



Regular Governing Body Meeting
City of Rio Rancho
AGENDA
August 22, 2024
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 August 8, 2024 Regular Meeting
Minutes of August 8, 2024 Regular Meeting
- 2** R65, Resolution Authorizing the Disposal of Obsolete and Damaged Office Furniture
Resolution_R65
Exhibit A
- 3** R66, Resolution Authorizing the Disposal of Library and Information Services Department Property
Resolution_R66
Exhibit A
- 4** D29, Appointment of Andrea Hankins to the Planning and Zoning Board
A. Hankins Resume_Redacted

Boards/Commissions/Committee Reports

Public Hearings

- 5** O19, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Described as Black Arroyo Wildlife Park, Tract A-1-A and Tract A-1-B From C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District to OS: Open Space District; Providing for Severability and an Effect Date
Ordinance_O19
Application for Zone Map Amendment
Location/Zone Map
Noticed Properties Map
Legal Notice
Book 25 Pages 67-68

Second Reading of Ordinances

- 6** O17, Ordinance Amending Chapter 70 Uniform Traffic Code
Ordinance_O17
PSA Memo
- 7** O18, Ordinance Amending Chapter 30 Governing Body and Chapter 31 City Officials
Ordinance_O18
- 8** O16, Ordinance Amending the Rio Rancho Code of Ordinances (R.O. 2003) Title XV Land Usage, Chapters 150 and 154, Section 150.03 Applications and Procedures (B) Notification Requirements Table, 154.03 Definitions, and 154.50 Zoning Table/Residential and 154.51 Zoning Table/Nonresidential
Ordinance_O16
2013 version of Chapter 154
Legal Notice
154.50 Zoning Table.Residential Amendment
Chapter 154 - 2013 TZ Excerpt
Lot Map with Transitional Zoning (15,888 lots) noting TZ lots under 60 feet wide (304 lots)

First Reading of Ordinances

Discussion and Deliberation

- 9** R67, Resolution Amending the Investment Policy
Resolution_R67
Investment Policy September 2022
Exhibit A Amended Investment Policy 2024

- 10** R68, Resolution Amending the Permanent Fund Investment Policy Statement
Resolution_R68
Exhibit A Permanent Fund 2024

- 11** D30, Advice and Consent for the Purchase of a Replacement Aerial Ladder Truck
Aerial Ladder Truck Proposal

- 12** D31, Advice and Consent for the Purchase of a New Fire Engine
Fire Engine Proposal

- 13** D32, Advice and Consent for the Purchase of a Replacement Fire Engine
Fire Engine Proposal

City Manager

Adjournment



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:

August 22, 2024

DEPARTMENT:

City Clerk

SUBJECT:

Minutes of August 8, 2024 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [Minutes of August 8, 2024 Regular Meeting](#)



Governing Body
of the
City of Rio Rancho

MINUTES
AUGUST 8, 2024
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

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

STAFF PRESENT:

Matt Geisel, City Manager
Josh Rubin, City Attorney
Noel Davis, City Clerk
Carol Jaramillo, Director of Financial Svcs.
Connie Peterson, Dir. of Parks, Rec & Comm Svcs.
James DeFillippo, Fire Chief
Amy Rincon, Director of Development Services
Stewart Steele, Police Chief
Jason Shoup, Library Director
Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

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

Mayor Hull stated a Closed Session was held in accordance with:

Proclamations and Awards of Merit

Public Forum

Comments by Councilors

Consent Calendar

- 1) Minutes of July 25, 2024 Regular Meeting
- 2) R60, Resolution Authorizing the Disposal of Light Fixtures
- 3) R61, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315) for 2024 Legislative Grant Awards
- 4) R62, Resolution Approving the Fourth Quarter Report to the New Mexico Department of Finance and Administration for the Fiscal Year Ending June 30, 2024
- 5) R63, Resolution Authorizing Budget Adjustments to Various Funds Beginning and Ending Fund Balances for Fiscal Year 2025 to Recognize Actual Amounts Received in Fiscal Year 2024

1 Jeremy Lenentine moved to approve consent calendar. Seconded by Deb
2 Dapson

3
4 The motion carried by a vote of 6 FOR and 0 AGAINST.

5 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
6 Culbreath, Nicole List

7 NO: None
8

9 **Boards/Commissions/Committee Reports**

10 **Public Hearings**

11 6) R57, Resolution Amending the High Range 5 Master Plan

12
13 Mayor Hull stated all public comments will be held for R57 and O15 as they will be
14 presented together and then a vote will be taken on each item separately.
15

16
17 Amy Rincon, Director of Development Services presented R57 and O15 together. The
18 applicant, High Range 5 LLC, requests approval of a Master Plan Amendment to the
19 High Range 5 Master Plan, to incorporate an additional lot, legally described as Unit 13,
20 Block 72, Lot 11. The original High Range 5 Master Plan was approved on May 27,
21 2021, and at that time Lot 11 was excluded as a hold-out parcel under separate
22 ownership. LGI Homes recently acquired this property, and the master plan amendment
23 seeks to incorporate the lot into the proposed High Range 5 Subdivision. The overall
24 High Range 5 plan acreage will be updated ± 74 acres due to the addition of Lot 11. O15
25 is for a Zone Map Amendment from R-1: Single Family Residential to R-4: Single-
26 Family Residential, for the property legally described as Unit 13, Block 72, Lot 11. The
27 subject property consists of 1 acre and is addressed off of Excalibur St. NE, a
28 residential road. The adopted Generalized Land Use Map L-2 of the City
29 Comprehensive Plan identifies the subject property as "Low/Medium Density
30 Residential." Concurrent to this Zone Map Amendment request, is an amendment to the
31 High Range 5 Master Plan, to incorporate the lot into the plan. The Planning and Zoning
32 Board recommends approval of both items.
33

34
35 Paul Wymer moved to approve R57. Seconded by Jeremy Lenentine

36
37 The motion carried by a vote of 6 FOR and 0 AGAINST.

38 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
39 Culbreath, Nicole List

40 NO: None
41

42 7) O15, Ordinance Amending the Zoning Classification and Official Zoning Map for the 43 Property Legally described as Rio Rancho Estates Unit 13, Block 72, Lot 11, From R-1: 44 Single-Family Residential to R-4: Single-Family Residential; Identifying Conditions of 45 Development, Providing for Severability and an Effective Date 46

1 Deb Dapson moved to approve O15. Seconded by Jeremy Lenentine

2
3 The motion carried by a vote of 6 FOR and 0 AGAINST.

4 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
5 Culbreath, Nicole List

6 NO: None
7

8 **Second Reading of Ordinances**
9

10 8) O16, Ordinance Amending the Rio Rancho Code of Ordinances (R.O. 2003) Title XV
11 Land Usage, Chapters 150 and 154, Section 150.03 Applications and Procedures (B)
12 Notification Requirements Table, 154.03 Definitions, and 154.50 Zoning
13 Table/Residential and 154.51 Zoning Table/Nonresidential
14

15 Ms. Rincon stated staff is requesting an amendment to the Rio Rancho Municipal Code,
16 Sections 150.03 Applications and Procedures (B), for the purpose of correcting notice
17 requirements and final decision for Master Plans/Plan Amendments/Specific Area
18 Plans; 154.03 Definitions to include a definition for Facade; 154.50 Zoning
19 Table/Residential to relocate footnote two to apply to only E-1 districts; and 154.51
20 Zoning Table/Nonresidential to include a block for TZ: Transitional Zoning to clarify the
21 TZ: Transitional Zoning Districts Minimum Lot Area (in square feet), Minimum Lot Width
22 (in feet), Front, Rear, Side and Corner Setbacks (in feet) and Maximum Building Height
23 (in feet).
24

25 Jeremy Lenentine moved to approve O16. Seconded by Bob Tyler
26

27 The following individual spoke under this item:
28

29 Jarrod Likar
30

31 Ms. Rincon further explained that the language in the Municipal Code in 2013 for
32 Transitional Zoning (TZ), had a section that stated, all standards for the R-1, except as
33 below and then it lists the side setbacks, those side setbacks where E-1 setbacks being
34 proposed today. Staff is not proposing to make changes that were not already in the
35 Municipal Code as of 2013. Changes in that 2017-2018 update were only to be a
36 reorganization and not to actually facilitate any changes. Development Services
37 Department has had three houses since 2018 apply for home permits in the TZ zones.
38 All of them have been handled at the standards of the 2013 Municipal Code setbacks
39 and lot sizes. The footnote was specific to the E-1 Zone, which is Estate Residential and
40 at the time didn't apply to any of the other lot sizes or zoning districts, therefore we are
41 not proposing to add that in to any other standards. When it comes to TZ zoning, one
42 important note to remember is that the TZ is Transitional zoning. The thought process
43 behind that is there will be future master planning and future lot consolidations to take
44 place in the future for these lots, as a City we would not necessarily want for all these
45 lots to develop as single-family homes in the current configurations and the general

1 concept with the comprehensive plan. The antiquated lots should work towards
2 consolidation and master planned communities.

3
4 Councilor Wymer and Mayor Hull voiced several concerns and would like further
5 time to review.

6
7 Paul Wymer moved to postpone O16 to August 22, 2024 Regular Governing
8 Body Meeting. Seconded by Nicole List

9
10 The motion carried by a vote of 4 FOR and 3 AGAINST.
11 YES: Gregory Hull, Deb Dapson, Paul Wymer, Nicole List
12 NO: Jeremy Lenentine, Bob Tyler, Karissa Culbreath

13 14 **First Reading of Ordinances**

15 16 9) O17, Ordinance Amending Chapter 70 Uniform Traffic Code

17
18 Captain Koschade stated in 2018, a Public Safety Aide (PSA) position was created
19 within the Police Department to augment department resources and to create an
20 introductory pathway for those interested in pursuing a law enforcement career as a
21 sworn police officer. Currently, the department has six funded PSA positions. The PSA
22 job duties include a wide variety of tasks that include responding to traffic-related calls,
23 serving civil paperwork, and writing reports. During the first six months of 2024, PSAs
24 responded to 1,153 calls. This number includes 512 disabled/unattended vehicle and 29
25 public nuisance calls for service. The proposed amendment would allow the Chief of
26 Police to authorize PSAs as designees to enforce specific provisions adopted under the
27 Uniform Traffic Code as follows:

- 28 • Section 12-6-6.1 thru 12-6-14 (Parking Enforcement)
- 29 • Section 12-10-4 Registration Requirement
- 30 • Section 114.02 thru 114.03 Advertisement and Sale of Vehicles

31
32 Currently, when a PSA encounters or witnesses a citable infraction, a sworn police
33 officer must be called to the scene to issue a citation. This reduces proactive time for
34 law enforcement officer patrols and negatively impacts response times to other calls for
35 service.

36
37 Bob Tyler moved to approve O17. Seconded by Nicole List

38
39 The motion carried by a vote of 6 FOR and 0 AGAINST.
40 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
41 Culbreath, Nicole List
42 NO: None

43 44 10) O18, Ordinance Amending Chapter 30 Governing Body and Chapter 31 City 45 Officials

1 Peter Wells, Deputy City Manager presented this item. Pursuant to the City Charter
2 Article II, Section 2.04, the Governing Body determines the salary for the Mayor and
3 City Council members. The last time the Ordinance establishing the annual salary for
4 the Mayor and City Council was reviewed and amended occurred in 2016. Just as
5 regular market/compensation analysis occurs related to non-elected City personnel
6 (with adjustments made), City staff recently reviewed Rio Rancho elected official
7 compensation and should the Governing Body approve the proposed Ordinance,
8 following the March 2026 local election, the annual salary for City Councilor Districts 2,
9 3, and 5 would increase from \$18,685.24 to \$39,106 (based on the current amount
10 specified in State law). Should a City Council seat become vacant, with a replacement
11 appointed/confirmed prior to the March 2026 local election, the pay adjustment would
12 go into effect at that time. Should the Governing Body approve the proposed Ordinance,
13 following the March 2028 local election, the annual salary for City Councilor Districts 1,
14 4 and 6 would increase from \$22,114.84 to \$39,106 (based on the current amount
15 specified in State law). Should a City Council seat become vacant, with a replacement
16 appointed/confirmed prior to the March 2028 local election, the pay adjustment would
17 go into effect at that time. Should the Governing Body approve the proposed Ordinance,
18 following the March 2026 local election, the annual salary for the Mayor would increase
19 from \$66,733 to \$97,765 (based on the current amount specified in State law). Should
20 the Mayor seat become vacant, with a replacement appointed/confirmed prior to the
21 March 2026 local election, the pay adjustment would go into effect at that time. Should
22 the Governing Body approve the proposed Ordinance, no current member of the
23 Governing Body would have their salary adjusted. Pursuant to Article IV, Section 27 of
24 the New Mexico Constitution, no municipal elected official can have their salary
25 increased or decreased during their respective term of office. Staff recommends
26 approval.

27
28 Bob Tyler moved to approve O18. Seconded by Deb Dapson

29
30 The motion carried by a vote of 6 FOR and 0 AGAINST.
31 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa
32 Culbreath, Nicole List
33 NO: None

34
35 **Discussion and Deliberation**

36
37 11) R64, Resolution Authorizing a Budget Adjustment to the 2024 General Obligation
38 Bond Fund (334) and the 2024 General Obligation Bond Debt Service Fund (405) for
39 the Series 2024 General Obligation Bond Issuance

40
41 Carole Jaramillo, Director of Financial Services presented this item. The City of Rio
42 Rancho issued the Series 2024 General Obligation Bonds on June 27, 2024, and
43 subsequently closed on the bonds on July 23, 2024. A budget adjustment is necessary
44 to increase the 2024 General Obligation Bond Fund (334) by \$16,807,150, including a
45 transfer to the 2024 General Obligation Bond Debt Service Fund (405) of \$637,150.
46 This action will budget bond proceeds in the amount of \$16,000,000 for the purposes

1 authorized by voters, plus a premium amount of \$807,150. The bonds were sold in a
2 competitive sale on June 27, 2024. The par value of the bonds was \$16 million, sold at
3 a net premium of \$807,150. The estimated cost of issuance of \$170,000 will be funded
4 from the premium, with the balance of the premium used for debt service. If approved,
5 the Resolution will enable the City to expend funds as intended. The issuance's true
6 interest cost (TIC) is 3.3967 percent with a 12-year final maturity.

7
8 Jeremy Lenentine moved to approve R64. Seconded by Paul Wymer

9
10 The motion carried by a vote of 6 FOR and 0 AGAINST.

11 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa

12 Culbreath, Nicole List

13 NO: None
14

15 12) D28, Advice and Consent of the Governing Body to Award Contract No. 25-010-PR:
16 Campus Park Phase 2 in the amount of \$5,262,272.63 (including NMGRT) to Compass
17 Engineering & Construction Services, LLC
18

19 Connie Peterson, Director of Parks, Recreation and Community Services presented this
20 item. Phase 1 of 2 for Campus Park, located in City Center, officially opened for public
21 use in July 2021. City staff presented conceptual plans for Phase 2 to the Governing
22 Body at its February 2023 work session meeting. Phase 2 will offer additional open
23 space areas, performance space, parking enhancements, access sidewalks/pathways,
24 seating, and shade areas. The proposed contract totals \$5,262,272.63 (including
25 NMGRT). The funding sources are City Park Impact Fees, New Mexico Legislature
26 Capital Outlay allocations, and Higher Education Facilities Gross Receipts Tax
27 proceeds.
28

29 Bob Tyler moved to approve D28. Seconded by Nicole List

30
31 The motion carried by a vote of 6 FOR and 0 AGAINST.

32 YES: Deb Dapson, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa

33 Culbreath, Nicole List

34 NO: None
35

36 **City Manager**

37
38 **Adjournment**

39
40 7:01 p.m.

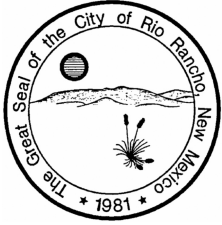
41
42 APPROVED THIS AUGUST 22, 2024
43

44
45
46 ATTEST:

Greggory D. Hull, Mayor

1 _____
2 Noel Davis, City Clerk
3 SEAL

DRAFT



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R65

AGENDA DATE:

August 22, 2024

DEPARTMENT:

Financial Services

SUBJECT:

R65, Resolution Authorizing the Disposal of Obsolete and Damaged Office Furniture

BACKGROUND AND ANALYSIS:

The Financial Services Department has gathered office furniture that is obsolete or broken and is no longer usable. With limited space, storing the items is not optimal. These items will not be put back into service. Items for disposal are a large U-shaped desk and an adjustable desk chair.

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

IMPACT:

Approval of the Resolution will allow for the needed disposal of items.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: [Resolution_R65](#)

ATTACHMENT: [Exhibit A](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AUTHORIZING THE DISPOSAL OF OBSOLETE AND DAMAGED
OFFICE FURNITURE**

WHEREAS: the Financial Services Department has furniture that is obsolete or broken;
and

WHEREAS: continuing to store the obsolete, damaged, or unusable items is not
optimal; 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.

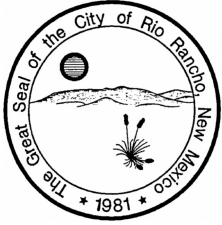
ADOPTED THIS _____ DAY OF _____ 2024.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)





**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R66

AGENDA DATE:

August 22, 2024

DEPARTMENT:

Library and Information Services

SUBJECT:

R66, Resolution Authorizing the Disposal of Library and Information Services Department Property

BACKGROUND AND ANALYSIS:

The Library and Information and 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.

The items (detailed in the Exhibit A attachment) include office supplies/equipment, games, media, and books.

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:

Free up storage space for current library operations.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of Resolution.

ATTACHMENT: [Resolution_R66](#)

ATTACHMENT: [Exhibit A](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AUTHORIZING THE DISPOSAL OF LIBRARY AND INFORMATION
SERVICES DEPARTMENT PROPERTY**

WHEREAS: the Library and Information and 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 _____, 2024.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

Exhibit A - Disposal of Property
Library and Information Services
August 22, 2024



Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image																																																																								
Wooden Step Stool (1)	Loma Colorado	Obsolete	\$2.00																																																																									
Miscellaneous IT Equipment (17)	Loma Colorado	Obsolete	\$300.00																																																																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Mfr</th> <th style="width: 15%;">Model</th> <th style="width: 20%;">Service Tag / Serial #</th> <th style="width: 55%;">Description</th> </tr> </thead> <tbody> <tr><td>Dell</td><td>U2412Mb</td><td>61B7972</td><td>monitor</td></tr> <tr><td>Dell</td><td>U2412Mb</td><td>41B7972</td><td>monitor</td></tr> <tr><td>Dell</td><td>P2214Hb</td><td>7C47Z62</td><td>monitor</td></tr> <tr><td>Dell</td><td>U2412M</td><td>CQN1DY2</td><td>monitor</td></tr> <tr><td>Dell</td><td>P2212Hf</td><td>CN-0174R7-72872-23E-C2JU</td><td>monitor</td></tr> <tr><td>Dell</td><td>P2012Ht</td><td>CN-08VVND-74445-220-APPS</td><td>monitor</td></tr> <tr><td>Dell</td><td>P2212Hf</td><td>CN-0174R7-72872-23E-C32U</td><td>monitor</td></tr> <tr><td>Dell</td><td>E2214Hb</td><td>CN-0F4WW6-74261-44B-1DVU</td><td>monitor</td></tr> <tr><td>Dell</td><td>U2412Mb</td><td>CN-OYMYH1-74261-578-0UGS</td><td>monitor</td></tr> <tr><td>Dell</td><td>Optiplex 7080</td><td>42M68B3</td><td>desktop</td></tr> <tr><td>Dell</td><td>Optiplex 7060</td><td>1KPCRR2</td><td>desktop</td></tr> <tr><td>Dell</td><td>Optiplex 7060</td><td>1HTCRR2</td><td>desktop</td></tr> <tr><td>Dell</td><td>Optiplex 7060</td><td>2W918X2</td><td>desktop</td></tr> <tr><td>Dell</td><td>Optiplex 7060</td><td>2V9WDX2</td><td>desktop</td></tr> <tr><td>Brother</td><td>MFC7360N</td><td>U62700K3N157055</td><td>printer</td></tr> <tr><td>Xerox</td><td>Vesalink C400</td><td>7HB468727</td><td>printer</td></tr> <tr><td>3M</td><td>RFID Reader Pad</td><td>P1212055</td><td>Rfid pad</td></tr> </tbody> </table>	Mfr	Model	Service Tag / Serial #	Description	Dell	U2412Mb	61B7972	monitor	Dell	U2412Mb	41B7972	monitor	Dell	P2214Hb	7C47Z62	monitor	Dell	U2412M	CQN1DY2	monitor	Dell	P2212Hf	CN-0174R7-72872-23E-C2JU	monitor	Dell	P2012Ht	CN-08VVND-74445-220-APPS	monitor	Dell	P2212Hf	CN-0174R7-72872-23E-C32U	monitor	Dell	E2214Hb	CN-0F4WW6-74261-44B-1DVU	monitor	Dell	U2412Mb	CN-OYMYH1-74261-578-0UGS	monitor	Dell	Optiplex 7080	42M68B3	desktop	Dell	Optiplex 7060	1KPCRR2	desktop	Dell	Optiplex 7060	1HTCRR2	desktop	Dell	Optiplex 7060	2W918X2	desktop	Dell	Optiplex 7060	2V9WDX2	desktop	Brother	MFC7360N	U62700K3N157055	printer	Xerox	Vesalink C400	7HB468727	printer	3M	RFID Reader Pad	P1212055	Rfid pad				
Mfr	Model	Service Tag / Serial #	Description																																																																									
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Dell	P2212Hf	CN-0174R7-72872-23E-C32U	monitor																																																																									
Dell	E2214Hb	CN-0F4WW6-74261-44B-1DVU	monitor																																																																									
Dell	U2412Mb	CN-OYMYH1-74261-578-0UGS	monitor																																																																									
Dell	Optiplex 7080	42M68B3	desktop																																																																									
Dell	Optiplex 7060	1KPCRR2	desktop																																																																									
Dell	Optiplex 7060	1HTCRR2	desktop																																																																									
Dell	Optiplex 7060	2W918X2	desktop																																																																									
Dell	Optiplex 7060	2V9WDX2	desktop																																																																									
Brother	MFC7360N	U62700K3N157055	printer																																																																									
Xerox	Vesalink C400	7HB468727	printer																																																																									
3M	RFID Reader Pad	P1212055	Rfid pad																																																																									

Exhibit A - Disposal of Property
Library and Information Services
August 22, 2024


Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image														
Epson Perfection V600 Photo Scanner (1) SN: LTYW312526	Loma Colorado	Obsolete	\$50															
<p>Library Materials Removed from Collection</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">ISBN</th> </tr> <tr> <td>9781682687635 (hardcover);"1682687635"</td> </tr> <tr> <td>9780593234440 hardcover;"0593234448 hardcover"</td> </tr> <tr> <td>9781632174239 (paperback);"1632174235"</td> </tr> <tr> <td>9780743232708;"0743232704"</td> </tr> <tr> <td>9781579653767;"1579653766"</td> </tr> <tr> <td>1579652956;"9781579652951";"9781579652951"</td> </tr> <tr> <td>9780760371534 (paperback);"0760371539 (paperback);"0027943767"</td> </tr> <tr> <td>9781119875772 (paperback);"1119875773 (paperback)"</td> </tr> <tr> <td>9781594203473 (hardcover);"1594203474 (hardcover)"</td> </tr> <tr> <td>9781538161364 hardcover;"1538161362 hardcover"</td> </tr> <tr> <td>9781578269471 (paperback);"1578269474 (paperback)"</td> </tr> <tr> <td>1568585985 (paperback);"9781568585987 (paperback);"9781568584638 (hardcover);"1568584636 (hardcover)"</td> </tr> <tr> <td>9781477315347 (hardcover alkaline paper);"1477315349 (hardcover alkaline paper);"9781477315354 (paperback alkaline paper);"1477315357 (paperback alkaline paper)"</td> </tr> </table>	ISBN	9781682687635 (hardcover);"1682687635"	9780593234440 hardcover;"0593234448 hardcover"	9781632174239 (paperback);"1632174235"	9780743232708;"0743232704"	9781579653767;"1579653766"	1579652956;"9781579652951";"9781579652951"	9780760371534 (paperback);"0760371539 (paperback);"0027943767"	9781119875772 (paperback);"1119875773 (paperback)"	9781594203473 (hardcover);"1594203474 (hardcover)"	9781538161364 hardcover;"1538161362 hardcover"	9781578269471 (paperback);"1578269474 (paperback)"	1568585985 (paperback);"9781568585987 (paperback);"9781568584638 (hardcover);"1568584636 (hardcover)"	9781477315347 (hardcover alkaline paper);"1477315349 (hardcover alkaline paper);"9781477315354 (paperback alkaline paper);"1477315357 (paperback alkaline paper)"	Loma Colorado	Obsolete	\$1,800	
ISBN																		
9781682687635 (hardcover);"1682687635"																		
9780593234440 hardcover;"0593234448 hardcover"																		
9781632174239 (paperback);"1632174235"																		
9780743232708;"0743232704"																		
9781579653767;"1579653766"																		
1579652956;"9781579652951";"9781579652951"																		
9780760371534 (paperback);"0760371539 (paperback);"0027943767"																		
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9781594203473 (hardcover);"1594203474 (hardcover)"																		
9781538161364 hardcover;"1538161362 hardcover"																		
9781578269471 (paperback);"1578269474 (paperback)"																		
1568585985 (paperback);"9781568585987 (paperback);"9781568584638 (hardcover);"1568584636 (hardcover)"																		
9781477315347 (hardcover alkaline paper);"1477315349 (hardcover alkaline paper);"9781477315354 (paperback alkaline paper);"1477315357 (paperback alkaline paper)"																		

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
1510773886 hardcover;"9781510773882 hardcover"				
9780593420416 (hardcover);"0593420411 (hardcover)"; "40031214031"				
9780674919228 (hardcover);"067491922X (hardcover)"; "40030365756"				
9781984860767 hardcover;"1984860763 hardcover"				
9781524733056 hardcover;"1524733059 hardcover"; "9780525434603 paperback";"0525434607 paperback"				
9780593235386 hardcover;"059323538X hardcover"				
9780593542316 hardcover;"0593542312 hardcover"				
9781524733438 hardcover;"1524733431 hardcover"				
9781982191849;"1982191848"				
9781524749095 (hardcover);"1524749095 (hardcover)"; "9780593081839 (trade paperback)";"0593081838 (trade paperback)"				
9781683693260 (paperback);"1683693264 (paperback)"				
9780761180524 (alk. paper);"0761180524 (alk. paper)"				
9781419755491 (hardcover);"1419755498 (hardcover)"				
9781250278333 hardcover;"1250278333 hardcover"; "9781035010103 (cloth)";"1035010100 (cloth)"				
9780470186497 (cloth);"0470186496 (cloth)"				
9781771648141 (cloth);"1771648147 (cloth)"				
9781324006060 (hardcover);"1324006064 (hardcover)"				
5 magazines				
1441816550;"9781441816559"				
811833992				
9781448878659 (library binding);"1448878659 (library binding)"; "9781448879243 (pbk.)";"1448879248 (pbk.)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
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. 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)"				
9781982104122 (hardcover);"1982104120 (hardcover)"; "9781982181949 pbk";"198218194X"				
9781476772295 (hardcover);"1476772290 (hardcover)"				
9780744028775 (hardcover);"0744028779 (hardcover)"				
9781627790185 (hardcover);"1627790187 (hardcover)"				
9780744050318;"0744050316"				
9781684022304 (library bound);"1684022304"				
9780399247736 (reinforced);"0399247734 (reinforced)"				
9781442049840;"0670809616 : "				
9780375847622 (hbk.);"0375847626 (hbk.)"; "9780375957628 (GLB)";"0375957626 (GLB)"				
9781423190875 (hbk.);"1423190874 (hbk.)"				
9781481445627 (hardcover);"1481445626 (hardcover)"; "9781481445634 (trade paper)";"1481445634 (trade paper)"				
9781481400121;"9781481400138";"1481400126";"1481400134"				
0440972329;"0374362998";"0312379358";"9781439585535"				
9781338214574 (hardcover);"1338214578 (hardcover)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
0345288440 (pbk.);"9780345288448 (pbk.);"0345320085";"9780345320087";"0345449754";"9780345449757";"1417630191";"9781417630196"				
9781984896841 (paperback);"1984896849 (paperback);"9780593125243 (hardcover);"059312524X (hardcover);"9781984896858 (library binding);"1984896857 (library binding)"				
9780778705864 (pbk. : alk. paper);"0778705862 (pbk. : alk. paper);"9780778705758 (reinforced library binding : alk. paper);"0778705757 (reinforced library binding : alk. paper)"				
9781338139662 (paperback);"1338139665 (paperback);"9781518253027 (FollettBound);"1518253024 (FollettBound)"				
9781423143437 (hbk.);"1423143434 (hbk.)"				
9780691192123 hardcover;"069119212X hardcover"				
1945256532;"9781945256530"				
9781953801043 (paperback);"1953801048 (paperback)"				
9781645030379;"9781568584942 (pbk.);"1568584946 (pbk.)"				
9781524798864 (hardcover);"152479886X (hardcover)"				
9781250840523 (hardcover);"125084052X"				
9780399134203;"0399134204";"9780143038092";"0804106304"				
0805092994 (hardback);"9780805092998 (hardback)"				
9780593422113 (hardcover);"0593422112"				
9781324002857 (hardcover);"1324002859 (hardcover)"				
9781119541417 (paperback);"1119541417 (paperback)"				
9781119782100 (paperback);"1119782104 (paperback)"				
9781501187216 (hardcover);"150118721X"				
9780593156926 (hardcover);"0593156927 (hardcover)"				
9780593490617 (hardcover);"0593490614 (hardcover);"9780593607633 (pbk.)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
0804190100;"9780804190107";"9781400052189"				
9780135911631 (paperback);"013591163X (paperback)"				
9781119730040 (paperback);"111973004X (paperback)"				
810991888				
9781600590191 (hc-plc with jacket : alk. paper);"1600590195 (hc-plc with jacket : alk. paper)"				
0891343237 (pbk.)				
9781101874974 (hardcover : alk. paper);"110187497X (hardcover : alk. paper)"				
9780847848331 (hardcover);"0847848337 (hardcover)"				
1887424563;"9781887424561";"1887424547 (VARIANT)";"9781887424547 (VARIANT)"				
0867130261 (acid-free paper);"9780867130263 (acid-free paper)"				
9780977752829 (pbk. : alk. paper);"0977752828"				
9781609615376 (pbk.);"1609615379 (pbk.)"				
0500283427;"9780500283424"				
1870586255 :				
1402718675;"9781402718670"				
1579908519 (hardcover);"9781579908515 (hardcover)"				
0764312650;"9780764312656"				
0754816095 (hbk.);"9780754816096 (hbk.)"				
1538761912;"9781538761915"				
9056625241;"9789056625245"				
9780393082784;"0393082784"				
9780520254732 (cloth : alk. paper);"0520254732 (cloth : alk. paper)"				
9780520283961 (hardback);"0520283961 (hardback)"				
9780062268341;"0062268341"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781442230330 (cloth : alk. paper);"1442230339 (cloth : alk. paper)"				
1524762288 (hardcover);"9781524762285 (hardcover)"				
9781501135101 (hardback);"1501135104 (hardback);"9781501135118 (paperback);"1501135112 (paperback)"				
9781465463296 (hardcover);"1465463291"				
0764125818;"9780764125812"				
9780735214118;"0735214115"				
9781566560597;"1566560594"				
9780062438324 (hardcover);"0062438328 (hardcover)"				
9780062656094 (hardback);"0062656090 (hardback)"				
9780805097207 (hbk.);"0805097201 (hbk.)"				
1468314920;"9781468314922"				
1843094606;"9781843094609"				
1450431836 (print);"9781450431835 (print)"				
9781940363059 (hardback);"1940363055 (hardback)"				
9780544557208 (hardback);"0544557204 (hardback)"				
9781440829727 (set alkaline paper);"1440829721 (set alkaline paper);"9781440848452 (volume 1 alkaline paper);"1440848459 (volume 1 alkaline paper);"9781440848469 (volume 2 alkaline paper);"1440848467 (volume 2 alkaline paper);"9781440848476 (volume 3 alkaline paper);"1440848475 (volume 3 alkaline paper)"				
0131862669 (hbk.)				
9780465079704 (hardcover : alk. paper);"0465079709 (hardcover : alk. paper)"				
9781501132469 (hardback);"1501132466 (hardback)"				
9780374279790 (hardcover);"0374279799 (hardcover)"				
9780393292770 (hardcover);"0393292770 (hardcover)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781427229502;"1427229503"				
9781531833886;"9781531833886"				
9781611761672;"1611761670";"9781611761672 53995"				
9780743569729;"0743569725";"0-7435-6972-5 Audioworks"				
9781478936558;"9781478936558";"2-X3655 Hachette Audio"				
9781611762693;"1611762693";"9781611764055";"161176405X"				
9780316337540 (hardcover);"0316337544 (hardcover)"				
9780062655981 (hardback);"0062655981 (hardback)"				
9780451498267 (hardcover : alk. paper);"0451498267 (hardcover : alk. paper)"				
9781451685008 (hardcover);"1451685009 (hardcover);"9781451685015";"1451685017"				
9781401324858;"1401324851"				
9780310740612 (hardcover);"0310740614 (hardcover)"				
9780762786640 (pbk.);"0762786647 (pbk.)"				
9781501135552 (hardcover);"1501135554 (hardcover);"9781501135569 (pbk.);"1501135562 (pbk.)"				
0060531088 (hc.);"9780060531089"				
9780465060955 (hardcover);"0465060951 (hardcover)"				
1250005213 (hbk.);"9781250005212 (hbk.)"				
9780553446791 (pbk.);"0553446797 (pbk.)"				
9780143108689 (hardcover);"0143108689 (hardcover)"				
9781101980705 (hardcover);"1101980702 (hardcover)"				
9781501101366 (Hardcover : alk. paper);"1501101366 (Hardcover : alk. paper)"				
9781590177778 (alk. paper);"1590177770 (alk. paper)"				
9781594206719 (hardback);"1594206716 (hardback)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781476761831 (hbk.);"1476761833 (hbk.)"				
9781442269903 (hardcover);"1442269901 (hardcover)"				
9780316314046 (hardcover);"0316314048 (hardcover)"				
9781442257368 (cloth : alk. paper);"1442257369 (cloth : alk. paper)"				
9781591847267 (hardback);"1591847265 (hardback)"				
9781260011838 (paperback);"1260011836 (paperback)"				
9780224102018;"022410201X";"9781101874783 (hardback);"1101874783 (hardback);"9781101873373 (trade paperback);"110187337X (trade paperback)"				
9780544630970 (hardcover);"0544630971 (hardcover);"9780544842151 (pbk.);"0544842154 (pbk.)"				
9781259859663 (hardcover);"1259859665 (hardcover)"				
9780465094646;"0465094643"				
9781250103024 (hardcover);"1250103029 (hardcover)"				
9781501156021 (hardback);"1501156020 (hardback)"				
9781250092236 (hardback);"125009223X (hardback)"				
9780374163358 (hardback);"0374163359 (hardback)"				
9781472922892;"1472922891";"9781472922908 (pbk.);"1472922905 (pbk.)"				
9781501169274 (hardback);"1501169270 (hardback)"				
9780691167268 (hardcover alkaline paper);"0691167265 (hardcover alkaline paper)"				
9781472906236;"1472906233"				
9780544192225 (hardcover);"0544192222 (hardcover)"				
9781476795478 (hardcover alk. paper);"1476795479 (hardcover alk. paper);"9781476795492 (trade pbk. alk. paper);"1476795495 (trade pbk. alk. paper)"				
9780231179607 (cloth alk. paper);"023117960X (cloth alk. paper)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
0674011082;"9780674011083"				
618329641				
1682220877;"9781682220870"				
9780525428831;"0525428836"				
0062457462 (hardcover);"9780062457462 (hardcover)"				
1571205330;"9781571205339"				
9781619023321 (hardback);"1619023326 (hardback)"				
9780061136061;"0061136069"				
806920475				
0807616028 (alk. paper);"9780807616024 (alk. paper)"				
1599290049 (hbk.)				
9781574325638;"1574325639"				
0715300008 :				
1571203222 (pbk.);"9781571203229 (pbk.);"734817104285"				
0848705246 ;;"9780848705244"				
0696000822;"9780696000829"				
9780307395382 (hardcover);"0307395383 (hardcover)"				
0876545827;"9780876545829"				
0393022757 :				
9781683831082;"168383108X"				
0967575664 (pbk.);"9780967575667 (pbk.)"				
9780892369584 (hardcover);"0892369582 (hardcover)"				
810946270				
0307336603;"9780307336606"				
1579903533 (hard cover)				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781250051295 (paperback);"1250051290 (paperback)"				
9780571336791 (hardcover);"0571336795 (hardcover)"				
701160632				
9780062233097 (hardcover);"0062233092 (hardcover)"				
9780451240316;"0451240316"				
0300165021;"9780300165029"				
9781944648800 (cloth alk. paper);"1944648801 (cloth alk. paper)"				
9781780748566 (hardcover);"1780748566 (hardcover)"				
9781476756691 (hardcover);"1476756694 (hardcover)"				
465036562				
9780813174730 (hardcover : acid-free paper);"0813174732 (hardcover : acid-free paper)"				
9781476714721 (hbk.);"147671472X (hbk.)"				
9781501160707 (hardback);"1501160702 (hardback)";"9781501160714 (paperback)";"1501160710 (paperback)"				
9781421417561 (hardcover : acid-free paper);"1421417561 (hardcover)";"9781421417578 (pbk. : acid-free paper)";"142141757X (pbk. : acid-free paper)";"1421417588";"9781421417585"				
1593782527;"9781593782528"				
9780802125965 (hardcover);"0802125964 (hardcover)"				
9781250069726 (hardback);"1250069726 (hardback)"				
9780062215505;"0062215507"				
9780810970717 (harry n. abrams : alk. paper);"0810970716 (harry n. abrams : alk. paper)"				
966287630				
9781629703350;"1629703354"				
20831424721				
9781619633575 (hardcover);"1619633574 (hardcover)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781484746424;"1484746422";"9781368009553"				
9781250774286 (pbk.);"1250774284 (pbk.);"9781250774279 (hc.);"1250774276 (hc.)"				
9780545540612 (hc : alk. paper);"0545540615 (hc : alk. paper);"9780545540629 (pb : alk. paper);"0545540623 (pb : alk. paper);"9781338801903"				
9781620143438 (hardcover alk. paper);"1620143437 (hardcover alk. paper)"				
9781839053191 (paperback);"1839053194 (paperback)"				
9780826348272 (cloth alk. paper);"0826348270 (cloth alk. paper)"				
9781524745899 (hardcover);"1524745898 (hardcover);"40031476547"				
9781250860521 hardcover;"1250860520 hardcover";"9781035004164 hardcover";"103500416X hardcover"				
9780306827976 (hardcover);"0306827972 (hardcover)"				
9780358653264 (hardcover);"0358653266 (hardcover);"9780063269637 (international edition);"0063269635 (international edition)"				
9781501108198 (hardback);"1501108190 (hardback);"9781501108204 (trade pbk.);"1501108204 (trade pbk.)"				
9780525657019 (hardcover);"0525657010 (hardcover)"				
9780394720951 (paperback);"0394720954 (paperback);"9780394528366 (v. 3);"0394528360 (v. 3)"				
9780593229484 paperback;"0593229487 paperback"				
9780399589782 hardcover;"0399589783 hardcover";"40031521463"				
9781641293419 paperback;"1641293411 paperback"				
9781501168680 (hardcover);"1501168681 (hardcover)"				
0816517274 (cloth alk. paper);"9780816517275 (cloth alk. paper);"0816517282 (pbk. alk. paper);"9780816517282 (pbk. alk. paper)"				
9780593296554 (hardcover);"0593296559 (hardcover)"				
9781250878496 (hardcover);"1250878497"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780393882162 (cloth);"0393882160";"40031312665"				
9780807007105 paperback;"0807007102 paperback";"40031427947"				
9781984880093 (hardcover);"1984880098 (hardcover)";"40030620873"				
9780374607166 hardcover;"0374607168 hardcover";"40031492465"				
9780826354587 (paper alk. paper);"0826354580 (paper alk. paper)";"40023526094";"99958678343"				
9780393240252 (hardcover);"0393240258 (hardcover)"				
9780807006535 (hardcover);"080700653X (hardcover)";"40031081816"				
9780063031661 hardcover;"0063031663 hardcover";"9780063031678 paperback";"0063031671 paperback";"40031279428"				
9781472994806 (hardcover);"1472994809 (hardcover)"				
9780374292744 (hardcover);"0374292744"				
9780374279189 hardcover;"0374279187 hardcover"				
9781501188527 hardcover;"1501188526 hardcover";"9781501188534 paperback";"1501188534 paperback"				
0593313348;"9780593313343 (trade paperback)"				
9780385547079 (hardcover);"0385547072 (hardcover)";"9780593312889 (trade paperback)";"0593312880 (trade paperback)";"40031280168"				
9781639550005 paperback acid-free paper;"1639550003 paperback acid-free paper";"40031360336"				
9781501154553 (hardcover);"1501154559 (hardcover)"				
9781472982261 (hardcover);"1472982266 (hardcover)";"9781472982278 paperback";"1472982274 paperback"				
9781982181116 (hardcover);"1982181117 (hardcover)"				
9781644450314 (hardback);"1644450313";"9781644450567 (paperback)";"1644450569 (paperback)"				
0743254430 (pbk.);"9780743254434 (pbk.)";"0684863871 (pbk.)";"9780684863870"				
9781593767150 (paperback);"1593767153"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780812987027 paperback volume 1;"0812987020 paperback volume 1"				
9780062879929 (hardcover);"0062879928 (hardcover)"				
9781501198014 (hardcover);"1501198017 (hardcover)"				
9781612199245 hardcover;"1612199240 hardcover"				
9781681375700 paperback;"1681375702 paperback";"40030845445"				
9781728251844 paperback;"1728251842 paperback"				
0865476756 (paperback);"9780865476752 (paperback);"0865475822 (hardcover alkaline paper);"9780865475823 (hardcover alkaline paper)"				
9780802144423 (pbk.);"080214442X (pbk.)"				
9780374298609 (hardback);"0374298602 (hardback);"9780374536152 (paperback);"0374536155 (paperback)"				
9781628091359 (paperback);"1628091355 (paperback)"				
9781787015524 (pbk.);"1787015521 (pbk)"				
1970184027;"9781970184020"				
9780062960047 hardcover;"0062960040 hardcover";"9780062960054 paperback";"0062960059 paperback"				
9780394543413 hardcover;"0394543416 hardcover";"40031246121"				
0805068155 (hb);"9780805068153 (hb);"0312425198";"9780312425197";"0805071849";"9780805071849"				
9781595349767 paperback;"1595349766 paperback"				
9781250827302 (hbk.);"1250827302"				
9780691185453 hardcover;"069118545X hardcover"				
9780593138090 (hardcover);"0593138090 (hardcover)"				
9781501102899 (hardcover);"1501102893 (hardcover)"				
9781494502829 retail ed.;"1494502828 retail ed."				
9781598599299;"1598599291";"9781598599299"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781442375130;"1442375132"				
9781508226659;"9781508226659"				
9780803246331 (cloth : alk. paper);"0803246331 (cloth : alk. paper)"				
9780374120924 (hardcover);"0374120927 (hardcover)"				
9780143131243 paperback;"0143131249 paperback"				
9780451499301 (hardcover);"0451499301 (hardcover)"				
9781471113000 hardback;"1471113000 hardback"				
9781492513544 (print);"1492513547 (print)"				
9780529101471 (paperback);"0529101475 (paperback)"				
9780316254892 (hardcover);"0316254894 (hardcover)"				
9781851498635;"185149863X"				
9781501135606 (hardcover);"1501135600 (hardcover)";"9781501135613 (pbk.)";"1501135619 (pbk.)"				
9780062463692 (hardcover);"0062463691 (hardcover)"				
9780292726369 hardcover alkaline paper;"0292726368 hardcover alkaline paper"				
9781250124128 (hardback);"1250124123 (hardback)"				
9781250134431 (hardcover);"1250134439 (hardcover)"				
9781620971970;"1620971976"				
0826349382 (pbk. : alk. paper);"9780826349378 (cloth : alk. paper)";"0826349374 (cloth : alk. paper)";"9780826349385 (pbk. : alk. paper)"				
9780571327744 (hardback);"0571327745 (hardback)"				
9780374170530 hardcover;"0374170533 hardcover"				
9781613734919 (cloth : alk. paper);"1613734913 (cloth : alk. paper)"				
9780321903358 (pbk.);"0321903358 (pbk.)"				
9781592407675 (hardcover);"1592407676 (hardcover)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
1501118609;"9781501118609"				
9781600596353 (pbk.);"1600596355 (pbk.)"				
9781934417010 (pbk.);"1934417017 (pbk.)"				
9780983368564;"0983368562"				
9780890136010 (hardcover : alk. paper);"0890136017 (hardcover : alk. paper)"				
9780313343834 (alk. paper);"0313343837 (alk. paper)"				
9780393066814 (hardcover);"0393066819 (hardcover)"				
9780736076111 (soft cover);"0736076115 (soft cover)"				
9780980011111;"0980011116"				
9780813049489;"0813049482"				
0802123023;"9780802123022"				
9781934030776 (alk. paper);"1934030775 (alk. paper)"				
9781599218571;"1599218577"				
9781937715489 (Paperback alk. paper);"1937715485 (Paperback alk. paper)"				
9780713689525;"0713689528"				
9781681771212 (hardcover);"1681771217 (hardcover)"				
9780393292206 (hardcover);"0393292207"				
9780393292619;"0393292614"				
9781451627817 (hardback) ;;"1451627815 (hardback)"				
9780143124566;"0143124560"				
9780143130741;"0143130749"				
9780071489379 (pbk. : alk. paper);"0071489371 (pbk. : alk. paper)"				
9780062367716;"0062367714"				
9781250065698 (hardcover);"1250065690 (hardcover)"				
9780307271723;"0307271722"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780007581894 (pbk.);"0007581890 (pbk.)"				
9780802125590 (hardcover);"080212559X (hardcover)"				
9781501140129 (hardcover);"1501140124 (hardcover)";"9781501140136 (pbk.);"1501140132 (pbk.)"				
9780292748231 (cloth : alkaline paper);"029274823X (cloth : alkaline paper)"				
9781594488498 (hardback);"1594488495 (hardback)"				
9780385534918 (hbk.);"0385534914 (hbk.)"				
9781455516728 (hardcover);"1455516724 (hardcover)"				
9781250033796 (hbk.);"1250033799 (hbk.)"				
9780062277220;"0062277227"				
9780826355218 (paper : alk. paper);"0826355218 (paper : alk. paper)"				
9780544303171 (hardback);"0544303172 (hardback)"				
9780735218031 (hardback);"073521803X (hardback)"				
9780316430975 (hardcover);"0316430978 (hardcover)"				
9781492629856 (hardcover);"1492629855 (hardcover)"				
9781501137099 (hardback);"1501137093 (hardback)";"9781501137105 (trade paperback)";"1501137107 (trade paperback)"				
9781426206771 (hardcover);"1426206771 (hardcover)"				
9781419722257;"1419722255"				
9781480532557;"9781480532557";"BN6262 Recorded Books"				
9781442230330 (cloth : alk. paper);"1442230339 (cloth : alk. paper)"				
9780399162329 (pbk.);"0399162321 (pbk.)"				
1933016787 (pbk.);"9781933016788 (pbk.)"				
9781501119897 hardcover;"1501119893 hardcover"				
9781631491276 (hardcover);"163149127X (hardcover)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
1617755915;"9781617755910 (softcover)";"9781617755941 (hardcover)";"161775594X"				
9780544617056 (hardback);"0544617053"				
9781591846321 (hardcover);"1591846323 (hardcover)"				
0062440071 (hardcover);"9780062440075 (hardcover)"				
149620039X;"9781496200396"				
9781594486258 (hbk.);"1594486255 (hbk.)"				
9780199973842 (hardcover : alk. paper);"0199973849 (hardcover : alk. paper)"				
9780826349286 (cloth : alk. paper);"0826349285 (cloth : alk. paper)"				
9781250040497 (hbk.);"1250040493 (hbk.)"				
9781607749783 (hardback);"1607749785 (hardback)"				
9780385539418 (hardcover);"038553941X (hardcover)"				
1501131494;"9781501131493"				
9781442245723 (pbk. : alk. paper);"1442245727 (pbk. : alk. paper)"				
9780998170909 (paperback);"0998170909 (paperback)"				
1455543586;"9781455543588"				
9781770412934 (hardback);"177041293X (hardback)"				
9781501158193 hardcover;"1501158198 hardcover"				
9780306820410;"0306820412"				
9781618931146 (hardcover);"1618931148 (hardcover)"				
9781250082657 (hardcover);"125008265X (hardcover)"				
9780735210691 (hardcover);"0735210691 (hardcover)"				
9780358455462 (hardcover);"0358455464 (hardcover)";"40031374102"				
0374535272 (pbk.);"9780374535278 (pbk.)"				
9780345804310;"0345804317"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780684824901 (hardcover);"0684824906 (hardcover)";"9780743270755 (paperback)";"0743270754 (paperback)";"9781451688092";"1451688091";"9781448732753 (Paw Prints)";"1448732751 (Paw Prints)";"1410457907 (L.P.)";"9781410457905 (L.P.)"				
9780897326605 (pbk.);"0897326601 (pbk.)"				
9781416547860 (hardback);"141654786X (hardback)"				
9781728225388 (hardcover);"1728225388 (hardcover)";"9781728259406 (trade paperback)";"1728259401"				
9780465093953 hardcover;"0465093957 hardcover";"40031428095"				
9781400068852 hardcover;"1400068851 hardcover"				
9780307592644 (hardcover);"0307592642 (hardcover)"				
9780375703461 (paperback);"0375703462 (paperback)"				
9780553393965 hardcover;"0553393960 hardcover";"9780593632093 large print paperback";"0593632095 large print paperback"				
9781324019183 (hardcover);"1324019182 (hardcover)"				
9781640496316 pbk;"1640496319 pbk"				
1576879909 (paperback);"9781576879900 (paperback)"				
9781542033510 (hardcover);"1542033519 (hardcover)";"9781542033503 (paperback)";"1542033500 (paperback)"				
9781982164508 (hardcover);"1982164506 (hardcover)"				
9780593653739 (paperback);"0593653734 (paperback)"				
9781250065841 (hardcover);"1250065844 (hardcover)"				
9781250128928 (hardcover : alkaline paper);"1250128927 (hardcover alkaline paper)"				
9780062666116 (hardcover);"0062666118 (hardcover)"				
9780061688973 (pbk.);"0061688975 (pbk.)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780062644275 (softcover);"0062644270 (softcover)"				
9781628997286 (library binding : alk. paper);"1628997281 (library binding : alk. paper)"				
9781465450937 (hbk.);"1465450939"				
9781465448859 (hardcover);"1465448853 (hardcover)"				
9781634706438 (pbk. alk. paper);"1634706439 (pbk. alk. paper);"9780606379182 (Turtleback);"0606379185 (Turtleback)"				
9781426313790 (lib. bdg.);"1426313799 (lib. bdg.);"9781426313783 (pbk.);"1426313780 (pbk.)"				
9781442017962;"1442017961";"0152244352";"015201036x"				
9781338776942 (paperback);"1338776940 (paperback);"9781338776959 (reinforced hardcover);"1338776959 (reinforced hardcover)"				
9781684056170 (Volume 5);"9781684053278 (Volume 1);"1684053277 (Volume 1);"9781684054060 (Volume 2);"1684054060 (Volume 2);"9781684054985 (Volume 3);"9781684055449 (Volume 4);"9781684056729 (Volume 6);"9781684057221 (Volume 7);"9781684057887 (Volume 8);"9781684057627 (Volume 9);"9781684058518 (Volume 10);"9781684059089 (Volume 11);"9781684059300 (Volume 12);"9781684059539 (Volume 13);"9781684059850 (Volume 14);"9798887240411 (Volume 15);"9798887240602 (Volume 16)"				
9781250048110;"1250048117";"1250027438 (pbk.);"9781250027436 (pbk.)"				
0873587243 (alk. paper)				
9781604334968;"1604334967"				
9780744035476 (hardcover);"0744035473 (hardcover)"				
889853342228;"07863 65132 2 RCA/BMG Heritage"				
9781538739693 (trade paperback);"1538739690 (trade paperback)"				
9780761166184				
9781419721373 (hardback);"1419721372 (hardback)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781922310750 hbk;"9781950354702 (hardback)";"1950354709 (hardback)";"1922310751"				
9781250811608 (hardcover);"1250811600 (hardcover)"				
9780448450445 (pbk.);"0448450445 (pbk.)";"0329716344 (FollettBound)";"9780329716349 (FollettBound)"				
9780062935182;"0062935186";"9780062935175 (pbk.)";"0062935178 (pbk.)"				
0679966943 (GLB);"0679866949";"0439135028";"0439227607";"9780679866947"				
9781467627207 (portfolio);"1467627208";"9781467626071 (hanging bag)";"1467626074";"9781478963035 (Playaway)";"1478963034";"82761 Findaway World (portfolio)";"82648 Findaway World (hanging bag)";"32801 Findaway World (Playaway)"				
9781532144493 (library binding);"1532144490 (library binding)"				
9780358331568 (v. 1);"0358331560 (v. 1)";"9780358331575 (v. 2)";"9780358627951 (v. 3)"				
9781423106876;"1423106873"				
9781423164821 (hbk.);"1423164822 (hbk.)"				
9780735215726 hardcover;"0735215723 hardcover";"40027569801"				
9781451673210 (hardback);"1451673213 (hardback)";"9781451673227 (trade paperback)";"1451673221 (trade paperback)"				
9781594205750 (hbk.);"1594205752 (hbk.)"				
9781610398084 (hardcover);"1610398084 (hardcover)"				
9781451657814 (hardcover);"1451657811 (hardcover)";"9781451657821 (trade paper)";"145165782X (trade paper)";"9781451659214 (ebook)";"1451659210 (ebook)";"9781442356115 (eaudio)";"1442356111 (eaudio)"				
9780762790043 (pbk.);"0762790040 (pbk.)"				
9780736074476 (soft cover);"0736074473 (soft cover)"				
9781439873236 (pbk.);"1439873232 (pbk.)";"3653847"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780399537493 (pbk.);"039953749X (pbk.)"				
9781568584256 (alk. paper);"1568584253 (alk. paper)"				
9781568586878 (pbk.);"1568586876 (pbk.)"				
9781468312416;"1468312413"				
0306825058;"9780306825057"				
9781442236431 cloth;"1442236434 cloth";"40024316234"				
9780786468287 (softcover : alk. paper);"0786468289 (softcover : alk. paper)"				
9781607748830 (Paperback alk. paper);"1607748835 (Paperback alk. paper)"				
9781420503227 (hbk.);"1420503227 (hbk.)"				
9781592409099;"1592409091"				
9780544557208 (hardback);"0544557204 (hardback)"				
9780393239393 (hbk.);"039323939X (hbk.)"				
9781565236172;"1565236173"				
0802120121;"9780802120120"				
9780735215726 hardcover;"0735215723 hardcover";"40027569801"				
9780062655981 (hardback);"0062655981 (hardback)"				
039916930X (hbk.) ;;"9780399169304 (hbk.) :"				
0199925674 (alk. paper);"9780199925674 (alk. paper)"				
9780375424595 (cloth);"0375424598 (cloth)"				
9780465089987 (hbk.);"0465089984 (hbk.)"				
9780812997194 (hardback);"0812997190 (hardback)"				
0871402963;"9780871402967"				
9780393246407 (hardcover);"039324640X (hardcover)"				
9780062441379;"006244137X"				
9781620400913 (hbk.);"162040091X (hbk.)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780399175831 hardcover;"0399175830 hardcover"				
1250115639;"9781250115638"				
9781524741907 (hardback);"1524741906 (hardback)"				
9780865479531 (hardback);"0865479534 (hardback)"				
9780316355056 (hardcover);"0316355054 (hardcover)"				
9780814436158 (pbk.);"0814436153 (pbk.)"				
9781780233581 (hardback);"1780233582 (hardback)"				
9781631492716 (hardcover);"1631492713 (hardcover)"				
9780062473486;"0062473484"				
9781451678123 (hbk.);"1451678126 (hbk.)"				
9781501137716 hardcover;"1501137719 hardcover";"9781501137723";"1501137727"				
9781419752322;"1419752324"				
9781579656676 (hardback);"1579656676 (hardback)"				
9781476722115 (hbk.);"1476722110 (hbk.)"				
9780393652222 (hardcover);"039365222X (hardcover)"				
9781250117076 (hardcover);"1250117070 (hardcover)"				
9781616206161 (hardcover);"1616206160 (hardcover)"				
9781101985236 (hardback);"1101985232 (hardback)"				
9780813567228 (hardcover alk. paper);"081356722X (hardcover alk. paper)" ;"9780813567211 (pbk. alk. paper)" ;"0813567211 (pbk. alk. paper)"				
0762462175;"9780762462179"				
9781250134455 (hardcover);"1250134455 (hardcover)" ;"1250134463"				
9780826354860 (hardback alkaline paper);"0826354866 (hardback alkaline paper)"				
9780062225153 (alk. paper);"0062225154"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781630062248 (hardback);"1630062243 (hardback)"				
9780593489215 hardcover;"0593489217 hardcover";"40031388261"				
9781250276919 hardcover;"1250276918 hardcover";"17583269"				
9780374534608 (pbk.);"0374534608 (pbk.);"9780374102418";"0374102414"				
9780452297982;"9780525952244";"0525952241"				
0375725784 (pbk.);"9780375725784 (pbk.);"9781417632244 (hbk.);"1417632240 (hbk.);"9780329809263";"0329809261";"9781435236691";"1435236696"				
9780764208096 (pbk.);"0764208098 (pbk.)"				
9780553510058 (hardcover);"0553510053 (hardcover)"				
9780763691066 (paperback);"0763691062 (paperback)"				
9781501154645 (hardback);"1501154648 (hardback)"				
9780545035170;"9781467626675 (portfolio);"1467626678 (portfolio);"9781467625548 (hanging bag);"146762554X (hanging bag);"9781467696814 (Playaway unit);"1467696811 (Playaway unit);"82708 Findaway World (portfolio);"82595 Findaway World (hanging bag);"31719 Findaway World (Playaway)"				
9781524861766 (paperback);"1524861766 (paperback)"				
1506722741;"9781506722740"				
9781542026154 (hardcover);"1542026156 (hardcover);"9781542026147 (paperback);"1542026148 (paperback)"				
9781368014144 (hardcover);"1368014143 (hardcover)"				
9781338851410 (paperback);"1338851411 (paperback)"				
9780306829499 (hardcover);"0306829495 (hardcover)"				
9781501192111 (hardcover);"1501192116 (hardcover);"9781501191398 (trade paperback);"150119139X (trade paperback)"				
9781419747946 (hardcover);"1419747940 (hardcover)"				

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9780593356708 (hardcover);"0593356705 (hardcover)"				
9780374231231 (hardcover);"0374231230 (hardcover)"				
068482535X (pbk.);"9780684825359 (pbk.)"				
9781635576597 (hardback);"1635576598 (hardback)"				
0684813637;"0743223136"				
0375756450;"9780375756450"				
9780306828591 hc.;"0306828596 hc."				
9781982185763 (hardcover);"1982185767 (hardcover)"				
9780393330472 (pbk.);"0393330478 (pbk.)"				
9780063073302 (hardcover);"0063073307 (hardcover)"				
9780374279264 hardcover;"0374279268 hardcover";"40031213065"				
9781949467901 hardcover;"1949467902 hardcover";"40031450025"				
9781493055418 hardcover;"1493055410 hardcover";"40030507694"				
9781451628395 (pbk.);"1451628390 (pbk.);"9781451620733";"145162073X"				
9780063283534 (hardcover);"0063283530 (hardcover)"				
9780307590633 (pbk.);"0307590631 (pbk.)"				
9780063048652 (hardcover);"0063048655 (hardcover);"9780063048669 (trade paperback);"0063048663 (trade paperback)"				
9780306826450 (hardcover);"0306826453 (hardcover)"				
9781324001270 (hardcover);"1324001275 (hardcover);"40029003298"				
9780593240793 (hardcover);"0593240790 (hardcover);"9780593240809 (ebook)"				
0063112140 (hardcover);"9780063112148 (hardcover)"				
140003003X (pbk.);"9781400030033 (pbk.)"				
1400043468;"9781400043460"				
9781982188276 (hardcover);"1982188278 (hardcover)"				

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9781469671178 (cloth);"1469671174 (cloth)"				
9781501115646 (paperback);"1501115642 (paperback)"				
0674237854;"9780674237858"				
9780063046382 (hardcover);"0063046385 (hardcover)"				
9781524748173 hardcover;"152474817X hardcover";"40031213283"				
9781588347138 hardcover;"1588347133 hardcover"				
1637743254 (hardcover);"9781637743256 (hardcover)"				
9780375713255;"0375713255"				
9781250816856 hardcover;"1250816858 hardcover"				
9781668006931 (hardcover);"1668006936 (hardcover)"				
9781538700433 (hardcover);"1538700433 (hardcover)"				
9780358047315 (hardcover);"0358047315 (hardcover)"				
9780306828706 (hard cover);"0306828707 (hard cover)";"9781529395761 (paperback)";"1529395763 (paperback)"				
9781982191153 (hardcover);"1982191155 (hardcover)"				
9780593243824 hardcover;"059324382X hardcover"				
9780063076365 (hardcover);"0063076365 (hardcover)"				
9780679729457 (paperback volume 1);"0679729453 (paperback volume 1)"				
9780306831898 (hbk.);"0306831899"				
9781594204876 (hardcover);"159420487X (hardcover)"				
9781250795786 (hardcover);"1250795788 (hardcover)"				
9780063048324 hc.;"0063048329 hc."				
9780307956798;"0307956792";"9780307956811";"0307956814"				
9781608463954;"1608463958";"9781608463954"				
9780385344968;"0385344961"				
9780374536008 (paperback);"0374536007 (paperback)"				

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1620403722 ;;"9781620403723 :"				
9781568814636 (alk. paper);"1568814631 (alk. paper)"				
9780872864627;"0872864626"				
9781556592973 (pbk. : alk. paper);"1556592973 (pbk. : alk. paper)"				
9780819577115 (hardcover);"0819577111 (hardcover)"				
9781451668209;"1451668201"				
9780374298470 (hardcover);"0374298475 (hardcover)"				
9780393239621 (hardcover);"0393239624 (hardcover)"				
9780679644064 (hardcover acid-free paper);"0679644067 (hardcover acid-free paper)"				
9781615991082 (pbk.);"1615991085 (pbk.);"9781615991099 (hbk.);"1615991093 (hbk.)"				
9781400041237;"1400041236"				
9780143105992 paperback;"014310599X paperback"				
9781451696578 (hc : alk. paper);"1451696574 (hc : alk. paper);"9781476710365 (tp : alk. paper);"1476710368 (tp : alk. paper)"				
9781402788161 (hbk);"1402788169 (hbk)"				
9781451668551 (hardcover : alk. paper);"1451668554 (hardcover : alk. paper)"				
9780898799972				
9780451223890;"0451223896"				
1571780785				
9781455515035 (hbk.);"1455515035 (hbk.)"				
9781455509669 (hbk.);"1455509663 (hbk.)"				
9781610350198 (pbk. : acid-free paper);"1610350197 (pbk. : acid-free paper)"				
9781555975210;"1555975216"				
9780393254815 (hardcover);"039325481X (hardcover)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781568583365;"1568583362"				
9780385343596 (hardback);"0385343590 (hardback)"				
9780385343596 (hardback);"0385343590 (hardback)"				
9781577316169;"1577316169"				
9780062564504 (hardcover);"0062564501 (hardcover)"				
9781589881235 (paperback);"1589881230 (paperback)"				
9781599638003;"1599638002"				
045122986X (hc : alk. paper);"9780451229861 (hc : alk. paper)"				
068815252X (hc : alk. paper)				
9780374282219 (hardcover);"0374282218 (hardcover);"99975553897"				
9781452134253 (hardback);"1452134251 (hardback)"				
9780826349262 (pbk. : alk. paper);"0826349269 (pbk. : alk. paper)"				
0679407359 :				
9780226816319 (pbk. : alk. paper);"0226816311 (pbk. : alk. paper);"9780226816302 (cloth : alk. paper);"0226816303 (cloth : alk. paper)"				
9781466437968;"1466437960"				
9781452268392 (spiral);"1452268398 (spiral)"				
0811212475 (acid-free paper) :				
9781400063321 (alk. paper);"1400063329 (alk. paper)"				
9780307378224 (hardback);"0307378225 (hardback)"				
9781559363303;"1559363304"				
9780061780189;"0061780189"				
0737305851 (alk. paper);"9780737305852 (alk. paper)"				
0847829421;"9780847829422"				
9780393060409 (hardcover);"0393060403 (hardcover)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780199747405;"0199747407";"9780199588039 (hbk.);"0199588031 (hbk.)"				
9781770854130 (bound);"1770854134 (bound)"				
0198794983 (hardback);"9780198794981 (hardback)"				
9780307267559 (hardcover : alk. paper);"0307267555 (hardcover : alk. paper);"9780307387455 (trade pbk.);"0307387453 (trade pbk.);"40024121882"				
9781681773094 (hardcover);"1681773090 (hardcover)"				
9781596910577;"1596910577"				
9781627791458 (hardback);"1627791450 (hardback)"				
0486295613 (pbk.);"9780486295619 (pbk.)"				
9780872867192 (hardback);"0872867196 (hardback)"				
9780465096022 hardcover;"0465096026 hardcover"				
0486420426 (pbk.);"9780486420424 (pbk.)"				
0312354797;"9780312354794"				
9780385346481 (hardback);"0385346484 (hardback)"				
9781629145129 (hardback);"1629145122 (hardback)"				
0312342160 (pbk.);"9780312342166 (pbk.)"				
9780374173043 (hardback);"0374173044 (hardback)"				
9780062439345 (hardcover);"0062439340 (hardcover)"				
9780826429339 (pbk. : alk. paper);"0826429335 (pbk. : alk. paper)"				
9780061537158;"0061537152"				
9781250099136 hardcover;"1250099137 hardcover"				
9780805094022 (hardcover);"0805094024 (hardcover)"				
9780374223236 (hardback);"0374223238 (hardback)"				
9780465031450 (hbk.);"0465031455 (hbk.)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780300165340 (alk. paper);"030016534X (alk. paper)";"9780300177459 (pbk.)";"0300177453 (pbk.)"				
9781908308511 (pbk.);"1908308516 (pbk.)"				
9780062394620 (paperback);"0062394622 (paperback)"				
9781400062034 (alk. paper);"1400062039 (alk. paper)"				
9780199640256 (hbk.);"0199640254"				
1849944830;"9781849944830"				
9780312640095 (hardback);"0312640099 (hardback)"				
9780312640088 (hardcover);"0312640080 (hardcover)"				
9781250059949 (hardcover);"1250059941 (hardcover)"				
9781439199558 (hardback);"1439199558 (hardback)"				
9780062320407 (hardcover);"0062320408 (hardcover)"				
0061759570 (pbk.);"9780061759574 (pbk.)"				
9780805098570 (hardback);"0805098577 (hardback)"				
9780812993943 (acid-free paper);"0812993942 (acid-free paper)"				
9780312662295;"0312662297"				
0345503708;"9780345503701"				
9780307717375;"0307717372"				
1400066158;"9781400066155"				
0810896397;"9780810896390"				
9781771962193 (softcover);"1771962194 (softcover)"				
9781594487590 (hc);"1594487596"				
9781556592805 (pbk. : alk. paper);"1556592809 (pbk. : alk. paper)"				
9781681776767 (hardcover);"1681776766 (hardcover)"				
9780997722963;"0997722967"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781594202421;"1594202427"				
9781400068203 (hbk. : acid-free paper);"1400068207 (hbk. : acid-free paper);"9780679644262 (ebk.)";"0679644261 (ebk.)"				
9780465018314 (hard cover : alk. paper);"0465018319 (hard cover : alk. paper)"				
1620405091;"9781620405093"				
9781605987927;"1605987921"				
9781786071743;"1786071746"				
9780316387910;"0316387916"				
9780143124726;"0143124722"				
9781468314311;"1468314319";"40025221071"				
9781605989440 (hardcover);"1605989444 (hardcover);"9781681773520";"168177352X"				
9780805096569 (hardback);"0805096566 (hardback)"				
0811201325 (pbk.)				
0373892748 (hbk.);"9780373892747 (hbk.)"				
1403966729;"9781403966728"				
9781250059963 (hardback);"1250059968 (hardback)"				
9781508241195;"9781508241195"				
9789626349434;"9626349433";"NA394312 Naxos Audiobooks"				
9780525498988;"9780525498988";"PRHA 6964 Penguin Audio"				
9781491586495;"1491586494"				
9781419339868;"9781419339868"				
9781611202441;"1611202442"				
9781611204100;"1611204100";"9781611204100"				
1402590849 ;;"9781402590849";"1419350013";"9781419350016";"01672 Recorded Books"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781478978176;"1478978171";"9781478904946";"1478904941";"2-X7817 Hachette Audio";"Zb7pf Blackstone Audio"				
9780525528739;"9780525528739";"PRHA 7199 Penguin Random House Audio"				
9781494508654;"1494508656"				
078618941X ;;"9780786189410";"9781433204135";"1433204134";"ZE3178 Blackstone Audiobooks"				
9781427299321;"9781427299321"				
9781452630908;"1452630909";"1452600902";"9781452600901"				
9780062848734;"9780062848734"				
9780062791917;"9780062791917"				
9780399566851;"9780399566851"				
9781442367630;"1442367636"				
9781452602486;"1452602484";"9781452602486"				
9781478943679;"9781478943679";"ZPbvs4 Blackstone"				
9781442367357;"1442367350"				
9780307879219;"0307879216";"9780307879219";"RDH30787921A"				
9780062671080;"9780062671080";"ZEc44b Blackstone Audiobooks"				
9781427275868;"9781427275868"				
9780307967473;"9780307967473";"RHA3454 Books on Tape"				
9781469203140;"1469203146";"9781469203140"				
9781427213129;"1427213127"				
9781427290397;"9781427290397";"DD33955 Recorded Books"				
9781427226846;"1427226849"				
9781400067589;"1400067588"				
9781596916074 (hbk.);"1596916079 (hbk.)"				
9781442213425 (cloth : alk. paper);"1442213426 (cloth : alk. paper)"				
9780812997354 (hardback);"0812997352 (hardback)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780674027862 (hbk. : alk. paper);"0674027868 (hbk. : alk. paper)"				
9780470425237 (cloth : acid-free paper);"0470425237 (cloth : acid-free paper);"9780470543771";"0470543779"				
9781586484989;"1586484982"				
9780307464804;"0307464806"				
0307265420;"9780307265425"				
9781439102176;"1439102171"				
9781594488993;"1594488991"				
9780674045835 (alk. paper);"0674045831 (alk. paper)"				
9781592407897 (hardback);"1592407897 (hardback)"				
9781786632586 (hardback);"1786632586"				
1625858604;"9781625858603"				
9781590178096 (paperback);"1590178092 (paperback)"				
9780760351628 (paperback);"0760351627 (paperback)"				
9781250150646 (hardcover);"1250150647 (hardcover)"				
9781101902844 (hardback);"1101902841 (hardback);"110190285X";"9781101902851"				
9780062699343 (hardback);"0062699342"				
9780812249774 hardcover alkaline paper;"0812249771 hardcover alkaline paper"				
9780399166969;"0399166963"				
9781546083306 (hardcover);"1546083308 (hardcover)"				
9781844678518 (pbk.);"1844678512 (pbk.)"				
9780199548828 (hbk.);"019954882X (hbk.)"				
1588369757 (ebook);"9781400065806 (hardcover : acid-free paper);"1400065801 (hardcover : acid-free paper);"9781588369758 (ebook)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781630060879 hardcover;"1630060879 hardcover"				
9781612541273;"1612541275"				
9780312386948 (alk. paper);"031238694X (alk. paper)\";"9781250040985";"1250040981"				
9781628090642 (paperback);"1628090642 (paperback)"				
9781938901249 (paperback : alkaline paper) :;"193890124X (paperback : alkaline paper) :"				
9781612510781 (hbk. : alk. paper);"1612510787 (hbk. : alk. paper)"				
9781848325586;"1848325584";"9781602399464 (pbk.)";"1602399468 (pbk.)"				
039334407X;"9780393344073"				
0425255751 (hbk.);"9780425255759 (hbk.)"				
9781250047113 (hardcover);"1250047110 (hardcover)"				
9781250000163 (hardcover);"1250000165 (hardcover)"				
9780199740482 (hbk. : alk. paper);"0199740488 (hbk. : alk. paper)"				
9781935639879 (paperback);"1935639870 (paperback)"				
9781591848066;"1591848067"				
9780385353403 (cloth : alkaline paper);"0385353405 (cloth : alkaline paper)";"9780804172486 (paperback : alkaline paper)";"080417248X (paperback : alkaline paper)"				
9781620401729 (hbk.);"162040172X (hbk.)"				
9780316185363 (hardcover) :;"0316185361 (hardcover) :"				
9780307984760 (hbk.);"0307984761 (hbk.)"				
9781455554959 (hbk.);"1455554952 (hbk.)"				
045122986X (hc : alk. paper);"9780451229861 (hc : alk. paper)"				
0061227072;"9780061227073"				
9780525954439 (hardcover);"0525954430 (hardcover)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781903392638 (pbk.);"1903392632 (pbk.)"				
9780802121974;"0802121977"				
9781416541646 (hardback);"1416541640 (hardback)"				
9780618267460;"0618267468"				
9780812989786 paperback;"0812989783 paperback"				
9781639731527 hc.;"1639731520 hc."				
9781639362745 (hardcover);"1639362746 (hardcover)"				
9780195020588				
9780806140230 (hc : alk. paper);"0806140232 (hc : alk. paper)"				
1450234852;"9781450234856"				
9780393059649 (hardcover);"0393059642 (hardcover)";"9780393333596 (pbk.);"0393333590)pbk.)"				
9780806540962 hardcover;"0806540966 hardcover"				
9781982157999 (hardcover);"1982157992 (hardcover)"				
9780063276581 (hardcover);"0063276585 (hardcover)"				
9781538706176 (hardcover);"1538706172"				
9781668007327 (hardcover);"1668007320 (hardcover)"				
9780809098248 (hardcover);"0809098245 (hardcover)"				
9780062896391;"0062896393"				
9780062890597 (pbk.);"006289059X (pbk.)"				
9780593300176 (hardcover);"0593300173"				
9780593188514 (hardcover);"0593188519 (hardcover)"				
9780393239416 (hardcover);"0393239411 (hardcover)"				
9781451692228 hardcover;"1451692226 hardcover"				
9780525954675 (hardcover);"0525954678 (hardcover)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781626361393 (hardcover : alk. paper);"1626361398 (hardcover : alk. paper)"				
9780061969843;"0061969842"				
0896960544;"9780896960541"				
0743261151;"9780743261159";"9780743261159"				
9780762763511;"0762763515"				
9781982189495 (hardback);"1982189495 (hardback)"				
9780063260610 (hardcover);"0063260611 (hardcover)"				
9780778311997 (hardcover);"0778311996 (hardcover)"				
0826340350 (cloth alk. paper);"9780826340351 (cloth alk. paper);"9780826340351";"9780826340351"				
9781501141515 (hardcover) :;"1501141511 (hardcover)"				
9781613163795 (hardcover);"1613163797 (hardcover)"				
9780062964137;"0062964135"				
9780593240373 (hardcover);"0593240375 (hardcover)"				
9781451652086 (hardcover);"1451652089 (hardcover)"				
9781476731902 (hbk.);"147673190X (hbk.)"				
9780385349178 (hardcover);"0385349173 (hardcover)"				
158648303X				
9780060565282;"0060565284"				
9781620972311 hardcover;"162097231X hardcover";"40027526125"				
1635572711;"9781635572711"				
9780525575719 (hardcover);"0525575715 (hardcover)"				
9781250164056 (hardcover);"1250164052 (hardcover)"				
9781612196329 (hardcover);"1612196322 (hardcover)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781471113192 (hardcover);"1471113191 (hardcover)";"9781451651102 (hardcover)";"1451651104 (hardcover)";"9781451651119 (trade pbk.)";"1451651112 (trade pbk.)"				
9780199316502 (hardback);"0199316503 (hardback)"				
0671658832;"9780671658830"				
9780307962690;"0307962695"				
1555976859 (pbk.);"9781555976859 (pbk.)"				
9781941411391 (hardcover);"1941411398 (hardcover)"				
9780061668999				
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9781101982242 (hardcover);"9781101982266"				
9781101982242 (hardcover);"9781101982266"				
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9781101982242 (hardcover);"9781101982266"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781101982242 (hardcover);"9781101982266"				
9781101982242 (hardcover);"9781101982266"				
9781477823835 (paperback);"1477823832 (paperback)"				
9781477823835 (paperback);"1477823832 (paperback)"				
9781477823835 (paperback);"1477823832 (paperback)"				
9781477823835 (paperback);"1477823832 (paperback)"				
9781477823835 (paperback);"1477823832 (paperback)"				
0446675369 (pbk.);"9780446675369 (pbk.);"0446600253";"9780446600255"				
0446675369 (pbk.);"9780446675369 (pbk.);"0446600253";"9780446600255"				
0446675369 (pbk.);"9780446675369 (pbk.);"0446600253";"9780446600255"				
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0446675369 (pbk.);"9780446675369 (pbk.);"0446600253";"9780446600255"				
0674013131;"9780674013131"				
9780307464804;"0307464806"				
0671671529;"9780671671525"				
9781451613513;"1451613512"				
9781400060009 (alk. paper);"1400060001 (alk. paper)"				
9780805095302;"0805095306"				
9780307595966 ;;"030759596X"				
9781594201356;"1594201358"				
9780393253719 (hardcover);"0393253716 (hardcover)"				
9781101875551 (hardback);"1101875550 (hardback)"				
9780307379689 (hardcover alk. paper);"030737968X (hardcover alk. paper)"				
9780979633010 (pbk.);"097963301X (pbk.)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
0785835105;"9780785835103"				
9780374228088 hardcover;"0374228086 hardcover"				
9781593766771 (pbk.);"1593766777 (pbk.)"				
9780742557154 (pbk. : alk. paper);"0742557154 (pbk. : alk. paper);"9780742557161 (electronic);"0742557162 (electronic)"				
9780062364715;"0062364715"				
1620408252;"9781620408254"				
1884956440 (trade paper-back : alk. paper)				
0385496095 (pbk.);"0679442405"				
9780061490187 (hdc. : alk. paper);"0061490180 (hdc. : alk. paper)"				
160598633X;"9781605986333"				
9780399592492 (hardback);"0399592490 (hardback)"				
0912756233 (clothbound);"9780912756233 (clothbound);"0912756241 (pbk.);"9780912756240 (pbk.)"				
0385003137;"9780385003131"				
9780062378828 (hardcover);"0062378821 (hardcover);"9780062465764 (international edition);"0062465767 (international edition);"9781473607002";"1473607000"				
9781629722276 (hardbound alk. paper);"1629722278 (hardbound alk. paper)"				
9781613735329 (cloth alk. paper);"1613735324 (cloth alk. paper);"40026579810"				
9780198805069 hardback;"0198805063 hardback"				
0811212475 (acid-free paper) :				
193563996X (pbk.);"9781935639961 (pbk.)"				
9781440347344 (paperback);"1440347344 (paperback)"				
9781476784403 (paperback);"147678440X (paperback)"				

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Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
1557834857				
1400061407				
0760756384 (pbk.);"9780760756386 (pbk.)"				
0500510873;"9780500510872"				
9780500512357 (hbk.);"0500512353 (hbk.)"				
9780991541836 (hardcover);"0991541839 (hardcover)"				
9780307272867;"0307272869"				
9781586483906 (hardcover : alk. paper);"1586483900 (hardcover : alk. paper)"				
9781402758904;"1402758901"				
9780978934279 (pbk.);"097893427X (pbk.)"				
0914610007 (pbk.);"9780914610007 (pbk.);"0914610244 (hard cover);"9780914610243 (hard cover)"				
0679410821 :				
9780981669397;"0981669395"				
9781849083379;"1849083371"				
9781574160956;"1574160958"				
9781936274314;"1936274310"				
9781598849059 (hardcopy : alk. paper);"1598849050 (hardcopy : alk. paper);"9781598849066 (ebook);"1598849069 (ebook)"				
9781433571442 (trade paperback);"1433571447"				
9781684056170 (Volume 5);"9781684053278 (Volume 1);"1684053277 (Volume 1);"9781684054060 (Volume 2);"1684054060 (Volume 2);"9781684054985 (Volume 3);"9781684055449 (Volume 4);"9781684056729 (Volume 6);"9781684057221 (Volume 7);"9781684057887 (Volume 8);"9781684057627 (Volume 9);"9781684058518 (Volume 10);"9781684059089 (Volume 11);"9781684059300 (Volume 12);"9781684059539 (Volume 13);"9781684059850 (Volume 14);"9798887240411 (Volume 15);"9798887240602 (Volume 16)"				

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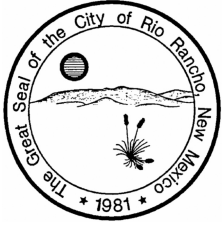
Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9780380709212;"0688213804";"0439385938"				
9781534402416 (hardcover);"1534402411 (hardcover)"				
9781664997899 (Wonderbook);"166499789X";"9780439639040 (print)";"WB000586 Findaway World"				
032429349736;"59213998000 Paramount"				
9780689838446;"0689838441"				
9781493025794 (paperback);"1493025791 (paperback)"				
1627790179;"9781627790178"				
9781492673354 (hardcover);"1492673358 (hardcover)"				
9780679444329 (alk. paper) ;;"0679444327"				
9781441878007;"9781441878007";"BN262 Brilliance Audio"				
9781442450707				
9781945256110;"1945256117"				
9780316499484 (hardcover);"031649948X (hardcover)"				
9781984821898 (hardcover acid-free paper);"198482189X (hardcover acid-free paper)"				
9781984821959 (hardcover acid-free paper);"1984821954 (hardcover acid-free paper)"				
9780316499446 (hardcover);"0316499447 (hardcover)"				
9780316457378 hc.;"031645737X hc."				
9781250272720 hardcover;"1250272726 hardcover"				
9781538709825 hc.;"1538709821 hc.";"9781538753095"				
9780593540060 (hardcover);"0593540069 (hardcover)"				
9781250145291 (hardcover);"1250145295 (hardcover)"				
9781538736708 hc;"1538736705 hc"				
9780593331699 (hardcover);"0593331699 (hardcover)"				

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9780593540008 (hardcover);"059354000X (hardcover)"				
9781538736821 (hc.);"1538736829 (hc.)"				
9780593331729;"0593331729"				
9781538703540 (hardcover);"1538703548 (hardcover);"1538703521";"9781538703526"				
9781250145260 (hardcover);"1250145260 (hardcover)"				
9781538720837 (hardcover);"1538720833 (hardcover)"				
9780593188484 hc.;"0593188489 hc."				
9780062834850 (hardcover);"0062834851 (hardcover)"				
9780062834867 (hardcover);"006283486X (hardcover)"				
9780062834874 (hardcover);"0062834878 (hardcover)"				
9781984821584 (hardback);"198482158X (hardback)"				
9781984821928 (hardback acid-free paper);"198482192X (hardback acid-free paper)"				
9781984821553 (hardback acid-free paper);"1984821555 (hardback acid-free paper)"				
9780593540350;"9780735219090 hardcover";"0735219095 hardcover"				
9781984821713 (hardback acid-free paper);"1984821717 (hardback acid-free paper)"				
9781476776620;"1476776628";"9781476776637 (pbk);"1476776636 (pbk)"				
9780316276627 (hardcover);"0316276626 (hardcover)"				
9780316499774 (hardcover);"0316499773 (hardcover)"				
9781538750568 (hardcover);"1538750562 (hardcover)"				
9781538747278;"1538747278"				
9780593331750 (hardcover);"0593331753 (hardcover)"				
9780385546027;"0385546025"				
9780525619277 (hardcover : acid-free paper);"0525619275"				

Exhibit A - Disposal of Property
 Library and Information Services
 August 22, 2024

Item Description	Location	Reason for Disposal	Estimated Current Value	Item Image
9781982154912 (hardcover);"1982154918 (hardcover)";"9781982187224" 9781538719916 hc.;"1538719916 hc." 9781538761601;"1538761602" 9781538719671 (hardcover);"1538719673 (hardcover)" 9780385548922 (hardcover);"0385548923 (hardcover)" 9781538719770 (hardcover);"1538719770 (hardcover)" 9781538736753 (hardcover);"1538736756 (hardcover)";"9781538723340 (international edition)";"1538723344 (international edition)";"9781538724033 (Canadian edition)";"1538724030 (Canadian edition)";"9781538722114 (B&N signed edition)";"1538722119 (B&N signed edition)";"9781538722107 (signed edition)";"1538722100 (signed edition)" 9781982154875 (hc);"198215487X (hc.)";"9781982191658" 9781982154875 (hc);"198215487X (hc.)";"9781982191658"				
Total Estimated Current Value:			\$2,152.00	



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: D29

AGENDA DATE:

August 22, 2024

DEPARTMENT:

Administration

SUBJECT:

D29, Appointment of Andrea Hankins to the Planning and Zoning Board

BACKGROUND AND ANALYSIS:

The board has several responsibilities including promoting a comprehensive planning process with the general purpose of guiding and accomplishing a coordinated, adjusted, aesthetically appealing, and harmonious development of the City.

Hankins resides in City Council District 5. If appointed, she will complete a term that expires on May 31, 2026.

IMPACT:

The appointment will fill a vacancy on the Planning and Zoning Board caused by resignation.

ALTERNATIVES:

Approve the appointment.

Do not approve the appointment.

DEPARTMENT RECOMMENDATION:

Mayor Hull recommends the appointment of Andrea Hankins to the Planning and Zoning Board.

ATTACHMENT: [A. Hankins Resume_Redacted](#)

Andrea Hankins

Rio Rancho, NM | [REDACTED]

Associate Broker & Realtor | Director Premium Seat Program | Development Director

Multifaceted, adaptable, and strategic business development professional showcasing 13+ years of experience spanning client acquisition, premium service management, and strategic partnership cultivation and a proven track record driving revenue enhancement, client satisfaction, and brand visibility. Identifies opportunities for organizational growth & triggers change while championing efficiency, value creation, and client-centric approaches. Precise and concise communicator & listener, collaborator, and leader, leading cross-functional experts/teams to quantifiable results and rapid business value.

SKILLS

- Strategic Market Analysis
- Client Relationship Management
- Budget Management
- Sales Strategy Execution
- Real Estate Portfolio Development
- High-Stakes Negotiation
- Event Planning & Coordination
- Customer Service
- Sponsorship Procurement
- Team Leadership & Development
- Operational Management
- Cross-Functional Collaboration
- Written & Verbal Communication
- VIP Experience Enhancement
- B2B Sales & Marketing

PROFESSIONAL EXPERIENCE

EXP REALTY | MAY 2022 – PRESENT

Associate Broker & Realtor Commercial and Residential Real Estate

Exp Realty, innovating realty through technology and collaboration. Brokered premium listings, enhancing firm's market share.

- Marketing & Listing:** Elevated the process of marketing and listing residential and commercial properties, utilizing marketing tactics and channels to increase property exposure and attract prospective buyers, catalyzing successful deals.
- Business Engagement & Opportunities:** Actively engaged with local enterprises to identify and secure substantial commercial leasing and purchase openings, contributing to local business expansion, real estate vibrancy, and overall economic prosperity.
- Offer Presentation & Seller Engagement:** Executed compelling presentations of purchase offers to sellers, employing strategic persuasion and detailed showcases, which aligned with seller expectations and heightened the probability of offer acceptance.
- Expert Price & Term Negotiations:** Demonstrated prowess in the delicate art of negotiation, finessing prices, and other pivotal sales terms to the benefit of client interests; instrumental in sealing favorable deals and enhancing client trust. Facilitated TI renovation for commercial lease tenants.
- Analytical Property Comparison:** Leveraged deep market insights to perform analytical comparisons between properties, ensuring clients understood the competitive context of their listings, thereby influencing swift and beneficial sales outcomes.
- Market Advisory:** Served as a trusted advisor, illuminating clients on intricate market dynamics, mortgage options, and legal considerations, demystifying complexities and empowering clients with information critical to their decision-making processes.
- Professional Networking:** Expanded a robust network encompassing legal experts, financial institutions, and renovation specialists, optimizing client referrals and ensuring an all-encompassing support system for diverse client needs.
- Transaction Management:** Coordinated with real estate professionals, from escrow officers to inspectors, affirming comprehensive adherence to contractual terms, which safeguarded client interests and facilitated smooth transaction closures.

BERKSHIRE HATHAWAY HOMESERVICES | JANUARY 2021 – MAY 2022

Associate Broker & Realtor

Berkshire Hathaway HomeServices, transforming real estate with client-focused solutions. Elevated property portfolios through strategic market insights.

- Strategic Marketing & Listing:** Led innovative marketing and listing of a range of residential and commercial properties, employing cutting-edge strategies to amplify visibility, attract potential buyers, and expedite transactions, boosting listing popularity.
- Commercial Leasing Innovator:** Forged strong partnerships with local businesses to secure commercial leasing and purchase opportunities, facilitating community growth, and fostering economic development through strategic real estate investments.
- Negotiation & Sales Expertise:** Presented purchase offers to sellers, orchestrating compelling pitches and negotiating critical elements of sales terms with finesse; resulted in advantageous deals that maximized client satisfaction and financial gains.
- Competitive Market Analysis:** Conducted comparative analyses of properties, synthesizing data to accurately ascertain competitive market prices; influenced successful pricing strategies, driving quicker sales and heightened market interest.
- Real Estate Consultancy:** Offered insightful advisories on nuanced market conditions, mortgages, and pertinent legalities, equipping clients with the knowledge to make informed decisions; enhanced client confidence and transaction transparency.



- **Professional Network Development:** Curated an extensive network of attorneys, mortgage lenders, and contractors for client referrals, thereby streamlining transactions and ensuring clients had access to premium, trusted professional resources.
- **Transaction Coordination:** Worked with escrow companies, lenders, and home inspectors, guaranteeing all terms and conditions of purchase agreements were met with precision, leading to seamless, error-free transactions for all parties involved.

LIVE NATION ENTERTAINMENT | FEBRUARY 2014 – DECEMBER 2020

Director Premium Seat Program & Venue Sales

Live Nation Entertainment, revolutionizing live events with unforgettable experiences. Maximized VIP sales, enriching live entertainment value.

- **Networking & Brand Amplification:** Initiated expansive networking strategies, propelling brand awareness. Capitalized on diverse channels to reinforce the venue's stature, drawing high-profile clientele and fostering an environment of engagement and loyalty.
- **Prospecting & Client Acquisition:** Engaged prospective businesses, offering tailored season and concert series packages; revitalized client rosters and cemented program's reputation for exclusive, sought-after experiences, boosting sales trajectories.
- **VIP Client Sales & Service Excellence:** Transformed the sales landscape and client fulfillment processes for VIP/Premium Seat experiences, delivering unparalleled service standards; heightened client satisfaction and retention, surging demand for packages.
- **Budget Management:** Commandeered annual budget for marketing and advertising campaigns, allocating resources to maximize impact; attracted a broader audience base, galvanized sales figures, and enhanced market presence.
- **Budget Oversight & Efficiency:** Exhibited financial acumen in managing budget for VIP Club and Season Box Seat operations, optimizing resource utilization; ensured operational excellence, elevated client experiences, and sustained program's profitability, facilitated OPEX and CAPEX projects for Premium Seat Program.
- **VIP Program Operations:** Orchestrated VIP/Premium Seat Program end-to-end, from parking logistics to exclusive pre and post-show entertainment and gourmet catering; ensured seamless experiences, garnering overwhelming positive feedback.
- **Client Relations:** Established a sophisticated communication framework for interacting with existing and potential clients, offering regular updates, exclusive insights, and personalized follow-ups; building strong client relations.

EARLIER EXPERIENCE

SANTA ANA STAR CENTER | JANUARY 2010 – FEBRUARY 2014

Premium Seating & Client Services Manager - Front Row Marketing Services (October 2011 – February 2014)

Santa Ana Star Center, driving event success through strategic partnership engagement. Surged suite rentals, securing lucrative event sponsorships.

Event Management Intern & Event Staff Supervisor - Global Spectrum (January 2010 – October 2011)

Streamlined operations, ensuring stellar event orchestration.

EDUCATION & PROFESSIONAL DEVELOPMENT

BA Journalism and Mass Communication with a concentration in Public Relations | University of New Mexico | 2011

IT SKILLS

Microsoft Office Suite (Word, Excel, Outlook, PowerPoint) | Salesforce |

LANGUAGES

English (Native)

AFFILIATIONS

Board Member | PINK ME

Board Member | Carrie Tingley Hospital Foundation

References Available Upon Request



CITY OF RIO RANCHO COVER PAGE

Legislation Item: O19

AGENDA DATE:

August 22, 2024

DEPARTMENT:

Development Services

SUBJECT:

O19, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Described as Black Arroyo Wildlife Park, Tract A-1-A and Tract A-1-B From C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District to OS: Open Space District; Providing for Severability and an Effect Date

BACKGROUND AND ANALYSIS:

The applicant, SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Zone Map Amendment to change the zoning from C-2: Wholesale and Warehousing Commercial District & R-1: Single-Family District to OS: Open Space District for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A and Tract A-1-B. The subject properties are located at 1280 15th ST. SE (Tract A-1-A) and 1600 Asp PL SE (Tract A-1-B), southwest of the intersection of Unser Blvd. SE and Southern Blvd. SE, and comprises approximately 87.1403 acres.

Black Arroyo Wildlife Park, Tract A-1-A is currently a split-zone between C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District. The C-2: Wholesale and Warehousing Commercial District accounts for approximately 1.34 acres (1.537%) of the total 87.1403 acres of the Black Arroyo Wildlife Park, Tract A-1-A and A-1-B. This 1.34 acres, formally identified as Rio Rancho Estates Unit 10, Block 33, Lot 108 was absorbed into the Black Arroyo Wildlife Park via Rio Rancho Estates Book 25, Pages 67-68 (see attached plat).

The subject properties are currently zoned C-2: Wholesale and Warehousing Commercial District per Ordinance No. 24, Enactment No. 06-23, adopted March 22nd, 2006, and R-1: Single-Family Residential District per Ordinance No. 83-64, adopted March 24th, 1983.

The subject property is located within the Unit 10 Master Plan, adopted August 24, 2016, Amended July 25, 2018. Map 2: Conceptual Planning Neighborhoods of the Unit 10 Specific Area Plan (page 12) identifies the area as the Black Arroyo Open Space. The purpose of the Unit 10 Specific Area Plan is to help guide and manage physical development within the planning area over the next 15-20 years.

Section 3.3.3. Parks & Open Space of the Unit 10 Specific Area Plan states "The primary existing open space facility within Unit 10 is the Black Arroyo Open Space owned by SSCAFCA. This 75 acre open space runs through the northeastern section of Unit 10, between Unser Boulevard and Southern Boulevard, and has a recently completed construction of a new multimodal trail through the area".

The subject properties being proposed for a change in zoning from C-2: Wholesale and

Warehousing Commercial District and R-1: Single-Family Residential District to OS: Open Space are already identified as operating in an open space capacity as per the Unit 10 Specific Area Plan and the proposed zone map amendment would correct the existing zoning to the more appropriate OS: Open Space District zoning designation.

This item is scheduled to be heard at the August 13 Planning and Zoning Board meeting.

CONFORMANCE WITH THE CITY 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 is sought.

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

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

(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: "The proposed zone change is consistent with the health, safety, morals and general welfare of the City by assigning a zone district closely associated with the park and recreational nature of the tracts. Tract A-1-B is a long park and drainage tract that has been developed by SSCAFCA not only for arroyo flood control but also for public recreational use, public nature education and wildlife protection (Cliff Swallow habitat). Tract A-1-A was originally created for SSCAFCA's intended use as a maintenance yard serving the rest of Black Arroyo Wildlife Park. However, the current R-1 zoning restricts the area of this tract that can be utilized for maintenance and storage purposes".

The Planning and Zoning Board recommends the Governing Body finds the proposed OS: Open Space District zoning would be consistent with the health, safety, morals and general welfare of the City by establishing a more suitable zoning designation for how the subject properties currently exist and will compliment each other in the future. OS: Open Space District allows for "Structures and facilities incidental to the above uses; provided, that such incidental buildings do not cover more than five percent of the ground area". The change in zoning will allow for Tract A-1-A to be utilized to promote the health and vitality of the Tract A-1-B. Staff finds the proposed change in zoning would best suit the existing nature of Black Arroyo Wildlife Park by assigning the most correct zoning designation of OS: Open Space District.

(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 states: "Stability of the land use and zoning is ensure by the permanent park character of Tract A-1-B and the supporting maintenance role of Tract A-1-A and this justifies the change to OS zone. The current R-1 zone is not appropriate, now or ever, for the residential use of these tracts".

The Planning and Zoning Board recommends that the Governing Body finds that the applicant is justified in identifying that the current function of the subject tracts is directly related to Black Arroyo Wildlife Park and arroyo drainage purposes. Staff finds that the change from C-2: Wholesale and

Warehousing Commercial District and R-1: Single-Family Residential District to OS: Open Space District will allow for stability of zoning by assigning the most appropriate zoning designation to the existing land use for the subject properties.

(3) A proposed change shall generally be consistent with the 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.

The applicant states: "This proposed change is consistent with the Section 9.1.1 of the City Comprehensive Plan, Park Classification of Open Space. As a Major Open Space Area, this is centrally located within the City and has a service area of less than 20 minutes".

The Planning and Zoning Board recommends that the Governing Body finds that the change in zoning from C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential to OS: Open Space would be consistent with the classification of the Major Open Space Area. The Black Arroyo Wildlife Park qualifies as a Major Open Space Area as per the Park Classifications outlined in Section 9.1.1 of the Rio Rancho Comprehensive Plan.

(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 pattern was created, including the placement of R-1 or transitional zoning 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 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 as compared with other available property.

The applicant states: "The existing zoning is inappropriate because the different use category of Open Space is more advantageous to the community and because: a). there is a public need for the wildlife park's recreational, educational and flood control uses and b). those needs will be best served by changing the classification of this property as compared with residential zones surrounding these tracts.

The Planning and Zoning Board recommends the Governing Body find that the applicant is justified in identifying that the current zoning of C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District is inappropriate and that the change to OS: Open Space District is most advantageous because the current nature of the tracts exists as open space as Black Arroyo Wildlife Park. The preexisting nature of the subject properties currently existing as open space and flood control arroyo's justify the change to OS: Open Space District as C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District development is not going to occur at anytime on the subject properties.

(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 states: "The cost of land or other economic considerations are not factors because the use has been well established".

The Planning and Zoning Board recommends the Governing Body finds that the applicant is justified in explaining that economic considerations are not a factor because the land use has been well established. The Black Arroyo Wildlife Park Master Plan was adopted by the Southern

Sandoval County Arroyo Flood Control Authority in 2013 and this action will further benefit the established nature of the subject properties.

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

The applicant states: "Street location is not a factor and does not affect the Open Space determination".

The Planning and Zoning Board recommends the Governing Body finds that street location is not a factor in the request to change zoning from C-2: Wholesale and Warehousing Commercial District and R-1: Single-Family Residential District to OS: Open Space District. This request does not relate to any type of apartment, office, or commercial zoning request.

(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 the realization of the comprehensive plan and any applicable adopted sector plan 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 zone; because the site is not suitable for the use allowed in any adjacent zone due to topography, 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.

The applicant states: "This is not a spot zone because of the extensive size of Tract A-1-B and the associated and complementary use of Tract A-1-A".

The Planning and Zoning Board recommends the Governing Body finds that the proposed zone change would not result in a spot zone. The proposed zone amendment includes approximately 87.1403 acres and the uses of the two included tracts are complimentary to each other. The proposed area exists as a wildlife park and an arroyo/drainage area making residential development not feasible. Additionally, the OS: Open Space District zoning would work as a buffer between the R-1: Single-Family Residential Development to the west and C-1: Retail Commercial District and C-2: Wholesale and Warehousing Commercial District zonings to the east.

Finding: The Planning and Zoning Board recommends the Governing Body finds that the proposed amendment conforms to the requirements promulgated within R.O. 2003 Section 150.07 (D) (1) through (4), and (E) through (G).

SURROUNDING LAND USE/ZONING:

NORTH	Southern Boulevard SE (Principal Arterial), R-1: Single-Family Residential District (Ordinance No. 81-15)
SOUTH	C-1: Retail Commercial District (Ordinance No. 23, Enactment No. 13-22)

EAST	C-1: Retail Commercial District (Ordinance No. 14, Enactment No. 18-12), C-2: Wholesale and Warehousing Commercial District (Ordinance No. 15, Enactment No. 14-12) (Ordinance No. 24, Enactment No. 06-23) (Ordinance No. 15, Enactment No. 00-016) (Ordinance No. 88-011), R-1: Single-Family Residential District (Ordinance No. 83-64)
WEST	R-1: Single-Family Residential District (Ordinance No. 83-64)

NOTIFICATIONS:

In accordance with State Statute NMSA Section 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject property received a certified letter containing a notice of action and impending Planning and Zoning Board hearing, with a return service requested. A legal advertisement was also placed in the Albuquerque Journal on August 07, 2024. Notice signs were erected on the subject property on August 15, 2024.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

REVIEWING AGENCY	RECEIVED APPLICATION FOR REVIEW	COMMENTS
DSD Planning and Zoning	X	Included within this document.
DSD Engineering	X	No adverse comments.
RRPS	X	No comments received.
Fire and Rescue	X	No comments received.
Police Department	X	No comments received.
SSCAFCA	X	SSCAFCA has no comments.
MRMPO	X	No comments received.
Parks, Recreation, and Community Services	X	No comments.

IMPACT:

The Planning and Zoning Board recommends the Governing Body approve the Zone Map Amendment, subject to the following findings:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

The applicant has submitted an application and narrative which demonstrates that the change in zoning designations 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 assigning the appropriate zoning designation for the existing land use for Black Arroyo Wildlife Park.
2. The applicant has provided sound justification, in a narrative dated June 24, 2024, for proposed zone change and the zone map amendment would provide for stability of zoning by ensuring the permanent park character of Tract A-1-B and complimentary use of Tract A-1-A.
3. The proposed zone map amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan aligning with section 9.1.11.
4. The cost of land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
5. The applicant has provided sufficient justification that the zone map amendment request is not based on the properties' location.
6. The request zone map amendment would not create a "spot zone" in that it would be 87.1403 acres in size and the proposed change in zoning more accurately suites the existing nature of the subject properties.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommend the Governing Body approve the Zone Map Amendment, with findings.

ATTACHMENT: [Ordinance_O19](#)

ATTACHMENT: [Application for Zone Map Amendment](#)

ATTACHMENT: [Location/Zone Map](#)

ATTACHMENT: [Noticed Properties Map](#)

ATTACHMENT: [Legal Notice](#)

ATTACHMENT: [Book 25 Pages 67-68](#)



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

**ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE
ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY
LEGALLY DESCRIBED AS BLACK ARROYO WILDLIFE PARK, TRACT A-1-A AND
A-1-B, FROM C-2: WHOLESALE AND WAREHOUSING COMMERCIAL DISTRICT
AND R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT TO OS: OPEN SPACE
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 designation on the subject property has been submitted by SSCAFCA, and assigned City Case No. 24-100-00006; and

WHEREAS: the Governing Body adopted the Unit 10 Specific Area Plan August 24, 2016 under Resolution No. 68, Enactment No. 16-065; amended on July 25, 2018 under Resolution No. 50, Enactment No. 18-0049 and on January 26, 2023 under Resolution No. 125, Enactment No. 23-016; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on August 13, 2024, 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 August 22, 2024 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

1 statutory and regulatory requirements of the aforesaid Code of Ordinances
2 and Statutes, and upon specific findings related to the subject property and
3 determining the proposed amendment is consistent with the policies and
4 criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing
5 Body finds the amendments propose the health, safety, morals, and general
6 welfare of the city.
7

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

10
11 **Section 1. Rezoning of Property and Change in Land Use**

12 The Official Zone Map is hereby amended by assigning a zoning designation on
13 approximately 87.1403 acres of property from C-2: Wholesale and Warehousing
14 Commercial District and R-1: Single-Family Residential District to OS: Open Space
15 District on land legally described as:

16
17 Black Arroyo Wildlife Park, Tract A-1-A and A-1-B, as shown on the plat
18 "SUMMARY PLAT AND VACATION OF RIGHTS-OF-WAY, TRACTS A-1-A and
19 A-1-B, SSCAFCA BLACK ARROYO WILDLIFE PARK, BLOCK 33, RIO RANCHO
20 ESTATES UNIT 10, BEING A REPLAT OF TRACTS A-1, B-1 AND PARCEL C-1-
21 A, BLACK ARROYO WILDLIFE PARK, AND, A VACATED PORTION OF ALFIE
22 PLACE SE AND VALEZQUEZ ROAD SE, AND LOTS 90-A AND 91-A, IN BLOCK
23 33, RIO RANCHO ESTATES UNIT TEN, TOWN OF ALAMEDA GRANT, CITY OF
24 RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, FEBRUARY 2020"
25

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

28 The property identified in Section 1, above is subject to all requirements of the OS: Open
29 Space District set forth in R.O. 2003 Section 154.40 (as of the effective date of this
30 ordinance or as subsequently amended).
31

32 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
33 this Ordinance, or any section, paragraph, clause, or provision of any
34 regulation promulgated hereunder shall for any reason be held to be
35 invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability
36 of such section, paragraph, clause, or provision shall not affect the validity
37 of the remaining portions of this Ordinance or the regulation so
38 challenged.
39

40 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
41 adoption.
42

43 ADOPTED THIS _____ DAY OF _____, 2024.
44
45

46 _____
47 Gregory D. Hull, Mayor
48
49

50 ATTEST:

1
2
3
4

Noel C. Davis, City Clerk
(SEAL)

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat/Street	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input checked="" type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> 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: <u>SSCAFCA</u>		Phone: <u>505.892.7246</u>	
Address: <u>1041 Commercial Drive SE</u>		E-Mail:	
City: <u>Rio Rancho</u>	State: <u>NM</u>	Zip: <u>87114</u>	
Proprietary Interest: <u>owner</u>	List Owners: <u>SSCAFCA</u>		
Deed or Ownership Verification Provided: (Initials) <u>TWP</u>		Letter of Authorization Provided: (Initials) <u>TWP</u>	
Agent Name: <u>Community Sciences Corporation (CSC)</u>		Phone: <u>505.897.0000</u>	
Address: <u>P.O. Box 1328</u>		E-Mail: <u>thompatrik@communitysciences.com</u>	
City: <u>Corales</u>	State: <u>NM</u>	ZIP Code: <u>87048</u>	

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: <u>Black Arroyo Wildlife Park</u>	Block(s): <u>-</u>	Lot(s): <u>TES. A-1-A & A-1-B</u>
Existing Zoning: <u>R-1</u>	Proposed Zoning: <u>OS</u>	
No. of existing lots: <u>2</u>	No. of proposed lots: <u>2</u>	Total area of site (acres) <u>87.1403</u>

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: <u>Thomas W. Patrick</u>	Applicant:	Agent: <u>X (CSC)</u>
Signature: <u>TWP</u>		Date: <u>6.25.2024</u>

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
<u>24-100-0006</u>	<u>\$1328.00</u>	

APPLICATION ACCEPTED BY: Chris Benson

DATE: 06/25/2024

June 24, 2024

City of Rio Rancho

Planning and Zoning Commission

RE: Request for Zone Map Amendment

SSCAFCA Black Arroyo Wildlife Park: Tracts A-1-A and A-1-B

Chair and Members of the Planning and Zoning Commission and

Staff of the Development Services Department

Community Sciences Corporation (CSC) is acting as the agent for the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).

Tracts A-1-A (2.1786 acres) and A-1-B (84.9617 acres) are currently zoned R-1, Single Family Residential.

SSCAFCA is requesting that the zoning of these two tracts be changed to OS, Open Space District.

We believe that this request addresses the requirements of Chapter 150.07 of the City Zoning Code and addresses the policies for deciding zone map changes in the following ways:

1. The proposed zone change is consistent with the health, safety, morals and general welfare of the City by assigning a zone district most closely associated with the park and recreational nature of the tracts. Tract A-1-B is a long park and drainage tract that has been developed by SSSCAFCA not only for arroyo flood control but also for public recreational use, public nature education and wildlife protection (Cliff Swallow habitat). Tract A-1-A was originally created for SSSCAFCA's intended use as a maintenance yard serving the rest of Black Arroyo Wildlife Park. However, the current R-1 zoning restricts the area of this tract that can be utilized for maintenance and storage purposes.
2. Stability of the land use and zoning is ensured by the permanent park character of Tract A-1-B and the supporting maintenance role of Tract A-1-A and this justifies the change to OS zone. The current R-1 zone is not appropriate, now or ever, for the residential use of these tracts.
3. This proposed change is consistent with the Section 9.1.1 of the City Comprehensive Plan, Park Classification of Open Space. As a Major Open Space Area, this is centrally located within the City and has a service area of less than 20 minutes.
4. The existing zoning is inappropriate because the different use category of Open Space is more advantageous to the community and because: a). there is a public need for the wildlife park's recreational, educational and flood control uses and b). those needs will best be served by changing the classification of this property as compared with the residential zones surrounding these tracts.

(continued)

Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000

505.898.5195 Fax

www.communitysciences.com

The cost of land or other economic considerations are not factors because the use has been well established.

Street location is not a factor and does not affect the Open Space determination.

This is not a spot zone because of the extensive size of Tract A-1-B and the associated and complementary use of Tract A-1-A.

Accordingly, we request approval of this Zone Map Amendment.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No.12651

Property Record Card

Sandoval

**SOUTHERN SANDOVAL
COUNTY ARROYO FLOOD
CONTROL AUTHORITY**

Account: R186136
Tax Area: 510CSH_NR -
510CSH_NR

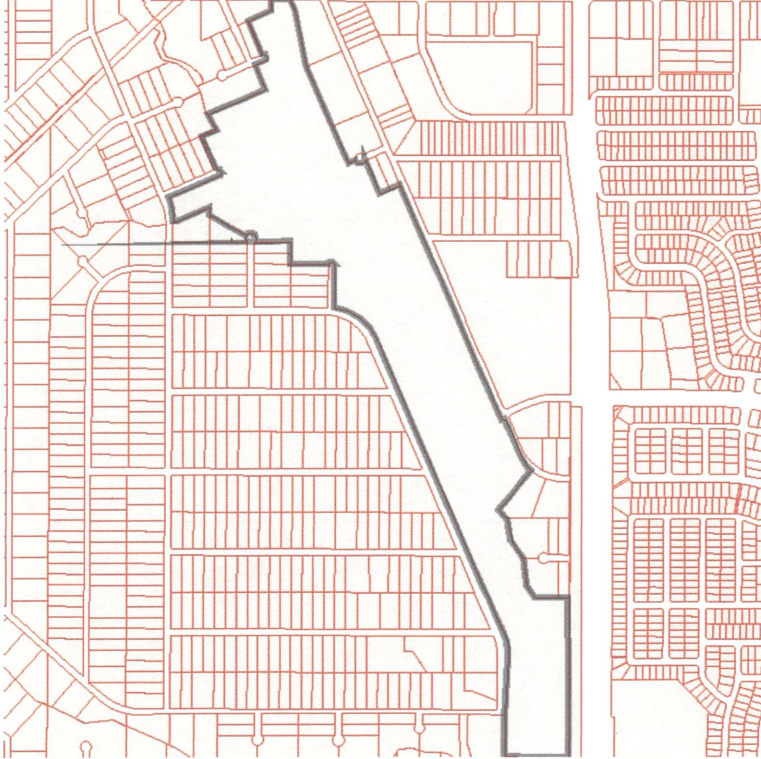
Parcel: 1-011-068-230-122

Situs Address:

1041 COMMERCIAL DR SE
RIO RANCHO, NM 87124-3511
UNITED STATES OF AMERICA

Legal Description

Legal: S: 26 T: 12N R: 2E S: 35 T: 12N R: 2E Subd: SSCAFCA BLACK
ARROYO WILDLIFE PARK Tract: A1A



Land Occurrence 1

Property Code	9200 - EXEMPT NON-RESIDENTIAL LAND	Land Valuation Code	287 - RRE UNIT 10 NNE 1.00 ACRE AND UP VACANT LAND		
SubArea		ACTUAL	EFFECTIVE	FOOTPRINT	HEATED
SQFT		3700931.60	3700931.60	3700931.60	3700931.60
Total		3,700,931.60	3,700,931.60	3,700,931.60	3,700,931.60

Property Record Card

Sandoval

SSCAFCA

1041 COMMERCIAL DR SE
RIO RANCHO, NM 87124-3511
UNITED STATES OF AMERICA

Account: R186135

Tax Area: 510CSH_NR -
510CSH_NR

Parcel: 1-011-068-112-258

Situs Address:

Legal Description

Legal: S: 26 T: 12N R: 2E Subd: SSCAFCA BLACK ARROYO
WILDLIFE PARK Tract: A1B

**Public Remarks**

Entry Date	Model	Remark
10/20/2008		FILED TWICE PAGE # 31269 & 31270

Land Occurrence 1

Property Code	Model	Land Valuation Code	Legal Description
9200 - EXEMPT NON-RESIDENTIAL LAND			272 - WEST SANDOVAL CNTY CUBA CABEZON JEMEZ TORREON OVER 10 ACRES

SubArea	ACTUAL	EFFECTIVE	FOOTPRINT	HEATED
Acres	2.1786	2.1786	2.1786	2.1786
Total	2.1786	2.1786	2.1786	2.1786

Letter of Authorization

To: City of Rio Rancho Development Services Department

RE: Zone Map Amendment request

I, David Gatterman, Executive Engineer for the Southern Sandoval County Flood Control Authority (SSCAFCA), hereby authorize Community Sciences Corporation to act as our agent in that Zone Map Amendment request changing the zoning of Tracts A-1-A and A-1-B, SSCAFCA Black Arroyo Wildlife Park, from R-1 Residential to OS Open Space.

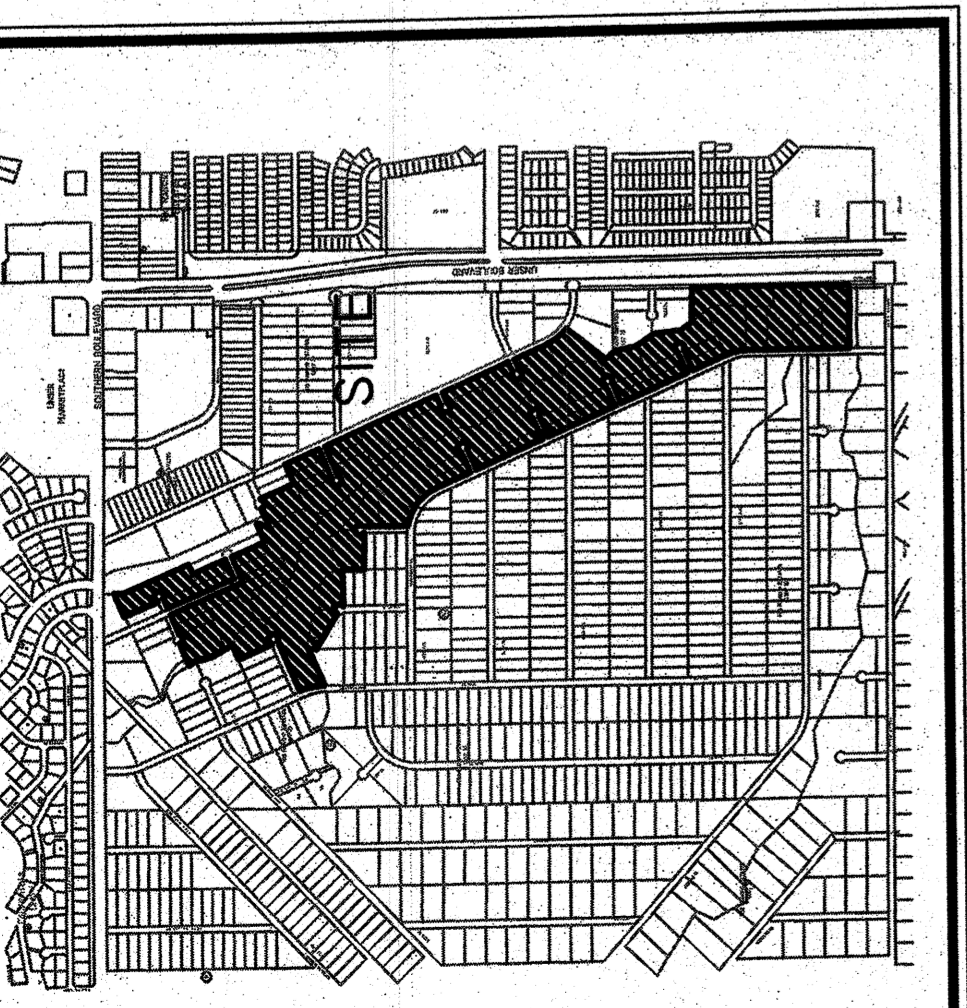
David Gatterman Digitally signed by David Gatterman
DN: C=US, E=dgatterman@sscafca.com,
O=SSCAFCA, CN=David Gatterman
Date: 2024.03.28 09:52:52-06'00'

03/28/2024

David Gatterman

Date

Executive Engineer, SSCAFCA



VICINITY MAP
 NOT TO SCALE

**SUMMARY PLAT AND VACATION OF RIGHTS-OF-WAY
 TRACTS A-1-A and A-1-B
 SSCAFCA BLACK ARROYO WILDLIFE PARK
 BLOCK 33, RIO RANCHO ESTATES UNIT TEN**

BEING A REPLAT OF
 TRACTS A-1, B-1 AND PARCEL C-1-A
 AND
 BLACK ARROYO WILDLIFE PARK
 AND
 A VACATED PORTION OF ALFIE PLAZA SE AND VELAZQUEZ ROAD SE
 AND
 LOTS 90-A AND 91-A
 IN BLOCK 33, RIO RANCHO ESTATES UNIT TEN
 TOWN OF ALAMEDA GRANT
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 FEBRUARY, 2020

PROJECT # _____

SITE DATA

FEMA MAP NO. DESIGNATION:	35043C21020
ZONE	X-1, ZONE AE
MILES OF DEDICATED RIGHT OF WAY CREATED	0.00
NO. OF EXISTING LOTS AND TRACTS	4
NO. OF NEW TRACTS	2
NO. OF EXISTING PARCELS	1
NO. OF NEW PARCELS	0
TOTAL AREA OF DEDICATED RIGHT-OF-WAY	0 ACRES
TOTAL AREA OF VACATED RIGHT-OF-WAY	0.9743 ACRES
TOTAL LENGTH OF VACATED RIGHT-OF-WAY	4225 FEET
TOTAL ACREAGE	87.1403 ACRES

PURPOSE

The purpose of this plat is to vacate a portion of Velazquez Road SE and the remainder of Alfie Plaza SE (public rights-of-way), to create a new public utility easement, to vacate a portion of the vacated streets existing Lots 90-A and 91-A, Tract B-1 and Parcel C with Tract A-1, to create new Tract A-1-B and to grant a new Public Utility Easement.

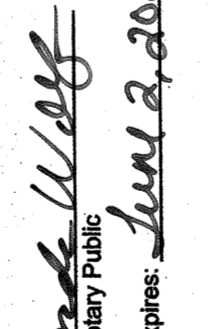
DEDICATION AND CONSENT

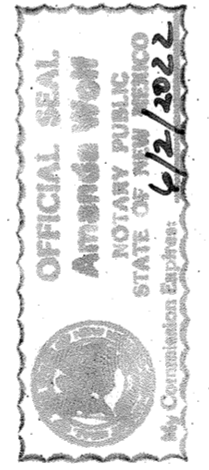
The real estate shown and described on this plat is surveyed, vacated and consolidated with the free consent of and in accordance with the wishes and desires of the undersigned Owner(s) thereof, and the Owner(s) of such real estate do hereby vacate existing rights-of-way, create two new lots and grant any and all easements shown or noted on the plat.

By: 
 CHARLES THOMAS
 SSCAFCA EXECUTIVE ENGINEER
 DATE: 3-4-2020

ACKNOWLEDGEMENT

I, _____, of the County of Sandoval, State of New Mexico, do hereby acknowledge before me on this 4th day of March, 2020, by Charles Thomas, SSCAFCA Executive Engineer, as his free act and deed.

By: 
 Notary Public
 My Commission Expires: June 2, 2020



PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:
 A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 B. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 C. Qwest Corporation d/b/a Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 D. CableOne for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.
 E. Rio Rancho Utility for the installation, maintenance and service of such lines and other related equipment and facilities reasonably necessary to provide City services.

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

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO AND QWEST CORPORATION (NMGCO) AND QWEST CORPORATION d/b/a CENTURY LINK QC (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN OR NOTED ON THIS PLAT.

JURISDICTIONAL AFFIDAVIT

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, do hereby affirm that the property shown and described hereon does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.
 Thomas W. Patrick, NMPS No. 12651
 DATE: 3-4-2020

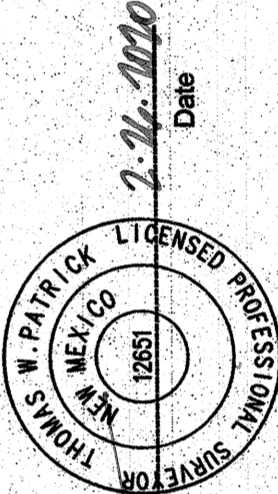
MONUMENT LEGEND

□	FOUND 3/4" PIPE
○	FOUND 3/8" REBAR
○	CAP AS NOTED AND
△	SET SSCAFCA 3-1/4" BRASS CAP IN CONCRETE
●	SET 5/8" REBAR WITH YELLOW PLASTIC CAP
○	SPRINKLER PATRIK

FOUND CAPS ARE PLASTIC UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATE

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, do hereby certify that the plat shown hereon was prepared under my personal supervision and that the surveying is true and correct to the best of my knowledge and belief. This survey conforms to the Minimum Standards for Land Surveying as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and to the City of Rio Rancho Subdivision Ordinance.



Thomas W. Patrick, NMPS No. 12651
 DATE: 3-4-2020

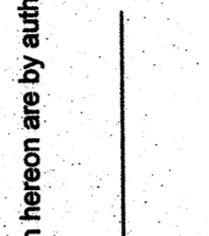
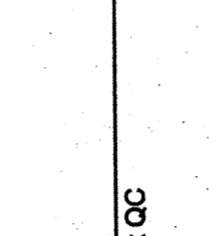
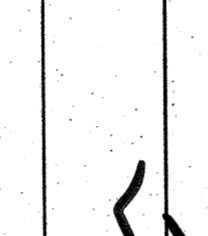
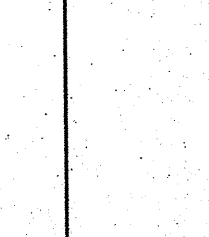
**REPLAT BLACK ARROYO WILDLIFE PARK
 UNIT 10
 RIO RANCHO ESTATES**

DATE: 02/20/2020
 SCALE: _____
 DRAWN: TWP, LFC, CFS
 JOB NO.: 13327-18-00

community sciences corporation
 LAND PLANNING P.O. Box 1338 Corvallis, OR 97331-0338 (503)837-0000

UTILITY APPROVALS

The Utility Company signatures shown hereon are by authorized Utility Company representatives.

	PNM	Date: <u>3/4/2020</u>
	Qwest Corporation d/b/a Century Link QC	Date: <u>2/27/2020</u>
	CableOne	Date: <u>3/5/2020</u>
	Rio Rancho Utility	Date: <u>3/5/2020</u>

RIO RANCHO PLANNING AND ZONING BOARD


The City of Rio Rancho hereby consents to the vacation of the public rights-of-way shown hereon, and consents that it shall become part of Tract A-1-B, the plat and interest in the public rights-of-way shall revert to and be consolidated with the consolidated plat and interest in the City of Rio Rancho. The City of Rio Rancho hereby consents to the vacation of the public rights-of-way and the eliminated lots into the new Tract A-1-A, the creation of new Tract A-1-B, all as shown hereon and consents to the vacating and granting of easements as shown hereon.
 Planning and Zoning Board approved at their meeting on 11th day of February, 2020.

By: 
 Paul Wymet, Chair

CITY CLERK'S CERTIFICATE


I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the City of Rio Rancho Planning and Zoning Board on this 5th day of March, 2020.
 Rebecca Martinez, City Clerk

TREASURER'S CERTIFICATE

I, Laura M. Montoya, Treasurer of Sandoval County, New Mexico do hereby certify that the property taxes hereon have been paid in full or that this property is exempt from taxes.
 By: 
 Laura M. Montoya, Treasurer
 Date: 3/4/2020

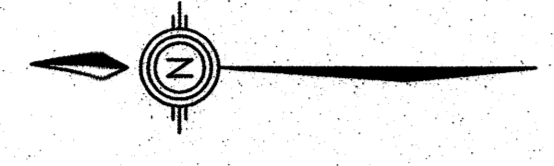
**STATE OF NEW MEXICO
 COUNTY OF SANDOVAL) SS.**

This instrument was filed for record on March 9, 2020
 at 2:32 P.M., recorded in Vol. 3 of records of said County, Folio 4513

County Clerk and Recorder
 By: 

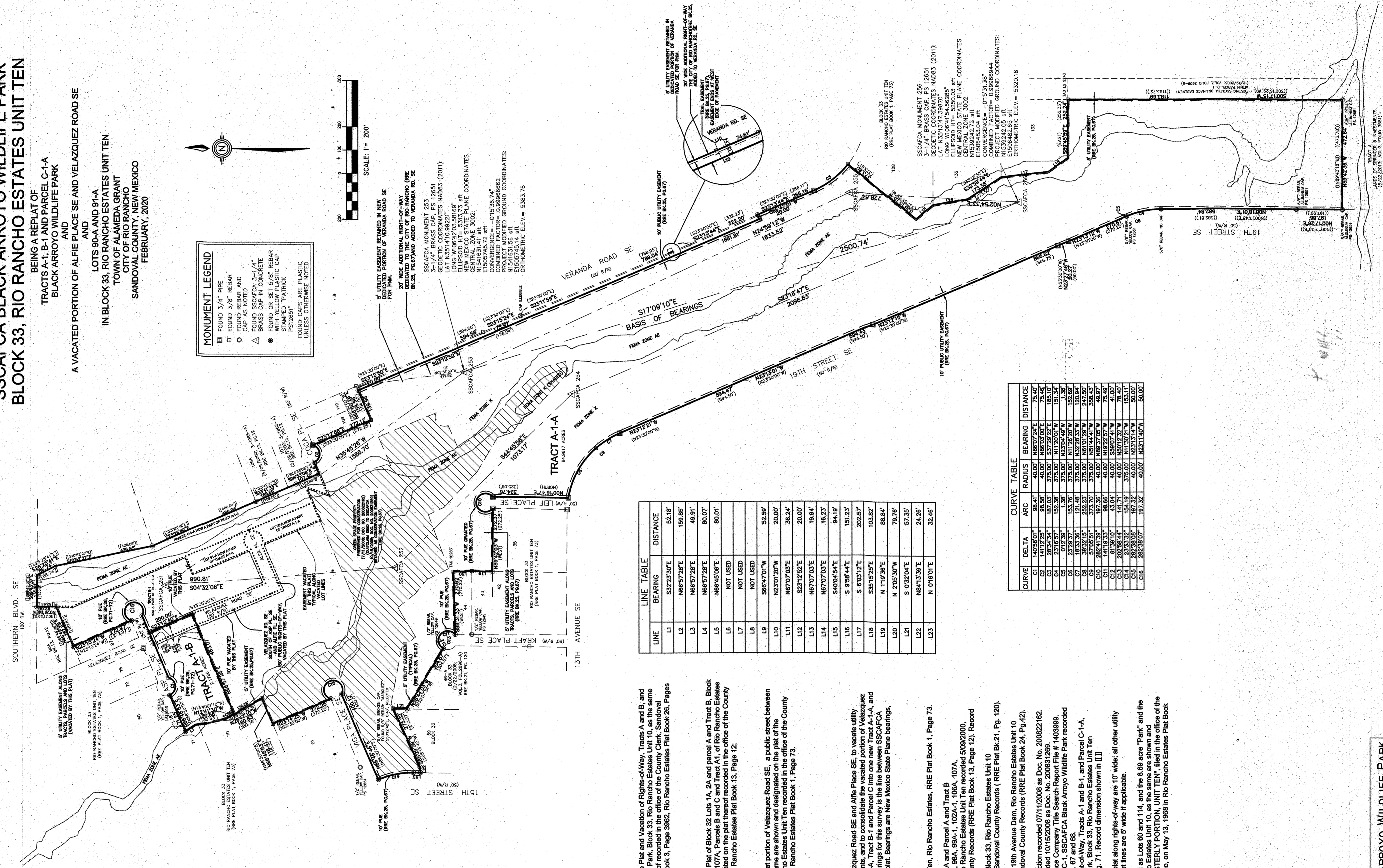
**SUMMARY PLAT AND VACATION OF RIGHTS-OF-WAY
TRACTS A-1-A and A-1-B
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT TEN**

BEING A REPLAT OF
TRACTS A-1, B-1 AND PARCEL C-1-A
BLACK ARROYO WILDLIFE PARK
AND
A VACATED PORTION OF ALFIE PLACE SE AND VELAZQUEZ ROAD SE
AND
LOTS 90-A AND 91-A
IN BLOCK 33, RIO RANCHO ESTATES UNIT TEN
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
FEBRUARY, 2020



MONUMENT LEGEND

- FOUND 3/4" PIPE
- FOUND 3/8" REBAR AND CAP AS NOTED
- △ FOUND 1/2" x 3/4" BRASS CAP IN CONCRETE WITH YELLOW PLASTIC CAP STAMPED "PATRICK P12651"
- FOUND CAPS ARE PLASTIC UNLESS OTHERWISE NOTED



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 23°23'30"E	52.18'
L2	N 68°57'28"E	199.85'
L3	N 68°57'28"E	49.91'
L4	N 68°57'28"E	80.07'
L5	N 68°45'05"E	80.07'
L6	NOT USED	
L7	NOT USED	
L8	NOT USED	
L9	S 66°47'01"W	52.59'
L10	N 23°01'20"W	20.00'
L11	N 67°07'03"E	36.24'
L12	S 23°12'52"E	20.00'
L13	N 67°07'03"E	19.94'
L14	N 67°07'03"E	16.23'
L15	S 40°04'54"E	94.19'
L16	S 9°58'44"E	151.23'
L17	S 6°03'12"E	202.57'
L18	S 35°15'25"E	103.82'
L19	N 1°09'36"E	88.84'
L20	N 2°05'30"W	79.78'
L21	S 0°32'04"E	57.35'
L22	N 84°13'39"E	24.26'
L23	N 0°16'01"E	32.46'

CURVE TABLE

CURVE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	140°58'01"	98.41'	40.00'	N 88°07'24"E	75.40'
C2	141°12'25"	68.58'	40.00'	N 86°03'00"E	75.46'
C3	28°52'49"	187.03'	375.00'	S 73°29'27"E	185.10'
C4	0°12'39"	151.38'	375.00'	N 23°04'49"W	151.38'
C5	23°29'37"	153.79'	375.00'	N 11°26'20"W	152.69'
C6	18°33'56"	121.48'	375.00'	N 32°26'33"W	120.94'
C7	0°00'00"	0.00'	0.00'	N 11°54'41"W	0.00'
C8	0°00'00"	0.00'	0.00'	N 89°37'05"W	49.97'
C9	141°18'33"	98.66'	40.00'	N 19°22'57"W	75.49'
C10	87°38'10"	43.04'	40.00'	S 89°07'41"W	71.00'
C11	23°53'52"	154.19'	375.00'	N 11°30'21"W	153.11'
C12	28°52'05"	187.32'	40.00'	N 23°11'40"W	50.00'
C13	28°52'05"	187.32'	40.00'	N 23°11'40"W	50.00'

LEGAL DESCRIPTION

Tracts A-1 and B-1, and Parcel C-1-A, of the Plat and Vacation of Rights-of-Way, Tracts A and B, and Parcel C-1, SSCAFCA Black Arroyo Wildlife Park, Block 33, Rio Rancho Estates Unit Ten, as the same are shown and designated on the plat thereof recorded in the office of the County Clerk, Sandoval County, New Mexico on May 25, 2016, in Book 3, Page 3982, Rio Rancho Estates Plat Book 26, Pages 71 and 72; and

Lot 90-A, and Lot 91-A, Block 33, Summary Plat of Block 32 Lots 1A, 2A and parcel A and Tract B, Block 33, Lots 90A, 91A, 96A, 98A, 99A-1, 106A, 107A, Parcels B and C and Tract A1, of Rio Rancho Estates Unit Ten, as the same is shown and designated on the plat thereof recorded in the office of the County Clerk, Sandoval County, New Mexico in Rio Rancho Estates Plat Book 13, Page 12;

and

All of Alfie Place SE, a public street, and that portion of Velazquez Road SE, a public street between Alfie Place SE and Alfie Road SE, as the same are shown and designated on the plat of the Northeastern Portion of Unit Ten, Rio Rancho Estates Unit Ten recorded in the office of the County Clerk, Sandoval County, New Mexico in Rio Rancho Estates Plat Book 1, Page 73.

Contains 87.1403 acres total, more or less.

NOTES:

- The purpose of this plat is to vacate Velazquez Road SE and Alfie Place SE, to vacate utility easements, grant new public utility easements, and to consolidate the vacated portion of Velazquez Road SE, Alfie Place SE, Lots 90-A and 91-A, Tract B-1 and Parcel C into one new Tract A-1-A, and to create new Tract A-1-B. The basis of bearings for this survey is the line between SSCAFCA Monuments 253 and 256 as shown on this plat. Bearings are New Mexico State Plane bearings, NAD83. Distances are ground distances.
- Documents used:
 - Plat of Northeastern Portion Unit Ten, Rio Rancho Estates, RRE Plat Book 1, Page 73. Record dimensions shown in ().
 - Summary Plat Block 32, Lots 1A, 2A and Parcel A and Tract B Block 33, Lots 90A, 91A, 96A, 98A, 99A-1, 102A-1, 106A, 107A, Parcels B and C, and Tract A1, Rio Rancho Estates Unit Ten recorded 5/09/2000, Vol. 3, Folio 1965-A, Sandoval County Records (RRE Plat Book 13, Page 12). Record dimensions shown in [].
 - Summary Plat Lots 46A and 46B, Block 33, Rio Rancho Estates Unit 10 recorded 2/22/2008 in Vol. 3, Folio 2896-A, Sandoval County Records (RRE Plat Bk.21, Pg. 120). Record dimensions shown in { }.
 - Summary Plat Lot 199, SSCAFCA 19th Avenue Dam, Rio Rancho Estates Unit 10 2/16/2012 in Vol.3, Folio. 3422, Sandoval County Records (RRE Plat Book 24, Pg.42). Record dimensions shown in ().
 - Declaration of Conservation Restriction recorded 07/11/2008 as Docs. No. 200822162. Submitted to SSCAFCA recorded 10/15/2008 as Doc. No. 200814163.
 - City of Rio Rancho Resolution No. 1403989, dated 08/20/2014, as amended by Resolution No. 1403989, August 20, 2014, RRE Bk. 25, Pgs. 67 and 68.
 - Summary Plat and Vacation of Right-of-Way, Tracts A-1 and B-1, and Parcel C-1-A, SSCAFCA Black Arroyo Wildlife Park, Block 33, Rio Rancho Estates Unit Ten recorded 5/25/2016, RRE Bk.26, Pg. 71. Record dimension shown in []
- Public Utility Easements granted by this plat along rights-of-way are 10' wide; all other utility easements granted by this plat along new lot lines are 5' wide if applicable.
- The Conservation Easement is described as Lots 60 and 114, and the 8.69 acre "Park" and the 2.79 acre "Park", all in Block 33, Rio Rancho Estates Unit 10, as the same are shown and designated on the plat entitled "NORTHEASTERLY PORTION, UNIT TEN", filed in the office of the County Clerk, Sandoval County, New Mexico, on May 15, 1968 in Rio Rancho Estates Plat Book Number 1, Page 73.

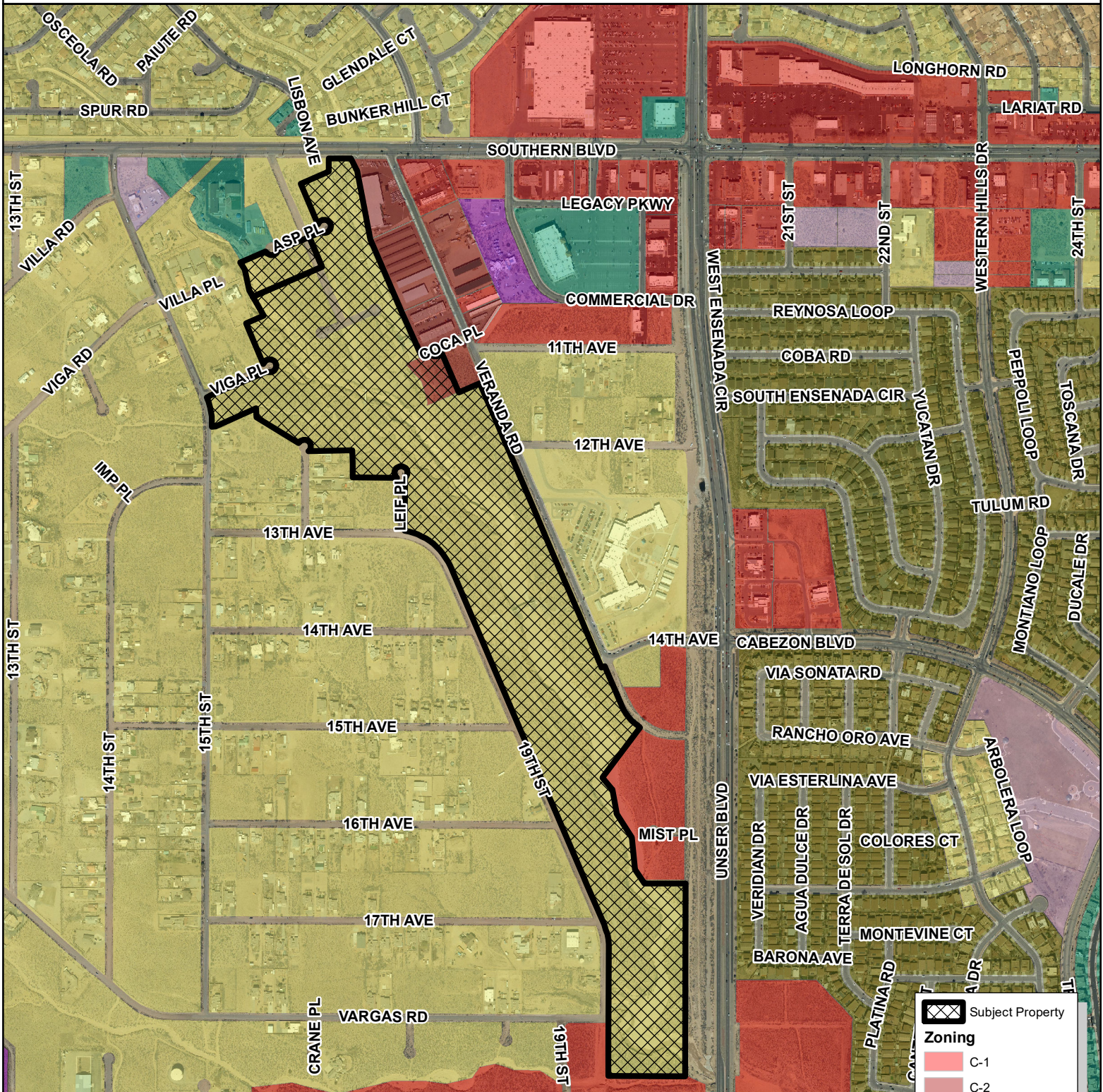
**REPLAT BLACK ARROYO WILDLIFE PARK
UNIT 10
RIO RANCHO ESTATES**


DATE: 02/20/2020
SCALE: 1" = 100'
DRAWN: TWP, LRC, CFS
JOB NO: 15357-16-910

community sciences corporation










15357-16-910
PAID: 1238
Cortado, N.M. 87048 (602)977-2000

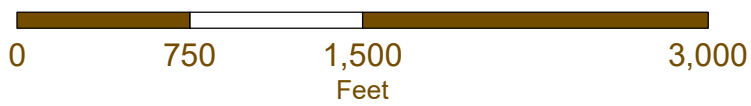
BLACK ARROYO WILDLIFE PARK, TRACT A-1A & A-1-B ZONE MAP AMENDMENT



 Subject Property

Zoning

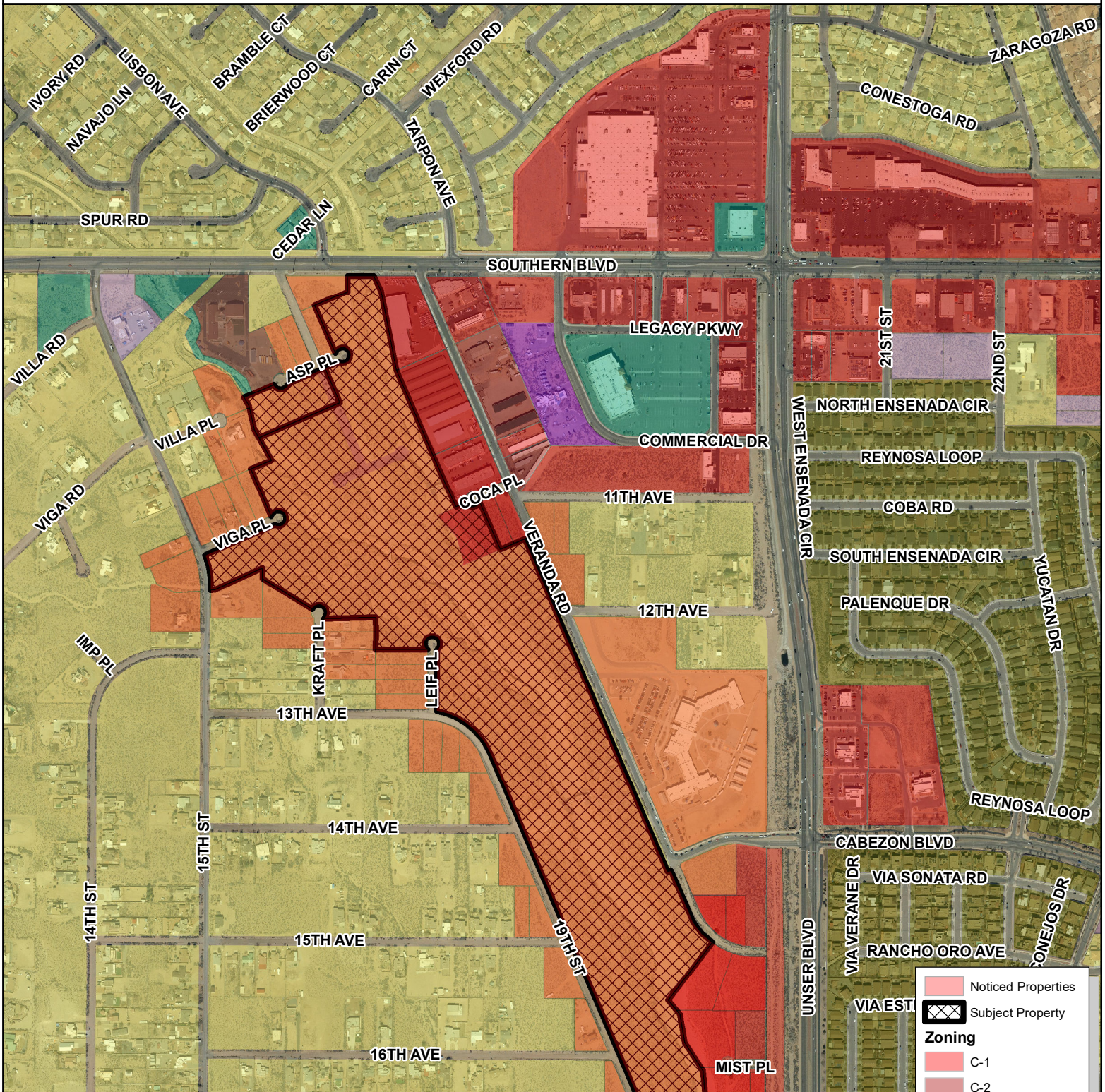
-  C-1
-  C-2
-  M-1
-  NC
-  PR
-  R-1
-  R-3
-  R-4
-  SU



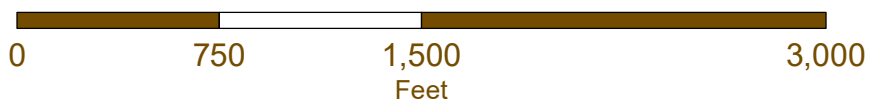
DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Chris Benson on 06/25/2024

BLACK ARROYO WILDLIFE PARK, TRACT A-1A & A-1-B ZONE MAP AMENDMENT - NOTICED PROPERTIES



	Noticed Properties
	Subject Property
Zoning	
	C-1
	C-2
	M-1
	NC
	PR
	R-1
	R-3
	R-4
	SU



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

Map Created by Chris Benson on 07/03/2024

NEW MEXICO'S LEADING NEWS SOURCE
ALBUQUERQUE JOURNAL



El Defensor Chieftain

RIO RANCHO OBSERVER

VALENCIA COUNTY **News-Bulletin**

**Dept 880697
PO Box 29650**

Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 08/05/2024

Account: **1010956**
Name: **CITY OF RIO RANCHO**
Company: **CITY OF RIO RANCHO**
ATTN: ACCOUNTS PAYABLE
Address: **3200 CIVIC CENTER CIR NE**
RIO RANCHO, NM 87144
Telephone: **(505)891-5005**

Ad ID: **83830**
Description:
Run Dates: **08/07/2024 - 08/07/2024**
Class: **3001**
Orig User: **dmontoya**
Words: **183**
Lines: **52**
Agate Lines: **72**
Depth: **5.07**
Blind Box:

Total Ad Cost \$68.08
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	08/07/2024	08/07/2024	1	63.26



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, August 22, 2024:

Zone Map Amendment
Case #24-100-00006

The applicant, SSCAFCA, through their agent, Community Sciences Corporation, is requesting approval of a Zone Map Amendment for the property legally described as Black Arroyo Wildlife Park, Tract A-1-A & A-1-B. The subject property is approximately 87,1403 acres and is currently zoned C-2: Wholesale and Warehousing District and R-1: Single-Family Residential District and proposed to be changed to OS: Open Space District.

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.rnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: August 7, 2024

**PLAT AND VACATION OF RIGHTS-OF-WAY
 TRACTS A and B, and PARCEL C-1
 SSCAFCA BLACK ARROYO WILDLIFE PARK
 BLOCK 33, RIO RANCHO ESTATES UNIT 10**

BEING A REPLAT OF
 LOTS 8, 9, 11 THRU 34, 45, 60, 81, 86, 88, 89, 92 THRU 94, 108, 111 THRU 127 AND 2 PARK TRACTS
 ALL IN BLOCK 33, NORTHEASTERLY PORTION OF UNIT TEN, RIO RANCHO ESTATES
 AND
 LOTS 95-A, 96-A AND PARCEL C, BLOCK 33, RIO RANCHO ESTATES UNIT TEN
 AND
 LOT 46-B, BLOCK 33, RIO RANCHO ESTATES UNIT 10
 AND
 LOT 139, S.S.C.A.F.C.A. 19TH AVENUE DAM, RIO RANCHO ESTATES UNIT 10
 AND
 VACATED DOVE PLACE SE, EAST ELF PLACE SE, EAST FIR PLACE SE, WEST ELF PLACE SE,
 WEST FIR PLACE SE, GREEN PLACE SE, HIGH PLACE SE
 AND A VACATED PORTION OF VELASQUEZ ROAD SE

TOWN OF ALAMEDA GRANT
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 JULY, 2014

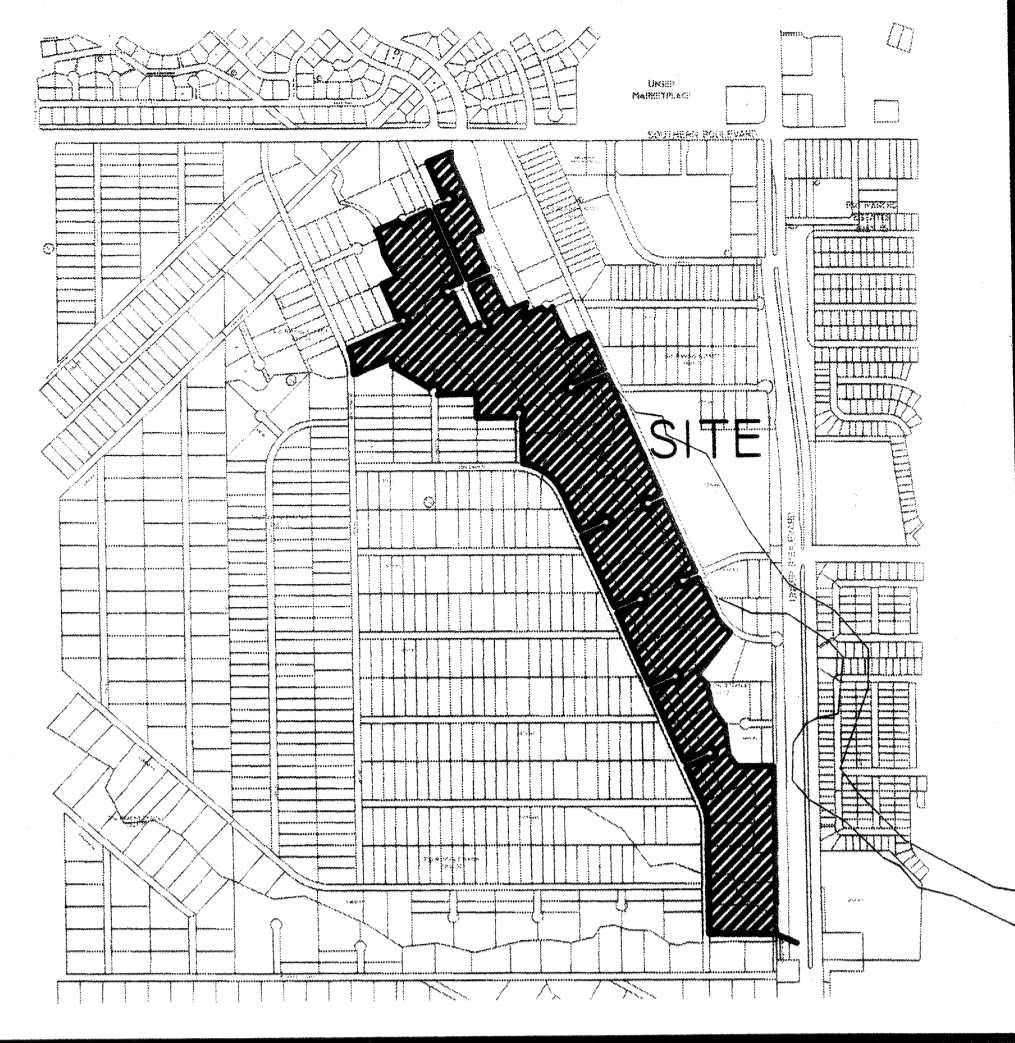
PROJECT # 14-230-00005

SITE DATA

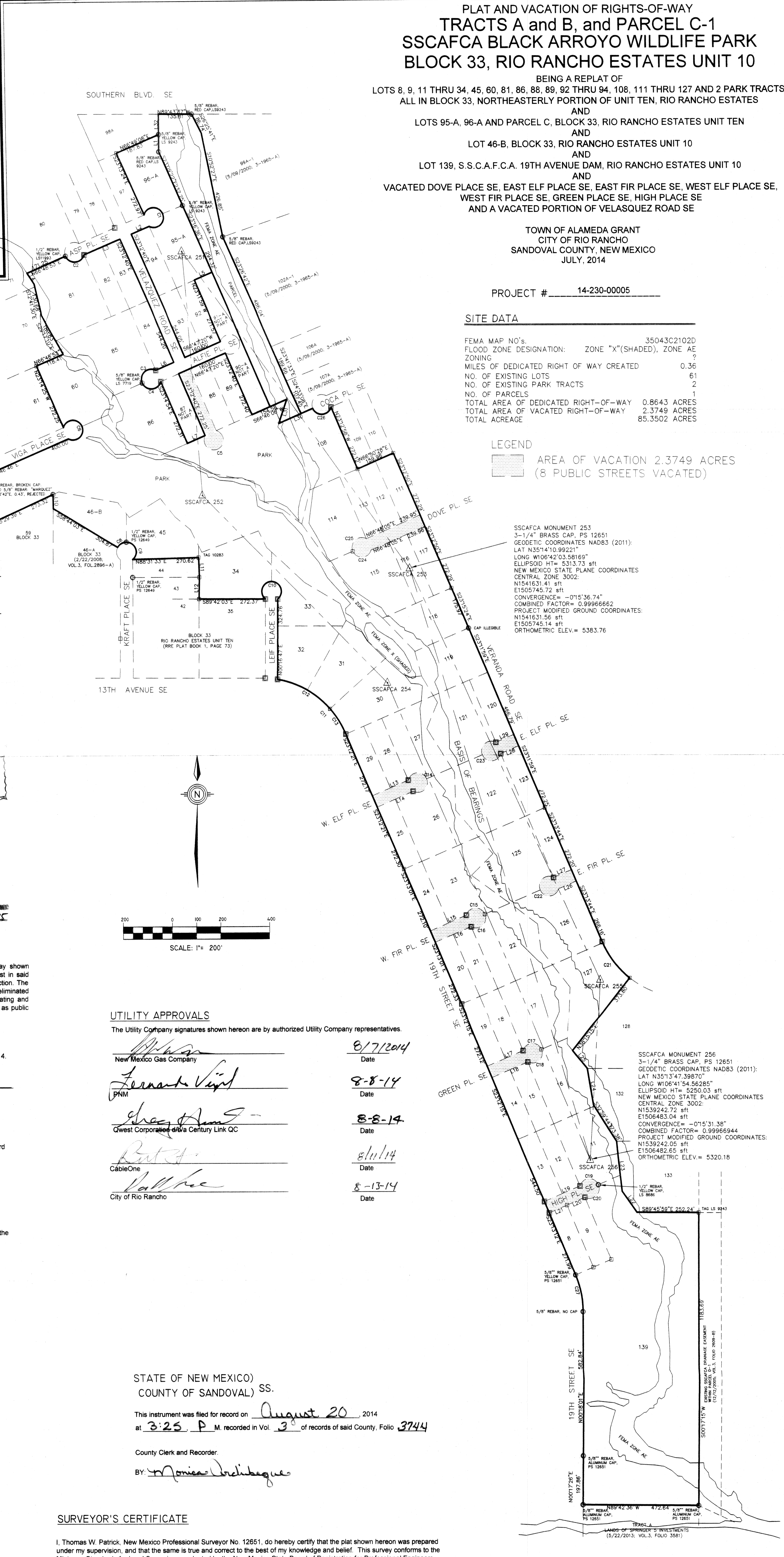
FEMA MAP NO's	35043C2102D
FLOOD ZONE DESIGNATION	ZONE "X"(SHADED), ZONE AE
ZONING	?
MILES OF DEDICATED RIGHT OF WAY CREATED	0.36
NO. OF EXISTING LOTS	61
NO. OF EXISTING PARK TRACTS	2
NO. OF PARCELS	1
TOTAL AREA OF DEDICATED RIGHT-OF-WAY	0.8643 ACRES
TOTAL AREA OF VACATED RIGHT-OF-WAY	2.3749 ACRES
TOTAL ACREAGE	85.3502 ACRES

LEGEND

AREA OF VACATION 2.3749 ACRES
 (8 PUBLIC STREETS VACATED)



VICINITY MAP
 NOT TO SCALE



PURPOSE

The purpose of this plat is to vacate public rights-of-way, lots and public utility easements as shown hereon in order to consolidate such streets and lots into new Tracts A and B, to dedicate City-owned Parcel C to SSCAFCA as public drainage right-of-way, to create easements as shown, and to convert a conservation restriction into a conservation easement.

DEDICATION AND CONSENT

The real estate shown and described on this plat is surveyed, vacated and consolidated with the free consent of and in accordance with the wishes and desires of the undersigned Owner(s) thereof, and the Owner(s) of such real estate do hereby grant any and all easements shown or noted on the plat and hereby dedicate public drainage right-of-way to SSCAFCA in fee simple and with warranty covenants.

BY: Gregory D. Hull 8-18-2014
 GREGORY D. HULL, MAYOR, CITY OF RIO RANCHO DATE

BY: Charles Thomas 8/11/14
 CHARLES THOMAS, SSCAFCA EXECUTIVE ENGINEER DATE

ACKNOWLEDGEMENT

State of New Mexico }
 County of Sandoval } ss

This instrument was acknowledged before me on this 18th day of August, 2014,
 by Gregory D. Hull, Mayor of the City of Rio Rancho, as his free act and deed.

Raquel Marks
 Notary Public
 My Commission Expires: 9-21-16

ACKNOWLEDGEMENT

State of New Mexico }
 County of Sandoval } ss

This instrument was acknowledged before me on this 11th day of August, 2014,
 by Charles Thomas, SSCAFCA Executive Engineer, as his free act and deed.

Louisa L. Baca
 Notary Public
 My Commission Expires: 2/20/15

RIO RANCHO PLANNING AND ZONING BOARD

The City of Rio Rancho hereby consents to the vacation of the public rights-of way shown hereon, and consents that they shall become part of Tracts A and B, title and interest in said vacated rights-of-way shall revert to and be conveyed to SSCAFCA by this vacation action. The City of Rio Rancho hereby consents to the consolidation of all such rights-of-way and eliminated lots and tracts into the two new Tracts A and B shown hereon, consents to the vacating and granting of easements as shown hereon and consents to the dedication of Parcel C-1 as public drainage right-of-way.

Approved this 12 day of August, 2014.
David Heil
 DAVID HEIL, CHAIRMAN

CITY CLERK'S CERTIFICATE

I, Stephen Ruger, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the City of Rio Rancho Planning and Zoning Board on this 12th day of August, 2014.

Stephen Ruger, City Clerk

TREASURER'S CERTIFICATE

I, Laura M. Montoya, Treasurer of Sandoval County, New Mexico do hereby certify that the property taxes have been paid in full or that this property is exempt from taxes.

Laura M. Montoya
 Sandoval County Treasurer
 By: [Signature] 8/20/14
 Date

JURISDICTIONAL AFFIDAVIT

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, do hereby affirm that the property shown and described hereon does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Thomas W. Patrick 8-07-2014
 Thomas W. Patrick, NMPS No. 12651 Date

UTILITY APPROVALS

The Utility Company signatures shown hereon are by authorized Utility Company representatives.

[Signature] 8/7/2014
 New Mexico Gas Company Date

[Signature] 8-8-14
 PNM Date

[Signature] 8-8-14
 West Corporation/100 Century Link QC Date

[Signature] 8/11/14
 CableOne Date

[Signature] 8-13-14
 City of Rio Rancho Date

STATE OF NEW MEXICO
 COUNTY OF SANDOVAL) SS.

This instrument was filed for record on August 20, 2014
 at 3:25 P.M. recorded in Vol. 3 of records of said County, Folio 3744

County Clerk and Recorder
 BY: Monica Indigague

SURVEYOR'S CERTIFICATE

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Minimum Standards for Land Surveying as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and to the City of Rio Rancho Subdivision Ordinance.

Thomas W. Patrick 8-07-2014
 Thomas W. Patrick, NMPS No. 12651 Date

MONUMENT LEGEND

- FOUND 3/4" PIPE
- FOUND 3/8" REBAR
- FOUND REBAR AND CAP AS NOTED
- △ SET SSCAFCA 3-1/4" BRASS CAP IN CONCRETE
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK" PS12651"

FOUND CAPS ARE PLASTIC UNLESS OTHERWISE NOTED

**REPLAT BLACK ARROYO WILDLIFE PARK
 UNIT 10
 RIO RANCHO ESTATES**

DWG. PATH: N337-11 SSCAFCA_1600 SURVEYS\REPLAT\BLACK ARROYO PARK REPLAT 080414.DWG

JOB: SSCAFCA BLACK

DATE: 7/17/2014

SCALE: 1" = 200'

CREW: TWP, LRC, CFS

DRAWN: TWP

JOB NO: N337-11-670

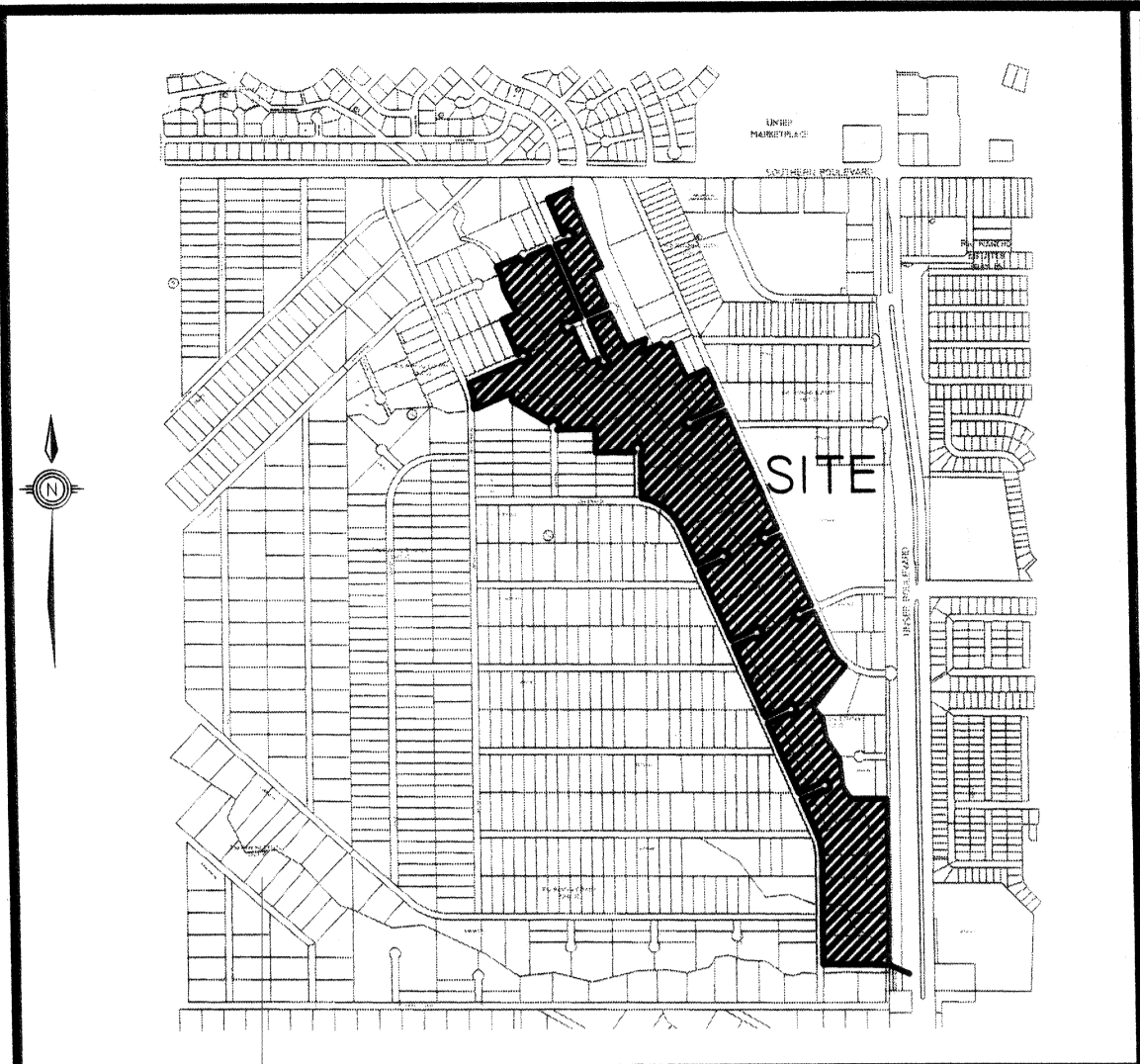
LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000

community sciences corporation

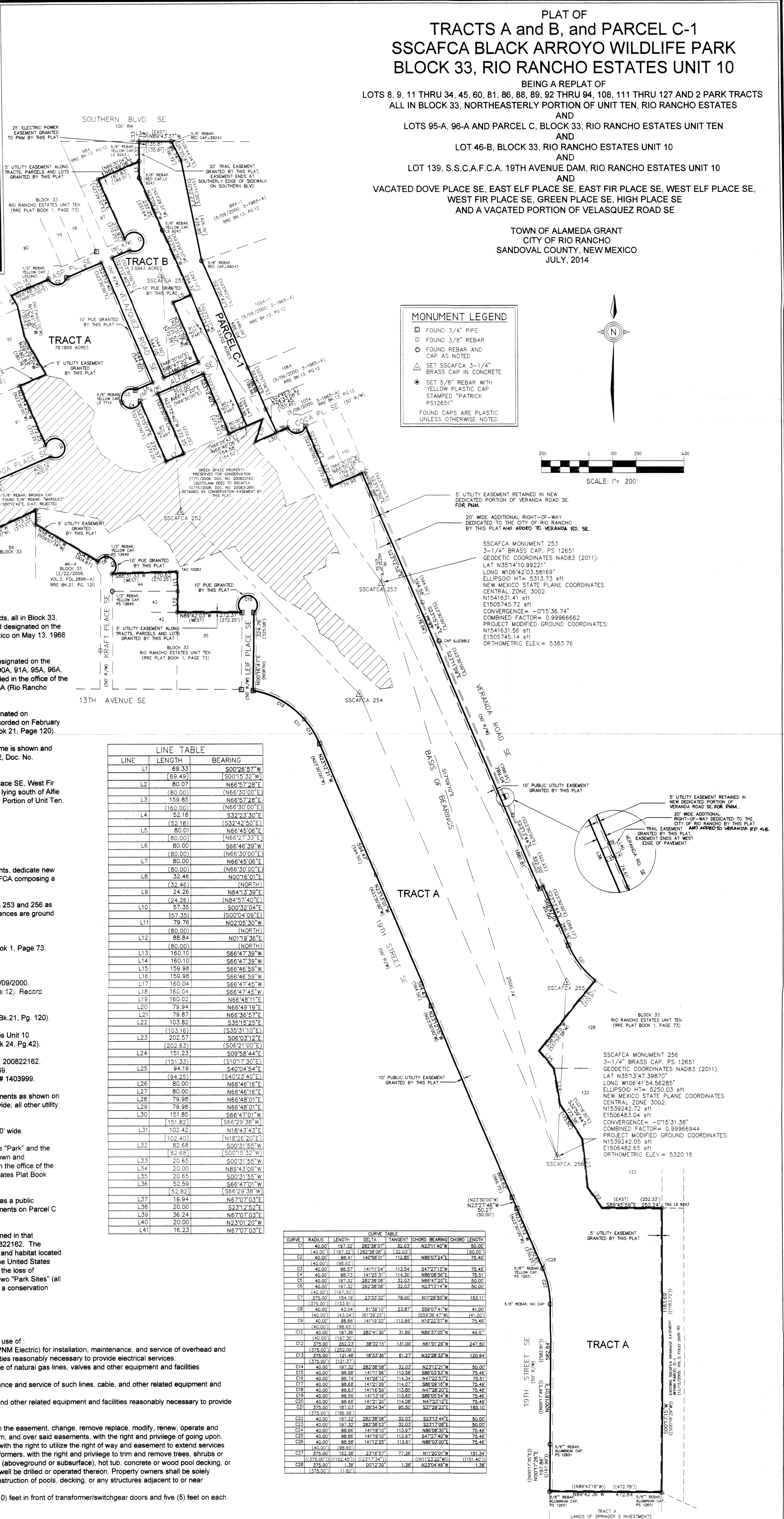
PLAT OF
TRACTS A and B, and PARCEL C-1
SSCAFCA BLACK ARROYO WILDLIFE PARK
BLOCK 33, RIO RANCHO ESTATES UNIT 10

BEING A REPLAT OF
 LOTS 8, 9, 11 THRU 34, 45, 60, 81, 86, 88, 89, 92 THRU 94, 108, 111 THRU 127 AND 2 PARK TRACTS
 ALL IN BLOCK 33, NORTHEASTERLY PORTION OF UNIT TEN, RIO RANCHO ESTATES
 AND
 LOTS 95-A, 96-A AND PARCEL C, BLOCK 33, RIO RANCHO ESTATES UNIT TEN
 AND
 LOT 46-B, BLOCK 33, RIO RANCHO ESTATES UNIT 10
 AND
 LOT 139, S.S.C.A.F.C.A. 19TH AVENUE DAM, RIO RANCHO ESTATES UNIT 10
 AND
 VACATED DOVE PLACE SE, EAST ELF PLACE SE, EAST FIR PLACE SE, WEST ELF PLACE SE,
 WEST FIR PLACE SE, GREEN PLACE SE, HIGH PLACE SE, HIGH PLACE SE,
 AND A VACATED PORTION OF VELASQUEZ ROAD SE

TOWN OF ALAMEDA GRANT
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 JULY, 2014

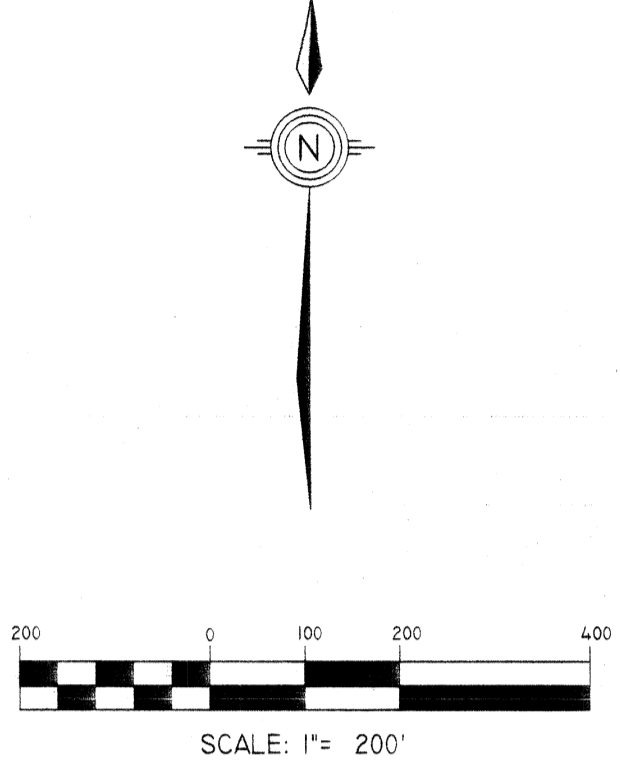


VICINITY MAP
 NOT TO SCALE



MONUMENT LEGEND

- FOUND 3/4" PIPE
- FOUND 3/8" REBAR
- FOUND REBAR AND CAP AS NOTED
- △ SET SSSCAFCA 3-1/4" BRASS CAP IN CONCRETE
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"
- FOUND CAPS ARE PLASTIC UNLESS OTHERWISE NOTED



LEGAL DESCRIPTION

Lots 8, 9, 11 thru 34, 45, 60, 81-86, 88, 89, 92-94, 108, 111 thru 127 and Park Tracts, all in Block 33, Northeastly Portion of Unit Ten, Rio Rancho Estates, as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk, Sandoval County, New Mexico on May 13, 1968 in Rio Rancho Estates Plat Book 1, Page 73; and
 Lots 95-A, 96-A and Parcel C in Block 33, Unit Ten, as the same are shown and designated on the "Summary Plat of Block 32, Lots 1A, 2A and Parcel A and Tract B, Block 33, Lots 90A, 91A, 95A, 96A, 98A, 99A-1, 102A-1, 106A, 107A, Parcels B and C and Tract A1, Unit Ten" recorded in the office of the County Clerk, Sandoval County, New Mexico on May 9, 2000 in Vol. 3, Folio 1965-A (Rio Rancho Estates Plat Book 13, Page 12) and
 Lot 46-B in Block 33, Rio Rancho Estates Unit 10, as the same is shown and designated on the "Summary Plat of Lots 46A and 46B, Block 33, Rio Rancho Estates Unit 10" recorded on February 23, 2008 in Vol. 3, Folio 2896A, Doc. No. 200806504 (Rio Rancho Estates Plat Book 21, Page 120) and
 Lot 139, S.S.C.A.F.C.A. 19th Avenue Dam, Rio Rancho Estates Unit 10, as the same is shown and designated on the plat thereof, recorded on February 16, 2012 in Vol. 3, Folio 3422, Doc. No. 2012P00419 (Rio Rancho Estates Plat Book 24, Page 42); and
 vacated streets: Dove Place SE, East Elf Place SE, East Fir Place SE, West Elf Place SE, West Fir Place SE, Green Place SE, High Place SE and that portion of Velasquez Road SE lying south of Alfie Place SE, as the same are shown and designated on said plat of the Northeastly Portion of Unit Ten, Rio Rancho Estates (Rio Rancho Estates Plat Book 1, Page 73).

Contains 85.3502 acres total, more or less.

NOTES:

1. The purpose of this plat is to vacate streets and easements, grant new easements, dedicate new street and drainage rights-of-way and consolidate the properties owned by SSSCAFCA composing a proposed Black Arroyo Wildlife Park.
2. The basis of bearings for this survey is the line between SSSCAFCA Monuments 253 and 256 as shown on this plat. Bearings are New Mexico State Plane bearings, NAD83. Distances are ground distances.
3. Documents used:
 - a. Plat of Northeastly Portion Unit Ten, Rio Rancho Estates, RRE Plat Book 1, Page 73. Record dimensions shown in ().
 - b. Summary Plat Block 32, Lots 1A, 2A and Parcel A and Tract B Block 33, Lots 90A, 91A, 95A, 96A, 98A, 99A-1, 102A-1, 106A, 107A, Parcels B and C, and Tract A1, Rio Rancho Estates Unit Ten recorded 5/09/2000, Vol. 3, Folio 1965-A, Sandoval County Records (RRE Plat Book 13, Page 12). Record dimensions shown in [].
 - c. Summary Plat Lots 46A and 46B, Block 33, Rio Rancho Estates Unit 10 2/22/2008 in Vol. 3, Folio 2896-A, Sandoval County Records (RRE Plat Bk. 21, Pg. 120). Record dimensions shown in ().
 - d. Summary Plat Lot 139, SSSCAFCA 19th Avenue Dam, Rio Rancho Estates Unit 10 2/16/2012 in Vol. 3, folio, 3422, Sandoval County Records (RRE Plat Book 24, Pg. 42). Record dimensions shown in ().
 - e. Declaration of Conservation Restriction recorded 07/11/2008 as Doc. No. 200822162.
 - f. Quitclaim Deed to SSSCAFCA recorded 10/15/2008 as Doc. No. 200831269.
 - g. Old Republic National Title Insurance Company Title Search Report File # 1403999.
4. All inter utility easements are vacated by this plat and replaced by new easements as shown on sheet 2. Public Utility Easements granted by this plat along rights-of-way are 10' wide; all other utility easements granted by this plat along lot lines are 5' wide.
5. All existing street rights-of-way are 50' wide, except Southern Blvd., which is 100' wide.
6. The Conservation Easement is described as Lots 60 and 114, and the 8.69 acre "Park" and the 2.79 acre "Park", all in Block 33, Rio Rancho Estates Unit 10, as the same are shown and designated on the plat entitled "NORTHEASTERLY PORTION, UNIT TEN", filed in the office of the County Clerk, Sandoval County, New Mexico, on May 13, 1968 in Rio Rancho Estates Plat Book Number 1, Page 73.
7. Existing Parcel C, owned by the City of Rio Rancho, is dedicated to SSSCAFCA as a public drainage right-of-way by this plat (see Consent and Dedication). All existing easements on Parcel C are retained by the City of Rio Rancho on the new Parcel C-1.
8. The conservation restriction noted in the purpose of this plat was originally defined in that "Declaration of Conservation Restriction" recorded July 11, 2008 as Doc. No. 200822162. The purpose of that restriction was to offset the impact of retail construction on wildlife and habitat located south of Westside Blvd. and east of Unser Blvd. The developer was allowed by the United States Corps of Engineers to substitute properties for the impacted area as mitigation for the loss of vegetation and habitat. The developer subsequently conveyed Lots 60, 114 and two "Park Sites" (all as shown hereon) to SSSCAFCA, which in turn is now granting these properties as a conservation easement subject to said Declaration of Conservation Restriction.

LINE TABLE

LINE	LENGTH	BEARING
L1	69.33	S00°26'57"W
	(69.49)	(S00°15'32"W)
L2	80.07	N66°57'28"E
	(80.00)	(N66°30'00"E)
L3	159.85	N66°57'28"E
	(160.00)	(N66°30'00"E)
L4	52.18	S32°32'30"E
	(52.18)	(S32°42'50"E)
L5	80.01	N66°45'06"E
	(80.00)	(N66°27'33"E)
L6	80.00	S66°46'39"W
	(80.00)	(N66°30'00"E)
L7	80.00	N66°45'06"E
	(80.00)	(N66°30'00"E)
L8	32.46	N00°16'01"E
	(32.46)	(NORTH)
L9	24.26	N84°13'39"E
	(24.26)	(N84°57'40"E)
L10	67.35	S00°23'04"E
	(67.35)	(S00°04'09"E)
L11	79.76	N02°05'30"W
	(80.00)	(NORTH)
L12	88.84	N01°19'36"E
	(80.00)	(NORTH)
L13	160.10	S66°47'39"W
	(160.10)	(S66°47'39"W)
L14	160.10	S66°47'39"W
	(160.10)	(S66°47'39"W)
L15	159.98	S66°46'59"W
	(160.00)	(S66°46'59"W)
L16	159.98	S66°46'59"W
	(160.00)	(S66°46'59"W)
L17	160.04	S66°47'45"W
	(160.04)	(S66°47'45"W)
L18	160.04	S66°47'45"W
	(160.04)	(S66°47'45"W)
L19	160.02	N66°48'11"E
	(160.02)	(N66°48'11"E)
L20	79.94	N66°48'11"E
	(80.00)	(N66°48'11"E)
L21	79.87	N66°36'57"E
	(80.00)	(N66°36'57"E)
L22	103.82	S35°15'25"E
	(103.16)	(S35°31'10"E)
L23	202.57	S06°03'12"E
	(202.83)	(S06°21'00"E)
L24	151.33	S09°58'44"E
	(151.33)	(S10°17'30"E)
L25	94.19	S40°04'54"E
	(94.25)	(S40°23'40"E)
L26	80.00	N66°46'16"E
	(80.00)	(N66°46'16"E)
L27	80.00	N66°46'16"E
	(80.00)	(N66°46'16"E)
L28	79.98	N66°48'01"E
	(80.00)	(N66°48'01"E)
L29	79.98	N66°48'01"E
	(80.00)	(N66°48'01"E)
L30	151.85	S66°47'01"W
	(151.82)	(S66°29'38"W)
L31	102.42	N18°43'43"E
	(102.40)	(N18°26'20"E)
L32	62.68	S00°31'55"W
	(62.68)	(S00°15'32"W)
L33	20.65	S00°31'55"W
	(20.65)	(S00°15'32"W)
L34	20.00	N88°43'09"W
	(20.00)	(S00°31'55"W)
L35	20.65	S00°31'55"W
	(20.65)	(S00°31'55"W)
L36	52.59	S66°47'01"W
	(52.62)	(S66°29'38"W)
L37	19.94	N67°07'03"E
	(20.00)	(S23°12'52"E)
L38	20.00	S23°12'52"E
	(20.00)	(N67°07'03"E)
L39	36.24	N67°07'03"E
	(36.24)	(N67°07'03"E)
L40	20.00	N23°01'20"W
	(20.00)	(N23°01'20"W)
L41	16.23	N67°07'03"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	40.00	197.32	282°38'08"	32.02	N23°14'00"W	50.00
	(40.00)	(197.32)	(282°38'08")	(32.02)	(N23°14'00"W)	(50.00)
C2	40.00	98.41	140°58'01"	11.82	N66°37'24"E	25.00
	(40.00)	(98.41)	(140°58'01")	(11.82)	(N66°37'24"E)	(25.00)
C3	40.00	98.57	141°11'04"	11.84	S47°27'13"W	25.00
	(40.00)	(98.57)	(141°11'04")	(11.84)	(S47°27'13"W)	(25.00)
C4	40.00	98.73	141°26'31"	11.87	N86°38'56"E	25.00
	(40.00)	(98.73)	(141°26'31")	(11.87)	(N86°38'56"E)	(25.00)
C5	40.00	197.32	282°38'08"	32.03	N23°14'14"W	50.00
	(40.00)	(197.32)	(282°38'08")	(32.03)	(N23°14'14"W)	(50.00)
C6	40.00	154.19	233°33'32"	23.87	N12°29'50"W	153.11
	(40.00)	(154.19)	(233°33'32")	(23.87)	(N12°29'50"W)	(153.11)
C7	40.00	154.19	233°33'32"	23.87	S69°07'41"W	153.11
	(40.00)	(154.19)	(233°33'32")	(23.87)	(S69°07'41"W)	(153.11)
C8	40.00	154.04	161°39'25"	15.99	S59°36'47"W	141.00
	(40.00)	(154.04)	(161°39'25")	(15.99)	(S59°36'47"W)	(141.00)
C9	40.00	98.66	141°12'32"	11.82	N19°23'57"W	25.00
	(40.00)	(98.66)	(141°12'32")	(11.82)	(N19°23'57"W)	(25.00)
C10	40.00	197.32	282°38'08"	31.96	N88°37'05"W	49.81
	(40.00)	(197.32)	(282°38'08")	(31.96)	(N88°37'05"W)	(49.81)
C11	40.00	197.32	282°38'08"	31.99	N101°02'29"W	247.80
	(40.00)	(197.32)	(282°38'08")	(31.99)	(N101°02'29"W)	(247.80)
C12	40.00	197.32	282°38'08"	32.02	N23°14'00"W	120.94
	(40.00)	(197.32)	(282°38'08")	(32.02)	(N23°14'00"W)	(120.94)
C13	40.00	197.32	282°38'08"	32.02	N23°14'00"W	50.00
	(40.00)	(197.32)	(282°38'08")	(32.02)	(N23°14'00"W)	(50.00)
C14	40.00	197.32	282°38'08"	32.02	N23°14'00"W	50.00
	(40.00)	(197.32)	(282°38'08")	(32.02)	(N23°14'00"W)	(50.00)
C15	40.00	98.66	141°12'32"	11.82	N19°23'57"W	25.00
	(40.00)	(98.66)	(141°12'32")	(11.82)	(N19°23'57"W)	(25.00)
C16	40.00	98.74	141°26'31"	11.84	N47°27'57"E	25.00
	(40.00)	(98.74)	(141°26'31")	(11.84)	(N47°27'57"E)	(25.00)
C17	40.00	98.66	141°12'32"	11.82	N86°38'56"E	25.00
	(40.00)	(98.66)	(141°12'32")	(11.82)	(N86°38'56"E)	(25.00)
C18	40.00	98.66	141°12'32"	11.82	N86°38'56"E	25.00
	(40.00)	(98.66)	(141°12'32")	(11.82)	(N86°38'56"E)	(25.00)
C19	40.00	98.66	141°12'32"	11.82	N86°38'56"E	25.00
	(40.00)	(98.66)	(141°12'32")	(11.82)	(N86°38'56"E)	(25.00)
C20	40.00	98.66	141°12'32"	11.82	N86°38'56"E	25.00
	(40.00)	(98.66)	(141°12'32")	(11.82)	(N86°38'56"E)	(25.00)
C21	40.00	197.32	282°38'08"	32.03	S37°28'22"E	153.11
	(40.00)	(197.32)	(282°38'08")	(32.03)	(S37°28'22"E)	(153.11)
C22	40.00	197.32	282°38'08"	32.03	S37°28'22"E	153.11
	(40.00)	(197.32)	(282°38'08")	(32.03)	(S37°28'22"E)	(153.11)
C23	40.00	197.32	282°38'08"	32.03	S37°28'22"E	153.11
	(40.00)	(197.32)	(282°38'08")	(32.03)	(S37°28'22"E)	(153.11)
C24	40.00	98.66	141°12'32"	11.82	N86°38'56"E	25.00
	(40.00)	(98.66)	(141°12'32")	(11.82)	(N86°38'56"E)	(25.00)
C25	40.00	98.66	141°12'32"	11.82	N86°38'56"E	25.00
	(40.00)	(98.66)	(141°12'32")	(11.82)	(N86°38'56"E)	(25.00)
C26	40.00	98.66	141°12'32"	11.82	N86°38'56"E	25.00
	(40.00)	(98.66)	(141°12'32")	(11.82)	(N86°38'56"E)	(25.00)
C27	40.00	197.32	282°38'08"	32.03	S37°28'22"E	153.11
	(40.00)	(197.32)	(282°38'08")	(32.03)	(S37°28'22"E)	(153.11)
C28	40.00	197.32	282°38'08"	32.03	S37°28'22"E	153.11
	(40.00)	(197.32)	(282°38'08")	(32.03)	(S37°28'22"E)	(153.11)

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:
 A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 B. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 C. Qwest Corporation dba Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 D. CableOne for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

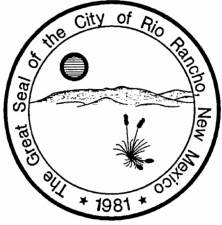
Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going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

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION d/b/a CENTURY LINK QC (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN OR NOTED ON THIS PLAT.

REPLAT BLACK ARROYO WILDLIFE PARK
 UNIT 10
 RIO RANCHO ESTATES

DWG PATH: N337-11-SSCAFCA_1600 SURVEYS\REPLAT\BLACK ARROYO WILDLIFE PARK REPLAT 080414.DWG
 JOB: SSSCAFCA BLACK ARROYO WILDLIFE PARK
 DATE: 7/17



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: O17

AGENDA DATE:

August 22, 2024

DEPARTMENT:

Police Department

SUBJECT:

O17, Ordinance Amending Chapter 70 Uniform Traffic Code

BACKGROUND AND ANALYSIS:

Second reading of an Ordinance. The Governing Body approved of this item at first reading on August 8, 2024. Two readings with approvals required for adoption.

In 2018, a Public Safety Aide (PSA) position was created within the Police Department to augment department resources and to create an introductory pathway for those interested in pursuing a law enforcement career as a sworn police officer. Currently, the department has six funded PSA positions.

The PSA job duties include a wide variety of tasks that include responding to traffic-related calls, serving civil paperwork, and writing reports. During the first six months of 2024, PSAs responded to 1,153 calls. This number includes 512 disabled/unattended vehicle and 29 public nuisance calls for service.

The proposed amendment would allow the Chief of Police to authorize PSAs as designees to enforce specific provisions adopted under the Uniform Traffic Code:

- Section 12-6-6.1 thru 12-6-14 (Parking Enforcement)
- Section 12-10-4 Registration Requirement
- Section 114.02 thru 114.03 Advertisement and Sale of Vehicles

Any authority granted would be revocable by the Chief of Police at any time.

Currently, when a PSA encounters or witnesses a citable infraction, a sworn police officer must be called to the scene to issue a citation. This reduces proactive time for law enforcement officer patrols and negatively impacts response times to other calls for service.

The authority and prosecution processes for a non-sworn officer issuing citations would be similar to those of Animal Control Officers and Code Enforcement Officers.

Assessment of outside agencies shows that the City of Albuquerque and the Bernalillo County Sheriff's Department have PSA programs. Both of these programs allow PSAs to issue citations for

similar violations (as proposed).

IMPACT:

Approval of the Ordinance will expand the functions of PSAs, which will allow sworn police officers to focus on other higher priority calls for service.

ALTERNATIVES:

Approve the Ordinance.

Do not approve the Ordinance.

DEPARTMENT RECOMMENDATION:

Staff recommends the approval of the Ordinance as presented.

ATTACHMENT: [Ordinance_O17](#)

ATTACHMENT: [PSA Memo](#)



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

ORDINANCE AMENDING CHAPTER 70 UNIFORM TRAFFIC CODE

WHEREAS: the City of Rio Rancho (the “City”) is a legally and regularly created, established, organized and existing municipality under the general laws of the State of New Mexico; and

WHEREAS: the City currently has adopted Municipal Code, Chapter 70 Uniform Traffic Code; and

WHEREAS: a desire exists for the Chief of Police to authorize non-law enforcement officers or Public Safety Aides as designees to enforce certain provisions adopted under the Uniform Traffic Code; and

WHEREAS: by creation of the section, Public Safety Aides would have the ability to enforce certain provisions set forth in the Uniform Traffic code as allowed by the Chief of Police; and

WHEREAS: any authority granted would be revocable by the Chief of Police at any time.

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

Section 1. Chapter 70: Uniform Traffic Code is hereby amended to add the following section (underline new text):

70.02 ENFORCEMENT

The City Manager, the Chief of Police and Law Enforcement Officers shall enforce the provisions of the Uniform Traffic Code. The Chief of Police may authorize non-law enforcement officers as designees to enforce certain provisions of the adopted Uniform Traffic Code. Any such authorization shall be in writing and expressly state which provisions the Chief of Police’s designee has authority to enforce. The Chief of Police may revoke the authority granted under this subsection at any time.

Section 2. 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 3. 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).

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

3
4 ADOPTED THIS _____ DAY OF _____, 2024.

5
6
7
8 _____
9 Gregory D. Hull, Mayor

10
11 ATTEST:
12
13 _____
14 Noel C. Davis, City Clerk
15 (SEAL)



RIO RANCHO

POLICE

SERVING SINCE 1981

Memorandum

To: Public Service Aides
From: Stewart Steele, Chief of Police
Date: July 2, 2024
Re: Authorization for PSAs to Enforce Provisions under the City Ordinance

The duties of the Public Safety Aide (PSA) include a wide variety of tasks to ensure public safety by improving the quality of life and improving the function of the police department. These tasks include but are not limited to the response to traffic related calls for service, serving civil papers, deployment of security trailers, requesting the tow of vehicles, and the issuance of citations.

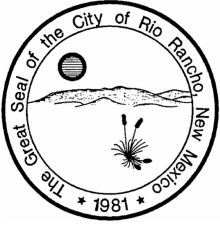
The intent of the position is to increase the quality of life for the community. This is achieved by alleviating sworn officers from the tasks in the PSA job duties and allowing sworn Officers to be more proactive meanwhile the response times to calls is decreased. Currently there are six PSA positions within the city assigned to various hours on weekdays and weekends. To further enhance the PSA position, amendment to this ordinance would authorize enforcement of the city code.

Upon adoption of the amendment this memorandum serves as a letter of authorization allowing designees to enforce certain provisions under the uniform traffic code. The City's Ordinance amendment to 70.02 ENFORCEMENT, allows the authorization permitting non-law enforcement officers or PSAs the ability to enforce certain provisions set forth in the uniform traffic code under the Municipal Code, Chapter 70 Uniform Traffic Code.

Public Safety Aides will be authorized to enforce the following:

- Section 12-6-6.1 thru 12-6-14 (Parking Enforcement)
- Section 12-10-4 Registration Requirement
- Section 114.02 thru 114.03 Advertisement and Sale of Vehicles

Stewart Steele
Chief of Police
Rio Rancho Police Department



CITY OF RIO RANCHO COVER PAGE

Legislation Item: O18

AGENDA DATE:

August 22, 2024

DEPARTMENT:

Administration

SUBJECT:

O18, Ordinance Amending Chapter 30 Governing Body and Chapter 31 City Officials

BACKGROUND AND ANALYSIS:

Second reading of an Ordinance. The Governing Body approved of this item at first reading on August 8, 2024. Two readings with approvals required for adoption.

Pursuant to the City Charter Article II, Section 2.04, the Governing Body (Mayor and City Council) determine the salary for the Mayor and City Council members.

The last time the Ordinance establishing the annual salary for the Mayor and City Council was reviewed and amended occurred in 2016. Just as regular market/compensation analysis occurs related to non-elected City personnel (with adjustments made), City staff recently reviewed Rio Rancho elected official compensation.

Municipal Code Section 30.03 states that beginning in 2018 and thereafter, the annual salary of City Council members shall be 28 percent of the most current estimated median household income, as reported by the United States Census Bureau, on the day each Councilor is sworn into office. The median income for Rio Rancho, as reported by the United States Census Bureau, has been the figure used as that was the legislative intent stated in supporting documentation at the time of adoption in 2016.

Municipal Code Section 31.15 states that beginning in 2018 and thereafter, the annual salary of the Mayor shall be the most current estimated median household income, as reported by the United States Census Bureau, on the day the Mayor is sworn into office. The median income for Rio Rancho, as reported by the United States Census Bureau, has been the figure used as that was the legislative intent stated in supporting documentation at the time of adoption in 2016.

Currently, the Mayor of Rio Rancho's annual salary is \$66,733 (established using 2022 data; if 2024 data was used the amount would be \$78,978). Pursuant to the City Charter Article III, Section 3.01, the Mayor is a full-time equivalent position with outside employment allowed only if approved by the Governing Body.

The District 1, 4, and 6 City Councilor annual salary is currently \$22,114.84 (established using 2024 data). The District 2, 3 and 5 City Councilor annual salary is currently \$18,685.24 (established using 2022 data). City Council member positions are not defined in the City Charter or Municipal Code as either full-time or part-time equivalent, but are generally considered to be part-time positions (City Councilors in other communities and County Commissioners are considered part-time positions), and no outside employment limitation exists.

A current review of peer cities in New Mexico and Sandoval County government finds that current Rio Rancho elected official compensation is significantly lower by comparison.

Current	Rio Rancho	Las Cruces	Santa Fe	Sandoval County	Albuquerque	Roswell
Mayor	\$66,733	\$97,765	\$110,000 current; \$117,000 beginning 2026	---	\$132,500 current; \$146,081 beginning 2026	\$30,196
Councilor	\$18,685.24 or \$22,114.84	\$39,106	\$39,106	---	\$62,843	\$7,549
County Commissioner	---	---	---	\$39,106	---	---

5 Largest Cities by Population	U.S. Census Update as of July 1, 2023
(1) Albuquerque	560,274
(2) Las Cruces	114,892
(3) Rio Rancho	110,660
(4) Santa Fe	89,167
(5) Roswell	47,109

Las Cruces is the City in New Mexico that most closely mirrors Rio Rancho in terms of population and form of government (i.e., council-manager).

The Las Cruces City Charter states that the City Council sets the salary of the Mayor and Councilors. The Mayor salary is equal to 2.5 times the compensation a City Councilor receives, and City Councilors receive the maximum amount authorized by State law paid to Board of Commissioners in Dona Ana County.

The Santa Fe City Charter establishes an independent commission that evaluates and sets the Mayor salary every four years. City Councilor salary is established by ordinance with the rate being the maximum amount authorized by the New Mexico Legislature paid to County Commissioners in Class A Counties.

State law (Section 4-44-1 NMSA 1978) defines a Class A County as those having a final, full assessed valuation of over seventy-five million dollars (\$75,000,000) and a population of 100,000 persons or more as determined by the most current annual population data or estimate available from the U.S. Census Bureau. Sandoval County is a Class A County.

State law (Section 4-44-4 NMSA 1978) establishes that the annual salary for a County Commissioner in a Class A County shall not exceed \$39,106. The current maximum was established in 2018. Previously, the maximum was \$34,005. State government periodically reviews and adjusts this compensation level.

The proposed Ordinance would amend Municipal Code so that, following the March 2026 local election and beyond (assuming no office vacancy occurs prior), the pay structure and rate for the Rio Rancho Mayor and City Councilors would mirror that of the City of Las Cruces, and partially mirror that of the City of Santa Fe.

Based on past research conducted in 2015/2016 related to adjusting Rio Rancho elected official pay, as a matter of best practices for public policy and representative democracy/government, elected official compensation should be based on several factors. These factors include time spent performing job duties, constituency size, responsibility level, and ensuring that a wide variety of qualified individuals with diverse backgrounds and experiences with differing levels of income/wealth seek and can hold elected office. Furthermore, as a matter of best practices for any entity/organization/employer, a periodic review of compensation with adjustment related to inflationary and other factors should occur.

For example, since 2010, 25 times a City Council seat was subject to an election. Sixteen (16) percent of the time, someone ran unopposed.

The proposed Ordinance also clarifies that elected officials, and family members as applicable, are eligible to participate in elective insurance coverages for medical, dental, vision, and life that are offered to classified employees at any given time. In addition, clarification is provided that elected officials are not eligible for leave benefits (e.g., vacation, sick, and holiday).

IMPACT:

Should the Governing Body approve the proposed Ordinance, no current member of the Governing Body would have their salary adjusted. Pursuant to Article IV, Section 27 of the New Mexico Constitution, no municipal elected official can have their salary increased or decreased during their respective term of office.

Should the Governing Body approve the proposed Ordinance, following the March 2026 local election, the annual salary for City Councilor Districts 2, 3, and 5 would increase from \$18,685.24 to \$39,106 (based on the current amount specified in State law). Should a City Council seat become vacant, with a replacement appointed/confirmed prior to the March 2026 local election, the pay adjustment would go into effect at that time.

Should the Governing Body approve the proposed Ordinance, following the March 2028 local election, the annual salary for City Councilor Districts 1, 4 and 6 would increase from \$22,114.84 to \$39,106 (based on the current amount specified in State law). Should a City Council seat become vacant, with a replacement appointed/confirmed prior to the March 2028 local election, the pay adjustment would go into effect at that time.

Should the Governing Body approve the proposed Ordinance, following the March 2026 local election, the annual salary for the Mayor would increase from \$66,733 to \$97,765 (based on the current amount specified in State law). Should the Mayor seat become vacant, with a replacement appointed/confirmed prior to the March 2026 local election, the pay adjustment would go into effect at that time.

Following the March 2026 local election, an estimated additional \$92,300 (based on the current amount specified in State law) in annual elected official compensation will have to be budgeted. Following the March 2028 local election, an estimated additional \$51,000 (based on the current amount specified in State law) in annual elected official compensation will have to be budgeted. Additional benefit costs (associated with higher compensation and premium costs), as applicable, would have to be calculated and accounted for as well. City staff's current 5-year budget projections have sufficient revenue available to account for these costs.

ALTERNATIVES:

Approve the Ordinance.

Do not approve the Ordinance.

DEPARTMENT RECOMMENDATION:

Governing Body policy decision. City Administration recommends approval.

ATTACHMENT: [Ordinance_O18](#)



CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO.

ENACTMENT NO.

ORDINANCE AMENDING CHAPTER 30 GOVERNING BODY AND
CHAPTER 31 CITY OFFICIALS

WHEREAS: pursuant to the City Charter Article II, Section 2.04, the Governing Body (Mayor and City Council) determine the salary for the Mayor and City Council members; and

WHEREAS: the last time the Ordinance establishing the annual salary for the Mayor and City Council was reviewed and amended occurred in 2016; and

WHEREAS: a review of peer cities in New Mexico and Sandoval County government finds that current Rio Rancho elected official compensation is significantly lower by comparison; and

WHEREAS: as a matter of best practices for any entity/organization/employer, a periodic review of compensation with adjustment related to inflationary and other factors should occur; and

WHEREAS: compensation can impact who is able and willing to seek and hold elected office.

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

Section 1. Chapter 30, Section 30.03, Governing Body is hereby amended as follows (strikethrough is deleted text and underline is new text):

30.03 COMPENSATION.

(A) ~~Beginning in 2018 and thereafter,~~ On the day each City Councilor is sworn into office, the annual salary of a City Council members 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. ~~28% of the most current estimated median household income, as reported by the United States Census Bureau, on the day each Councilor is sworn into office.~~

(B) 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 ~~be offered medical, dental and vision insurance coverage as provided to other city employees.~~ City Councilors shall not be eligible for leave benefits offered to classified city employees.

1 (C) The annual salary of a Councilor shall not be increased or decreased during
2 their respective term of office, pursuant to Article IV, Section 27 of the New
3 Mexico Constitution.

4
5 **Section 2.** Chapter 31, Section 31.15, Mayor is hereby amended as follows
6 (strikethrough is deleted text and underline is new text):

7
8 31.15 MAYOR.

9
10 (A) The Mayor is the chief executive as provided in § 3.01.B(2) of the City
11 Charter and shall:

12 (1) Sign all ordinances and resolutions adopted by the Governing Body;

13 (2) Sign all commissions, licenses and permits approved by the Governing
14 Body;

15 (3) Execute all contracts, legal processes and bonds approved by the
16 Governing Body by ordinance; and

17 (4) Upon an immediate danger to the public health, safety or welfare of
18 the community, declare that a state of emergency exists within the city.

19 (B)(1) The Mayor shall continually reside within the city throughout his term of
20 office.

21 (2) The Mayor shall be elected for a term of four years.

22 (C) ~~Beginning in 2018 and thereafter,~~ On the day the Mayor is sworn into office,
23 the annual salary of the Mayor shall be the most current estimated median
24 household income, as reported by the United States Census Bureau, on the day
25 the Mayor is sworn into office. equal to two and one half-times the maximum
26 amount authorized by the New Mexico Legislature to be paid to County
27 Commissioners in Class "A" counties, as provided in Section 4-44-4 NMSA 1978,
28 and as may be amended thereafter.

29 (D) The Mayor and eligible family members shall have the option to participate in
30 city-sponsored elective insurance coverages for medical, dental, vision, and life,
31 with the same conditions and terms as offered to classified city employees ~~be~~
32 ~~offered medical, dental and vision insurance coverage as provided to other city~~
33 ~~employees. The Mayor shall not be eligible for leave benefits offered to classified~~
34 city employees.

35 (E) The annual salary of the Mayor shall not be increased or decreased during
36 their respective term of office, pursuant to Article IV, Section 27 of the New
37 Mexico Constitution.

38 (F) The Mayor shall be provided a city vehicle.

1 **Section 4. Severability Clause.** If any section, paragraph, clause, or provision of
2 this Ordinance, or any section, paragraph, clause, or provision of any regulation
3 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
4 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
5 clause, or provision shall not affect the validity of the remaining portions of this
6 Ordinance or the regulation so challenged.

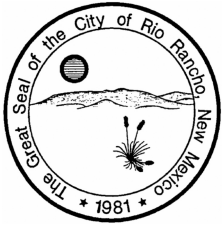
7
8 **Section 5. Compiling Clause.** This Ordinance shall be incorporated in and
9 compiled as part of the Revised Ordinances of the City of Rio Rancho, (R.O. 2003).

10
11 **Section 6. Effective Date.** This Ordinance shall become effective ten days after
12 adoption.

13
14 ADOPTED THIS _____ DAY OF _____, 2024.

15
16
17 _____
18 Gregory D. Hull, Mayor

19
20
21 ATTEST:
22
23 _____
24 Noel C. Davis, City Clerk
25 (SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: O16

AGENDA DATE:
August 22, 2024

DEPARTMENT:
Development Services

SUBJECT:
O16, Ordinance Amending the Rio Rancho Code of Ordinances (R.O. 2003) Title XV Land Usage, Chapters 150 and 154, Section 150.03 Applications and Procedures (B) Notification Requirements Table, 154.03 Definitions, and 154.50 Zoning Table/Residential and 154.51 Zoning Table/Nonresidential

BACKGROUND AND ANALYSIS:
The Governing Body approved this item on first reading at its July 25, 2024 meeting. The Governing Body postponed taking action on this item at its second reading on August 8, 2024.

The applicant, the City of Rio Rancho, requests an amendment to the Rio Rancho Municipal Code, Sections 150.03 Applications and Procedures (B), for the purpose of correcting notice requirements and final decision for Master Plans/Plan Amendments/Specific Area Plans; 154.03 Definitions to include a definition for Facade; 154.50 Zoning Table/Residential to relocate footnote 2 to apply to only E-1 districts; and 154.51 Zoning Table/Nonresidential to include a block for TZ: Transitional Zoning to clarify the TZ: Transitional Zoning Districts Minimum Lot Area (in square feet), Minimum Lot Width (in feet), Front, Rear, Side and Corner Setbacks (in feet) and Maximum Building Height (in feet).

The Planning and Zoning Board heard the proposed Text Amendment at their July 9, 2024 meeting, and recommended approval of the amendments by a vote of six (6) for and 0 against.

The following text amendments are being requested by the City of Rio Rancho Development Services Department to Title XV Land Usage of the Rio Rancho Municipal Code Chapter 150 General Provisions, Section 150.03 "Applications and Procedures" (B) Notification Requirements Table (additions noted with underline, deletions noted with strike through):

Application Type	Mailing Notifications*	Legal Ad Notifications	Property Posting Notifications	Final Decision
Master Plans/Plan Amendments/Specific Area Plans	First class mail to affected property owners 15 days prior to <u>each hearing</u> (for both hearing in an amendment)	15 days prior to Planning and Zoning hearing and 15 days prior to Governing Body hearing	1 week prior to Planning and Zoning Board hearing	Master Plans and Specific Area Plans: Governing Body Plan Amendments: Planning and Zoning Board

The purpose of the text amendment to Section 150.03 Applications and Procedures (B) Notification Requirements Table is to remove unnecessary language and clarify the noticing requirements for this type of action. The application type requires first class mail to affected property owners 15 days prior to hearing, regardless of whether it is a Master Plan, Specific Area Plan, or an amendment to an existing plan of either nature, and to clarify that final decision for either type of these applications is made by the Governing Body.

Staff finds that the proposed text amendment eliminates confusion for notification requirements for Master Plans, Specific Area Plans, and Plan Amendments and clarifies that final decision for each of these types of application is made by the Governing Body. Staff finds that this proposed text amendment will benefit City Staff, Applicants, and residents in providing more clear notification requirements and clarifying that the Governing Body of the City of Rio Rancho will have final decision in these types of applications.

The following text amendment is being requested by the City of Rio Rancho Development Services Department to Title XV Land Usage of the Rio Rancho Municipal Code Chapter 154 Planning and Zoning, Section 154.03 "Definitions" (additions noted with underline, deletions noted with strike through):

Facade. Exterior walls and appearance of a building which are adjacent to or front on a street, park, or plaza.

The purpose of 154.03 Definitions asserts that this section of code exists "For the purpose of this chapter, the following definitions will apply unless the context clearly indicates or requires a different meaning".

Staff finds that the addition of a definition for facade will benefit both City Staff and residents in clearly defining facade and how this definition will be applied and reviewed in looking at residential and nonresidential development and design criteria. "Facade" is used throughout Chapter 154, most often in the context of accessory buildings needing to "have the same facade as the primary structure". The clarification language will assist in staff review and resident building permit applications, including language which staff has been using for their reviews.

The following text amendments are being requested by the City of Rio Rancho Development Services Department to Title XV Land Usage of the Rio Rancho Municipal Code, Chapter 154 Planning and Zoning, Section 154.50 "Zoning Table/Residential":

Removal of footnote 2 after "Side" under "Setbacks" and re-located now after "10" in the E-1: Estate Residential District row. Footnote 2 currently applies to the side setbacks of all residential zoning designations.

Footnote 2 reads "In the case where the side setback requirement in total is greater than 20% of the lot frontage, the side setback may be reduced to five feet". This footnote should only apply to E-1 districts in order to correct an error during the 2018 update of Chapter 154 in the Rio Rancho Municipal Code. See attachment labeled "154.50 Zoning Table. Residential Amendment".

Prior to the current structure and organization of Chapter 154, in the 2013 Chapter 154 City Code of Ordinances (Ordinance 13-03), setbacks were included in each Zoning District section, without a compiled easy-to-read table. At this time, the footnote 2 (above) was included only under the E-1: Estate Residential District; however, after the amendment for re-organization of Chapter 154, this footnote was included to cover all residential zoning districts. Staff finds that the intent of these 2018 amendments was not to make changes to the regulations of the Planning and Zoning Chapter, but rather re-organize for access and ease of use.

Staff finds that this amendment will correct Section 154.50 Zoning Table/Residential and better align this section of code with the original intent of footnote 2.

The following text amendment is being requested by the City of Rio Rancho Development Services Department to Title XV Land Usage of the Rio Rancho Municipal Code, Chapter 154 Planning and Zoning, Section 154.51 "Zoning Table/Nonresidential" (additions noted with the underline, deletions noted with strike through):

District	Minimum Lot Area	Minimum Lot Width	Setback Front	Setback Rear	Setback Side	Setback Corner	Maximum Building Height
T-Z	<u>7,000</u>	<u>60</u>	<u>35</u>	<u>25</u>	<u>10</u>	<u>10</u>	<u>32</u>

Staff finds that including T-Z: Transitional Zoning District in 154.51 Zoning Table/Nonresidential is beneficial in clarifying the minimum lot area, width, setback and maximum building height requirements for this zoning designation. Staff additionally finds that this better organizes Chapter 154 Planning and Zoning for ease of use for both City staff and applicants.

Similar to the footnote amendment above, these setbacks were included under the T-Z: Transitional Zoning District section of Code prior to the 2018 amendment re-organizing Chapter 154. At the time of re-organization, these setbacks were removed from the district section; however, unlike other zoning districts, these T-Z setbacks were not included in the zoning table. Staff is recommending the Board finds that adding these setbacks into Code will clarify and correct a previous error and oversight and allow for better understanding of the setbacks for T-Z properties. See attachment labeled "Chapter 154 - 2013 TZ Section"

Staff have included the T-Z zoning in the "Non-residential" table as this zoning designation is listed under the "Overlay and Special Purpose Zoning Districts" section of Code and not under the residential zoning districts section of Code.

NOTIFICATIONS:

A legal notification was published in the Albuquerque Journal on July 10, 2024. All legal notification requirements for this case have been met.

INTERDEPARTMENTAL REVIEW:

A transmittal was sent out to Development Services Planning and Zoning Staff and internal review of this item was conducted and discussed upon.

IMPACT:

The Planning and Zoning Board recommends the Governing Body approve the proposed Text Amendments, subject to the findings set forth below:

GENERAL FINDINGS OF FACT:

1. The Governing Body may review and approve the requested text amendments to the Rio Rancho Municipal Code.
2. The City has the authority to make an application to request an amendment to the Rio Rancho Municipal Code.
3. The applicant and citizens of Rio Rancho have received due process, as proper notice of hearing was given.

SPECIFIC FINDINGS OF FACT:

1. The proposed Text Amendment meets the requirements of Rio Rancho Code of Ordinances (R.O. 2003) § 150.07 (D) Amendments.
2. The proposed amendment is consistent with the goals of promoting health, safety, morals, and general welfare of the City of Rio Rancho by clarifying and defining requirements outlined in the Rio Rancho Municipal Code.

If the Governing Body recommends denial of the Text Amendments, the decision is subject to the following Findings of Fact:

1. The proposed Text Amendment does not meet the requirements of Rio Rancho Code of Ordinances § 150.07 (D) Amendments.
2. The proposed amendment is not consistent with the goals of promoting health, safety, morals and general welfare of the City of Rio Rancho.

ALTERNATIVES:

The Governing Body may:

1. Approve the request.
2. Deny the request.
3. Modify the request and approve such modifications.
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Planning and Zoning Board recommends the Governing Body adopt the Ordinance.

ATTACHMENT: [Ordinance_O16](#)

ATTACHMENT: [2013 version of Chapter 154](#)

ATTACHMENT: [Legal Notice](#)

ATTACHMENT: [154.50 Zoning Table.Residential Amendment](#)

ATTACHMENT: [Chapter 154 - 2013 TZ Excerpt](#)

ATTACHMENT: [Lot Map with Transitional Zoning \(15,888 lots\) noting TZ lots under 60 feet wide \(304 lots\)](#)



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

1 **ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF RIO RANCHO;**
2 **TITLE XV LAND USAGE, CHAPTER 150 GENERAL PROVISIONS SECTION 150.03**
3 **APPLICATIONS AND PROCEDURES (B) NOTIFICATION REQUIREMENTS TABLE,**
4 **CHAPTER 154 PLANNING AND ZONING, SECTION 154.03 DEFINITIONS, 154.50**
5 **ZONING TABLE/RESIDENTIAL, and 154.51 ZONING TABLE/NONRESIDENTIAL**

6
7 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted zoning
8 regulations and an official zone map in accordance with New Mexico
9 Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

10
11 **WHEREAS:** the Governing Body of the City of Rio Rancho has repealed and replaced
12 in its entirety the Rio Rancho Code of Ordinance (R.O. 2003) Title XV
13 "Land Usage", Chapter 154 "Planning and Zoning" on July 25, 2018; and

14
15 **WHEREAS:** staff has been encountering inconsistencies and confusion over
16 notifications for Master Plans, Specific Area Plans, and Plan
17 Amendments; and

18
19 **WHEREAS:** in an attempt to address these issues, the notification requirements and
20 final decision for these cases has been amended for consistency for all
21 three case types; and

22
23 **WHEREAS:** staff has been encountering errors and reoccurring inconsistencies with
24 regards to setback requirements for the T-Z: Transitional Zoning District
25 and an exception to the setback requirements for the residential zoning
26 districts; and

27
28 **WHEREAS:** in an attempt to address these errors, T-Z: Transitional Zoning District is
29 being added to the "Zoning Table/Nonresidential" and a footnote in the
30 "Zoning Table/Residential" is being corrected to reflect the intent of the
31 Code; and

32
33 **WHEREAS:** staff and residents have been encountering inconsistencies and
34 challenges in reviewing façade regulations due to a lack of a definition for
35 façade; and

36
37 **WHEREAS:** in order to address this issue, a definition for façade based on language
38 from the American Planning Association has been added to Chapter 154
39 "Planning and Zoning"; and

40
41 **WHEREAS:** the Governing Body finds the need to amend section 150.03 Applications
42 and Procedures (B) Notification Requirements Table, clarifying noticing
43 requirements and final decision, 154.03 Definitions, adding a definition for
44 façade, 154.50 Zoning Table/Residential relocating footnote 2 to apply

1 only to E-1 districts, and 154.51 Zoning Table/Nonresidential including T-
2 Z: Transitional Zoning in the zoning table clarifying minimum lot area,
3 minimum lot width, setback requirements, and maximum building height;
4 and
5

6 **WHEREAS:** the City of Rio Rancho Planning and Zoning Board held a duly noticed
7 public hearing on July 9, 2024, regarding the proposed text amendment to
8 the Rio Rancho Municipal Code, following study and consideration, has
9 made findings (where applicable) whether or not criteria R.O. 2003
10 Section 150.08 are satisfied, and made these recommendations to the
11 Governing Body regarding adoption of the changes; and
12

13 **WHEREAS:** the Governing Body received a report from the Planning and Zoning
14 Board, and such report indicates the Planning and Zoning Board has
15 studied and considered the proposed changes; and
16

17 **WHEREAS:** a public hearing occurred, in accordance with procedures set forth in R.O.
18 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed
19 zoning regulation changes hereinafter described were duly advertised and
20 held by the Governing Body of the City of Rio Rancho on July 25, 2024,
21 August 8, 2024, and August 22, 2024, and the Governing Body heard
22 interested parties and citizens for and against the proposed amendments;
23 and
24

25 **WHEREAS:** the proposed amendments to be adopted by this Ordinance comply with
26 the statutory and regulatory requirements of the aforesaid Code of
27 Ordinances and Statutes, and upon specific findings related to the subject
28 property and determining the proposed amendments is consistent with the
29 policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G),
30 the Governing Body finds the amendments promote health, safety, morals
31 and general welfare of the City.
32

33 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
34 **RIO RANCHO:**
35

36 **Section 1.** Section 150.03 APPLICATIONS AND PROCEDURES (B) Notification
37 Requirements Table is hereby amended as the following:
38

39 **150.03 APPLICATIONS AND PROCEDURES.**
40

41 (A) Each applicant for a zoning amendment, variance or conditional use permit shall
42 be accompanied by an accurate sketch of the property involved, or other related
43 material as required by the City Development Department or Planning and Zoning
44 Board.
45

46 (B) Notification Requirements Table. The following table provides notification
47 requirements for mail, published legal ads, and posted signs for each respective
48 planning and zoning application. All distances exclude right-of-way. Neighborhood
49 associations and homeowners' associations registered with the City Clerk that
50 have boundaries which include the subject property or properties within the

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required notification distances are included in all mailing notifications.

Application Type	Mailing Notifications*	Legal Ad Notifications	Property Posting Notifications	Final Decision
Conditional Use Permit/Special Exceptions Sign	Property owners 100 ft. from subject property, certified mail 15 days prior to hearing	15 days prior to hearing	1 week prior to hearing	Planning and Zoning Board
Variance/ Subdivision Variance	Property owners 100 ft. from subject property, certified mail 15 days prior to hearing Property owners between 100 ft. and 300 ft. from subject property, informational postcards 15 days prior to hearing	15 days prior to hearing	1 week prior to hearing	Planning and Zoning Board
Administrative Variance	None	None	None	Administrative
Zone Map Amendments	Follow State Statute NMSA § 3-21-6	15 days prior to Planning and Zoning Board hearing 15 days prior to Governing Body hearing	1 week prior to Planning and Zoning Board hearing	Governing Body
Text Amendments	None	15 days prior to Planning and Zoning hearing and 15 days prior to Governing Body hearing	None	Governing Body
Master Plans/Plan Amendments/ Specific Area Plans	First class mail to affected property owners 15 days prior to hearing (for both hearing if an amendment)	15 days prior to Planning and Zoning hearing and 15 days prior to Governing Body hearing	1 week prior to Planning and Zoning Board hearing	Master Plans and Specific Area Plans: Governing Body Plan Amendments: Planning and Zoning Board
Appeals	To PZB – Appellant, DSD and a representative of the opponents 15 days prior to the hearing To GB – Appellant, members of the Board and a representative of the opponents 15 prior to the hearing	15 days prior for Planning and Zoning Board and Governing Body	None	Planning and Zoning Board OR Governing Body
Special Use Site Plans and Amendments	To adjacent property owners certified mail 15 days prior to meeting	15 days prior to Governing Body hearing If PZB hearing is required in ordinance for the subject property: 15 days prior	1 week prior to Governing Body If PZB hearing is required in ordinance for the subject property: 1 week prior	Governing Body

Application Type	Mailing Notifications*	Legal Ad Notifications	Property Posting Notifications	Final Decision
Preliminary Plat	First class mail to sub-divider and abutting property owners 15 days prior to hearing	15 days prior to Planning and Zoning Board hearing	1 week prior to Planning and Zoning Board hearing	Planning and Zoning Board hearing
Preliminary Plat Extension	First class mail to sub-divider and abutting property owners 15 days prior to hearing	15 days prior to Planning and Zoning Board hearing	1 week prior to Planning and Zoning Board hearing	Planning and Zoning Board hearing
Final Plat/Summary Plat	None	None	None	Final Plat: Planning and Zoning Board Summary: Administrative
Vacation Plats (of Public Right-of-Way)	15 days prior to hearing, first class mail to utilities and property owners of adjacent lots	15 days prior to hearing	15 days prior to hearing if the ROW is paved or if the entire width of the ROW is proposed for vacation	Planning and Zoning Board
Street Name Changes (as Petitioned by the Public)	First class mail to adjacent property owners 30 days prior to any decision	None	None	Planning and Zoning Board
Telecommunication Towers	First class mail to property owners within 100 ft. of subject property 15 days prior to hearing	15 days prior to hearing	1 week prior to hearing	Administrative

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Section 2. Section 154.03 DEFINITIONS is hereby amended as the following:

154.03 DEFINITIONS.

For the purpose of this chapter, the following definitions will apply unless the context clearly indicates or requires a different meaning:
...

FAÇADE. Exterior walls and appearance of a building which are adjacent to or front on a street, park, or plaza.

Section 3. 154.50 ZONING TABLE/RESIDENTIAL is hereby amended as the following:

District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)	Setbacks (in feet)							Maximum Building Height ¹ (in feet)	
			Front	Rear	Side ²	Corner	Garages				
								Front Loaded	Side Loaded	Alley Loaded	
E-1	21,780	no min	35	25	10 ²	10		35	35	0	32

M-H	5,000	50	20	15	5	10	20	15	0	22
R-1 ⁴	7,000	60	20	15	5 ³	10	20	15	0	32
R-2	5,000	50	15	15	5 ³	10	20	15	0	32
R-3 detached	3,000	35	15	5	5 ³	10	20	15	0	32
R-3 attached	1,200	28	20	0	0	10	20	NA	0	32
R-3 M-F	10,000	70	20	15	7.5	10	NA	NA	0	50
R-4	4,000	40	15	15	5 ³	10	20	15	10	32
R-5	2,500	35	10	15	5 ³	10	20	15	10	32
R-6	10,000	70	20	15	7.5	10	NA	NA	10	78 or 6 stories
R-6 detached	3,000	35	15	5	5 ³	10	20	15	0	32
R-6 attached	1,200	28	20	0	0	10	20	NA	0	32

- 1 1 No building or structure shall exceed 32 feet in height except as permitted herein.
- 2 2 In the case where the side setback requirement in total is greater than 20% of the lot
- 3 frontage, the side setback may be reduced to five feet.
- 4 3 Zero lot line setbacks are allowed on one side with a 10-foot setback on the opposite
- 5 side.
- 6 4 The minimum lot area assumes that the lot is serviced by community utilities. If on-
- 7 site water and/or sewer were used, then lot sizes required by the New Mexico
- 8 Environmental Improvement Division shall apply.
- 9 5 Setbacks for pools and sports courts, freestanding wind energy units and flagpoles,
- 10 please see Section 154.60(B).

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Section 4. 154.51 ZONING TABLE/NONRESIDENTIAL is hereby amended as the following:

154.51 ZONING TABLE/NONRESIDENTIAL.

District	Minimum Lot Area (square feet and/or acres)	Minimum Lot Width (in feet)	General Building Setbacks (in feet)				Maximum Building Height (in feet)	Allowed with Conditional Use
			Front	Rear	Side	Corner		
O-1	10,890 (1/4 acre)	NONE	10	0'	0'	10	60	NA
NC	10,890 (1/4 acre)	NONE	10	0'	0'	10	60	NA
C-1	21,780 (1/2 acre)	NONE	10	0'	0'	10	50	78
C-2	21,780 (1/2 acre)	NONE	10	0'	0'	10	50	78

District	Minimum Lot Area (square feet and/or acres)	Minimum Lot Width (in feet)	General Building Setbacks (in feet)				Maximum Building Height (in feet)	
			Front	Rear	Side	Corner		Allowed with Conditional Use
M-1	21,780 (1/2 acre)	NONE	10	0 ²	0 ²	10	100	NA
MU-A	87,120 ³ (2 acres)	NONE	10	0 ¹	0 ¹	10	32 (single-family) 78 (multi-family) 85 (vertical mixed)	NA
A-R	43,560 (1 acre)	100	35	25	10	10	32	NA
<u>T-Z</u>	<u>7,000</u>	<u>60</u>	<u>35</u>	<u>25</u>	<u>10</u>	<u>10</u>	<u>32</u>	<u>NA</u>

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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 _____ DAY OF _____, 2024.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



**CITY OF RIO RANCHO
ORDINANCE**

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ORDINANCE NO. 4

ENACTMENT NO. 13-03

AN ORDINANCE REPEALING AND REPLACING CHAPTER 154 PLANNING AND ZONING

WHEREAS: the Governing Body deemed it important to review land use ordinances to ensure that regulations and development requirements are understandable, predictable and fair for all who want to pursue residential and nonresidential development, and

WHEREAS: the Governing Body finds it increasingly important that regulations do not make the City less competitive than neighboring jurisdictions through regulations and process, and

WHEREAS: the Governing Body seeks to continue to maintain the City's quality of life via reasonable yet moderate regulations that protect and preserve property rights; and

WHEREAS: the Governing body pursuant to discussion with various community stakeholders and staff has reviewed Chapter 154 Planning and Zoning at length and,

WHEREAS: pursuant to that review find substantial changes are warranted to setbacks, building heights, densities, and an expansion of uses within the various zoning districts while clarifying and simplifying the ordinance, and

WHEREAS: the proposed changes further policies contained within the Comprehensive Plan pertaining to residential and nonresidential development;

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

Section 1. Chapter 154: Planning and Zoning shall be repealed and replaced in its entirety as follows:

1 **CHAPTER 154 PLANNING AND ZONING**

2
3 **Section**

- 4 154.01 Purpose
- 5 154.02 Adoption of zone map and application of the zoning chapter
- 6 154.03 Definitions
- 7 154.04 Establishment of districts
- 8 154.05 R-1: Single-family Residential District
- 9 154.06 R-2: Single-family Residential District
- 10 154.07 R-3: Mixed Residential District
- 11 154.08 R-4: Single-family Residential District
- 12 154.09 R-5: Single-family Residential District
- 13 154.10 R-6: Multi-family Residential District
- 14 154.11 M-H: Mobile Home Residential District
- 15 154.12 C-1: Retail Commercial District
- 16 154.13 C-2: Wholesale and Warehousing Commercial District
- 17 154.14 M-1: Industrial and Business Park District
- 18 154.15 H-1: Historical Site District
- 19 154.16 A-R: Agricultural Residential District
- 20 154.17 SU: Special Use District
- 21 154.18 E-1: Estate Residential District
- 22 154.19 O-1: Office District
- 23 154.20 T-Z: Transitional Zoning District
- 24 154.21 NC: Neighborhood Commercial District
- 25 154.22 Off-street parking requirements
- 26 154.23 Fence requirements
- 27 154.24 Nonconforming uses
- 28 154.25 Building permits
- 29 154.26 Occupancy permits
- 30 154.27 Special event permit
- 31 154.28 OS: Open Space District
- 32 154.29 PR: Parks and Recreation District
- 33 154.30 MU-A: Mixed Use Activity Center District
- 34 154.31 CBD: Central Business District
- 35 154.32 Overlay zones

36
37
38 **154.01 PURPOSE.**

39
40 (A) This is a chapter on zoning to regulate and restrict the height, number of stories, and
41 size of buildings and other structures, the percentage of a lot that may be occupied, the
42 size of yards, courts, and other open spaces, the density of population, and the location
43 and use of buildings; dividing the municipality into districts and regulating within such
44 districts the erection, construction, reconstruction, alteration, repair, or use of buildings,
45 structures, or lands; adopting a zone map of the city; providing for the administration of
46 zoning, the interpretation of this chapter and the zone map, providing for appeals,
47 applications, fees, and administration hereof; providing for amendments, enforcement,
48 penalties for violation; and separability of provisions.

1 (B) It is intended by this chapter to promote the general health, safety, morals, convenience,
2 and welfare of the people of the city. These regulations are required to provide adequate
3 space for light and air; to avoid undue concentration of population; to secure safety from
4 fire, panic, and other dangers; to control congestion on the streets and public ways; to
5 control and abate the unsightly use of buildings or land; to facilitate provisions for
6 community services and public utilities, including transportation, water sewers, schools,
7 parks, and other public requirements; to encourage the most appropriate use of land;
8 and to conserve and stabilize the value of property.

9
10 (Ord. 02-004, § 9-1-1)

11
12 **154.02 ADOPTION OF ZONE MAP AND APPLICATION OF THE ZONING CHAPTER.**

13
14 (A) The zones and boundaries of zones as established and shown on the official zone map
15 on file within the Development Services Department (DSD), and all amendments
16 thereto, are incorporated herein and designated as the official zone map of the city. Any
17 use not designated a permissive or conditional use in a zone is specifically prohibited in
18 that zone except as otherwise provided herein.

19
20 (B) Zoning boundaries indicated as approximately following right-of-way lines of streets,
21 alleys, city limits, irrigation, or drainage ways shall be construed as following such lines.

22
23 (C) Abutting zoning along frontage on public rights-of-way shall automatically extend to the
24 centerline upon vacation from public use of said rights-of-way.

25
26 (D) An application for change of zone of unplatted land must be accompanied by a plan
27 delineating the boundaries of each tract requested to be rezoned.

28
29 (E) Where physical or cultural features existing on the ground are at variance with those
30 shown on the official zoning map, or in other circumstances not covered above, the
31 Planning and Zoning Board shall interpret the district boundaries.

32
33 (F) In creating certain districts and allowing certain uses the city refers to the North
34 American Industry Classification System, and any supplements thereto. Those portions
35 of the manual or its amendments which are referenced in any law or regulation creating
36 or modifying zone districts or allowed uses, are intended to be adopted or incorporated
37 herein by reference, but only to the extent that they are consistent with other provisions
38 of the city relating to such zones, districts, or uses. The city reserves the right to modify
39 within its laws or regulations any of the selected provisions within the manual or its
40 amendments that the city might adopt.

41
42 (Ord. 02-004, § 9-1-2)

1 **154.03 DEFINITIONS.**

2 For the purpose of this chapter, the following definitions will apply unless the context clearly
3 indicates or requires a different meaning.

4
5 **ABUT/ABUTTING.** Having a common border with, or being separated from such a common
6 border by a right-of-way, alley, or easement.

7
8 **ACCESS or ACCESS WAY.** The place, means, or way by which pedestrians and vehicles
9 shall have safe, adequate and usable ingress and egress to a property or use as required
10 by city ordinance.

11
12 **ACCESSORY BUILDING OR USE.** A building or use that is appropriate, subordinate, and
13 customarily incidental to the main use of the lot; a building detached from the primary
14 structure and does not cumulatively exceed 75% of the size of the primary structure or 15%
15 of the lot area, whichever is greater and is located on the same site as the primary structure
16 or principal use served.

17
18 **ACCESSORY DWELLING UNIT.** A separate, complete housekeeping unit, attached or
19 detached, which does not exceed 900 square feet or 50% of the primary structure,
20 whichever is greater and is on a lot 7,000 square feet or greater in area, but not a mobile
21 home, with a separate entrance, kitchen, sleeping area and full bathroom facilities. An
22 additional parking space that does not block a two-car garage is required for an accessory
23 dwelling unit.

24
25 **ACCESSORY LIVING SPACE.** Living space that is accessory to the primary residence
26 used for residential purposes which does not contain kitchen facilities located within an
27 accessory building and on the same lot as the primary building on the lot.

28
29 **ACRE.** An area unit of measurement consisting of 43,560 square feet.

30
31 **ACTIVITY CENTER.** A collection of land uses that attracts residents and visitors for multiple
32 purposes that may include: shopping, employment, culture, education, housing, government
33 services, recreation, and entertainment.

34
35 **AGRICULTURAL USE.** The use of land where such land is devoted to the production of
36 plants, animals or horticultural products, including but not limited to forages; grains and feed
37 crops; dairy animals and dairy products; poultry and poultry products; beef cattle, sheep,
38 swine and horses; bees and apiary products; trees and forest products; fruits, nuts and
39 berries; vegetables; or nursery, floral, ornamental and greenhouse products. Agricultural
40 use shall not include use of land for recreational purposes.

41
42 **ALLEY.** A public thoroughfare, which affords only a secondary means of access to abutting
43 property.

44
45 **AMATEUR RADIO ANTENNA.** Any antenna used for the purpose of transmitting and
46 receiving radio signals as licensed by the Federal Communications Commission.

47
48 **ANIMAL FOSTER CARE PROVIDER.** Any person who supplies a home to an animal on
49 behalf of an animal rescue group while a permanent home for the animal is being found.

1 Such providers shall follow the regulations set forth for foster homes in Chapter 116 of this
2 code.

3
4 **ANIMAL RESCUE.** Any person or group who accepts companion animals for the purpose
5 of finding a permanent adoptive home for the animals and does not maintain a central
6 facility for keeping animals, but rather uses a system of fostering in private homes, or
7 boarding or keeping in licensed pet animal facilities. This definition does not include wildlife
8 rescue and rehabilitation services.

9
10 **ANNEXATION.** To add additional territory into Rio Rancho's jurisdiction thereby changing
11 the boundaries of the community.

12
13 **ANTENNA.** A device designed to receive or send broadcasts either as over the air signals
14 from transmitters, including fixed television or radio signals, or microwave signals for earth
15 orbiting communications satellites.

16
17 **ARTERIAL STREET.** A street having the primary purpose of carrying large volumes of
18 traffic and does not usually provide direct access to individual properties. Arterials are
19 designed to provide cross-city travel.

20
21 **AUTO REPAIR, MINOR.** Repairs and servicing that will produce relatively low noise,
22 vibration and fumes and, more specifically, include the following types of repairs to motor
23 vehicles; air conditioning service, brake repair/replacement, engine oil changes, fluids
24 replacement, exhaust system repair/replacement, shock absorber/spring/strut replacement,
25 tire balancing/installation, wheel alignment, windshield/glass replacement, tune-ups,
26 diagnostics, emission control service.

27
28 **AUTO REPAIR, MAJOR.** Repairs that produce relatively high levels of noise, vibration and
29 fumes and, more specifically, include the following types of repairs to motor vehicles and
30 repairs of a similar nature with respect to impacts on nearby properties; auto body
31 customizing, auto body sheet metal/fiberglass/plastic repair/replacement, auto body
32 prepping/painting/media blasting, chassis fabrication/repair, complete engine/transmission
33 rebuild and replacement.

34
35 **BALCONY.** A small outdoor area, raised above the ground, directly accessible from within
36 the building and open except for a balustrade on at least one side.

37
38 **BASEMENT (OR CELLAR).** A story of a building, which has at least one-half of its height
39 below grade.

40
41 **BAY WINDOW.** A projection from the wall of a building that contains a window is wholly
42 above the level of the adjacent floor surface and does not result in any projection of the
43 adjacent floor area.

44
45 **BOARD.** The Planning and Zoning Board of the City of Rio Rancho.

46
47 **BOARDING HOUSE (BOARDING, LODGING HOUSE, OR BED AND BREAKFAST).** A
48 dwelling containing one or more, but not more than five, guest rooms where lodging is
49 provided with or without meals for compensation.

1
2 **BOARDING KENNEL.** Any facility where dogs or cats are housed for the general public for
3 a profit with the exception of state-inspected veterinarian hospitals, pet shops, animal
4 grooming parlors and pet shelters.
5
6 **BUFFER LANDSCAPING.** Areas of landscaping parallel to a buffer wall.
7
8 **BUFFER WALL.** A stone, concrete, or masonry wall that is located on or near the property
9 line between nonresidential zoned and residential property, is a part of a buffer zone and, is
10 intended to provide a buffer for the residential zone.
11
12 **BUFFER ZONE.** A strip of property located between commercially and residentially zoned
13 property, where property lines abut, and intended to provide a buffer for the residential
14 zone.
15
16 **BUILD.** To erect, convert, enlarge, reconstruct, or structurally alter a building or structure.
17
18 **BUILDING.** Any structure built for use of persons or animals.
19
20 **BUILDING ENVELOPE.** Refers to an area on a developable lot that delineates the
21 maximum area of disturbance in which any building and associated structures may be
22 located, exclusive of the driveway, underground utilities, irrigation, landscaping and natural
23 material retaining walls (not to exceed four feet in height). The intent of this delineation is to
24 preserve pre-existing grade and native vegetation outside of the building envelope.
25
26 **BUILDING HEIGHT.** Building height means the vertical distance measured from the
27 finished floor elevation of the structure, to the highest point of the roof, parapet wall, or
28 uppermost part. Chimneys, vents, or utility service structures shall not be included in the
29 measurement of vertical dimensions.
30
31 **BUILDING, PRINCIPAL.** A building which occupies the major or central portion of a lot, is
32 the chief or main building on a lot, or constitutes by reason of its use, the primary purpose
33 for which the lot is used.
34
35 **BUILDING, TEMPORARY.** A building or structure intended for removal or demolition within
36 a prescribed time not exceeding two years or as set out in a building permit.
37
38 **CALIPER.** A measurement of thickness or diameter of new landscape plantings measured
39 six inches above ground.
40
41 **CARETAKER LIVING QUARTERS.** an accessory housing unit that is permitted in
42 association with a commercial or industrial use where no residential dwelling exists, and the
43 expressed purpose of the accessory housing unit is to provide housing for an on-site
44 security or operations personnel.
45
46 **CARPORT.** A structure not completely enclosed by walls for use to shelter automobiles.
47
48 **CELLAR.** A story of a building which has more than one-half its height below grade.
49

- 1 **CENTER LINE.** The line which bisects any right-of-way.
2
- 3 **CLEAR SIGHT TRIANGLE.** The area needed to be clear of site obstructions for safe
4 vehicular turning movements based on AASHTO's: A Policy on Geometric Design of
5 Highways and Streets.
6
- 7 **CLINIC.** An establishment occupied by one or more members of the medical profession for
8 the purpose of providing medical services.
9
- 10 **CLUB.** Any membership organization catering exclusively to members and their guests and
11 whose facilities are limited to meeting, eating, and/or recreation uses, and further whose
12 activities are not conducted for monetary gain; including but not limited to civic, fraternal,
13 charitable, religious, social, and patriotic organizations.
14
- 15 **COLLECTOR STREET.** A street that collects traffic from local streets and provides
16 connections to arterial streets.
17
- 18 **COMMERCIAL VEHICLE/EQUIPMENT.** Any vehicle and/or equipment which has a gross
19 vehicle weight rating that exceeds 10,000 lbs. that is used or designed for a commercial or
20 industrial function. This term includes any vehicle/equipment that is not a noncommercial or
21 a recreational vehicle.
22
- 23 **COMMUNITY RESIDENTIAL CARE FACILITY.** Any congregate residence, maternity
24 shelter, or building for persons, which provides and whose primary purpose is to provide to
25 the residents, within the facility, either directly or through contract services, programmatic
26 services, room, board, assistance with the activities of daily living, in accordance with the
27 program narrative, and/or general supervision of two or more adults who have difficulty
28 living independently or managing their own affairs. Community Residential Care Facility
29 does not include facilities for persons currently in custody of, or recently released by,
30 correctional authorities that are designed to offer an alternative to imprisonment and/or to
31 facilitate ex-offender reintegration into community life, nor does it include facilities for
32 persons who require such services by reason of the effects of alcohol or drug abuse.
33 Community Residential Care Facility does include facilities for recovering alcohol or drug
34 abusers.
35
- 36 **CONDITIONAL USE.** A use allowed with conditions in the applicable zoning district as
37 determined by the Planning and Zoning Board.
38
- 39 **CONIFER.** Any tree with needle leaves and a woody cone fruit.
40
- 41 **CONSTRUCTION TRAILER.** Is a movable structure, which may be a mobile home, that is:
42
- 43 (1) Located on a construction site and occupied by persons having construction or
44 security responsibilities over such construction site; or
45 (2) Located on a construction site in order to provide storage for tools and materials.
46
- 47 **CONVERSION.** Changing the original purpose of a building to a different use with or without
48 structural alteration requiring a building permit.
49

1 **COURT.** An open space that is more than half surrounded by a single building or buildings.
2
3 **CURB CUT.** Depressing the curb to the adjacent level.
4
5 **DAY SPA.** Any premises, place of business or membership club providing facilities devoted
6 especially to health, beauty, and relaxation that deals with cosmetic, therapeutic massage,
7 and/or holistic treatments, where people visit for professionally administered personal care
8 treatments.
9
10 **DECIDUOUS TREE.** A tree that drops its foliage annually before becoming dormant.
11
12 **DECK, UNENCLOSED.** Structure usually made of wood, built to provide a solid continuous
13 surface for outdoor use and/or access to a door, which is accessible from the ground level,
14 directly or from a connecting stairway and is separated from the ground by air space.
15
16 **DENSITY.** The measure of families, individuals, dwelling units, household or housing
17 structures per unit of land, i.e., number of dwelling units per acre.
18
19 **DENSITY, GROSS RESIDENTIAL.** The ratio between the number of dwelling units located
20 or proposed to be located on a lot and the area of the lot where the area to be measured
21 includes all lands within the lot used or proposed to be used for roads or any other purpose
22 other than an industrial use, and may be determined by dividing the lot area by the number
23 of dwelling units.
24
25 **DEVELOPMENT.** The construction, reconstruction, conversion, structural alteration,
26 relocation, or enlargement of any buildings, structures, or accessory structures, any use or
27 change in use of any buildings or land, any extension of any use of land, mining, dredging,
28 filling grading, paving, excavation or drilling operations or, the storage deposition or
29 extraction of materials; public or private sewage disposal systems or water supply facilities;
30 for which permission may be required pursuant to city ordinances.
31
32 **DRIVEWAY.** An all-weather, vehicular access way connecting an off-street parking space
33 or parking lot with a public or private street.
34
35 **DUPLEX.** A building arranged, intended, or designed to be occupied by two families living
36 independently of each other and having separate cooking facilities in each dwelling unit.
37
38 **DWELLING, MULTIPLE-FAMILY.** A building arranged or designed to be occupied by two
39 or more families living independently of each other and having separate cooking facilities in
40 each dwelling unit.
41
42 **DWELLING, SINGLE-FAMILY.** A building arranged or designed to be occupied by one
43 family, the structure having only one dwelling unit but not including a mobile home.
44
45 **DWELLING UNIT.** One or more rooms within a building designed for residential occupancy
46 by one family for living and sleeping purposes, and containing kitchen facilities, but not
47 including a recreation vehicle or travel trailer, permanently installed on a permanent
48 foundation which has received a permit from the city pursuant to R.O. 1987 or another
49 permitting agency with jurisdiction, and the structure is either:

1
2 (1) Constructed to the standards adopted by the city and other technical codes, as of
3 the date of the unit's construction; or
4

5 (2) A single-family detached dwelling with a heated area at least 36 by 24 feet and
6 864 square feet, constructed in a factory to the standards of the U.S. Department
7 of Housing and Urban Development, National Manufactured Housing
8 Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., HUD
9 Zone Code II, as amended to the date of the unit's construction, and installed
10 consistent with the Manufactured Housing Act (NMSA Chapter 60, Article 14),
11 and with the regulations made pursuant thereto relating to ground level
12 installation and ground anchors.
13

14 **ENTERTAINMENT ESTABLISHMENT.** An establishment which includes live performances
15 and/or patron dancing, including but not limited to, nightclubs, dance halls or discotheques.
16

17 **EVERGREEN.** Those trees, including broad-leaved and conifer evergreens, that maintain
18 their leaves year-round.
19

20 **FAMILY.** One or more persons who are related by blood or marriage, and including any
21 foster children or a group of not more than five persons living together as a house keeping
22 unit by joint agreement on a nonprofit cost sharing basis, or a combination of persons
23 related by blood or marriage along with unrelated adults living together and occupying a
24 single housekeeping unit. In addition, up to ten persons with a disability or handicap,
25 including any staff residents residing in a dwelling shall be considered a family.
26

27 **FAMILY CHILD CARE FACILITY.** A private residence in which care, services, and
28 supervision is provided to a maximum of 12 children for a period of less than 24 hours of
29 any given day. The licensee will reside in the home and be the primary caregiver.
30

31 **FENCING.** A masonry, metal, or wood wall, or plantings such as hedges, forming a
32 boundary to and enclosing same area.
33

34 **FLOOR AREA.** The area included within the surrounding walls of a building measured from
35 outside to outside, excluding vents, shafts, and courts.
36

37 **FLOOR AREA, GROSS.** For the purpose of this chapter, the sum of all the floor areas of a
38 building or buildings, measured from the exterior of the supporting walls or supporting
39 devices, including all accessory buildings on the same lot.
40

41 **FRONTAGE.** The distance along a street line from one intersecting street to another or from
42 one intersecting street to the end of a dead end street. Lot frontage is the width of a lot
43 measured along a street.
44

45 **GARAGE, COMMERCIAL.** Any building or structure where automobiles, trucks, tractors, or
46 other vehicles are stored, painted, repaired, or equipped for a charge, and where the
47 service and sale of gasoline and oil are incidental to the principal building use.
48

49 **GARAGE, PRIVATE.** A detached accessory building or, a portion of a dwelling unit, which

- 1 is designed or used for the sheltering of private motor vehicles and the storage of
2 household equipment incidental to the residential occupancy and which is fully enclosed
3 and roofed and, excludes a carport or other open shelter.
4
- 5 **GASOLINE SERVICE STATION.** Any building or premises used principally for the storing,
6 dispensing, sale, or offering for sale at retail, of gasoline, oil, and/or other fuels.
7
- 8 **GOLF COURSE or CLUB.** Nine or 18-hole course, which may or may not be associated
9 with a club house, but not including miniature course or golf driving range.
10
- 11 **GRADE.** The average of the finished ground level at the center of all walls of a structure.
12
- 13 **GREENHOUSE.** A transparent enclosed building used for cultivating plants.
14
- 15 **HANDICAP RAMP.** An inclined surface for handicap movement in lieu of steps.
16
- 17 **HOBBY BREEDER.** Any person that occasionally breeds and raises animals on their
18 property as regulated in Chapter 116 of this code.
19
- 20 **HOME OCCUPATION.** An occupation conducted within a dwelling unit as regulated in
21 Chapter 121 of this code.
22
- 23 **HOTEL/MOTEL.** An establishment or building providing lodging, food, and the like to
24 travelers and long-term residents.
25
- 26 **LANDFILL.** A waste disposal site where waste is deposited with cover material being
27 applied at regular intervals.
28
- 29 **LANDSCAPING.** To improve or ornament through the arrangement and/or modification of
30 the effects of natural scenery over a tract of land for aesthetic effect.
31
- 32 **LOT.** Any parcel of land platted and placed on record in accordance with laws and
33 ordinances; a parcel described by metes and bounds and having frontage on a public right-
34 of-way.
35
- 36 **LOT WIDTH.** The distance between straight lines connecting front and rear lot lines at each
37 side of the lot, measured across the rear of the required front yard.
38
- 39 **LUMBERYARD.** A facility where building materials such as lumber, plywood, dry-wall,
40 paneling, cement blocks and other cement products, and other building products are stored
41 and sold. Lumberyards may also process lumber by performing millwork, planing, cutting,
42 and other customizing processes. Lumberyards may provide for the sale of associated
43 products including tools and fasteners.
44
- 45 **MANUFACTURING USE.** Primarily engaged in the mechanical or the chemical
46 transformation of materials or substances into new products. Manufacturing activities
47 include, but are not limited to, assembly, baking, brewing, fabrication, milling, processing,
48 refining, smelting and treatment. Except as otherwise provided in this chapter,
49 Manufacturing Uses are defined, and distinguished from non-manufacturing uses in the

1 North American Industrial Classification Manual.

2
3 **MANUFACTURED/MOBILE HOME PARK.** A unified development that provides space and
4 facilities for manufactured/mobile homes.

5
6 **MASTER PLAN.** A comprehensive plan of development for a large tract of land (such as a
7 growth node, or activity center that may include intended land use, street patterns,
8 development timing and functional plans for open space, utilities, drainage and the
9 interrelationship between the development and the city's comprehensive plan).

10
11 **MINING.** For the purposes of this chapter, means the removal of sand, gravel, earth, rock,
12 stone or mineral bearing substance from the ground for the purpose of obtaining any
13 mineral therefrom.

14
15 **MIXED USE.** A project or single building which includes both primary non-residential and
16 primary residential uses or where the different types of land uses are in close proximity,
17 planned as a unified complementary whole, and functionally integrated for the use of shared
18 vehicular and pedestrian access and parking areas.

19
20 **MOBILE HOME.** A movable or portable housing structure larger than 40 feet in body length,
21 8 feet in width or 11 feet in overall height, designed for and occupied by no more than one
22 family for living and sleeping purposes that is not constructed to the standards of the United
23 States Department of Housing and Urban Development, the National Manufactured
24 Housing Construction and Safety Standards Act of 1974 and the Housing and Urban
25 Development Zone Code 2 or Uniform Building Code, as amended to the date of the unit's
26 construction or built to the standards of any municipal building code.

27
28 **MODEL HOME.** Any furnished dwelling, which is primarily used as a marketing tool to show
29 prospective homebuyers a particular plan, type of construction, accoutrements or floor plan
30 and which is not a residence at the same time. A sales office need not be physically located
31 in the dwelling.

32
33 **MULTI-SECTION MANUFACTURED HOME.** A manufactured home or modular home that
34 is a single-family dwelling with a heated area of at least 36 by 24 feet and at least 864
35 square feet and constructed in a factory to the standards of the United States Department of
36 Housing and Urban Development, the National Manufactured Housing Construction and
37 Safety Standards Act of 1974 and the Housing and Urban Development Zone Code 2 or the
38 Uniform Building Code, as amended to the date of the unit's construction, and installed
39 consistent with the Manufactured Housing Act and with the rules made pursuant thereto
40 relating to permanent foundations.

41
42 **NIGHT SKY PROTECTION ACT.** The Night Sky Protection Act regulates outdoor night
43 lighting fixtures to preserve and enhance the state's dark sky while promoting safety,
44 conserving energy and preserving the environment for astronomy as per NMSA1978 Article
45 12 Night Sky Protection.

46
47 **NONCOMMERCIAL VEHICLE/EQUIPMENT.** A motor vehicle/equipment used in the
48 conduct of normal daily activities which has a gross vehicle weight rating of not more than
49 14,000 pounds which can be lawfully parked in a 9-foot x 28-foot parking space. This term

- 1 includes motor vehicles commonly called motorcycles, automobiles, vans, sport utility
2 vehicles, light trucks or pickups.
3
- 4 **NONCONFORMING USE.** Lots, structures, and uses which were in conformity with the
5 applicable zoning ordinance and regulations when created but which would now be
6 prohibited or do not conform to one or more of the regulations in the zoning code or future
7 amendments thereto.
8
- 9 **NORTH PROPERTY LINE.** Any lot line which is positioned at an angle of 45 degrees or
10 less in relation to a line drawn due east/west. Measurement of an angle shall occur in the
11 interior of the lot under review.
12
- 13 **NURSING HOME.** An institution, building or place, whether operated for profit or not,
14 including a place operated by a county or municipality, which undertakes through its
15 ownership or management to provide for a period exceeding 24 hours, nursing care,
16 personal care, or custodial care and may include a rest home, convalescent home or senior
17 transitional living and care facilities.
18
- 19 **OFFICE BUILDING.** A building designed for or used as the offices of professional,
20 commercial, industrial, religious, public or semipublic persons or organizations.
21
- 22 **OPEN SPACE.** Any parcel or area of land or water essentially unimproved and set aside,
23 dedicated, designated, or reserved for public or private use or enjoyment or for the use and
24 enjoyment of owners, occupants, and their guests of land adjoining or neighboring such
25 open space.
26
- 27 **OUTDOOR SALES DISPLAY.** An outdoor arrangement of objects, items, products, or other
28 materials, typically not in a fixed position and capable of rearrangement, designed and used
29 for the purpose of advertising or identifying a business, product, or service.
30
- 31 **OUTSIDE STORAGE.** Outside storage is the keeping material, or equipment not within an
32 enclosed building, including incidental maintenance and repair of the material which is being
33 stored. Materials and equipment that are transferred from an enclosed building for an
34 outdoor sales display is not considered outside storage.
35
- 36 **OVERHANG.** The part of a roof or wall that extends beyond the facade of a lower wall or,
37 the portion of a vehicle extending beyond the wheel stops or curb.
38
- 39 **PARAPET.** The extension of the main walls of a building above the roof level.
40
- 41 **PARK.** An open space reserved in the public domain where appropriate development may
42 take place and which is intended primarily for passive activity.
43
- 44 **PARKS, RECREATIONAL.** An area developed and maintained primarily for active
45 recreation.
46
- 47 **PARKING AREA, PRIVATE.** An open off-street area of land used for the parking of more
48 than five motor vehicles used by occupants including employees of a building to which such
49 area is appurtenant.

1
2 **PARKING AREA, PUBLIC.** An open area other than a street provided for public use or
3 including customer use.
4

5 **PARKING LOT.** An area provided for the free use of patrons or employees of any office or
6 state or local government or of any public accommodation, or retail or commercial
7 establishment.
8

9 **PARKING SPACE.** An area on a lot sufficient in size to store one automobile (not less than
10 9 feet wide and 18 feet long) connected to a public street or alley by a driveway not less
11 than 10 feet wide and so arranged as to permit ingress and egress of the automobile at all
12 times without moving any other automobile parked adjacent to the parking space. The
13 required length of the space can be reduced to 16 feet with the incorporation of a 2-foot
14 vehicle overhang if such overhang does not reduce the required width of an adjacent
15 pedestrian walkway and/or landscape area.
16

17 **PARKING SPACE, ACCESSIBLE.** A parking space with a minimum stall depth of 18 feet,
18 a minimum stall width of 9 feet and an access aisle and access route per current ADA
19 regulations. Accessible parking spaces must be located on the shortest accessible route of
20 travel to an accessible facility entrance.
21

22 **PARKING SPACE, VAN ACCESSIBLE.** A parking space with a minimum stall depth of 18
23 feet, a minimum stall width of 9 feet and an access aisle and access route per current ADA
24 regulations. Van accessible parking spaces shall also contain wider access aisles and
25 access routes to accommodate wheelchair lifts along with additional signage that clearly
26 identifies the parking spaces as "van accessible."
27

28 **PARKING STRUCTURE.** Includes a partially open and/or an enclosed area other than a
29 street or lane used for the parking of motor vehicles. A parking structure generally includes
30 three or more parking spaces together with aisles and has a principal access from a
31 driveway to a street and may constitute the main use of the lot.
32

33 **PATIO COVER.** An unenclosed attached roofed structure used only for recreational and
34 outdoor living purposes.
35

36 **PERMISSIVE USE.** A use allowed by right in a particular zoning district.
37

38 **PET SHELTER.** Any establishment owned and operated by a not-for-profit organization,
39 licensed to do business in the State of New Mexico, whose sole function is to bring aid and
40 comfort to animals.
41

42 **PET SHOP.** Any commercial establishment or premises or part thereof, maintained for the
43 purchase, sale, exchange, or hire of animals of any type; except that the term shall not
44 include livestock auctions.
45

46 **PICKUP CAMPER.** A structure designed to be mounted on a pickup or truck chassis with
47 sufficient equipment to render it suitable for use as a temporary dwelling for travel and
48 recreation use.
49

1 **PLAT.** A map showing the location, boundaries and ownership of individual properties,
2 planned and developed as a single project.
3

4 **PLAZA.** A community gathering space, sometimes called a square, usually with seating
5 areas, and with a variety of ground-plane finishes such as hard-surfaces, lawn and
6 landscaping. It is often designed as a focal point with an amenity located within, and it may
7 be bounded on one or more sides by a civic or commercial use in a neighborhood,
8 commercial and recreational centers.
9

10 **PREMISES.** Land together with any buildings or structures occupying it; however, each
11 individual business shall be considered a premises.
12

13 **PUBLIC FACILITIES.** Facilities operated by a municipality including parks, trails, paths, and
14 other recreational areas and open spaces, public schools and other public buildings,
15 including fire stations and police substations, and places where the public is directly or
16 indirectly invited to visit or permitted to congregate.
17

18 **PUBLIC UTILITY.** An office, pumping station, communication center, distribution, or transfer
19 facility, or other management or operation need for electricity, communication, gas, water,
20 transportation, sewage, but exclusive of production or disposal plants, storage yards, or
21 supply base, unless otherwise provided for by this chapter.
22

23 **RECREATIONAL VEHICLE.** A vehicular unit primarily designed as a temporary living
24 quarters for recreational, camping, or travel use; it either has its own motive power or is
25 designed to be mounted on or drawn by an automotive vehicle. Recreational vehicle
26 includes motor home, boat, truck camper travel trailer, and camping trailer.
27

28 **RECYCLING COLLECTION CENTER.** A temporary site/facility which is an accessory use
29 to an existing site/facility and serves as a "drop off" location for household recyclables such
30 as paper, glass, plastics, and aluminum, but not to include refuse.
31

32 **REPLAT.** Is a process that is used to move, erase, or add new interior property lines within
33 a recorded Summary or Subdivision Plat. It results in a new plat being recorded for the
34 affected parcels or lots.
35

36 **SALES OFFICE.** An office accessory use to a dwelling unit being used as a model home or,
37 a freestanding building usually located in a residential area, used specifically for the
38 purpose of conducting business transactions associated with the sale of residential dwelling
39 units.
40

41 **SCHOOL.** A public school, a separate school, a university, a college or a private school
42 authorized by the authority having jurisdiction.
43

44 **SECOND KITCHEN.** A second culinary facility which is located within a dwelling and may
45 include a stove, oven, sink, cabinets and/or other related storage areas, refrigerator or any
46 combination of these, in addition to the primary culinary facilities located in the kitchen of
47 the dwelling. Outdoor kitchens which may consist of barbeques and/or ovens are not
48 considered second kitchens so long as they are not enclosed within a building.
49

1 **SELF-STORAGE FACILITY.** A group of buildings or other facilities having components,
2 rooms, spaces, containers or other types of units that are individually leased, rented, sold or
3 otherwise contracted for by customers for the storage of personal or business goods or
4 property.
5

6 **SENIOR TRANSITIONAL LIVING AND CARE FACILITY.** An age-targeted facility for
7 “seniors” (typically 55 years and over) that can provide a continuum of care and living
8 arrangements from independent living apartments to assisted care units, nursing care beds,
9 memory units for memory-impaired residents, and other health conditions. Living units can
10 be owned or leased, separate or attached, and with varying degrees of independence for
11 residents, but all units are under a common management.
12

13 **SETBACK.** The shortest distance between a structure and the present or future street line
14 or property line. Setbacks shall be measured to the foundation and provide an allowance of
15 four inches (4”) for stucco, cladding, and exterior building finishes. Placement of the
16 following structures is allowed in this area: structures of 120 square feet or less. The
17 placement of paved concrete, blacktop, brick and wood decking, pads, poured slabs,
18 driveways, walkways, and ornamental landscaping accoutrements are permitted. It is the
19 responsibility of the property owner to secure permission, in writing, from any and all
20 franchised utilities upon whose easements the property owner wishes to place any of the
21 above structures. Setback exceptions for residential and non-residential zone categories
22 are included in each relevant chapter of this ordinance.
23

24 **SHOOTING RANGE, INDOOR.** An enclosed facility used for the discharge of firearms at
25 targets.
26

27 **SHOPPING CENTER.** Two or more-tenants or occupants of a structure or structures used
28 for commercial purposes on a single parcel, or more than one parcel within a common
29 commercial subdivision, of at least five acres that typically includes shared parking, access,
30 and sidewalks under common management.
31

32 **SIGNAGE.** A structure or graphic display designed to inform or attract the attention of
33 persons not on the premises on which the sign is located.
34

35 **SITE PLAN.** A scale drawing or plan showing accurately and with complete dimensioning,
36 all of the buildings, structures and uses and the exact manner of development proposed for
37 a specific parcel of land.
38

39 **SOLAR ENERGY UNIT.** A solar collector or other device that relies upon sunshine as an
40 energy source and is capable of collecting, distributing, and storing (if so equipped) the
41 sun’s radiant energy.
42

43 **SPECIAL EVENT.** An event, the duration of which is temporary in nature.
44

45 **STUDIO.** The workspace of a painter, sculptor, or other artist, limited to the production and
46 sale of the works of said artist and to one occupational employee.
47

48 **STREET.** A thoroughfare which has been dedicated to the public or which has been made
49 public by right-of-use and which affords the principal means of access to abutting property.

1
2 **STRUCTURE.** Anything constructed or erected which requires location on the ground or
3 attached to something having a location on the ground but not including a utility pole, a tent
4 or vehicle.
5

6 **STRUCTURAL ALTERATION.** Any change in the supporting members of a building, such
7 as bearing walls, or partitions, columns, beams, or girders, or any substantial change in the
8 roof or exterior walls.
9

10 **SWIMMING POOL.** A deep body of usually fresh water, suitable for swimming, built into the
11 ground, or situated above the ground, made of concrete or plastic, but exceeding 36 inches
12 in depth.
13

14 **SWIMMING POOL, PRIVATE.** A swimming pool to which admission is limited by ownership
15 or membership.
16

17 **SWIMMING POOL, PUBLIC.** A swimming pool to which admission may be gained by the
18 general public with or without payment of a fee.
19

20 **TEMPORARY, EMERGENCY, CONSTRUCTION, OR REPAIR RESIDENCE.** Which may
21 be a mobile home, is:
22

23 (1) Located on the same lot as a residence made uninhabitable by fire, flood or other
24 natural disaster; or
25

26 (2) Located on the same lot as a residence that is under construction or undergoing
27 substantial repairs or reconstruction and occupied by the persons intending to
28 live in such permanent residence when the work is completed.
29

30 **TOWNHOUSE, TOWNHOME, CONDOMINIUM, OR PATIO HOME.** A residential dwelling
31 unit which is connected by one or more walls to a series of similar units, usually sharing the
32 same street frontage.
33

34 **TRACT, SEPARATE.** A parcel of land or a group of continuous parcels of land under one
35 ownership on the effective date of this chapter.
36

37 **TRAVEL TRAILER or RECREATIONAL VEHICLE.** A vehicular, portable structure built on
38 a chassis, designed to be used as a temporary dwelling for travel and recreational
39 purposes, and not permanently connected to utilities.
40

41 **TRAVEL TRAILER OR RECREATIONAL VEHICLE PARK OR CAMPGROUND.** A tract of
42 land with spaces or stands provided for temporary use of travel trailers, pickup campers,
43 tents, or recreational vehicles. The parking area for two or more vehicles of this type will be
44 considered a trailer park or campground.
45

46 **USABLE RECREATION SPACE.** An area on the same lot as the multi-family residential
47 development that serves to permanently provide indoor or outdoor open space and/or
48 recreational uses. Usable recreation space may include, but is not limited to: lawns,
49 decorative planting areas, and native plants; open balconies and covered patios that are

1 open on 2 or more sides, walkways, active and passive recreational areas, fountains,
2 swimming pools, water features, and ponds; clubhouse areas for video/technology rooms,
3 exercise or fitness activities, or meeting rooms; or playgrounds. Usable recreation space
4 does not include public right-of-way, parking lots, driveways, or buildings, garages, carport
5 or equipment areas that are not designed for commons use.
6

7 **WIND ENERGY UNIT.** A machine by which mechanical energy supplied by the wind is
8 converted to electrical energy, including any energy storing device (if so equipped).
9

10 **XERISCAPE.** A combination of landscaping and irrigation techniques which reduce the
11 demand for water requirement to maintain a given landscape. Primary techniques are; use
12 of water-conserving plants, minimum amount of turf (grass area), plants grouped based on
13 watering needs, irrigation system designed to meet the needs of the plants in the
14 landscape.
15

16 **YARD.** An open space on the same lot as a building; except as provided herein, it is
17 unoccupied and unobstructed by a structure. Yard width or depth is the shortest horizontal
18 distance from a lot line to the main building.
19

20 **YARD, FRONT.** The area from one side lot line to the other side lot line and between the
21 main building and the street. A front yard line is a line parallel to the street and as far from
22 the street as required in this chapter. On corner lots (lots abutting on two or more streets at
23 their intersection), the front yard may face either street.
24

25 **YARD, REAR.** The area from one side lot line to the other side lot line and from the main
26 building to the rear lot line. The rear yard is always on the opposite end of the lot from the
27 front yard.
28

29 **YARD, SIDE.** The area from the front building line to the rear building line and from the
30 main building to the side lot line.
31

32 **ZERO LOT LINE HOME.** A structure of two or more dwelling units with common walls at the
33 lot lines between adjoining units, or the placement of a detached home on the lot line on
34 one side with the setback on the other side.
35

36 **ZONING DISTRICT.** Any section of the City of Rio Rancho where regulations governing the
37 use of buildings and premises or the height and area of buildings and lot size are uniform.
38 (Ord. 02-004, § 9-1-3) (Am. Ord. 07-50; Am. Ord. 08-15)
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1 **154.04 ESTABLISHMENT OF DISTRICTS.**

2 There are 21 zoning districts established for use in the city as follows:

3

R-1	Single-Family Residential
R-2	Single-Family Residential
R-3	Mixed Residential
R-4	Single-Family Residential
R-5	Single-Family Residential
R-6	Multi-Family Residential
M-H	Mobile Home Residential
C-1	Retail Commercial
C-2	Wholesale and Warehousing Commercial
M-1	Industrial and Business Park
H-1	Historical Site
A-R	Agricultural Residential
SU	Special Use
E-1	Estate Residential
O-1	Office Zone
T-Z	Transitional Zone
NC	Neighborhood Commercial
OS	Open Space
PR	Parks and Recreation
MU-A	Mixed-Use Activity Center
CBD	Central Business District

4

5 (Ord. 02-004, § 9-1-4) (Am. Ord. 05-33; Am. Ord. 05-38)

6

1 **154.05 R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT.**

2 (A) Purpose. This district permits a low density of population in which the primary land use
3 is a single-family dwelling unit.

4
5 (B) Permissive uses.

6
7 (1) One single-family dwelling unit per lot; provided such dwelling unit meets the
8 following design standards:

9
10 (a) All dwelling units shall be permanently affixed to a permanent foundation. No
11 dwelling unit shall be temporary in nature. Permanent foundations for dwelling
12 units that are not site built shall comply with New Mexico Manufactured Housing
13 Division Rules and Regulations (NMAC 14.12.2) for permanent foundations.

14
15 (b) Each dwelling unit must have either an attached or detached private garage
16 structurally affixed to a permanent foundation of sufficient size to at a minimum
17 park automobiles and/or light trucks. The number of parking spaces shall be in
18 accordance with off-street parking requirements. The garage shall have an
19 external appearance and finish-treatment similar to and consistent with the
20 dwelling unit and shall be completed and issued a certificate of occupancy no
21 later than 12 months after occupation of the dwelling unit.

22
23 (c) Each dwelling unit shall have a roof meeting one of the following minimum
24 criteria:

25
26 1. A pitched roof with a minimum slope of 2-1/2 inches in every 12 inches and
27 no less than six-inch overhangs

28
29 2. A flat roof with parapets at least six inches in height above the finished roof.

30
31 (d) These overhang, roof pitch and private garage requirements shall not apply to
32 any dwelling unit, building or structure constructed or installed prior to December
33 23, 1999. Notwithstanding the above, conversions of pre-existing or post
34 December 23, 1999, private garages are prohibited unless another private
35 garage is constructed to replace the converted private garage.

36
37 (e) Each single-family dwelling unit shall have exterior siding and roofing which, in
38 color, materials and appearance, is comparable to the predominant materials in
39 use on surrounding dwelling units, or if there is no predominance, is similar to the
40 exterior siding and roofing material commonly in use on residential dwelling units
41 in the community as a whole.

42
43 (f) All dwelling units must face the address street or create a presence on the
44 address street. Street presence can be created by including elements such as
45 windows, site walls, gates, portals, courtyards and landscaping in the
46 architectural design or site plan.

47
48 (g) All front steps necessary for access due to a difference in grade between the
49 front door and/or the floor of the dwelling unit and finished grade shall be

1 permanently installed and shall be constructed of stone, concrete or masonry
2 materials.
3

4 (h) An all-weather driveway shall be constructed from the property line to the private
5 garage or carport, or to any other area designated for off-street parking in
6 accordance with § 154.22.
7

8 (i) All utility service and distribution lines shall be placed underground. All liquid
9 propane installations shall be either behind the primary structure from the
10 address street or placed underground.
11

12 (j) Sites shall be prepared in such a manner that positive drainage of surface water
13 is maintained and directed away from the dwelling unit as per state regulations.
14

15 (k) With the exception of division (B) (1) (b) above, all requirements of this division
16 shall be completed within a reasonable time after occupation of the dwelling unit
17 not to exceed 120 days;
18

19 (2) Accessory buildings or structures, including accessory dwelling units but not to
20 include structures for livestock or fowl; provided such accessory buildings or
21 structures meet the following design standards:
22

23 (a) Accessory buildings and structures shall not exceed the height of the primary
24 structure or 24 feet, whichever is greater;
25

26 (b) The exterior of any accessory building and structure encompassing more than
27 250 square feet shall be constructed of materials similar in color and appearance
28 to those used in the primary structure or has a facade similar to that of the
29 primary structure. Accessory structures greater than 600 square feet shall be
30 constructed of the same materials or have the same facade as the primary
31 structure.
32

33 (c) Accessory buildings shall not exceed 75% of the size of the primary house or
34 15% of the lot area, whichever is greater.
35

36 (d) By definition, an accessory building may not be constructed without the existence
37 of the primary structure; the dwelling unit;
38

39 (3) Accessory living space;
40

41 (4) Noncommercial gardens, swimming pools, tennis courts;
42

43 (5) Parks, open spaces, recreational parks, and public facilities;
44

45 (6) Home occupations;
46

47 (7) Construction trailers for a period not to exceed 21 days before construction plus the
48 entire period of construction up to 12 months and no more than 14 days after
49 construction has finished, provided that the use of the trailer is for assisting in the

1 security of the construction site and facilitating the delivery of construction material,
2 and that no sales are conducted from the construction trailer either before or after
3 the site development is completed. If an extension is needed, application to and
4 certification from the administration is necessary and may be granted for up to 120
5 days. Construction trailers will be allowed in R-1, R-2, R-3, R-4, R-5, M-H, and E-1
6 districts only where five or more contiguous lots are being developed at the same
7 time, by an individual developer, and the trailer is not to be used for residence;
8

9 (8) Temporary, emergency, construction, and repair residences for a period not to
10 exceed 21 days before construction, plus the entire period of construction up to 180
11 days, and not later than 30 days after construction has finished for a total of 231
12 consecutive days maximum. If an extension is needed, application to the
13 administration is necessary and may be granted for up to 120 days. The dwelling
14 shall be connected to utilities or self-contained and shall not be located in the front
15 setback;
16

17 (9) Family child care facility with a capacity of six or less;
18

19 (10) Second Kitchen: A second kitchen is permitted and may be located within the
20 primary residence or accessory dwelling unit, but not both.
21

22 (11) A single-family dwelling unit or a manufactured/modular unit may be used as a
23 model home or sales office.
24

25 (a) Hours of operation will be 8:00 a.m. to 8:00 p.m.
26

27 (b) Signage shall be in accordance with the Sign Ordinance.
28

29 (c) All freestanding sales offices shall have a minimum of six parking spaces, which
30 shall include off-street ADA-compliant parking as per § 154.22.
31

32 (d) The time limit for a model home or sales office is five years. DSD may approve
33 time extensions.
34

35 (e) Ten percent of the lot on which each model home or sales office is located shall
36 be landscaped with shrubs and trees or as per an approved xeriscape landscape
37 plan.
38

39 (f) Each model home or sales office shall have exterior siding and roofing which, in
40 color, materials and appearance, is comparable to the predominant materials in
41 use on surrounding dwelling units. The minimum pitch shall be 2/12.
42

43 (g) All setback and area requirements of the R-1 zoning district apply.
44

45 (h) All modular or manufactured models or sales offices shall be ADA compliant and
46 meet all applicable, building, plumbing, mechanical, and electrical code
47 requirements;
48

1 (12) Community residential care facility up to ten persons, including any staff residents
2 providing all city regulations are met as set forth in Chapter 120 of this code.
3

4 (13) Public utilities, including electric facilities including, but not limited to, substations,
5 switching stations and generation;
6

7 (14) Churches and other places of worship, Sunday school buildings, and parish houses;
8

9 (15) Amateur radio antenna;
10

11 (C) Conditional uses (requiring use permit).
12

13 (1) Hospitals and private institutions of an educational nature;
14

15 (2) Family child care facility with a capacity of seven or more;
16

17 (3) Hobby breeders or animal foster care providers as regulated by Chapters 90 and
18 116, provided the lot has an area appropriate to the type and size of the animals
19 being bred;
20

21 (D) Area.
22

23 (1) Every lot must have an area of not less than 7,000 square feet and a width of not
24 less than 60 feet along the front yard setback line. This minimum lot area assumes
25 that the lot is serviced by community utilities. If on-site water and/or sewer are used,
26 then lot sizes required by the New Mexico Environmental Improvement Division shall
27 apply.
28

29 (2) Setbacks.
30

31 (a) Front – 20 feet; garage – 20 feet; side-loaded garage – 15 feet;
32

33 (b) Rear – 15 feet; alley-loaded garage – 0 feet;
34

35 (c) Side – 5 feet; Zero lot line setbacks are allowed on one side with a 10-foot
36 setback on the opposite side.
37

38 (d) Corner side – 10 feet;
39

40 (e) Setbacks shall not apply to storage sheds of 120 square feet or less, provided
41 that the structure is located behind the required front setback line and on a
42 corner lot, is not located in a side yard that is visible from the street.
43

44 (f) Free-standing Wind Energy Units – 2:1 height to setback ratio with a 40-foot
45 maximum height.
46

47 (g) Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of
48 10 feet except for pools.
49

- 1 (h) Flag Poles – 10 feet from any property line,
2
3 (3) Projections into setback area. The following structures are permitted to project into
4 the established setback area for the lot or parcel as indicated.
5
6 (a) Patio covers. A patio cover may encroach to within five feet from the side
7 property lines and five feet from the rear property line.
8
9 1. The setback shall be measured from the supporting posts, however, the
10 overhang of a patio cover may not extend closer than three feet from a
11 property line.
12
13 2. Any patio cover extending into the established setback area for the lot or
14 parcel may not be permanently enclosed with any materials, including wood,
15 metal, canvas, plastic, glass or any other screening material. A permanently
16 enclosed patio must conform to the setback standards applicable to the main
17 dwelling.
18
19 3. The height of the patio cover shall not exceed 12 feet.
20
21 (b) Architectural features. Bay windows, fireplaces, roof eaves, chimneys and similar
22 architectural features may encroach no more than two feet into any required
23 setback area, provided the encroachments:
24
25 1. Remain at least three feet from the property line; and
26
27 2. Do not increase the living space of the structure at the floor level.
28
29 (c) Carports may be located in the front yard provided that the carport shall not be
30 located closer than ten feet from the front property line and, the carport is not
31 enclosed greater than 50%, and the carport may be located in the side yard up to
32 the side property line provided that no carport overhangs or drains onto the
33 adjacent property.
34
35 (d) Lots adjacent to open space. On any lot which adjoins a golf course, park area,
36 common open space or similar open space, open balconies or open decks may
37 extend up to ten feet into the required setback from the dwelling and toward the
38 open space; provided, however that the projection extends no closer than five
39 feet from the property line.
40
41 (e) Unenclosed decks with floor surfaces no more than 30 inches above grade and,
42 unenclosed porches and balconies may extend into the rear yard a distance of
43 up to one-half of the required rear yard.
44
45 (f) Fireproof outside stairways projecting into a minimum yard not more than 3-1/2
46 feet may be permitted where same are placed so as to not obstruct light and
47 ventilation.
48
49 (g) Mechanical equipment. Mechanical equipment such as air-conditioning units,

1 pool filtering and heating equipment, water softeners, and similar mechanical
2 equipment may occupy the required rear and side yard setback areas if such
3 mechanical equipment does not restrict the required access through such
4 setback areas as determined by DSD. If screening is provided, screening should
5 be designed to allow for access to utility facilities. All screening and vegetation
6 surrounding ground-mounted transformers and utility pads are to allow 10 feet of
7 clearance in front of the equipment door and 5 feet of clearance on the remaining
8 three sides for safe operation, maintenance and repair purposes.
9

10 (4) Building envelopes. If a building envelope is included at the time of plat, appropriate
11 placement of the building envelope within the setback area will be allowed.
12 Envelopes may be placed within the setback area for the following reasons:
13

- 14 (a) To preserve open space;
- 15
- 16 (b) To preserve native plant material on the site;
- 17
- 18 (c) To preserve natural drainage courses; and
- 19
- 20 (d) To preserve views of nearby lots.
- 21

22 (E) Off-street parking. Off-street parking must be provided as set forth in § 154.22.
23

24 (1) One commercial vehicle/equipment may be parked only on a developed residential
25 property provided;

26 (a) It is parked in a parking space; maximum size of 9 feet x 28 feet, and
27

28 (b) It is designed as a van, pickup truck or similar vehicle, and
29

30 (c) It is not more than 28 feet in length or no more than 10 feet in height.
31

32 (2) (a) One commercial vehicle/equipment not meeting the requirement of division (E)
33 (1) above, may only be parked on a developed residential property if such is parked
34 beyond the profile of the home with lawfully permitted physical blinding to provide
35 visual abatement from the street and the properties adjacent to the subject property.
36

37 (b) A lawfully permitted physical blinding means a structure, screening or
38 structure that is in accordance with all existing applicable codes including but
39 not limited to building codes, fire codes, and zoning codes.
40

41 (3) A vehicle that is engaged in the expeditious process of loading or unloading
42 passengers or freight is permitted to be parked for a reasonable time period to
43 permit the loading or unloading.
44

45 (F) Height restrictions.
46

47 (1) No building or structure shall exceed 32 feet in height except for others permitted
48 herein.
49

- 1
- 2 (2) No accessory building shall exceed the height of the primary structure or 24 feet,
- 3 whichever is greater. Height is measured from finished floor elevation.
- 4
- 5 (3) Antennas, chimneys, flues, vents, or similar structures, shall not exceed over ten feet
- 6 above the specified maximum height limit.
- 7
- 8 (4) Water towers and mechanical equipment shall not extend over five feet above the
- 9 specified maximum height limit.
- 10
- 11 (5) Church spires, bell towers and like architectural projections, may extend over the
- 12 maximum height limit.
- 13
- 14 (6) Satellite dishes may not exceed the permissible height of the building they are
- 15 attached to, and may not have a dish diameter that exceeds 36 inches.
- 16
- 17 (7) Amateur radio antenna to a height of 65 feet from grade is permitted; anything above
- 18 65 feet from grade may be allowed by the approval of a conditional use permit.
- 19
- 20 (8) Flag poles shall not exceed 32 feet in height.
- 21

22 (G) Landscaping. All single-family residential development shall include the installation and
 23 maintenance of landscaping in the front yard, and when an unscreened side yard abuts
 24 a street right-of-way, in that side yard as well. A minimum of two trees, each of a
 25 minimum 1-1/2 inches in caliper (deciduous trees) or eight-foot high conifers (evergreen
 26 trees) and three five-gallon shrubs, or the equivalent thereof in accordance with a
 27 written plan submitted to and approved by the Director of Development Services, or that
 28 person's official designee, shall be installed within a reasonable time after occupation of
 29 the dwelling unit not to exceed 120 days. The installation of cool season turf grass in
 30 residential front yards is prohibited. Cool season turf grass is permitted in side and rear
 31 yards but shall not exceed 1,000 square feet or 20% of the total lot area, whichever is
 32 less. Cool season turf grasses include but are not limited to the following species: *Poa*
 33 *pratensis* (Kentucky Bluegrass), *Festuca* spp. (Fescues), and *Lolium* spp. (Ryegrasses).
 34 Plant materials in front yards shall be limited to species that are not listed as high water
 35 use on the City of Rio Rancho plant list. Existing turf and other plants installed prior to
 36 October 31, 2011, are exempt from this regulation. After October 31, 2011, future
 37 homeowner association bylaws or new restrictive covenants shall not have requirements
 38 that conflict with the landscaping restrictions contained herein. Effective the date of this
 39 ordinance, homeowner association bylaws or new restrictive covenants shall not
 40 mandate a minimum amount of live grass.

41
 42 (Ord. 02-004, § 9-1-5; Am. Ord. 02-036; Am. Ord. 05-33; Am. Ord. 03-004; Am. Ord. 07-50;
 43 Am. Ord. 08-15; Am. Ord. 10-27; Am. Ord. 11-20)

44
 45
 46 **154.06 R-2: SINGLE-FAMILY RESIDENTIAL DISTRICT.**

47 (A) Purpose. This district permits a moderate density of population in which the principal
 48 use is single-family dwelling units.

1 (B) Permissive uses.

2
3 (1) Same as those in the R-1 district; R-1 design standards apply.

4
5 (C) Conditional uses (requiring use permit).

6
7 (1) Same as those in the R-1 district.

8
9 (D) Area.

10
11 (1) Every lot must have an area of not less than 5,000 square feet and a minimum lot
12 width of 50 feet along the front yard setback line.

13
14 (2) Setbacks.

15
16 (a) Front – 15 feet; garage – 20 feet; side-loaded garage – 15 feet;

17
18 (b) Rear – 15 feet; alley-loaded garage – 0 feet.

19
20 (c) Side – 5 feet; Zero lot line setbacks are allowed on one side with a 10-foot
21 setback on the opposite side.

22
23 (d) Corner side – 10 feet;

24
25 (e) Free-standing Wind Energy Units – 2:1 height to setback ratio with a 40-foot
26 maximum height.

27
28 (f) Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of
29 10 feet except for pools.

30
31 (g) Flag Poles – 10 feet from any property line.

32
33 (3) Projections into setback area. Same as R-1 district.

34
35 (E) Off-street parking. Off-street parking spaces must be provided as set forth in § 154.22.

36
37 (1) The same restrictions as stipulated in the R-1 district pertaining to parking of
38 commercial vehicles apply.

39
40 (F) Height restrictions. Same as R-1 district.

41
42 (G) Landscaping. Same as R-1 district.

43
44 (Ord. 02-004, § 9-1-6; Am. Ord. 05-33; Am. Ord. 07-50; Am. Ord. 08-15)

45
46 **154.07 R-3: MIXED RESIDENTIAL DISTRICT.**

47 (A) Purpose. This district permits a moderate density of population in which the principal
48 use is single-family attached or detached townhome or patio home dwelling units or for
49 small-scale multi-family units.

1
2 (B) Permissive uses.
3

- 4 (1) Same as those in the R-1 district, design standards apply;
5
6 (2) Single-family attached or detached dwelling units;;
7
8 (3) Multi-family dwellings, provided there are not more than 26 units per acre;
9
10 (4) Boarding and lodging houses;
11
12 (5) Town-home, patio home, or similar development provided all city regulations are
13 met.
14

15 (C) Conditional uses (requiring use permit).
16

- 17 (1) Same as those in the R-1 district.
18
19 (2) Community residential care facility up to 18 persons, including any staff residents,
20 providing all city regulations are met
21
22 (3) Senior transitional care facilities, senior living facility, and or other similar facilities up
23 to 35 dwelling units per acre and up to 50 feet in height.
24

25 (D) Area.
26

- 27 (1) Where multi-family dwellings exist, every lot must have an area of not less than
28 10,000 square feet and a width of not less than 70 feet along the front yard setback
29 line.
30
31 (2) Where detached single-family dwellings exist, every lot must have an area of not
32 less than 3,000 square feet with a minimum width of 35 feet along the front yard
33 setback line.
34
35 (3) Where attached town-homes exist, the minimum lot size shall be 1,200 square feet
36 with a minimum front width of 28 feet along the front yard setback line.
37

38 (4) Setbacks.
39

40 (a) Multi-family dwelling units
41

- 42 1. Front – 20 feet;
43
44 2. Rear – 15 feet;
45
46 3. Side – 7 ½ feet;
47
48 4. Corner side – 10 feet;
49

1 (b) Single-family detached dwelling units
2

- 3 1. Front – 15 feet; garage – 20 feet; side-loaded garage – 15 feet;
4
5 2. Rear – 5 feet; alley-loaded garage – 0 feet;
6
7 3. Side – 5 feet; Zero lot line setbacks are allowed on one side with a 10-foot
8 setback on the opposite side.
9
10 4. Corner side – 10 feet;
11

12 (c) Single-family attached dwelling units
13

- 14 1. Front – 20 feet; garage – 20 feet;
15
16 2. Rear – 0 feet; alley-loaded garage – 0 feet;
17
18 3. Side – 0 feet;
19
20 4. Corner side – 10 feet;
21

22 (d) Setbacks shall not apply to storage sheds of 120 square feet or less, provided
23 that the structure is located behind the required front setback line and on a
24 corner lot, is not located in a side yard visible from the street.
25

26 (e) Free-standing Wind Energy Units – 2:1 height to setback ratio with a 40-foot
27 maximum height.
28

29 (f) Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of
30 10 feet except for pools.
31

32 (g) Flag Poles – 10 feet from any property line.
33

34 (h) Trash Containers and Trash Compactors – 15 feet from the property line when
35 adjacent to land planned or zoned for a single-family residential use.
36

- 37 1. All trash containers and trash compactors shall be screened from a public
38 right-of-way by decorative wall or enclosure and shall be not less than two
39 feet above the height of the trash container or compactor.
40

41 (5) Projections into the setback area are the same as the R-1 district.
42

43 (E) Off-street parking. Off-street parking spaces must be provided as set forth in § 154.22.
44

- 45 (1) The same restrictions as stipulated in the R-1 district pertaining to parking of
46 commercial vehicles apply.
47

48 (F) Height restrictions. 32 feet; Multi-family dwelling units: 50 feet.
49

1 (G) Landscaping.

2
3 (1) Multi-family dwellings. All multi-family residential development shall include the
4 installation and maintenance of landscaping throughout the site. A minimum of two
5 trees, each of a minimum 1 ½ inches in caliper (deciduous trees) or eight feet high
6 (evergreen trees), and three five gallon shrubs or the equivalent thereof per dwelling
7 unit in accordance with a written plan submitted to and approved by the Director of
8 Development Services, or that person's official designee, shall be installed within a
9 reasonable time after occupation of the dwelling unit not to exceed 120 days. Cool
10 season turf grass shall be limited to areas designated for recreational use and shall
11 be limited to a maximum of 15% of the total lot area. Cool season turf grasses
12 include but are not limited to the following species: *Poa pratensis* (Kentucky
13 Bluegrass), *Festuca* spp. (Fescues), and *Lolium* spp. (Ryegrasses). Plant materials
14 shall be limited to species that are not listed as high water use in the City of Rio
15 Rancho plant list. Existing turf and other plants installed prior to October 31, 2011
16 are exempt from this regulation. Effective the date of this ordinance, homeowner
17 association bylaws or new restrictive covenants shall not mandate a minimum
18 amount of live grass.

19
20 (2) Single-family dwellings. Same as R-1 district.

21
22 (Ord. 02-004, § 9-1-7; Am. Ord. 05-33; Am. Ord. 07-50; Am. Ord. 08-15; Am. Ord. 11-20)

23
24 **154.08 R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT.**

25 (A) Purpose. This district permits a moderate density of population in which the principal
26 use is single-family dwelling units.

27
28 (B) Permissive uses. Same as those in the R-1 district; design standards apply.

29
30 (C) Conditional uses (requiring use permit). Same as those in R-1 district.

31
32 (D) Area. Lots must have an area of not less than 4,000 square feet with a minimum width
33 of 40 feet along the front yard setback line.

34
35 (1) Setbacks.

36
37 (a) Front – 15 feet; garage – 20 feet; side-loaded garage – 15 feet;

38
39 (b) Rear – 15 feet; alley-loaded garage – 0 feet.

40
41 (c) Side – 5 feet; Zero lot line setbacks are allowed on one side with a 10-foot
42 setback on the opposite side.

43
44 (d) Corner side – 10 feet;

45
46 (e) Free-standing Wind Energy Units – 2:1 height to setback ratio with a 40-foot
47 maximum height.

48
49 (f) Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of

1 10 feet except for pools.
2

3 (g) Flag Poles – 10 feet from any property line.
4

5 (2) Projections into the setback area are the same as the R-2 district.
6

7 (E) Off-street parking. Off-street parking spaces must be provided as set forth in § 154.22.
8

9 (1) The same restrictions as stipulated in the R-1 district pertaining to parking of
10 commercial vehicles apply.
11

12 (F) Height restrictions.
13

14 (1) No building or structure shall exceed 32 feet in height.
15

16 (2) No accessory building shall exceed the height of the primary structure or 24 feet,
17 whichever is greater.
18

19 (3) Antennas, chimneys, flues, vents, or similar structures, shall not exceed over ten feet
20 above the specified maximum height limit.
21

22 (4) Water towers and mechanical equipment shall not extend over five feet above the
23 specified maximum height limit.
24

25 (5) Church spires, bell towers and like architectural projections, may extend over the
26 maximum height limit.
27

28 (6) Satellite dishes may not exceed the permissible height of the building they are
29 attached to, and may not have a dish diameter that exceeds 36 inches.
30

31 (7) Amateur radio antenna heights above the maximum height to a height of 65 feet
32 from grade is permitted; anything above 65 feet from grade may be allowed by the
33 approval of a conditional use permit.
34

35 (8) Flag poles shall not exceed 32 feet in height.
36

37 (G) Landscaping. All single-family residential development shall include the installation and
38 maintenance of landscaping in the front yard, and when an unscreened side yard abuts
39 a street right-of-way, in that side yard as well. A minimum of two trees, each of a
40 minimum 1-1/2 inches in caliper (deciduous trees) or eight-foot high conifers (evergreen
41 trees) and three five-gallon shrubs, or the equivalent thereof in accordance with a
42 written plan submitted to and approved by the Director of Development Services, or that
43 person's official designee, shall be installed within a reasonable time after occupation of
44 the dwelling unit not to exceed 120 days. The installation of cool season turf grass in
45 residential front yards is prohibited. Cool season turf grass is permitted in side and rear
46 yards but shall not exceed 1,000 square feet or 20% of the total lot area, whichever is
47 less. Cool season turf grasses include but are not limited to the following species: *Poa*
48 *pratensis* (Kentucky Bluegrass), *Festuca* spp. (Fescues), and *Lolium* spp. (Ryegrasses).
49 Plant materials in front yards shall be limited to species that are not listed as high water

1 use on the City of Rio Rancho plant list. Existing turf and other plants installed prior to
2 October 31, 2011, are exempt from this regulation. After October 31, 2011, future
3 homeowner association bylaws or new restrictive covenants shall not have requirements
4 that conflict with the landscaping restrictions contained herein. Effective the date of this
5 ordinance, homeowner association bylaws or new restrictive covenants shall not
6 mandate a minimum amount of live grass.
7

8 (Ord. 02-004, § 9-1-26; Am. Ord. 05-33; Am. Ord. 08-15; Am. Ord. 10-27)
9

10 **154.09 R-5: SINGLE-FAMILY RESIDENTIAL DISTRICT.**

11 (A) Purpose. This district permits a moderately high density of population in which the
12 principal use is single-family dwelling units.
13

14 (B) Permissive uses. Same as those in the R-1 district; design standards apply.
15

16 (C) Conditional uses (requiring use permit). Same as those in the R-1 district.
17

18 (D) Area. Lots must have an area of not less than 2,500 square feet and a minimum lot
19 width of 35 feet along the front yard setback line.
20

21 (1) Setbacks.

22
23 (a) Front – 10 feet; garage – 20 feet; side-loaded garage – 15 feet;
24

25 (b) Rear – 15 feet; alley-loaded garage – 0 feet.
26

27 (c) Side – 5 feet; Zero lot line setbacks are allowed on one side with a 10-foot
28 setback on the opposite side.
29

30 (d) Corner side – 10 feet;
31

32 (e) Free-standing Wind Energy Units – 2:1 height to setback ratio with a 40-foot
33 maximum height.
34

35 (f) Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of
36 10 feet except for pools.
37

38 (g) Flag Poles – 10 feet from any property line.
39

40 (2) Projections into the setback area are the same as the R-2 district.
41

42 (E) Off-street parking. Off-street parking spaces must be provided as set forth in § 154.22.
43

44 (1) The same restrictions as stipulated in the R-1 district pertaining to parking of
45 commercial vehicles apply.
46

47 (F) Height restrictions.
48

49 (1) No building or structure shall exceed 32 feet in height.

- 1
- 2 (2) No accessory building shall exceed the height of the primary structure or 24 feet,
- 3 whichever is greater.
- 4
- 5 (3) Antennas, chimneys, flues, vents, or similar structures, shall not exceed over ten feet
- 6 above the specified maximum height limit.
- 7
- 8 (4) Water towers and mechanical equipment shall not extend over five feet above the
- 9 specified maximum height limit.
- 10
- 11 (5) Church spires, bell towers and like architectural projections, may extend over the
- 12 maximum height limit.
- 13
- 14 (6) Satellite dishes may not exceed the permissible height of the building they are
- 15 attached to, and may not have a dish diameter that exceeds 36 inches.
- 16
- 17 (7) Amateur radio antenna heights above the maximum height to a height of 65 feet
- 18 from grade is permitted; anything above 65 feet from grade may be allowed by the
- 19 approval of a conditional use permit.
- 20
- 21 (8) Flag poles shall not exceed 32 feet in height.
- 22

23 (G) Landscaping. All single-family residential development shall include the installation and
 24 maintenance of landscaping in the front yard, and when an unscreened side yard abuts
 25 a street right-of-way, in that side yard as well. A minimum of two trees, each of a
 26 minimum 1-1/2 inches in caliper (deciduous trees) or eight-foot high conifers (evergreen
 27 trees) and three five-gallon shrubs, or the equivalent thereof in accordance with a
 28 written plan submitted to and approved by the Director of Development Services, or that
 29 person's official designee, shall be installed within a reasonable time after occupation of
 30 the dwelling unit not to exceed 120 days. The installation of cool season turf grass in
 31 residential front yards is prohibited. Cool season turf grass is permitted in side and rear
 32 yards but shall not exceed 1,000 square feet or 20% of the total lot area, whichever is
 33 less. Cool season turf grasses include but are not limited to the following species: *Poa*
 34 *pratensis* (Kentucky Bluegrass), *Festuca* spp. (Fescues), and *Lolium* spp. (Ryegrasses).
 35 Plant materials in front yards shall be limited to species that are not listed as high water
 36 use on the City of Rio Rancho plant list. Existing turf and other plants installed prior to
 37 October 31, 2011, are exempt from this regulation. After October 31, 2011, future
 38 homeowner association bylaws or new restrictive covenants shall not have requirements
 39 that conflict with the landscaping restrictions contained herein. Effective the date of this
 40 ordinance, homeowner association bylaws or new restrictive covenants shall not
 41 mandate a minimum amount of live grass.

42
 43 (Ord. 02-004, § 9-1-27; Am. Ord. 08-15; Am. Ord. 10-27)

44
 45 **154.10 R-6: MULTI-FAMILY RESIDENTIAL DISTRICT.**

46 (A) Purpose. This district permits a high density of population in which the principal use is
 47 multi-family dwelling units.

48
 49 (B) Permissive uses. Multiple family dwelling units for sale or rent that are attached and

1 allowed up to a density of 50 dwelling units/acre. Senior transitional care or living
2 facilities are also permissive with the same height and density limits; Same uses as
3 those in the R-3 district are also allowed.
4

5 (1) Electric facilities including, but not limited to, substations, switching stations and
6 generation
7

8 (C) Conditional uses (requiring use permit). Same as those in R-3 district.
9

10 (D) Area.
11

12 (1) Lots must have an area of not less than 10,000 square feet with a minimum width of
13 70 feet along the front yard setback line.
14

15 (2) The maximum allowable density on a lot is 50 dwelling units per acre.
16

17 (3) Setbacks.
18

19 (a) Multi-family dwelling units
20

21 1. Front – 20 feet;
22

23 2. Rear – 15 feet;
24

25 3. Side – 7 ½ feet;
26

27 4. Corner side – 10 feet;
28

29 (b) Single-family detached dwelling units
30

31 1. Front – 15 feet; garage – 20 feet; side-loaded garage – 15 feet;
32

33 2. Rear – 5 feet; alley-loaded garage – 0 feet;
34

35 3. Side – 5 feet; Zero lot line setbacks are allowed on one side with a 10-foot
36 setback on the opposite side.
37

38 4. Corner side – 10 feet;
39

40 (c) Single-family attached dwelling units
41

42 1. Front – 20 feet; garage – 20 feet;
43

44 2. Rear – 0 feet; alley-loaded garage – 0 feet;
45

46 3. Side – 0 feet;
47

48 4. Corner side – 10 feet;
49

1 (d) Setbacks shall not apply to storage sheds of 120 square feet or less, provided
2 that the structure is located behind the required front setback line and on a
3 corner lot, is not located in a side yard visible from the street.
4

5 (e) Free-standing Wind Energy Units – 2:1 height to setback ratio with a 40-foot
6 maximum height.
7

8 (f) Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of
9 10 feet except for pools.
10

11 (g) Flag Poles – 10 feet from any property line.
12

13 (h) Trash Containers and Trash Compactors – 15 feet from the property line when
14 adjacent to land planned or zoned for a single-family residential use.
15

16 1. All trash containers and trash compactors shall be screened from a public
17 right-of-way by decorative wall or enclosure and shall be not less than two
18 feet above the height of the trash container or compactor.
19

20 (4) Projections into the setback area are the same as the R-2 district.
21

22 (E) Off-street parking. Off-street parking spaces must be provided as set forth in § 154.22.
23

24 (1) The same restrictions as stipulated in the R-1 district pertaining to parking of
25 commercial vehicles apply.
26

27 (F) Height restrictions. 78 feet or 6 stories.
28

29 (G) Landscaping.
30

31 (1) Multi-family dwellings. All multi-family residential development shall include the
32 installation and maintenance of landscaping throughout the site. A minimum of two
33 trees, each of a minimum 1 ½ inches in caliper (deciduous trees) or eight feet high
34 (evergreen trees), and three five gallon shrubs or the equivalent thereof per dwelling
35 unit in accordance with a written plan submitted to and approved by the Director of
36 Development Services, or that person's official designee, shall be installed within a
37 reasonable time after occupation of the dwelling unit not to exceed 120 days. Cool
38 season turf grass shall be limited to areas designated for recreational use and shall
39 be limited to a maximum of 15% of the total lot area. Cool season turf grasses
40 include but are not limited to the following species: Poa pratensis (Kentucky
41 Bluegrass), Festuca spp. (Fescues), and Lolium spp. (Ryegrasses). Plant materials
42 shall be limited to species that are not listed as high water use in the City of Rio
43 Rancho plant list. Existing turf and other plants installed prior to October 31, 2011
44 are exempt from this regulation. Effective the date of this ordinance, homeowner
45 association bylaws or new restrictive covenants shall not mandate a minimum
46 amount of live grass.
47

48 (2) Single-family dwellings. Same as R-1 district.
49

1 (H) Usable Recreation Space: 50 square feet for each studio or one-bedroom dwelling unit,
2 100 square feet for each two+ bedroom dwelling unit for uses as defined in the Usable
3 Recreation Space definition.
4

5 (Ord. 02-004, § 9-1-28; Am. Ord. 07-50; Am. Ord. 08-15)
6

7 **154.11 M-H: MOBILE HOME RESIDENTIAL DISTRICT.**

8 (A) Purpose. This district permits a low density of population in which the principal use is a
9 mobile home dwelling.
10

11 (B) Permissive uses.
12

13 (1) One mobile home per lot;
14

15 (2) Accessory buildings or structures but not to include structures for domestic livestock
16 or fowl;
17

18 (3) Noncommercial gardens, swimming pools, and tennis courts; and
19

20 (4) Parks, open spaces, and public utilities.
21

22 (5) Churches and other places of worship, Sunday school buildings, and parish houses;
23

24 (C) Conditional uses (requiring use permit). Same as those in the R-1 district.
25

26 (D) Area.
27

28 (1) Every lot must have an area of not less than 5,000 square feet and a width of not
29 less than 50 feet along the front yard setback line. This lot size assumes community
30 utilities, otherwise New Mexico Environmental Industries Division standards apply.
31

32 (2) Setbacks.
33

34 (a) Front – 20 feet; garage – 20 feet; side-loaded garage – 15 feet;
35

36 (b) Rear – 15 feet; alley-loaded garage – 0 feet;
37

38 (c) Side – 5 feet;
39

40 (d) Corner side – 10 feet;
41

42 (e) Setback shall not apply to storage sheds of 120 square feet or less, provided that
43 the structure is located behind the required front setback line, and on a corner lot,
44 is not located in a side yard visible from the street.
45

46 (f) Free-standing Wind Energy Units – 2:1 height to setback ratio with a 40-foot
47 maximum height.
48

49 (g) Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of

1 10 feet except for pools.
2

3 (h) Flag Poles – 10 feet from any property line.
4

5 (E) Off-street parking. Off-street parking spaces must be provided as set forth in § 154.22.
6

7 (1) The same restrictions as stipulated in the R-1 district pertaining to parking of
8 commercial vehicles apply.
9

10 (F) Height restrictions. One story but not more than 22 feet total height.
11

12 (G) Landscaping. The installation of cool season turf grass in residential front yards is
13 prohibited. Cool season turf grass shall be limited to 1,000 square feet or 20% of the
14 total lot area, whichever is less. Cool season turf grasses include but are not limited to
15 the following species: *Poa pratensis* (Kentucky Bluegrass), *Festuca* spp. (Fescues), and
16 *Lolium* spp. (Ryegrasses). Plant materials in front yards shall be limited to species that
17 are not high water use on the City of Rio Rancho plant list. Existing turf and other plants
18 installed prior to October 31, 2011, are exempt from this regulation. Effective the date of
19 this ordinance, homeowner association bylaws or new restrictive covenants shall not
20 mandate a minimum amount of live grass.
21

22 (Ord. 02-004, § 9-1-8; Am. Ord. 08-15; Am. Ord. 11-20)
23

24 **154.12 C-1: RETAIL COMMERCIAL DISTRICT.**

25 (A) Purpose. This district permits limited commercial uses such as those pertaining to the
26 day-to-day needs of the residential populace.
27

28 (B) Permissive uses.
29

30 (1) Stores for the sale of retail goods, products, and services;
31

32 (2) Restaurants, bars, and lounges;
33

34 (3) Repair shops-electrical, radio, and television appliances, keys, and similar articles;
35

36 (4) Shops-dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;
37

38 (5) Banks and office buildings;
39

40 (6) Churches and other places of worship, Sunday school buildings, and parish houses;
41

42 (7) Bakeries and confectioneries where goods are sold at retail prices;
43

44 (8) Parks, recreational parks, and open spaces;
45

46 (9) Nursery schools and daycare facilities;
47

48 (10) Undertaking establishments;
49

- 1 (11) Club houses, buildings for fraternal organizations, nonprofit public service
2 organizations;
3
- 4 (12) Medical complexes, professional offices associated with medical complexes, and
5 veterinarians;
6
- 7 (13) Construction trailers for a period not to exceed 21 days before construction plus the
8 entire period of construction up to 6 months and no more than 30 days after
9 construction has finished, provided that the use of the trailer is for assisting in the
10 security of the construction site and facilitating the delivery of construction material,
11 and that no sales are conducted from the construction trailer either before or after
12 the site development is completed. If an extension is needed, application to and
13 certification from the administration is necessary and may be granted for up to 120
14 days;
15
- 16 (14) Photocopying and blueprinting;
17
- 18 (15) Public facilities;
19
- 20 (16) Hospitals;
21
- 22 (17) Nursing homes, senior transitional living and care facilities and similar institutions;
23
- 24 (18) Temporary structures and enclosures used in construction of a building and used for
25 storage of equipment and material. Such structure must be removed after the
26 specific construction project is completed and not to remain on the premises for
27 more than one month after completion. Temporary commercial structures used for
28 seasonal purposes may be erected for a period of not more than 90 days. But, in no
29 case shall the structure or enclosure be present for longer than one week after the
30 ending of the season for which it was intended;
31
- 32 (19) Drive-in or drive-up window restaurants, and/or convenience stores, provided drive
33 up liquor dispensing windows are excluded at such establishments;
34
- 35 (20) Auditoriums, bowling alleys, billiard or pool halls, dance halls, theaters, skating rinks,
36 and other indoor entertainment establishments;
37
- 38 (21) Manager/caretaker residential uses within the structures;
39
- 40 (22) R-3 multi-family or R-6 residential uses if located above the first floor;
41
- 42 (23) Offset press printing:
43
- 44 (a) Maximum of two offset printers;
45
- 46 (b) Maximum size of offset duplicator machines shall not exceed 20 inches each.
47
- 48 (24) Gasoline service stations, convenience stores, and carwashes.
49

1 (25) Auto repair, minor;
2

3 (26) Public utilities, electric facilities including, but not limited to, substations, switching
4 stations, and generation.
5

6 (27) Day spa;
7

8 (28) Public, private or charter schools;
9

10 (29) Park and ride facilities and parking lots.
11

12 (C) Conditional uses (requiring use permit).
13

14 (1) Automotive dealers, motorcycle dealers and auto repair, major, provided that:
15

16 (a) Repairs and associated activities are conducted within a completely enclosed
17 building; or
18

19 (b) A solid masonry wall at least six feet high is erected between the activity and any
20 abutting or contiguous residential zone;
21

22 (c) Applicants shall provide site plans which show lot dimensions, location and
23 dimensions of proposed structures/facilities, parking, proposed signage,
24 landscaping and buffers; if applicable, information with regard to the nature of the
25 operation as well as hours of operation, for review and approval by the Planning
26 and Zoning Board.
27

28 (2) Temporary model home/sales office:
29

30 (a) Setbacks shall be as per standard C-1 requirements or as approved by the
31 Planning and Zoning Board; whichever is greater.
32

33 (b) Landscaping shall be as per standard C-1 requirements.
34

35 (c) Signage shall be as per standard trade sign requirements.
36

37 (d) The time limit for a model home is five years. The Planning and Zoning Board
38 may approve time extensions through the conditional use process.
39

40 (e) Applicants shall submit a site plan which shows lot dimensions, location and
41 dimensions of all proposed structures, proposed signage, landscaping and
42 landscape buffers; if applicable, for review and approval by the Planning and
43 Zoning Board.
44

45 (f) Restroom must be provided for during hours of operation.
46

47 (g) All nonconformities on the site shall be brought into compliance before a
48 certificate of occupancy is issued.
49

1 (h) The model home/sales office is not to be used for residential purposes.
2

3 (i) Parking shall be as per standard C-1 requirements.
4

5 (j) Restoration of the model home site shall be accomplished within 30 days after
6 the removal of the model home.
7

8 (3) Recycling collection centers provided that they are an accessory use, and:
9

10 (a) Applicants provide site plans which show lot dimensions, location and
11 dimensions of proposed structures/facilities, parking, proposed signage,
12 landscaping and buffers; if applicable, information with regard to the nature of the
13 operation, duration of the proposed use, and hours of operation, for review and
14 approval by the Planning and Zoning Board.
15

16 (b) Applicants shall provide a statement of responsibility which verifies that as the
17 host of the operation, the applicant shall be responsible for site maintenance in
18 that it shall be free of litter, refuse, and recyclables.
19

20 (c) The applicant shall include plans with regard to the number and type of collection
21 bins to be used. No open type bins will be allowed.
22

23 (d) Collection centers shall be located at minimum 100 feet from residential property.
24

25 (e) The applicant shall furnish information with regard to the disposal of the collected
26 recyclable ensuring that they will not be disposed of at landfills.
27

28 (4) Self-storage facilities. Applicants shall provide a site plan which includes at minimum
29 the following information: lot dimensions, location and dimensions of proposed
30 structures/facilities, parking, proposed signage, landscaping and landscape buffers
31 and, if applicable, information with regard to the nature of the operation as well as
32 hours of operation, for review and approval by the Planning and Zoning Board.
33

34 (5) Circuses, carnivals, flea markets and other similar outdoor amusement activities,
35 provided:
36

37 (a) Lighting is located so it does not reflect off the premises and complies with the
38 Night Sky Protection Act.
39

40 (b) The site is located at least 300 feet from a residential dwelling that is a
41 conforming use.
42

43 (D) Area. Minimum ½ acre (21,780 square feet)
44

45 (1) Setbacks.
46

47 (a) Front – 10 feet;
48

49 (b) Rear – 0 feet, unless abutting a residential zone, then a 10-foot setback with

1 landscaped buffer is required for buildings up to 35 feet in height. For portions of
2 a building greater than 35 feet in height, the building shall have a step-back of
3 one foot for each additional one foot of height up to the maximum height of the
4 district;

5
6 (c) Side – 0 feet, unless abutting a residential zone then, a 10-foot setback with
7 landscaped buffer is required for buildings up to 35 feet in height. For portions of
8 a building greater than 35 feet in height, the building shall have a step-back of
9 one foot for each additional one foot of height up to the maximum height of the
10 district;

11
12 (d) Corner side – 10 feet;

13
14 (e) Trash Containers and Trash Compactors – 15 feet from the property line when
15 adjacent to land planned or zoned for a single-family residential use.

16
17 1. All trash containers and trash compactors shall be screened from a public
18 right-of-way by decorative wall or enclosure and shall be not less than two
19 feet above the height of the trash container or compactor.
20

21 (f) Flag Poles – 25 feet from any property line, with a maximum height of 50 feet.
22 Pole heights greater than 50 feet may be approved by conditional use permit.
23

24 (E) Height. 50 feet; up to 78 feet with an approved conditional use permit.
25

26 (F) Off-street parking. Off-street parking shall be provided as set forth in § 154.22. Parking
27 will be permitted in setbacks unless otherwise restricted in an adopted plan.
28

29 (G) Landscaping. Appropriate landscaping shall be provided for visual relief along the
30 frontage of the parcel; provided, that no less than 10% of the lot shall be landscaped,
31 and no less than one-fourth of the 10% shall be located on the front. Cool season turf
32 grass shall be limited to areas designated for recreational use and shall be limited to a
33 maximum of 1,000 square feet or 20% of the total lot area, whichever is less. Cool
34 season turf grasses include but are not limited to the following species: *Poa pratensis*
35 (Kentucky Bluegrass), *Festuca* spp. (Fescues), and *Lolium* spp. (Ryegrasses). Plant
36 materials shall be limited to species that are not listed as high water use in the City of
37 Rio Rancho plant list. Existing turf and other plants installed prior to October 31, 2011,
38 are exempt from this regulation.
39

40 (H) Buffer zone.

41
42 (1) Buffer wall. The buffer wall shall be a minimum of six feet in height and shall be
43 constructed of masonry, sealed adobe, brick or other solid material.
44

45 (a) Where nonresidential property abuts residential property, the wall shall abut the
46 property line;

47
48 (b) Where the nonresidential district is adjacent to the residential district and a public
49 thoroughfare separates them, the wall shall be located ten feet inside the

1 property line on the nonresidential property. The nonresidential structure may be
2 used in lieu of a wall if it is solid (non-openings), and if it connects to the
3 remainder of the buffer wall to form a continuous buffer for the nonresidential
4 site.
5

6 (2) Buffer landscaping.
7

8 (a) Landscaped buffer areas shall be a minimum of ten feet in width measured
9 perpendicular to the buffer wall.
10

11 (b) The landscaped buffer areas shall include a minimum of one buffer tree per 25
12 feet, or an approved equivalent screening density. Minimum tree sizes at the time
13 of planting shall be three-inch caliper, 30-inch boxed variety or 30-gallon
14 container, or at least 10 feet in height.
15

16 (c) Where nonresidential property abuts residential property, the landscaped buffer
17 shall be located inside the buffer wall and is separated by a public thoroughfare;
18 the landscape buffer shall be located outside the wall. In cases where the
19 building is acting as a partial wall buffer, the landscape buffer may be more than
20 ten feet in width to allow for the appropriate building setbacks.
21

22 (d) Where the nonresidential district is adjacent to the residential district and is
23 separated by a public thoroughfare, the landscape buffer shall be located outside
24 the wall. In cases where the building is acting as a partial wall buffer, the
25 landscape buffer may be more than ten feet in width to allow for the appropriate
26 building setbacks.
27

28 (e) Buffer trees may be a mix of conifers and deciduous trees; however, the
29 emphasis shall be placed on conifers.
30

31 (3) If the buffer wall plus retaining wall have an effective height of over eight feet on the
32 residential side, the city shall decide the required height.
33

34 (I) Any lighting shall comply with the Night Sky Protection Act and be placed so as to reflect
35 the light away from adjacent residential districts.
36

37 (J) The use of corrugated metal siding shall not compose more than 20% of a building
38 façade. The use of architectural metal siding as an architectural element of a building
39 that is finished with a powder-coating designed to withstand natural elements for a
40 minimum of 20 years is encouraged as long as the metal panels used are composed of
41 two or more colors if metal is the dominant building material used.
42

43 (K) No unreasonable noise, odor, or vibration shall be emitted by uses outside the
44 boundaries of the Commercial District. Such comparison shall be made at the boundary
45 of the Commercial District.
46

47 (Ord. 02-004, § 9-1-9; Am. Ord. 04-042; Am. Ord. 11-20)
48
49

1 **154.13 C-2: WHOLESALE AND WAREHOUSING COMMERCIAL DISTRICT.**

2 (A) Purpose. This district permits heavier commercial activities.

3
4 (B) Permissive uses.

5
6 (1) All uses of the C-1, NC and O-1 districts, provided that all regulations of the district
7 and use are met;

8
9 (2) Lumber yards;

10
11 (3) Machinery, farm sales, repairing and overhauling, provided that concealed storage
12 and repair area is utilized;

13
14 (4) Sales of Sheet metal products;

15
16 (5) Wholesale commercial;

17
18 (6) Warehousing and storage;

19
20 (7) Caretaker's living quarters;

21
22 (8) Park and ride facilities and parking lots.

23
24 (C) Conditional uses (requiring use permit).

25
26 (1) Light manufacturing or industrial;

27
28 (2) Research and development office;

29
30 (3) Auto wrecking, salvage, and contractor's yards, provided:

31
32 (a) All activities are conducted in an enclosed building or are enclosed by a solid wall
33 or solid fence at least eight feet high.

34
35 (b) Inoperative automobile bodies or other material may be stacked to a height that
36 does not exceed the height of the required fence or wall;

37
38 (D) Area. Minimum 1/2 acre.

39
40 (1) Setbacks.

41
42 (a) Front – 10 feet;

43
44 (b) Rear – 0 feet, unless abutting a residential zone, then a 10-foot setback with
45 landscaped buffer is required for buildings up to 35 feet in height. For portions of
46 a building greater than 35 feet in height, the building shall have a step-back of
47 one foot for each additional one foot of height up to the maximum height of the
48 district;

1 (c) Side – 0 feet, unless abutting a residential zone then, a 10-foot setback with
2 landscaped buffer is required for buildings up to 35 feet in height. For portions of
3 a building greater than 35 feet in height, the building shall have a step-back of
4 one foot for each additional one foot of height up to the maximum height of the
5 district;

6
7 (d) Corner side – 10 feet;

8
9 (e) Trash Containers and Trash Compactors – 15 feet from the property line when
10 adjacent to land planned or zoned for a single-family residential use.

11
12 1. All trash containers and trash compactors shall be screened from a public
13 right-of-way by decorative wall or enclosure and shall be not less than two
14 feet above the height of the trash container or compactor.

15
16 (f) Flag Poles – 25 feet from any property line, with a maximum height of 50 feet.
17 Pole heights greater than 50 feet may be approved by conditional use permit.

18
19 (E) Height restrictions. Same restrictions as C-1 district.

20
21 (F) Off-street parking. Off-street parking shall be provided as set forth in § 154.22. Parking
22 will be permitted in setbacks unless otherwise restricted in an adopted plan.

23
24 (G) Landscaping. Same as C-1 district.

25
26 (H) Buffer zone. Same as C-1 district.

27
28 (Ord. 02-004, § 9-1-10; Am. Ord. 11-20)

29
30 **154.14 M-1: INDUSTRIAL AND BUSINESS PARK DISTRICT.**

31 (A) Purpose. This district will permit heavy commercial and manufacturing uses which do
32 not create danger and which do not create offensive noise, vibration, smoke, dust, lint,
33 odors, heat, or glare.

34
35 (B) Permissive uses.

36
37 (1) All uses of the C-1, C-2, NC and O-1 districts, provided that all regulations of the
38 district and use are met;

39
40 (2) Laboratories, research, and experimental stations;

41
42 (3) Manufacturing uses;

43
44 (4) Public utility including production and disposal facilities, storage yard, or supply
45 base;

46
47 (5) Tire recapping or re-treading;

48
49 (6) Concrete batching plants, concrete products companies and concrete contractors

1 provided:

2
3 (a) Appropriate dust control devices be installed and operable;

4
5 (b) Appropriate screening be erected to avoid unsightly operations;

6
7 (7) Adults only bookstores, adults only motion picture theaters, and adult entertainment
8 centers as defined in Chapter 111 provided that such uses meet the requirements
9 and/or restrictions set forth in Chapter 111.

10
11 (8) Indoor shooting range;

12
13 (9) Boarding kennels or pet shelters;

14
15 (C) Conditional uses (requiring use permit).

16
17 (1) Automobile dismantling yard, provided:

18
19 (a) All activities are conducted in a completely enclosed building or are enclosed by
20 a solid wall or solid fence at least eight feet high;

21
22 (b) Inoperative automobile bodies or portions thereof may be stacked to a height that
23 does not exceed the height of the required wall;

24
25 (D) Height restrictions. 100 feet.

26
27 (E) Area. Minimum- ½ acre (21,780 square feet)

28
29 (1) Setbacks.

30
31 (a) Front – 10 feet;

32
33 (b) Rear – 0 feet, unless abutting a residential zone, then a 25-foot setback with a
34 10-foot landscaped buffer is required for buildings up to 35 feet in height. For
35 portions of a building greater than 35 feet in height, the building shall have a
36 step-back of one foot for each additional one foot of height up to the maximum
37 height of the district.

38
39 (c) Side – 0 feet, unless abutting a residential zone, then a 25-foot setback with a
40 10-foot landscaped buffer is required for buildings up to 35 feet in height. For
41 portions of a building greater than 35 feet in height, the building shall have a
42 step-back of one foot for each additional one foot of height up to the maximum
43 height of the district;

44
45 (d) Corner side – 10 feet;

46
47 (e) Trash Containers and Trash Compactors – 15 feet from the property line when
48 adjacent to land planned or zoned for a single-family residential use.
49

1 1. All trash containers and trash compactors shall be screened from a public
2 right-of-way by decorative wall or enclosure and shall be not less than two
3 feet above the height of the trash container or compactor.
4

5 (f) Flag Poles – 25 feet from any property line, with a maximum height of 50 feet.
6 Pole heights greater than 50 feet may be approved by conditional use permit.
7

8 (F) Off-street parking. Off-street parking shall be provided as set forth in § 154.22. Parking
9 will be permitted in setbacks unless otherwise restricted in an adopted plan.
10

11 (G) Landscaping. Same as C-1 district.
12

13 (H) Buffer zone. Same as C-1 district.
14

15 (Ord. 02-004, § 9-1-11) (Am. Ord. 07-50)
16

17 **154.15 H-1: HISTORICAL SITE DISTRICT.**

18 (A) Purpose. The purpose of this zone is to preserve, protect, and enhance those structures
19 and areas of historic significance lying within the zoning jurisdiction of the city.
20

21 (B) Special approval required. Any erection, construction, modification, addition, alteration,
22 moving, or destruction that would affect the exterior appearance of any structure,
23 building, or significant object or artifact within this zone which is subject to public view
24 will require review and approval by the Planning and Zoning Board.
25

26 (C) Permissive uses.
27

28 (1) Single-family dwellings;
29

30 (2) Lodging houses, duplexes, beauty, and barber shops;
31

32 (3) Antique shops;
33

34 (4) Arts and crafts shops, or galleries;
35

36 (5) Confectionery stores;
37

38 (6) Bar or lounge;
39

40 (7) Gift shop;
41

42 (8) Restaurant;
43

44 (9) Museum;
45

46 (10) Photographer's studio;
47

48 (11) Churches and other places of worship, Sunday school buildings, and parish houses.
49

1 (D) Conditional uses. None.

2
3 (Ord. 02-004, § 9-1-12)

4
5 **154.16 A-R: AGRICULTURAL RESIDENTIAL DISTRICT.**

6 (A) Purpose. This district permits low-density uses and other uses customarily conducted in
7 agricultural areas.

8
9 (B) Permissive uses.

10
11 (1) One single-family dwelling per lot or one mobile home per lot;

12
13 (2) Incidental structures such as private workshops, storage, recreation, hobby,
14 greenhouses, accessory dwelling unit or accessory living space, or for the keeping
15 or housing of domestic animals and/or agricultural products;

16
17 (3) Home occupations;

18
19 (4) Raising of nursery products;

20
21 (5) Parks, open spaces, recreational parks, and public facilities;

22
23 (6) Agricultural activity provided the lot has an area of at least one acre:

24
25 (a) Stand for display or sale of agricultural products provided the number of stands is
26 limited to one for each lot and that the size of the stand does not exceed 400
27 square feet of floor area.

28
29 (b) Animals such as cattle, horses, pigs, sheep, and goats for commercial purposes
30 provided that one head of cattle or horses does not exceed one for each 10,000
31 square feet of open lot area; one sheep or goat for each 4,000 square feet or
32 equivalent combination. All livestock and poultry shall be kept in such a manner
33 as not to constitute a nuisance, through violation of the following regulations:

34
35 1. Offensive noise, odor, or dust shall be effectively controlled;

36
37 2. Areas devoted to livestock and poultry, including accessory buildings or
38 structure, shall be constructed and maintained to discourage concentration
39 and breeding of insect pests;

40
41 3. All animals shall be confined within owner's property boundaries.

42
43 (7) Temporary, emergency, construction, and repair residences for a period not to
44 exceed 21 days before construction, plus the entire period of construction up to 180
45 days, and not later than 30 days after construction has finished for a total of 231
46 consecutive days maximum. If an extension is needed, application to the
47 administration is necessary and may be granted for up to 120 days. Lot size of a
48 minimum of 1/2 acre or larger is required. The dwelling shall be connected to utilities
49 or self-contained and shall not be located in the front setback;

1
2 (8) Community residential care facility up to ten persons, including any staff residents
3 providing all city regulations are met;

4
5 (9) Family child care facility with a capacity of six or less;

6
7 (10) Public utilities, electric facilities including, but not limited to, substations, switching
8 stations and generation;

9
10 (11) Churches and other places of worship, Sunday school building, and parish house;

11
12 (C) Conditional uses (requiring use permit).

13
14 (1) Hospitals and institutions of an educational nature;

15
16 (2) Nursery, pre-kindergarten, kindergarten, and other private or special schools;

17
18 (3) Fur-bearing animal farm;

19
20 (4) Kennel, veterinary hospital;

21
22 (5) Family child care facility with a capacity of seven or more;

23
24 (6) Hobby breeders and animal foster care providers as per conditions listed under the
25 R-1 Single-family Residential District.

26
27 (D) Height. Same restrictions as R-1 district.

28
29 (E) Area.

30
31 (1) Every lot must have an area of at least one acre with a width of at least 100 feet
32 along the front yard setback line. A lot or parcel of land that has less area or width
33 than that herein required and which was held under separate ownership or was on
34 record prior to the adoption date of this chapter, may be occupied by any use
35 permitted in this district.

36
37 (2) Setbacks.

38
39 (a) Front, garage, and side-loaded garage – 35 feet;

40
41 (b) Rear – 25 feet; alley-loaded garage – 0 feet;

42
43 (c) Side and corner side – 10 feet;

44
45 (d) Free-standing Wind Energy Units – 2:1 height to setback ratio with a 40-foot
46 maximum height.

47
48 (e) Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of
49 10 feet except for pools.

1
2 (f) Flag Poles – 10 feet from any property line.
3

4 (F) Off-street parking. Off-street parking spaces must be provided as set forth in § 154.22.
5 Parking will be permitted in setbacks unless otherwise restricted in an adopted plan.
6

7 (1) The same restrictions as stipulated in the R-1 zoning district pertaining to parking of
8 commercial vehicles apply except that one commercial vehicle/equipment may be
9 parked on the property when such is used and is related to a permitted use being
10 conducted on the property.
11

12 (G) Landscaping. Same as R-1 district.
13

14 (Ord. 02-004, § 9-1-13) (Am. Ord. 07-50; Am. Ord. 08-15; Am. Ord. 11-20)
15

16 **154.17 SU: SPECIAL USE DISTRICT.**

17 (A) (1) This zoning district is suitable for property which is special because of its potential
18 effect on surrounding property, or for other reasons in which the appropriateness is
19 partially or entirely dependent on the character of the site. A special use zoning
20 designation is also appropriately used to:
21

22 (a) To restrict uses otherwise permitted in an underlying zoning district,
23

24 (b) To allow a combination of uses not otherwise permitted in an underlying district,
25

26 (c) To establish a singular land use,
27

28 (d) To establish requirements or conditions that are unique to the property.
29

30 (e) To establish requirements for height, setbacks, width, parking, landscaping,
31 signage or other provisions that are unique to the property,
32

33 (2) An application for a change to SU zoning must state the proposed land use(s).
34

35 (3) All SU zoned property must have a site plan approved by the Governing Body. The
36 site plan may accompany the application for a change in zoning designation or may
37 be submitted for approval at a later date. Approval of the site plan must be obtained
38 prior to any development of the property. The site plan at a minimum shall contain
39 the following information:
40

41 (a) Scale and north arrow;
42

43 (b) Lot boundaries and easements;
44

45 (c) Existing and proposed utilities;
46

47 (d) Existing and proposed rights-of-way;
48

49 (e) Proposed structures with uses dimensions, and setbacks;

1
2 (f) Proposed ingress, egress, parking and circulation;
3

4 (g) Landscaping and landscape buffers;
5

6 (h) Elevations;
7

8 (i) Adjacent property characteristics;
9

10 (j) Preliminary drainage plan.
11

12 (4) The Director of Development Services may approve minor changes to an approved
13 site plan if the change is consistent with the use and other written requirements
14 and/or conditions of approval, if the buildings are of the same general configuration,
15 if the total square footage is not greater than 10% than the approved plan, the site
16 circulation is similar in its effect on adjacent property or streets, and the approving
17 official finds that neither the city nor any person will be substantially aggrieved by the
18 altered site plan. Notice of the proposed change shall be mailed to owners of
19 adjacent property and to associations entitled to notice of the change. Substantial
20 changes to an approved site plan must be approved by the Governing Body.
21

22 (B) Special uses include but are not limited to the following:
23

24 (1) Airport;
25

26 (2) Amusement park of a permanent character;
27

28 (3) Cemetery, including columbarium, mausoleum, or crematory;
29

30 (4) Resorts, spas;
31

32 (5) Race track;
33

34 (6) Stadium;
35

36 (7) Indoor shooting range;
37

38 (8) Manufactured home/mobile home park;
39

40 (9) Recreational vehicle/travel trailer park or campground;
41

42 (10) Concrete batching plant;
43

44 (11) Outdoor theater;
45

46 (12) Community residential care facility provided all city regulations are met in addition to
47 any conditions set forth via the SU/Special Use zoning hearing process;
48

49 (13) Landfill;

1
2 (14) Mining;

3
4 (15) Planned residential developments.

5
6 (a) Permitted uses include single-family homes, townhouses, and apartments, and
7 associated accessory structures as regulated by an underlying zoning district or
8 an approved site plan. Permissive commercial uses may be allowed, up to 25%
9 of the gross floor area of the development.

10
11 (b) A site plan for a P.R.D. shall include information as to the maximum number of
12 dwelling units and/or density; maximum and minimum lot sizes; maximum
13 building height; minimum building setbacks; architectural design standards
14 including but not limited to exterior wall materials and colors roof materials and
15 colors; preliminary grading and drainage plan, landscape design standards,
16 parking, site lighting, design of walls and fences visible from public rights-of-way,
17 and pedestrian amenities.

18
19 (16) Public utilities, electric facilities including, but not limited to, substations, switching
20 stations and generation.

21
22 (17) Any use or combination of uses, not otherwise permitted under a specific zoning
23 district.

24
25 (Ord. 02-004, § 9-1-14; Am. Ord. 08-15; Am. Ord. 08-18)

26
27 **154.18 E-1: ESTATE RESIDENTIAL DISTRICT.**

28 (A) Purpose. This district permits a very low density of population in which the principal land
29 use is single-family dwellings.

30
31 (B) Permissive uses.

32
33 (1) Permissive uses of the R-1 district; design standards apply except for the
34 requirement that dwelling units face or create a presence on the address street;

35
36 (2) Accessory buildings or structures as per R-1, including stable facilities for the
37 housing and maintenance of horses but not to include structures for other types of
38 domestic livestock or fowl; such stable facilities greater than 600 square feet may be
39 exempt from using the same construction materials and having the same façade as
40 the primary structure, but still shall be similar in color.

41
42 (3) Horses are allowed by the following criteria:

43
44 (a) The minimum lot size required for the first horse is one acre;

45
46 (b) Thereafter, each additional horse shall require 1/2 acre per horse in addition to
47 the minimum;

48
49 (c) Horses must be corralled in such a manner as to keep horses a minimum of ten

1 feet away from any property line.

2
3 (C) Conditional uses (requiring use permit).

4
5 (1) Family child care facility with a capacity of seven or more;

6
7 (2) Hobby breeders and animal foster care providers as per conditions listed under the
8 R-1 Single-family Residential District.

9
10 (D) Area.

11
12 (1) Every lot must have an area of not less than 21,780 square feet.

13
14 (2) Setbacks.

15
16 (a) Front – 35 feet; front and side-loaded garages – 35 feet;

17
18 (b) Rear – 25 feet; alley-loaded garage – 0 feet;

19
20 (c) Side – 10 feet except in the case where the side setback requirement in total is
21 greater than 20% of the lot frontage. In that case, side setbacks may be reduced
22 to 5 feet;

23
24 (d) Corner side – 10 feet;

25
26 (e) Free-standing Wind Energy Units – 2:1 height to setback ratio with a 40-foot
27 maximum height;

28
29 (f) Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of
30 10 feet except for pools;

31
32 (g) Flag Poles – 10 feet from any property line;

33
34 (3) Building envelopes. If a building envelope is included at the time of plat, appropriate
35 placement of the building envelope within the setback area will be allowed.
36 Envelopes may be placed with the setback area for the following reasons:

37
38 (a) To preserve open space;

39
40 (b) To preserve native plant material on the site;

41
42 (c) To preserve natural drainage courses;

43
44 (d) To preserve views of nearby lots.

45
46 (E) Restrictions.

47
48 (1) Height. Same as R-1 district.

1 (2) Grading and drainage. No grading of sites will be allowed until DSD has approved
2 both the grading and the drainage for the site.
3

4 (F) Off-street parking. Off-street parking spaces must be provided as set forth in § 154.22.
5

6 (1) The same restrictions as stipulated in the R-1 zoning district pertaining to parking of
7 commercial vehicles apply except that a commercial vehicle/equipment may be
8 parked on the property when such is used and is related to a permitted use being
9 conducted on the property.
10

11 (G) Landscaping. Same as R-1 district.
12

13 (Ord. 02-004, § 9-1-15; Am. Ord. 07-50; Am. Ord. 08-15; Am. Ord. 10-27)
14

15 **154.19 O-1: OFFICE DISTRICT.**

16 (A) Purpose. This district permits office uses. This district may act as a buffer between
17 residential property and more intensive nonresidential uses or may be located adjacent
18 to any other use. No noise, odor or vibration shall be emitted which would cause a
19 negative impact on the adjacent residential district. Such comparison shall be made at
20 the property line.
21

22 (B) Permissive uses.
23

24 (1) Office uses.
25

26 (2) Banks and financial institutions.
27

28 (3) Beauty shop, barber shop, hair and nail salon.
29

30 (4) Church, or other place of worship, including incidental facilities.
31

32 (5) Club or association meeting space, provided there is no liquor license.
33

34 (6) Manager/caretaker residential uses within the structure.
35

36 (7) Incidental uses within a building or on a site owned in common with a primary office
37 use for uses such as coffee or snack shop, restaurant, news stand so long as it is
38 not the primary use of the site.
39

40 (8) Institutions such as library, museum, schools, day care, senior transitional care
41 facility, fire or police stations.
42

43 (9) Hospital and other health services.
44

45 (10) Medical supplies and services such as drug prescription and health care supplies,
46 physical therapy office, shop for prosthetic or health aid devices, or medical or dental
47 laboratory.
48

- 1 (11) Amateur radio antenna, up to 65 feet in height from grade.
- 2
- 3 (12) Public facilities.
- 4
- 5 (13) Park and ride facilities and parking lots.
- 6
- 7 (14) Photocopy, photography studio, shipping and messenger service offices.
- 8
- 9 (15) Public utility structures and facilities including but not limited to substations,
- 10 switching stations and generation
- 11
- 12 (16) Radio or television studios that do not exceed height limits.
- 13
- 14 (17) Storage structure or yard for equipment provided that outdoor equipment is stored
- 15 behind an eight-foot solid wall, and the storage is ancillary to an office use and
- 16 located in the back or rear yard.
- 17
- 18 (18) Construction trailers for a period not to exceed 21 days before construction plus the
- 19 entire period of construction up to 180 days and no more than 30 days after
- 20 construction has finished for a total of 231 consecutive days. If an extension is
- 21 needed, application is necessary and may be granted for up to 120 days.
- 22

23 (C) Conditional uses: (requiring use permit).

- 24
- 25 (1) Amateur radio antenna over 65 feet in height from grade;
- 26
- 27 (2) Community residential care facilities;
- 28
- 29 (3) R-3 multi-family uses above the first floor;
- 30
- 31 (4) Retail or restaurant facilities that is not permissive and incidental to other uses on
- 32 the site;
- 33
- 34 (5) Office uses that exceed the height limits of this district.
- 35

36 (D) Area. Minimum 1/4 acre.

- 37
- 38 (1) Setbacks.
- 39
- 40 (a) Front – 10 feet;
- 41
- 42 (b) Rear – 0 feet, unless abutting a residential zone, then a 10-foot setback with
- 43 landscaped buffer is required for buildings up to 35 feet in height. For portions of
- 44 a building greater than 35 feet in height, the building shall have a step-back of
- 45 one foot for each additional one foot of height up to the maximum height of the
- 46 district;
- 47
- 48 (c) Side – 0 feet, unless abutting a residential zone, then a 10-foot setback with
- 49 landscaped buffer is required for buildings up to 35 feet in height. For portions of

1 a building greater than 35 feet in height, the building shall have a step-back of
2 one foot for each additional one foot of height up to the maximum height of the
3 district;

4
5 (d) Corner side – 10 feet;

6
7 (e) Trash Containers and Trash Compactors – 15 feet from the property line when
8 adjacent to land planned or zoned for a single-family residential use.

9
10 1. All trash containers and trash compactors shall be screened from a public
11 right-of-way by decorative wall or enclosure and shall be not less than two
12 feet above the height of the trash container or compactor.

13
14 (f) Flag Poles – 20 feet from any property line, with a maximum height of 50 feet.
15 Pole heights greater than 50 feet may be approved by conditional use permit.

16
17 (E) Height. 60 feet.

18
19 (F) Off-street parking. Off street parking shall be provided as set forth in § 154.22.

20
21 (G) Landscaping. Appropriate landscaping consisting of trees, shrubs and groundcover shall
22 be provided for visual relief along the frontage of the parcel; provided, that no less than
23 15% of the lot shall be landscaped, and no less than half of the 15% shall be located on
24 the front. Cool season turf grass shall be limited to areas designated for recreational use
25 and shall be limited to a maximum of 1,000 square feet or 20% of the total lot area,
26 whichever is less. Cool season turf grasses include but are not limited to the following
27 species: Poa pratensis (Kentucky Bluegrass), Festuca spp. (Fescues), and Lolium spp.
28 (Ryegrasses). Plant materials shall be limited to species that are not listed as high water
29 use in the City of Rio Rancho plant list. Existing turf and other plants installed prior to
30 October 31, 2011, are exempt from this regulation. Effective the date of this ordinance,
31 homeowner association bylaws or new restrictive covenants shall not mandate a
32 minimum amount of live grass.

33
34 (H) Buffer zone. Same as C-1 district.

35
36 (Ord. 02-004, § 9-1-16; Am. Ord. 11-20)

37
38 **154.20 T-Z: TRANSITIONAL ZONING DISTRICT.**

39 (A) This zoning district permits low density residential uses on an interim basis for newly
40 annexed areas. All provisions of the R-1 district shall apply to those areas zoned T-Z
41 except as noted below.

42
43 (B) The T-Z Transitional Zoning District shall consist of territory annexed in which long-term
44 land uses and development policies consistent with the city's comprehensive plan have
45 not yet been determined.

46
47 (C) Setbacks.

48
49 (1) Front – 35 feet;

1
2 (2) Rear – 25 feet;

3
4 (3) Sides – 10 feet;

5
6 (D) No conditional uses shall be allowed in the Transitional Zoning District.

7
8 (E) No subdivision of property shall be permitted in the Transitional Zoning District, except
9 for lot consolidation.

10
11 (F) A permanent zoning district for the annexed territory shall be adopted by the governing
12 body when long-term land use and development policies consistent with the city's
13 comprehensive plan have been determined.

14
15 **154.21 NC: NEIGHBORHOOD COMMERCIAL DISTRICT.**

16 (A) Purpose. This district permits limited commercial and residential uses such as those
17 pertaining to the day-to-day needs of the residential populace.

18
19 (B) Permissive uses.

20
21 (1) Stores for the sale of retail goods, products, and services; except gasoline stations
22 are not permitted;

23
24 (2) Repair shops-electrical, radio, and television appliances, keys and similar articles;

25
26 (3) Shops-dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;

27
28 (4) Banks, and office buildings;

29
30 (5) Churches and other places of worship, Sunday school buildings, and parish houses;

31
32 (6) Bakeries and confectionaries where goods are sold at retail prices;

33
34 (7) Parks, recreational parks, open spaces, public facilities;

35
36 (8) Nursery schools;

37
38 (9) Undertaking establishments;

39
40 (10) Club houses or buildings for fraternal organizations provided there is no liquor
41 license, and nonprofit public service organizations;

42
43 (11) Medical complexes, professional offices associated with medical complexes, and
44 veterinarians with overnight kenneling for medical purposes only (no boarding
45 kennels);

46
47 (12) Construction trailers for a period not to exceed 21 days before construction plus the
48 entire period of construction up to 6 months and no more than 30 days after
49 construction has finished, provided that the use of the trailer is for assisting in the

1 security of the construction site and facilitating the delivery of construction material,
2 and that no sales are conducted from the construction either before or after
3 development is completed. If an extension is needed, application to and certification
4 from DSD is necessary and may be granted for up to 120 days;

5
6 (13) Photocopying and blueprinting businesses;

7
8 (14) Residential uses are permitted as a secondary use conducted in conjunction with a
9 primary business use, provided the following conditions shall be met:

10 (a) The exterior of any residential building shall be constructed of materials similar in
11 color and appearance to those used in the primary business structure.

12
13 (b) The residence shall be located either as part of the primary business structure or
14 behind the primary business structure.

15
16 (c) The residence can be used as a residence but cannot be used in a business
17 capacity.

18
19 (15) Public utilities, electric facilities including, but not limited to, substations, switching
20 stations and generation.

21
22 (C) Conditional uses (requires use permit).

23
24 (1) Temporary structures and enclosures used in construction of a building and used for
25 storage of equipment and material. Such structure must be removed after the
26 specific construction project is completed and not to remain on the premises for
27 more than one month after completion. Temporary commercial structures used for
28 seasonal purposes may be erected for a period of not more than 90 days. But, in no
29 case shall the structure or enclosure be present for longer than one week after the
30 ending of the season for which it was intended;

31
32 (2) Schools;

33
34 (3) Storage, limited to self-storage units and storage of vehicles which are behind a wall
35 and not visible from the surrounding neighborhood;

36
37 (4) Research and development offices, excluding those that could be a nuisance or
38 hazard to the surrounding neighborhood;

39
40 (D) Area. Minimum 1/4 acre.

41
42 (1) Setbacks.

43 (a) Front – 10 feet;

44
45 (b) Rear – 0 feet, unless abutting a residential zone, then a 10-foot setback with
46 landscaped buffer is required for buildings up to 35 feet in height. For portions of
47 a building greater than 35 feet in height, the building shall have a step-back of
48
49

1 one foot for each additional one foot of height up to the maximum height of the
2 district;

3
4 (c) Side – 0 feet, unless abutting a residential zone, then a 10-foot setback with
5 landscaped buffer is required for buildings up to 35 feet in height. For portions of
6 a building greater than 35 feet in height, the building shall have a step-back of
7 one foot for each additional one foot of height up to the maximum height of the
8 district;

9
10 (d) Corner side – 10 feet;

11
12 (e) Trash Containers and Trash Compactors – 15 feet from the property line when
13 adjacent to land planned or zoned for a single-family residential use.

14
15 1. All trash containers and trash compactors shall be screened from a public
16 right-of-way by decorative wall or enclosure and shall be not less than two
17 feet above the height of the trash container or compactor.

18
19 (f) Flag Poles – 25 feet from any property line, with a maximum height of 50 feet.
20 Pole heights greater than 50 feet may be approved by conditional use permit.

21
22 (E) Height. Same restrictions as O-1 district.

23
24 (F) Off-street parking. Off-street parking shall be provided as set forth in § 154.22.

25
26 (G) Landscaping. Appropriate landscaping shall be provided for visual relief along the
27 frontage of the parcel; provided, that no less than 10% of the lot shall be landscaped,
28 and no less than one-fourth of the 10% shall be located on the front. Landscaping
29 requirements shall be established in accordance with any applicable land use plan. Cool
30 season turf grass shall be limited to areas designated for recreational use and shall be
31 limited to a maximum of 1,000 square feet or 20% of the total lot area, whichever is less.
32 Cool season turf grasses include but are not limited to the following species: *Poa*
33 *pratensis* (Kentucky Bluegrass), *Festuca* spp. (Fescues), and *Lolium* spp. (Ryegrasses).
34 Plant materials shall be limited to species that are not listed as high water use in the City
35 of Rio Rancho plant list. Existing turf and other plants installed prior to October 31,
36 2011, are exempt from this regulation. Effective the date of this ordinance, homeowner
37 association bylaws or new restrictive covenants shall not mandate a minimum amount of
38 live grass.

39
40 (H) Buffer zone.

41
42 (1) Where the side and/or rear property lines of a commercial site are contiguous to a
43 residential zoning district, or are separated there from only by an alley, there shall be
44 a six-foot high solid masonry wall adjacent to the property lines, and a 10-foot wide
45 landscaped area adjacent to the wall on the commercial property. The landscaped
46 area shall contain evergreen trees at least three-inch caliper, spaced no further than
47 25 feet apart.

48
49 (2) If the masonry wall plus retaining wall have an effective height of over eight feet on

1 the residential side, the city shall decide the required height. Any lighting shall be
2 placed so as to reflect the light away from adjacent residential districts. No noise,
3 odor, or vibration shall be emitted by uses outside the boundaries of the
4 Neighborhood Commercial District.

5
6 (3) Parking will be permitted in side and rear yard setbacks, but no accessory buildings
7 will be permitted in that area.

8
9 (Ord. 02-004, § 9-1-19) (Am. Ord. 07-50; Am. Ord. 11-20)

10
11 **154.22 OFF-STREET PARKING REQUIREMENTS.**

12 (A) All developments in all zoning districts shall provide a sufficient number of parking
13 spaces to accommodate the number of vehicles that ordinarily are likely to be attracted
14 to the development in question, as per the following criteria:

15
16 (1) Single-family dwelling: Parking spaces for automobiles and/or light trucks shall be
17 provided on site for all single-family residential uses. Parking spaces shall be paved
18 or all weather in nature and shall be provided within a driveway or a garage as
19 follows:

20
21 (a) Two spaces if the dwelling is a studio or one-bedroom home, with a minimum of
22 one space in an enclosed garage;

23
24 (b) Three spaces if the dwelling has two bedrooms, with a minimum of two spaces in
25 an enclosed garage;

26
27 (c) Four spaces if the dwelling has three or more bedrooms, with a minimum of two
28 spaces in an enclosed garage.

29
30 (2) Multi-family dwelling: One and one-half parking spaces per studio or one-bedroom
31 dwelling unit; 1.75 spaces per two-bedroom dwelling unit, 2.0 spaces for three-
32 bedroom units, plus 6 guest/staff parking spaces. Parking spaces for multi-family
33 dwellings shall not be in the required yards.

34
35 (3) Mobile home: One parking space per dwelling unit.

36
37 (4) Hotels and motels: One space for each unit; one space for each two employees, and
38 appropriate space for any accessory use, such as a restaurant.

39
40 (5) Hospital, clinic, or convalescent or nursing home: One space for each bed.

41
42 (6) Medical or dental office: one space per 300 square feet.

43
44 (7) Places of public assembly, including churches, community centers, auditoriums,
45 theaters, gymnasiums, arenas, and mortuaries: One space for every four fixed seats
46 or, if there are no fixed seats, one space for every 40 square feet of gross floor area
47 in the main gathering area.

48
49 (8) Clubs, lodges, or fraternal organizations: One space per 200 square feet of floor

1 area.

2
3 (9) Dance hall, skating rink: One space for each 200 square feet of floor area.

4
5 (10) Office, professional, retail businesses, and public buildings: One space for each 300
6 square feet of floor area.

7
8 (11) Restaurant, bar: One space for each four seats or one per 100 square feet,
9 whichever is greater.

10
11 (12) Bowling alley: Four spaces per alley.

12
13 (13) Industrial, manufacturing, and wholesale establishments: One space for each two
14 employees for the largest shift or one space per 1,500 square feet of warehouse,
15 whichever is greater.

16
17 (14) Shopping centers: Five spaces per 1,000 square feet of gross floor area.

18
19 (B) Mixed uses. For mixed uses, the total requirement for off-street parking spaces shall be
20 the sum of the fractional requirements of the various uses computed separately.

21
22 (C) An applicant for a building permit must submit plans showing location, arrangement, and
23 dimensions of the parking facilities, turning spaces, drives, aisles, and ingress and
24 egress for approval by DSD.

25
26 (D) The number of required parking spaces must be provided on the same lot where the
27 principal use associated with the parking spaces is located. Spaces may be provided on
28 adjacent or nearby lots provided that the number of off-site parking spaces does not
29 exceed 25% of the total number of required spaces. The off-site parking spaces must be
30 located within 300 feet of a public entrance or a principal building housing the use
31 associated with the parking. A developer wishing to take advantage of these provisions
32 must present a legally recorded document indicating that he has the irrevocable
33 permission of the owner or agent in charge of the area where the off-site parking will be
34 located to use such spaces.

35
36 (E) Design standards.

37
38 (1) All facilities must provide appropriate access to a street, alley or public thoroughfare.

39
40 (2) Parking aisle widths shall conform to the following widths:

41

Aisle Width	0°	30°	45°	60°	90°
One-Way Traffic	13	11	13	18	24
Two-Way Traffic	19	20	21	23	24

42
43 (3) Driveways shall not be less than 10 feet in width for one-way traffic and 20 feet in

1 width for two-way traffic, except that 10 feet wide driveways are permissible for two-
2 way traffic when the driveway is not longer than 50 feet, it does not provide access
3 for more than six spaces, and there is sufficient turning space so that vehicles do not
4 need to back onto a public street. Each parking space shall consist of an area of not
5 less than 9 feet in width by 18 feet in length exclusive of driveway area, except in the
6 following situations:

7
8 (a) In parking areas containing ten or more parking spaces, up to 20% of the parking
9 spaces may contain a rectangular area of 7-1/2 feet by 15 feet in length provided
10 that such spaces are conspicuously designated as reserved for small or compact
11 cars only.

12
13 (b) Wherever parking areas consist of parallel parking spaces, the dimensions of
14 such parking spaces shall not be less than 9 feet by 22 feet.

15
16 (4) Vehicle accommodation areas shall be designed so that vehicles may exit parking
17 areas without backing onto arterial streets and shall be designed so that sanitation,
18 emergency, and other public service vehicles can serve the development without the
19 necessity of backing unreasonable distances or making other dangerous or
20 hazardous turning movements.

21
22 (5) Parking areas shall be designed so that vehicles do not extend beyond the property
23 lines.

24
25 (6) Parking areas shall be designed so that traffic circulation allows vehicles to proceed
26 safely without posing a danger to pedestrians and other vehicles and without
27 interfering with parking areas.

28
29 (7) Parking areas shall be properly maintained in all respects. In particular, markings
30 shall be kept clearly visible and distinct.

31
32 (8) Parking areas, loading and unloading areas, and the driveways constructed to
33 service those areas shall be paved with asphalt paving or other suitable material as
34 determined by DSD.

35
36 (F) Accessible parking spaces.

37
38 (1) Accessible parking space size. Each required accessible space shall consist of an
39 area of at least 9 feet wide and shall have an adjacent access aisle 5 feet wide,
40 minimum. At least one of the required accessible parking spaces shall be van
41 accessible; a minimum of 9 feet wide with an adjacent access aisle a minimum of 8
42 feet wide. One of every six accessible parking spaces must be designated van
43 accessible. Parking access aisles shall be part of the accessible route to the building
44 or facility entrance and shall comply with this chapter and the Americans with
45 Disabilities Act (ADA). Two accessible parking spaces may share a common access
46 aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible
47 circulation route.

48
49 (2) Every parking lot shall have a minimum number of designated disabled parking

spaces as provided herein: (per the current state and federal ADA standards)

Total Spaces in Parking Lot	Minimum Designated Accessible Parking Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	8
201-300	12
301-400	16
401-500	20
501-1000 Over 1000	2% of total 20 plus 1 for each 100 or fraction thereof over 100

(3) The designated disabled parking spaces shall be located so as to provide the most convenient access to entry-ways or to the nearest curb cut or ramp and must be clearly designated as such as per ADA specifications.

(4) No building permit shall be issued for the construction or substantial renovation of a commercial building inviting public access, unless the parking lot has designated disabled parking spaces as delineated herein.

(G) Wherever the normal operation of a development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development a sufficient off-street loading and unloading area must be provided in accordance with the following:

(1) The area must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area given the nature of the development.

1

Gross Leasable Area of Building	Number of Spaces*
1,000 to 19,000	1
20,000 to 79,000	2
80,000 to 127,999	3
128,000 to 191,000	4
192,000 to 255,999	5
*The area shall be a minimum of 12 feet by 55 feet with an overhead clearance of 14 feet from grade.	

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(2) Loading and unloading areas shall be located and designed so that the vehicles intended to use them can maneuver safely without obstructing or interfering with any public right-of-way, parking space, or parking lot aisle.

(3) No area allocated to loading and unloading facilities may be used to satisfy the parking area requirements of the development or vice versa.

(H) Recognizing that the parking requirements set forth in this section cannot cover every possible situation, DSD is authorized to determine the parking requirements using this section as a guide.

(1) Whenever the department allows or requires a deviation from the parking requirements set forth herein, it shall record the parking requirement that it imposes and the reasons for allowing the deviation.

(2) If the department concludes, based upon information it receives in consideration of a specific development proposal, that the requirements for a particular use classification is in error, the department shall initiate a request for an amendment to the table of parking requirements as set forth herein.

(Ord. 02-004, § 9-1-20; Am. Ord. 05-33; Am. Ord. 10-27)

154.23 FENCE REQUIREMENTS.

(A) For the purpose of administering and enforcing this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

COMMON FENCE. A fence that straddles a property line. For the purposes of this section, it is assumed that common fences are jointly owned in their entirety by each

1 property owner and that initial construction of and any modifications that require city
2 approval beyond typical maintenance requires the written permission of each property
3 owner.

4
5 **ELECTRICAL FENCING.** A fence consisting of wires charged with electricity serving to
6 confine domestic animals or livestock.

7
8 **FENCE.** A vertical structure taller than 1-foot, not more than 20 inches wide, which
9 forms a barrier built for the purpose of protection, decoration, confinement,
10 enhancement of privacy, and in some cases, built for safety.

11
12 **RETAINING WALL.** Any structure that is intended to retain more than 18 inches of soil
13 or similar material.

14
15 **SWIMMING POOL FENCE.** A fence that is six feet in height that serves to limit access
16 for safety purposes.

17
18 (B) Construction materials for fences include common construction materials such as wood,
19 masonry, adobe, chain link, wire mesh, or other materials approved by DSD. Barbed
20 wire, concertina wire, or similar material is only appropriate in the E-1/Estate Residential
21 District where it may be used to confine horses or in M-1 and C-2 district. Broken glass
22 in/on fences is strictly prohibited.

23
24 (C) Fences may be placed anywhere within a lot, parcel, or tract of land within the city as
25 specified herein. Fences may not be placed beyond property lines. Fences in the public
26 right-of-way are strictly prohibited. Placement of a fence within an easement requires
27 written permission of the grantee to which the easement is assigned.

28
29 (D) Maximum fence height varies with the location of the fence on the property.

30
31 (1) Fences allowed in the front setback area can reach a maximum height of four feet,
32 except that fence height on corner lots must conform to the specifications under
33 clear sight triangle, as defined in § 154.03.

34
35 (2) Fences built within the side yard setback, behind the front setback to the rear
36 setback can be a maximum of six feet.

37
38 (3) Fences built outside the setback area within the buildable area of a lot, parcel, or
39 tract may reach a maximum height of eight feet.

40
41 (a) The maximum fence height on nonresidential property is eight feet where it abuts
42 residential property, along the rear or side property line.

43
44 (E) (1) Fence height is measured from grade where the fence is located. It is considered a
45 subterfuge of the ordinance to pile or berm dirt or other materials and attempt to
46 measure a fence from the top of the berm or from the top of a "pseudo" retaining wall. It
47 is however, allowed to fill in large areas of a lot, parcel, tract in order to achieve an
48 overall or consistent grade, and then measure fence heights from that grade. A change
49 in grade requires approval by DSD.

1
2 (2) Fences may be placed on top of retaining walls and height will be measured from the
3 grade level of the retained material behind the retaining wall or in other words, from
4 the highest soil or similar material point.
5

6 (F) Special fences.
7

8 (1) Swimming pool. Fences are required around any swimming pool which is greater
9 than 3 feet in depth or which exceeds 5,000 gallons. The pool must be enclosed on
10 all sides by a fence or other barrier that provides an impediment of a least 6 feet
11 thereby limiting access. In the event of a grade separation or the erection of an
12 above ground swimming pool, the 6-foot minimum height is measured from outside
13 the fence, while the pool is on the inside. Gates on pool fences are required to be 6
14 feet in height with a self-closing latch at least 4 1/2 feet (54 inches) off the ground. In
15 the case where a common fence cannot be used for a swimming pool fence, the
16 swimming pool fence must be a minimum of 4 feet in height with a hardcover which
17 complies with the International Building Code.
18

19 (2) Corner lots. Fences in the clear sight triangle as defined in § 154.03 may not be
20 greater than 30% solid when viewed along a line of sight which is parallel to the
21 hypotenuse of the clear sight triangle.
22

23 (3) Residential fences that abut high intensity nonresidential or multi-family uses may be
24 erected as follows: where a residential lot, parcel or tract abuts an arterial or
25 collector street as defined in the comprehensive plan, multi-family or nonresidential
26 zoned property, a fence may be a maximum of eight feet in height along the abutting
27 side or rear property line, behind the front house line.
28

29 (4) Buffer walls. Fences that are required with multi-family or nonresidential
30 development must be erected and continuously maintained so that a six-foot opaque
31 fence exists along the property lines that abut the residentially zoned property.
32

33 (5) Electrical fencing may be placed only on the inside of a fence so that it is not
34 accessible to adjacent property and requires a conditional use permit.
35

36 (G) Approval process. All fences require a zoning plan review. If the fence is a part of a
37 larger submittal, for example new home construction, the fencing plan review will occur
38 at that time and is inclusive in the plan review fee. If the fence is an improvement to a
39 developed site, a fencing plan review is required.
40

41 (1) Fencing plan review submittal should include the following:
42

43 (a) Application;
44

45 (b) Lot dimensions (sketch);
46

47 (c) Location of existing structures, including retaining walls;
48

49 (d) Location of proposed fence, proposed height, and construction materials (cross-

1 section).

2
3 (H) Exemptions. This section does not apply to fences in existence before the effective date
4 of this ordinance, as amended, except when the fence is declared a nuisance or hazard
5 as determined by DSD or the Traffic Safety Advisory Committee, such fence may be
6 made to conform with the requirements of this chapter, or removed within 30 days of the
7 closing or transfer or declaration of the fence as a nuisance or hazard.

8
9 (Ord. 02-004, § 9-1-21)

10
11 **154.24 NONCONFORMING USES.**

12 (A) When, within the various districts established by this chapter or amendments that may
13 be later adopted, there exist lots, structures, or uses that were in conformity with the
14 applicable zoning ordinance and regulations when created but which would be
15 prohibited or do not conform to the requirements of this chapter or future amendment, it
16 is the intent of this chapter to:

17 (1) Allow these nonconforming uses to continue until they are removed;

18 (2) Not encourage their survival or perpetuation;

19 (3) Insure that the nonconformities shall not be enlarged upon, expanded, or extended;

20 (4) Not permit the nonconformities to be used as grounds for adding other structures or
21 uses prohibited elsewhere in the same district;

22 (5) Not permit the attachment of additional signs to the building or the placement of
23 additional signs or display devices on the land outside the building or permit the
24 addition of other uses if such additions are of a nature that would be prohibited
25 generally in the district involved.

26
27 (B) To avoid undue hardship, nothing in this chapter shall be deemed to require a change in
28 plans, construction, or designated use of any building in which actual and lawful
29 construction had begun prior to the effective date or adoption or amendment of this
30 chapter and upon which construction has been diligently carried on.

31
32 (C) Existing buildings that are in violation of lot area requirements may be remodeled or
33 repaired, but may not be reconstructed or structurally altered unless made to conform to
34 the requirements of this chapter.

35
36 (D) If a nonconforming use is damaged or destroyed by any means to an extent of more
37 than 50% of its replacement cost at the time of destruction, then restoration must be for
38 a permitted use.

39
40 (E) Each owner of a nonconforming use that was in existence before March 7, 1983, shall
41 apply for a nonconforming use certificate. Application shall be made to DSD. DSD shall
42 make final determination on all applications. A certified nonconforming use ceases to be
43 valid only after abandonment (a period of 6 consecutive months for uses, or a period of
44 12 consecutive months for structures) and cannot subsequently be reestablished by the
45

1 property owner where such use is otherwise prohibited. Prior to the issuance of a
2 nonconforming use certificate, the department shall confirm via submitted
3 documentation that the nonconformity has been in continuous existence and shall
4 subsequently affirm that the non-conformity continues to exist on an annual basis.
5

6 (Ord. 02-004, § 9-1-22)
7

8 **154.25 BUILDING PERMITS.**

9 (A) No building may be undertaken in the city without a building permit as required by the
10 City of Rio Rancho and/or the General Construction Industries Commission of the State
11 of New Mexico and without an application having been made for an occupancy permit
12 as required by § 154.26.
13

14 (B) All buildings or houses other than accessory buildings shall display identification
15 numbers.
16

17 (1) DSD shall record designated street numbers on the plan review application of new
18 construction, and shall furnish building numbers of all buildings needed.
19

20 (2) Numbers shall be affixed on buildings the last day of the first month the building is
21 occupied.
22

23 (a) Street numbers shall be as designated by DSD.
24

25 (b) All numbers other than those designated shall be removed.
26

27 (3) The numbers shall be located on the right/left side of the street address entrance,
28 clearly visible from the street.
29

30 (a) Each figure of a house or building number shall be a material which will withstand
31 the natural elements.
32

33 (b) The figures shall not be less than three inches in height and of corresponding
34 width.
35

36 (4) It shall be the responsibility of the building owner to maintain numbers of houses
37 and/or buildings in good as well as legible condition or design.
38

39 (Ord. 02-004, § 9-1-23)
40

41 **154.26 OCCUPANCY PERMITS.**

42 Subsequent to the effective date of this chapter, no change in the use or occupancy
43 of land, nor any change of use or occupancy in an existing building other than for
44 single-family dwelling purposes, shall be made, nor shall any new building be
45 occupied until a certificate of occupancy has been issued by DSD. Every certificate
46 of occupancy shall state that the new occupancy complies with all provisions of this
47 chapter. No building or premises shall be occupied until such a certificate and permit
48 is issued. A record of all certificates of occupancy shall be kept on file in the office of
49 the City Clerk, and copies shall be furnished on request to any person having a

1 proprietary or tenancy interest in land or a building affected by such a certificate of
2 occupancy.

3
4 (Ord. 02-004, § 9-1-24)

5
6 **154.27 SPECIAL EVENT PERMIT.**

7 (A) Incidental or infrequent uses/events such as but not limited to, circuses, carnivals,
8 festivals, indoor and outdoor sales, motorcycle runs, grand-openings, fireworks stands,
9 charitable fundraisers, outdoor concerts and sporting events, film productions, seasonal
10 events and events open to the public that are commonly associated with a business or
11 club which include but is not limited to civic, fraternal, charitable, religious, social and
12 patriotic organizations may be allowed in all zones provided that:

13
14 (1) The applicant, prior to any formal scheduling of an event, shall submit in writing at
15 least 30 days in advance – an application for a special event permit to DSD, for
16 temporary zoning approval. The application shall contain the following information:

17
18 (a) The date, hours of operation, approximate attendance, and location of the
19 proposed event;

20
21 (b) Written verification and approval of property owner’s permission to conduct the
22 event if the event is to be held on property not under ownership of the applicant;

23
24 (c) A notarized statement by the applicant and/or property owner, proof of liability
25 insurance, current City business registration, and a detailed site plan of the event
26 set up including, but not limited to parking availability, emergency exits,
27 tent/canopy, stage and vendor booth locations.

28
29 (d) When applicable, the applicant shall also submit a Chief overtime agreement
30 from the RRDPS, a detailed traffic/route plan and any required permits and
31 approvals issued from the Rio Rancho City Clerk and the State of New Mexico.

32
33 (2) Temporary signage for special events shall be allowed; however, all signs are
34 subject to the regulations in RRO Chapter 156: Sign Regulation.

35
36 (3) Special events shall be limited to no more than four events per
37 business/organization per calendar year and shall not exceed a maximum of 14
38 consecutive or non-consecutive days in operation. Approval to exceed the maximum
39 time allowed to conduct a special event shall be obtained by the DSD prior to the last
40 day of the event.

41
42 (4) For fees, refer to the fee schedule on file in the City Clerk’s office.

43
44 (Ord. 02-004, § 9-1-25)

45
46 **154.28 OS: OPEN SPACE DISTRICT.**

47 (A) Purpose. The purpose of this district is to satisfy the visual and psychological needs of
48 the community for light and air, and permit beneficial low-impact recreational uses and
49 outdoor education that minimize disruption of the land’s natural systems and are not

1 detrimental to the natural characteristics of the land.

2
3 (B) Permissive uses.

4
5 (1) Natural areas designated for outdoor education, low-impact recreation,
6 wildlife/habitat enhancement and conservation, natural and cultural resource
7 preservation;

8
9 (2) Land undergoing restoration;

10
11 (3) Regional preserves;

12
13 (4) Lakes, waterways, flood water storage areas, and other public facilities for handling
14 flood water, all designed in such a way as to be considered a visual and or physical
15 amenity in the community;

16
17 (5) Land that serves as a buffer, protecting the public from natural hazards.

18
19 (6) Structures and facilities incidental to the above uses, provided that such incidental
20 buildings do not cover more than 5% of the ground area;

21
22 (7) Amenities and improvements supporting the above uses including drinking water
23 fountains and spigots, trash and dog waste receptacles, tables and benches, bicycle
24 racks, and regulatory and interpretive signs.

25
26 (8) Unpaved service roads, permeable parking lots with 25 spaces or less, fencing six
27 feet in height or less, trails and trial corridors, and public utilities necessary for the
28 protection, development and use of the open space area.

29
30 (C) Conditional uses (requiring use permit).

31
32 (1) Development, including public utilities, roads other than unimproved service roads,
33 drainage structures other than those necessary for resource protection,
34 amphitheater, visitor center, interpretive center, botanical garden, arboretum, garden
35 open to the public, parking lot with more than 25 spaces, and other uses as specified
36 in Resource Management Plans or Master Plans.

37
38 (2) Applications for condition uses must demonstrate that;

39
40 (a) The proposed development is in accord with the letter and intent of The
41 Comprehensive Plan regarding open space, Open Space Master Plans and
42 applicable Resource Management or Master Development Plan

43
44 (b) The proposed development complies with sections A and B.

45
46 (Ord. 02-004, § 9-1-29)

47
48 **154.29 PR: PARKS AND RECREATION DISTRICT.**

49 (A) Purpose. The purpose of this district is to beautify and create neighborhood identity,

1 provide green space for active recreation and sports activities, relaxation, social
2 interaction; to enhance and beautify the urban landscapes; to off-set heat island affect;
3 and to satisfy the visual and psychological needs of the community for light and air.
4

5 (B) Permissive uses.
6

7 (1) Parks and plazas; including playgrounds, fenced off-leash dog areas, skateboard
8 facilities; sport courts and fields, bathroom facilities, pavilions, community and
9 recreation centers, swimming pools, and trails;
10

11 (2) Botanical gardens, arboretums and gardens open to the public;
12

13 (3) Roads and public utilities and public utilities necessary for the development and use
14 of the park.
15

16 (C) Conditional uses (requiring use permit).
17

18 (1) Golf courses;
19

20 (2) Cemeteries including columbariums, mausoleums, or crematories;
21

22 (3) Natural areas designated for recreation, wildlife/habitat enhancement, natural and
23 cultural resource preservation;
24

25 (4) Land undergoing restoration;
26

27 (5) Regional preserves;
28

29 (6) Lakes, waterways, flood water storage areas, and other public facilities for handling
30 flood water, all designed in such a way as to be considered a visual and or physical
31 amenity in the community;
32

33 (7) Structures and facilities incidental to the above uses, provided that such incidental
34 buildings do not cover more than 5% of the ground area.
35

36 (Ord. 02-004, § 9-1-30)
37

38 **154.30 MU-A: MIXED USE ACTIVITY CENTER DISTRICT.**

39 (A) Purpose. The Mixed Use Activity Center District permits new mixed-use development
40 and infill consisting of integrated blends of land uses and networks of interconnected
41 pedestrian-oriented streets and ways.
42

43 (B) Application for rezoning. Applications for rezoning to a Mixed Use Activity zone should
44 follow the site plan requirements of the Special Use zone and comply with the policies of
45 the Comprehensive Plan.
46

47 (C) Intent.
48

49 (1) Encourage a greater intensity of development in order to attract the people and

1 commerce necessary to create a vibrant and diverse urban center.

2
3 (2) Encourage a blending of residential, civic, commercial and office uses in close
4 proximity to each other with active commercial and retail uses along arterial and
5 collector street frontages, and encouraging residential uses above the ground floor
6 or behind a commercial building that fronts the street.

7
8 (3) Encourage a mixture of service and employment uses so that residents will have the
9 opportunity to work as well as shop and play within walking distance from their
10 houses.

11
12 (4) Encourage planning, design and detailing that reflects the needs of pedestrians,
13 establishes multi-modal circulation opportunities, and creates memorable civic
14 spaces.(Ord. 02-004, § 9-1-31)

15
16 (D) Considerations for approval.

17
18 (1) Plans should reflect the intent of the Comprehensive Plan.

19
20 (2) Plans should comply with the intent and requirements of a mix of land uses set forth
21 herein and not be used for a single land use

22
23 (3) The total area of the district must be a minimum of two acres, but may be smaller
24 with an approved conditional use permit.

25
26 (4) Plans must include residential and non-residential uses within or in close proximity to
27 the district with shared access and adequate pedestrian linkages.

28
29 (5) Plans may also include civic or community building, public utility and/or public
30 spaces within the district.

31
32 (E) Development Review Process.

33
34 (1) Property zoned MU-A requires the approval of a master plan and development
35 guidelines for the district prior to development or re-development of the land. An
36 applicant wishing to develop property zoned MU-A must submit a master plan and
37 design and development guidelines for the mixed use development to the Director of
38 Development Services for a preliminary review.

39
40 (2) DSD will provide potential applicants with a checklist of required items consistent
41 with those for the Special Use Zone.

42
43 (3) Following preliminary review by DSD, the application will be subject to the review
44 and approval of the Planning and Zoning Board.

45
46 (4) Upon approval, the master plan and accompanying documents will be used as the
47 official guide for future development within the district.

48
49 (5) Site development within the district will require the submission of a site development

1 permit application to DSD for approval. A site development plan will include items
2 from a list provided by DSD and consistent with those for the Special Use Zone. The
3 site development permit application will be evaluated based on compliance with the
4 approved master plan and guidelines.
5

6 (F) Permissive Uses.
7

8 (1) Permissive uses of the NC and O-1 districts, provided that all regulations of the
9 district and use are met, and provided that:

10 (a) No indoor or outdoor storage structure or yard shall be permitted;
11

12 (b) Park and ride and commercial parking facilities shall be treated as a conditional
13 use;
14

15 (c) Stores for the sale of retail goods, products, and services shall be allowed up to
16 15,000 square feet;
17

18 (d) Churches and other places of worship, as well as any club, association, or
19 fraternal meeting space shall be allowed up to 5,000 square feet;
20

21 (2) Dwelling units above the ground floor;
22

23 (3) Multi-family residential;
24

25 (4) Live/work units;
26

27 (5) Home occupations;
28

29 (6) Hotel or motel; bed and breakfast
30

31 (7) Family child care facility with a capacity of six or less;
32

33 (8) Restaurants, bars, and lounges with or without outdoor seating which exclude drive-
34 in or drive-up uses;
35

36 (9) Live entertainment accessory to an eating or drinking establishment;
37

38 (10) Coffee shops and cafes;
39

40 (11) Auditoriums, bowling alleys, billiard or pool halls, dance halls, theaters and other
41 indoor entertainment establishments;
42

43 (12) Bicycle sales, service, and repair shop;
44

45 (13) Personal service including health clubs and gyms;
46

47 (14) Community or conference center;
48
49

1 (G) Conditional uses (requiring permit).

2
3 (1) Townhomes and row houses;

4
5 (2) Schools;

6
7 (3) Family child care with a capacity of seven or more;

8
9 (4) Stores for the sale of retail goods, products, and services greater than 15,000
10 square feet;

11
12 (5) Churches and other places of worship, as well as any club, association, or fraternal
13 meeting space greater than 5,000 square feet;

14
15 (6) Farmer's markets;

16
17 (7) Tattoo and body piercing shops;

18
19 (8) Commercial parking lots and structures;

20
21 (9) Bus terminals and park and ride facilities;

22
23 (H) Area. Minimum size is two acres, but may be smaller with an approved conditional use
24 permit for small neighborhood mixed use centers or infill.

25
26 (1) Setbacks.

27
28 (a) Front — 10 feet;

29
30 (b) Rear — 0 feet, unless abutting a residential zone, then a 10-foot setback with
31 landscaped buffer is required for buildings up to 35 feet in height. For portions of
32 a building greater than 35 feet in height, the building shall have a step-back of
33 one foot for each additional one foot of height up to the maximum height of the
34 district;

35
36 (c) Side — 0 feet, unless abutting a residential zone then, a 10-foot setback with
37 landscaped buffer is required for buildings up to 35 feet in height. For portions of
38 a building greater than 35 feet in height, the building shall have a step-back of
39 one foot for each additional one foot of height up to the maximum height of the
40 district;

41
42 (d) Corner side — 10 feet;

43
44 (e) Trash Containers and Trash Compactors – 15 feet from the property line when
45 adjacent to land planned or zoned for a single-family residential use.

- 46
47 1. All trash containers and trash compactors shall be screened from a public
48 right-of-way by decorative wall or enclosure and shall be not less than two
49 feet above the height of the trash container or compactor.

1
2 (f) Flag Poles – 25 feet from any property line, with a maximum height of 50 feet.
3 Pole heights greater than 50 feet may be approved by conditional use permit.
4

5 (l) Height restrictions. 32 feet for single family uses; 78 feet for multi-family uses; 85 feet for
6 vertically mixed uses, commercial/office or institutional uses.
7

8 (J) Off-street parking. Off-street parking shall be provided as set forth in § 154.22.
9

10 (1) Off-street parking may be located to the side and rear of buildings in order to
11 maintain street frontage for pedestrian connections and circulation. On sites with
12 multiple buildings, parking is allowed in front of or between buildings that are interior
13 to the site.
14

15 (2) Application requests for a reduction in the number of required off-street parking
16 spaces as the result of shared parking will be considered. DSD will consider parking
17 availability and proximity to transit during the site plan review process.
18

19 (3) The requirements of § 154.22 (G) do not apply in the MU district.
20

21 (4) The amount of required off-street parking shall be reduced by one space for each
22 on-street parking space adjacent to the development.
23

24 (5) The number of surface parking spaces shall not exceed 125% of the minimum
25 required excluding dedicated residential spaces and parking structures.
26

27 (6) Bicycle parking shall be provided at 10% of the total off-street parking requirement or
28 four spaces, whichever is greater.
29

30 (K) Landscaping. Appropriate landscaping shall provide visual relief of the district and safe,
31 comfortable and attractive spaces for pedestrians. Landscaping will be evaluated as part
32 of the submittal process. Landscaping requirements for buffering shall be as established
33 in the C-1 district. Other landscaping shall be as required to conform to the intent of the
34 Comprehensive Plan. Cool season turf grass shall be limited to areas designated for
35 recreational use and shall be limited to a maximum of 1,000 square feet or 20% of the
36 total lot area, whichever is less. Cool season turf grasses include but are not limited to
37 the following species: *Poa pratensis* (Kentucky Bluegrass), *Festuca* spp. (Fescues), and
38 *Lolium* spp. (Ryegrasses). Plant materials shall be limited to species that are not listed
39 as high water use in the City of Rio Rancho plant list. Existing turf and other plants
40 installed prior to October 31, 2011, are exempt from this regulation. Effective the date of
41 this ordinance, homeowner association bylaws or new restrictive covenants shall not
42 mandate a minimum amount of live grass.
43

44 (L) Buffer zone.
45

46 (1) Buffering is not required in the MU-A District except for parking structures that do not
47 incorporate ground floor commercial.
48

49 (2) Buffering may be implemented at the perimeter of the mixed-use district, but only

1 when there is a non-residential use inside the district, adjacent to a residential use
2 outside the district.

3
4 (3) Buffer wall. A buffer wall may be a maximum of six feet in height and shall be
5 constructed of masonry, wood, sealed adobe, brick or other solid material.

6
7 (a) Where mixed-use property abuts residential property, the wall shall abut the
8 property line;

9
10 (b) Where the mixed-use district is adjacent to a residential district and separated by
11 a public thoroughfare, the wall shall be located ten feet inside the property line on
12 the nonresidential property. The nonresidential structure may be used in lieu of a
13 wall if it is solid (non-openings), and if it connects to the remainder of the buffer
14 wall to form a continuous buffer for the nonresidential site.

15
16 (4) Buffer landscaping.

17
18 (a) Landscaped buffer areas shall be a minimum of ten feet in width measured
19 perpendicular to the buffer wall.

20
21 (b) The landscaped buffer areas shall include a minimum of one buffer tree per 25
22 feet, or an approved equivalent screening density. Minimum tree sizes at the time
23 of planting shall be 3-inch caliper, 30-inch boxed variety or 30-gallon container,
24 or at least 10 feet in height.

25
26 (c) Where nonresidential property abuts residential property, the landscaped buffer
27 shall be located inside the buffer wall.

28
29 (d) Where the nonresidential district is adjacent to the residential district and is
30 separated by a public thoroughfare, the landscape buffer shall be located outside
31 the wall. In cases where the building is acting as a partial wall buffer, the
32 landscape buffer may be more than ten feet in width to allow for the appropriate
33 building setbacks.

34
35 (e) Buffer landscaping for parking garages shall be located in the front setback area.

36
37 (M) Lighting shall comply with the Night Sky Protection Act and be placed so as to reflect the
38 light away from adjacent residential districts.

39
40
41 **154.31 CBD: CENTRAL BUSINESS DISTRICT.**

42 (A) Intent; purpose.

43
44 (1) It is the intent of this section to create a Central Business District (CBD) to provide a
45 mixed land use environment consisting of concentrated retail, commercial,
46 government, recreational and entertainment, residential and office uses that are
47 intended to serve as a destination and service the needs of the regional trade area.
48 The CBD is intended to be used to establish the City of Rio Rancho's first downtown.
49

1 (2) The downtown is modeled as a “lifestyle center” providing a “main street”
2 environment with open-air shopping, planned and developed as a unit and intended
3 to serve consumer demands for the citizens of the city, as well as the region, with
4 the primary offering consisting of a mix of specialty retailers, restaurants,
5 entertainment and theater facilities and civic uses (i.e., City Hall).
6

7 (3) The CBD shall utilize the City Centre Master Plan and accompanying regulating
8 design standards to provide guidance pertaining to the landscaping, architecture,
9 parking, pedestrian, multi-modal transportation, and specific design features of the
10 downtown area of the city. It is the purpose of this section to:

11
12 (a) Encourage a greater intensity of development in order to attract the people and
13 commerce necessary to create a vibrant and diverse urban center.

14
15 (b) Encourage primary retail oriented land uses in combination with civic recreational
16 and entertainment uses. Ancillary uses would include service, residential, office
17 and mixed uses.

18
19 (c) Encourage a mixed-use density creating walkable, multi-level, live-work-play
20 neighborhoods intended to stimulate and engage pedestrian-level detail such
21 that the CBD user experiences the core of exciting urban living.

22
23 (d) Encourage planning, design and detailing that reflects the needs of pedestrians,
24 establishes multi-modal circulation opportunities, and creates memorable civic
25 spaces.

26
27 (e) To encourage uses such as theaters and restaurants, which provide “life” to the
28 CBD. These types of businesses help attract people to the area and can provide
29 more efficient use of shared parking facilities.

30
31 (f) To create small blocks within which commercial uses can be sited as groupings
32 of shops attractive to on-street parking and pedestrian use.

33
34 (g) Parking accommodations are primarily made with on-street, diagonal and parallel
35 parking, parking structures, and underground parking facilities that have
36 attractive street facades and/or ground floor commercial/retail.

37
38 (h) Retail buildings shall orient their entrances together along a sidewalk network in
39 an open-air setting, complemented by landscaping, street furniture and urban
40 furnishing amenities.

41
42 (i) Pedestrian amenities such as gathering places for sitting/eating outdoors shall be
43 encouraged.

44
45 (B) Permitted uses. The following uses and structures are permitted in the CBD.

46
47 (1) Amusement and places of entertainment;

48 (2) Antique shops;

- 1 (3) Apparel and accessory stores;
- 2 (4) Artist studios, shops and galleries;
- 3 (5) Automobile supply accessory stores;
- 4 (6) Auditorium;
- 5 (7) Bakery and pastry shops (retail only);
- 6 (8) Banks and other financial institutions;
- 7 (9) Bicycle shops (sales and repair);
- 8 (10) Books and stationery stores;
- 9 (11) Cigar and tobacco stores;
- 10 (12) Clothing retail stores;
- 11 (13) Commercial recreation uses;
- 12 (14) Delicatessens, cafes and catering establishments;
- 13 (15) Department Stores;
- 14 (16) Dry goods and notion shops;
- 15 (17) Fire stations, police stations and other public buildings;
- 16 (18) Florist;
- 17 (19) Furniture and home furnishings shops and stores;
- 18 (20) Grocery stores;
- 19 (21) Hardware stores;
- 20 (22) Hotels-full service;
- 21 (23) Household appliance stores;
- 22 (24) Interior decorator shops;
- 23 (25) Jewelry stores;
- 24 (26) Leather goods and luggage stores;
- 25 (27) Libraries and museums;

- 1 (28) Mail order catalogue stores;
- 2 (29) Music and music instrument stores and studios;
- 3 (30) Newspaper offices;
- 4 (31) Newsstands;
- 5 (32) Offices and office buildings;
- 6 (33) Office and computer supply stores;
- 7 (34) Personal services-beauty and barber shops, fitness centers, laundry/dry cleaning,
- 8 tailor and dressmaking, shoe repair, tanning and manicure salons;
- 9
- 10 (35) Photographic studios;
- 11 (36) Parking lots and garages (public and private);
- 12 (37) Radio and television studios;
- 13 (38) Restaurant, coffee and tea rooms, patio/al fresco dining facilities;
- 14 (39) Shoe store;
- 15 (40) Above ground level residential uses;
- 16 (41) Sporting goods store;
- 17 (42) Taverns;
- 18 (43) Theaters;
- 19 (44) Toy and hobby shops;
- 20 (45) Travel bureaus;
- 21 (46) Utility company office, public utilities, electric facilities, including but not limited to,
- 22 substations, switching stations and generations;
- 23
- 24 (47) Other uses compatible with the intent and purpose of this chapter, uses similar in
- 25 character and operation to the permitted uses described above and uses
- 26 complementary and an enhancement to the permitted uses;
- 27
- 28 (C) Uses requiring administrative review and permitting.
- 29
- 30 (1) Farmers' market;
- 31
- 32 (2) Street performers;

1
2 (3) Sidewalk and street sales (right-of-way vending and mobile vending). Any person
3 intending to sell or purchase, offer to sell or purchase, or display for sale or
4 purchase, any food, fruit, goods, wares, merchandise, personal services or any other
5 article of any kind or description upon any public or private street, alley, sidewalk or
6 other right-of-way shall apply for a permit through the Department of Development
7 Services. Sidewalk and street sales conditions:
8

9 (a) The proposed sale or display will not obstruct or interfere with the free, safe and
10 orderly movement of vehicular and pedestrian traffic, and will not hinder or
11 impede access required for emergency vehicles or buses.
12

13 (b) For sales or displays occurring during any hours of darkness, the applicant shall
14 provide, or conduct activities within, sufficient illumination so as to prevent any
15 safety hazard to persons and property.
16

17 (c) The location of sidewalk cafe fixtures and operation of the sidewalk cafe shall
18 provide for and maintain on the sidewalk running parallel to the curb a four-foot
19 wide minimum clear zone for pedestrian and wheelchair movement.
20

21 (D) Conditional uses. The following uses and structures may be permitted only after they
22 have been reviewed and approved by the Planning and Zoning Board:
23

24 (1) Drive-thru facilities.
25

26 (2) Vehicle sales.
27

28 (E) Conditional use process. Application shall be submitted to DSD for Planning and Zoning
29 Board consideration. At that time the Planning and Zoning Board may grant or deny the
30 permit, or grant the permit with such conditions and limitations as the Planning and
31 Zoning Board may determine to be in the best interests of the public and the
32 neighborhood.
33

34 (F) Prohibited uses. Prohibited land uses include those that may negatively impact the
35 health, safety and welfare of the citizens of the community. Prohibited land uses include
36 limited service hotels/motels, outdoor storage, warehouse-type stores, general building
37 supply stores, adult businesses as defined under Chapter 111, other than by licensed
38 massage therapists under New Mexico Therapy Practice Act, NMSA §§ 61-12C-1 et
39 seq., and those uses which are or will become an annoyance, nuisance or hazard to the
40 surrounding area or to the general public.
41

42 (G) Design guidelines.
43

44 (1) The CBD design guidelines provide special guidance for the development review
45 process to include, but not be limited to landscaping, architecture, color palette,
46 external parking, pedestrian and traffic circulation, signs and all specific design
47 features in the downtown area of the city. The guidelines are included within the City
48 Centre Master Plan as the "regulating design standards."
49

1 (2) Development review process. CBD zoning shall require the approval of a site
2 development plan prior to development of the land. An applicant wishing to develop
3 property zoned CBD must submit a site development plan application to the Director
4 of Development Services for review and approval.
5

6 (3) The design, siting, site coverage, yards, heights of buildings, external finish,
7 architectural appearance, landscaping and any accessory buildings or structures
8 shall be to the satisfaction of the Director of Development Services. The Director, or
9 his designee, shall, in determining such matters, pay due regard to the existing uses
10 and prospective uses of land in the vicinity and the regulations governing CBD
11 zoning district to include adopted plans so that the proposed use of land or buildings
12 will not prejudice the orderly development of the areas and is consistent in all
13 respects with the general purpose of the CBD.
14

15 (4) Site development plan checklist. DSD will provide applicants with a checklist of
16 required items. The checklist will include, but is not limited to, the following:
17

- 18 (a) General and structural information;
- 19
- 20 (b) Non-structural and parking information;
- 21
- 22 (c) Utility information;
- 23
- 24 (d) Phasing and financing information; and
- 25
- 26 (e) Landscape plan information.
27

28 (H) Streetscape. Street appearances represent the most and prevalent public space within
29 the CBD. The quality and design of streetscapes is important to define the CBD as an
30 attractive, pedestrian-scaled destination. Specific streetscape design criteria are further
31 defined within the City Centre Master Plan.
32

33 (I) Signage. The CBD may be enhanced as a unique destination by the use of signage.
34 Signage shall conform with Chapter 156 and further supplemented with specific signage
35 criteria as defined within the City Centre Master Plan.
36

37 (J) Public spaces. The CBD may be further enhanced as a unique and attractive downtown
38 center by the use of public art and landscaping. Specific public space design criteria are
39 further defined within the City Centre Master Plan.
40

41 (K) Environmental sustainability. Development of the CBD shall consider environmental
42 impacts associated with a built urban environment, i.e., outdoor lighting and the Night
43 Sky Protection Act, erosion control, use of drought tolerant landscape materials and
44 green building sustainability measures.
45

46 **154.32 OVERLAY ZONES.**

47 (A) Purpose. The use of overlay zones in certain areas of the city is a planning and zoning
48 tool that may be used to buffer one zone from another; impose additional design
49 standards or access control measures; require additional setbacks to protect future

1 right-of-way acquisition; modify certain standards which may cause undue hardship; or
2 address specific problems in a particular area of the city.

3
4 (B) Priority. Overlay zones shall apply to areas where they are mapped in addition to the
5 provisions of another zone. Where the provisions of an overlay zone are more or less
6 restrictive than another section of this chapter, the provisions of the overlay zone shall
7 prevail.

8
9 (C) Procedure. The overlay zone shall be mapped through the regular zone map
10 amendment procedures and the existence of an overlay zone shall be denoted on the
11 official zone map by the notation "OZ," or a similar descriptive notation, in conjunction
12 with the notation for the underlying zone district.

13
14 (D) Corridor Overlay Zone. The Corridor Overlay Zone (COZ) establishes additional design
15 guidelines and access management standards pursuant to an adopted plan.

16
17 (Ord. 07-69)

18
19 **Section 2. Change in title of zoning designation.**

20 (1) Properties currently designated as CMU: Commercial/Mixed Use shall hereafter
21 be designated NC: Neighborhood Commercial in accordance with the change in
22 title approved herein. Consequently, all adopted land use plans are hereby
23 amended to reflect the same change in titling of the zoning district from CMU to
24 NC.

25 (2) Properties currently designated as O-2: Office shall hereafter be designated O-1:
26 Office in accordance with the change approved herein that by effect combines
27 the two districts into one. Consequently all adopted land use plans are hereby
28 amended to reflect the same change in titling of the zoning district from O-2 to
29 O-1.

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

36 **Section 4. Compiling Clause.** This Ordinance shall be incorporated in and compiled
37 as part of the Revised Ordinances of the City of Rio Rancho, (R.O. 2003).

38 **Section 5. Effective Date.** This Ordinance shall become effective ten days after
39 adoption.


40

1 ADOPTED THIS 10TH DAY OF APRIL, 2013.

2

3

4



Thomas E. Swisstack, Mayor

5

6 ATTEST:

7

8



9 Stephen J. Ruger, City Clerk

10 (SEAL)

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Journal: July 10, 2024

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, July 25, 2024:

Text Amendment

Request #24-105-00002

The applicant, City of Rio Rancho, requests approval of text amendments to the following Chapters of the Rio Rancho Code of Ordinances: 154.03 Definitions to include a definition for Façade to read: Exterior walls and appearance of a building which are adjacent to or front a street, park or plaza; 154.50 Zoning Table/ Residential to relocate footnote number two (2) to apply to side setbacks only in E-1 districts; 154.51 Zoning Table/ Nonresidential to include the addition of the TZ: Transitional Zoning District, the minimum lot area 7,000 square feet, the minimum lot width 60 feet, the front setback 35 feet, rear setback 25 feet, side setback 10 feet, and corner setback 10 feet, and maximum building height 32 feet; and 150.03 Applications and Procedures (B) Master Plans/Plan Amendments/Specific Area Plans to correct notice requirements to read: First class mail to affected property owners 15 days prior to hearing (for both hearing if an amendment), and final decision to read: Master Plans and Specific Area Plans; Governing Body Plan Amendments: Planning and Zoning Board; for the purposes of updating incorrect or outdated information and providing clarity by adding definitions.

Master Plan Amendment

Case #24-110-00002

The applicant, High Range 5 LLC, requests approval of an amendment to the High Range 5 Master Plan, to incorporate another lot; ie. U13, Block 72, Lot 11.

Zone Map Amendment

Case #24-100-00005

The applicant, High Range 5 LLC, requests approval of a Zone Map Amendment for the property legally described as U13, Blk 72, Lot 11; physically The lot is currently zoned R-1: Single-Family Residential, and consists of 1 acre.

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.rnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

EXISTING

District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)	Setbacks (in feet)							Maximum Building Height' (in feet)	
			Front	Rear	Side ²	Corner	Garages				
								Front Loaded	Side Loaded	Alley Loaded	
E-1	21,780	no min	35	25	10	10	35	35	0	32	
M-H	5,000	50	20	15	5	10	20	15	0	22	
R-1 ¹	7,000	60	20	15	5 ¹	10	20	15	0	32	
R-2	5,000	50	15	15	5 ¹	10	20	15	0	32	
R-3 detached	3,000	35	15	5	5 ¹	10	20	15	0	32	
R-3 attached	1,200	28	20	0	0	10	20	NA	0	32	
R-3 M-F	10,000	70	20	15	7.5	10	NA	NA	0	50	
R-4	4,000	40	15	15	5 ¹	10	20	15	10	32	
R-5	2,500	35	10	15	5 ¹	10	20	15	10	32	
R-6	10,000	70	20	15	7.5	10	NA	NA	10	78 or 6 stories	
R-6 detached	3,000	35	15	5	5 ¹	10	20	15	0	32	
R-6 attached	1,200	28	20	0	0	10	20	NA	0	32	

AMENDED

District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)	Setbacks (in feet)							Maximum Building Height' (in feet)	
			Front	Rear	Side ²	Corner	Garages				
								Front Loaded	Side Loaded	Alley Loaded	
E-1	21,780	no min	35	25	10 ²	10	35	35	0	32	
M-H	5,000	50	20	15	5	10	20	15	0	22	
R-1 ¹	7,000	60	20	15	5 ¹	10	20	15	0	32	
R-2	5,000	50	15	15	5 ¹	10	20	15	0	32	
R-3 detached	3,000	35	15	5	5 ¹	10	20	15	0	32	
R-3 attached	1,200	28	20	0	0	10	20	NA	0	32	
R-3 M-F	10,000	70	20	15	7.5	10	NA	NA	0	50	
R-4	4,000	40	15	15	5 ¹	10	20	15	10	32	
R-5	2,500	35	10	15	5 ¹	10	20	15	10	32	
R-6	10,000	70	20	15	7.5	10	NA	NA	10	78 or 6 stories	
R-6 detached	3,000	35	15	5	5 ¹	10	20	15	0	32	
R-6 attached	1,200	28	20	0	0	10	20	NA	0	32	

FOOTNOTE 2 SHOULD ONLY APPLY TO E-1 DISTRICTS AS PER CHAPTER 154 PLANNING AND ZONING 2013.

1
2 (14) Mining;

3
4 (15) Planned residential developments.

5
6 (a) Permitted uses include single-family homes, townhouses, and apartments, and
7 associated accessory structures as regulated by an underlying zoning district or
8 an approved site plan. Permissive commercial uses may be allowed, up to 25%
9 of the gross floor area of the development.

10
11 (b) A site plan for a P.R.D. shall include information as to the maximum number of
12 dwelling units and/or density; maximum and minimum lot sizes; maximum
13 building height; minimum building setbacks; architectural design standards
14 including but not limited to exterior wall materials and colors roof materials and
15 colors; preliminary grading and drainage plan, landscape design standards,
16 parking, site lighting, design of walls and fences visible from public rights-of-way,
17 and pedestrian amenities.

18
19 (16) Public utilities, electric facilities including, but not limited to, substations, switching
20 stations and generation.

21
22 (17) Any use or combination of uses, not otherwise permitted under a specific zoning
23 district.

24
25 (Ord. 02-004, § 9-1-14; Am. Ord. 08-15; Am. Ord. 08-18)

26
27 **154.18 E-1: ESTATE RESIDENTIAL DISTRICT.**

28 (A) Purpose. This district permits a very low density of population in which the principal land
29 use is single-family dwellings.

30
31 (B) Permissive uses.

32
33 (1) Permissive uses of the R-1 district; design standards apply except for the
34 requirement that dwelling units face or create a presence on the address street;

35
36 (2) Accessory buildings or structures as per R-1, including stable facilities for the
37 housing and maintenance of horses but not to include structures for other types of
38 domestic livestock or fowl; such stable facilities greater than 600 square feet may be
39 exempt from using the same construction materials and having the same façade as
40 the primary structure, but still shall be similar in color.

41
42 (3) Horses are allowed by the following criteria:

43
44 (a) The minimum lot size required for the first horse is one acre;

45
46 (b) Thereafter, each additional horse shall require 1/2 acre per horse in addition to
47 the minimum;

48
49 (c) Horses must be corralled in such a manner as to keep horses a minimum of ten

1 feet away from any property line.

2
3 (C) Conditional uses (requiring use permit).

4
5 (1) Family child care facility with a capacity of seven or more;

6
7 (2) Hobby breeders and animal foster care providers as per conditions listed under the
8 R-1 Single-family Residential District.

9
10 (D) Area.

11
12 (1) Every lot must have an area of not less than 21,780 square feet.

13
14 (2) Setbacks.

15 (a) Front – 35 feet; front and side-loaded garages – 35 feet;

16 (b) Rear – 25 feet; alley-loaded garage – 0 feet;

17
18 (c) Side – 10 feet except in the case where the side setback requirement in total is
19 greater than 20% of the lot frontage. In that case, side setbacks may be reduced
20 to 5 feet;

21
22 (d) Corner side – 10 feet;

23
24 (e) Free-standing Wind Energy Units – 2:1 height to setback ratio with a 40-foot
25 maximum height;

26 (f) Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of
27 10 feet except for pools;

28
29 (g) Flag Poles – 10 feet from any property line;

30
31 (3) Building envelopes. If a building envelope is included at the time of plat, appropriate
32 placement of the building envelope within the setback area will be allowed.
33 Envelopes may be placed with the setback area for the following reasons:

34 (a) To preserve open space;

35 (b) To preserve native plant material on the site;

36 (c) To preserve natural drainage courses;

37 (d) To preserve views of nearby lots.

38
39 (E) Restrictions.

40 (1) Height. Same as R-1 district.

1 (2) Grading and drainage. No grading of sites will be allowed until DSD has approved
2 both the grading and the drainage for the site.
3

4 (F) Off-street parking. Off-street parking spaces must be provided as set forth in § 154.22.
5

6 (1) The same restrictions as stipulated in the R-1 zoning district pertaining to parking of
7 commercial vehicles apply except that a commercial vehicle/equipment may be
8 parked on the property when such is used and is related to a permitted use being
9 conducted on the property.
10

11 (G) Landscaping. Same as R-1 district.
12

13 (Ord. 02-004, § 9-1-15; Am. Ord. 07-50; Am. Ord. 08-15; Am. Ord. 10-27)
14

15 **154.19 O-1: OFFICE DISTRICT.**

16 (A) Purpose. This district permits office uses. This district may act as a buffer between
17 residential property and more intensive nonresidential uses or may be located adjacent
18 to any other use. No noise, odor or vibration shall be emitted which would cause a
19 negative impact on the adjacent residential district. Such comparison shall be made at
20 the property line.
21

22 (B) Permissive uses.
23

24 (1) Office uses.
25

26 (2) Banks and financial institutions.
27

28 (3) Beauty shop, barber shop, hair and nail salon.
29

30 (4) Church, or other place of worship, including incidental facilities.
31

32 (5) Club or association meeting space, provided there is no liquor license.
33

34 (6) Manager/caretaker residential uses within the structure.
35

36 (7) Incidental uses within a building or on a site owned in common with a primary office
37 use for uses such as coffee or snack shop, restaurant, news stand so long as it is
38 not the primary use of the site.
39

40 (8) Institutions such as library, museum, schools, day care, senior transitional care
41 facility, fire or police stations.
42

43 (9) Hospital and other health services.
44

45 (10) Medical supplies and services such as drug prescription and health care supplies,
46 physical therapy office, shop for prosthetic or health aid devices, or medical or dental
47 laboratory.
48

1 a building greater than 35 feet in height, the building shall have a step-back of
2 one foot for each additional one foot of height up to the maximum height of the
3 district;

4
5 (d) Corner side – 10 feet;

6
7 (e) Trash Containers and Trash Compactors – 15 feet from the property line when
8 adjacent to land planned or zoned for a single-family residential use.

9
10 1. All trash containers and trash compactors shall be screened from a public
11 right-of-way by decorative wall or enclosure and shall be not less than two
12 feet above the height of the trash container or compactor.

13
14 (f) Flag Poles – 20 feet from any property line, with a maximum height of 50 feet.
15 Pole heights greater than 50 feet may be approved by conditional use permit.

16
17 (E) Height. 60 feet.

18
19 (F) Off-street parking. Off street parking shall be provided as set forth in § 154.22.

20
21 (G) Landscaping. Appropriate landscaping consisting of trees, shrubs and groundcover shall
22 be provided for visual relief along the frontage of the parcel; provided, that no less than
23 15% of the lot shall be landscaped, and no less than half of the 15% shall be located on
24 the front. Cool season turf grass shall be limited to areas designated for recreational use
25 and shall be limited to a maximum of 1,000 square feet or 20% of the total lot area,
26 whichever is less. Cool season turf grasses include but are not limited to the following
27 species: Poa pratensis (Kentucky Bluegrass), Festuca spp. (Fescues), and Lolium spp.
28 (Ryegrasses). Plant materials shall be limited to species that are not listed as high water
29 use in the City of Rio Rancho plant list. Existing turf and other plants installed prior to
30 October 31, 2011, are exempt from this regulation. Effective the date of this ordinance,
31 homeowner association bylaws or new restrictive covenants shall not mandate a
32 minimum amount of live grass.

33
34 (H) Buffer zone. Same as C-1 district.

35
36 (Ord. 02-004, § 9-1-16; Am. Ord. 11-20)

37
38 **154.20 T-Z: TRANSITIONAL ZONING DISTRICT.**

39 (A) This zoning district permits low density residential uses on an interim basis for newly
40 annexed areas. All provisions of the R-1 district shall apply to those areas zoned T-Z
41 except as noted below.

42
43 (B) The T-Z Transitional Zoning District shall consist of territory annexed in which long-term
44 land uses and development policies consistent with the city's comprehensive plan have
45 not yet been determined.

46
47 (C) **Setbacks.**

48
49 (1) **Front – 35 feet;**

1
2 (2) Rear – 25 feet;

3
4 (3) Sides – 10 feet;

5
6 (D) No conditional uses shall be allowed in the Transitional Zoning District.

7
8 (E) No subdivision of property shall be permitted in the Transitional Zoning District, except
9 for lot consolidation.

10
11 (F) A permanent zoning district for the annexed territory shall be adopted by the governing
12 body when long-term land use and development policies consistent with the city's
13 comprehensive plan have been determined.

14
15 **154.21 NC: NEIGHBORHOOD COMMERCIAL DISTRICT.**

16 (A) Purpose. This district permits limited commercial and residential uses such as those
17 pertaining to the day-to-day needs of the residential populace.

18
19 (B) Permissive uses.

20
21 (1) Stores for the sale of retail goods, products, and services; except gasoline stations
22 are not permitted;

23
24 (2) Repair shops-electrical, radio, and television appliances, keys and similar articles;

25
26 (3) Shops-dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;

27
28 (4) Banks, and office buildings;

29
30 (5) Churches and other places of worship, Sunday school buildings, and parish houses;

31
32 (6) Bakeries and confectionaries where goods are sold at retail prices;

33
34 (7) Parks, recreational parks, open spaces, public facilities;

35
36 (8) Nursery schools;

37
38 (9) Undertaking establishments;

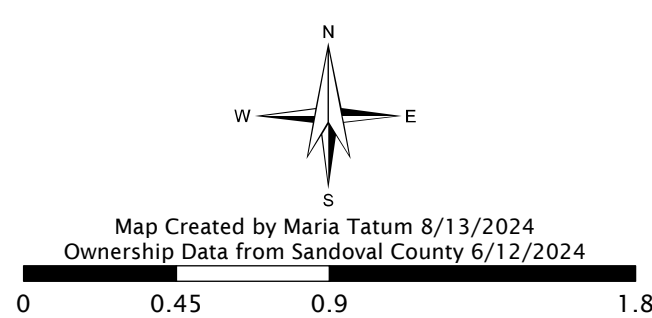
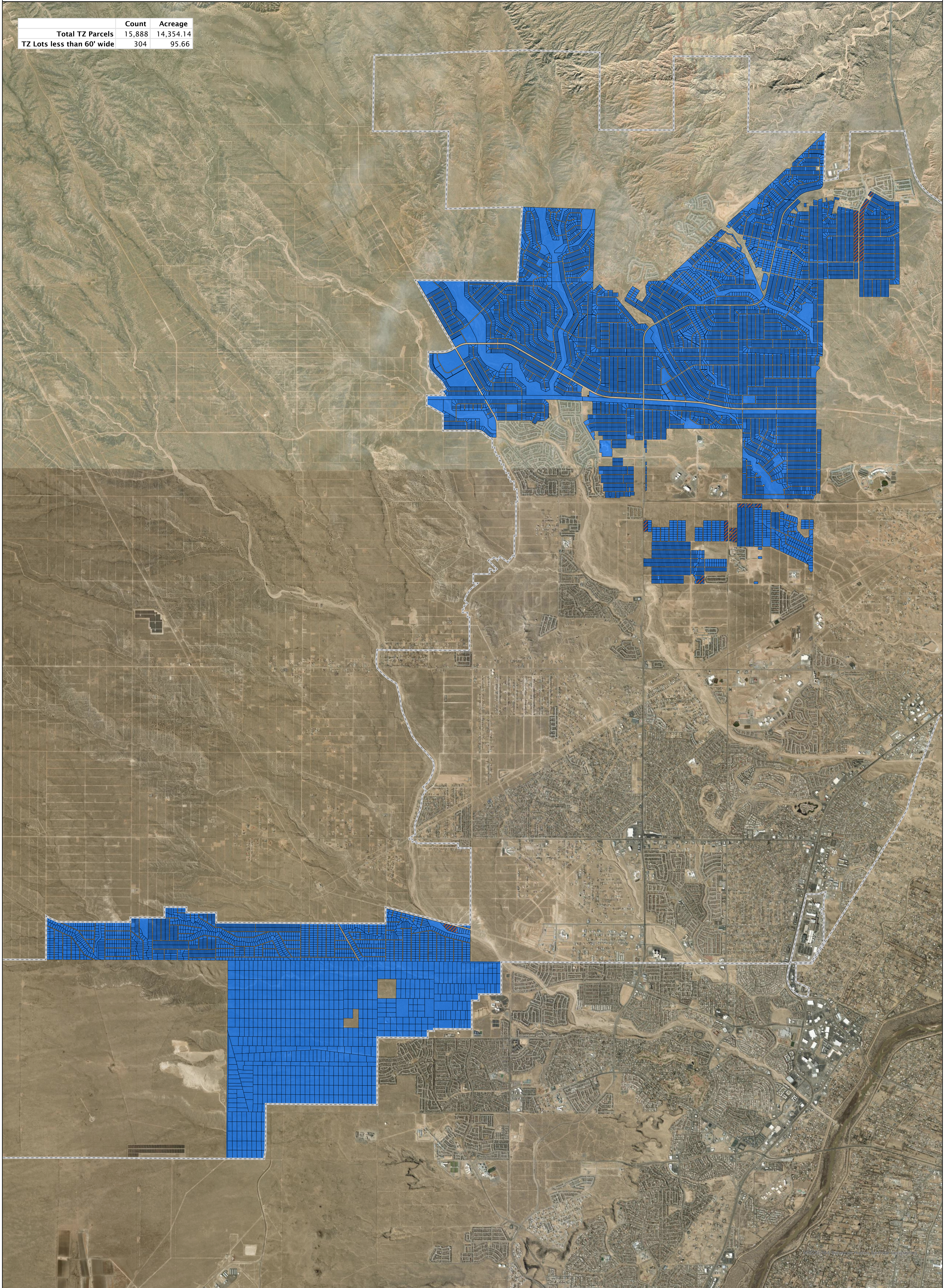
39
40 (10) Club houses or buildings for fraternal organizations provided there is no liquor
41 license, and nonprofit public service organizations;




42
43 (11) Medical complexes, professional offices associated with medical complexes, and
44 veterinarians with overnight kenneling for medical purposes only (no boarding
45 kennels);

46
47 (12) Construction trailers for a period not to exceed 21 days before construction plus the
48 entire period of construction up to 6 months and no more than 30 days after
49 construction has finished, provided that the use of the trailer is for assisting in the

Transitional Zoning Parcels in City of Rio Rancho

	Count	Acreage
Total TZ Parcels	15,888	14,354.14
TZ Lots less than 60' wide	304	95.66



	TZ Parcels
	Lots less than 60' wide
	City Boundary

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.



CITY OF RIO RANCHO COVER PAGE

Legislation Item: R67

AGENDA DATE:

August 22, 2024

DEPARTMENT:

Financial Services

SUBJECT:

R67, Resolution Amending the Investment Policy

BACKGROUND AND ANALYSIS:

Chapter 36 of the Municipal Code, Finance and Revenue outlines certain requirements for the City's Investment Policy. The Investment Policy was last reviewed in September 2022.

The majority of the changes are not substantive and are intended to make the policy more readable and understandable as well as minor language clean up. Changes to the policy are summarized below:

- Sections were re-ordered to enhance readability of the policy.
- Full language of specific sections of State Statute that pertain to permissible investments was incorporated into the policy for reference.
- Section 2-17-3, Objectives was modified to clarify the safety and return objectives.
- Section 2-17-4, Investment Strategy was amended to more accurately describe the preferred portfolio management strategy as semi-active vs. proactive.
- Section 2-17-5, Delegation of Authority Section B.2, the interval between policy review and adoption by the Governing Body was changed from three years to two years to align with changes in statute; and
- Section 2-17-6, Authorized Investments, was amended to add as permissible investments, supranational securities issued by certain supranational organizations and prime quality commercial paper in line with State statute.
- Section 2-17-11, Competitive Selection of Investment Instruments, was amended to require certain documentation at the time a trade is executed.
- Section 2-17-12, Collateralization, was amended to specify acceptable collateral.
- Section 2-17-14, Investment Parameters was amended to establish the diversification limitations over the total portfolio, added investments in the State Investment Council to the diversification table, and modified the effective duration from a range of 2.5 to 3.5 years to a ceiling of 3 years.
- Section 2-17-16, Policy Approval, was amended to require review and approval of the policy every two years consistent with the change in Section 2-17-5 and State statute.

The Investment Advisory Board (IAB) provided input on changes to the Investment Policy which has been incorporated into the proposed amendment. At its May 29, 2024 meeting the IAB approved the proposed amendments to the Policy by a unanimous vote of all members present.

IMPACT:

The new policy will more closely align with State Statute allowing more permissible investments, enabling further diversification of the City's portfolios.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval.

ATTACHMENT: [Resolution_R67](#)

ATTACHMENT: [Investment Policy September 2022](#)

ATTACHMENT: [Exhibit A Amended Investment Policy 2024](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

RESOLUTION AMENDING THE INVESTMENT POLICY

WHEREAS: Chapter 36 Finance Revenue of the Municipal Code outlines certain requirements for the City's Investment Policy; and

WHEREAS: Chapter 6-10-10 (G) NMSA 1978 states "It shall be the duty of the treasurer to bring amendments to the investment policy to the board of finance and obtain consent before such amendments take effect. The investment policy shall be reviewed at least every two years..."; and

WHEREAS: the Investment Policy was last reviewed and approved in September 2022; and

WHEREAS: the Investment Advisory Board has provided input, reviewed and approved the amendments to the Investment Policy.

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

That approval is given by the Governing Body acting as the Board of Finance for the revised Investment Policy attached hereto as Exhibit A.

ADOPTED THIS _____ DAY OF _____ 2024.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)



CITY OF RIO RANCHO

ADMINISTRATIVE POLICIES AND PROCEDURES

Investment Policy

Chapter: 2
Article: 17
Revised: 09/22/2022
Revised: 06/10/2020
Effective: 04/03/2017

Section

- 2-17-1 Purpose
- 2-17-2 Scope
- 2-17-3 Objectives
- 2-17-4 Investment Policy
- 2-17-5 Delegation of Authority and Responsibilities
- 2-17-6 Standard of Care: Prudence
- 2-17-7 Authorized Security Broker/Dealers and Financial Institutions
- 2-17-8 Internal Controls
- 2-17-9 Delivery versus Payment
- 2-17-10 Authorized Investments
- 2-17-11 Competitive Section of Investment Instruments
- 2-17-12 Collateralization
- 2-17-13 Safekeeping
- 2-17-14 Investment Parameters
- 2-17-15 Investment Reporting
- 2-17-16 Policy Approval

2-17-1 Purpose

The purpose of this Policy is to set specific policy requirements and guidelines for the investment of City funds within the parameters established by the Charter and City Code Sections 36.55 through 36.62 ("the City Code") of the City of Rio Rancho ("the City") and the laws of New Mexico.

2-17-2 Scope

This Policy applies to all financial assets over which the City has direct control as well as those funds the City is responsible for as custodian or trustee. These funds are reported in the City's Comprehensive Annual Financial Report (CAFR) and include:

- General Fund;
- Special Revenue Funds;
- Debt Service and Debt Reserve Funds;
- Capital Projects Funds;
- Internal Service Funds;
- Agency Funds; and
- Enterprise Funds

Bond proceeds shall be invested in the securities permitted by the applicable bond documents. If the bond documents are silent as to the permitted investments, bond proceeds will be invested in the securities permitted by this policy. Notwithstanding the other provisions of this policy, the percentage or dollar portfolio limitations listed elsewhere in this policy do not apply to bond proceeds

2-17-3 Objectives

The City shall manage and invest its cash and assets with three major objectives, listed in order of priority: safety, liquidity, and return. All investments shall be managed in a manner responsive to the public trust and consistent with state and local law.

The City shall maintain a comprehensive cash management program which includes the timely collection of accounts receivable and timely vendor payments made in accordance with invoice terms and prudent investment of assets.

A. Safety

The primary objective of the City's investment activity is the preservation of principal. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.

B. Liquidity

The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might be reasonably anticipated.

C. Return

Return should become a consideration only after the basic requirements of safety, and liquidity have been met. The City seeks to attain a market-average rate of return on its investments throughout economic cycles, taking into account the City's risk constraints, the cash flow characteristics of the portfolio, and State and Local laws, and ordinances or resolutions that restrict investments.

2-17-4 Investment Strategy

The City seeks to pool fund groups for investment purposes. The City may allocate investments among separate portfolios based upon specific investment strategy considerations.

The City shall pursue a proactive portfolio management strategy. Securities may be sold before they mature if market conditions present an opportunity for the City to benefit from the trade and opportunities will be constantly evaluated for investments to maintain a reasonable market return. The Treasurer and Investment Advisor will continuously monitor the contents of the portfolio, the available markets, and the relative value of competing instruments to adjust the portfolio in response to market conditions.

2-17-5 Delegation of Authority and Responsibilities

A. Treasurer/Finance Director

Authority to manage the investment program is granted to the Treasurer by City Code Section 36.57. Section 6.01 of the City Charter states that the Director of the Department of Finance shall function as the City Treasurer unless another person is designated by resolution.

1. Authority to manage the investment program is granted to the Finance Director pursuant to City Code Section 36.57. The Finance Director, or designee, shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of authorized subordinate officials (Investment Officers).
2. The City may further contract with an SEC-registered Investment Advisor to advise on the management of and conduct trades on behalf of the City's investment portfolio, in accordance with this Policy, and such other written instructions as are provided.
3. No person may engage in an investment transaction except as provided under this Policy and the procedures established by the Finance Director.
4. Any authority granted in State statute shall be secondary to the lawfully adopted Policy of the City to the extent that this Policy is more restrictive than State statute.

B. Governing Body

1. The Governing Body has ultimate fiduciary responsibility for the investment of City funds.
2. The Governing Body shall review and adopt the Investment Policy at least every three

years.

C. Investment Advisory Board

The Governing Body has determined that formal citizen input regarding the management of local government investment portfolios and associated policy is appropriate and advantageous. An Investment Advisory Board is established in Chapter 33 Boards, Commissions, and Committees that outlines Board membership and duties and responsibilities.

D. Ethics and Conflicts of Interest

The Finance Director, Investment Officers, and members of the Investment Advisory Board shall:

1. Refrain from personal and business activity that could conflict with the proper execution and management of the investment program or that could impair their ability to make impartial decisions;
2. Receive from the Finance Director an annual listing of all portfolio positions in order to determine if personal disclosure is required for any personal financial or investment positions that could be related to the performance of the investment portfolio. The Investment Officers and Investment Advisory Board shall disclose any contracts (mortgages or loans) from City authorized institutions and disclose personal portfolios managed by or through a City authorized broker/dealer. The size of the US Treasury and Agency markets negates any need to disclose holding in these authorized investments types;
3. Refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City.
4. Nothing herein shall be construed to bar any individual from using a financial institution for normal customer transactions, including but not limited to, checking accounts, savings accounts, consumer credit cards, certificates of deposit, and money market funds, all on the same terms as such institution offers to the general public.

2-17-6 Standard of Care: Prudence

The standard of prudence to be used by the City for managing its investments is the Uniform Prudent Investor Act (UPIA), notwithstanding state statutory constraints.

Investment officers acting within the parameters of the City Code and this Investment Policy and exercising due diligence shall be relieved of personal liability for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion so that appropriate actions can be taken to reduce risk in accordance with the terms of this Policy.

2-17-7 Authorized Security Broker/Dealers and Financial Institutions

Security Broker/Dealers

The Finance Director shall maintain information on all financial institutions authorized to provide investment services to the City. The security broker/dealers are to be approved by the Investment Advisory Board on the basis of creditworthiness (minimum capital requirements of \$10,000,000 and at least five years of operation) and the firm's ability to offer competitive prices on securities transactions. All financial institutions and broker/dealers who desire to become authorized broker dealers for investment transactions must supply the following:

1. Annual audited financial statements;
2. Proof of Financial Industry Regulatory Authority (FINRA) certification and the FINRA CRD number;
3. Proof of New Mexico state registration;
4. Completed City broker/dealer questionnaire; and
5. Certification of having read this Investment Policy.

Each broker/dealer must obtain a copy of the current Investment Policy and certify to a review stating understanding of the Policy. Material changes to this Policy will require re-certification.

The performance of all authorized broker/dealers will be reviewed at least annually by the Investment Advisory Board.

If an external Investment Advisor is authorized to conduct investment transactions on the City's behalf, the Investment Advisor may use her/his own list of approved issuers/broker/dealers and financial institutions for investment purposes.

2-17-8 Internal Controls

The Finance Director shall establish and maintain procedures and internal controls designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived and the valuation of costs and benefits requires estimates and judgments by management.

The internal controls shall address issues including the following:

- A. Control of collusion;
- B. Separation of transaction authority;
- C. Delivery versus payment;
- D. Custodial safekeeping;
- E. Investment accounting;
- F. Repurchase agreements;

- G. Wire transfer agreements;
- H. Collateral/depository agreements;
- I. Banking services contracts;
- J. Clear delegation of authority to subordinate staff members;
- K. Written confirmation of all transactions; and
- L. Review, maintenance and monitoring of security procedures both manual and automated.

2-17-9 Delivery versus Payment

All trades involving deliverable securities will be executed by delivery versus payment (DVP). This ensures that securities are deposited in the City's eligible financial institution prior to the release of City funds. Securities shall be held by a City-approved, independent third party custodian as evidenced by safekeeping receipts.

2-17-10 Authorized Investments

Assets of the City may only be invested in the instruments listed below, as authorized by New Mexico State Statute 6-10-10. If changes are made to State Statute authorizing additional investments, they will not be authorized until this Policy is modified and adopted by the Governing Body.

The following types of investments are authorized:

- A. **Demand Deposits:** Deposits (liquid deposits, such as DDAs, savings accounts and market rate accounts) are allowed in certified and designated New Mexico financial institutions, in accordance with the New Mexico State law, whose deposits are insured by an agency of the United States. All deposits will comply with state statute and Section XII of this Policy regarding collateral requirements.
- B. **Certificates of Deposit:** Certificates of Deposit are allowed in certified and designated New Mexico financial institutions, in accordance with New Mexico State law, whose deposits are insured by an agency of the United States. All deposits will comply with state statute and Section XII of this Policy regarding interest rates and collateral requirements not to exceed one (1) year to stated maturity.
- C. **United States Treasury Obligations:** Securities that are issued by the United States government that are either direct obligations of the United States or that are backed by the full faith and credit of the United States government. Investments shall be limited to a maximum maturity of five (5) years at time of purchase.
- D. **United States Agency and Instrumentality Obligations:** Securities issued or guaranteed by U.S. Government agencies, instrumentalities or sponsored enterprises. Investments in U.S. Government Agency and Instrumentality Obligations shall be limited to a maximum stated maturity of five (5) years at time of purchase.

- E. Obligations of State and Local Governments and Public Authorities:** These include bonds or negotiable securities of the State of New Mexico or a county, municipality or school district located in New Mexico that has a taxable valuation of real property for the last preceding year of at least one million dollars (\$1,000,000) and that has not defaulted in the payment of any interest or sinking fund obligation or failed to meet any bonds at maturity at any time within five years last preceding. If rated, such obligations shall be rated at least A (long-term) or A1 (short-term) or their equivalents by at least one nationally recognized rating agency and not to exceed three (3) years to stated maturity.
- F. The New Mexico State Treasurer's Local Government Investment Pool.**
- G. SEC Registered, AAA-rated Government Money Market Mutual Funds:** A qualified money market mutual fund must:
1. be registered with the United States Securities and Exchange Commission;
 2. comply with the diversification, quality and maturity requirements of Rule 2a-7, or any successor rule, of the United States Securities and Exchange Commission applicable to money market mutual funds;
 3. assess no fees pursuant to Rule 12b-1, or any successor rule, of the United States Securities and Exchange Commission, no sales load on the purchase of shares and no contingent deferred sales charge or other similar charges, however designated, provided that the City shall not, at any time, own more than five (5) percent of a money market mutual fund's assets;
 4. be invested only in United States Government and Agency Obligations and repurchase agreements secured by such obligations; and
 5. be rated AAAM or equivalent by a nationally recognized rating agency.
- H. Repurchase Agreements (Repo):** Contracts for the simultaneous purchase and resale, at a specified time in the future, of specific securities at specified prices at a price differential representing the interest income to be earned by the City. The contract at the time of purchase shall be fully secured by the Authorized Collateral described in Section XII having a market value of at least one hundred two percent (102%) of the amount of the contract. The Repurchase Agreement must have a stated maturity date not to exceed one (1) year to maturity. Flexible repurchase agreements may only be used for bond proceeds with a maturity not to exceed the expenditure plan of the funds.
- I. Shares of a Diversified Investment Company and Individual or Collective Trust Funds of Banks or Trust Companies:** These include shares of a company or trust pursuant to the federal Investment Company Act of 1940 that invests in fixed-income securities or debt instruments that are listed in a nationally recognized, broad-market, fixed-income-securities market index; provided that the investment company or manager has total assets under

management of at least \$100,000,000 and provided that the Investment Policy of the City may allow reasonable administrative and investment expenses associated with the investment company to be paid directly from the income or assets of these investments. In addition, the City may invest in Fixed Income mutual funds or exchange traded funds (ETF's) that are passively managed to track the performance of a nationally-recognized fixed income index. The City may gain exposure to the following investment types through these vehicles:

U.S. Treasuries

U.S. Treasury Inflation Protection Securities (TIPS)

U.S. Agencies, including GSE's identified above (fund or ETF may hold Agencies other than those permissible for direct City investment)

U.S. municipal issues (BBB-AAA)

U.S. investment grade corporate issues (BBB-AAA)

U.S. high yield corporate issues

Foreign fixed income issues

Any investment pool offered by the New Mexico State Investment Council (SIC) that is available for investment by the City.

The City may not invest directly in any mutual fund or ETF that contains non-fixed income assets such as equities or alternative assets. Aside from the SIC Investment Pools, these investment types are excluded from permissibility per NMSA Chapter 6, Article 10.

The City will utilize the weighted average fund duration to control the interest rate risk of each fund holding.

Investment types, asset classes and sectors not explicitly permitted under Section 6-10-10 (NMSA 1978 annotated) are not permissible by the City.

Any investment held by the City that does not meet the guidelines of this Policy shall be liquidated as soon as possible. Proceeds shall be reinvested only as provided by this Policy.

Securities which do not meet Policy requirements because of an adopted change in the Policy shall be reviewed by the Investment Advisory Board to decide on appropriate action to be taken to hold to maturity or liquidate. Liquidation is not mandatory.

Securities which do not meet Policy rating requirements because of a change in credit rating shall be reviewed by the Investment Advisory Board to decide on appropriate action to be taken to hold to maturity or liquidate. Liquidation is not mandatory.

2-17-11 Competitive Selection of Investment Instruments

- A. It will be the policy of the City to use a competitive trading process, whenever practical, that obtains at least three offers or bids. The City will accept the bid/offer which provides (a) the best competitive price within the maturity required and considering the credit quality of the investment; and (b) optimizes the investment objectives of the overall portfolio.

- B. Offers or bids for securities may be received from authorized broker/dealers or issuers of qualified securities as defined in Section X.
- C. The City shall produce and retain written records of each transaction including the name of the financial institutions offering or bidding on securities, rate or price quoted, description of the security, bid/offer selected, and any special considerations that had an impact on the decision. If the lowest priced security (highest yield) was not selected for purchase or the highest bid was not selected for sale, an explanation describing the investment objective prompting the investment/sale will be included in this record.
- D. New issue offerings may be purchased from an approved broker/dealer or directly from the issuer without competitive solicitation if it is determined that a new issue will best meet the City's investment objectives. It will be the responsibility of the Finance Director/Investment Advisor involved with each purchase to produce and retain written records of each transaction when competitive solicitation is not followed.
- E. The Finance Director shall authorize all investment transactions in writing or via email. Executed trade documents shall be reviewed for compliance and signed by the Finance Director after the trade.
- F. All trade fails or compliance violations are to be documented in an error report on the day that they are discovered and the Finance Director shall document the reason for each error. Errors shall be summarized in a report to the Investment Advisory Board even if corrected.

2-17-12 Collateralization

A. Time and Demand Deposits

All City time and demand deposits, (DDAs, certificates of deposit and interest bearing accounts), shall be secured above the FDIC insurance coverage by collateral pledged to the City pursuant to the requirements of this section. In order to anticipate market changes and provide a level of security for all funds, collateral will be maintained and monitored daily by the depository at 102% of market value of principal and accrued interest on the deposits.

Collateral pledged to secure deposits shall be held by an independent financial institution outside the holding company of the depository in accordance with a safekeeping agreement signed by authorized representatives of the City, the Depository, and the custodian. (If the custodian is the Federal Reserve, a Circular 7 Pledge Agreement will be executed.) The collateral agreement shall be approved by resolution of the Bank Board or Bank Loan Committee in accordance with FIRREA¹. The custodian shall provide a monthly list of collateral directly to the City.

¹Financial Institutions Resource and Recovery Act is used as the control for FDIC when closing a bank and requires an executed agreement approved by one of these bank boards.

All collateral shall be subject to inspection and audit by the City or the City's independent auditors.

B. Authorized Collateral

The City shall accept only the following securities as collateral for time and demand deposits:

1. Obligations of the United States, its agencies or instrumentalities, or other securities that are guaranteed by the United States.
2. Obligations, the principal and interest on which, are guaranteed or insured by the State of New Mexico, its agencies, instrumentalities, counties, municipalities or other subdivisions.
3. Letters of credit issued by a federal home loan bank.

2-17-13 Safe Keeping

The laws of the State and prudent treasury management require that all deliverable securities be bought on a delivery versus payment basis and be held in safekeeping by an independent third party financial institution or the City's designated banking services depository.

All safekeeping arrangements shall be approved by the Finance Director and an agreement of the terms executed in writing. The safekeeping institution shall be required to issue original safekeeping receipts listing each security by rate, description, maturity, par amount, cusip number, and other pertinent information. Each safekeeping receipt will be clearly marked that the security is held for the City.

2-17-14 Investment Parameters

A. Portfolio Components.

While the City accounts for its financial assets in various governmental Fund and general ledger accounts and investment income and market value changes are apportioned accordingly, the assets are managed as two sub-portfolios:

- the Liquidity Component
- the Core Component

The primary purpose of the Liquidity Component is to provide daily liquidity to the City while controlling the risk factors. The City strives to minimize the Liquidity Component level so that more cash may be deployed as earning assets in the Core Investment Component.

The purpose of the Core Investment Component is to convert excess cash, over and above the required Liquidity Component level, to earning assets. Performance is measured on a total return basis and an accrual earnings basis. As this portfolio consists of operating

reserves and bond proceeds awaiting eventual expenditure, a longer-term focus is appropriate. Principal preservation remains a primary objective, as the Core Investment Component's funds may be utilized to meet debt service, capital project, and operational requirements. As such, strict duration management is in order to manage acceptable principal value change.

B. Diversification.

Investments shall be diversified to reduce the risk of loss resulting from an over concentration of assets in a specific maturity, a specific issuer or a specific class of securities. The following diversification limitations at the time of purchase shall apply to each portfolio:

U.S. Treasury Obligations	100%
U.S. Agencies/Instrumentalities	80%
Per issuer	30%
Per Issuer Other than Fannie Mae, Freddie Mac, Federal Home Loan Bank, Federal Farm Credit Bank	10%
Repurchase Agreements	50%
Certificates of Deposit	40%
In any one bank	15%
Demand Deposits	100%
State/Local/Public Authority Obligations	25%
Local Government Investment Pool	75%
Government Money Market Funds	50%
In any one fund	20%
Ownership of the fund	5%
Shares of a diversified investment company or trust	40%
In any one fund	20%

C. Maximum Maturity and Maximum Effective Duration.

1. The City recognizes that all portfolios with marketable investment securities are subject to interest rate risk. Therefore, to limit the City's exposure to the possibility of loss due to interest rate fluctuations, the City will not commit any funds to maturities longer than seven years to the stated maturity from date of purchase.
2. The stated maturity date on investments made for legal reserves will not exceed the next call date of the designated bond but in no event shall exceed 7 years.
3. In debt service funds, each subsequent debt service payment should be funded before any extension is made in maturities.
4. Because of inherent difficulties in accurately forecasting cash flow requirements, a

portion of the portfolio should be continuously invested in readily available funds such as overnight repurchase agreements, Local Government Investment Pool, demand deposit accounts, or money market mutual funds to ensure that appropriate liquidity is maintained to meet operating obligations.

5. To control overextension of the portfolio, the city will use an effective duration ceiling of one and a half (1.5) – three and a half (3.5) years. The effective duration will be reported on the quarterly reports.

2-17-15 Investment Reporting

A. Quarterly Reporting

The Finance Director shall submit an investment report to the City Manager, the Advisory Board and the Governing Body at least quarterly.

The report will include the following at a minimum:

- A full description of individual securities including amortized book and market value;
- Unrealized gains or losses;
- Summary change in market value during the period as a measure of volatility (market prices for the calculation of market value will be obtained from independent sources);
- Effective duration;
- Weighted average yield of the portfolio;
- Return of the portfolio(s) and the City's selected benchmark(s);
- Earnings for the period (accrued and net amortization); and
- Statement of compliance of the investment portfolio with Investment Policy.

If the City uses an Independent Investment Advisor, the Investment Advisor shall report quarterly, in writing, to the Investment Advisory Board. The report shall review recommended investments, portfolio strategies, and quarterly performance against the benchmark(s).

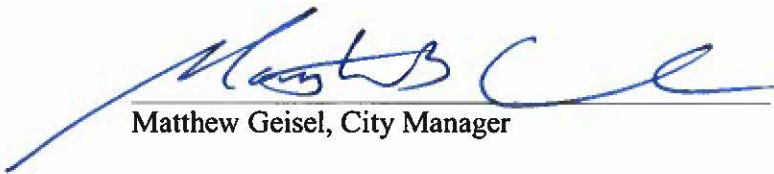
B. Performance Standards and Benchmarks

The City's portfolio shall be evaluated and compared to appropriate indices in order to assess the relative performance of the City's investment program. The comparable benchmarks should be consistent with the City's portfolio in terms of maturity and composition, which includes credit quality and security type.

2-17-16 Policy Approval

The Investment Policy shall be reviewed by the Investment Advisory Board once annually and reviewed and approved at least every three years by the Governing Body. The resolution approving the Policy shall detail any and all changes made to the Policy as a result of the review.

APPROVED THIS 28 DAY OF September 2022


Matthew Geisel, City Manager

Definitions

Agency – A debt security issued by a government-sponsored enterprise (GSE). While not explicitly guaranteed by the government, GSEs are generally traded with an “implied” guarantee. An example of a GSE is the Federal National Mortgage Association (FNMA).

Credit Quality – The measurement of the financial strength of a bond issuer. This measurement helps an investor to understand an issuer’s ability to make timely interest payments and repay the loan principal upon maturity. Generally, the higher the credit quality of a bond issuer, the lower the interest rate paid by the issuer because the risk of default is lower. Credit quality ratings are provided by nationally recognized rating agencies.

Credit Ratings Scales –

Credit quality comparison of short term and long term ratings are as follows:

Rating Standard & Poor’s Moody’s Fitch

Short Term A-1+ A-1 P-1 F-1+ F-1

Long Term AAA -A- A+-A- Aaa-A3 AAA-A- A+-A

Current Yield Current Return – A yield calculation determined by dividing the annual interest received on a security by the current market price of that security.

Delivery Versus Payment (DVP) – A type of securities transaction in which the purchaser pays for the securities when they are delivered to the purchaser or the custodian.

Discount – The amount by which the par value of a security exceeds the price paid for the security.

Diversification – A process of investing assets among a range of security types by sector, maturity, and quality rating.

Duration – A measure of the timing of the cash flows, such as the interest payments and the principal repayment, to be received from a given fixed-income security.

Fair Value – The amount at which an investment could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

Government Securities – An obligation of the U.S. government, backed by the full faith and credit of the government. These securities are regarded as the highest quality of investment securities available in the U.S. securities market. See “Treasury Bills, Notes, and Bonds”.

Investment Policy – A concise and clear statement of the objectives and parameters formulated by an investor or investment manager for a portfolio of investment securities.

Local Government Investment Pool (LGIP) – An investment by local governments in which their money is pooled as a method for managing local funds.

Par – Face value or principal value of a bond, typically \$1,000 per bond.

Premium – The amount by which the price paid for a security exceeds the security’s par value.

Principal – The face value or par value of a debt instrument. Also may refer to the amount of capital invested in a given security.

Prudent Person Rule – An investment standard outlining the fiduciary responsibilities of public funds investors relating to investment practices.

Total Return – The sum of the portfolio interest earnings plus amortization/accretion plus realized gains plus unrealized gains minus fees divided by the average portfolio value during the period.

Treasury Bills – Short-term U.S. government non-interest bearing debt securities with maturities of no longer than one year and issued in minimum denominations of \$10,000.

Treasury Notes – Intermediate U.S. government debt securities with maturities of one to ten years and issued in denominations ranging from \$1,000 to \$1 million or more.

Treasury Bonds – Long-term U.S. government debt securities with maturities of ten years or longer and issued in minimum denominations of \$1,000.

Yield – The current rate of return on an investment security generally expressed as a percentage of the security's current price.



CITY OF RIO RANCHO ADMINISTRATIVE POLICIES AND PROCEDURES

Investment Policy

Chapter: 2
Article: 17
Revised: 8/22/2024
Revised: 9/22/2022
Revised: 6/10/2020
Effective: 04/03/2017

Section

- 2-17-1 Purpose
- 2-17-2 Scope
- 2-17-3 Objectives
- 2-17-4 Investment Policy
- 2-17-5 Delegation of Authority and Responsibilities
- 2-17-6 Authorized Investments
- 2-17-7 Standard of Care
- 2-17-8 Authorized Security Broker/Dealers and Financial Institutions
- 2-17-9 Internal Controls
- 2-17-10 Delivery versus Payment
- 2-17-11 Competitive Section of Investment Instruments
- 2-17-12 Collateralization
- 2-17-13 Safekeeping
- 2-17-14 Investment Parameters
- 2-17-15 Investment Reporting
- 2-17-16 Policy Approval

2-17-1 Purpose

The purpose of this Policy is to set specific policy requirements and guidelines for the investment of City funds within the parameters established by the Charter and City Code Sections 36.55 through 36.62 ("the City Code") of the City of Rio Rancho ("the City") and the laws of New Mexico.

2-17-2 Scope

This Policy applies to all financial assets over which the City has direct control as well as those funds the City is responsible for as custodian or trustee. These funds are reported in the City's Comprehensive Annual Financial Report (CAFR) and include:

- General Fund;
- Special Revenue Funds;
- Debt Service and Debt Reserve Funds;
- Capital Projects Funds;
- Internal Service Funds;
- Agency Funds; and
- Enterprise Funds

Bond proceeds shall be invested in the securities permitted by the applicable bond documents. If the bond documents are silent as to the permitted investments, bond proceeds will be invested in the securities permitted by this policy. Notwithstanding the other provisions of this policy, the percentage or dollar portfolio limitations listed elsewhere in this policy do not apply to bond proceeds.

While the City accounts for its financial assets in various governmental Fund and general ledger accounts and investment income and market value changes are apportioned accordingly, the assets are managed as three sub-portfolios:

- the Liquidity Portfolio
- the Cash-Matched Portfolio
- the Core Portfolio

The primary purpose of the Liquidity Portfolio is to provide daily liquidity to the City while controlling the risk factors. The City strives to minimize the Liquidity Portfolio level so that more cash may be deployed as earning assets in the Cash-Matched and Core portfolios.

The purpose of the Cash-Matched Portfolio is to place investments to match known liabilities under one year. The purpose of the Core Portfolio is to convert excess cash, over and above the required Liquidity Portfolio level, to earning assets. Performance is measured on a total return basis and an accrual earnings basis. As this portfolio consists of operating reserves and bond proceeds awaiting eventual expenditure, a longer-term focus is appropriate. Principal preservation remains a primary objective, as the Core Portfolio's funds may be utilized to meet debt service, capital project, and operational requirements. As such, strict duration management is to manage acceptable principal value change.

2-17-3 Objectives

The City shall manage and invest its cash and assets with three major objectives of safety, liquidity, and return. All investments shall be managed in a manner responsive to the public trust and consistent with state and local law.

The City shall maintain a comprehensive cash management program which includes the timely collection of accounts receivable and timely vendor payments made in accordance with invoice terms and prudent investment of assets.

A. Safety

The primary objective of the City's investment activity is the preservation of principal and minimization of risk in tandem with other primary investment objectives. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.

B. Liquidity

The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might be reasonably anticipated.

C. Return

The City seeks to attain a market-average rate of return on its investments throughout economic cycles, taking into account the City's risk constraints, the cash flow characteristics of the portfolio, and State and Local laws, and ordinances or resolutions that restrict investments.

2-17-4 Investment Strategy

The City seeks to pool fund groups for investment purposes. The City may allocate investments among separate portfolios based upon specific investment strategy considerations.

The City shall pursue a semi-active portfolio management strategy. Securities may be sold before they mature if market conditions present an opportunity for the City to benefit from the trade and opportunities will be constantly evaluated for investments to maintain a reasonable market return. The Treasurer and Investment Advisor will continuously monitor the contents of the portfolio, the available markets, and the relative value of competing instruments to adjust the portfolio in response to market conditions.

2-17-5 Delegation of Authority and Responsibilities

A. Treasurer/Finance Director

Authority to manage the investment program is granted to the Treasurer by City Code Section 36.57. Section 6.01 of the City Charter states that the Director of the Department of Finance shall function as the City Treasurer unless another person is designated by resolution.

1. Authority to manage the investment program is granted to the Finance Director pursuant to City Code Section 36.57. The Finance Director, or designee, shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of authorized subordinate officials (Investment Officers).
2. The City may further contract with an SEC-registered Fiduciary Investment Advisor to advise on the management of and conduct trades on behalf of the City's investment portfolio, in accordance with this Policy, and such other written instructions as are provided.
3. No person may engage in an investment transaction except as provided under this Policy and the procedures established by the Finance Director.
4. Any authority granted in State statute shall be secondary to the lawfully adopted Policy of the City to the extent that this Policy is more restrictive than State statute.

B. Governing Body

1. The Governing Body has ultimate fiduciary responsibility for the investment of City funds.
2. The Governing Body shall review and adopt the Investment Policy at least every two years.

C. Investment Advisory Board

The Governing Body has determined that formal citizen input regarding the management of local government investment portfolios and associated policy is appropriate and advantageous. An Investment Advisory Board is established in Chapter 33 Boards, Commissions, and Committees that outlines Board membership and duties and responsibilities.

D. Ethics and Conflicts of Interest

The Finance Director, Investment Officers, and members of the Investment Advisory Board shall:

1. Refrain from personal and business activity that could conflict with the proper execution and management of the investment program or that could impair their ability to make impartial decisions;
2. Receive from the Finance Director an annual listing of all portfolio positions in order to determine if personal disclosure is required for any personal financial or investment positions that could be related to the performance of the investment portfolio. The Investment Officers and Investment Advisory Board shall disclose any contracts (mortgages or loans) from City authorized institutions and disclose personal portfolios managed by or through a City authorized broker/dealer. The size of the US Treasury and Agency markets negates any need to disclose holding in these authorized investment types;
3. Refrain from undertaking personal investment transactions with the same individual

with whom business is conducted on behalf of the City.

4. Nothing herein shall be construed to bar any individual from using a financial institution for normal customer transactions, including but not limited to, checking accounts, savings accounts, consumer credit cards, certificates of deposit, and money market funds, all on the same terms as such institution offers to the general public.

2-17-6 Authorized Investments

Assets of the City may only be invested in instruments as authorized by 6-10-10 (NMSA 1978 annotated). If changes are made to State Statute authorizing additional investments, they will not be authorized until this Policy is modified and adopted by the Governing Body. The City may choose to follow stricter guidelines than the statute requires. The relevant portions of state statute are shown below, followed by the City's specific guidelines for the permissible investments under that section of the statute.

Time and Demand Deposits

NMSA 1978 §6-10-10, entitled "Deposit and investment of funds", at subsections A and B provides as follows:

- A. *Upon the certification or designation of a bank, savings and loan association or credit union whose deposits are insured by an agency of the United States to receive public money on deposit, the state treasurer and county or municipal treasurers who have on hand any public money by virtue of their offices shall make deposit of that money in banks and savings and loan associations and may make deposit of that money in credit unions whose deposits are insured by an agency of the United States, designated by the authority authorized by law to so designate to receive the deposits of all money thereafter received or collected by the treasurers.*
- B. *County or municipal treasurers may deposit money in one or more accounts with any such bank, savings and loan association or credit union located in their respective counties, subject to the limitation on credit union accounts.*

NMSA 1978 §6-10-16, entitled "Security for deposits of public money", provides as follows:

- A. *Deposits of public money shall be secured by:*
 - (1) *securities of the United States, its agencies or instrumentalities;*
 - (2) *securities of the state of New Mexico, its agencies, instrumentalities, counties, municipalities or other subdivisions;*
 - (3) *securities, that are guaranteed by the United States or the state of New Mexico;*
 - (4) *revenue bonds that are underwritten by a member of the financial industry regulatory authority, known as FINRA, and are rated "A- or above by a nationally recognized bond rating service; or*
 - (5) *letters of credit issued by a federal home loan bank.*

- B. *No security is required for the deposit of public money that is insured by the federal deposit insurance corporation or the national credit union administration.*
- C. *All securities shall be accepted as security at market value. The restrictions of Subsection A of this section apply to all securities subject to this subsection.*

NMSA 1978 §6-10-17, entitled “Amount of Security to be deposited”, provides as follows:

Any bank or savings and loan association designated as a depository of public money shall deliver securities of the kind specified in Section [6-10-16](#) NMSA 1978 to a custodial bank described in Section [6-10-21](#) NMSA 1978 and shall then deliver a joint safekeeping receipt issued by the custodial bank to the public official from whom or the public board from which the public money is received for deposit. The securities delivered shall have an aggregate value equal to one-half the amount of public money to be received in accordance with Subsection B of Section [6-10-16](#) NMSA 1978. However, any such bank or savings and loan association may deliver a depository bond executed by a surety company as provided in Section [6-10-15](#) NMSA 1978 as security for any portion of a deposit of public money.

The City may deposit funds in a time (certificates of deposit) or demand (checking, savings, money market account) deposits in any certified or designated financial institution whose deposits are insured by an agency of the United States in accordance with state law. Any deposits above what is insured must be collateralized per the requirements of 2-17-12 of this policy.

The City may purchase brokered certificates of deposit, certificate deposit account placement services with assurance that all dollars invested are fully insured through one or more institutions by the Federal Deposit Insurance Corporation (FDIC).

US Treasury, US Agency, and Municipal Securities

NMSA 1978 §6-10-10 at subsection F provides as follows:

County or municipal treasurers, with the advice and consent of their respective boards of finance charged with the supervision and control of the respective funds, may invest all sinking funds or money remaining unexpended from the proceeds of any issue of bonds or other negotiable securities of any county, municipality or school district that is entrusted to their care and custody and all money not immediately necessary for the public uses of the counties, municipalities or school districts not invested or deposited in banks, savings and loan associations or credit unions in:

- (1) *bonds or negotiable securities of the United States, the state or a county, municipality or school district that has a taxable valuation of real property for the last preceding year of at least one million dollars (\$1,000,000) and that has not defaulted in the payment of any interest or sinking fund obligation or failed to meet any bonds at maturity at any time within five years last preceding and that have a maturity date that does not exceed ten years from the date of purchase;*
- (2) *securities that are issued and backed by the full faith and credit of the United States government or issued by its agencies or instrumentalities, including securities issued by federal home loan banks, the Federal Home Loan Mortgage Corporation, the federal national mortgage association, the federal farm credit banks funding corporation, the federal agricultural mortgage corporation or the government national mortgage*

- association and that have a maturity date that does not exceed ten years from the date of purchase; or*
- (3) *federally insured obligations, including brokered certificates of deposit, certificate of deposit account placement services and federally insured cash accounts.*

The City may invest in to following:

US Treasury obligations (bills, notes and bonds)

Securities issued and backed by the full faith and credit of the US Government or issued by its agencies or instrumentalities, including the following US Government Sponsored Enterprises (GSEs):

- Federal National Mortgage Association (FNMA)
- Federal Home Loan Mortgage Corporation (FHLMC)
- Federal Home Loan Bank (FHLB)
- Federal Farm credit Bank (FFCB)
- Federal Agricultural Mortgage Corporation (Farmer Mac)

The City will limit its investments in US Treasury and US Agency obligations to a maximum maturity of seven (7) years from the time of purchase.

The City may invest in obligations of State of New Mexico and local governments, or school districts located in New Mexico subject to the restrictions outlined in NMSA 1978 §6-10-10, subsection F. In addition, if rated, such obligations shall be rated at least A (long-term) or A1(short-term) or their equivalent by at least one nationally recognized rating agency and not to exceed seven (7) years to stated maturity.

The New Mexico State Treasurer's Local Government Investment Pool

NMSA 1978§6-10-10.1 entitled "Local government investment pool created; distribution of earnings; report of investments," subsection A provides as follows:

- A. *There is created in the state treasury the "local government investment pool". The fund shall consist of all deposits from participating governments, including revenues dedicated to repaying bonds, that are placed in the custody of the state treasurer for investment purposes pursuant to this section. The state treasurer shall maintain one or more separate accounts for each participating government having deposits in the local government investment pool and may divide the fund into two or more subfunds, as the state treasurer deems appropriate, for short-term and medium-term investment purposes, including one or more subfunds for bond proceeds deposited by participating governments.*

The City may invest in the New Mexico Local Government Investment Pool (LGIP), sponsored and managed by the New Mexico State Treasurer's Office.

Mutual Funds and Exchange Traded Funds (ETFs), NM State Investment Council (SIC) Investment Pools, Supranational Securities, Commercial Paper, Money Market Mutual Funds

NMSA 1978 §6-10-10 at subsection G provides as follows:

- G. It shall be the duty of the treasurer to bring amendments to the investment policy to the board of finance and obtain consent before such amendments take effect. The investment policy shall be reviewed at least every two years. The treasurer of a class A county or the treasurer of a municipality having a population of more than sixty-five thousand according to the most recent federal decennial census and located within a class A county, with the advice and consent of the boards of finance, charged with the supervision and control of the funds as can be reflected by an investment policy that is amended by the treasurer and approved by the board of finance, may invest all sinking funds or money remaining unexpended from the proceeds of any issue of bonds or other negotiable securities of the county or municipality that is entrusted to the treasurer's care and custody and all money not immediately necessary for the public uses of the county or municipality not invested or deposited in banks, savings and loan associations or credit unions in:*
- (1) shares of a diversified investment company registered pursuant to the federal Investment Company Act of 1940 that invests in fixed-income securities or debt instruments that passively match or track the components of a broad-market, fixed-income-securities market index; provided that the investment company or manager has total assets under management of at least one hundred million dollars (\$100,000,000) and provided that the board of finance of the county or municipality may allow reasonable administrative and investment expenses to be paid directly from the income or assets of these investments;*
 - (2) shares of pooled investment funds managed by the state investment officer, as provided in Subsection I of Section ~~6-8-7~~ NMSA 1978; provided that the board of finance of the county or municipality may allow reasonable administrative and investment expenses to be paid directly from the income or assets of these investments;*
 - (3) securities that are issued by a supranational issuer and that:
 - (a) are eligible for purchase and sale within the United States;*
 - (b) are denominated in United States dollars;*
 - (c) have a maturity date that does not exceed five years from the date of purchase; and*
 - (d) are rated "AA" or its equivalent or better by a nationally recognized statistical rating organization;**
 - (4) commercial paper rated "A1" or "P1", also known as "prime" quality, by a nationally recognized statistical rating organization, issued by corporations organized and operating within the United States and having a maturity at purchase of no longer than one hundred eighty days; or*
 - (5) shares of an open-ended diversified investment company that:
 - (a) is registered with the United States securities and exchange commission;*
 - (b) complies with the diversification, quality and maturity requirements of Rule 2a-7, or any successor rule, of the United States securities and exchange commission applicable to money market mutual funds; and*
 - (c) assesses no fees pursuant to Rule 12b-1, or any successor rule, of the United States securities and exchange commission, no sales load on the purchase of shares and no contingent deferred sales charge or other similar charges, however designated, provided that the county or municipality shall not, at any time, own more than five percent of a money market mutual fund's assets.**

The City may invest in:

Fixed Income mutual funds or exchange traded funds (ETF's) that are passively managed to track the performance of a nationally recognized fixed income index. The City may gain exposure to the following investment types through these vehicles:

- U.S. Treasuries
- U.S. Treasury Inflation Protection Securities (TIPS)
- U.S. Agencies, including GSE's identified above (fund or ETF may hold Agencies other than those permissible for direct City investment)
- U.S. municipal issues (BBB-AAA)
- U.S. investment grade corporate issues (BBB-AAA)
- U.S. high-yield corporate issues
- Foreign fixed income issues

The City may not invest directly in any mutual fund or ETF that contains non-fixed income assets such as equities or alternative assets. Aside from the SIC Investment Pools, these investment types are excluded from permissibility per NMSA Chapter 6, Article 10.

The City will utilize the weighted average fund duration to control the interest rate risk of each fund holding.

The City may invest in any investment pool offered by the New Mexico State Investment Council (SIC) that is available for investment by the City.

The City may invest in securities issued by the following supranational organizations dedicated to providing financing, advice, and research to developing nations to aid their economic advancement, and which are rated AA or higher and have a maturity of five (5) years or less at time of purchase:

- International Bank for Reconstruction and Development (IBRD)
- International Finance Corporation (IFC)
- Inter-American Development Bank (IADB)

The City may invest in Commercial Paper issues with a minimum A1 or P1 or equivalent rating or better by a nationally recognized statistical rating organization with a maturity date of 180 days or less at time of purchase.

The City may invest in SEC Registered, AAA-rated Government Money Market Mutual Funds. A qualified money market mutual fund must:

1. be registered with the United States Securities and Exchange Commission;
2. comply with the diversification, quality and maturity requirements of Rule 2a-7, or any successor rule, of the United States Securities and Exchange Commission applicable to money market mutual funds;
3. assess no fees pursuant to Rule 12b-1, or any successor rule, of the United States Securities

and Exchange Commission, no sales load on the purchase of shares and no contingent deferred sales charge or other similar charges, however designated, provided that the City shall not, at any time, own more than five (5) percent of a money market mutual fund's assets;

4. be invested only in United States Government and Agency Obligations and repurchase agreements secured by such obligations; and
5. be rated AAAM or equivalent by a nationally recognized rating agency.

The City may invest in shares of a diversified investment company and individual or collective trust funds of banks or trust companies. These include shares of a company or trust pursuant to the federal Investment Company Act of 1940 that invests in fixed-income securities or debt instruments that passively match or track the components of a, broad-market, fixed-income-securities market index; provided that the investment company or manager has total assets under management of at least \$100,000,000 and provided that the Investment Policy of the City may allow reasonable administrative and investment expenses associated with the investment company to be paid directly from the income or assets of these investments.

Repurchase Agreements (Repos)

NMSA 1978 §6-10-10 at subsection H provides as follows:

- H. A local public body, with the advice and consent of the body charged with the supervision and control of the local public body's respective funds, may invest all sinking funds or money remaining unexpended from the proceeds of any issue of bonds or other negotiable securities of the investor that is entrusted to the local public body's care and custody and all money not immediately necessary for the public uses of the investor and not otherwise invested or deposited in banks, savings and loan associations or credit unions in contracts with banks, savings and loan associations or credit unions for the present purchase and resale at a specified time in the future of specific securities at specified prices at a price differential representing the interest income to be earned by the investor. The contract shall be fully secured by obligations of the United States or the securities of its agencies, instrumentalities or United States government sponsored enterprises having a market value of at least one hundred two percent of the contract. The collateral required for investment in the contracts provided for in this subsection shall be shown on the books of the financial institution as being the property of the investor and the designation shall be contemporaneous with the investment. As used in this subsection, "local public body" includes all political subdivisions of the state and agencies, instrumentalities and institutions thereof; provided that home rule municipalities that prior to July 1, 1994 had enacted ordinances authorizing the investment of repurchase agreements may continue investment in repurchase agreements pursuant to those ordinances.*

The City may invest in repurchase agreements (repos) or contracts for the simultaneous purchase and resale, at a specified time in the future, of specific securities at specified prices at a price differential representing the interest income to be earned by the City. The contract at the time of purchase shall be fully secured by the Authorized Collateral described in Section XII

having a market value of at least one hundred two percent (102%) of the amount of the contract. The Repurchase Agreement must have a stated maturity date not to exceed one (1) year to maturity. Flexible repurchase agreements may only be used for bond proceeds with a maturity not to exceed the expenditure plan of the funds.

Investment types, asset classes and sectors not explicitly permitted under Section 6-10-10 (NMSA 1978 annotated) are not permissible by the City.

Any investment held by the City that does not meet the guidelines of this Policy shall be liquidated as soon as possible. Proceeds shall be reinvested only as provided by this Policy.

Securities which do not meet Policy requirements because of an adopted change in the Policy shall be reviewed by the Investment Advisory Board to decide on appropriate action to be taken to hold to maturity or liquidate. Liquidation is not mandatory.

Securities which do not meet Policy rating requirements because of a change in credit rating shall be reviewed by the Investment Advisory Board to decide on appropriate action to be taken to hold to maturity or liquidate. Liquidation is not mandatory.

2-17-7 Standard of Care

The standard of prudence to be used by the City for managing its investments is the Uniform Prudent Investor Act (UPIA), notwithstanding state statutory constraints.

Investment officers acting within the parameters of the City Code and this Investment Policy and exercising due diligence shall be relieved of personal liability for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion so that appropriate actions can be taken to reduce risk in accordance with the terms of this Policy.

2-17-8 Authorized Security Broker/Dealers and Financial Institutions

Security Broker/Dealers

The Finance Director shall maintain information on all financial institutions authorized to provide investment services to the City. The security broker/dealers are to be approved by the Investment Advisory Board on the basis of creditworthiness (minimum capital requirements of \$10,000,000 and at least five years of operation) and the firm's ability to offer competitive prices on securities transactions. All financial institutions and broker/dealers who desire to become authorized broker dealers for investment transactions must supply the following:

1. Annual audited financial statements;
2. Proof of Financial Industry Regulatory Authority (FINRA) certification and the FINRA CRD number;
3. Proof of New Mexico state registration;
4. Completed City broker/dealer questionnaire; and
5. Certification of having read this Investment Policy.

Each broker/dealer must obtain a copy of the current Investment Policy and certify to a review stating understanding of the Policy. Material changes to this Policy will require re-certification.

The performance of all authorized broker/dealers will be reviewed at least annually by the Investment Advisory Board.

If an external Investment Advisor is authorized to conduct investment transactions on the City's behalf, the Investment Advisor may use her/his own list of approved issuers/broker/dealers and financial institutions for investment purposes.

2-17-9 Internal Controls

The Finance Director shall establish and maintain procedures and internal controls designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived and the valuation of costs and benefits requires estimates and judgments by management.

The internal controls shall address issues including the following:

- A. Control of collusion;
- B. Separation of transaction authority;
- C. Delivery versus payment;
- D. Custodial safekeeping;
- E. Investment accounting;
- F. Repurchase agreements;
- G. Wire transfer agreements;
- H. Collateral/depository agreements;
- I. Banking services contracts;
- J. Clear delegation of authority to subordinate staff members;
- K. Written confirmation of all transactions; and
- L. Review, maintenance and monitoring of security procedures both manual and automated.

2-17-10 Delivery versus Payment

All trades involving deliverable securities will be executed by delivery versus payment (DVP). This ensures that securities are deposited in the City's eligible financial institution prior to the release of City funds. Securities shall be held by a City-approved, independent third-party custodian as evidenced by safekeeping receipts.

2-17-11 Competitive Selection of Investment Instruments

- A. It will be the policy of the City to use a competitive trading process, whenever practical, that obtains at least three offers or bids. The City will accept the bid/offer which provides (a) the best competitive price within the maturity required and considering the credit quality of the investment; and (b) optimizes the investment objectives of the overall portfolio.

- B. Offers or bids for securities may be received from authorized broker/dealers or issuers of qualified securities as defined in Section 2-17-8.
- C. The City shall produce and retain written records of each transaction including the name of the financial institutions offering or bidding on securities, rate or price quoted, description of the security, bid/offer selected, and any special considerations that had an impact on the decision. If the lowest priced security (highest yield) was not selected for purchase or the highest bid was not selected for sale, an explanation describing the investment objective prompting the investment/sale will be included in this record. It is understood that the prices may change between the timing of authorization of the trade and execution. The competitive documentation is always required at time of execution.
- D. New issue offerings may be purchased from an approved broker/dealer or directly from the issuer without competitive solicitation if it is determined that a new issue will best meet the City's investment objectives. It will be the responsibility of the Finance Director/Investment Advisor involved with each purchase to produce and retain written records of each transaction when competitive solicitation is not followed.
- E. The Finance Director shall authorize all investment transactions in writing or via email. Executed trade documents shall be reviewed for compliance and signed by the Finance Director after the trade.
- F. All compliance violations are to be documented in an error report on the day that they are discovered and the Finance Director shall document the reason for each error. Errors shall be summarized in a report to the Investment Advisory ~~Group~~ Board even if corrected.

2-17-12 Collateralization

A. Time and Demand Deposits

All City time and demand deposits, (DDAs, certificates of deposit and interest bearing accounts), shall be secured above the FDIC insurance coverage by collateral pledged to the City pursuant to the requirements of this section. In order to anticipate market changes and provide a level of security for all funds, collateral will be maintained and monitored daily by the depository at 102% of market value of principal and accrued interest on the deposits. Acceptable collateral includes:

- US Treasury securities
- US Agency securities, issued by the Agencies permitted by this policy for direct investment
- Federal Home Loan Bank letters of credit

¹Financial Institutions Resource and Recovery Act is used as the control for FDIC when closing a bank and requires an executed agreement approved by one of these bank boards.

Collateral pledged to secure deposits shall be held by an independent financial institution outside the holding company of the depository in accordance with a safekeeping agreement signed by authorized representatives of the City, the Depository, and the custodian. (If the custodian is the Federal Reserve, a Circular 7 Pledge Agreement will be executed.) The collateral agreement shall be approved by resolution of the Bank Board or Bank Loan Committee in accordance with FIRREA¹. The custodian shall provide a monthly list of collateral directly to the City.

All collateral shall be subject to inspection and audit by the City or the City's independent auditors.

B. Authorized Collateral

The City shall accept only the following securities as collateral for time and demand deposits:

1. Obligations of the United States, its agencies or instrumentalities, or other securities that are guaranteed by the United States.
2. Obligations, the principal and interest on which, are guaranteed or insured by the State of New Mexico, its agencies, instrumentalities, counties, municipalities or other subdivisions.
3. Letters of credit issued by a federal home loan bank.

2-17-13 Safe Keeping/Custodial Arrangements

The laws of the State and prudent treasury management require that all deliverable securities be bought on a delivery versus payment basis and be held in safekeeping by an independent third-party financial institution or the City's designated banking services depository.

All safekeeping arrangements shall be approved by the Finance Director and an agreement of the terms executed in writing. The safekeeping institution shall be required to issue original safekeeping receipts listing each security by rate, description, maturity, par amount, cusip number, and other pertinent information. Each safekeeping receipt will be clearly marked that the security is held for the City.

2-17-14 Investment Parameters

A. Diversification.

Investments shall be diversified to reduce the risk of loss resulting from an over concentration of assets in a specific maturity, a specific issuer or a specific class of securities. The following diversification limitations at the time of purchase shall apply to the total portfolio:

U.S. Treasury Obligations	100%
U.S. Agencies/Instrumentalities	80%
Per issuer	30%
Per Issuer Other than Fannie Mae, Freddie Mac, Federal Home Loan Bank, Federal Farm Credit Bank	
Repurchase Agreements	50%
Certificates of Deposit	40%
In any one bank	15%
Demand Deposits	100%
State/Local/Public Authority Obligations	25%
Local Government Investment Pool	75%
Government Money Market Funds	50%
In any one fund	20%
Ownership of the fund	5%
Shares of a diversified investment company or trust	40%
In any one fund	20%
State Investment Council	5%

B. Maximum Maturity and Maximum Effective Duration.

1. The City recognizes that all portfolios with marketable investment securities are subject to interest rate risk. Therefore, to limit the City's exposure to the possibility of loss due to interest rate fluctuations, the City will not commit any funds to maturities longer than seven years to the stated maturity from date of settlement.
2. The stated maturity date on investments made for legal reserves will not exceed the next call date of the designated bond but in no event shall exceed 7 years.
3. In debt service funds, each subsequent debt service payment should be funded before any extension is made in maturities.
4. Because of inherent difficulties in accurately forecasting cash flow requirements, a portion of the portfolio should be continuously invested in readily available funds such as overnight repurchase agreements, Local Government Investment Pool, demand deposit accounts, or money market mutual funds to ensure that appropriate liquidity is maintained to meet operating obligations.
5. To control overextension of the portfolio, the city will use an effective duration ceiling of three (3) years. The effective duration will be reported in the quarterly reports.

2-17-15 Investment Reporting

A. Quarterly Reporting

The Finance Director shall submit an investment report to the City Manager, the Advisory Board and the Governing Body at least quarterly.

The report will include the following at a minimum:

- A full description of individual securities including amortized book and market value;
- Unrealized gains or losses;
- Summary change in market value during the period as a measure of volatility (market prices for the calculation of market value will be obtained from independent sources);
- Effective duration;
- Weighted average yield of the portfolio;
- Return of the portfolio(s) and the City's selected benchmark(s);
- Earnings for the period (accrued and net amortization); and
- Statement of compliance of the investment portfolio with Investment Policy.

If the City uses an Independent Investment Advisor, the Investment Advisor shall report quarterly, in writing, to the Investment Advisory Board. The report shall review recommended investments, portfolio strategies, and quarterly performance against the benchmark(s).

B. Performance Standards and Benchmarks

The City's portfolio shall be evaluated and compared to appropriate indices in order to assess the relative performance of the City's investment program. The comparable benchmarks should be consistent with the City's portfolio in terms of maturity and composition, which includes credit quality and security type.

2-17-16 Policy Approval

The Investment Policy shall be reviewed by the Investment Advisory Board once annually and reviewed and approved at least every two years by the Governing Body. The resolution approving the Policy shall detail any and all changes made to the Policy as a result of the review.

APPROVED THIS 22nd DAY OF August, 2024

Matthew Geisel, City Manager

Definitions

Agency – A debt security issued by a government-sponsored enterprise (GSE). While not explicitly guaranteed by the government, GSEs are generally traded with an “implied” guarantee. An example of a GSE is the Federal National Mortgage Association (FNMA).

Credit Quality – The measurement of the financial strength of a bond issuer. This measurement helps an investor to understand an issuer’s ability to make timely interest payments and repay the loan principal upon maturity. Generally, the higher the credit quality of a bond issuer, the lower the interest rate paid by the issuer because the risk of default is lower. Credit quality ratings are provided by nationally recognized rating agencies.

Credit Ratings Scales –

Credit quality comparison of short term and long-term ratings are as follows:

Rating Standard & Poor’s Moody’s Fitch

Short Term A-1+ A-1 P-1 F-1+ F-1

Long Term AAA -A- A+-A- Aaa-A3 AAA-A- A+-A, BBB

Current Yield Return – A yield calculation determined by dividing the annual interest received on a security by the current market price of that security.

Delivery Versus Payment (DVP) – A type of securities transaction in which the purchaser pays for the securities when they are delivered to the purchaser or the custodian.

Discount – The amount by which the par value of a security exceeds the price paid for the security.

Diversification – A process of investing assets among a range of security types by sector, maturity, and quality rating.

Duration – A measure of the timing of the cash flows, such as the interest payments and the principal repayment, to be received from a given fixed-income security.

Fair Value – The amount at which an investment could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

Government Securities – An obligation of the U.S. government, backed by the full faith and credit of the government. These securities are regarded as the highest quality of investment securities available in the U.S. securities market. See “Treasury Bills, Notes, and Bonds”.

Investment Policy – A concise and clear statement of the objectives and parameters formulated by an investor or investment manager for a portfolio of investment securities.

Local Government Investment Pool (LGIP) – An investment by local governments in which their money is pooled as a method for managing local funds.

Par – Face value or principal value of a bond, typically \$1,000 per bond.

Premium – The amount by which the price paid for a security exceeds the security’s par value.

Principal – The face value or par value of a debt instrument. Also may refer to the amount of capital invested in a given security.

Prudent Person Rule – An investment standard outlining the fiduciary responsibilities of public funds investors relating to investment practices.

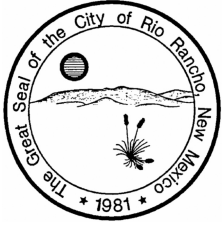
Total Return – The sum of the portfolio interest earnings plus amortization/accretion plus realized gains plus unrealized gains minus fees divided by the average portfolio value during the period.

Treasury Bills – Short-term U.S. government non-interest-bearing debt securities with maturities of no longer than one year and issued in minimum denominations of \$10,000.

Treasury Notes – Intermediate U.S. government debt securities with maturities of one to ten years and issued in denominations ranging from \$1,000 to \$1 million or more.

Treasury Bonds – Long-term U.S. government debt securities with maturities of ten years or longer and issued in minimum denominations of \$1,000.

Yield – The current rate of return on an investment security generally expressed as a percentage of the security's current price.



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R68

AGENDA DATE:

August 22, 2024

DEPARTMENT:

Financial Services

SUBJECT:

R68, Resolution Amending the Permanent Fund Investment Policy Statement

BACKGROUND AND ANALYSIS:

Chapter 36 of the Municipal Code, Finance and Revenue outlines certain requirements for the City's Permanent Fund and Investment Policy Statement (IPS). The Permanent Fund IPS was last reviewed in September 2022.

The amendment consists of one addition to the policy which is to define and clarify the term "consultant" as used in the policy. This addition can be found in number 4 of the "Investment Authority" section of the IPS.

The Investment Advisory Board (IAB) requested this addition to the Permanent Fund IPS, which has been incorporated into the proposed amendment. At its February 28, 2024 meeting the IAB approved the amendment to the IPS by a unanimous vote of all members present.

IMPACT:

Amending the Permanent Fund Investment Policy Statement will provide requested clarification to the term "consultant."

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: [Resolution_R68](#)

ATTACHMENT: [Exhibit A Permanent Fund 2024](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AMENDING THE PERMANENT FUND INVESTMENT
POLICY STATEMENT**

WHEREAS: Chapter 36 Finance Revenue of the Municipal Code outlines certain requirements for the City's Permanent Fund Investment Policy Statement; and

WHEREAS: Chapter 6-10-10 (G) NMSA 1978 states "It shall be the duty of the treasurer to bring amendments to the investment policy to the board of finance and obtain consent before such amendments take effect. The investment policy shall be reviewed at least every two years..."; and

WHEREAS: the Permanent Fund Investment Policy Statement was approved in September 2022; and

WHEREAS: the Investment Advisory Board has provided input, reviewed and approved the amendments to the Investment Policy.

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

That approval is given by the Governing Body acting as the Board of Finance for the revised Permanent Fund Investment Policy attached hereto as Exhibit A.

ADOPTED THIS _____ DAY OF _____ 2024.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

INVESTMENT POLICY STATEMENT
FOR
CITY OF RIO RANCHO VISION FUND

Adopted September 22, 2022

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The City of Rio Rancho has established a Permanent Fund, known as the City of Rio Rancho Vision Fund (the “Fund”). This Fund will be used to invest monies to support the City’s general operations. The Fund consists of General Fund reserves resulting from positive revenue variances (revenue in excess of budget) and positive expense variances (expenses less than budget) accumulated in excess of policy targets. The City of Rio Rancho Governing Body hereby adopts this Investment Policy Statement (“Policy Statement”) for the following purposes.

Purpose

The main investment objective of the Fund is to achieve long-term growth of Fund assets by maximizing long-term rate of return on investments and minimizing risk of loss, especially as the monies are initially invested, and to provide funding for general government purposes as determined by the Governing Body.

The purpose of this Policy Statement is to achieve the following:

1. Document investment objectives, performance expectations, and investment guidelines for Fund assets.
2. Establish an appropriate investment strategy for managing all Fund assets, including an investment time horizon, risk tolerance ranges, and asset allocation to provide sufficient diversification and overall return over the long-term time horizon of the Fund.
3. Establish investment guidelines to control overall risk and liquidity.
4. Establish periodic performance reporting requirements to monitor investment results and confirm that the investment policy is being followed.
5. Comply with fiduciary, prudence, due diligence, and legal requirements for Fund assets.

Investment Authority

The City of Rio Rancho Governing Body will oversee certain policies and procedures related to the operation and administration of the Fund. The Governing Body will have authority to implement the investment policy and guidelines in the best interest of the Fund to best satisfy the purposes of the Fund. In implementing this Policy Statement, the Governing Body believes it may delegate certain functions to:

1. The City Treasurer, as defined in Section 6.01 of the City Charter as the Director of the

Department of Financial Services. The Treasurer shall be responsible for all transactions undertaken and shall establish an investment policy statement to set the specific policy requirements and guidelines for the investment of the City's Permanent Fund and a system of controls to regulate the activities of subordinate officials.

2. The Investment Advisory Board established pursuant to Chapter 33 of the City Code of Ordinances. The Investment Advisory Board shall review the investment policy statement annually and provide input to the Governing Body regarding proposed changes, provide input on the use of distributions from the Fund, and review and provide input on administration and management of the Fund.
3. The New Mexico State Investment Council ("NMSIC"), as investment advisor.
4. A consultant to assist with periodic review of a) the investment policy statement, b) the performance of the investment portfolio, and c) the asset allocation guidelines including recommendations to rebalance the portfolio as referenced in the "Periodic Re-balancing" section. The consultant may be a contracted individual or company with specific subject matter experience, procured by the City to provide expertise for the listed functions.
5. A trustee appointed by the Fund, such as a bank trust department, if the Fund does not have its own Trustees, to assume fiduciary responsibility for the administration of Fund assets; provided, however, that if the Governing Body shall have appointed an investment advisor, then any trustee appointed under this paragraph shall have no authority with respect to selection of investments.
6. Specialists such as attorneys, auditors, and other consultants to assist the Governing Body in meeting its responsibilities and obligations to administer Fund assets prudently.

Statement of Investment Objectives

The investment objectives of the Fund are as follows:

1. To invest assets of the Fund in a manner consistent with the following fiduciary standards: (a) all transactions undertaken must be for the sole interest of Fund beneficiaries, and (b) assets are to be diversified in order to minimize the impact of large losses from individual investments.
2. To provide for funding and anticipated withdrawals on a continuing basis for distribution to the City's General Fund and reasonable expenses of operation of the Fund.
3. To enhance the value of Fund assets in real terms over the long term through asset appreciation and income generation, while maintaining a reasonable investment risk profile.
4. Subject to performance expectations over the long term, to minimize principal fluctuations over the Time Horizon (defined under the section labeled "Time Horizon").

5. To achieve a long-term level of return commensurate with contemporary economic conditions and equal to or exceeding the investment objective set forth in this Policy Statement under the section labeled “Performance Expectations”.

Investment Guidelines

Within this section of the Policy Statement, several terms will be used to articulate various investment concepts. The descriptions are meant to be general and may share investments otherwise considered to be in the same asset class. They are:

"Growth Assets" - a collection of investments and/or asset classes whose primary risk and return characteristics are focused on capital appreciation. Investments within the Growth Assets category can include income and risk mitigating characteristics, so long as the predominant investment risk and return characteristic is capital appreciation. Examples of such investments or asset classes are: domestic and international equities or equity funds, and certain real estate investments.

"Income Assets" - a collection of investments and/or asset classes whose primary risk and return characteristics are focused on income generation. Investments within the Income Assets category can include capital appreciation and risk mitigating characteristics, so long as the primary investment risk and return characteristic is income generation. Examples of such investments or asset classes are: fixed income securities, unconstrained bond strategies, structured credit securities, high yield corporate bonds, and opportunistic credit funds.

"Real Return Assets" - a collection of investments and/or asset classes whose primary risk and return characteristics are focused on real returns after inflation. Investments within the Real Return category can include infrastructure, timber, agriculture, energy, inflation-linked securities, commodities, and other similar assets.

Time Horizon

The Fund’s investment objectives are based on a long-term investment horizon (“Time Horizon”) of 20 years or longer. Interim fluctuations should be viewed with appropriate perspective. The Governing Body has adopted a long-term investment horizon such that the risks and duration of investment losses are carefully weighed against the long-term potential for appreciation of assets.

Liquidity and Diversification

In general, the Fund may hold some cash, cash equivalent, and/or money market funds for near-term Fund benefits and expenses (the “Fund Distributions”). Remaining assets will be invested in longer-term investments and shall be diversified with the intent to minimize the risk of long-term investment losses. Consequently, the total portfolio will be constructed and maintained to provide diversification with regard to the concentration of holdings in individual issues, issuers, countries, governments, or industries.

Asset Allocation

The Governing Body believes that to achieve the greatest likelihood of meeting the Fund’s investment objectives and the best balance between risk and return for optimal diversification, assets will be invested in accordance with the targets for each asset class as follows to achieve an average total annual rate of return that is equal to or greater than the Fund’s target rate of return over the long term, as described in the section titled “Performance Expectations.”

<u>Asset Classes</u>	<u>Asset Weightings</u>	
	<u>Range</u>	<u>Target</u>
Growth Assets		
Domestic Equity	24% - 54%	39%
International Equity	6% - 36%	21%
Income Assets		
Fixed Income	25% - 55%	40%
Cash Equivalents	0% - 15%	0%

The NMSIC and each Manager will be evaluated against their peers on the performance of the total funds under their direct management.

Rebalancing Philosophy

The asset allocation range established by this Policy Statement represents a long-term perspective. As such, rapid unanticipated market shifts or changes in economic conditions may cause the asset mix to fall outside Policy Statement ranges. When allocations breach the specified ranges, the Consultant will recommend rebalancing the assets within the specified ranges. The Consultant may also recommend rebalancing based on market conditions. Limitations on the timing and frequency of rebalancing due to the operational procedures permitted by NMSIC are anticipated, and will be taken into account by the Consultant before each rebalance recommendation.

Risk Tolerance

Subject to investment objectives and performance expectations, the Fund will be managed in a style that seeks to minimize principal fluctuations over the established Time Horizon.

Performance Expectations

Over the long-term, five years or longer, the performance objective for the Fund will be to achieve an average total annual rate of return that is equal to or greater than the Fund's actuarial discount rate. Additionally, it is expected that the annual rate of return on Fund assets will be commensurate with the then prevailing investment environment. Measurement of this return expectation will be judged by reviewing returns in the context of industry standard benchmarks, peer universe comparisons for individual Fund investments, and blended benchmark comparisons for the Fund in its entirety.

Selection of Investment Managers

The Consultant shall prudently recommend appropriate Managers offered by NMSIC to invest the assets of the Fund.

Guidelines for Portfolio Holdings

Recommended Investments by Consultant

Every effort shall be made, to the extent practical, prudent, and appropriate, to select investments that have investment objectives and policies that are consistent with this Policy Statement (as outlined in the following sub-sections of the "Guidelines for Portfolio Holdings"). However, given the nature of the investments available through the NMSIC, it is recognized that there may be deviations between this Policy Statement and the objectives of these investments.

Limitations on Managers' Portfolios

EQUITIES

Domestic Equities. Other than the above constraints, there are no quantitative guidelines as to issues, industry, or individual security diversification. However, prudent diversification standards should be developed and maintained by each NMSIC Manager.

International Equities. The overall non-U.S. equity allocation should include a diverse global mix that is comprised of the equity of companies from multiple countries, regions, and sectors.

FIXED INCOME

The overall rating of the fixed income assets shall be investment grade, based on the rating of one Nationally Recognized Statistical Rating Organization ("NRSRO").

CASH EQUIVALENTS

Cash equivalents shall be held in funds complying with Rule 2(a)-7 of the Investment Company Act of 1940.

Prohibited Investments

Except for purchase within authorized investments, securities having the following characteristics are not authorized and shall not be purchased: letter stock and other unregistered securities, direct commodities or commodity contracts, or private placements (with the exception of Rule 144A securities). Further, derivatives, options, or futures for the sole purpose of direct portfolio leveraging are prohibited. Direct ownership of real estate, natural resource properties such as oil, gas, or timber and the purchase of collectibles is also prohibited.

Control Procedures

Review of Investment Objectives

The Consultant shall review annually and report to the Investment Advisory Board and Governing Body the appropriateness of this Policy Statement for achieving the Fund's stated objectives. It is not expected that this Policy Statement will change frequently. In particular, short-term changes in the financial markets should not require an adjustment in this Policy Statement.

Review of Investment Performance

The Consultant shall report on a quarterly basis to the Investment Advisory Board to review the investment performance of the Fund.

The Consultant shall compare the investment results on a quarterly basis to appropriate peer universe benchmarks, as well as market indices in both equity and fixed income markets. Examples of benchmarks and indexes that will be used include the Russell 3000 Index for broad U.S. equity strategies, S&P 500 Index for large cap U.S. equities, Russell 2000 Index for small cap U.S. equities, MSCI ACWI ex-U.S. Index for broad based non-U.S. equity strategies, MSCI Europe, Australasia, and Far East (EAFE) Index for developed markets international equities, Bloomberg U.S. Aggregate Bond Index for fixed income securities, and the U.S. 91 Day T-bill for cash equivalents. The Russell 3000 Index will be used to benchmark the U.S. equities portfolio; the MSCI ACWI ex-U.S. Index will be used to benchmark the non-U.S. equities portfolio; and the Bloomberg U.S. Aggregate Bond Index will be used to benchmark the fixed income portfolio. The categories "Other" will be benchmarked against appropriate indices depending on the specific characteristics of the strategies and funds used.

Voting of Proxies

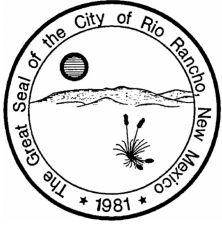
The Governing Body recognizes that proxies are a significant and valuable tool in corporate governance. The voting rights of individual stocks held in separate accounts or collective, common, or pooled funds will be exercised by the investment managers in accordance with their own proxy voting policies. The voting rights of funds will be exercised by the NMSIC.

Other Requirements

The Governing Body will establish additional controls and requirements as necessary for any investments outside of the management of the State Investment Council. These requirements will include permissible investments, safekeeping requirements, requirements for delivery versus payment of investment trades, and collateralization.

Adoption of Investment Policy Statement

Any changes and exceptions to this Policy Statement will be made in writing and adopted by the Governing Body via resolution. This Investment Policy Statement was adopted on September 22, 2022 via Resolution 2022-_____.



CITY OF RIO RANCHO COVER PAGE

Legislation Item: D30

AGENDA DATE:

August 22, 2024

DEPARTMENT:

Fire and Rescue

SUBJECT:

D30, Advice and Consent for the Purchase of a Replacement Aerial Ladder Truck

BACKGROUND AND ANALYSIS:

The Fire and Rescue Department follows an apparatus replacement schedule to maintain the operational readiness of its frontline fleet. By adhering to this schedule, the department ensures that the front line apparatus have a typical life span of 10 years, followed by an additional 5 years in a reserve capacity. This proactive approach not only helps in ensuring the safety and reliability of the apparatus, but also allows for proper resource allocation and budgeting for future replacements.

To facilitate this process, the department has established a partnership with Siddons Martin Emergency Group for the procurement, servicing, and maintenance of apparatus. By working with Siddons Martin, the Fire and Rescue Department benefits from a streamlined and efficient process for purchasing new apparatus while also ensuring that ongoing maintenance and service requirements are met to extend the operational life of the vehicles. This partnership plays a crucial role in supporting the department's mission to provide effective and reliable emergency response services to the community.

The total unit price for the replacement Aerial Ladder Truck is \$1,652,859.00 with a delivery timeline of approximately 3 1/2 years. General Obligation Bond proceeds will be utilized.

Pursuant to adopted policy, the advice and consent of the Governing Body is required for contracts in excess of \$500,000.

IMPACT:

Purchasing a replacement Aerial Ladder Truck and following the adopted apparatus replacement schedule can have a significant impact on the overall effectiveness and safety of the department. By adhering to the replacement schedule, the department ensures that its equipment is up-to-date and reliable, reducing the risk of breakdowns during emergency situations. Additionally, a new fire engine may incorporate the latest technology and safety features, improving response times and enhancing the capabilities of the department.

ALTERNATIVES:

Provide advice and consent.

Do not provide advice and consent.

DEPARTMENT RECOMMENDATION:

Staff recommends approval.

ATTACHMENT: [Aerial Ladder Truck Proposal](#)

Siddons Martin Emergency Group, LLC
 4214 2nd St NW
 Albuquerque, NM 87107
 Dealer License # 3100



July 11, 2024

Jimmy Defillippo, Fire Chief
RIO RANCHO FIRE RESCUE
 1526 STEPHANIE SE
 RIO RANCHO, NM 87124

Proposal For: FY25 Rio Rancho Enforcer Pumper and 107' Ladder

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to RIO RANCHO FIRE RESCUE. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB RIO RANCHO FIRE RESCUE and training on operation and use of the apparatus.

Description	Amount
Qty. 1 - 913 - Pierce-Custom Enforcer Aerial - 107'	
(Unit Price - \$1,652,859.00)	
Delivery within 41-42 months of order date	
QUOTE # - SMEG-0008009-1	
Vehicle Price	\$1,652,859.00
913 - UNIT TOTAL	\$1,652,859.00
Qty. 2 - 960 - Pierce-Custom Enforcer Pumper, 2nd Gen	
(Unit Price - \$1,085,795.00)	
Delivery within 37-38 months of order date	
QUOTE # - SMEG-0008005-1	
Vehicle Price	\$2,171,590.00
960 - UNIT TOTAL	\$2,171,590.00
SUB TOTAL	\$3,824,449.00
HGAC FS12-19 (FIRE)	\$2,000.00
TOTAL	\$3,826,449.00

Price guaranteed until 9/27/2024

Additional:

Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with

an option to cancel the order.'

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

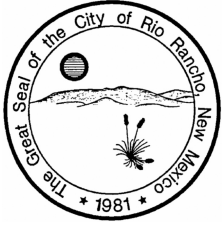
Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of New Mexico. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Jose Jaramillo

I, _____, the authorized representative of RIO RANCHO FIRE RESCUE, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date



CITY OF RIO RANCHO COVER PAGE

Legislation Item: D31

AGENDA DATE:

August 22, 2024

DEPARTMENT:

Fire and Rescue

SUBJECT:

D31, Advice and Consent for the Purchase of a New Fire Engine

BACKGROUND AND ANALYSIS:

The Fire and Rescue Department follows an apparatus replacement schedule to maintain the operational readiness of its frontline fleet. By adhering to this schedule, the department ensures that the front line apparatus have a typical life span of 10 years, followed by an additional 5 years in a reserve capacity. This proactive approach not only helps in ensuring the safety and reliability of the apparatus but also allows for proper resource allocation and budgeting for future replacements. In addition, the department plans for long-term capital needs in relation to new and expanded facilities and operations such as Fire Station # 8 which is scheduled to open in 2027/2028.

To facilitate this process, the department has established a partnership with Siddons Martin Emergency Group for the procurement, servicing, and maintenance of the apparatus. By working with Siddons Martin, the Fire and Rescue Department benefits from a streamlined and efficient process for purchasing new apparatus while also ensuring that ongoing maintenance and service requirements are met to extend the operational life of the vehicles. This partnership plays a crucial role in supporting the department's mission to provide effective and reliable emergency response services to the community.

The total unit price for the new Fire Engine for Fire Station #8 is \$1,085,795.00 with a delivery timeline of approximately 3 years. General Obligation Bond proceeds and previously earmarked General Fund and Public Safety Impact Fees revenue sources will be utilized.

Pursuant to adopted policy, the advice and consent of the Governing Body is required for contracts in excess of \$500,000.

IMPACT:

Purchasing a new Fire Engine and following the adopted apparatus replacement schedule can have a significant impact on the overall effectiveness and safety of the Fire and Rescue Department. By adhering to the replacement schedule, the department ensures that its equipment is up-to-date and reliable, reducing the risk of breakdowns during emergencies. Additionally, a new fire engine may incorporate the latest technology and safety features, improving response times and enhancing the department's capabilities.

ALTERNATIVES:

Provide advice and consent.

Do not provide advice and consent.

DEPARTMENT RECOMMENDATION:
Staff recommends approval.

ATTACHMENT: [Fire Engine Proposal](#)

Siddons Martin Emergency Group, LLC
 4214 2nd St NW
 Albuquerque, NM 87107
 Dealer License # 3100



July 11, 2024

Jimmy Defillippo, Fire Chief
RIO RANCHO FIRE RESCUE
1526 STEPHANIE SE
RIO RANCHO, NM 87124

Proposal For: FY25 Rio Rancho Enforcer Pumper and 107' Ladder

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to RIO RANCHO FIRE RESCUE. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB RIO RANCHO FIRE RESCUE and training on operation and use of the apparatus.

Description	Amount
Qty. 1 - 913 - Pierce-Custom Enforcer Aerial - 107'	
(Unit Price - \$1,652,859.00)	
Delivery within 41-42 months of order date	
QUOTE # - SMEG-0008009-1	
Vehicle Price	\$1,652,859.00
913 - UNIT TOTAL	\$1,652,859.00
Qty. 2 - 960 - Pierce-Custom Enforcer Pumper, 2nd Gen	
(Unit Price - \$1,085,795.00)	
Delivery within 37-38 months of order date	
QUOTE # - SMEG-0008005-1	
Vehicle Price	\$2,171,590.00
960 - UNIT TOTAL	\$2,171,590.00
SUB TOTAL	\$3,824,449.00
HGAC FS12-19 (FIRE)	\$2,000.00
TOTAL	\$3,826,449.00

Price guaranteed until 9/27/2024

Additional:

Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with

an option to cancel the order.'

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

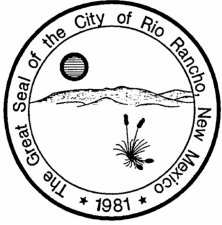
Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of New Mexico. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Jose Jaramillo

I, _____, the authorized representative of RIO RANCHO FIRE RESCUE, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date



CITY OF RIO RANCHO COVER PAGE

Legislation Item: D32

AGENDA DATE:

August 22, 2024

DEPARTMENT:

Fire and Rescue

SUBJECT:

D32, Advice and Consent for the Purchase of a Replacement Fire Engine

BACKGROUND AND ANALYSIS:

The Fire and Rescue Department follows an apparatus replacement schedule to maintain the operational readiness of its frontline fleet. By adhering to this schedule, the department ensures that the front line apparatus have a typical life span of 10 years, followed by an additional 5 years in a reserve capacity. This proactive approach not only helps in ensuring the safety and reliability of the apparatus but also allows for proper resource allocation and budgeting for future replacements.

To facilitate this process, the department has established a partnership with Siddons Martin Emergency Group for the procurement, servicing, and maintenance of the apparatus. By working with Siddons Martin, the Fire and Rescue Department benefits from a streamlined and efficient process for purchasing new apparatus while also ensuring that ongoing maintenance and service requirements are met to extend the operational life of the vehicles. This partnership plays a crucial role in supporting the department's mission to provide effective and reliable emergency response services to the community.

The total unit price for the replacement Fire Engine is \$1,085,795.00 with a delivery timeline of approximately 3 years. General Obligation Bond proceeds and previously earmarked General Fund and Public Safety Impact Fees revenue sources will be utilized.

Pursuant to adopted policy, the advice and consent of the Governing Body is required for contracts in excess of \$500,000.

IMPACT:

Purchasing a replacement Fire Engine and following the adopted apparatus replacement schedule can have a significant impact on the overall effectiveness and safety of the department. By adhering to the replacement schedule, the department ensures that its equipment is up-to-date and reliable, reducing the risk of breakdowns during emergency situations. Additionally, a new fire engine may incorporate the latest technology and safety features, improving response times and enhancing the capabilities of the department.

ALTERNATIVES:

Provide advice and consent.

Do not provide advice and consent.

DEPARTMENT RECOMMENDATION:
Staff recommends approval

ATTACHMENT: [Fire Engine Proposal](#)

Siddons Martin Emergency Group, LLC
 4214 2nd St NW
 Albuquerque, NM 87107
 Dealer License # 3100



July 11, 2024

Jimmy Defillippo, Fire Chief
RIO RANCHO FIRE RESCUE
 1526 STEPHANIE SE
 RIO RANCHO, NM 87124

Proposal For: FY25 Rio Rancho Enforcer Pumper and 107' Ladder

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to RIO RANCHO FIRE RESCUE. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB RIO RANCHO FIRE RESCUE and training on operation and use of the apparatus.

Description	Amount
<hr/>	
Qty. 1 - 913 - Pierce-Custom Enforcer Aerial - 107' (Unit Price - \$1,652,859.00)	
Delivery within 41-42 months of order date	
QUOTE # - SMEG-0008009-1	
	Vehicle Price \$1,652,859.00
	913 - UNIT TOTAL \$1,652,859.00
Qty. 2 - 960 - Pierce-Custom Enforcer Pumper, 2nd Gen (Unit Price - \$1,085,795.00)	
Delivery within 37-38 months of order date	
QUOTE # - SMEG-0008005-1	
	Vehicle Price \$2,171,590.00
	960 - UNIT TOTAL \$2,171,590.00
	SUB TOTAL \$3,824,449.00
	HGAC FS12-19 (FIRE) \$2,000.00
	TOTAL \$3,826,449.00

Price guaranteed until 9/27/2024

Additional:

Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with

an option to cancel the order.'

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of New Mexico. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Jose Jaramillo

I, _____, the authorized representative of RIO RANCHO FIRE RESCUE, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date