Delivery: As Requested
Public Works: 100222009703
License: 54124

(BR) 0000009760
Weil Construction, Inc.
3344 Princeton Dr. NE,
Albuquerque, NM 87107
Orders/Sales: (505) 899-3535
c.mcmahan@weilconstruction.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 3027220140401
License: 92233

(BS) 0000052947
Western Mechanical Co.
dba Western Mechanical HVAC & Plumbing
3301 Girard Blvd NE
Albuquerque NM, 87107
Orders/Sales: (505) 341-4458
mike.westernmechanical@gmail.com

Payment Term: 30 Days
Delivery: Email
Public Works: 2888620130507
License: 82364

(BT) 0000050416
White Sands Construction, Inc.
1700 10th Street
Alamogordo, NM 88310
Catlin (575) 437-7816
catlin@whitesandsconstruction.com

Payment Term: Net 30
Delivery: 1700 10th Street Alamogordo, NM 88310
Public Works: 115042009091
License: 50235

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(BU) 0000150396
Justin Wilson
dba Wilson Construction Services, LLC
123 Buckboard Trl.
Nogal, NM 88341
Orders/Sales: Christina 303-242-2631
wilsonconstruction2020@gmail.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28442702582022
License: 401335

(BV) 0000091459
Rogers, Yei
dba Wizer Electric, LLC
6017 Del Carmen Rd NE
Rio Rancho, NM 87144
Gabriel Rodriguez 505-771-4973
gabe.wizerelectric@yahoo.com

Payment Term: Net 30
Delivery: 6017 Del Carmen Rd NE
Rio Rancho, NM 87144
Public Works: 2428320120413
License: 369333

(BW) 0000177783
Young Guns Construction, LLC
3485 Highway 47
Los Lunas, New Mexico 87031
John Trujillo (505) 415-0444
ygc.llc@yahoo.com

Payment Term: Net 30
Delivery: FOB: Destination Delivery: As Required
Public Works: 28508000422023
License: 408709

(BX) 0000012754
FacilityBUILD, Inc.
5904 Florence Ave, NE
Albuquerque, NM 87113
Cameron Kilcup (505) 828-0060
camkilcup@facilitybuild.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 187432011601
License: 88676

(BY) 0000082084
Munoz Corporation
PO Box 850
Gallup, NM 87301
George Munoz (505) 722-6570
munozcorp@yahoo.com

Payment Term: Net 30
Delivery: As Requested
Public Works: 28504398162023
License: 59907

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Specifications:
Establish a Statewide Price Agreement for on-call general construction services work by New Mexico licensed contractors to provide miscellaneous repairs, upgrades, improvements and new construction services for facilities and properties throughout the state of New Mexico. This Price Agreement may be utilized by all New Mexico State Agencies, commissions, political subdivisions and local public bodies applicable by law (using agency or local public body).

Term:
The term of this Price Agreement shall be for one (1) year from date of award with the option to extend for a period of two (2) additional years, on a year-to-year basis, by mutual agreement of all parties and approval of the New Mexico State Purchasing Agent at the same price, terms and conditions. This Price Agreement shall not exceed three (3) years.

Compensation Caps:
The total cost of each project, shall not exceed Four Million Dollars ($4,000,000.00). This cap includes all change orders associated with the project. Since NMSA 1978 Section 13-1-154.1 sets the cap thresholds, if modified during the term of this Agreement, any revisions to the NMSA will apply.

Legislation Affecting Price Agreement:
If future legislation affects any terms or conditions of the Price Agreement the Price Agreement may be amended to comply with the legislation.

Insurance:
The Contractor shall provide all insurance necessary for its employees on the project, including, but not limited to, Workman's Compensation Insurance. The Contractor agrees to comply with state laws and rules pertaining to Workers' Compensation Insurance coverage for its employees. If the Contractor fails to comply with the Workers' Compensation Act and applicable rules, when required to do so, this Price Agreement will be cancelled immediately.

Contractor shall indemnify and hold harmless the State and local public body, its officers, and employees, against liability, claims, damages, losses, or expenses arising out of bodily injury to persons or damage to properties caused by, or resulting from, Contractor's and/or its employees, own negligent acts or omissions while Contractor, and/or its employees perform or fail to perform its obligations and duties under the terms and conditions of this Price Agreement. This Save Harmless and Indemnification Clause is subject to the immunities, provisions, and limitations of the Tort Claims Act (Section 41-4-1, et seq., NMSA 1978 Comp. and Section 56-7-1 NMSA 1978 Comp.) and any amendments thereto.

It is specifically agreed between the parties executing this Price Agreement that it is not intended by any of the provisions of any part of the Price Agreement to create the public or any member hereof a third party beneficiary or to authorize anyone not a party to the Price Agreement to maintain a suit for wrongful death, bodily and/or personal injury to persons, damage to properties and/or other claims whatsoever pursuant to the provisions of this Price Agreement.

The Contractor shall provide public liability insurance for the minimum amount of one hundred thousand dollars ($100,000) for damage to or destruction of property arising out of each occurrence; the amount of three hundred thousand dollars ($300,000) to any person for any number of claims arising out of each occurrence for all damages other than property damage as permitted under the New Mexico Tort Claims Act; and the amount of five hundred thousand dollars ($500,000) for all claims arising out of each occurrence. Umbrella or excess liability coverage shall not be considered as any part of the primary coverage.

The vendor shall request from his insurer that the agency or local public body be named "Additional Insured" on an insurance certificate showing the vendor's insurance coverages.

All work covered by this Invitation to Bid shall be in accordance with applicable state laws, the International Building Code (IBC) and New Mexico building codes and is subject to the minimum wage rate determination issued by the New Mexico Department of Workforce Solutions, if applicable.

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Wage Rates:
All work covered by this Invitation to Bid shall be in accordance with applicable state laws and is subject to the minimum wage rate determination issued by the Department of Workforce Solutions (DWS), if applicable.

A wage rate decision is required by the Public Works Minimum Wage Act for construction, demolition or renovation purposes on projects costing sixty thousand dollars ($60,000) or more and funded in part by state or local funding. The Contractor agrees to comply with the current prevailing wage rate schedule when applicable. For current wage rates or for additional information, visit: http://www.dws.state.nm.us. The agency or local public body will request a wage rate determination from the DWS.

Bonding:
A one hundred percent (100%) performance bond and a one hundred percent (100%) payment and material bond executed by a surety company authorized to do business in the state of New Mexico will be required of the successful bidder(s) prior to each project over twenty-five thousand dollars ($25,000). Said bonds must be provided to the requesting agency and are to be filed with the agencies purchasing office. Failure to comply shall result in the order being issued to another vendor and the difference being charged back to the awarded Contractor(s). The cost of the bonds may be passed on to the agency or local public body.

A Subcontractor shall provide a performance and payment bond on a public works building project if the subcontractor's contract (to the Contractor) for work to be performed on a project is one hundred and twenty-five thousand dollars ($125,000) or more. Failure of a Subcontractor to provide required bond shall not subject the Owner to any increase in cost due to any substitution of an approved Subcontractor.

Other:
The awarded Contractor shall be responsible for all permits associated with this work as required by the State of New Mexico Construction Industries Division (CID) or the local Authority Having Jurisdiction (AHJ). The CID will issue permits for work performed at state-owned buildings.

Escalation / Reduction Clause:
Contractor shall keep pricing fixed for each year of this Agreement. Thereafter, SPD and the Contractor may adjust pricing no more than once annually through an amendment to the Agreement at the time of Agreement renewal. Contractor shall submit all pricing increase requests to SPD directly or through the agency contact in writing and provide substantiating evidence that each request is based on demonstrable market changes impacting the cost of products. The request must show all proposed increases by line item and include supporting documentation acceptable to SPD (such as a letter from a manufacturer indicating price increases, etc.) SPD's decision on what is acceptable in this context is final and shall be accepted by all parties to the Agreement. ***Requested price increases that exceed 10% will not be accepted*.** **No** price increase may result in a higher profit margin for the Contractor than at the beginning of the initial term of this Agreement. Pricing changes will apply to Agreements and amendments to Agreements entered on and after the effective date of the price change. Price decreases as well as increases shall apply in the same manner. If vendor's prices are reduced for any reason, users shall receive the benefit of such reductions, immediately. Price increases will not be retroactive to orders already in house or backorders. Orders will be filled at the price in effect on the date of receipt of the order by the vendor. To facilitate prompt consideration, all requests for price increase must include all information listed below:

1. Agreement Item Number
2. Current Item Price
3. Proposed New Price
4. Percentage of Increase
5. Mill/Supplier Notification of price increase indicating percentage of increase including reason for increase.

Contractor Note:
No person shall act as a Contractor without a license issued by the Construction Industries Division, classified to cover the type of work to be performed. No bid on a contract shall be submitted unless the Contractor has a valid Contractor's

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license issued by the CID to bid and to perform the type of work to be undertaken, as set forth in § 60-13-12, NMSA 1978.

Contractor shall provide the following information:

Contractor's New Mexico license no.: _____
Contractor's classification no.: _____
State tax identification no.: _____
Public Works Registration Number*: _____
*Pursuant to: 13-4-13.1 Public Works Contracts; Registration of Contractors and Subcontractors

When submitting a quote for a specific project valued at more than sixty thousand dollars ($60,000) for any portion of a public works project greater than sixty thousand dollars ($60,000) that is subject to the New Mexico Public Works Act, the Contractor is required to be registered with the Labor and Industrial Division of the Department of Workforce Solutions prior to submitting its quote. The using agency may reject any quote that fails to provide a Public Works Registration Number for the prime Contractor and all other listed Contractors or subcontractors. In order to submit a bid for this invitation to bid the bidder must have an Active registration for the Public Works Act.

The Contractor will be contacted on an as needed, on-call basis to perform work associated with this Price Agreement. A Price Agreement award is without assurance of quantity or dollar amount of work to be performed. Failure to respond to the Using Agency's requests may be grounds for termination of this Price Agreement. Awards for these services will be made on a statewide basis. If the awarded contractor does not wish to travel to other parts of the State, it is acceptable to decline work.

Scope of Work:
Contractors shall provide their cost for performing all the work called for in the Using Agency's scope of work for the project. Projects may be of short or long term duration, throughout the state.

Contractors shall have the technical staff to perform diagnostic services; provide incidental design services as needed; and to provide professionally prepared, stamped drawings, if needed, to obtain installation or construction permits. The Contractor is responsible for obtaining all required licenses, fees and permits required by government agencies to perform the work.

Contractors shall be 'licensed Contractors" capable of providing all coordination, supervision and services required for comprehensive general building construction, renovations, upgrade and improvement projects and to provide new construction services including incidental design. The scope of an individual project may include equipment, fixtures and furniture whether attached or not to the building. It can include site and utility work including landscaping and parking lot/ minor road/ minor bridge work. The utility work can include building power systems such as solar panels, geothermal systems, water sourcing systems, water treatment and waste disposal/treatment systems. It may also include demolition and abatement projects. Identification and abatement of asbestos containing materials (ACM) may be performed under separate contracts. It can also include security and other low voltage installations with related controls and equipment.

Contractors shall provide all materials, labor, equipment and tools required to successfully complete the work requested. The Contractors shall be capable of providing a work force with supervision, adequate to perform work for a forty (40) hour work week during normal working hours with the option of working non normal or overtime hours if required.

Replacement systems and related equipment shall meet current minimum state mandated "Energy Star" energy conservation standards.

Subcontracting of work is allowed and shall be prior approved by the Using Agency. Subcontractors shall have the appropriate current and valid Contractor's licenses for their work. And shall furnish proof upon request.

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Furnishing of submittal data for any/all new equipment and materials as well as O&M's when either/or are required, and deemed necessary for the facility is required. Training of site personnel for the proper operation of newly installed equipment/systems and its related controls will be performed and required for completion. This training must be acceptable to the person in charge of the facility.

Replacement mechanical/electrical/plumbing systems and related equipment shall meet current minimum state mandated "Energy Star" energy conservation standards.

The Contractor shall provide all protective coverings necessary to protect existing, adjacent finishes while performing its work. If any damage is encountered during the contractor's work, to other areas, the contractor will be held responsible for repairing any damage done by his employees, subcontractors and vendors.

The Contractor shall, at his own cost, restore any damage to existing, adjacent finishes damaged as a result of performing its work and to make new work inconspicuous with the existing, adjacent finishes.

The Contractor shall provide all clean-up for its operations and control of all construction debris. All work areas shall be maintained in a neat and workmanlike manner. All construction debris shall be removed from the work areas and disposed of at an approved waste disposal site. The Using Agency's trash container for the building shall not be used for disposal of any construction debris.

All work shall be according to current applicable State and National codes. All work shall be in strict compliance with the national and state building mechanical, plumbing, fire and electrical codes including SMACNA, and ASHRAE standards.

Safety shall be of main concern and enforced by the contractor on site and will be periodically inspected by the State's qualified safety personnel. The Contractor shall comply with all local, state and federal laws governing safety, health and sanitation. The on-site Superintendent shall have a minimum OSHA 10 and preferably OSHA 30 card with them at all times when on the jobsite. The Using Agency shall not in any way be responsible for any fines set forth for such violations of codes, OSHA standards or any other governing agency having jurisdiction at the work site. The Contractor shall provide all needed safe guards, safety devices and protective equipment; take any actions necessary to protect the life and health of employees on the job; the safety of the public; and to protect the property of the Using Agency in connection with the performance of the work covered by this Price Agreement. Any work involving disconnect or switching of electrical service to a work area shall utilize LOCKOUT/TAGOUT identification practices.

All personnel working on the project and providing these services shall be experienced and certified in all areas related to this work and required by this Price Agreement. Journeymen level personnel shall have the ability and necessary skills to diagnosis problems and to make the appropriate decisions needed to provide these services.

Contractor's price shall cover all labor costs, tools, equipment, materials, permits, overhead, profit, insurance and any other fees necessary to perform the work called for in the Using Agency's scope of work and drawings for this project. Any equipment required to have licensed operators shall be the responsibility of the contractor before any equipment is turned on at the jobsite. The prices quoted for each project represent the total compensation to be paid by the Using Agency for the goods and/or services provided including any and all labor, equipment, tools, materials, taxes, permits, licenses, or other costs necessary to complete the service or goods provided.

Taxes shall be added by the Contractor to its quote (line item on schedule of values) at the current tax rate at the project's location. As a separate item, the Using Agency shall ensure the appropriate gross receipts tax is added to the Contractor's project proposal and that it is encumbered in the Purchase Order.

The Contractor shall provide all the services needed and called for in the Using Agency's scope of work, in addition to the requirements set forth in this Price Agreement.

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Request for Quote (RFQ):
Each project under this Price Agreement will be individually described in a "Request for Quote (RFQ)". The RFQ will describe the scope of work, the duration of the project with the date of Substantial Completion and if there are liquidated damages for not meeting the date of substantial completion. The date of Substantial Completion is the date when the space can be occupied or the Work used/operated and is turned over to the User Agency. Final completion is the date when the project is totally complete, the punch list work complete and the Contractor's final pay application/invoice is approved. The terms and conditions of the Contractor's Statewide Price Agreement will apply to all Purchase Orders which result from the accepted quote in response to the RFQ. The Contractor's written quote will be valid for thirty (30) days, unless otherwise stipulated on the quote.

There will be NO markups allowed. A negotiated fixed fee may be added as a cost for compensation to cover the cost of overhead, profit and any other general expenses as it pertains to the project.

All subcontractor quotes shall be broken down by labor and materials costs and the Contractor shall be allowed a maximum of five percent markup for administrative costs.

The Contractor and its employees agree to cooperate with and to abide by the rules and requirements of the requesting Using Agency to not interfere with the daily operations of the Agency or to jeopardize the health, safety or welfare of the employees or general public conducting business with the Using Agency.

The Using Agency reserves the right to purchase materials directly from existing Statewide Price Agreements and other sources, and to provide these materials to the Contractor. To that end, the Contractor shall provide an itemized, quantifiable list of materials required for the project.

If the Contractor is requesting reimbursement for materials used on the work, copies of the invoices for the materials may be included when submitting invoices/pay applications. The Contractor may NOT add markups for the materials purchased. Contractor shall submit billings, based on actual Contractor costs for materials, less any applicable percentage for discounts. Contractor shall provide verification that materials purchased were used for the project if requested. Any unused, billed for materials shall be turned over to the Using Agency for which the work was provided.

The Using Agency reserves the right to procure specialty services directly from its other Statewide Price Agreements and other sources to the awarded Contractor. Specialty services provided from other Statewide Price Agreements and other sources shall be coordinated by the Contractor.

The Using Agency reserves the right to obtain quotes from multiple vendors covered under this Statewide Price Agreement and award a project to a Contractor based on the quotes.

When a service is needed, the Using Agency shall provide, at a minimum, a detailed scope of work and/or drawings defining work required.

If any equipment or building system cannot be economically repaired or has reached the end of its life cycle, the Contractor shall justify with costs and other information the need for replacement. If replacement is recommended, the Contractor will provide written justification for system and/or the model, size and type of unit recommended along with any applicable efficiency data. The Using Agency's and energy standards will be discussed and taken into consideration when proposing replacement units or systems.

The State of New Mexico requires that all materials shall be new and of the highest quality and at the best attainable price available for the type of work being performed.

No used materials shall be used on the project. Recycled materials specifically prepared for reuse to meet "LEED" certification may be permitted, with the User Agency's approval.

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The Contractor shall visit the site and compare the Using Agency's scope of work and/or drawings to the existing conditions and provide all services called for in addition to the requirements set forth in this Price Agreement.

The Contractor will be required to provide a written quote, to include the work to be performed and the amount of time required for the completion of the project and submit to the Using Agency at no cost to the Using Agency. The quote shall separate the cost of itemized materials (with any applicable discounts), labor, per diem and mileage, bonds, permits, insurance, subcontractor quote(s), itemized equipment costs, any design fees needed for stamped drawings, gross receipts tax, itemized direct site overhead costs such as portable toilets, dumpsters, temporary fencing, scaffolding, signage, traffic management, work area barriers and protective equipment, materials testing, job trailers, storage pods, etc. Job workers/project manager/superintendent's cost for vehicles or phones or gas is **not** permitted.

The Contractor's quote for mileage and per diem must be priced as follows:
"Per Diem Rate" means lodging, meals, and incidentals (excluding taxes). Reference the GSA rates in Section Lodging by month and Section Meals & Incidentals Breakdown link: https://www.gsa.gov/travel/plan-book/per-diem-rates
"Mileage Rate" for any mileage quoted for contracted work as defined below: "Mileage Rate" means "Only the mileage from the dispatch to the job site for each mile traveled by vehicle as referenced in IRS standard mileage rates using link https://www.irs.gov/taxprofessionals/standard-mileage-rates in excess of 50 miles one way". The mileage shall be calculated with https://tripmaker.randmcnally.com

Prior to commencement of any work performed the Using Agency will issue a notice to proceed for the work upon receipt of a purchase order, based on the prices set forth by Contractor's quote. The work on any project to be performed under this Contract shall commence no later than ten (10) consecutive calendar days after the date of written "Notice to Proceed." On smaller projects, an email will suffice.

The Contractor shall begin the work based on the priority identified by the Using Agency. Any delay beyond the stated completion date shall be upon agreement by the Using Agency and the Contractor.

Where work is to be conducted in a state or local correctional or secured facility, security clearances and background checks that may be required by the facility for the Contractor and its employees must be obtained prior to commencement of any work at that facility. The Using Agency reserves the right to deny any employee of the Contractor, access to the facility should the employee be in violation of any criteria required for the security clearance.

The User Agency reserves the right to provide an escort and/or full time supervision of the Contractor and its employees during any or all phases of a project, should the Using Agency feel it is in its best interest to provide these extraordinary security services.

The Using Agency reserves the right to escort any or all employees of the Contractor off its property, for any inappropriate conduct or actions that jeopardize the safety, security or wellbeing of the facility or any individual. Inappropriate behavior by the Contractor, its employees or subcontractors may be grounds for immediate removal from this Price Agreement. Any employee of the Contractor found in violation of any law, while on the User Agency's property, may be prosecuted.

Change Orders:
Any change orders to the project scope will require an additional RFQ requesting the backup materials and labor costs and shall be substantiated without a doubt there was no way of knowing the additional services were needed when the original quote was provided. The pricing shall conform to the SPA. Change orders shall be managed closely by the Using Agency. Change order abuse shall be reported to the Procurement Specialist listed on the cover page of this Price Agreement. Preventative measure shall be taken by both the contractor and the Using Agency prior to issuing the Notice to Proceed. Such measures may include: soil tests (soil boring); clarification of ambiguity in the project plan, the scope of work, the RFQ, the drawings, etc.; the project scope should be completely defined and agreed upon before any work begins.

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Using Agency's obligations:

- Shall provide, at a minimum, a detailed scope of work and/or drawings defining work required.
- Allow the Contractor limited use of on-site utilities for projects at an existing building.
- Shall provide periodic and/or random inspections of its projects. Using Agencies shall be responsible for providing its inspections, photography of the project's progress, and preparation of field observation reports.
- Conduct weekly on-site meetings with the Contractor, or on an as-needed basis, to ensure compliance with the scope of work for the project; provide assistance and guidance; to resolve problems arising during the project; and to ensure quality of work and materials being incorporated into the project.
- Process requests for payment within twenty-one (21) days of time/date stamped receipt of proper invoice and/or G702 & G703 Schedule of Values, Application and Certificate for Payment, when more than a single invoice applies to the contracted amount.
- If applicable, procure independent special inspections, commissioning, structural, soils testing with geotechnical reports and/or topographical survey.

Other Construction Related Terms and Conditions:

Time Considerations:
The work on any project to be performed under this Agreement shall commence no later than ten (10) consecutive calendar days after the date of written "Notice to Proceed." On smaller projects, an email will suffice. The date of Substantial Completion shall be described in the RFQ or related construction contract. The date can be extended by the Using Agency by valid written Change Order.

Should the Contractor neglect, refuse, or otherwise fail to complete the Work on the project within the time specified in the RFQ or related construction contract, the Contractor agrees, in partial consideration for the award of the Purchase Order, to pay to the Using Agency the amount of dollars named in the RFQ or construction contract per consecutive calendar day, not as a penalty, but as liquidated damages for such breach of the Purchase Order or related construction contract under this Price Agreement.

Mediation:
Any controversy or claim arising between the parties shall be settled by mediation if the parties cannot reach a mutually agreeable solution. The parties shall endeavor to resolve their disagreement by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the procedures of the New Mexico Public Works Mediation Act (NMSA §13-4C-1 et seq.) except that before any party may select a mediator it must confer in good faith with the other party concerning the selection of a mutually acceptable mediator. Mediation shall proceed in advance of legal or equitable proceedings, which shall be stayed pending mediation for a period of **sixty (60) days** from the date of notice of mediation session, unless stayed for a longer period by agreement of the parties or court order.

Inspection of Work:
If a Purchase Order is issued for the purchase of services, the following terms shall apply when applicable:

A. Services include services performed, workmanship, and material furnished or utilized in the performance of services.
B. The Contractor shall provide and maintain an inspection system acceptable to the Using Agency covering the services under the Purchase Order. Complete records of all inspection work performed by the Contractor shall be maintained and made available to the Using Agency or other party to the Purchase Order during the term of performance of the Work and for as long thereafter as required.
C. The Using Agency has the right to inspect and test all services contemplated to the extent practicable at all times and places during the term of the Project. The Using Agency shall perform inspections and tests in a manner that will not unduly delay or interfere with Contractor's performance.
D. If the Using Agency performs inspections or tests on the premises of the Contractor or a subcontractor, the Contractor shall furnish, and shall require subcontractors to furnish, at no increase in Purchase Order price, all reasonable facilities and assistance for the safe and convenient performance of such inspections or tests.

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E. If any part of the services do not conform with the requirements, the Using Agency may require the Contractor to re-perform the services in conformity with the requirements at no increase in Purchase Order amount. When the defects in services cannot be corrected by re-performance, the Using Agency may:
   (1) Require the Contractor to take necessary action(s) to ensure that future performance conforms to the requirements;
   (2) Reduce the Purchase Order price to reflect the reduced value of the services performed.

F. If the Contractor fails to promptly re-perform the services or to take the necessary action(s) to ensure future performance in conformity with the requirements, the Using Agency may:
   (1) By Agreement or otherwise, perform the services and charge to the Contractor any cost incurred by the Using Agency that is directly related to the performance of such service; or
   (2) Cancel the Purchase Order for default.

THE PROVISIONS OF THIS ARTICLE ARE NOT EXCLUSIVE AND DO NOT WAIVE THE USING AGENCY'S OTHER LEGAL RIGHTS AND REMEDIES CAUSED BY THE CONTRACTOR'S DEFAULT/BREACH OF THE PURCHASE ORDER/PRICE AGREEMENT.

Suspension, Delay or Interruption of Work:
The Using Agency may, without cause, order the Contractor, in writing, to suspend, delay or interrupt the Work in whole or in part for such period of time as the Using Agency may determine.. Upon receipt of such notice, Contractor shall leave the jobsite and any equipment in a safe condition prior to departing. Contractor must assert rights to additional compensation within thirty (30) days after suspension of work is lifted and return to work is authorized.

Time Extension Costs:
Agreed Compensation for Overhead "General Conditions" for Changes to Time for Completion or Contract Completion Date for Changes to the Work**:** If the change in the Work also changes the Time for Completion or the Agreement Completion Date by adding days to complete the Work, an itemized accounting of the following General Conditions costs for direct Site overhead set forth in the subparagraph below may be considered as allowable costs for compensation. Home office overhead and other indirect overhead expenses are not added into the General Conditions expenses.

Direct Site Overhead Expenses:
The Contractor's per diem expenses, as shown by the itemized accounting, for the following allowable, applicable, direct Site overhead expenses: The Site superintendent's pro-rata salary, temporary Site office trailer, temporary fencing, building utility costs, security, temporary storage and temporary Site utilities including electricity, heat, water, and sanitary/toilet facilities, etc. for each day added.

If at any time there is a delay in the critical path of the Work due to postponement, due to the Contractor's efforts to justify an extension of the time or an increase in the Agreement Price beyond the deadlines or due to the Contractor's refusal to proceed with any of the approved Work, such delay and any Contractor costs resulting from it shall not serve as the basis for the extension of the Time for Completion or Agreement Completion Date or for an increase in the Contract Price.

Clean Up and Storage:

A. The Contractor will provide off-site legal disposal of all waste products, trash, and debris. Using Agency's trash receptacles will not be used by the Contractor. Sanitary facilities will "not" be available at the job site. Contractor shall be responsible for the provision and maintenance of portable toilets.
B. The Contractor on a daily basis shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials and shall then thoroughly clean the premises and the site to the Using Agency's satisfaction.
C. Materials or equipment shall be delivered to the project in the manufacturer's original sealed, labeled containers and shall be adequately protected against moisture, dust, tampering or damage from improper handling or storage. Materials shall not be delivered to the site before they are needed.

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D. Storage of materials and construction equipment shall be coordinated with the Using Agency.

Permits and Fees:

A. IF APPLICABLE- The Contractor shall secure and pay for the Building Permit and other permits and governmental fees, licenses and inspections and Certificate of Occupancy necessary for proper execution and completion of the Work. Changes or modifications to the Work shall include all requirements of this paragraph.

B. The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities applicable to performance of the Work.

C. IF APPLICABLE- Certificates of Inspection, use and occupancy will be delivered to the Using Agency upon completion of the Work in sufficient time for occupation of the facility in accordance with the approved schedule for the Work. Contractor shall deliver a photocopy of the Building Permit to the Design Professional and Using Agency as soon as it is obtained.

Schedule, Progress Meetings and Reports:

A. The Contractor, promptly after being awarded a Project and before the first payment application, shall prepare and submit for the Using Agency's information a Critical Path Construction Schedule for the Work that indicates the intended start and completion of the various construction activities, which shall be implemented and adhered to by the Contractor, Subcontractors, material suppliers and equipment suppliers. At a minimum, the schedule shall be a GANTT type schedule and shall not exceed time limits allowed by the RFQ or Notice to Proceed with no fewer work breakdown events than line items of the Schedule of Values.

B. The Contractor shall perform the Work in general accordance with the most recent schedule submitted to the Using Agency.

C. Progress meetings shall be scheduled on a regular basis. The purpose will be to review the upcoming activities, any open issues and current progress. The Contractor shall keep any meeting minutes as needed. Progress schedules shall be updated regularly. A three week look-ahead schedule should be presented at every project meeting. An updated critical path schedule shall be presented with any change orders and with every pay application.

D. The Contractor shall prepare a Daily Report each day that Contractor, Subcontractors or any other entity are on the Project. The Daily Reports shall be maintained at the site and be well organized. The Using Agency may request copies at any time. The reports may include:
   1. Report date and who prepared the report;
   2. Weather conditions - low temp, high temp, visibility, humidity, wind, wind direction, cloud conditions, precipitation amount, other notes;
   3. Companies present by name and their number of workers, work location, total man hours that day for each company;
   4. Equipment - type, source, units of work done, location of work, hour meter reading;
   5. Material brought to site - description, units, quantity, quality, location, time;
   6. Visitors to site - name, company, time;
   7. Safety concerns - company, contact, noticed by, work activity, safety issue, requirement, outcome;
   8. Quality assurance and control - company, description of issue, specification section, issued by.

Close-out Requirements:

The Contractor shall submit to the Using Agency a separate and detailed Closeout Schedule indicating the date of Final Completion and all work to be completed before Final Completion including Close-Out requirements. The punch list of incomplete or inadequate work shall also be submitted when the work is substantially complete. Failure to include any item on the punch list does not alter the responsibility of the Contractor to complete all work in accordance with the Contract Documents.

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Before final completion can be achieved, all Work must be complete and accepted including the following as applicable:

a. Work associated with Punch List(s);
b. Testing, balance or performance operations complete and in agreement that associated work is in compliance with the Contract Documents;
c. One hard copy and one electronic copy in .pdf format of final approved test, balance or performance report(s) complete with directory of contents submitted to Using Agency;
d. As-Built drawings delivered in autocad or electronic format;
e. Written certification signed by Using Agency of delivery and stocking of extra material, equipment or components required by the Purchase Order at a location established by the Using Agency;
f. Delivery of all warranties required by the Work;
g. All keys, passes, codes, software or other methods or components of control or security which have been correctly and adequately accounted for and closed-out;
h. Completed Operations Liability insurance policy certificate, if applicable;
i. Training of staff on all applicable building systems;
j. All Storm Water Pollution Prevention Permits (SWPPP) have been updated or closed;
k. Utility transfer to User/Using Agency;
l. Operations and Maintenance Manuals;
m. Certified statement of Release of Liens (AIA Document G706A or approved form) and Consent of Surety.

Warranty:
The Contractor shall warrant its work (non-roofing and equipment), for materials and for workmanship furnished and performed under this Price Agreement for a period of one (1) year minimum from the date of acceptance or Substantial Completion whichever is longest. The Contractor shall warrant its work for repairs or restoration of existing systems, appliances and work for ninety (90) days from the date of acceptance or Substantial Completion. It is understood that some equipment is far beyond its normal life and a warranty cannot be extended/supplied. Contractor must pass on to the User Agency warranties of replaced roofs and equipment offered by the manufacturer.

Payment Provisions:
Generally payments are made on a thirty (30) day billing cycle. Payment for projects of less than thirty (30) day duration shall be paid upon the Using Agency's acceptance of the work.

All payments under this Agreement are subject to the following provisions:

A. Acceptance - In accordance with Section 13-1-158 NMSA 1978, the Agency shall determine if the Construction Work provided meets specifications. No payment shall be made for any work until the Work has been accepted in writing by the Using Agency. Unless otherwise agreed upon between the Using Agency and the Contractor, within fifteen (15) days from the date the Using Agency receives written notice from the Contractor that payment is requested for work, the Using Agency shall issue a written certification of complete or partial acceptance or rejection of the Work. Unless the Using Agency gives notice of rejection within the specified time period, the Work will be deemed to have been accepted.

B. Payment of Invoice - Upon acceptance that the Work has been received and accepted, payment shall be tendered to the Contractor within twenty one (21) days after the date of acceptance of an undisputed invoice.

C. The Contractor, before final payment of the amount due under this Contract, shall provide requested Close-out documents including any release of liens.

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BID INFORMATION:
"Tax" The bid prices for this ITB shall **not** include New Mexico gross receipts tax or local option tax(es).

"Hourly Rate" means the proposed fully loaded maximum hourly rates that include fringe benefits and any overhead costs for contractor personnel, as well as subcontractor personnel, if appropriate. The Hourly Rate does not include mileage, per diem or lodging.

"Offeror" shall reference all work positions associated with this project, and each position's firm, fixed hourly rate. This hourly rate does not include billable reimbursable rates for mileage, meals or lodging. The State of New Mexico, at its discretion, may negotiate lower rates on a project by project basis, with the awarded Contractor.

Hourly rates are requested for the three (3) levels of personnel. ***All items for pricing must be filled in.*** If one of the personnel listed is not relevant to your company, fill in a rate for a comparable employee that is on staff or could be on staff at a future time. For example, if the Superintendent also functions as the Journeyman or Experienced worker or vice versa, enter his rate for both items. Any blank items will cause a possible rejection of the bid for non-compliance.

Labor Rates:
1. Superintendent: a person with supervisory experience who maintains control of the work and work site. This person may or may not actually perform work on the project.

2. Journeyman or Experienced Worker: a person licensed by the State of New Mexico as a journeyman in the specialized field of work required and being performed or a person with many years of experience with a high rate of pay.

3. Laborer: a person with minimal experience, performing minor forms of labor.

Hours Worked:

Regular Hours: Monday through Friday and 8 am through 5 pm.

After Hours: All hours not within the days and times listed for "Regular Hours".

Holidays: Holidays will be considered "After Hours" and paid at "After Hours" rates.

The State of New Mexico reserves the right to award this Price Agreement to multiple vendors. Bidders must include pricing for ALL items in order to allow for accurate comparisons. If a Bidder fails to include one or more of those items, his Bid may be rejected.

Bids for these services are requested on a statewide basis. The intent in the bid evaluation is to add up all of the items from Items 1 through 16 in order to determine the low bidders.

*****End of Specifications*****

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Items:

Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
1	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Superintendent, regular hours**		
				$75.00	(AA)
				$75.00	(AB)
				$85.00	(AC)
				$95.00	(AD)
				$73.70	(AE)
				$105.00	(AF)
				$65.00	(AG)
				$82.30	(AH)
				$85.00	(AI)
				$95.00	(AJ)
				$76.00	(AK)
				$68.00	(AL)
				$72.50	(AM)
				$180.00	(AN)
				$108.11	(AO)
				$175.00	(AP)
				$51.72	(AQ)
				$100.00	(AR)
				$150.00	(AS)
				$150.00	(AT)
				$36.25	(AU)
				$100.00	(AV)
				$80.00	(AW)
				$195.00	(AX)
				$155.00	(AY)
				$100.00	(AZ)
				$85.00	(BA)
				$87.85	(BB)
				$75.00	(BC)
				$150.00	(BD)
				$80.40	(BE)
				$92.00	(BF)
				$72.50	(BG)
				$85.00	(BH)
				$65.00	(BI)
				$65.00	(BJ)
				$75.00	(BK)
				$70.33	(BL)
				$103.07	(BM)
				$80.00	(BN)
				$165.00	(BO)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 1 - Continued		
				$99.78	(BP)
				$98.00	(BQ)
				$90.00	(BR)
				$70.00	(BS)
				$100.00	(BT)
				$93.00	(BU)
				$80.00	(BV)
				$85.00	(BW)
				$132.47	(BX)
				$90.00	(BY)
2	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Superintendent, after hours**		
				$112.50	(AA)
				$85.00	(AB)
				$85.00	(AC)
				$110.00	(AD)
				$73.70	(AE)
				$120.00	(AF)
				$75.00	(AG)
				$118.37	(AH)
				$85.00	(AI)
				$142.50	(AJ)
				$76.00	(AK)
				$102.00	(AL)
				$88.00	(AM)
				$200.00	(AN)
				$162.17	(AO)
				$250.00	(AP)
				$77.58	(AQ)
				$150.00	(AR)
				$225.00	(AS)
				$205.00	(AT)
				$61.62	(AU)
				$150.00	(AV)
				$100.00	(AW)
				$195.00	(AX)
				$185.00	(AY)
				$125.00	(AZ)
				$115.00	(BA)
				$131.77	(BB)
				$95.00	(BC)
				$225.00	(BD)
				$120.61	(BE)
				$145.00	(BF)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 2 - Continued		
				$83.37	(BG)
				$95.00	(BH)
				$85.00	(BI)
				$75.00	(BJ)
				$85.00	(BK)
				$77.86	(BL)
				$173.14	(BM)
				$100.00	(BN)
				$225.00	(BO)
				$149.67	(BP)
				$126.00	(BQ)
				$90.00	(BR)
				$95.00	(BS)
				$120.00	(BT)
				$103.00	(BU)
				$120.00	(BV)
				$127.50	(BW)
				$165.42	(BX)
				$155.00	(BY)
3	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Journeyman or Experienced worker, regular hours**		
				$60.00	(AA)
				$70.00	(AB)
				$85.00	(AC)
				$105.00	(AD)
				$60.50	(AE)
				$90.00	(AF)
				$49.00	(AG)
				$78.41	(AH)
				$70.00	(AI)
				$95.00	(AJ)
				$54.00	(AK)
				$64.00	(AL)
				$58.50	(AM)
				$140.00	(AN)
				$108.11	(AO)
				$150.00	(AP)
				$48.53	(AQ)
				$125.00	(AR)
				$150.00	(AS)
				$125.00	(AT)
				$73.84	(AU)
				$75.00	(AV)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 3 - Continued		
				$65.00	(AW)
				$165.00	(AX)
				$135.00	(AY)
				$85.00	(AZ)
				$67.00	(BA)
				$69.66	(BB)
				$70.00	(BC)
				$150.00	(BD)
				$112.83	(BE)
				$120.00	(BF)
				$67.50	(BG)
				$80.00	(BH)
				$100.00	(BI)
				$49.00	(BJ)
				$55.00	(BK)
				$62.54	(BL)
				$134.44	(BM)
				$70.00	(BN)
				$145.00	(BO)
				$85.88	(BP)
				$88.00	(BQ)
				$75.00	(BR)
				$70.00	(BS)
				$60.00	(BT)
				$70.00	(BU)
				$75.00	(BV)
				$80.00	(BW)
				$125.27	(BX)
				$120.00	(BY)
4	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Journeyman or Experienced worker, after hours**		
				$90.00	(AA)
				$75.00	(AB)
				$85.00	(AC)
				$125.00	(AD)
				$70.40	(AE)
				$110.00	(AF)
				$56.00	(AG)
				$111.07	(AH)
				$105.00	(AI)
				$142.50	(AJ)
				$65.00	(AK)
				$96.00	(AL)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 4 - Continued		
				$74.00	(AM)
				$155.00	(AN)
				$162.17	(AO)
				$200.00	(AP)
				$72.80	(AQ)
				$135.00	(AR)
				$225.00	(AS)
				$150.00	(AT)
				$95.36	(AU)
				$112.50	(AV)
				$90.00	(AW)
				$165.00	(AX)
				$155.00	(AY)
				$110.00	(AZ)
				$85.00	(BA)
				$104.49	(BB)
				$90.00	(BC)
				$225.00	(BD)
				$169.24	(BE)
				$155.00	(BF)
				$77.63	(BG)
				$95.00	(BH)
				$110.00	(BI)
				$56.00	(BJ)
				$85.00	(BK)
				$72.55	(BL)
				$176.48	(BM)
				$90.00	(BN)
				$205.00	(BO)
				$128.82	(BP)
				$106.00	(BQ)
				$112.50	(BR)
				$95.00	(BS)
				$85.00	(BT)
				$90.00	(BU)
				$113.00	(BV)
				$120.00	(BW)
				$158.22	(BX)
				$150.00	(BY)
5	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Laborer, regular hours**		
				$35.00	(AA)
				$65.00	(AB)
				$85.00	(AC)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 5 - Continued		
				$55.00	(AD)
				$49.50	(AE)
				$75.00	(AF)
				$28.00	(AG)
				$50.21	(AH)
				$45.00	(AI)
				$55.00	(AJ)
				$44.00	(AK)
				$62.00	(AL)
				$40.00	(AM)
				$100.00	(AN)
				$83.23	(AO)
				$100.00	(AP)
				$33.81	(AQ)
				$80.00	(AR)
				$75.00	(AS)
				$100.00	(AT)
				$21.50	(AU)
				$50.00	(AV)
				$55.00	(AW)
				$135.00	(AX)
				$120.00	(AY)
				$55.00	(AZ)
				$60.00	(BA)
				$41.43	(BB)
				$55.00	(BC)
				$75.00	(BD)
				$59.74	(BE)
				$26.50	(BF)
				$41.50	(BG)
				$65.00	(BH)
				$45.00	(BI)
				$28.00	(BJ)
				$35.00	(BK)
				$54.80	(BL)
				$30.03	(BM)
				$60.00	(BN)
				$105.00	(BO)
				$44.42	(BP)
				$74.00	(BQ)
				$45.00	(BR)
				$60.00	(BS)
				$45.00	(BT)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 5 - Continued		
				$50.00	(BU)
				$55.00	(BV)
				$40.00	(BW)
				$87.58	(BX)
				$25.00	(BY)
6	**1**	**Hourly**	**Labor Rate - Projects under Sixty Thousand ($60,000) Laborer, after hours**		
				$52.50	(AA)
				$70.00	(AB)
				$85.00	(AC)
				$65.00	(AD)
				$58.30	(AE)
				$95.00	(AF)
				$35.00	(AG)
				$70.22	(AH)
				$67.50	(AI)
				$82.50	(AJ)
				$54.00	(AK)
				$93.00	(AL)
				$54.00	(AM)
				$110.00	(AN)
				$124.85	(AO)
				$150.00	(AP)
				$50.72	(AQ)
				$110.00	(AR)
				$112.50	(AS)
				$125.00	(AT)
				$36.12	(AU)
				$75.00	(AV)
				$75.00	(AW)
				$135.00	(AX)
				$145.00	(AY)
				$75.00	(AZ)
				$72.00	(BA)
				$62.89	(BB)
				$75.00	(BC)
				$82.50	(BD)
				$89.60	(BE)
				$52.00	(BF)
				$51.73	(BG)
				$80.00	(BH)
				$45.00	(BI)
				$35.00	(BJ)
				$50.00	(BK)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 6 - Continued		
				$74.30	(BL)
				$60.06	(BM)
				$80.00	(BN)
				$125.00	(BO)
				$66.63	(BP)
				$89.00	(BQ)
				$67.50	(BR)
				$85.00	(BS)
				$60.00	(BT)
				$65.00	(BU)
				$83.00	(BV)
				$60.00	(BW)
				$114.89	(BX)
				$50.00	(BY)
7	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Superintendent, regular hours**		
				$75.00	(AA)
				$80.00	(AB)
				$85.00	(AC)
				$110.00	(AD)
				$73.70	(AE)
				$105.00	(AF)
				$65.00	(AG)
				$82.30	(AH)
				$85.00	(AI)
				$95.00	(AJ)
				$76.00	(AK)
				$68.00	(AL)
				$75.00	(AM)
				$180.00	(AN)
				$108.11	(AO)
				$200.00	(AP)
				$51.72	(AQ)
				$135.00	(AR)
				$150.00	(AS)
				$150.00	(AT)
				$36.25	(AU)
				$115.00	(AV)
				$80.00	(AW)
				$130.00	(AX)
				$155.00	(AY)
				$105.00	(AZ)
				$100.00	(BA)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 7 - Continued		
				$87.85	(BB)
				$75.00	(BC)
				$150.00	(BD)
				$80.40	(BE)
				$99.00	(BF)
				$83.37	(BG)
				$85.00	(BH)
				$75.00	(BI)
				$65.00	(BJ)
				$75.00	(BK)
				$92.36	(BL)
				$114.07	(BM)
				$90.00	(BN)
				$165.00	(BO)
				$99.78	(BP)
				$126.00	(BQ)
				$90.00	(BR)
				$70.00	(BS)
				$100.00	(BT)
				$93.00	(BU)
				$98.00	(BV)
				$105.00	(BW)
				$162.10	(BX)
				$101.00	(BY)
8	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Superintendent, after hours**		
				$112.50	(AA)
				$90.00	(AB)
				$85.00	(AC)
				$120.00	(AD)
				$73.70	(AE)
				$120.00	(AF)
				$75.00	(AG)
				$118.37	(AH)
				$85.00	(AI)
				$142.50	(AJ)
				$76.00	(AK)
				$102.00	(AL)
				$88.00	(AM)
				$200.00	(AN)
				$162.17	(AO)
				$275.00	(AP)
				$77.58	(AQ)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 8 - Continued		
				$150.00	(AR)
				$225.00	(AS)
				$205.00	(AT)
				$61.60	(AU)
				$172.50	(AV)
				$100.00	(AW)
				$130.00	(AX)
				$185.00	(AY)
				$130.00	(AZ)
				$130.00	(BA)
				$128.71	(BB)
				$95.00	(BC)
				$225.00	(BD)
				$120.61	(BE)
				$140.00	(BF)
				$95.88	(BG)
				$100.00	(BH)
				$95.00	(BI)
				$75.00	(BJ)
				$95.00	(BK)
				$138.54	(BL)
				$176.44	(BM)
				$110.00	(BN)
				$225.00	(BO)
				$149.67	(BP)
				$153.00	(BQ)
				$90.00	(BR)
				$95.00	(BS)
				$120.00	(BT)
				$103.00	(BU)
				$147.00	(BV)
				$150.00	(BW)
				$206.87	(BX)
				$155.00	(BY)
9	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Journeyman, regular hours**		
				$60.00	(AA)
				$75.00	(AB)
				$85.00	(AC)
				$120.00	(AD)
				$70.50	(AE)
				$90.00	(AF)
				$49.00	(AG)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 9 - Continued		
				$78.41	(AH)
				$70.00	(AI)
				$95.00	(AJ)
				$88.00	(AK)
				$64.00	(AL)
				$68.00	(AM)
				$140.00	(AN)
				$108.11	(AO)
				$175.00	(AP)
				$48.53	(AQ)
				$125.00	(AR)
				$150.00	(AS)
				$125.00	(AT)
				$78.36	(AU)
				$90.00	(AV)
				$75.00	(AW)
				$110.00	(AX)
				$135.00	(AY)
				$90.00	(AZ)
				$82.00	(BA)
				$68.04	(BB)
				$70.00	(BC)
				$150.00	(BD)
				$157.77	(BE)
				$152.00	(BF)
				$77.63	(BG)
				$85.00	(BH)
				$125.00	(BI)
				$49.00	(BJ)
				$55.00	(BK)
				$75.42	(BL)
				$169.74	(BM)
				$80.00	(BN)
				$145.00	(BO)
				$85.88	(BP)
				$106.00	(BQ)
				$75.00	(BR)
				$70.00	(BS)
				$60.00	(BT)
				$70.00	(BU)
				$90.00	(BV)
				$90.00	(BW)
				$153.70	(BX)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 9 - Continued		
				$150.00	(BY)
10	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Journeyman, after hours**		
				$90.00	(AA)
				$80.00	(AB)
				$85.00	(AC)
				$130.00	(AD)
				$78.50	(AE)
				$110.00	(AF)
				$56.00	(AG)
				$111.07	(AH)
				$105.00	(AI)
				$142.50	(AJ)
				$88.00	(AK)
				$96.00	(AL)
				$82.00	(AM)
				$155.00	(AN)
				$162.17	(AO)
				$250.00	(AP)
				$72.80	(AQ)
				$135.00	(AR)
				$225.00	(AS)
				$150.00	(AT)
				$95.60	(AU)
				$135.00	(AV)
				$95.00	(AW)
				$110.00	(AX)
				$155.00	(AY)
				$120.00	(AZ)
				$98.00	(BA)
				$102.06	(BB)
				$90.00	(BC)
				$225.00	(BD)
				$236.66	(BE)
				$202.00	(BF)
				$89.27	(BG)
				$100.00	(BH)
				$125.00	(BI)
				$56.00	(BJ)
				$85.00	(BK)
				$116.35	(BL)
				$246.20	(BM)
				$100.00	(BN)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 10 - Continued		
				$205.00	(BO)
				$128.82	(BP)
				$127.00	(BQ)
				$112.50	(BR)
				$95.00	(BS)
				$85.00	(BT)
				$90.00	(BU)
				$135.00	(BV)
				$130.00	(BW)
				$199.66	(BX)
				$220.00	(BY)
11	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Laborer, regular hours**		
				$35.00	(AA)
				$70.00	(AB)
				$85.00	(AC)
				$65.00	(AD)
				$57.00	(AE)
				$75.00	(AF)
				$28.00	(AG)
				$50.21	(AH)
				$45.00	(AI)
				$55.00	(AJ)
				$60.00	(AK)
				$62.00	(AL)
				$47.00	(AM)
				$100.00	(AN)
				$83.23	(AO)
				$125.00	(AP)
				$33.81	(AQ)
				$85.00	(AR)
				$75.00	(AS)
				$100.00	(AT)
				$37.37	(AU)
				$65.00	(AV)
				$55.00	(AW)
				$90.00	(AX)
				$120.00	(AY)
				$60.00	(AZ)
				$72.00	(BA)
				$40.95	(BB)
				$55.00	(BC)
				$75.00	(BD)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 11 - Continued		
				$74.14	(BE)
				$50.50	(BF)
				$51.73	(BG)
				$75.00	(BH)
				$50.00	(BI)
				$28.00	(BJ)
				$35.00	(BK)
				$57.78	(BL)
				$57.94	(BM)
				$70.00	(BN)
				$105.00	(BO)
				$44.42	(BP)
				$89.00	(BQ)
				$45.00	(BR)
				$60.00	(BS)
				$45.00	(BT)
				$50.00	(BU)
				$65.00	(BV)
				$50.00	(BW)
				$114.54	(BX)
				$50.00	(BY)
12	**1**	**Hourly**	**Labor Rate - Projects over Sixty Thousand ($60,000) Wage Decision Projects, Laborer, after hours**		
				$52.50	(AA)
				$75.00	(AB)
				$85.00	(AC)
				$75.00	(AD)
				$60.00	(AE)
				$95.00	(AF)
				$35.00	(AG)
				$70.22	(AH)
				$67.50	(AI)
				$82.50	(AJ)
				$71.00	(AK)
				$93.00	(AL)
				$59.00	(AM)
				$110.00	(AN)
				$124.85	(AO)
				$175.00	(AP)
				$50.72	(AQ)
				$110.00	(AR)
				$112.50	(AS)
				$125.00	(AT)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 12 - Continued		
				$56.06	(AU)
				$97.50	(AV)
				$68.00	(AW)
				$90.00	(AX)
				$145.00	(AY)
				$80.00	(AZ)
				$85.00	(BA)
				$61.43	(BB)
				$75.00	(BC)
				$82.50	(BD)
				$112.12	(BE)
				$104.50	(BF)
				$59.49	(BG)
				$90.00	(BH)
				$65.00	(BI)
				$35.00	(BJ)
				$50.00	(BK)
				$86.75	(BL)
				$115.87	(BM)
				$90.00	(BN)
				$125.00	(BO)
				$66.63	(BP)
				$112.00	(BQ)
				$67.50	(BR)
				$85.00	(BS)
				$60.00	(BT)
				$65.00	(BU)
				$98.00	(BV)
				$70.00	(BW)
				$150.31	(BX)
				$100.00	(BY)
13	**1**	**Hourly**	**Labor Rate - Diagnosis, project estimates, troubleshooting, or other not listed**		
				$100.00	(AA)
				$65.00	(AB)
				$250.00	(AC)
				$125.00	(AD)
				$90.00	(AE)
				$90.00	(AF)
				$125.00	(AG)
				$86.21	(AH)
				$90.00	(AI)
				$145.00	(AJ)
				$140.00	(AK)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 13 - Continued		
				$125.00	(AL)
				$85.00	(AM)
				$100.00	(AN)
				$115.62	(AO)
				$200.00	(AP)
				$51.72	(AQ)
				$100.00	(AR)
				$250.00	(AT)
				$85.00	(AU)
				$100.00	(AV)
				$100.00	(AW)
				$150.00	(AX)
				$225.00	(AY)
				$150.00	(AZ)
				$200.00	(BA)
				$87.85	(BB)
				$75.00	(BC)
				$75.00	(BD)
				$80.40	(BE)
				$100.00	(BF)
				$85.00	(BG)
				$85.00	(BH)
				$85.00	(BI)
				$125.00	(BJ)
				$95.00	(BK)
				$98.86	(BL)
				$93.50	(BM)
				$75.00	(BN)
				$485.00	(BO)
				$120.00	(BP)
				$145.00	(BQ)
				$90.00	(BR)
				$70.00	(BS)
				$110.00	(BT)
				$100.00	(BU)
				$175.00	(BV)
				$100.00	(BW)
				$150.00	(BX)
				$115.00	(BY)
14	**1**	**% Discount**	**Discount off all parts and materials. Invoice will include copies of all purchases for parts and materials, including vendor and date purchased. Enter zero if no discount is offered.**		
				0%	(AA)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 14 - Continued		
				0%	(AB)
				0%	(AC)
				0%	(AD)
				0%	(AE)
				0%	(AF)
				0%	(AG)
				0%	(AH)
				0%	(AI)
				2%	(AJ)
				0%	(AK)
				0%	(AL)
				0%	(AM)
				0%	(AN)
				0%	(AO)
				0%	(AP)
				0%	(AQ)
				0%	(AR)
				0%	(AS)
				0%	(AT)
				2%	(AU)
				0%	(AV)
				0%	(AW)
				0%	(AX)
				0%	(AY)
				0%	(AZ)
				0%	(BA)
				0%	(BB)
				0%	(BC)
				0%	(BE)
				0%	(BF)
				0%	(BG)
				0%	(BH)
				0%	(BI)
				0%	(BJ)
				5%	(BK)
				0%	(BL)
				0%	(BM)
				0%	(BN)
				0%	(BO)
				0%	(BP)
				0%	(BQ)
				0%	(BR)
				15%	(BS)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 14 - Continued		
				0%	(BT)
				0%	(BU)
				2%	(BV)
				0%	(BW)
				0%	(BX)
				0%	(BY)
15	**1**	**Day**	**Daily per diem rate for overnight stay as needed. Including dinner and breakfast per person. Bidders should provide a Per Diem Rate that does not exceed the Per Diem Rate defined above in this bid. If a Per Diem Rate is not submitted by the Bidder, the defined rate shall be the default.**		
				$150.00	(AA)
				$125.00	(AB)
				$50.00	(AC)
				$150.00	(AD)
				$180.00	(AE)
				$175.00	(AF)
				$100.00	(AG)
				$175.00	(AH)
				$125.00	(AI)
				$195.00	(AJ)
				$150.00	(AK)
				$131.00	(AL)
				$130.00	(AM)
				$210.00	(AN)
				$195.00	(AO)
				$250.00	(AP)
				$55.00	(AQ)
				$157.00	(AR)
				$150.00	(AS)
				$185.00	(AT)
				$163.00	(AU)
				$276.00	(AV)
				$170.00	(AW)
				$150.00	(AX)
				$185.00	(AY)
				$175.00	(AZ)
				$185.00	(BA)
				$100.00	(BB)
				$120.00	(BC)
				$150.00	(BD)
				$184.75	(BE)
				$120.00	(BF)
				$155.00	(BG)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 15 - Continued		
				$120.00	(BH)
				$225.00	(BI)
				$100.00	(BJ)
				$125.00	(BK)
				$203.71	(BL)
				$66.00	(BM)
				$125.00	(BN)
				$285.00	(BO)
				$150.00	(BP)
				$195.00	(BQ)
				$125.00	(BR)
				$195.00	(BS)
				$150.00	(BT)
				$185.00	(BU)
				$157.00	(BV)
				$200.00	(BW)
				$260.00	(BX)
				$115.00	(BY)
16	**1**	**Mile**	**One way per mile cost, per service vehicle required, measured from the awarded Contractor's office/shop to the requested job site, for travel in excess of 50 miles one way, based on mapquest.com. Bidders should provide a Mileage Rate that does not exceed the IRS Mileage Rate linked above. If a Mileage Rate is not submitted by the Bidder, the defined rate shall be the default.**		
				$0.50	(AA)
				$1.25	(AB)
				$0.65	(AC)
				$2.50	(AD)
				$1.25	(AE)
				$0.66	(AF)
				$10.00	(AG)
				$1.26	(AH)
				$0.655	(AI)
				$0.66	(AJ)
				$1.00	(AK)
				$0.66	(AL)
				$0.65	(AM)
				$0.655	(AN)
				$1.55	(AO)
				$3.50	(AP)
			* per mile	$1.50	(AQ)
				$1.50	(AR)
				$20.00	(AS)
				$10.00	(AT)

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Item	Approx. Qty.	UOM	Article and Description	Unit Price	Awarded Vendor
			Item 16 - Continued		
				0.655	(AV)
				$0.65	(AW)
				$0.65	(AX)
				$4.50	(AY)
				$3.00	(AZ)
				$10.00	(BA)
				$0.655	(BB)
				$0.65	(BC)
				$4.00	(BD)
				$0.66	(BE)
				$8.50	(BF)
				$0.65	(BG)
			* cents per mile	$0.655	(BH)
				$1.50	(BI)
				$10.00	(BJ)
				$0.75	(BK)
				$0.74	(BL)
				$5.00	(BM)
				$1.00	(BN)
				$3.75	(BO)
				$0.87	(BP)
				$1.85	(BQ)
				$0.655	(BR)
				$1.25	(BS)
				$0.57	(BT)
				$2.50	(BU)
				$0.25	(BV)
				$1.75	(BW)
				$0.655	(BX)
				$8.50	(BY)

***** 16 Awarded Items Total*****

DocuSign

Certificate Of Completion

Envelope Id: 9C0D0BCE1F9443239C4D6BA4D233D2D9
Status: Completed
Subject: GSD/SPD Procurement#: 40-00000-23-00034 General Construction Award
Source Envelope:
Document Pages: 45
Signatures: 1
Certificate Pages: 5
Initials: 2
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Envelope Originator:
Tami Concha
1100 S Saint Francis Dr
Santa Fe, NM 87502
Tami.Concha@gsd.nm.gov
IP Address: 164.64.63.2

Record Tracking

Status: Original
12/29/2023 1:05:04 PM
Holder: Tami Concha
Tami.Concha@gsd.nm.gov
Location: DocuSign

Security Appliance Status: Connected
Pool: StateLocal

Storage Appliance Status: Connected
Pool: GSD
Location: DocuSign

Signer Events	Signature	Timestamp
Michael Saavedra Michael.Saavedra@gsd.nm.gov New Mexico General Services Security Level: Email, Account Authentication (None)	MS Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 12/29/2023 1:13:14 PM Viewed: 12/29/2023 1:13:44 PM Signed: 12/29/2023 1:13:50 PM
Electronic Record and Signature Disclosure: Accepted: 6/4/2020 11:04:51 AM ID: 9cac1b3e-4279-4c8f-b2b4-c607ea9821d8		
Tami Concha tami.concha@gsd.nm.gov Procurement Specialist II New Mexico General Services, State Purchasing Division Security Level: Email, Account Authentication (None)	JC Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 12/29/2023 1:13:54 PM Viewed: 12/29/2023 1:14:14 PM Signed: 12/29/2023 1:14:21 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Natalie Martinez natalie.martinez1@gsd.nm.gov Deputy Director New Mexico General Services Security Level: Email, Account Authentication (None)	Natalie Martinez Signature Adoption: Pre-selected Style Using IP Address: 164.64.62.10	Sent: 12/29/2023 1:14:25 PM Viewed: 12/29/2023 1:23:23 PM Signed: 12/29/2023 1:27:07 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/29/2023 1:13:14 PM
Certified Delivered	Security Checked	12/29/2023 1:23:23 PM
Signing Complete	Security Checked	12/29/2023 1:27:07 PM
Completed	Security Checked	12/29/2023 1:27:07 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

A. ELECTRONIC RECORD AND SIGNATURE DISCLOSURE (ERSD)

From time to time, New Mexico General Services Department (GSD), on behalf of the State of New Mexico (SONM), may be required by law to provide you with certain written notices or disclosures. Stated below are the terms and conditions for GSD's providing you such notices and disclosures electronically through the DocuSign system. Please read this information carefully. If you are able to access this information electronically and agree to **this Electronic Record and Signature Disclosure (ERSD)**, please confirm your agreement by selecting the check-box next to "I agree to use electronic records and signatures" before clicking "CONTINUE" within the DocuSign system.

B. Obtaining paper copies

At any time up to twenty (20) calendar days following your use of DocuSign to electronically sign a document, you may request a paper copy of any record provided or made available electronically to you by GSD. You will have the ability to download and print documents SONM sends you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a twenty (20) calendar day period after such documents are first sent to you. Following the twenty (20) day period, if you want GSD to send you paper copies of any such documents from GSD's office, you will be charged a $1.00 per-page fee plus postage. You may request delivery of such paper copies from GSD by following the procedure stated in Section H, below.

C. Withdrawing your consent

If you decide to receive notices and disclosures from GSD electronically, you may at any time change your mind and inform GSD you want to receive required notices and disclosures only in paper format. The procedure concerning how you may inform GSD of your decision to receive future notices and disclosures in paper format as well as withdraw your consent to receive notices and disclosures electronically is stated in Section D, immediately below.

D. Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed with which GSD will be able to complete certain steps in specific transactions and deliver paper copies to you. GSD will need: (1) to send the required notices or disclosures to you in paper format; and (2) wait until GSD receives your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from SONM or to electronically sign documents generated and sent to you from SONM.

E. All notices and disclosures will be sent to you electronically

Unless you inform GSD otherwise according to these procedures, GSD will electronically provide you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements and other documents that are required to be provided or made available to you during the course of your electronic signature relationship with SONM. To reduce the possibility of inadvertent non-receipt, GSD prefers to provide all required notices and disclosures by the same method and to the same email or physical address that you furnish to GSD. Thus, you may receive the disclosures and notices electronically or in paper form. If you do not agree with this procedure, please inform GSD according to the procedures stated in Section I, below. Please also refer to Section D, immediately above, which states the consequences resulting from your declination of electronic delivery of notices and disclosures.

F. How to contact GSD:

You may inform General Services Department (GSD) of any changes you select regarding State Purchasing Division's (SPD) electronic communications with you, to request paper copies of certain information from SPD, and to withdraw your prior consent to receive notices and disclosures electronically by emailing your request(s) to SPD at: *GSD.SPDinfo@state.nm.us*

G. To advise SPD of your new email address

To inform SPD of a change in the email address to which SPD sends you notices and disclosures electronically, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of such request you must include your previous and new email addresses.

H. To request paper copies from SPD

To request delivery of paper copies of electronic notices and disclosures that DocuSign and/or SPD have previously provided to you, you must send an email to SPD at *GSD.SPDinfo@state.nm.us* and in the body of your email request state your email address, full name, mailing address, and telephone number. SPD will charge you a $1.00 per page copy fee plus postage.

I. To withdraw your consent with SPD

To inform SPD that you no longer wish to receive notices and disclosures in electronic format you may:

(1) Decline to sign a document from within a signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may:

(2) Send SPD an email to *GSD.SPDinfo@state.nm.us* and in the body of your request state your email address, full name, mailing address, and telephone number.

J. Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current DocuSign system requirements may be found at:
https://support.docusign.com/guides/signer-guide-signing-system-requirements

K. Acknowledging your access and consent to receive and sign documents electronically

To confirm that you are able to electronically access the information contained in this Electronic Record and Signature Disclosure (ERSD), please confirm that you have: (1) read this ERSD, and either: (2) you are able to print on paper or electronically save this ERSD for your future reference and access; or (3) you are able to email this ERSD to an email address where you will be able to print this ERSD on paper and/or save this ERSD for your future reference and access. Further, if you consent to receiving notices and disclosures from DocuSign and/or SPD exclusively in electronic format, then select the check-box next to "I agree to use electronic records and signatures," before you click "CONTINUE" within the DocuSign system.

By selecting the check-box next to "I agree to use electronic records and signatures," you confirm that:

- You have read this Electronic Record and Signature Disclosure (ERSD); and
- You can print this ERSD on paper, or you can save and/ or send this ERSD to a location where you can print this ERSD, for your future reference and access; and
- Until or unless you notify SPD as stated in this ERSD, you consent to exclusively receive through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by SPD during the course of your electronic signature relationship with SPD.