Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
December 16, 2025
6:00 PM
City Council Chambers

BOARD MEMBERS

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

MEETING INFORMATION

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

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

Meeting ID: 851 8074 1871

Passcode: 026819

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

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

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

1. November 28, 2025 Planning and Zoning Board Meeting Minutes
2025-1118 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Planning and Zoning Monthly Summary Plat Report - November 2025
NOV SUMM PLAT.pdf

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

PUBLIC HEARINGS

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

4. **Subdivision Variance.** The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning, Inc. and Bohannan Huston, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the proposed Terra Alto at Mariposa Subdivision. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Application Package.pdf
Plat.pdf
Reproduction of Notices_.pdf
Deferral Letter.pdf
Findings_of_Fact.docx

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

6. **Variance.** The applicants, Rob and Erica Spella, request approval of a Variance to the minimum required R-1: Single-Family Residential District side setback of five feet for a secondary structure at the subject property of 1576 Arlene Rd SE, legally described as Star Heights Unit 2, Block 175, Lot

3. Staff contact is Ben Isaacs and Staff recommend denial with findings.
Zoning & Location Map.pdf
Land Use Application.pdf
Justification Letter.pdf
Site Plan.pdf
Code Enforcement Case 25-5217__1576_ARLENE_RD_SE_redacted.docx
Reproduction of Notifications.pdf
Findings_of_Fact_BMB.docx
Applicant PostponementRequest.pdf

7. **Final Plat.** The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Final Plat for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of- way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35-39, and Unit 10, Block 26, Lot 16B-1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Application.pdf
Authorization.pdf
Final Plat Tract A Unser Pavilion West.pdf
Staff Comments.pdf

8. **Preliminary Plat Amendment.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1D Phase 1A Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location Map
Application
Authorization
Plat Changes
Amended Preliminary Plat
Reviewer Comments

9. **Final Plat.** The Applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1D, Phase 1A Subdivision, consisting of 46 Lots and 7 Tracts zoned R-4: Single-Family Residential District on the property legally described as Lomas Encantadas, Tract 12-A-1-A-1. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location Map
Application
Authorization
Final Plat Checklist
Final Plat
Amended Preliminary Plat
Preliminary Plat Amendment Changes
Reviewer Comments

10. **Master Plan Amendment.** The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as Unit 13, Block 70, Lot 11, and Unit 13, Block 69, Lots 88, 89 and 19. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

Zoning, Location.pdf
Application.pdf
Agent Authorization.pdf
HR6 Master Plan Amendment Letter.pdf
Exhibit_LOCATION MAP-.pdf
Exhibit_LOTTING PLAN.pdf
Exhibit_HOA PARKS.pdf
Exhibit_CONCEPTUAL UTILITY PLAN.pdf
Exhibit_CONCEPTUAL GRADING PLAN.pdf
Reproduction of Notices_.pdf
Current High Range 6 Master Plan.pdf
Draft_Resolution_HR6MPA_BMB.doc

11. **Zone Map Amendment.** The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment for for the property legally described as Unit 13, Block 70, Lot 11, From R-1: Single-Family Residential to R-5: Single-Family Residential, and Unit 13, Block 69, Lots 88, 89, and 19, from O-1: Office to R-5: Residential. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.
Zoning, Location.pdf
Application.pdf
Exhibit_LOTTING PLAN.pdf
HR6 Master Plan Amendment Letter.pdf
Exhibit_LOCATION MAP.pdf
Agent Authorization - signed.pdf
Reproduction_of_Notices_PZB.pdf
Draft_Ordinance_ZMA_BMB.docx

12. **Master Plan Amendment.** The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 lots) to the plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.
Zoning, Location.pdf
Application_LOA.pdf
Justification Letter.pdf
CLEAN Master Plan.pdf
REDLINED Master Plan.pdf
Staff Comments Memo.pdf
Engineering Comments.pdf
Parks Comments.pdf
Reproduction of Notices.pdf
DRAFT_Resolution_BMB.doc

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-1118 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

NOVEMBER 18, 2025
6:00 PM
Council Chambers, City Hall

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Richardson called the meeting to order at 6:00 PM.
He explained the need to move items #9, #10 and #12 forward due to the applicants requesting postponements and/or withdrawals.

CONSENT CALENDAR

1) October 28, 2025 Planning and Zoning Board Meeting Minutes

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

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2) Planning and Zoning Monthly Summary Plat Report – October 2025

3) Planning and Zoning Monthly Building Activity Report – October 2025

Development Services Director, Amy Rincon provided an update on the increase in scam emails with fake invoices being sent out. She reminded everyone to contact their planners with any questions or concerns about invoices. She also expressed her gratitude for Commissioner Radosevich's term of service for 7 ½ years on behalf of the City of Rio Rancho.

PUBLIC HEARINGS

4) The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., had requested approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 lots) to the plan.

Fred Radosevich moved to postpone item #4 to a date certain of December 16, 2025. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**

YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

5) The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requested approval of a Zone Map Amendment, from TZ and OS to R-2, R-4, R-1, and C-1, for properties included in the Papillon Master Plan Amendment.

Lisa Hardisty moved to withdraw item #5 at the applicant's request. Seconded by Fred Radosevich.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

9) The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requested approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43, requiring 5-foot minimum easements on side and rear lot lines; for the proposed Terra Alto at Mariposa Subdivision.

Fred Radosevich moved to postpone item #9 to a date certain of December 16, 2025. Seconded by Robert Gabaldon.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

10) The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning and Bohannan Huston, Inc., requested approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A-16H-1, 1A-16F, and 1A-16I, and is zoned MU-A: Mixed Use Activity Center.

Agent, Roger Theis spoke on the item and stood for questions.

Andrea Hankins moved to postpone Item #10 to a date certain of December 16, 2025. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

12) The applicants, Rob and Erica Spella, requested approval of a Variance to the minimum required R-1: Single-Family Residential District side setback of five feet for a secondary structure at the subject property of 1576 Arlene Rd SE, legally described as Star Heights Unit 2, Block 175, Lot 3.

Robert Gabaldon moved to postpone item #12 to a date certain of December 16, 2025. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

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

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

Robert Gabaldon moved to approve Item #6. Seconded by Kevin Kofchur

Development Services Director Amy Rincon provided options to move forward regarding Commissioner Hardisty's concerns about the applicant's unavailability to answer questions.

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

7) The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requested approval of a Preliminary Plat Extension for the Idalia Crossing subdivision.

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

Agent, Howard Balmer spoke on the item and stood for questions.

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

8) The applicant, Richmond American Homes, requested approval of a Final Plat for the Broadmoor Heights Unit 4 subdivision, consisting of 53 Lots and 5 Tracts zoned R-4: Single-Family Residential on the property legally described as Broadmoor Heights, Tract 4-A.

Staff member, Brian Babyak presented the item, recommending approval and stood for questions.

Applicant, Scooter Haynes stood for questions.

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

11) The applicant, Mark Martinez, through their agent Sam Sandoval, requested approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2.

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

Agent, Sam Sandoval and applicant Mark Martinez were present for questions.

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

13) The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requested approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5-foot minimum easements on side and rear lot lines for the Zuma Ranch Phase 1 Subdivision.

Staff member, Ben Isaacs presented items #13 and #14 concurrently, recommending approval with findings and conditions and stood for questions.

Agent, Justin Simonsen spoke on the item and stood for questions.

Robert Gabaldon moved to approve item #13. Seconded by Lisa Hardisty.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

14) The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requested approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat would create 151 single-family residential lots and 9 tracts on 27.20 acres for the property legally described as Unit 13, Block 37, Lots 5 through 27.

Staff member, Ben Isaacs had no further comments.

Kevin Kofchur moved to approve Item #14. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

15) The applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requested approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, creating 27 single-family residential lots and 8 tracts, all zoned R-1: Single-Family Residential District. The property is legally described as LE, Tract 13-A-1 and comprises approximately 60.4499 acres.

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

Applicant, Bryan Aragon expressed agreement with staff and stood for questions.

Fred Radosevich moved to approve Item #15. Seconded by Kevin Kofchur.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty
NO: (None)

16) The applicant, Joe Chambers, through his agent, Daniel Gonzales, requested approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District.

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

Applicants Garrett Crow and Josh Heiner spoke on the item and stood for questions.

Kevin Kofchur moved to approve item #16. Seconded by Lisa Hardisty.

Commissioner Hardisty's questions regarding the complaints were answered by applicant, Garrett Crow.

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

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Commissioner Radosevich thanked the city for his numerous appointments, Development Services staff for their work, and his fellow board members.
Chairman Richardson expressed his appreciation to Commissioner Radosevich for the previous five years of working together.

PUBLIC FORUM

ADJOURNMENT

Kevin Kofchur moved to adjourn the meeting. Seconded by Fred Radosevich.
Chairman Richardson adjourned the meeting at 6:43 PM.

Chairman Richardson called the meeting back to order at 6:47 PM to allow two members of the public their speaking time.

PUBLIC FORUM

Member of the public Paul Amend spoke.

ADJOURNMENT

Fred Radosevich moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Richardson adjourned the meeting at 6:50 PM.

APPROVED THIS 16th DAY OF DECEMBER 2025.

_____
Scottie Richardson, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: NOV SUMM PLAT.pdf

SUMMARY PLAT ACTIVITY
November 2025

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

SUMMARY PLAT ACTIVITY

November 2025

24-200-00042	10/8/2024	COMMUNITY SCIENCES CORPORATION	Under Review	
24-200-00043	10/08/24	U13, BLK 68, LOTS 5A / SUMMARY PLAT	Under Review	
24-200-00047	10/21/24	SUMMARY PLAT - MOUNTAIN HAWK, TRACTS 1A	Under Review	
24-200-00048	10/23/24	SUMMARY PLAT - HAWKSITE TRACTS 13A AND 1	Under Review	
24-200-00053	12/10/2024	PARCEL 1-A ARROYO DE LOS MONTOYAS, U13 -	Under Review	
24-200-00054	12/18/2024	UNIT 20, BLOCK 106, PARCEL A, VACATION O	Under Review	
24-200-00055	12/18/2024	SUGAR RIDGE, BLOCK 2, PAR B-1-A / SUMMAR	Under Review	
24-200-00056	12/30/2024	SUMMARY PLAT / WALMART FUEL STATION EASE	Under Review	
25-200-00001	1/2/2025	LOT COMBO (2 LOTS TO 1) UNIT 12, BLOCK E	Under Review	
25-200-00002	1/24/2025	LOT COMBINATION UNIT 13 BLOCK 135 LOTS 1	Under Review	
25-200-00003	1/28/2025	HIGH RESORT MARKET PLACE, BLOCK A, TRACT	Under Review	
25-200-00006	2/27/2025	SUMMARY PLAT - ENCANTADO CHANNEL PARCELS	Under Review	
25-200-00008	3/7/2025	U17, BLOCK 160, LOTS 14 & 15 / LOT COMBI	Under Review	
25-200-00010	3/12/2025	EXTRATERRITORIAL SUM PLAT - U8, BLK 10,	Under Review	
25-200-00013	3/27/2025	SUMMARY PLAT: LOMA COLORADO EAST PARCELS	Under Review	
25-200-00014	3/27/2025	SUMMARY PLAT RELOCATING EASEMENTS - UB2A	Under Review	
25-200-00017	4/11/2025	SUMMARY PLAT - UNIT 12, BLK 14, LOTS 7 &	Under Review	
25-200-00019	4/21/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	Under Review	
25-200-00021	5/6/2025	SUMMARY PLAT - U 13, BLK 132, LOTS 10 &	Under Review	
25-200-00022	5/7/2025	UNIT 12, BLOCK D, LOTS 45-48 / 4 LOTS TO	Under Review	
25-200-00025	5/20/2025	SUMMARY PLAT - U17, BLK 38, LOT 43 AND U	Under Review	
25-200-00026	6/10/2025	CORRALES NORTH UNIT 2, TRACT E, BLOCK 1,	Under Review	
25-200-00028	7/8/2025	SUMMARY PLAT: CASCADES AT HIGH RESORT PA	Under Review	
25-200-00030	7/10/2025	SUM PLAT - U20, BLK 133, LOT 89-A, 90-A	Under Review	
25-200-00031	7/23/2025	1516 UNSER BLVD NE / SUMMARY PLAT / GRAN	Under Review	
25-200-00032	8/6/2025	UNSER BOULEVARD R-O-W, PARCEL D-1, CREAT	Under Review	
25-200-00033	8/11/2025	UNIT 17, TRACTS U-1 AND U-2, LOT SPLIT A	Under Review	
25-200-00034	8/12/2025	THE VILLAGE, TRACTS H1 AND H2, LOT LINE	Under Review	
25-200-00037	9/24/2025	SUMMARY PLAT; U10, BLK B, LOT 21-A; LOT	Under Review	
25-200-00038	10/1/2025	RRE UNIT 12, BLOCK C, LOT 65-A / LOT COM	Under Review	
25-200-00039	10/9/2025	SUMMARY PLAT (EXTRATERRITORIAL) UNIT 5,	Under Review	
25-200-00040	10/16/2025	SUMMARY PLAT - HIGH RANGE 5	Under Review	
25-200-00041	10/20/2025	THE VILLAGE, TRACTS G 1-4 EASEMENTS	Under Review	
25-200-00042	10/21/2025	SUMMARY PLAT /U13, BLOCK 114, LOT 2 / LO	Under Review	
25-200-00044	**11/20/2025**	**SUMMARY PLAT -VACATE PORTION OF PUE - NM**	**Under Review**	
25-200-00045	**11/24/2025**	**SUMMARY PLAT; UNIT 23, BLOCK 121, LOTS 1**	**Under Review**	
25-200-00042	**11/24/2025**	**SUMMARY PLAT / UNIT 16, BLOCK 90, LOTS 1**	**Under Review**	

SUMMARY PLAT ACTIVITY

November 2025

25-200-00047	11/26/2025	SUMMARY PLAT: LOT COMBO (2 LOTS TO 1) UN	Under Review	
TOTAL TO DATE:		**74**		

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

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

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: 2025 PZ MONTHLY COMPARISONS.pdf

2025 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	FEB	MAR	APR	MAY	JUNE	JUNE VALUATION	JUL	JULY VALUATION	AUG	AUGUST VALUATION	SEPT	SEPTEMBER VALUATION	OCT	OCTOBER VALUATION	NOV	NOVEMBER VALUATION	DEC	ANNUAL TOTALS		ANNUAL TOTALS (2024)	
Single Family	70	98	77	73	84	107	$21,882,708	67	$13,307,495	71	$14,046,119	49	$11,017,647	48	$10,986,403	33	$8,786,037		**777**	**$165,450,669**	**978**	**$203,284,682**
Additions/Residential	8	11	17	11	17	17	$351,746	13	$750,983	17	$759,508	16	$606,664	7	$236,340	8	$431,194		**142**	**$6,632,816**	**139**	**$4,780,524**
Casita	2	2	2	1	2	1	$51,012	2	$136,296	1	$200,000	1	$252,575	0	$0	0	$0		**14**	**$1,701,493**	**0**	**$0**
New Commercial	2	0	1	1	0	2	$3,924,700	1	$900,000	0	$0	1	$450,000	0	$0	2	$810,000		**10**	**$18,169,700**	**12**	**$45,655,635**
New Office/Institution	0	0	1	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0		**1**	**$22,000,000**	**4**	**$15,892,176**
New Industrial	0	0	0	0	0	0	$0	0	$0	1	$22,000,000	0	$0	0	$0	1	$55,000,000		**2**	**$77,000,000**	**1**	**$55,000,000**
Non-Residential Interior Tenant Improvement	4	1	3	3	1	0	$0	1	$4,000	6	$649,748	1	$209,011	1	$0	0	$0		**21**	**$16,607,675**	**23**	**$11,668,260**
Office/Institution Addition	0	0	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0		**0**	**$0**	**1**	**$35,000**
Industrial Addition	0	0	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0		**0**	**$0**	**0**	**$0**
New Multi-Family	25	31	15	15	23	0	$0	1	$152,029	5	$760,145	0	$0	0	$0	0	$0		**115**	**$19,830,059**	**80**	**$59,886,454**
Telecommunication Tower	0	0	0	2	1	1	$45,990	3	$120,990	1	$36,889	1	$35,000	0	$0	0	$0		**9**	**$332,859**	**12**	**$510,470**
Demolition - Non-Residential	0	1	0	1	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0		**2**	**$667,943**	**2**	**$12,000**
Demolition - Residential	0	0	0	0	0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0		**0**	**$0**	**0**	**$0**
Fence	14	9	15	11	16	14	$62,000	20	$169,457	16	$845,898	7	$58,290	13	$46,565	7	$1,400		**142**	**$1,494,953**	**124**	**$4,213,173**
Garages	3	4	5	4	5	7	$233,400	6	$244,439	7	$264,972	9	$613,082	6	$301,874	4	$73,060		**60**	**$2,962,450**	**62**	**$2,023,027**
Pool	6	7	4	9	0	4	$301,625	8	$529,794	3	$134,744	3	$613,082	5	$384,939	5	$442,943		**54**	**$4,379,038**	**78**	**$5,722,342**
Reroofs/Windows/ Doors	71	68	84	72	82	79	$1,321,625	73	$1,249,863	85	$2,300,196	51	$1,201,789	93	$1,313,619	34	$506,079		**792**	**$13,404,932**	**689**	**$10,669,898**
Retaining Wall	6	10	9	22	5	3	$27,000	9	$1,148,800	11	$2,756,600	5	$292,900	6	$86,920	11	$5,667,440		**97**	**$18,854,731**	**210**	**$42,046,776**
Small Shed (120 sq.ft. or less)	20	10	26	25	22	17	$67,987	13	$50,221	21	$58,975	15	$56,027	10	$29,424	15	$58,053		**194**	**$701,176**	**217**	**$815,850**
Sheds	8	5	9	8	15	12	$192,814	9	$73,282	7	$208,672	8	$82,899	8	$77,276	9	$147,896		**98**	**$1,424,097**	**245**	**$2,279,833**
Solar (Rooftop & Ground Mount)	36	42	41	43	43	41	$56,491	74	$16,497	76	$6,764	79	$84,457	48	$4,272	39	$13,630		**562**	**$347,195**	**617**	**$6,428,170**
Business Registrations (Occupancy Inspection)	15	13	21	23	17	9	$0	13	$0	15	$0	17	$0	12	$0	15	$0		**170**	**$0**	**196**	**$0**
Building Inspections	3,279	3,361	3,346	3,547	3,592	3,570	$0	3,808	$0	3,500	$0	3,673	$0	3,323	$0	2,499	$0		**37,498**	**$0**	**40,030**	**$0**
Engineering Inspections	202	186	181	229	204	247	$0	262	$0	284	$0	253	$0	272	$0	140	$0		**2,460**	**$0**	**2,551**	**$0**
R.O.W. Permits (Fees)	33	28	25	67	80	103	$10,498	64	$38,405	51	$45,838	52	$156,122	64	$40,282	34	$82,291		**601**	**$539,623**	**509**	**$300,630**
TOTALS:	**3,804**	**3,887**	**3,882**	**4,167**	**4,209**	**4,234**	**$28,529,596**	**4,447**	**$18,892,551**	**4,178**	**$45,075,068**	**4,241**	**$15,729,545**	**3,916**	**$13,507,914**	**2,856**	**$72,020,023**		**43,821**	**$372,501,409**	**46,780**	**$471,224,900**

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-280-00005

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

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

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

This item was postponed from the November 18, 2025 Planning and Zoning Board hearing.

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

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

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

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

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

SURROUNDING LAND USE/ZONING: The subject properties are bounded by OS: Open Space to

the north and west, R-1: Single-Family Residential to the south, as well as MU-A: Mixed Use Activity Center and R-4: Single-Family Residential to the east.

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

IMPACT:

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

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

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

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

SPECIFIC FINDINGS OF FACT FOR DENIAL:

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

ALTERNATIVES:

The Planning and Zoning Board may:

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

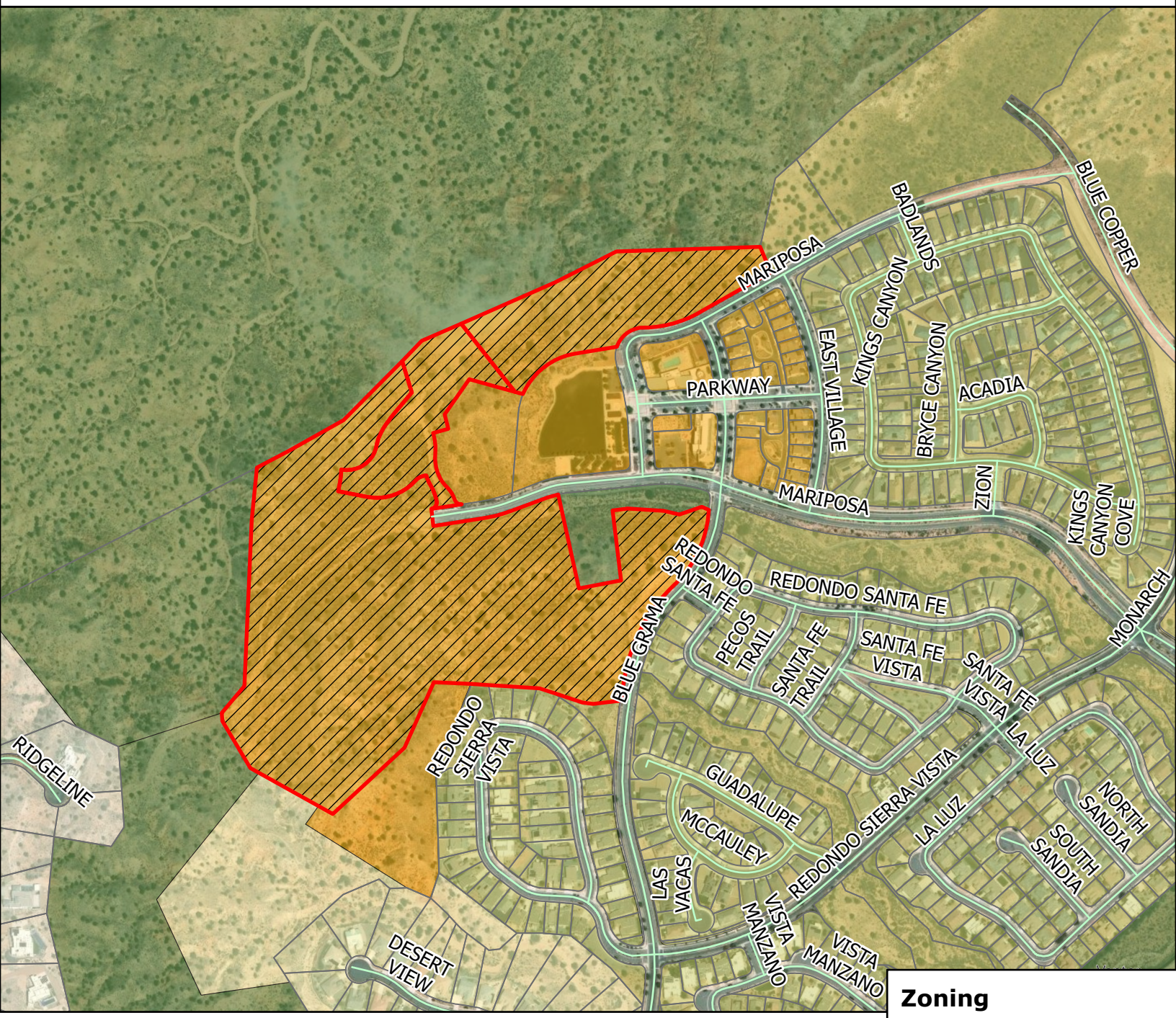
DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application Package.pdf

ATTACHMENT: Plat.pdf
ATTACHMENT: Reproduction of Notices_.pdf
ATTACHMENT: Deferral Letter.pdf
ATTACHMENT: Findings_of_Fact.docx

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



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

Map courtesy of Liz Ruiz Carlos
10.28.25

0 0.04 0.08 0.16 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N
W E
S

Zoning

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

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 15, 2025

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

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

Dear Brian,

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

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

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

PRELIMINARY PLAT CHECKLIST

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

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

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

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

EASEMENT VACATIONS

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

DESIGN VARIANCES

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

WATER\SEWER AVAILABILITY LETTER

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

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

Sincerely,

Yolanda Padilla Moyer

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

Enclosures

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

SUBDIVISION DATA SHEET:

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

PRELIMINARY PLAT AND LAND USES:

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

UTILITIES: UTILITIES WILL BE PROVIDED BY:

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

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

SOLID WASTE DISPOSAL:

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

SUBDIVISION ACCESS:

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

ROADS:

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

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

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

STORM DRAIN MANAGEMENT PLAN:

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

CITY SERVICES:

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

PUBLIC SCHOOLS:

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

HOSPITALS:

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

SHOPPING FACILITIES:

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

RECREATIONAL FACILITIES:

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

CHARACTER AND LOCATION OF DEVELOPMENT ADJACENT TO PROJECT

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

ZONING ON AND ADJACENT TO THE SITE

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

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

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

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

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

SOILS ANALYSIS REPORT

THE GEOTECHNICAL REPORT IS INCLUDED

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

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

SPECIAL PROBLEM ANALYSIS

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

LETTER OF AVAILABILITY OF WATER AND SEWER SERVICE

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

FINANCIAL GUARANTY

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

REQUESTED VARIANCES:

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

APPROVED MARIPOSA DESIGN STANDARDS:

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

LOT SIZES AND SETBACKS

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

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

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

ORIENTATION OF HOMES

ALL HOMES WILL FACE THE ADDRESS STREET.

STREET LIGHTING

STREET LIGHTS WILL BE PLACED AT INTERSECTIONS WITHIN PRIVATE STREETS.

STREET WIDTH

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

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

CUL-DE-SAC LENGTH AND TURNAROUND

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

CURBS AND GUTTERS

8" CURB AND GUTTER WILL BE USED.

SIDEWALKS, WALKWAYS AND BIKE PATHS

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

LOT GRADING

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

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

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

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

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

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

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

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

Preliminary Plat Application

Applicant

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

Agent

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

Legal Description of Property

Existing

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

Proposed

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

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

(Print) Name: Yolanda Padilla Moyer, PE

☐ **Applicant** ☒ **Agent**

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

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

Preliminary Plat Checklist

Important Notice

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

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

Fees

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

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

Preliminary Plat Checklist

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

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

Subdivision Date Sheet – *8 copies*

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

Proposed Construction Plans – *8 copies*

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

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

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

Preliminary Drainage Report – *4 copies*

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

Traffic Impact Analysis – *5 copies*

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

Soils Analysis – *4 copies*

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

Special Problem Analysis – *if applicable, 8 copies*

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

Letter of Water and Sewer Availability – *8 copies*

☐ ☒ ☐ Letter of Availability that documents either:

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

Proposed Financial Guarantee – *8 copies*

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

Proposed Subdivision Infrastructure – *5 copies*

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

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

Estimated Costs for Subdivision Infrastructure List – *8 copies*

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

Proposed Development Agreement – *8 copies*

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

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

(Print) Name: Yolanda Padilla Moyer, PE

☐ **Applicant** ☒ **Agent**

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

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

Certificate of Completeness

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

Digital Submittal Only

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

Preliminary Construction Plans including

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

☒ Application

☒ Letter of Water/Wastewater Availability

☒ Soils Analysis

☒ Subdivision Data Sheet

☐ Special Problems Analysis

☐ SSCAFCA approval (if required)

☒ Preliminary Drainage Report

☐ Proposed Development Agreement

☐ Traffic Impact Analysis

☒ Preliminary Plat Checklist and Written Explanation

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

Proposed Financial Guarantee

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

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

Yolanda Padilla Moya — 10-15-2025

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

Notary Signature | **Date Notarized**

For Office Use Only

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

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

05-210000-----

Subdivision Number

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

June 4, 2025

GeoTek Project No. 2863-ABR

Prepared For:

ECOTERRA DEVELOPMENT, LLC

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

GEOTEK RESIDENTIAL, LLC

TABLE OF CONTENTS

SCOPE OF SERVICES 1

SITE DESCRIPTION 2

PROPOSED DEVELOPMENT 2

FIELD STUDIES 3

REGIONAL GEOLOGY 3

SUBSURFACE CONDITIONS 3
- Artificial Fill / Disturbed Native Soils 3
- Native Alluvial and Colluvial Soils 4
- Formational Material (Tsus/QTsug) 4
- Hydro-Collapse Potential 4
- Expansion Potential 6

SURFACE & GROUND WATER 6

TECTONIC FAULTING AND REGIONAL SEISMICITY 7
- Secondary Seismic Constraints 7
- Summary 7

RESULTS OF LABORATORY TESTING 8

CONCLUSIONS 8

RECOMMENDATIONS-EARTHWORK CONSTRUCTION 8
- General 8
- Removals/Processing - General 8
- Transitional Lots 10
- Fill Placement 10
- Fill Material 11
- Excavation Difficulty 12
- Observation and Testing 12
- Earthwork Settlements 12
- Slope Stability 13
- Earthwork Balance 13

RECOMMENDATIONS – FOUNDATIONS 13
- General 13
- Conventional Foundations 14
  - Foundation Settlement 15
- Retaining and Block Walls 15
  - Design 15
  - Wall Foundation Construction 16
  - Restrained Walls 17
  - Cantilevered Walls 17

Wall Backfill and Drainage 17
Expected Wall Movements 17

PRELIMINARY PAVEMENT SECTIONS 18
Onsite Pavement Sections 18
Pavement Construction 19

DEVELOPMENT CRITERIA 19
Homeowner's Maintenance Criteria 19
Site Improvements 19
Landscape Maintenance and Planting 19
Soil Corrosion Potential 20
Trench Excavation 20
Utility Trench Backfill 21
Drainage 21

PLAN REVIEW AND CONSTRUCTION OBSERVATIONS 21

LIMITATIONS 22

Enclosures:

Figure 1, Site Location Map
Figure 2, Regional Geology
Figure 3, Geotechnical Map
Figure 4, Practical Refusal Depth Map
Figure 5, Overexcavation / Fill Blanket
Figure 6, Fill Over Natural Slope Detail
Figure 7, Retaining Wall Detail
Figure 8, Site Drainage Detail
Appendix A, References
Appendix B, Exploration Logs
Appendix C, Laboratory Test Results
Appendix D, Homeowner Maintenance Criteria

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

June 4, 2025
Project No. 2863-ABR

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

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

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

SCOPE OF SERVICES

The scope of our services has included the following:

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

2. Site reconnaissance and geotechnical mapping.

3. Review of aerial photographs.

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

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

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

7. Assessment of potential geologic constraints.

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

9. Preparation of this report.

SITE DESCRIPTION

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

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

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

PROPOSED DEVELOPMENT

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

FIELD STUDIES

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

REGIONAL GEOLOGY

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

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

SUBSURFACE CONDITIONS

Artificial Fill / Disturbed Native Soils

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

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

Native Alluvial and Colluvial Soils

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

Formational Material (Tsus/QTsug)

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

Hydro-Collapse Potential

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

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

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

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

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

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

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

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

Expansion Potential

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

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

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

SURFACE & GROUND WATER

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

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

TECTONIC FAULTING AND REGIONAL SEISMICITY

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

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

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

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

Secondary Seismic Constraints

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

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

Summary

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

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

RESULTS OF LABORATORY TESTING

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

CONCLUSIONS

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

RECOMMENDATIONS-EARTHWORK CONSTRUCTION

General

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

Removals/Processing - General

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

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

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

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

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

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

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

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

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

Transitional Lots

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

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

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

Fill Placement

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

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

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

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

Fill Material

On-Site Soil:

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

Import Material:

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

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

Excavation Difficulty

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

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

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

Observation and Testing

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

Earthwork Settlements

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

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

Slope Stability

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

Earthwork Balance

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

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

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

RECOMMENDATIONS – FOUNDATIONS

General

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

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

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

Conventional Foundations

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

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

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

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

Foundation Settlement

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

Retaining and Block Walls

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

Design

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

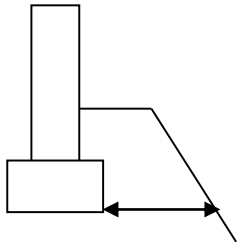
2. For lateral sliding resistance, a 0.40 coefficient of friction may be utilized for a concrete to soil contact when multiplied by the dead load.

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

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

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

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



Wall Foundation Construction

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

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

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

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

Restrained Walls

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

Cantilevered Walls

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

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

Wall Backfill and Drainage

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

Expected Wall Movements

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

PRELIMINARY PAVEMENT SECTIONS

Onsite Pavement Sections

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

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

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

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

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

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

Pavement Construction

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

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

DEVELOPMENT CRITERIA

Homeowner's Maintenance Criteria

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

Site Improvements

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

Landscape Maintenance and Planting

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

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

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

Soil Corrosion Potential

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

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

Trench Excavation

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

Utility Trench Backfill

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

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

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

Drainage

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

PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

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

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

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

LIMITATIONS

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

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

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

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

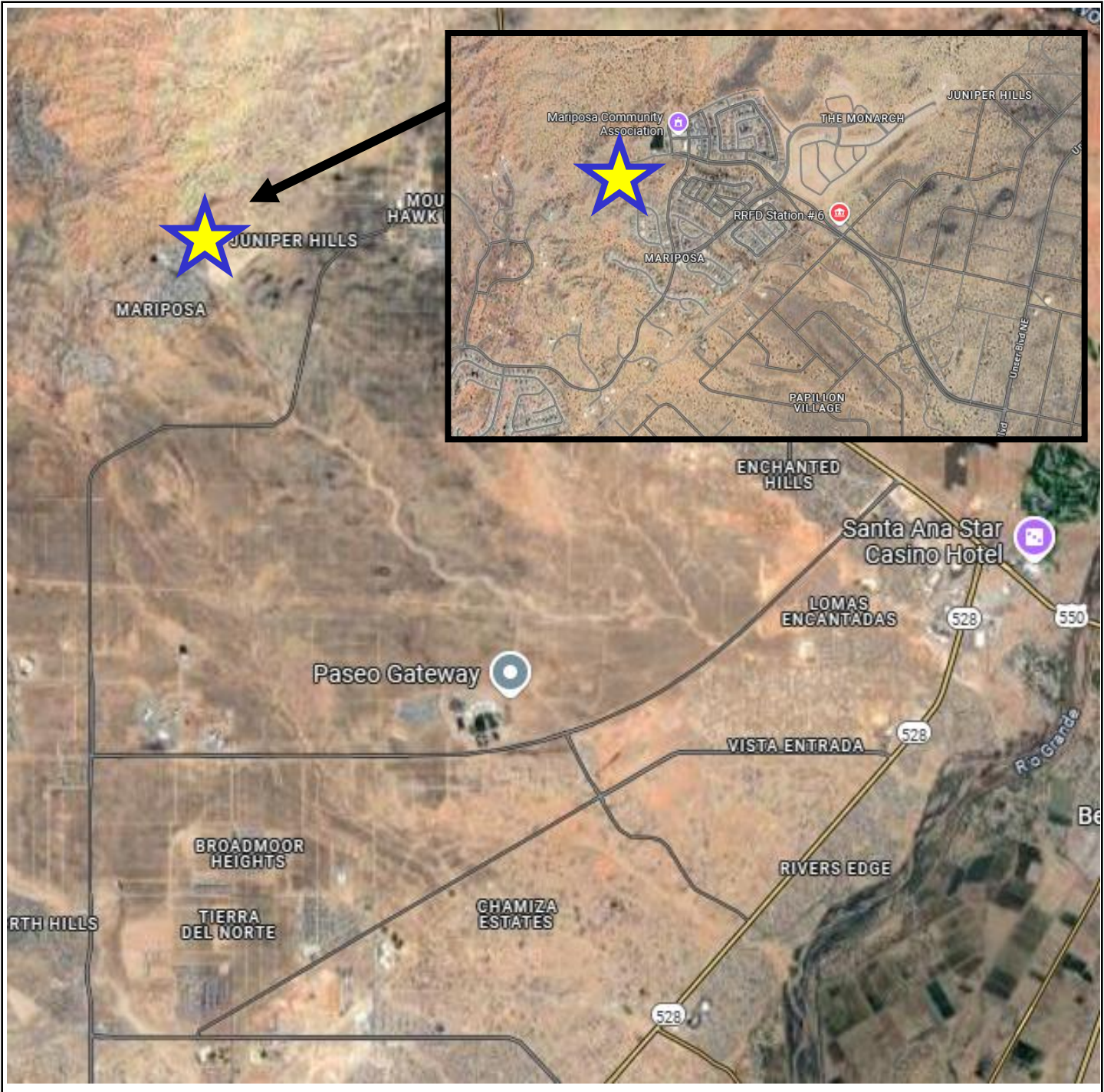
Respectfully submitted,
GeoTek Residential, LLC

Ashley Heeg



Ashley Heeg, E.I.
Staff Professional

Alex S. Koehler, P.E.
Project Engineer



APPROXIMATE SITE LOCATION

NOT TO SCALE

N

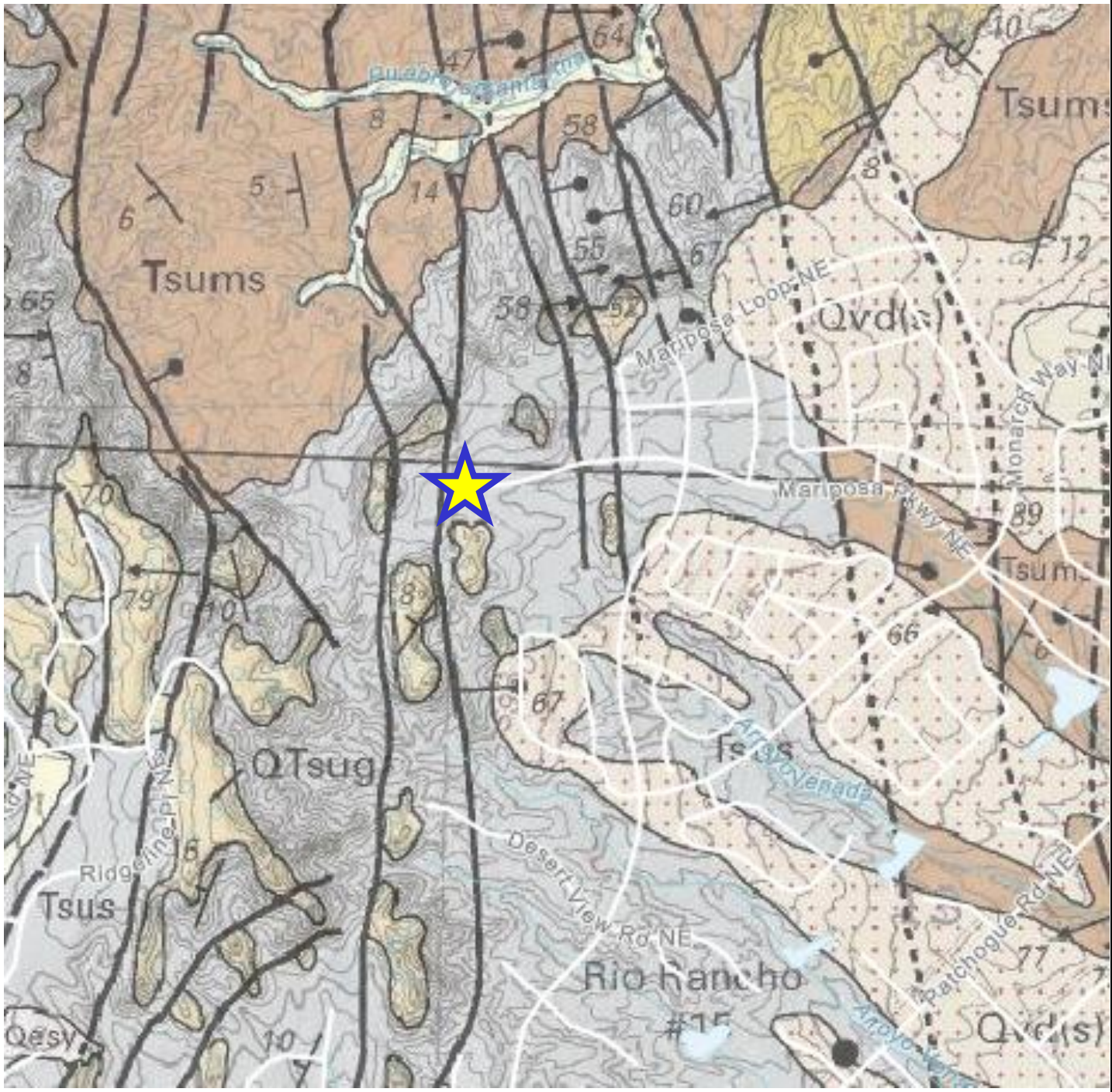
GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 1
SITE LOCATION MAP

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

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



APPROXIMATE SITE LOCATION

NOT TO SCALE

N

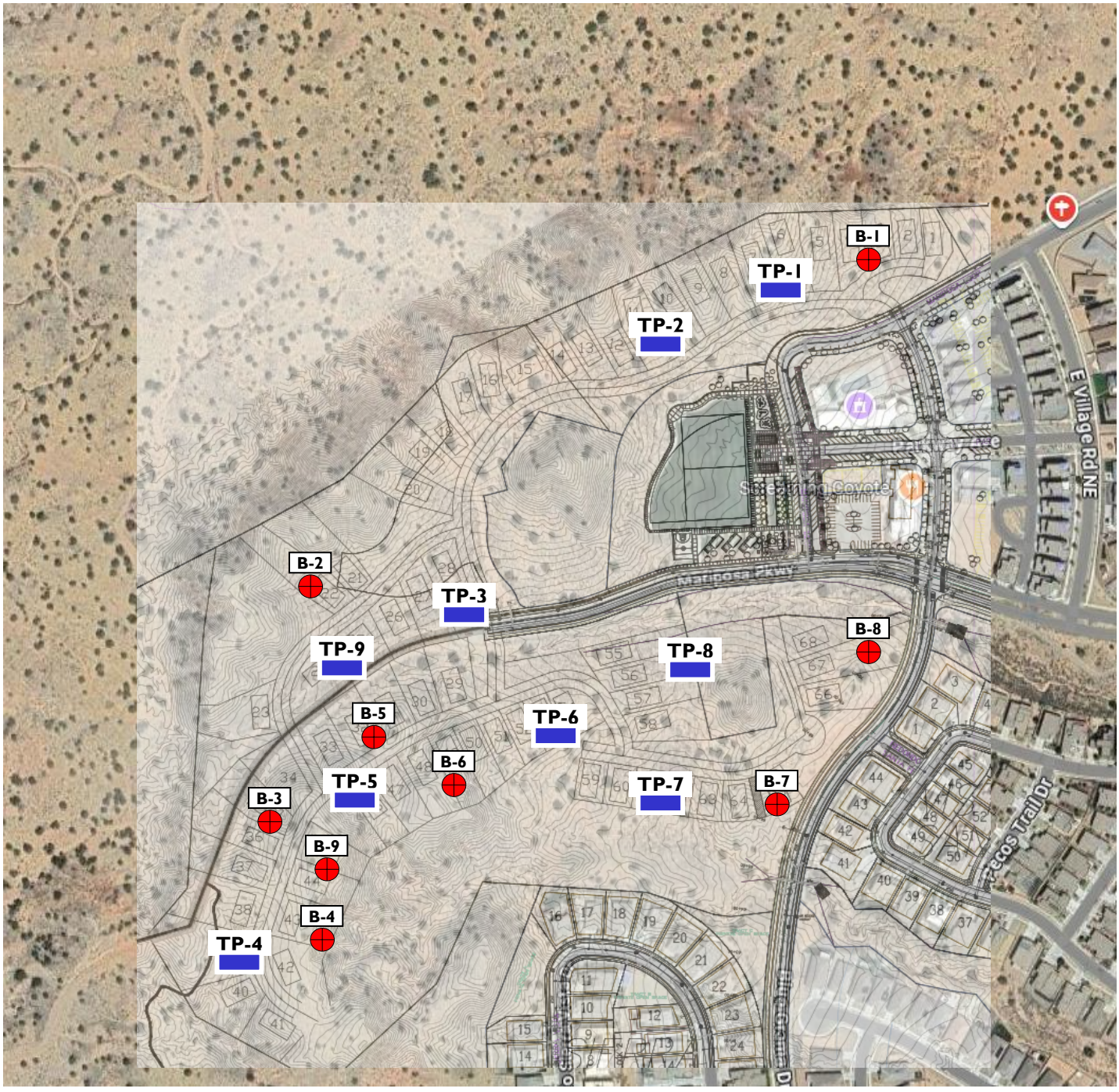
GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 2
REGIONAL GEOLOGY

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

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



TP-# APPROXIMATE GEOTEK TEST PIT LOCATIONS

B-# APPROXIMATE GEOTEK BORING LOCATIONS

N

NOT TO SCALE

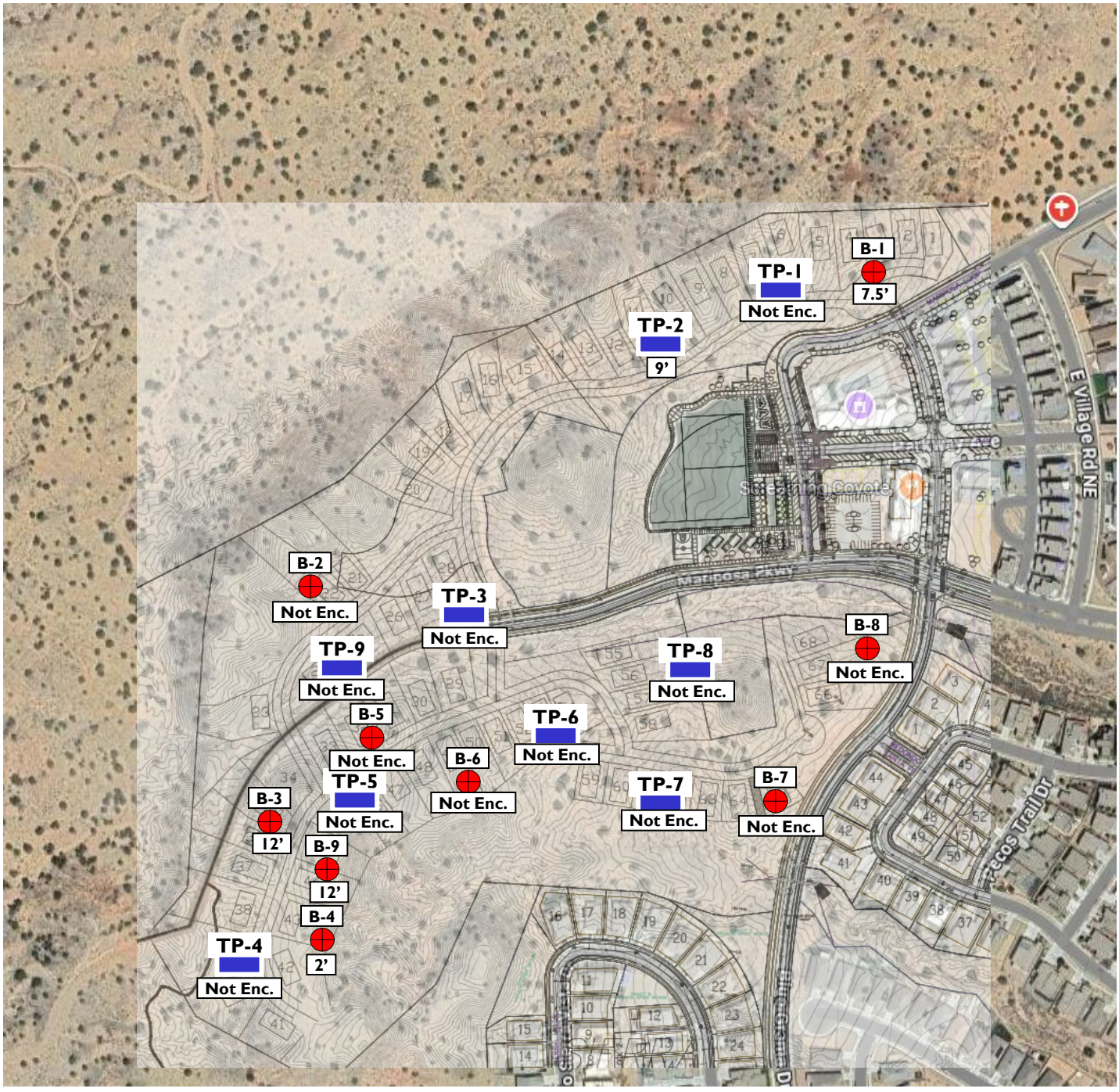
GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 3
GEOTECHNICAL MAP

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

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



APPROXIMATE GEOTEK TEST PIT LOCATIONS

APPROXIMATE GEOTEK BORING LOCATIONS

APPROXIMATE PRACTICAL REFUSAL DEPTH

NOT TO SCALE

N

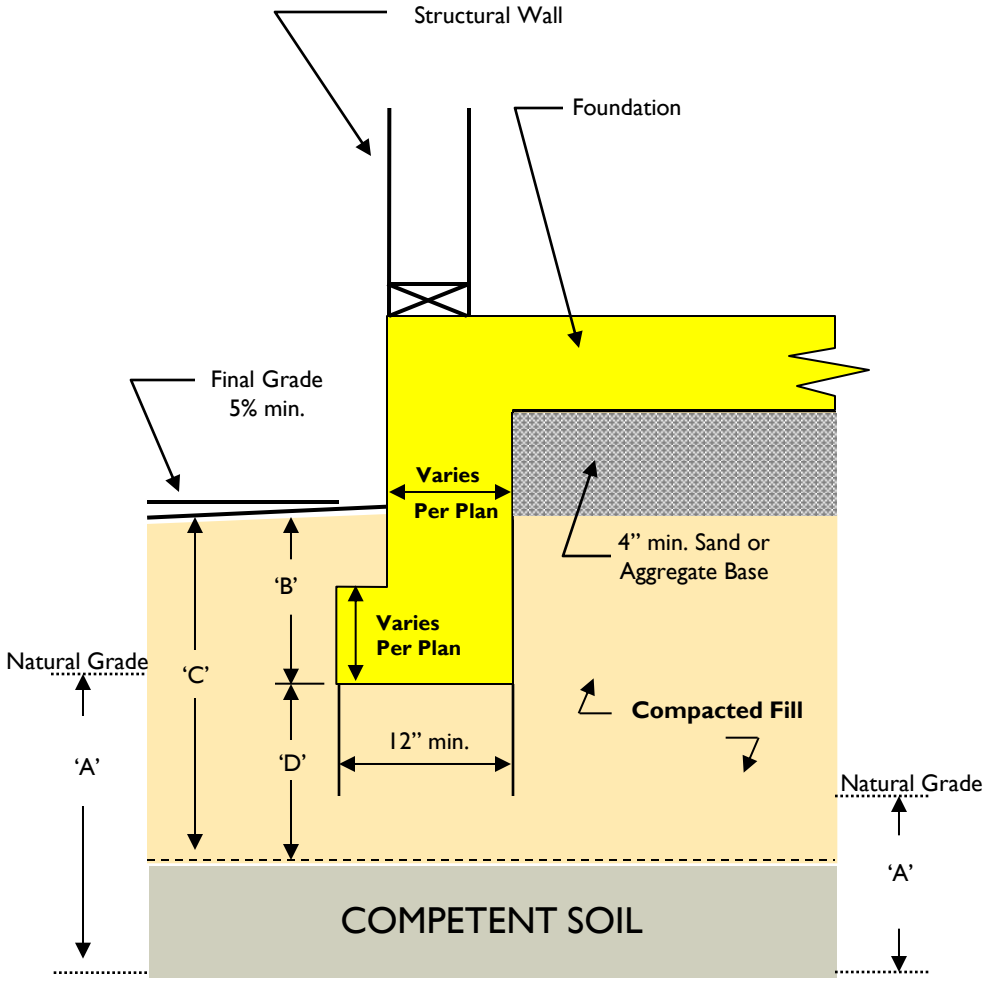
GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 4
ARTIFICIAL FILL MAP

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

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



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

'B' – Depth of Footing = 18" min

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

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

LOW EXPANSIVE CONDITIONS*

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

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

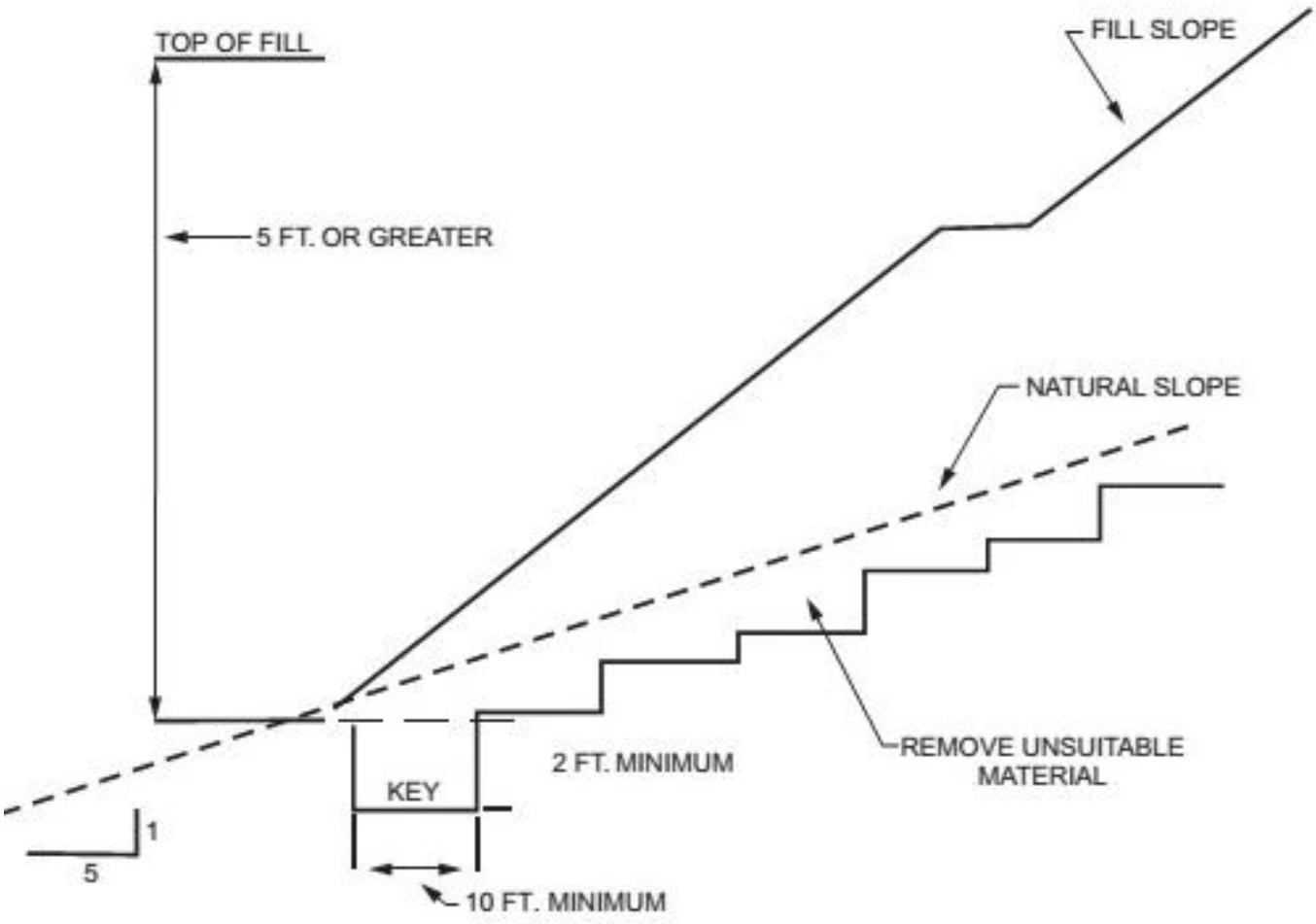
NOT TO SCALE

GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

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

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



For SI: 1 foot = 304.8 mm.

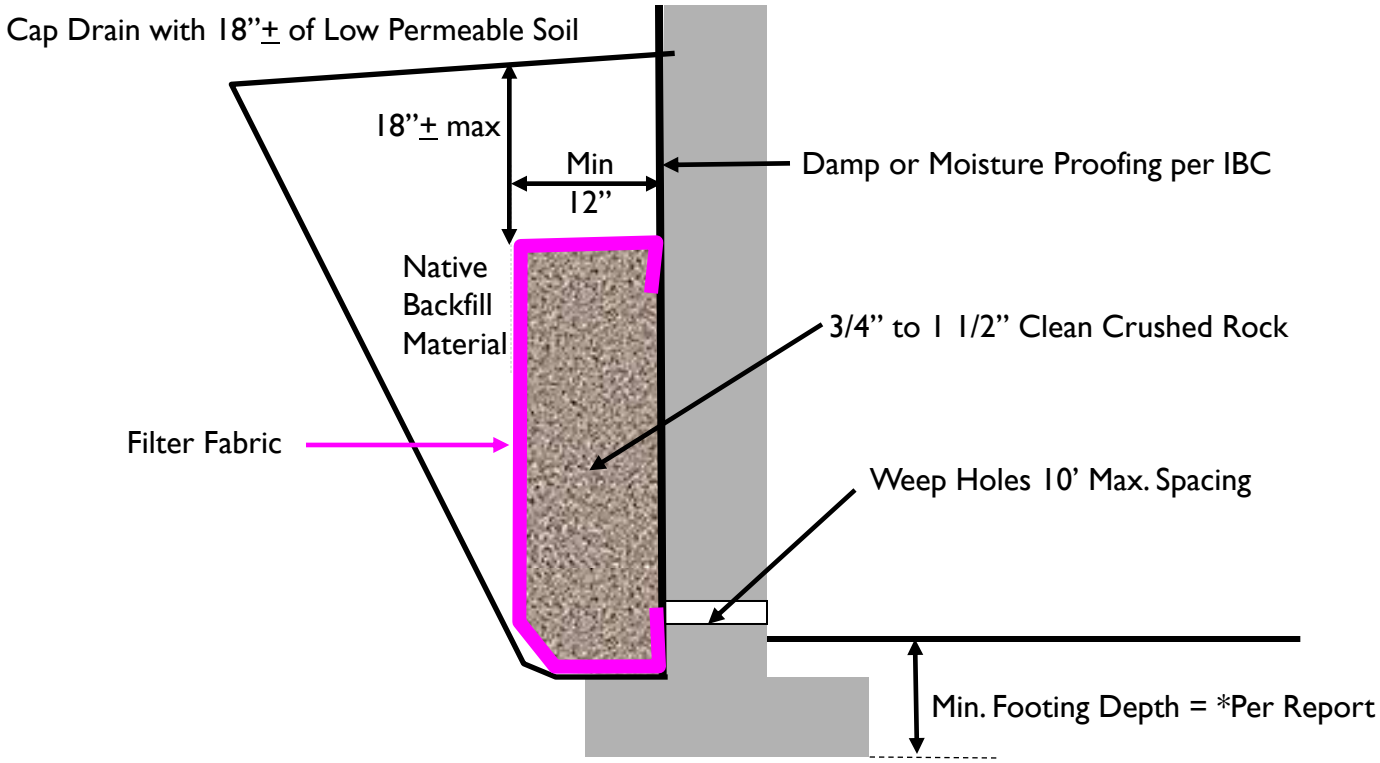
FIGURE J107.3 BENCHING DETAILS

GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

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

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



RETAINING WALL DETAIL

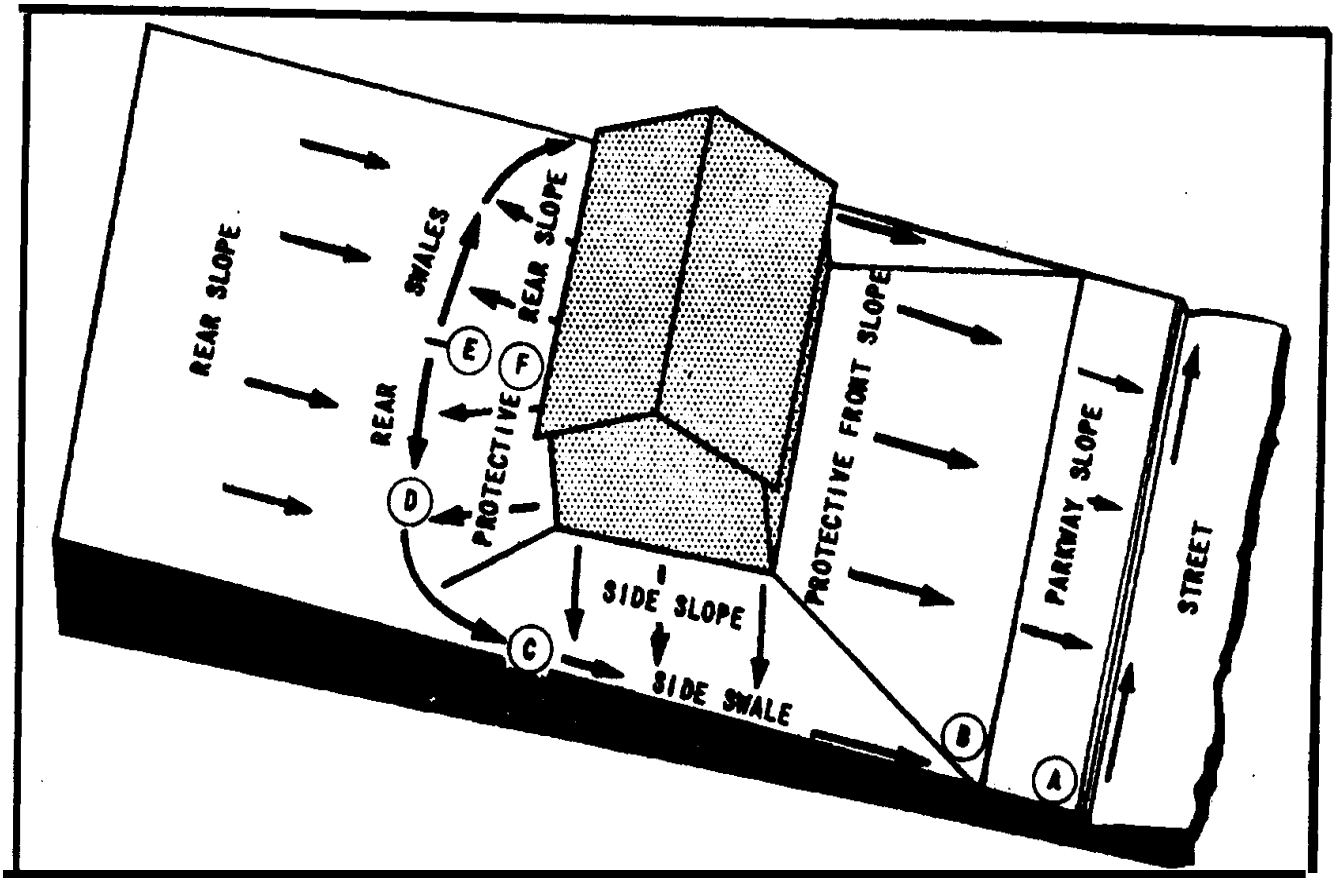
NOT TO SCALE

GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

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

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



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

GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 8
SITE DRAINAGE DETAIL
Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

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

APPENDIX A

REFERENCES

AASHTO Flexible Pavement Manual 1993.

American Concrete Institute, Guide for Concrete Floor and Slab Construction, ACI 302.1R

ASCE/SEI 7-22 Hazard Tool, 2021 IBC.

City of Rio Rancho Department of Public Works, Pavement Sections, DWG. No. PS-01, dated May 22, 2008.

Personius, S.F., Machette, M.N., and Stone, B.D., "Preliminary geologic map of the Loma Machete quadrangle, Sandoval County, New Mexico", 1:24,000 Scale, U.S. Geological Survey, dated 2000.

HUD Expansive Soil – Foundation & Slab Design, 1-2 Story Slab-on-Grade, issued September 4, 1991.

International Code Council, Inc., 2021 International Building Code.

International Residential Code 2021, New Mexico Residential Building Code.

Sandoval County Assessors Webpage.

New Mexico Department of Transportation Design Manual No. 620: Surfacing Materials and Pavement Design, 2020.

Robert W. Day, "Sample Disturbance of Collapsible Soil", dated 1990.

Sandra L. Houston, "Sample Disturbance of Cemented Collapsible Soils", 1988.

U.S. Quaternary Faults Database, USGS.

Walter L. Snowden, "Design of Slab-On-Ground Foundations, An Update", dated March 1996.

William C Haneberg, New Mexico Bureau of Mines and Mineral Resources, Geologic Hazards in New Mexico – Part 1, May 1992.

APPENDIX B

EXPLORATION LOG LEGEND

M□□□R□□□D□□□R□□□□		
□□□□□□□□□r□	□□□□□□□□	□r□□□□□□□□□□□□
	□□□r□□□	□□□r□□□□ □□□□r□d□d□□□R□□□□
	□M	□□□□□□R□□□□
	□□	□□□□□□□□R□□□□
	□□□M□□r□□□ □□M	□□□r□□□□ □□□□r□d□d□□R□□□□□□□□□□
	□□□□ □□r□□□ □□□	□□□r□□□□ □□□□r□d□d□□R□□□□□□□□□□
	□□□M	□□□□□□□□□□□R□□□□
	□□□r□□□	□□□r□□□□ □□□□r□d□d□□□D
	□M	□□□□□□□□□D
	□□	□□□□□□□□□D
	□□□M□□r□□□ □□M	□□□r□□□□ □□□□r□d□d□□□D□□□□□□□
	□□□□ □□r□□□ □□□	□□□r□□□□ □□□□r□d□d□□□D□□□□□□□
	□□□□M	□□□□□□□□□□□□□D
	M□	□□□□
	M□	□□□□□□□□□□□
	□□□M□	□□□□□□□□□
	□□	□□□□□□□□□
	□□	□□□□□□□□
	□□□M	□□R□□□□□□□□M□□□□D
	□□M	□□M□□□□D
	□DR	□□DR□□□

□□M□□□□□	
	□□□
	R□□□□□□□□ □□□
□R	□□R□□□□□r□
	□□□□□□□□□ □□□
	□ □□□r□□□□□□

□□□□□□□□□□□□□					
□□□□□□□□□□□□□□□□□□□□		□□□□□□□□□□□□□□□		□□□ □□□□□□□□	□□dr□□□
□□ □ MD D □D	□□r□□□□□□□ □□□□□ M□d□□□ □D□□□□ D□□□□ □□r□D□□□□	□□ □ □ □□	□□□□ □□r□ □□r□□□□□□□□□□□	M□ □ □□	M□d□□□ □□rd □□r□□□ □rd
				□□□□ □□□□ □□ M□□ □ □r	□□□r□□□ □□□□□□□r□□□ □□r□□□□□ □□r□□□ M□d□r□□□□□□□□□r□□□□ □ □□□□ □r□□□□□

□□□□□R□□□□ □□□□ □□□□ □□□R□□□□ □□□□

| □□□□□

GEOTEK

□□□□□□□□□□□□□

□□□□□D□□□□□ □□

□R□□□□□□□ 2□□□□□□□□R

M□□□□D□ M□□□□□□□□

□R□□□□□□ M□□□r□□□□□□M□r□□□□□□□□□□□□□

□R□□□R□□□R□ □□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□ □□□□□□□□□□

D□□□□ □2□2□

□□□□□□□□□□ R□□□R□□□□□□□□□□M

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□M□□R□□□□□□ M□□□R□□□□D□□□□R□□□□□□ □□□□D□□□MM□□□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□□M□□D□□□□r□□d□□ □□□□□□□□□□□□□□r□□ □□□□□□□□□□□□□D□□□□□M□□□□□□□□□□□□ □ □□ □□□□□□□□□□□□□□r□□□R□□□□□□□□ □□□□r□2□"	□				
2 □ □ □ □ 7 □ □				□M	□□□□□□r□□ □□□□□□□□□□□□□□□D□□M□d□□D□□□□□□□□□□□□M□□□□□□□□□□□□ □ □□ □□□□□□□□□□ □□□□r□□□□□□□□□□□□□□

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□ 2□□□□□□□□R

□R□□□□□□□ M□□□r□□□□□□□M□r□□□□□□□□□□□□□□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□□□□□□□□□□

□□□□□□□□□ R□□□R□□□□□□□□□□M

□□□□□D□□□□□ □□

M□□□□□D□ M□□□□□□□□

□□□R□□□R□ □□

D□□□□ □2□2□

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

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□ 2□□□□□□□□R

□R□□□□□□□ M□□□□r□□□□□□□M□r□□□□□□□□□□□□□□□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□□ □□□□□□□□□□□□

□□□□□□□□□□ R□□□R□□□□□□□□□□M

□□□□□D□□□□□ □□

M□□□□□D□ M□□□□□□□□

□□□R□□□R□ □□

D□□□□ □□2□□2□

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

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□	2□□□□□□□□R
□R□□□□□□□	M□□□□r□□□□□□□M□r□□□□□□□□□□□□□□
□□□□□□□□□	□□□□□□□rr□□D□□□□□□□□□□□□□□□□□□
□□□□□□□□□□	R□□□□R□□□□□□□□□□□□M

□□□□□D□□□□□	□□
M□□□□□D□	M□□□□□□□□□
□□□R□□□□R□	□□
D□□□□□	□2□2□

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

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□ 2□□□□□□□□R

□R□□□□□□□ M□□□r□□□□□□□M□r□□□□□□□□□□□□2□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□□ □□□□□□□□□□

□□□□□□□□□□ R□□□R□□□□□□□□□□M

□□□□D□□□□□ □□

M□□□□D□ M□□□□□□□□

□□□R□□□R□ □□

D□□□□ □□2□□2□

| Depth (ft) | □□M□□□□ Sample Type | Blows/Foot | Soil Pattern | USCS Symbol | □□□□□□□□□□□□□

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□ 2□□□□□□□□R

□R□□□□□□□ M□□□r□□□□□□□M□r□□□□□□□□□□□□□□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□□ □□□□□□□□□□

□□□□□□□□□□ R□□□R□□□□□□□□□□M

□□□□□D□□□□□ □□

M□□□□□D□ M□□□□□□□□

□□□R□□□R□ □□

D□□□□□ □□2□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□□□□M□□R□□□□□□□□ M□□□□R□□□□D□□□□R□□□□□□□□□D□□□□MM□□□□□	Consistency	□□□□R□□□R□□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□M□□D□□□□□r□□d□□□□□□□□□□r□□□□□□□□□□□□□D□□□□□M□□□□□□□□ □r□□□□□□□□□□□□□□□□r□□2"	MD				
2 □				□M	□□□□□□r□□□□□□□□□□□□□□D□□M□d□□D□□□□□□□□□□□□M□□□□□□□□□□□ □□□□□□□□□□□□	MD			□□□□	□□
7 □ □ □ □ □ □ □ 2□ □ □ □ □				□□□□□M	□r□□□□□□□□□□r□□□□r□d□d□□□□D□□□□□□□□□□□□□□M□d□D□□□□□□□□□□□□M□□□□□□□□□□□□□□□□

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□	2□□□□□□□□R
□R□□□□□□□	M□□□□r□□□□□□□M□r□□□□□□□□□□□□□□
□□□□□□□□□	□□□□□□□rr□□D□□□□□□□□□□ □□□□□□□□□□□
□□□□□□□□□□	R□□□□R□□□□□□□□□□□M

□□□□□D□□□□□	□□
M□□□□□D□	M□□□□□□□□□
□□□R□□□□R□	□□
D□□□□□	□2□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□□□□□M□□R□□□□□□7 M□□□□R□□□□D□□□□R□□□□□□□□□□D□□□□MM□□□□□	Consistency	□□□□R□□□R□□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□□	□□□□□D□□□□□r□□d□□□□□□□□□□r□□□□□□□□□□□□□□□□□D□□□□□□M□□□□□□□□ □r□□□□□□□□□□□□□□□r□□2"	MD				
2				□□	□r□□□□□□□□□□□□□□□□□□□□□D□□M□d□□D□□□□□□□□□□□□□□M□□□□□□□□□□□□□□□□□□□

GEOTEK

□□□□□□□□□□□□□

□□□□□D□□□□□ □□

□R□□□□□□□ 2□□□□□□□□R

□R□□□□□□□ M□□□□r□□□□□□□M□r□□□□□□□□□□□□□□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□□ □□□□□□□□□□

□□□□□□□□□ R□□□R□□□□□□□□□□M

M□□□□D□ M□□□□□□□

□□□R□□□R□ □□

D□□□□ □2□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□□□□M□□R□□□□□□□ M□□□R□□□□D□□□□R□□□□□□□□□D□□□□MM□□□□□	Consistency	□□□□R□□□R□□□□□□□□ Water Content (%)	Dry Density (pcf)	Collapse (%)	Swell (%)	Plasticity Index
□				□□□□	□□□□D□□□□□r□□d□□□□□□□□□□r□□□□□□□□□□□□D□□□□□M□□□□□□□ □r□□□□□□□□□□□□□□r□□2"	MD					
2				□□	□r□□□□□□□□□□□□□□□□□D□M□d□D□□□□□□□□□□□M□□□□□□□□□□□□□□□□□□□□□□□□□□□	MD					
□				□□□□M	□r□□□□□□□□□□r□□□□□r□d□d□□□□D□□□□□□□□□□□□M□d□D□□□□□□□□□□□M□□□□□□□ □□□□□□□□□□□□□□□□□□□	MD					
□				□□	□r□□□□□□□□□□□□□□□□□D□□M□d□D□□□□□□□□□□□M□□□□□□□□□□□□□□M□d□□□ □□□□□□□□□□□□ □□□r□□□□□□□□□□□□□□□□□□□□□□□□□□□□	MD					
7				□□□□	□□□□□□□□□□□□□□d□□□□□□□□□r□□□□□□□□□□□□□□□□□□□□□□□□D□□□□□□□ □□□□r□□□□d□□□□□r□□□□□□□□□□□□r□d						
□											
□											
□											
□□											
□□											
□2											
□□											
□□											
□□											
□□											
□7											
□□											
□□											
2□											
2□											

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□	2□□□□□□□□R	□□□□D□□□□	□□
□R□□□□□□	M□□□r□□□□□□M□r□□□□□□□□□□□□	M□□□□□D□	M□□□□□□
□□□□□□□	□□□□□□rr□□D□□□□□□□□ □□□□□□□□	□□□R□□□R□	□□
□□□□□□□□	R□□□R□□□□□□□□□M	D□□□□	□2□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□M□□R□□□□□ M□□□R□□□D□□□R□□□□ □□□D□□□MM□□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Collapse (%)	Swell (%)	Plasticity Index
□				□□□□	□□□D□□□□r□□d□□□□□□□□r□□□□□□□□□□□D□□□□M□□□□□□ □r□□□□□□□□□□□□r□2"	MD					
2				□□	□r□□□□□□□□□□□□□□D□M□d□D□□□□□□□□□M□□□□□□□□□□□□□□□□□□	MD					
□				□□□M	R□dd□□□□□□r□□□□□□r□□□r□d□d□□□D□□□□□□□□M□d□D□□□□□□□ □□M□□□□□□□□□□□□□□□□	MD					
7											
□2					□□□□□□□□□□□d□□□□□□□□r□□□□□□□□□□□□□□D□□□□□ □□□□r□□□□d□□□□r□□□□□□□□□□r□d						
2□											

GEOTEK

□□R□□ □ □□□ □

□R□ □□□ □ □□□ 2□□□□□□ □R
□R□ □□□ □ □ M□□□r□□□□□□M□r□□□□□□□□□□□□
□□□□ □ □ □ □□□rr□□D□□□□□□□□ □□□□□□□□□
□□ □ □ □ □ □□□ R□□□R□□□□□□□□□M

□□ □ □ □ □D□□□ □□
M□□□□D□ □□□
□□□R□□□R□ □D□
D□□□□ □□□□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□ M□□□R□□□ D□□□R□□ □ □□ □D□□ MM□□ □□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□□ □□D□□□□r□□d□□ □□□□□□□□r□□ □□□□ □□□□□□□□□□ □□D□□□ □□M□□□□□ □r□□□□□□□□□ □□□□r□□2"	□				
2		□		□□	□r□□ □□□ □□□□□□□□□ □□□D□□□□□□□□□□□□M□□□□□□□□□□ □□ □□□□□□□□	□	□	□□□□		
□										
□										
□				□□□□M	R□dd□□□□□□r□□ □□□□ □□□r□□□□ r□d□d□□□ □□D□□ □□□□□□□□ M□d□□D□□□□□□□ □□□M□□□□□□□□□□ □□ □□□□□□□□ □□□ □□□r□□□□□□□□ □□□d	MD	2	□□7		
7		2□								
□					□□r□□□□□□□d□□□ □□□□ □□□r□□□□ □□□□□□7 □□□□□□□□D□□□□□□ D□□□□□□□□r□□□□□□□R□□□□□□□□□□□□ □□□□r□□□□d□ □□□r□□□□□□□□□r□d					
□										
□□										
□□										
□2										
□□										
□□										
□□										
□□										
□7										
□□										
□□										
2□										
2□										

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□□M□r□□□□□□□□□□□□

□□□□□□□ □□□□□rr□D□□□□□□□□ □□□□□□□□□

□□ □□□□□□ R□□□R□□□□□□□□M

□□□□D□□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□□ □□□ □M□ □R□□□□ □□ M□□□R□□□ D□□□R□□□ □□□ □D□□ MM□□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Collapse (%)	Swell (%)	Plasticity Index
□				□□□□	□□M□D□□□□r□□d□□□□□□□□□r□□□□□□□□□□□□D□□□□M□□□□□□□□□□ □□□ □□□□□□□□	□					
2 □		□□		□M	□□□□□r□□□□□□□□□□□□D□M□d□D□□□□□□□□□M□□□□□□□□□ □□□ □□□□□□□□	MD	□	□□2		□□□	□□
□											
□		□□					□	□□□□	□□2		
□											
7					□□□r□□□□□□□□□R□□□□□□□□D□□□□□□□□D□□□□	D					
□											
□											
□□		□□					2	□□□□			
□□				□□M	□r□□ □□□□ □M□ □ □□D□□□ d□□□□r□ □□□□□□□□□M□□□r□□□□□ □□□□□□□□□	M□ □□					
□2					M□d□r□□□□□□□□ □rd□□□□□□ □rd□□□□□□M□□□□						
□□											
□□											
□□		7□□□"			□r□□□□□□□ □□□d□□□R□□□□		□	□□2			
□□											
□7											
□□											
□□											
2□		□□					2	□□□□			
2□					□□r□□□□□□ □□□□□□□□d□□□□□ □□□□□□□□						

GEOTEK

□□R□□ □□□□

□R□ □□□ □□□ 2□□□□□□ □R

□R□ □□□ □□ M□□□r□□□□□□M□r□□□□□□□□□□□□

□□□□ □□□ □□□□□rr□□D□□□□□□□□ □□□□□□□□□

□□ □□□ □□□ R□□□R□□□□□□□□M

□□□□D□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□□□□ □□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
					M□□□R□□□D□□□R□□□ □□□D□□MM□□□□					
22				□□M	□r□□ □□□ M□□ □□D□□□ d□□□r□ □□□□□□M□□□r□□□□□ □□□□□□□□ M□d □r□□□□□□□□ □rd□□□□□ □rd□□□□ M□□□□	M□ □□				
2□										
2□										
2□		7□□□"					□	□□□		
2□										
27										
2□										
2□										
□□		□□					2	□□□		
□□					□□r□□□□□d□□□□□□□r□□□□ □□□□□□□□□□□□D□□□□□ □□□□r□□□d□ □□□r□□□□□□□□r□d					
□2										
□□										
□□										
□□										
□□										
□7										
□□										
□□										
□□										
□□										
□2										

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□□M□r□□□□□□□□□□

□□□□□□ □□□□□rr□D□□□□□□□□ □□□□□□□□

□□ □□□□□□ R□□R□□□□□□□□M

□□□□D□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □□□ □M□ □R□□□ □□ M□□□R□□□ D□□□R□□□ □□□ D□□□ MM□□□□	Consistency	Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□□ □□□ M□D□□□□r□□d□□ □□□□□□□□r□□ □□□ □□□r□□□r□□□ r□d□d□□ R□□□□□ □ □□□□□□□□□□d□□ d□□ □□d□□□ □□□ □□□□□□□□□□□□□M□□□□	D				
2	□R	72□□□"		□□□□M	□r□□ □□□□ □□r□□□□ r□d□d□□ R□□□ □□□□ □□□□□□□□□□d□□ □□d□D□□□□□□ □□□M□□□□□□□ □□□ □□□ □□□□□□□□ □□R□□□□□r□□	D				□□
□										
□					D□□r□□□□□□□□R□□□□□□□□D□□□□□□□□M□d□D□□□□□	MD				
□	□R	□□			□□R□□□□□r□					
7										
□					□□□r□□□□□□□□R□□□□□□□□D□□□□□□□□D□□□□□	D				
□										
□□		7□□□"					2	□□□		
□2										
□□					□□r□□□□□d□□□□□□□r□□□□ □□□□□□□□□□□□□D□□□□□ D□□□□□□□r□□□□□□R□□□□□□□□□□□□□□□ □□□□r□□□d□ □□□r□□□□□□□□r□d					
□□										
□□										
□7										
□□										
□□										
2□										
2□										

GEOTEK

□□R□□ □ □□□ □

□R□ □□□ □ □□□ 2□□□□□□ □R

□R□ □□□ □ □□ M□□□r□□□□□□M□r□□□□□□□□□□□□

□ □□□ □ □ □ □ □rr□D□□□□□□□□ □□□□□□□□□

□□ □ □ □ □□□ □ R□□R□□□□□□□□M

□□ □ □ □ D□□□ □□ □□

M□□□□D□ □□□

□ □□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□ M□□□R□□□ □□ □ □□ □D□□ □MM□□ □□	Consistency	□□□□R□□□R□□ □□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□ □ □□ M□D□□□□r□□d□□ □□□□□□□□r□□ □□□ □□□r□□□r□d□d□□R□□□□□ □ □□□□□□□□□d□□ □d□□d□□□□□□ □□ □□□□□□□□□□□M□□□□	D				
2				□ □□□M	□r□□ □□□ □□r□□□□r□d□d□□R□□□□□□□□□□□□□□□□d□□ □d□D□□□□□□ □□□M□□□□□□□ □□□ □□ □□□□□□□□	D				
□					□□r□□□□□□d□□□□□□r□□□□ □□□□□□□□□□□□D□□□□□□ D□□□□□□□r□□□□□□□R□□□□□□□□□□□ □□□□□ □□□r□□□d□ □□□r□□□□□□□□r□d					
□										
□										
□										
7										
□										
□										
□□										
□□										
□2										
□□										
□□										
□□										
□□										
□7										
□□										
□□										
2□										
2□										

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□M□r□□□□□□□□□□

□□□□□□□ □□□□□rr□D□□□□□□□□ □□□□□□□□

□□ □□□□□□ R□□R□□□□□□□□M

□□□□D□□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□□ □□□ □M□ □R□□□□ □□ M□□□R□□□ D□□□R□□□ □□□ D□□□ MM□□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Collapse (%)	Plasticity Index
□				□□□□	□□□ □□□M□D□□□□r□□d□□ □□□□□□□r□□ □□□□ □□□r□□□□r□d□d□□□ □D□□ □□□□ □□□□□□□□□□□□□□□M□□□□□□□ □□□□ □□□ □□□□□□□□□□□□ □□□□ □□□r□□□□	□				
2		□□		□□□□M	R□dd□□□□□r□□ □□□□ □□□r□□□□r□d□d□□□ □□D□□□□□□□□□□M□d□□D□□□□□□□ □□□M□□□□□□□ □□□□ □□ □□□□□□□□□□□□□□□□ □□□□ □□□r□□□□□	MD	2	□□□□		
□										
□										
□		□□					2	□□□□	□□□□	
□										
7										
□										
□					□□□r□□□□□□□□R□□□□□□□□D□□□□□□□					
□□		□□			□□□r□□□□□□□□□□ □□r□□□□□ □□d□□□ □□r□R□□□□□□r□		2	□□□□		
□□										
□2										
□□										
□□										
□□										
□□		7□			□□□r□□□□□□□□R□□□□□□□□D□□□□□□□□D□□□□□	D	2	□□□□		
□□										
□7										
□□										
□□										
2□		7□					2	□□□□		
2□					□□r□□□□□d□□□□□□□r□□□□ □□□□□□□□□□□□□□□D□□□□□ □□□□r□□□□d□ □□□r□□□□□□□□□r□d					

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□ □□ M□□□r□□□□□M□r□□□□□□□□□□

□□□□ rr□D□□□□□□□□ □□□□□□□□

R□□R□□□□□□□□M

□□□□D□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□ M□□□R□□□ □□ □□R□□ □□□ □□□	Consistency	Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□ □□□ M□□D□□□□r□□d□□ □□□□□□□r□□□ □□□□ □□□r□□□r□d□d□□□D□□ □□□□ □□□□□□□□M□□□□□□□□□□□□	□				
2				□□□□M	□r□□ □□□□ □□r□□□□r□d□d□□□D□□ □□□□□□□□□□□□□□□□□□□□M□□□□□□□□□□ □□□ □□□□□□□□□□□□□□ □□□□ r□□□□□□	□			□2	□□
□		□□			M□d□D□□□□□	MD	2	□□□□		
□		□□			□□□r□□□□□□□□□□□□□□ □□□□□□□□□□□□□□□□□□□□

GEOTEK

□□R□□ □□□□ □

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□□M□r□□□□□□□□□□□□

□□□□□□□ □□□□□rr□D□□□□□□□□ □□□□□□□□□

□□ □□□□□□□ R□□□R□□□□□□□□M

□□□□D□□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□□ □□□ □M□ □R□□□ □□□□□ □□□□	Consistency	□□□□R□□□R□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
					M□□□R□□□D□□□R□□□ □□□ D□□ MM□□□					
22				□M	□□□□r□□ □□□ □□□□□□□□ □D□M□d□D□□□□□□□□□M□□□□□□□□ □□□ □□□□□□□	MD				
2□										
2□										
2□		2□					□	□□□		
2□										
27										
2□										
2□										
2□				□□M	□r□□ □□□ □M□□□□D□□ □□d□□□r□ □□□□□□□□M□□□r□□□□□□□□□□ M□d□r□□□□□□□ □rd□□□□□ □rd□□□□□M□□□□	M□ □□				
□□		7□7"					□	□□□		
□2					□□r□□□□□d□□□□□□□r□□□□ □□□□□□□□□□□□□□D□□□□ □□□□r□□□□d□ □□□r□□□□□□□□□r□d					
□□										
□□										
□□										
□□										
□7										
□□										
□□										
□□										
□□										
□2										

GEOTEK

□□R□□ □□□□ □

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□□M□r□□□□□□□□□□□

□□□□□□ □□□□□rr□□D□□□□□□□□ □□□□□□□□□

□□ □□□□□□ R□□□R□□□□□□□□M

□□□□D□□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□□ □□□ □M□ □R□□□ 7 M□□□□R□□□D□□□□R□□□ □□□ □D□□ MM□□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□M□D□□□□r□□d□□ □□□□□□R□dd□□□□r□□ □□□□□□□□D□□□□□□□□ □□M□□□□□□□r□□□□□□□□ □□□r□2"	□				
2		72□□"		□M	□r□□ □□□□□□□□□□ □□D□D□□□□□□□□M□□□□□□□□□□ □□ □□□□□□□□	D	□	□□7	□□□	□□
□					□r□□□□□□□ □□□d□□□□□ □□ □□□r□□□□□					
□		72□□"		□□	□r□□ □□□□ □□□□□□□□□ □□D□D□□□□□□□□M□□□□□□□□□ □□ □□□□□□□□	D	2	□□□		
□										
7										
□										
□										
□□		72□□"			□□□ □□□□D□□□□r□□d		□	□□□		
□□										
□2										□□
□□										
□□				□□	R□d□□□□□□□ □□□ □□M□□□□□M□d□□□ □□ □□□□□□□□□□ □r□□□ □□□□	□□				
□□										
□□		□2					2□	□□		
□□										
□7										
□□										
□□										
2□		72□□"		□□M	□r□□ □□□□ □M□□ □□D□□ □□□□□□□□r□ □□□□□□□□M□□□r□□□□□□□□□□ M□d□r□□□□□□□ □rd□□□□ □rd□M□□□□	M□□□	□□	□□7		
2□										
					□□r□□□□ □□d□□□□□ □□r□□□ □□□□□□□□□□□□D□□□□ □□□□r□□□□d□ □□r□□□□□□□□□r□d					

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□M□r□□□□□□□□□□

□□□□□□ □□□□□rr□D□□□□□□□□ □□□□□□□□

□□ □□□□□□ R□□R□□□□□□□□M

□□□□D□□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□ M□□□R□□□ D□□□R□□ □□□ □D□□ MM□□ □□	Consistency	□□□□R□□□R□ □□□□□□□ Water Content (%)	Dry Density (pcf)	Collapse (%)	Swell (%)	Plasticity Index
□				□□□□	□□□D□□□r□□d□□ □□□□□R□dd□□□□r□□ □□□ □□□□□□□□□□D□□□□□□□□ □□M□□□□□r□□□□□□□□ □□□r□2" □□□ □□□r□□□□	□					
2		□□		□□	R□dd□□□□r□□ □□□ □□□□□□□□□□D□M□d□D□□□□□□□□M□□□□□□□□ □□ □□□□□□	MD	2□	□2		□□□	□
□					□ □□□□□□□□□□□□□□□□						
□		□7					□	□□□	□□□		
7		□□		□M	R□d□□□□□□□□D□M□d□D□□□□□□□□M□□□□□□□□ □□ □□□□□□□□ □□□□□□□□ □d□□□□□□ □□□d□□□□□□ □□□r	MD	2	□□□			□□
□											
□□		□□					2	□□□			
□□											
□2					□□□r□□□□□□□□□□ □□ □□□□□□□□□□M□d□□□ □□ □□□□□□□□						□□
□□											
□□				□□M	□r□□ □□□□ □M□□□□D□□□ □□□□□□□□r□ □□□□□□□□M□□□r□□□□□□□□□□ M□d□r□□□□□□□□□rd□□□□□□rd□M□□□□	M□ □□					
□□											
□□		□□□□"					□	□□□			
□7											
□□											
□□											
2□											
2□		□□□□□"					□	□□□			
					□□r□□□□□d□□□□□□□r□□□□ □□□□□□□□□□□□□D□□□□ □□□□r□□□□d□ □□□r□□□□□□□□r□d						

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R
□R□ □□□□□ M□□□r□□□□□□M□r□□□□□□□□□□□□
□□□□□□ □□□□□□rr□D□□□□□□□□ □□□□□□□□
□□ □□□□□□ R□□□R□□□□□□□□M

□□□□D□□□□ □□
M□□□□D□ □□□
□□□R□□□R□ □D□
D□□□□ □□□7□2□

Depth (ft)	Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□□ □□□ □M□ □R□□□□ □□□ M□□□□R□□□□D□□□□R□□□□□ □□□□D□□□ □MM□□□□	Consistency	Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□□□□M□□D□□□□r□□d□□ □□□□□□□□□□r□□□□r□d□d□□□D□□□ □□□□□□□□□□ □□d□□r□□□□□D□□□□□□□□□M□□□□□□□□ □□□ □□□ □□□□□□□□□□ □□ □□□	D				
2		2□		□□□□M	□r□□ □□□□ □□r□□□□r□d□d□□□D□□□ □□□□□□□□□□□d□□r□□□□□M□d□□ D□□□□□□□□□□M□□□□□□□□ □□□ □□ □□□□□□□□	MD	2	□□□		
□										
□										
□	□R	□2			□□□d□r□□□□□□□□□□□□R□□□□□□r□					
7										
□										
□				□□□□M	□r□□ □□□□ □□r□□□□r□d□d□□□R□□□□□□□□□□□□□□□d□□□d□□D□□□□□□□□ □□□M□□□□□□□□□ □□□ □□ □□□□□□□□□□	D				
□□		□7□□□"								
□□							2	□□□		
□2										
□□					□□r□□□□□□d□□□□□□r□□□□□ □□□□□□□□□□□□□□D□□□□□ D□□□□□□□□r□□□□□□□□R□□□□□□□□□□ □□□□□□□ □□□□r□□□d□ □□□r□□□□□□□□□r□d					
□□										
□□										
□□										
□7										
□□										
□□										
2□										
2□										

APPENDIX C

LABORATORY TESTS RESULTS (2863-ABR)

MOISTURE CONTENT AND IN SITU DRY DENSITY OF SOIL

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

MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT

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

PARTICLE SIZE ANALYSIS

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

ATTERBERG LIMITS

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

CHEMICAL TESTING (Sulfates)

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

SWELL TESTS

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

COLLAPSE TESTING

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

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

[illegible] Mr D [illegible] R [illegible]

[illegible] 2 [illegible]

[illegible] [illegible] rr D [illegible]

[illegible] M r [illegible] M r [illegible]

[illegible]	[illegible] D [illegible]	M r [illegible]	Dr D [illegible]
[illegible]	2 [illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	2 [illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]

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

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

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

Material Test Report

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

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

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

AASHTO ACCREDITED

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

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Other Test Results

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

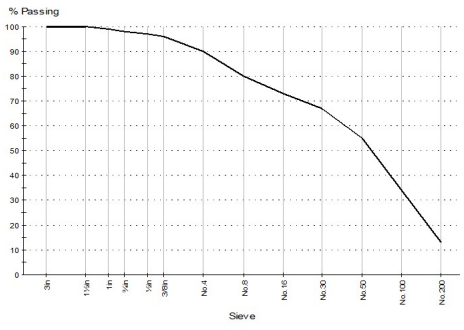
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

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

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

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

Material Test Report

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

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

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

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

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Other Test Results

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

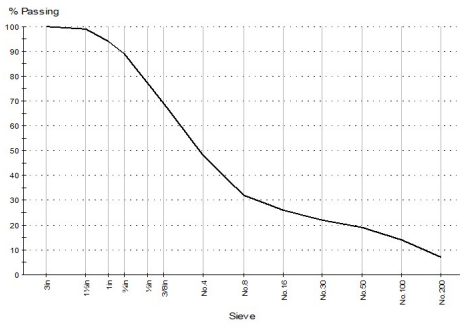
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

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

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

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

Material Test Report

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

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

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

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

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Other Test Results

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

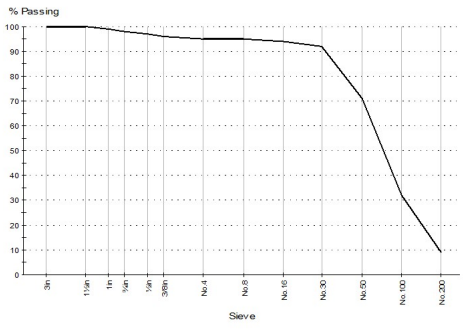
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

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

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

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

Material Test Report

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

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

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

AASHTO ACCREDITED

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

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Other Test Results

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

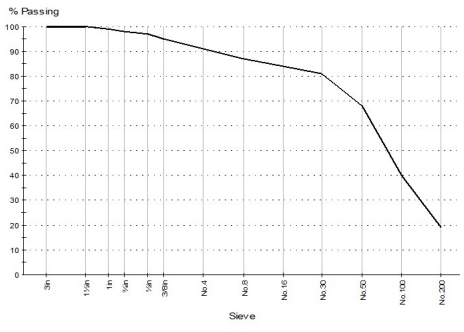
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

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

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

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

Material Test Report

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

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

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

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

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Other Test Results

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

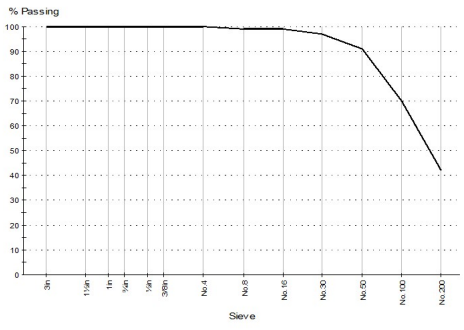
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

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

Chart



Comments

N/A

© 2000-2025 QESTLab by SpectraQEST.com

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

Material Test Report

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

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

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

AASHTO ACCREDITED

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

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Other Test Results

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

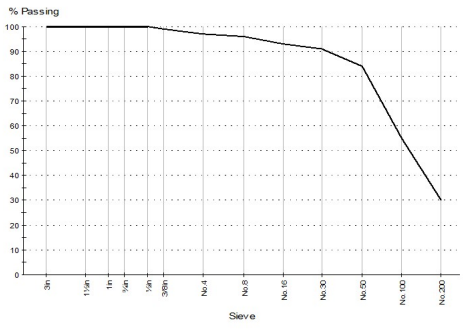
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

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

Chart



Comments

N/A

© 2000-2025 QESTLab by SpectraQEST.com

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

Material Test Report

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

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

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

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

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Other Test Results

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

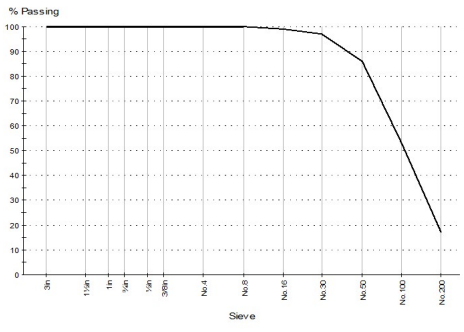
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

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

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

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

Material Test Report

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

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

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

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

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Other Test Results

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

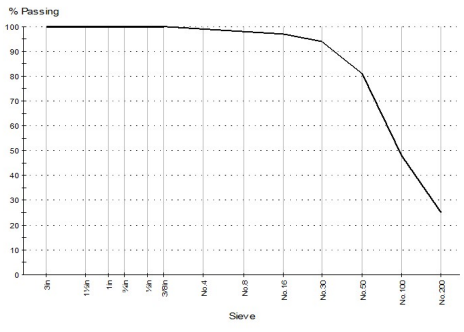
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

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

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

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

Material Test Report

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

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

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

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

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Other Test Results

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

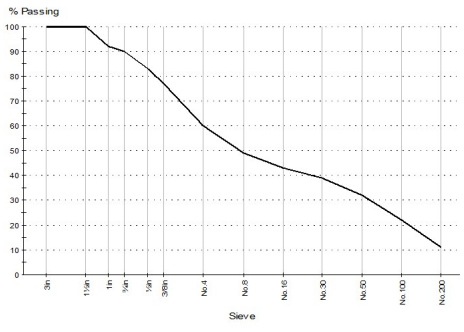
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

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

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

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

Material Test Report

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

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

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

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

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Other Test Results

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

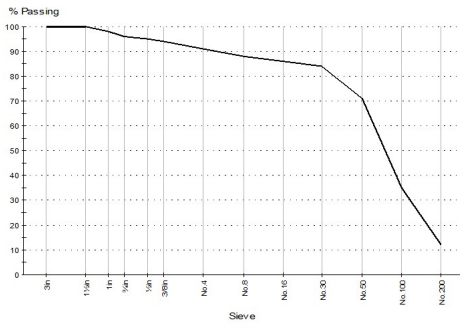
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

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

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

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

Material Test Report

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

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

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

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

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Other Test Results

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

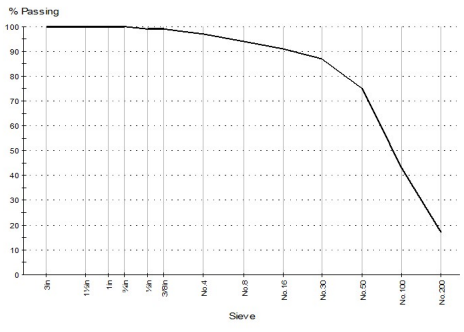
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

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

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

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

Proctor Report

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

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

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

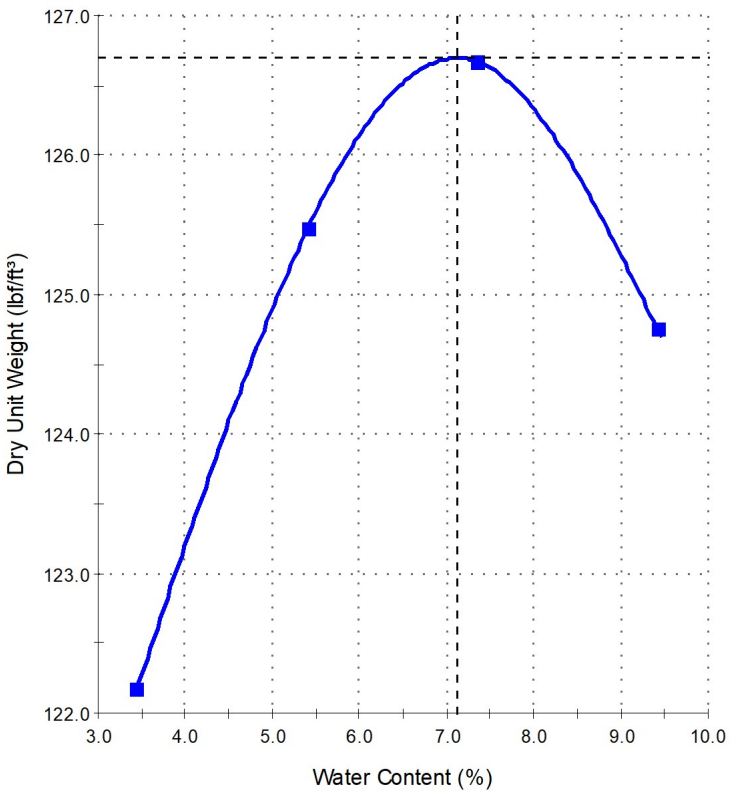
Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

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

AASHTO T 89/T 90

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

Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

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

Proctor Report

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

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

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

AASHTO ACCREDITED

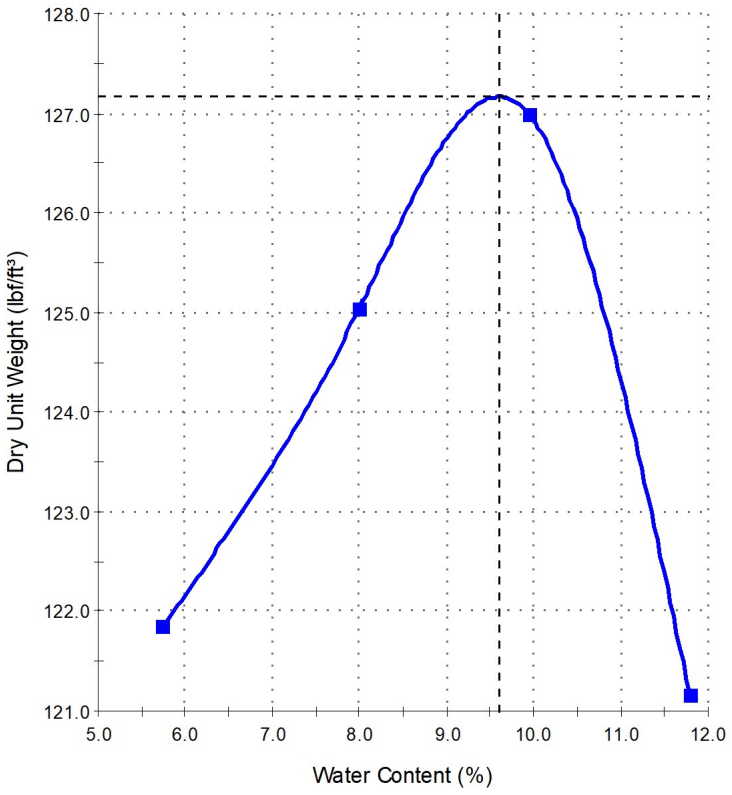
Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

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

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

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

AASHTO T 89/T 90

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

Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

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

R□□ □d□d□□ □□□□□□□□□□

□ □□□□□□□□r□□□□□□□□ □□□ 2□□□□□□R

□□□□□□ □□□□□rr□D□□□□□□□ □□□□□□□□

□r□□□□□□ M□□□r□□□□ □M□r□□□□□□□□□□

□□□ □□□□D	□□□ □□□□□□□□□□□□	□□ □□□□□□ □	R□□ □d□d□ M□□□□□r□□□ □	R□□ □d□d Dr□□ D□□□□□□□□□□□□
2□□□□□□□□□□	□2□□□□□	□□□	7□□	□□□□
2□□□□□□□□□□2	□□□□□□□□	□□□	□□□	□□□□
2□□□□□□□□□□	□7□□□□□	□□□	□□□	□□□□
2□□□□□□□□□□	□□□□□□□□	□□□	□2□	□□□□
2□□□□□□□□□□	□□□□□□□□	□□□	□□□	□□□□

□□□□ □ □□□□□□□□r□□□□ □□□□d□□□□□ □□□□□M□□□ □□ Dr□D□□□□□□□□□ □□□ □□ M□□□□r□□□ □□□□□d□r□ □□d□□□ □□□M□D□□□7□□□ r□□r□□□□□□□□ □□

GEOTEK

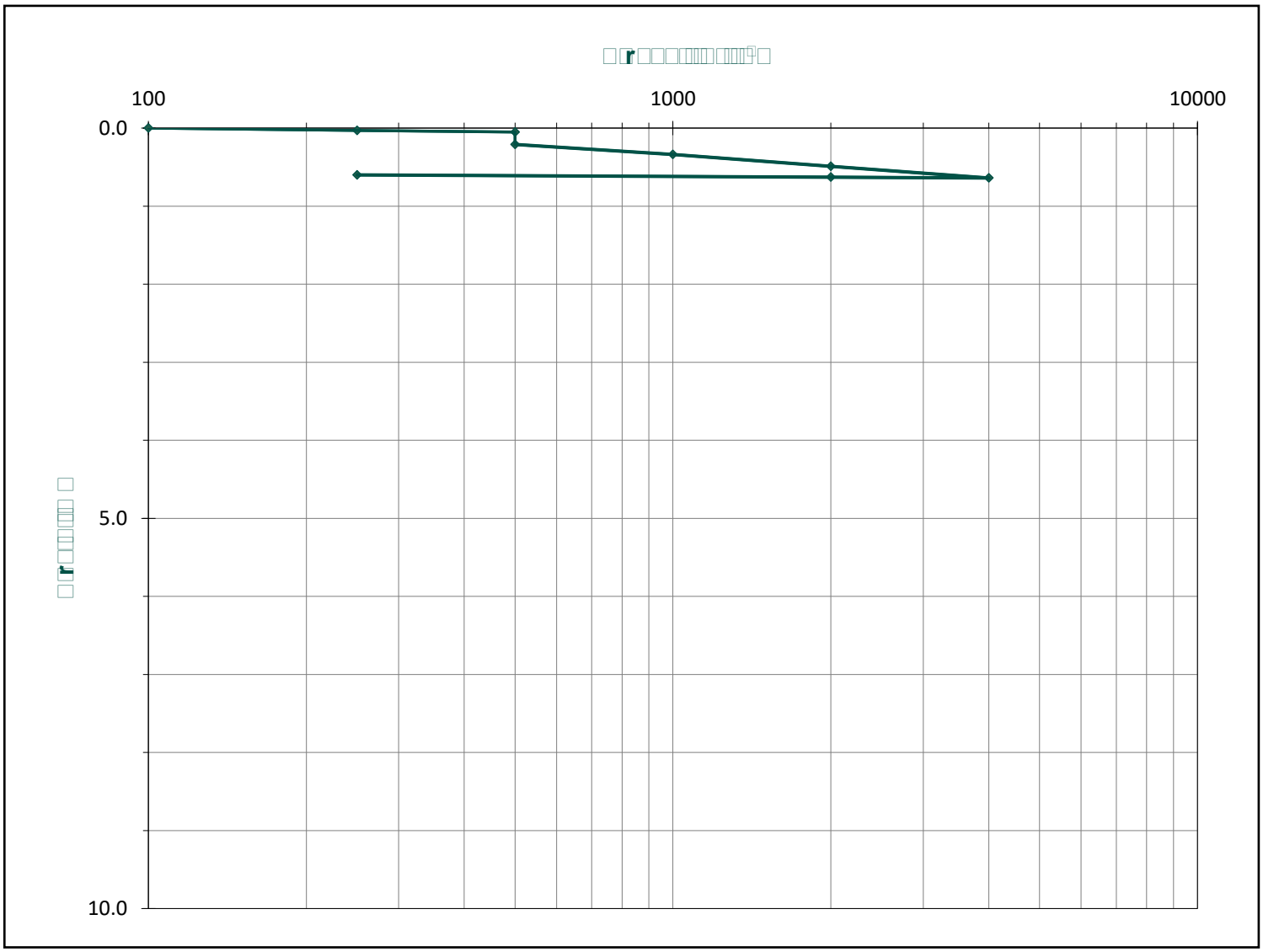
[illegible] d [illegible] R [illegible]

[illegible] r [illegible] 2 [illegible] R

[illegible] rr D [illegible]

[illegible] M [illegible] r [illegible] M r [illegible]

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



GEOTEK

□□□□

GEOTEK

[illegible] [illegible] [illegible]

Client Sample Results

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

Job ID: 885-23498-1

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

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

Method: EPA 300.0 - Anions, Ion Chromatography

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

APPENDIX D

HOMEOWNER MAINTENANCE CRITERIA

Landscape Maintenance and Planting

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

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

Drainage

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

Site Improvements

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

HOMEOWNER MAINTENANCE CRITERIA (Cont.)

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

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

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

Soil Corrosion

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

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

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 8, 2025

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

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

Dear Mr. Gallegos,

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

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

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

Please refer to the enclosed utility exhibit.

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

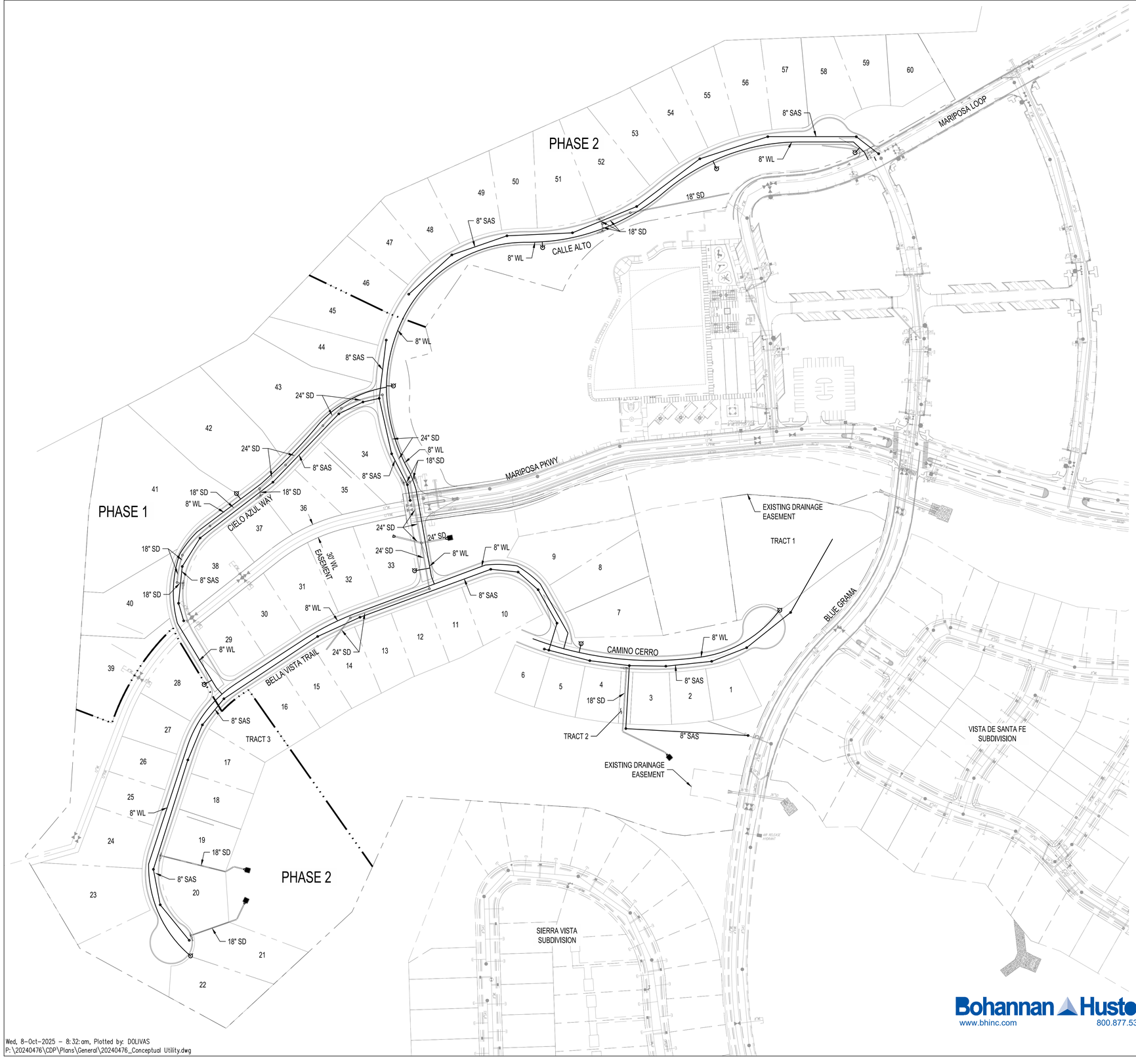
Sincerely,

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

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

TERRA ALTO

CONCEPTUAL UTILITY PLAN



Prepared For:

ECOTerra

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

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

Bohannan Huston
www.bhinc.com 800.877.5332

Scale: 1" = 100'

NORTH 50 100 0 100

September, 2025

Sheet 4 of 5

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

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

September 29, 2025

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

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

Dear Brian:

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

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

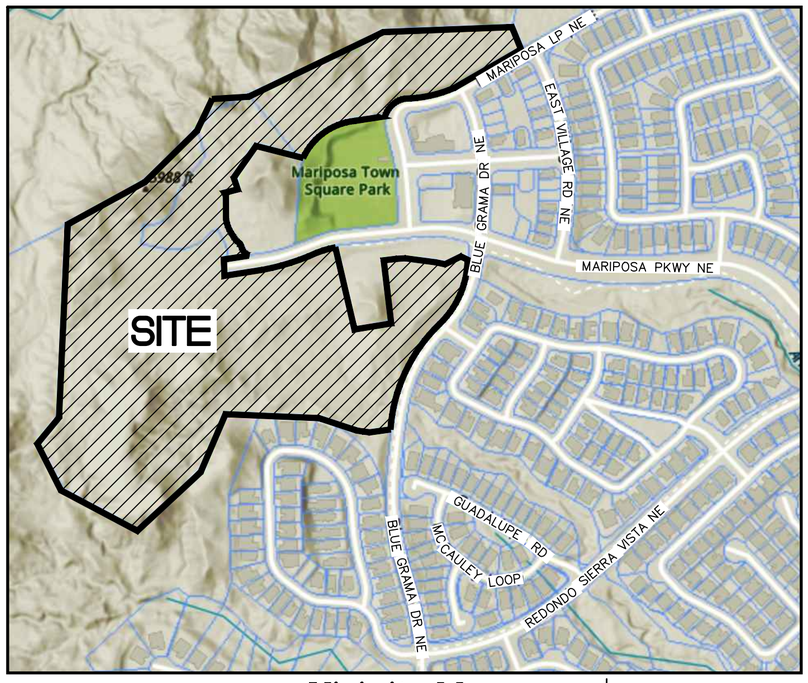
Thank you,

Roger Theis

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

By:_ 
Roger Theis, Authorized Representative

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



Vicinity Map

N.T.S.

Indexing Information

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

Filing Information

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } SS

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME _____, OF RECORDS OF SAID

COUNTY, FOLIO _____

BY: _____,
DEPUTY

Purpose of Plat

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

Notes

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

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

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

Legal Description

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

AND

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

Documents

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

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

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

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

Plat Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

_____
EZEE FIBER

Free Consent and Dedication

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

_____
REPRESENTATIVE, TITLE DATE
MARIPOSA EAST, LP

STATE OF NEW MEXICO }
COUNTY OF } SS

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

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

APPROVED THE _____ DAY OF _____ , 20__.

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

CITY CLERK'S CERTIFICATE:

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

BY: _____
NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER DATE

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

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

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

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

RRE Plat Book __, Page __

Plat for
Terra Alto at Mariposa East

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

BAR SCALE
0 200' 400'
SCALE: 1" = 200'



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

250787
RRE Plat Book __, Page __

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

BAR SCALE
0 100' 200'
SCALE: 1" = 100'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/22/2006, VOL. 3, FOL. 2703–B) (RRE BK. 19, PG. 119–120)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/19/2006, VOL. 3, FOL. 2677–A) (RRE BK. 19, PG. 104–105)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Tract 3–A, Mariposa East (8/22/2006, Vol. 3, Fol. 2703–B) (RRE Bk. 19, Pg. 119–120) NOT A PART 9 10 11 12 13 14 15

Rebar With Cap "LS 6544"

(N 66°07'39" E) N 66°07'51" E 379.80 (379.84')

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469" Found N 72°53'36" E 3.61' From True Corner, Rejected

Formerly Tract 1A–16H 9 10 11 12 13 14 15

Formerly Tract 1A–16F 9 10 11 12 13 14 15

(N 87°59'09" E) N 87°59'16" E 411.12' (410.99')

Rebar With Cap "LS 16469"

Rebar With Cap "LS 6544"

Tract OS–14 Open Space Mariposa East (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART 9 10 11 12 13 14 15

Mariposa Lp NE (60' R/W)

Chiseled "X"

Lot 1 Chiseled "X"

Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11 Lot 12 Lot 13 Lot 14

Tract A

Block 1, The M (9/8/2020, Vol. 3, Fol. 4587) (RRE Bk. 30, Pg. 25) NOT A PART

E. Village Rd NE (64' R/W)

Blue Grama Dr NE (68' R/W)

Rebar With Cap illegible

5/8" Rebar Disturbed

Rebar With Cap illegible

Tract 1A–16D Mariposa East (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART

Parkway Ave NE (88' R/W)

Mariposa Loop NE (89' R/W)

Tract 1A–1A–1

Tract 1A–1A–2

Mariposa East (3/20/2007, Vol. 3, Fol. 2788–A) (RRE Bk. 21, Pg. 33) NOT A PART

Tract B

Block 2, The M (9/8/2020, Vol. 3, Fol. 4587) (RRE Bk. 30, Pg. 25) NOT A PART

Mariposa Parkway NE (R/W Varies)

(163.03') 163.16' S 80°04'14" W (S 80°04'56" W)

Rebar With Cap "LS 16469"

(208.03') 208.76' N 74°05'40" W (N 74°05'49" W) {N 74°05'49" W}

{S 34°17'55" W} (S 34°17'55" W) S 34°15'52" W 162.39' (162.31') {162.31'}

Rebar With Cap "LS 16469"

Phaseline (Typ.)

Rebar With Cap "LS 16469"

Lot line eliminated with the filing of this plat (Typ.)

Tract 1A–16G Mariposa East (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART 9 10 11 12 13 14 15

Tract 1A–16E Mariposa East (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART 9 10 11 12 13 14 15

Rebar With Cap "LS 16469"

5/8" Rebar With Tag "LS 15700"

Tract OS–13, Open Space (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART 9 10 11 12 13 14 15

(N 08°27'21" E) N 03°38'54" E 625.04' (624.95')

Rebar With Cap "LS 16469"

Formerly Tract 1A–16I 9 10 11 12 13 14 15

Phaseline (Typ.)

Matchline (typ.)

Mariposa Parkway NE (63' R/W)

Rebar With Cap "LS 16469"

PK Nail

PK Nail "LS 16469"

Formerly a Portion of Mariposa Parkway NE

Rebar With Cap "LS 16469"

Tract 1A–20 Mariposa East (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART 9 10 11 12 13 14 15

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Blue Grama Dr NE (60' R/W)

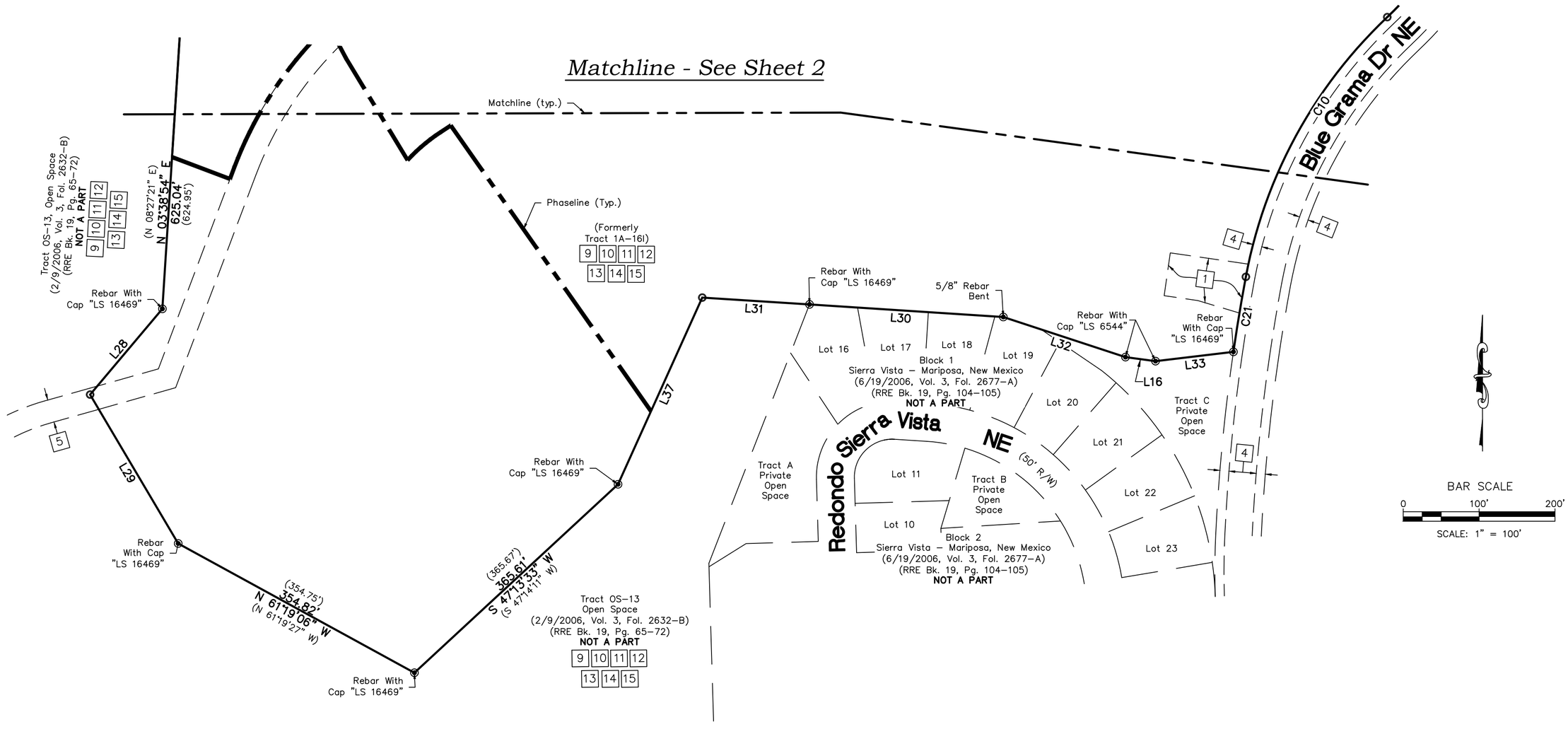
Matchline - See Sheet 3

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

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

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/22/2006, VOL. 3, FOL. 2703–B) (RRE BK. 19, PG. 119–120)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/19/2006, VOL. 3, FOL. 2677–A) (RRE BK. 19, PG. 104–105)
◉	FOUND MONUMENT AS INDICATED
o	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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

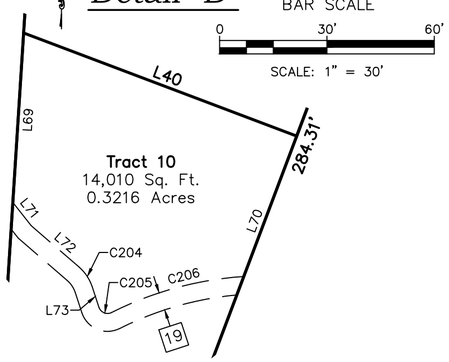
RRE Plat Book __, Page __

Detail "D"

BAR SCALE

0 30' 60'

SCALE: 1" = 30'



Matchline - See Sheet 5 of 10

Matchline - See Sheet 7 of 10

Lot 39
21,661 Sq. Ft.
0.4973 Acres

Lot 28
13,096 Sq. Ft.
0.3006 Acres

Lot 15
12,211 Sq. Ft.
0.2803 Acres

Lot 16
12,140 Sq. Ft.
0.2787 Acres

Tract 3
13,051 Sq. Ft.
0.2996 Acres

Tract 14
256,429 Sq. Ft.
5.8868 Acres
12 14 15

See Detail "D" on this Sheet

Tract 10
14,010 Sq. Ft.
0.3216 Acres

Lot 27
10,764 Sq. Ft.
0.2471 Acres

Lot 26
9,972 Sq. Ft.
0.2289 Acres
5

Lot 17
12,241 Sq. Ft.
0.2810 Acres

Lot 25
10,247 Sq. Ft.
0.2352 Acres

Lot 18
11,094 Sq. Ft.
0.2547 Acres

Tract OS–13
Open Space
(2/9/2006, Vol. 3, Fol. 2632–B)
(RRE Bk. 19, Pg. 65–72)
9 10 11 12
13 14 15

Phaseline (Typ.)

Rebar With Cap "LS 16469"

Tract 13
18,141 Sq. Ft.
0.4165 Acres

Lot 24
16,168 Sq. Ft.
0.3712 Acres

Lot 19
13,741 Sq. Ft.
0.3155 Acres

Bella vista Trail NW

Tract 8
84,583 Sq. Ft.
1.9418 Acres
12 14 15

Rebar With Cap "LS 16469"

Lot 16
Block 1
Sierra Vista – Mariposa, New Mexico
(6/19/2006, Vol. 3, Fol. 2677–A)
(RRE Bk. 19, Pg. 104–105)

Tract OS–13, Open Space (2/9/2006, Vol. 3, Fol. 2632–B) (RRE Bk. 19, Pg. 65–72) NOT A PART
9 10 11 12
13 14 15

Lot 23
27,564 Sq. Ft.
0.6328 Acres

Lot 20
16,971 Sq. Ft.
0.3896 Acres

Tract 9
15,825 Sq. Ft.
0.3633 Acres

Tract 16
29,061 Sq. Ft.
0.6671 Acres

Lot 21
18,537 Sq. Ft.
0.4255 Acres

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

BAR SCALE

0 60' 120'

SCALE: 1" = 60'

Tract OS–13
Open Space
(2/9/2006, Vol. 3, Fol. 2632–B)
(RRE Bk. 19, Pg. 65–72)
NOT A PART
9 10 11 12
13 14 15

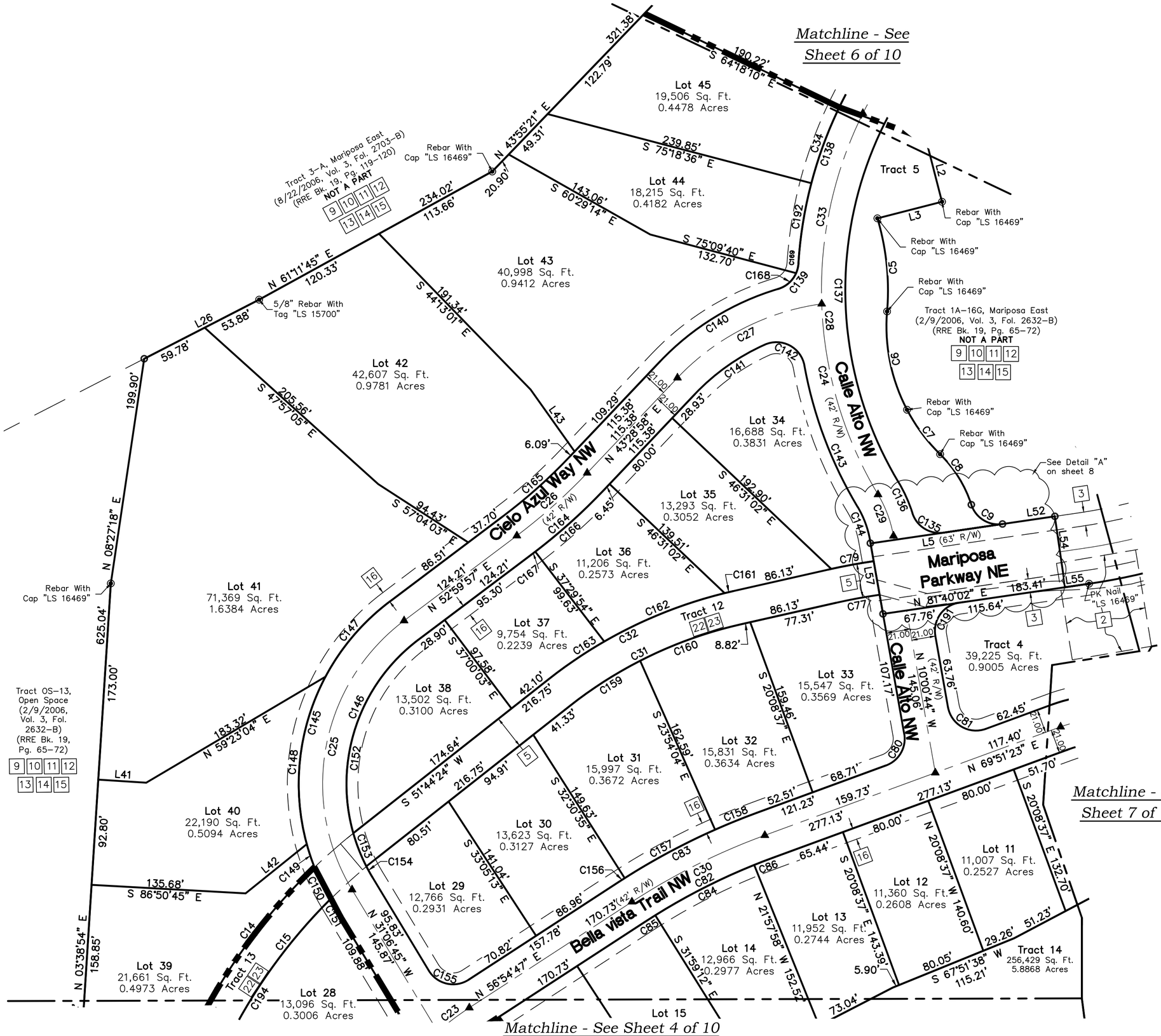
Lot 22
19,329 Sq. Ft.
0.4437 Acres

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

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

250787
RRE Plat Book __, Page __

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



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

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

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

Rebar With Cap "LS 6544"
Rebar With Cap "LS 16469"
Rebar With Cap "LS 16469" Found N 72°53'36" E 3.61' From True Corner, Rejected
5/8" Rebar Disturbed
Chiseled "X"

Tract 3-A, Mariposa East (8/22/2006, Vol. 3, Fol. 2703-B) (RRE Bk. 19, Pg. 119-120) NOT A PART [9][10][11][12][13][14][15]

Tract 1A-16E Mariposa East (2/9/2006, Vol. 3, Fol. 2632-B) (RRE Bk. 19, Pg. 65-72) NOT A PART [9][10][11][12][13][14][15]

Tract 1A-16G Mariposa East (2/9/2006, Vol. 3, Fol. 2632-B) (RRE Bk. 19, Pg. 65-72) NOT A PART [9][10][11][12][13][14][15]

Tract 05-14 Open Space Mariposa East (2/9/2006, Vol. 3, Fol. 2632-B) (RRE Bk. 19, Pg. 65-72) NOT A PART [9][10][11][12][13][14][15]

Lot 46 16,479 Sq. Ft. 0.3783 Acres
Lot 47 15,951 Sq. Ft. 0.3662 Acres
Lot 48 18,603 Sq. Ft. 0.4271 Acres
Lot 49 19,420 Sq. Ft. 0.4458 Acres
Lot 50 16,267 Sq. Ft. 0.3734 Acres
Lot 51 20,162 Sq. Ft. 0.4629 Acres
Lot 52 21,633 Sq. Ft. 0.4966 Acres
Lot 53 17,817 Sq. Ft. 0.4090 Acres
Lot 54 15,987 Sq. Ft. 0.3670 Acres
Lot 55 16,572 Sq. Ft. 0.3804 Acres
Lot 56 17,269 Sq. Ft. 0.3964 Acres
Lot 57 15,916 Sq. Ft. 0.3654 Acres
Lot 58 14,975 Sq. Ft. 0.3438 Acres
Lot 59 11,965 Sq. Ft. 0.2747 Acres
Lot 60 13,270 Sq. Ft. 0.3046 Acres
Tract 5 60,320 Sq. Ft. 1.3847 Acres [12][14][15]
Tract 6 11,752 Sq. Ft. 0.2698 Acres [12][14][15]
Tract 7 2,316 Sq. Ft. 0.0532 Acres
Tract 17 49,644 Sq. Ft. 1.1397 Acres [22][23]

Calle Alto NW (42' R/W)
Calle Alto NW (R/W Varies)
Mariposa Loop NE (60' R/W)
Blue Grama Drive NE (68' R/W)
Mariposa Loop NW (63' R/W)

See Detail "B" on this sheet

Detail "B"

BAR SCALE
0 30' 60'
SCALE: 1" = 30'

Matchline - See Sheet 5 of 10

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

Mariposa Parkway NE
(63' R/W)

Tract 1A-16E
Mariposa East
(2/9/2006, Vol. 3, Fol. 2632-B)
(RRE Bk. 19, Pg. 65-72)
NOT A PART
9 10 11 12 13 14 15

Tract 1A-16G, Mariposa East
(2/9/2006, Vol. 3, Fol. 2632-B)
(RRE Bk. 19, Pg. 65-72)
NOT A PART
9 10 11 12 13 14 15

Rebar With Cap "LS 16469"

PK Nail

Rebar With Cap "LS 16469"

Tract 1A-20, Mariposa East
(2/9/2006, Vol. 3, Fol. 2632-B)
(RRE Bk. 19, Pg. 65-72)
NOT A PART
9 10 11 12 13 14 15

Rebar With Cap "LS 16469"

Rebar With Cap "LS 16469"

Tract 1A-20
Mariposa East
(2/9/2006, Vol. 3, Fol. 2632-B)
(RRE Bk. 19, Pg. 65-72)
NOT A PART
9 10 11 12 13 14 15

Tract 1
61,330 Sq. Ft.
1.4079 Acres

Tract 4
39,225 Sq. Ft.
0.9005 Acres

Lot 9
19,559 Sq. Ft.
0.4490 Acres

Lot 8
17,140 Sq. Ft.
0.3935 Acres

Lot 7
17,470 Sq. Ft.
0.4011 Acres

Lot 10
15,497 Sq. Ft.
0.3558 Acres

Tract 11
12,491 Sq. Ft.
0.2868 Acres

Tract 14
256,429 Sq. Ft.
5.8868 Acres
12 14 15

Tract 15
125,500 Sq. Ft.
2.8811 Acres
22 23

Blue Grama Drive NE
(60' R/W)

Bella Vista Trail NW
(42' R/W)

Camino Cerro NW
(42' R/W)

Calle Cerro NW
(R/W Varies)

Lot 6
9,293 Sq. Ft.
0.2133 Acres

Lot 5
9,293 Sq. Ft.
0.2133 Acres

Lot 4
9,498 Sq. Ft.
0.2180 Acres

Lot 3
9,215 Sq. Ft.
0.2116 Acres

Lot 2
9,293 Sq. Ft.
0.2133 Acres

Lot 1
10,112 Sq. Ft.
0.2321 Acres

Tract 2
2,775 Sq. Ft.
0.0637 Acres

Tract 14
256,429 Sq. Ft.
5.8868 Acres
9 10 11 12 13 14 15

Tract 14
256,429 Sq. Ft.
5.8868 Acres

Tract 15
125,500 Sq. Ft.
2.8811 Acres
22 23

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

Matchline - See Sheet 5 of 10

Matchline - See Sheet 4 of 10

Detail "C"

BAR SCALE
0 30' 60'
SCALE: 1" = 30'

Lot 16
Block 1
Sierra Vista - Mariposa, New Mexico

Lot 17

Lot 18

Lot 19

Block 1
Sierra Vista - Mariposa, New Mexico
(6/19/2006, Vol. 3, Fol. 2677-A)
(RRE Bk. 19, Pg. 104-105)

Lot 20

Lot 21

5/8" Rebar Bent

Rebar With Cap "LS 6544"

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

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

Line Table		
Line #	Direction	Length (ft)
L1	S 85°47'30" W (S 85°48'12" W)	59.21' (59.21')
L2	S 14°25'08" E (S 14°24'35" E) {S 14°24'35" E}	56.84' (56.95') {56.95'}
L3	S 75°35'13" W (S 75°35'25" W) {S 75°35'25" W}	58.69' (58.71') {58.71'}
L4	N 10°00'44" W	2.99'
L5	N 81°39'28" E (N 81°40'28" E) {N 81°40'28" E}	163.68'(117.24') {117.24'}
L6	S 82°19'16" W (N 81°40'28" E)	28.14' (185.23')
L7	S 13°01'06" E (S 13°01'06" E)	364.41'(361.48')
L8	S 82°41'04" W (S 08°19'32" E)	68.59' (63.00')
L9	N 69°18'15" E (N 69°18'15" E)	138.27'(138.27')
L10	N 82°24'54" E (N 82°28'23" E)	56.37' (56.18')
L11	S 86°01'58" E (S 86°02'12" E)	133.43'(133.52')
L12	S 76°47'04" E (S 76°47'27" E)	61.86' (61.85')
L13	N 70°13'10" E (N 70°14'39" E)	87.40' (87.48')
L14	S 68°49'19" E (S 68°47'50" E)	29.27' (29.30')
L15	S 06°31'45" W(S 06°32'33" W) *{S 06°32'33" W}*	12.26' (12.36')
L16	N 82°21'44" W(N 82°19'47" W) *{N 82°19'47" W}*	39.95' (40.00') *{40.00'}*
L17	N 87°59'16" E (N 87°59'09" E)	124.84' (124.99')
L18	N 78°33'58" E (N 78°33'58" E)	160.63' (160.65')
L19	S 29°40'54" E (S 29°40'50" E)	161.33' (161.50')
L20	S 60°18'28" W (S 60°19'10" W)	187.33' (187.33')
L21	N 63°31'56" E (S 63°33'20" W)	257.23' (257.28')
L22	N 80°47'48" E {S 80°48'46" W}	177.42' {177.45'}
L23	N 21°10'21" E (N 21°10'10" E) {N 21°10'10" E}	119.33' (119.33') {119.33'}
L24	N 61°11'45" E (N 61°11'12" E) {N 61°11'12" E}	234.02' (233.93'){233.93'}
L25	N 43°55'21" E (N 43°55'14" E)	321.38' (321.41')
L26	N 62°46'11" E (N 62°46'11" E)	113.66' (321.41')
L27	S 08°27'18" W (N 08°27'21" E)	199.90' (321.41')
L28	N 40°07'08" E (N 40°07'17" E)	147.77' (147.81')
L29	S 30°36'41" E (S 30°36'33" E)	227.91' (227.96')
L30	S 86°17'32" E (N 40°07'17" E)	255.93'(255.98') *{255.96'}*
L31	S 86°22'20" E (N 86°20'42" E)	141.56' (141.53')
L32	S 71°49'37" E (N 40°07'17" E)	169.49'(169.49') *{169.49'}*
L33	S 83°12'45" W (S 83°12'45" W) *{S 83°12'45" W}*	103.37' (103.41') *{103.41'}*
L34	S 07°29'30" E (S 07°28'07" E)	263.48' (263.53')
L35	N 29°27'08" E	51.15'
L36	S 29°24'13" E	73.73'
L37	S 24°17'39" W (S 24°19'18" W)	269.86'(269.82')
L38	N 74°15'57" E	83.63'
L39	N 74°16'05" E	105.08'
L40	S 69°19'02" E	81.57'
L41	S 86°20'39" E	42.32'
L42	N 51°09'33" E	69.12'
L43	S 35°22'47" E	66.82'
L44	S 84°40'08" E	28.20'
L45	S 83°59'30" E	64.08'
L46	N 89°59'19" E	92.00'
L47	S 59°28'21" W	7.63'
L48	S 59°28'21" W	7.63'
L49	N 10°00'44" W	3.61'
L50	N 38°59'30" E	29.00'
L51	S 85°47'56" W	3.04'
L52	N 81°39'28" E	46.52'
L53	S 74°50'26" E	46.09'
L54	S 08°19'32" E	63.03'
L55	S 81°40'02" W	21.45'
L56	S 81°40'02" W	38.88'
L57	S 10°00'44" E	63.03'
L59	S 74°50'26" E	42.94'
L60	N 81°40'02" E	120.58'

Line Table		
Line #	Direction	Length (ft)
L61	N 82°35'06" E	66.77'
L62	S 82°35'06" W	32.03'
L63	N 11°34'32" W	120.62'
L64	N 62°29'19" E	10.00'
L65	S 14°22'49" E	40.58'
L66	S 62°29'19" W	10.00'
L67	S 82°22'30" W	19.87'
L68	N 84°32'52" E	168.61'

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.2321	10,112
Lot 2	0.2133	9,293
Lot 3	0.2116	9,215
Lot 4	0.2180	9,498
Lot 5	0.2133	9,293
Lot 6	0.2133	9,293
Lot 7	0.4011	17,470
Lot 8	0.3935	17,140
Lot 9	0.4490	19,559
Lot 10	0.3558	15,497
Lot 11	0.2527	11,007
Lot 12	0.2608	11,360
Lot 13	0.2744	11,952
Lot 14	0.2977	12,966
Lot 15	0.2803	12,211
Lot 16	0.2787	12,140
Lot 17	0.2810	12,241
Lot 18	0.2547	11,094
Lot 19	0.3155	13,741
Lot 20	0.3896	16,971
Lot 21	0.4255	18,537
Lot 22	0.4437	19,329
Lot 23	0.6328	27,564
Lot 24	0.3712	16,168
Lot 25	0.2352	10,247
Lot 26	0.2289	9,972
Lot 27	0.2471	10,764
Lot 28	0.3006	13,096
Lot 29	0.2931	12,766
Lot 30	0.3127	13,623
Lot 31	0.3672	15,997
Lot 32	0.3634	15,831
Lot 33	0.3569	15,547
Lot 34	0.3831	16,688
Lot 35	0.3052	13,293
Lot 36	0.2573	11,206
Lot 37	0.2239	9,754
Lot 38	0.3100	13,502
Lot 39	0.4973	21,661
Lot 40	0.5094	22,190

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 41	1.6384	71,369
Lot 42	0.9781	42,607
Lot 43	0.9412	40,998
Lot 44	0.4182	18,215
Lot 45	0.4478	19,506
Lot 46	0.3783	16,479
Lot 47	0.3662	15,951
Lot 48	0.4271	18,603
Lot 49	0.4458	19,420
Lot 50	0.3734	16,267
Lot 51	0.4629	20,162
Lot 52	0.4966	21,633
Lot 53	0.4090	17,817
Lot 54	0.3670	15,987
Lot 55	0.3804	16,572
Lot 56	0.3964	17,269
Lot 57	0.3654	15,916
Lot 58	0.3438	14,975
Lot 59	0.2747	11,965
Lot 60	0.3046	13,270
Tract 1	1.4079	61,330
Tract 2	0.0637	2,775
Tract 3	0.2996	13,051
Tract 4	0.9005	39,225
Tract 5	1.3847	60,320
Tract 6	0.2698	11,752
Tract 7	0.0532	2,316
Tract 8	1.9418	84,583
Tract 9	0.3633	15,825
Tract 10	0.3216	14,010
Tract 11	0.2868	12,491
Tract 12	0.3605	15,703
Tract 13	0.4165	18,141
Tract 14	5.8868	256,429
Tract 15	2.8811	125,500
Tract 16	0.6671	29,061
Tract 17	1.1397	49,644
Tract 18 Right-of-Way Vacated with the Filing of this Plat	0.2368	10,317

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

Public Utility Easements

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

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

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

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

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

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

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

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

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

Disclaimer

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

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

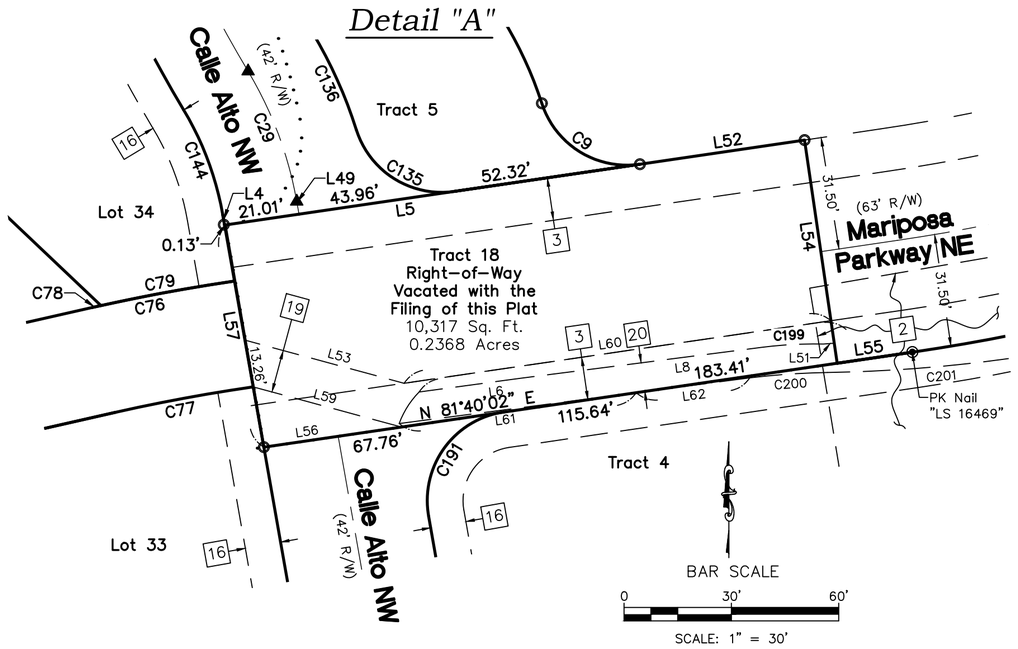
250787
RRE Plat Book __, Page __

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

Easement Notes

1. EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA (12/15/2004, BK. 407, PG. 39898, DOC. NO. 200439898) AND AS SHOWN ON PLATS (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48) AND (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
2. EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA AND MARIPOSA COMMUNITY ASSOCIATION (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
3. EXISTING 12' P.U.E. (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
4. EXISTING 12' P.U.E. (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48)
5. EXISTING 30' PUBLIC WATERLINE AND REUSE WATER EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
6. EXISTING 20' P.U.E. (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72) SHOWN HEREON AS ····· VACATED WITH THE FILING OF THIS PLAT
7. EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72) VACATED WITH THE FILING OF THIS PLAT
8. EXISTING 10'–15' PUBLIC WATERLINE EASEMENT (8/22/2006, VOL. 3, FOL. 2703–B) (RRE BK. 19, PG. 119–120) VACATED WITH THE FILING OF THIS PLAT
9. EXISTING BLANKET EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE ENJOYMENT, USE, ACCESS, AND DEVELOPMENT OF THE PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) (5/3/2005, BK. 408, PG. 15690, DOC. NO. 200515690) (7/8/2005, BK. 409, PG. 25022, DOC. NO. 200525022) VACATED WITH THE FILING OF THIS PLAT
10. EXISTING RECIPROCAL APPURTENANT EASEMENTS OF ENCROACHMENT, AND FOR MAINTENANCE OF AND USE OF ANY PERMITTED ENCROACHMENT OF ANY IMPROVEMENTS WITHIN AN ADJOINING UNIT OR PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
11. EXISTING PERPETUAL NON–EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND INSPECTIONS OF ALL UTILITY SERVICE LINES AND STRUCTURES, BLANKET IN NATURE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
12. EXISTING EASEMENT FOR THE MAINTENANCE, EMERGENCY AND ENFORCEMENT OF ALL UNITS WITHIN MARIPOSA ALLOWING THE ASSOCIATION TO ACCESS AND REPAIR AND MAINTAIN SUCH UNITS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052)
13. EXISTING PERPETUAL EASEMENT FOR INSTALLATION, MAINTENANCE, AND REPAIR OF SOLAR POWER EQUIPMENT UPON, ACROSS, OVER, AND UNDER MARIPOSA PROPERTIES (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
14. EXISTING EASEMENT FOR CROSS–LOT/UNIT–DRAINAGE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052)
15. EXISTING EASEMENT FOR PERIMETER WALLS OR FENCES WITHIN THE MARIPOSA PROPERTIES FOR THE MAINTENANCE, REPAIR AND INSTALLATION OF SUCH WALLS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
16. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
17. 25' PUBLIC STORM DRAIN AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
18. 20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
19. PUBLIC PEDESTRIAN EASEMENT GRANTED WITH THE FILING OF THIS PLAT
20. SIGN EASEMENT GRANTED WITH THE FILING OF THIS PLAT
21. PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
22. PUBLIC WATERLINE, PUBLIC SANITARY SEWER AND PUBLIC STORM DRAIN EASEMENT, BLANKET IN NATURE, GRANTED WITH THE FILING OF THIS PLAT
23. PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENTS BENEFITTING HOMEOWNER'S AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT
24. PUBLIC STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Detail "A"



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

250787
RRE Plat Book __, Page __

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	138.38' (138.38')	572.00' (572.00')	13°51'40"	138.04'	N 67°14'18" E
C2	47.20' (47.20')	222.00' (222.00')	12°10'54"	47.11'	N 80°15'35" E
C3	123.25' (123.30')	105.00' (105.00')	67°15'23"	116.30'	S 52°09'49" W
C4	250.92' (250.96')	250.00' (250.00')	57°30'25"	240.52'	S 51°19'02" W
C5	82.80' (82.83') {82.83'}	222.00' (222.00') {222.00'}	21°22'09"	82.32'	N 05°56'20" W
C6	89.43' (89.43') {89.43'}	158.00' (158.00') {158.00'}	32°25'48"	88.24'	S 11°28'10" E
C7	49.05' (49.05') {49.05'}	158.00' (158.00') {158.00'}	17°47'13"	48.85'	S 36°34'30" E
C8	52.71' (52.64') {52.64'}	110.00' (110.00') {110.00'}	27°27'21"	52.21'	N 31°44'26" W
C9	35.05' (35.02') {35.02'}	25.00' (25.00') {25.00'}	80°19'47"	32.25'	S 58°10'38" E
C10	396.03'	630.00'	36°01'03"	389.54'	S 28°34'39" W
C11	293.70'	420.00'	40°03'56"	287.75'	N 26°35'18" E
C12	40.94'	266.00'	8°49'04"	40.90'	S 73°42'47" W
C13	115.22'	534.00'	12°21'47"	115.00'	N 75°29'09" E
C14	226.30'	506.00'	25°37'30"	224.42'	S 33°29'43" W
C15	203.20'	476.00'	24°27'32"	201.66'	S 32°54'44" W
C16	193.34'	160.00'	69°14'09"	181.79'	S 16°23'25" E
C17	115.22' (115.22')	534.00' (534.00')	12°21'47"	115.00'	N 75°29'09" E
C18	168.80'	250.00'	38°41'07"	165.61'	S 37°34'13" W
C19	232.44'	50.00'	266°21'07"	72.93'	N 82°10'04" E
C20	133.94' (396.03') [396.03']	250.00' (630.00') [630.00']	30°41'48"	132.34'	S 33°34'34" W
C21	100.22' (100.22') [100.22']	2480.00'(2480.00')[2480.00']	2°18'55"	100.21'	S 09°24'40" W
C22	81.55' (81.51')	250.00' (250.00')	18°41'23"	81.19'	S 13°13'08" W
C23	34.86'	250.00'	7°59'18"	34.83'	S 52°55'07" W
C24	176.81'	350.00'	28°56'42"	174.94'	S 16°27'33" E
C25	264.24'	180.00'	84°06'42"	241.15'	S 10°56'36" W
C26	83.05'	500.00'	9°30'59"	82.95'	N 48°14'27" E
C27	145.32'	215.00'	38°43'33"	142.57'	S 62°50'44" W
C28	350.14'	350.00'	57°19'05"	335.72'	S 02°16'21" E
C29	39.07'	107.00'	20°55'10"	38.85'	N 20°28'19" W
C30	131.02'	580.00'	12°56'36"	130.75'	S 63°23'05" W
C31	167.34'	376.00'	25°30'01"	165.97'	S 64°29'25" W
C32	180.70'	406.00'	25°30'01"	179.21'	S 64°29'25" W
C33	173.32'	350.00'	28°22'24"	171.56'	S 12°12'00" W
C34	75.74'	371.00'	11°41'47"	75.61'	S 20°32'18" W
C35	335.56'	300.00'	64°05'12"	318.34'	S 58°25'48" W
C36	312.01'	435.00'	41°05'45"	305.36'	N 69°55'31" E
C37	320.38'	452.00'	40°36'40"	313.71'	S 69°40'59" W
C38	73.10'	572.00'	7°19'21"	73.05'	N 70°30'28" E
C39	13.16'	5.00'	150°50'18"	9.68'	N 08°34'22" W
C40	305.49'	431.00'	40°36'40"	299.14'	S 69°40'59" W
C41	44.99'	405.35'	6°21'34"	44.97'	N 86°54'56" W
C42	90.60'	75.00'	69°12'57"	85.19'	N 55°24'12" W
C43	335.26'	473.00'	40°36'40"	328.29'	S 69°40'59" W
C44	22.76'	25.00'	52°10'09"	21.98'	N 63°54'15" E
C45	95.09'	50.00'	108°58'00"	81.39'	N 87°41'50" W
C46	17.62'	25.00'	40°23'09"	17.26'	S 53°24'24" E
C47	38.77'	96.00'	23°08'16"	38.51'	N 62°01'50" W
C48	30.20'	25.00'	69°13'09"	28.40'	S 85°04'16" E
C49	59.39'	50.00'	68°03'41"	55.96'	S 71°51'01" W
C50	20.44'	50.00'	23°25'16"	20.30'	N 62°24'30" W
C51	15.26'	50.00'	17°29'02"	15.20'	N 41°57'21" W
C52	24.38'	60.00'	23°17'01"	24.22'	S 47°49'51" W
C53	13.20'	40.00'	18°54'28"	13.14'	S 50°01'08" W
C54	94.86'	154.00'	35°17'29"	93.36'	S 77°07'06" W
C55	82.54'	134.00'	35°17'29"	81.24'	S 77°07'06" W
C56	25.94'	154.00'	9°39'07"	25.91'	S 64°17'55" W
C57	68.91'	154.00'	25°38'21"	68.34'	S 81°56'40" W
C58	63.73'	473.00'	7°43'12"	63.68'	S 53°14'15" W
C59	70.10'	473.00'	8°29'30"	70.04'	S 61°20'36" W
C60	71.06'	473.00'	8°36'30"	71.00'	S 69°53'36" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	71.06'	473.00'	8°36'30"	71.00'	S 78°30'06" W
C62	59.30'	473.00'	7°10'59"	59.26'	S 86°23'50" W
C63	296.94'	414.00'	41°05'45"	290.62'	N 69°55'31" E
C64	21.87'	414.00'	3°01'35"	21.87'	N 88°57'36" E
C65	127.82'	414.00'	17°41'22"	127.31'	N 78°36'08" E
C66	132.93'	414.00'	18°23'48"	132.36'	N 60°33'33" E
C67	63.73'	473.00'	7°43'12"	63.68'	S 53°14'15" W
C68	312.07'	279.00'	64°05'12"	296.05'	S 58°25'48" W
C69	327.07'	456.00'	41°05'45"	320.10'	N 69°55'31" E
C70	359.05'	321.00'	64°05'12"	340.62'	S 58°25'48" W
C71	69.16'	321.00'	12°20'38"	69.02'	S 32°33'31" W
C72	67.90'	321.00'	12°07'13"	67.78'	S 44°47'27" W
C73	73.59'	321.00'	13°08'04"	73.43'	S 57°25'05" W
C74	94.48'	321.00'	16°51'47"	94.13'	S 72°25'01" W
C75	53.92'	321.00'	9°37'30"	53.86'	S 85°39'39" W
C76	40.15'	520.00'	4°25'28"	40.14'	S 79°27'09" W
C77	39.08'	490.00'	4°34'11"	39.07'	S 79°31'31" W
C78	2.57'	520.00'	0°17'00"	2.57'	S 77°22'56" W
C79	37.95'	520.00'	4°10'52"	37.94'	S 79°36'52" W
C80	34.85'	25.00'	79°52'06"	32.10'	N 29°55'19" E
C81	43.69'	25.00'	100°07'54"	38.34'	S 60°04'41" E
C82	126.28'	559.00'	12°56'36"	126.01'	S 63°23'05" W
C83	135.77'	601.00'	12°56'36"	135.48'	S 63°23'05" W
C84	97.77'	559.00'	10°01'15"	97.64'	S 63°01'25" W
C85	10.73'	559.00'	1°06'01"	10.73'	S 57°27'47" W
C86	17.78'	559.00'	1°49'20"	17.78'	S 68°56'43" W
C87	150.78'	107.00'	80°44'25"	138.61'	N 69°46'25" W
C88	121.19'	86.00'	80°44'25"	111.41'	N 69°46'25" W
C89	180.38'	128.00'	80°44'25"	165.82'	N 69°46'25" W
C90	63.18'	128.00'	28°16'48"	62.54'	S 83°59'47" W
C91	111.76'	128.00'	50°01'37"	108.25'	N 56°51'01" W
C92	5.44'	128.00'	2°25'59"	5.44'	N 30°37'12" W
C93	61.76'	25.00'	141°32'18"	47.21'	N 41°21'56" E
C94	64.49'	107.00'	34°32'01"	63.52'	N 12°08'12" W
C95	42.76'	128.00'	19°08'30"	42.56'	N 19°49'58" W
C96	29.57'	25.00'	67°46'26"	27.88'	S 44°08'56" E
C97	2.81'	25.00'	6°26'52"	2.81'	S 13°29'09" E
C98	26.76'	25.00'	61°19'35"	25.50'	S 47°22'22" E
C99	262.74'	709.00'	21°13'58"	261.24'	S 88°39'08" E
C100	410.78'	730.00'	32°14'27"	405.38'	S 83°08'53" E
C101	104.85'	730.00'	8°13'45"	104.76'	S 71°08'33" E
C102	305.93'	730.00'	24°00'42"	303.70'	S 87°15'46" E
C103	139.13'	215.00'	37°04'38"	136.72'	N 62°11'34" E
C104	60.68'	194.00'	17°55'12"	60.43'	N 71°46'17" E
C105	31.01'	28.00'	63°27'22"	29.45'	N 31°05'00" E
C106	244.88'	50.00'	280°36'33"	63.87'	N 40°20'24" W
C107	18.34'	50.00'	21°01'17"	18.24'	S 09°51'58" W
C108	98.37'	50.00'	112°43'17"	83.25'	S 76°44'15" W
C109	128.17'	50.00'	146°52'00"	95.85'	N 26°31'53" E
C110	20.56'	28.00'	42°04'45"	20.10'	S 78°55'30" W
C111	94.10'	236.00'	22°50'46"	93.48'	N 69°18'30" E
C112	66.42'	236.00'	16°07'27"	66.20'	N 72°40'09" E
C113	27.69'	236.00'	6°43'19"	27.67'	N 61°14'46" E
C114	422.59'	751.00'	32°14'27"	417.04'	S 83°08'53" E
C115	77.96'	751.00'	5°56'52"	77.92'	N 84°20'58" E
C116	77.31'	751.00'	5°53'53"	77.27'	S 89°43'40" E
C117	25.00'	751.00'	1°54'28"	25.00'	S 85°49'30" E
C118	77.96'	751.00'	5°56'52"	77.92'	S 81°53'50" E
C119	77.96'	751.00'	5°56'52"	77.92'	S 75°56'58" E
C120	77.96'	751.00'	5°56'52"	77.92'	S 70°00'06" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	485.05'	862.00'	32°14'27"	478.68'	S 83°08'53" E
C122	97.65'	347.00'	16°07'27"	97.33'	N 72°40'09" E
C123	89.48'	862.00'	5°56'52"	89.44'	S 70°00'06" E
C124	89.48'	862.00'	5°56'52"	89.44'	S 75°56'58" E
C125	93.18'	862.00'	6°11'37"	93.13'	S 82°01'12" E
C126	25.00'	862.00'	1°39'43"	25.00'	S 85°56'52" E
C127	88.73'	862.00'	5°53'53"	88.69'	S 89°43'40" E
C128	89.48'	862.00'	5°56'52"	89.44'	N 84°20'58" E
C129	9.69'	862.00'	0°38'39"	9.69'	N 81°03'12" E
C130	5.67'	25.00'	12°59'41"	5.66'	N 22°54'22" W
C131	56.09'	25.00'	128°32'36"	45.04'	N 47°51'47" E
C132	10.36'	709.00'	0°50'15"	10.36'	S 67°26'47" E
C133	73.38'	420.00'	10°00'37"	73.29'	N 11°33'38" E
C134	220.32'	420.00'	30°03'19"	217.80'	N 31°35'37" E
C135	35.25'	25.00'	80°46'48"	32.40'	S 57°57'08" E
C136	29.87'	128.00'	13°22'10"	29.80'	N 24°14'49" W
C137	329.13'	329.00'	57°19'05"	315.57'	S 02°16'21" E
C138	147.45'	371.00'	22°46'16"	146.48'	S 15°00'04" W
C139	30.45'	25.00'	69°47'01"	28.60'	N 38°30'26" E
C140	123.22'	236.00'	29°54'58"	121.83'	S 58°26'27" W
C141	75.96'	194.00'	22°25'58"	75.47'	S 54°41'57" W
C142	45.28'	25.00'	103°46'34"	39.34'	N 62°11'47" W
C143	133.54'	371.00'	20°37'24"	132.82'	S 20°37'12" E
C144	31.40'	86.00'	20°55'10"	31.23'	N 20°28'19" W
C145	295.07'	201.00'	84°06'42"	269.28'	S 10°56'36" W
C146	233.42'	159.00'	84°06'42"	213.01'	S 10°56'36" W
C147	87.51'	201.00'	24°56'44"	86.82'	S 40°31'35" W
C148	151.91'	201.00'	43°18'12"	148.32'	S 06°24'07" W
C149	21.37'	201.00'	6°05'28"	21.36'	S 18°17'43" E
C150	31.65'	201.00'	9°01'21"	31.62'	S 25°51'08" E
C151	2.63'	201.00'	0°44'57"	2.63'	S 30°44'17" E
C152	190.90'	159.00'	68°47'33"	179.64'	S 18°36'10" W
C153	31.38'	159.00'	11°18'33"	31.33'	S 21°26'52" E
C154	11.13'	159.00'	4°00'36"	11.13'	S 29°06'27" E
C155	40.13'	25.00'	91°58'28"	35.96'	S 77°05'59" E
C156	6.06'	601.00'	0°34'39"	6.06'	S 57°12'06" W
C157	90.30'	601.00'	8°36'31"	90.21'	S 61°47'41" W
C158	39.41'	601.00'	3°45'27"	39.41'	S 67°58'39" W
C159	73.29'	376.00'	11°10'06"	73.18'	S 57°19'27" W
C160	94.05'	376.00'	14°19'55"	93.81'	S 70°04'28" W
C161	7.48'	406.00'	1°03'20"	7.48'	S 76°42'46" W
C162	114.49'	406.00'	16°09'28"	114.12'	S 68°06'22" W
C163	58.72'	406.00'	8°17'14"	58.67'	S 55°53'01" W
C164	86.53'	521.00'	9°30'59"	86.43'	N 48°14'27" E
C165	79.56'	479.00'	9°30'59"	79.47'	N 48°14'27" E
C166	82.01'	521.00'	9°01'08"	81.92'	N 47°59'32" E
C167	4.52'	521.00'	0°29'51"	4.52'	N 52°45'01" E
C168	21.69'	25.00'	49°42'47"	21.02'	N 48°32'33" E
C169	8.76'	25.00'	20°04'14"	8.71'	N 13°39'03" E
C170	154.62'	229.00'	38°41'07"	151.70'	S 37°34'13" W
C171	109.31'	271.00'	23°06'37"	108.57'	S 29°46'58" W
C172	31.61'	25.00'	72°27'02"	29.55'	N 05°06'46" E
C173	51.16'	229.00'	12°47'59"	51.05'	S 24°37'39" W
C174	103.46'	229.00'	25°53'08"	102.58'	S 43°58'13" W
C175	55.31'	271.00'	11°41'39"	55.22'	S 35°29'27" W
C176	54.00'	271.00'	11°24'58"	53.91'	S 23°56'09" W
C177	149.64'	181.00'	47°22'09"	145.42'	S 05°27'25" E
C178	167.97'	139.00'	69°14'09"	157.93'	S 16°23'25" E
C179	31.51'	28.00'	64°29'07"	29.88'	N 03°06'04" E
C180	109.02'	50.00'	124°55'56"	88.67'	S 27°07'20" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C181	47.51'	50.00'	54°26'37"	45.74'	N 63°11'23" E
C182	48.46'	50.00'	55°31'52"	46.59'	N 08°12'09" E
C183	27.44'	50.00'	31°26'43"	27.10'	N 35°17'08" W
C184	47.02'	181.00'	14°53'01"	46.89'	S 10°47'10" W
C185	91.01'	181.00'	28°48'28"	90.05'	S 11°03'35" E
C186	11.62'	181.00'	3°40'40"	11.62'	S 27°18'09" E
C187	160.59'	139.00'	66°11'49"	151.81'	S 17°54'35" E
C188	7.37'	139.00'	3°02'21"	7.37'	S 16°42'29" W
C189	60.20'	75.00'	45°59'30"	58.60'	N 67°00'56" W
C190	30.40'	75.00'	23°13'27"	30.19'	N 32°24'27" W
C191	40.00'	25.00'	91°40'46"	35.87'	S 35°49'39" W
C192	71.71'	371.00'	11°04'28"	71.60'	S 09°09'10" W
C193	64.85'	476.00'	7°48'20"	64.80'	S 24°35'08" W
C194	138.35'	476.00'	16°39'12"	137.86'	S 36°48'54" W
C195	27.82'	572.00'	2°47'11"	27.82'	N 64°16'12" E
C196	25.65'	572.00'	2°34'08"	25.64'	N 61°35'32" E
C197	16.60'	25.00'	38°02'00"	16.29'	N 70°58'19" E
C198	6.17'	25.00'	14°08'09"	6.15'	N 44°53'15" E
C199	17.11'	113.73'	8°37'07"	17.09'	S 86°59'37" W
C200	21.79'	205.35'	6°04'49"	21.78'	S 86°02'02" W
C201	61.22'	419.75'	8°21'23"	61.17'	N 84°53'45" E
C202	93.96'	410.00'	13°07'51"	93.76'	N 20°56'45" W
C203	66.49'	420.00'	9°04'14"	66.42'	N 42°05'09" E

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

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

250787
RRE Plat Book __, Page __

The City of Rio Rancho

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

October 31, 2025

RE: Preliminary Plat & Subdivision Variance;
Case No. 25-210-00009 & 25-280-00005
Mariposa East, Tracts 1A16H1, 1A16f, and 1A16I

Dear Property Owner:

You are receiving this letter because your property abuts a site where a land development decision is required by the Planning and Zoard.

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision; for the subject property legally described as Mariposa East, Tracts 1A16H1, 1A16f, and 1A16I. The subject property comprises approximately 41.7109 acres. The applicant concurrently requests approval of a Subdivision Variance to side and rear PUE's.

The Planning and Zoning Board will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

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

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

Please contact me via e-mail me at lruizcarlos@rrnm.gov. or call me at 505-896-8785, if you have any questions concerning this matter.

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

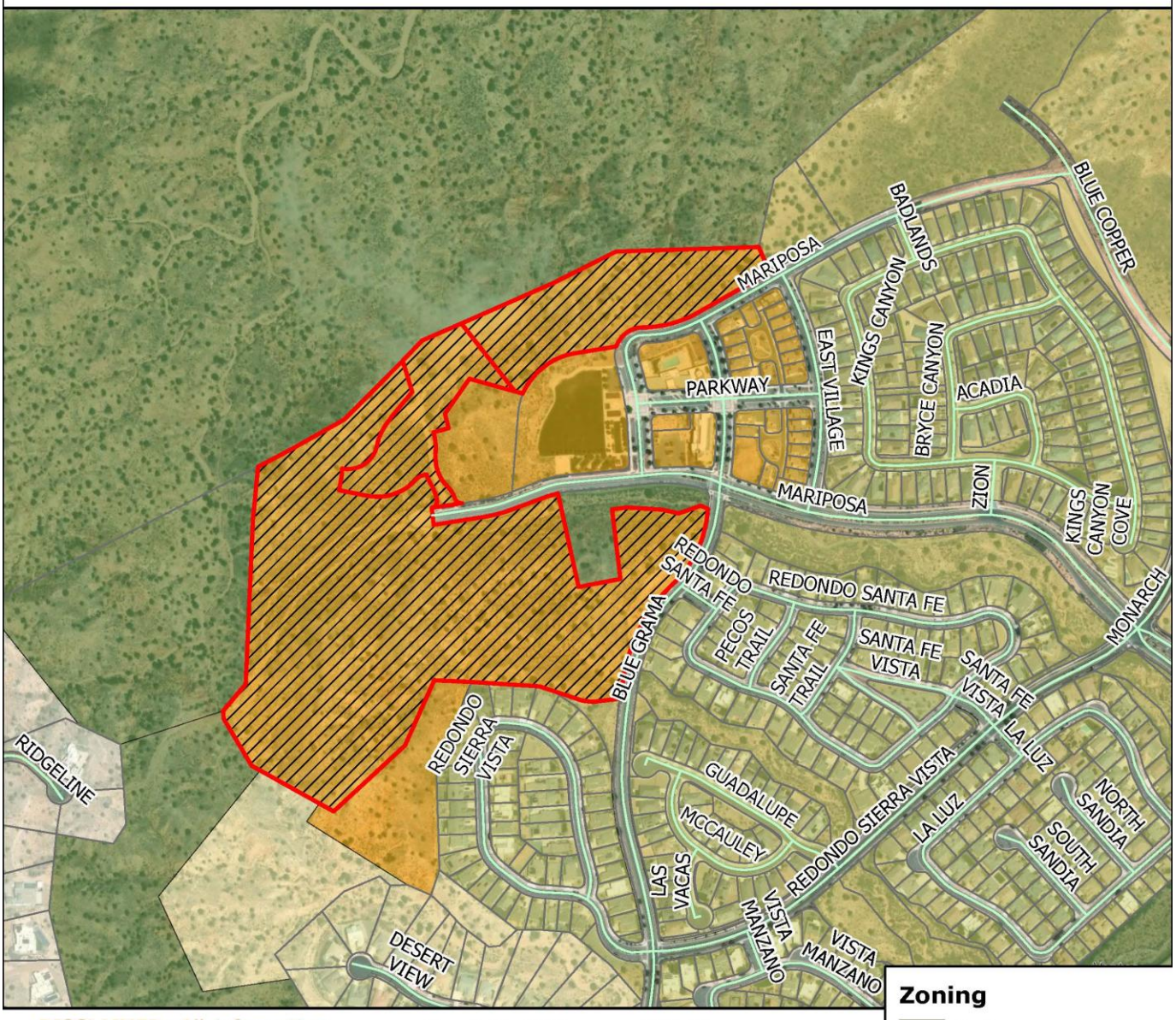
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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

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



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

0 0.04 0.08 0.16 Miles

N
W E
S

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

Map courtesy of Liz Ruiz Carlos
10.28.25

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

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

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

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

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

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

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

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

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

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

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

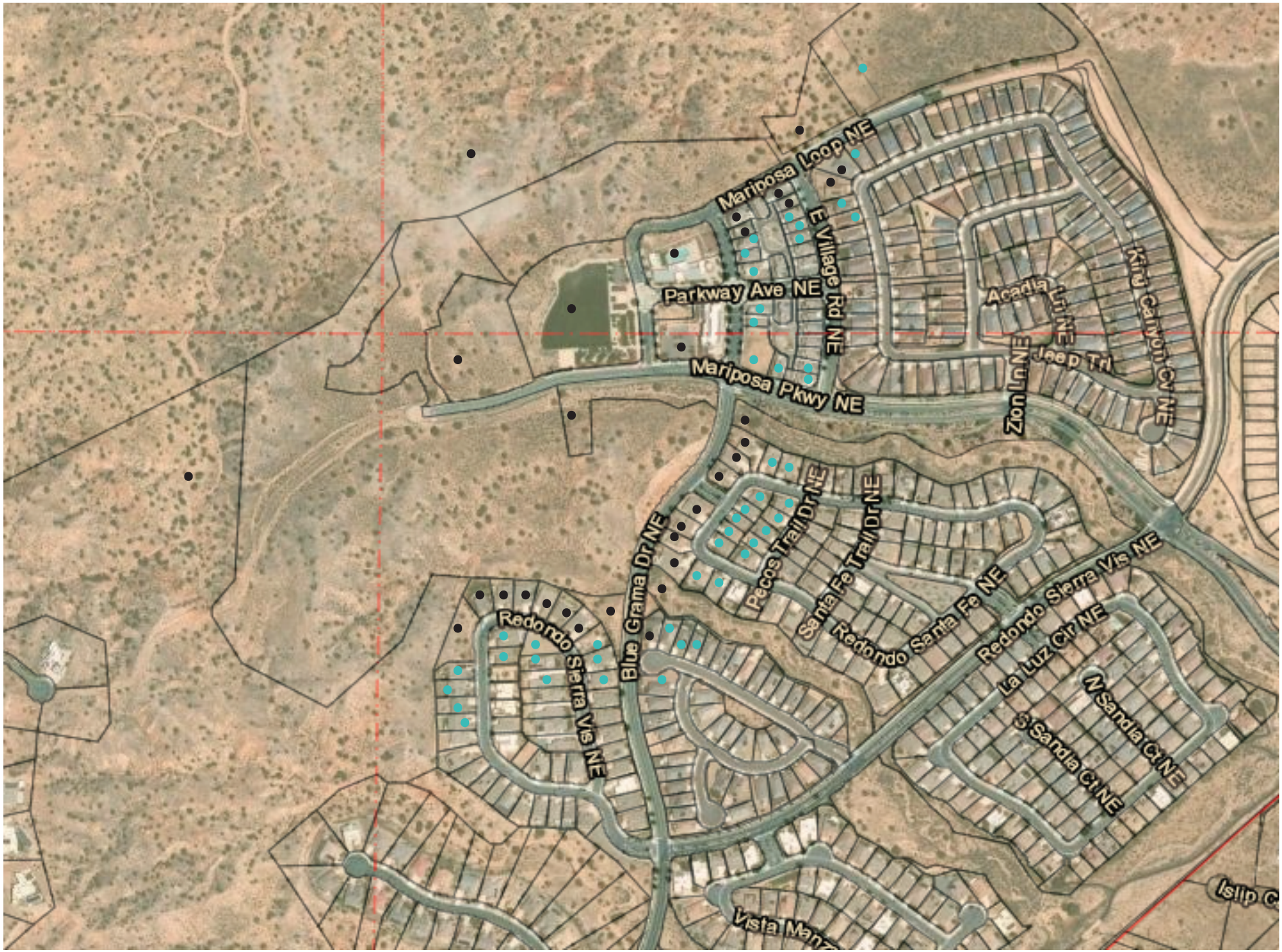
Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I,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

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

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

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

Journal: November 3, 2025



Notice Map:
- ● - 100-300ft f/subject property, informational postcard
- ● - 100ft f/subject property, certified letter

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 18, 2025

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

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

Dear Brian,

This letter is provided an official request to defer our Item # 9 and #10 to the December 16, 2025 in order to have further communication with the residents and their concerns.

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

Sincerely,

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

Enclosures

cc: Mike Cecchini, EcoTerra (w/encl)
Michael Fietz /JP Rael, Westway Homes (w/encl)
Jim Strozier/Michael Wright, Consensus Planning (w/encl)
Scott Steffen, PLDG (w/encl)
Lizbeth Ruiz Carlos, CoRR

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-280-00005

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, ON THE PROPERTY LEGALLY DESCRIBED AS MARIPOSA EAST, TRACTS 1A16H1, 1A16F, AND 1A16I.

Applicant: ECOTerra Development, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of November, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

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

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on November 18, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-280-00005

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 155.43, ALLOWING FOR SOLELY 10' PUBLIC UTILITY EASEMENTS ALONG ALL FRONT LOT LINES, ON THE PROPERTY LEGALLY DESCRIBED AS MARIPOSA EAST, TRACTS 1A16H1, 1A16F, AND 1A16I.

Applicant: ECOTerra Development, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of November, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

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

THEREFORE, the application for a subdivision variance to the requirement improvements of a subdivision, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on November 18, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-210-00009

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat. The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning, Inc. and Bohannan Huston, Inc., requests approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A-16H-1, 1A-16F, and 1A-16I, and is zoned MU-A: Mixed Use Activity Center. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning, Inc. and Bohannan Huston, Inc., requests approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

This item was postponed from the November 18, 2025 Planning and Zoning Board hearing.

The plat creates 60 lots and consists of 41.7109 acres. The applicant concurrently requests approval of a Subdivision Variance to side and rear PUE's.

The subject properties are located within the Mariposa Master Plan Area, adopted under Resolution No. 9, Enact. No. 02-007 on February 13, 2002. The subject properties are located north and south of Mariposa Pkwy NE (Minor Arterial Rd).

GENERAL INFORMATION:
A. Layout: The Terra Alto at Mariposa Subdivision Subdivision is proposed to be subdivided into 60 lots and 13 tracts.
B. Acreage: The subject property is approximately 41.7109 acres.
C. Access: Access is provided via Mariposa Parkway NE, an existing Minor Arterial road; secondary access will be provided via Mariposa Loop, a residential road.
D. Zoning: The subject property is zoned MU-A: Mixed Use Activity Center under Ordinance No. 33, Enactment No. 19-08.
E. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, Comcast, PNM, Ezee Fiber, and Gas Company of New Mexico.
F. Water and Wastewater Availability: A Water/Wastewater Availability Letter was granted for the Terra Alto at Mariposa Subdivision on October 30, 2025.
G. Drainage: Drainage is per the Drainage Report for Terra Alto, dated October, 2025.
H. Roads and Sidewalks: All roads within the subdivision are private 42' residential rights-of-way with 8" curb and gutter, and include sidewalks.
I. Recreational Facilities/Open Space: There will be a private HOA park that will include

tennis/pickleball courts and a patio building that includes a lounge/kitchen and restroom; per the previously approved site plan.
J. Easements: All lots will feature 10' public utility easements (PUE) along the front. A 20' public storm drain and sewer easement, as well as a 20' public sewer easement are granted with this plat. Several existing easements will remain; namely, the existing SSCAFCA and Mariposa Community Association public drainage easements; the existing 12' PUE's; and the 30' City of Rio Rancho Public Waterline easement.
K. Public Site Dedications: N/A
L. Vacations: Existing easements are to be vacated by this plat, as shown on the plat.
M. Variances: As a condition of approval, the applicant is submitting a subdivision variance request to allow for 10' Public Utility Easements on the front of all lots within the subdivision, in place of 5' PUE's along side and rear lot lines (case #25-280-00005).

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Planning and Zoning Board finds the proposed Preliminary Plat may conform to the requirements of R.O. 2003 Chapter 155 Subdivisions, pending approval of Subdivision Variance case #25-280-00005. The requested Subdivision Variance is to the required side and rear Public Utility Easements.

CONFORMANCE WITH THE ZONING ORDINANCE:
The Terra Alto at Mariposa East subdivision meets the standards of 154.31 MU-A: Mixed Activity Center District. The total area is over two acres and will residential uses with pedestrian linkages to trails and and a private recreation space.

Per §154.31, the MU-A district requires the submittal of design and development guidelines for the mixed use development to the Director of Development Services for a preliminary review, followed by a site development plan, and ultimately the application will be subject to the review and approval of the Planning and Zoning Board. Upon approval, the site plan and accompanying documents will be used as the official guide for future development within the district. The applicant submitted a site plan application package to Development Services, which was approved administratively on October 24, 2025. Criteria is satisfied. The proposed preliminary plat is an action in meeting the required approval process by the Planning and Zoning Board. Criteria is satisfied.

The proposed Preliminary Plat contains lots with an acreage range of approximately 0.2116 acres (9,215 sf) to 1.6384 acres (71,369 sf) and a lot width range of 47.51' to 208.90'. Per the approved site plan, the building envelopes will range from 1,800-2,800sf. Minimum front yard setbacks with be 10' and 20' to the garage; minimum rear yard setbacks will be 10'; minimum side yard setbacks will be 5'; and minimum corner side setbacks will be 10'. The site plan also restricts the height of homes to 20' and allows for single-story homes only; with underground portions allowed where necessary.

CONFORMANCE WITH CITY COMPREHENSIVE PLAN:
Section 5.6.3 contains the stated policy (L-1) to "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

This application would be an action in meeting the policy of encouraging planned development in a Master Planned area (Mariposa Master Plan). The proposed Preliminary Plat meets the proposed land use of the Mariposa Master Plan by creating a subdivision with a mix of uses with a park and recreation area. The site development meets the goals and policies of the Comprehensive Plan in providing trail connections throughout the site and to developed and open space areas of the Mariposa Master Plan area. Staff recommends the Planning and Zoning Board finds the criteria is satisfied.

CONFORMANCE WITH THE MARIPOSA MASTER PLAN:
The MU-A: Mixed-Use Activity District, which comprises the entire zoning of Mariposa East, Tracts 1A16H1, 1A16F, and 1A16, conforms to the policies and provisions of the Mariposa Master Plan. Per the attached Mariposa Master Plan Land Use and Zoning exhibit, the use and development of the area meets the land use of the Master Plan. As required by the Mariposa Master Plan for the MU-A zoned parcels, a Site Plan was administratively approved by the City in conformance with the Master Plan.

The site development plan provides a mix of uses with the park and amenity center provided on the site along with the residential development. The site maintains proposed trail connections per the Master Plan for the area, connecting Mariposa Parkway to the Mariposa Preserve and its network of trails to the west. The site development plan also maintains additional open space within the MU-A area. See attachment "Detailed Site Plan w/Trails" for further detail.

Staff recommends the Planning and Zoning Board find that the proposed subdivision layout is in conformance with the Master Plan; criteria is satisfied.
INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - Comments within document
DSD Engineering - Comments to follow.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. 2 separate approved Fire Access Roads shall be required for subdivisions with more than 30 homes. Fire Hydrants shall be no more than 500 ft driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for Review and Approval.
Police Department - No comments provided
SSCAFCA - Please add legend and mark SSCAFCA’s easement on the plat.
MRCOG - No comments provided.
Parks, Recreation, and Community Services - Will the “HOMEOWNER MAINTENANCE CRITERIA - Landscape Maintenance and Planting” and other sections of the soils report be provided to the homeowners/ HOA – for how they may develop and maintain the development tracts adjacent to the public park, and observing high erosivity of sloped, undisturbed surfaces within and immediately adjacent to the park at this time, PRCS would want to make sure that sediment is retained within or addressed within the development and will not negatively impact the boundaries of or body of the park – specifically related to portions of phases 1 and 3. At this time the western terminus of Mariposa Parkway is treated as a main access point and parking area for access to the preserve and informal trails. The Master Plan identifies a “Trailhead Park and Trailhead Parking Lot” that would be dedicated to the City to meet the public trail and park requirements. How will the current plat support public access to the indicated public facility, preserve and trail system? If there is an alternate tract that will serve as a trail head and trail connection to the preserve and open space in this proposed plat please call it out more clearly. If Tract 0s-13 is intended to serve this function, Again public access must be provided from a main street, it was assumed that would be Mariposa Parkway.

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

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

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve Preliminary Plat case #25-210-00009 subject to the following conditions of approval and findings of fact.

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of the preliminary plat and the subject property.
2. The applicant has the authority to apply for a preliminary plat.
3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Preliminary Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions pending approval of Subdivision Variance case #25-280-00005.
3. The preliminary plat conforms to the previously approved Site Plan.
4. The Preliminary Plat conforms to the goals and policies of the City Comprehensive Plan.
5. The preliminary plat conforms to the requirements of the Mariposa Master Plan.
6. In accordance with R.O. 2003 §155.24(A), the final plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
7. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
8. The applicant shall address all of the preliminary plat reviewers' staff comments prior to submitting construction plans or the final plat, whichever is applicable.
9. Impact Fee assessment for the properties will be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.

ALTERNATIVES:

The Planning and Zoning Board may:

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

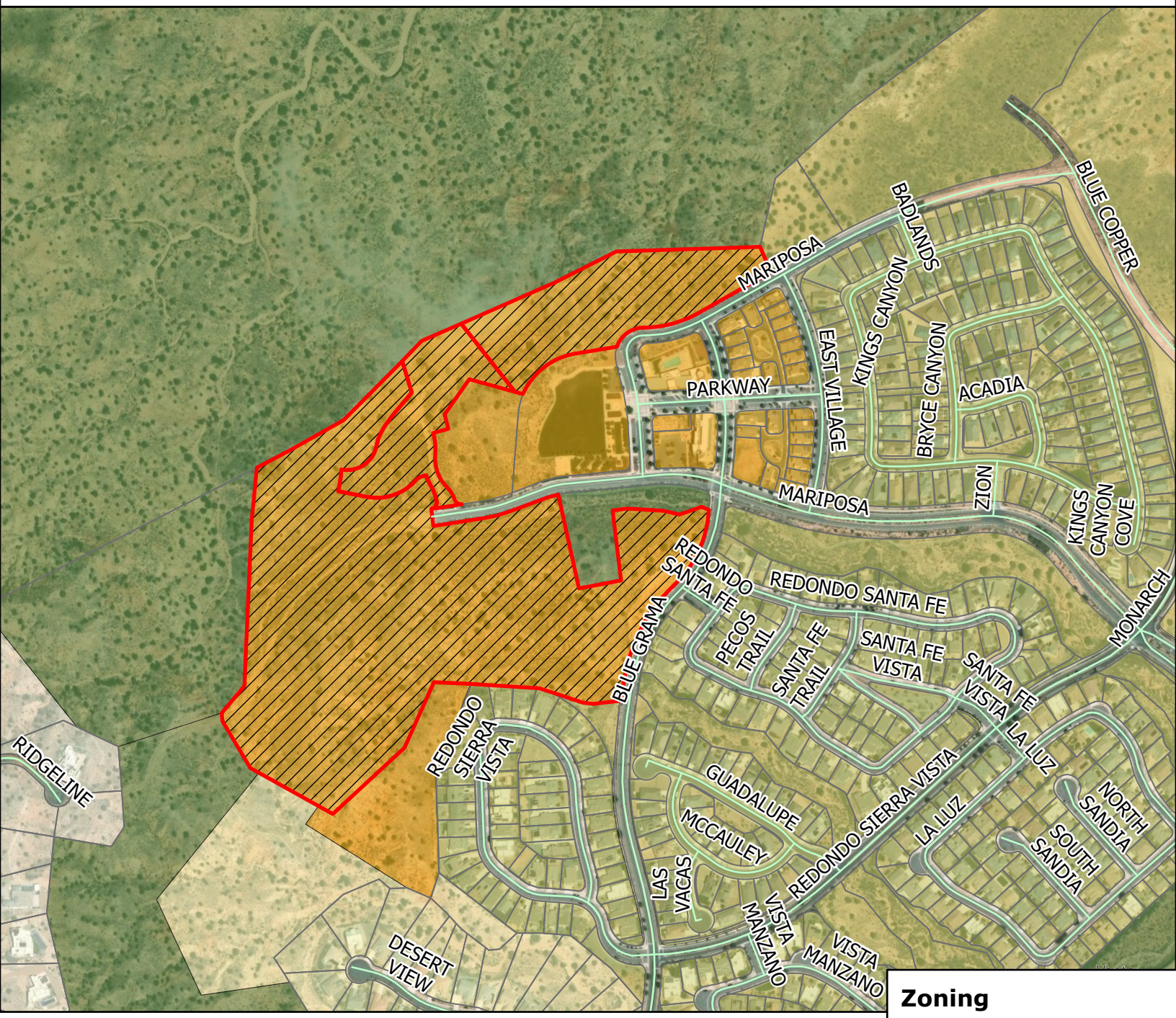
DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Detailed Site Plan wTrails.pdf
ATTACHMENT: Terra Alto Plat.pdf
ATTACHMENT: Terra Alto at Mariposa Site Plan Admin. Approved.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Mariposa Master Plan Land Use and Proposed Zoning.pdf
ATTACHMENT: Reproduction of Notices_.pdf

ATTACHMENT: Public Comment_Garver.pdf
ATTACHMENT: Public Comment_Bryan.pdf
ATTACHMENT: Public Comment_Troutman.pdf
ATTACHMENT: Public Comment_Stechmann.pdf
ATTACHMENT: Public Comment_Karris.pdf
ATTACHMENT: Public Comment_Miller.pdf
ATTACHMENT: Public Comment_McGregor.pdf
ATTACHMENT: Public Comment_Kosel.pdf
ATTACHMENT: Public Comment_D'Antonio.pdf
ATTACHMENT: Public Comment_Fuqua.pdf
ATTACHMENT: Public Comment_Peters.pdf
ATTACHMENT: Public Comment_Bentley.pdf
ATTACHMENT: Deferral Letter.pdf
ATTACHMENT: Public Comment_Colt.pdf
ATTACHMENT: Public Comment_Roach.pdf
ATTACHMENT: Public Comment_Mohoric.pdf
ATTACHMENT: Public Comment_Greengard.pdf

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



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

Map courtesy of Liz Ruiz Carlos
10.28.25

0 0.04 0.08 0.16 Miles

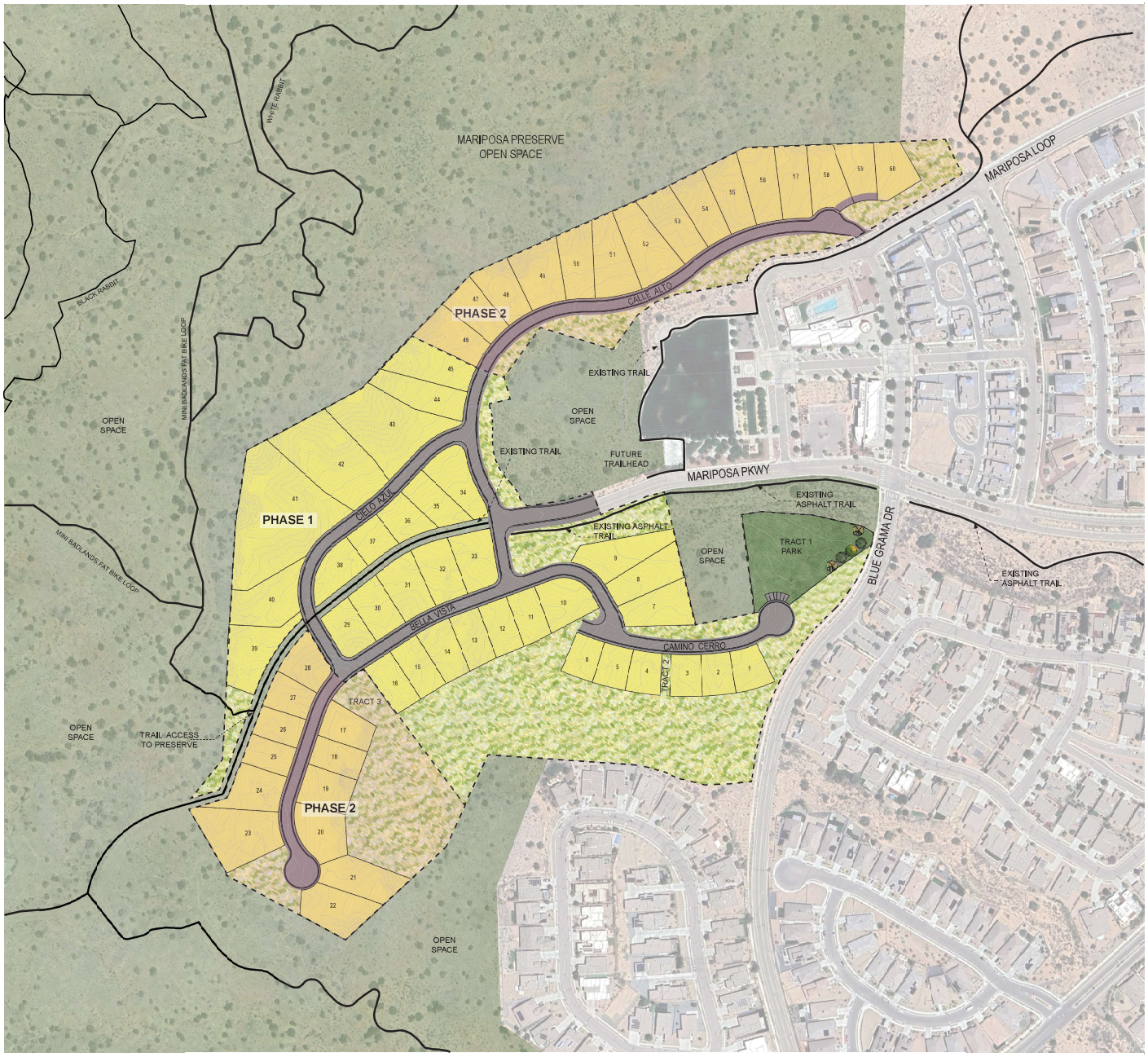
Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N
W E
S

Zoning

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



SITE AREA: 41.2 ACRES

RESIDENTIAL LOTS: ± 60

BUILDING FOOTPRINTS: APPROXIMATELY 1,800 – 2,800 SF

OPEN SPACE: OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED AS LOT LOCATIONS ARE FINALIZED WITH THE PRELIMINARY PLAT.

ZONING MU-A: SEE MARIPOSA EAST MASTER PLAN MU-A REGULATIONS AND PERMISSIVE USES.

LAND USE: SINGLE-FAMILY RESIDENTIAL AND PRIVATE HOA PARK.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
- PRIMARY VEHICULAR ACCESS IS FROM 20' PRIVATE GATED DRIVE VIA MARIPOSA PARKWAY (AN EXISTING COLLECTOR STREET).
- SECONDARY GATED RESIDENT AND EMERGENCY ACCESS IS PROVIDED AT MARIPOSA LOOP (AN EXISTING LOCAL STREET).
- PEDESTRIAN ACCESS/CIRCULATION WILL BE PROVIDED VIA PROPOSED LOCAL ROADWAYS AND TRAILS THROUGHOUT THE INTERNAL OPEN SPACE WITH CONNECTIONS TO THE MARIPOSA COMMUNITY TRAILS.
- TRAILS ARE INTENDED TO BE SOFT SURFACE TRAILS, AND LOCATIONS SHOW ARE CONCEPTUAL.

SETBACKS: ALL BUILDINGS SHALL BE LOCATED AS DESIGNATED ON AN APPROVED PLAT.
- MINIMUM FRONT YARD SETBACKS: 10', 20'G
- MINIMUM REAR YARD SETBACKS: 10'
- MINIMUM SIDE YARD SETBACKS: 5'
- MINIMUM CORNER SIDE SETBACK: 10'
- MAXIMUM BUILDING HEIGHT 48' (SEE BELOW)

HEIGHT:
THE MU-A ZONE PERMITS BUILDING HEIGHTS UP TO 48 FEET; THIS SITE PLAN RESTRICTS THE HEIGHT TO 20 FEET AND THE HOMES ARE RESTRICTED TO SINGLE STORY HOMES. IF THE TOPOGRAPHIC AND GRADING REQUIRES AN UNDERGROUND GARAGE WITH ACCESS TO THE STREET, THE UNDERGROUND PORTION, SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.

PROPOSED DENSITY:
THE DENSITY IS 1.45 DWELLING UNITS PER ACRE.

PHASING: THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. A PRELIMINARY PLAT WILL BE DONE FOR THE ENTIRE PROJECT WITH SEPARATE FINAL PLATS FOR EACH PHASE.
PHASE ONE – LOTS 33
PHASE TWO – LOTS 27

THIS SITE PLAN CONFORMS WITH THE MARIPOSA EAST MASTER PLAN – DISTRICT GUIDELINES, FUTURE BUILDINGS WILL CONFORM WITH ARCHITECTURE, MATERIALS & COLOR, , PARKING, BUILDING HEIGHTS, BUILDING FOOTPRINT, LANDSCAPING, AND LIGHTING REQUIREMENTS. FINAL EASEMENTS AND LOCATIONS WILL BE PROVIDED WITH THE PRELIMINARY PLAT.

SITE UTILITIES:
THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE CITY OF RIO RANCHO FOR THE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS AND THE SANITARY SEWER COLLECTION SYSTEM. EXISTING MASTER PLAN AND DISTRIBUTION/COLLECTION LINES ARE IN PLACE IN MARIPOSA PARKWAY, MARIPOSA LOOP, AND BLUE GRAMMA.

- WATER: AN EXTENSION OF THE EXISTING WATER LINE IN MARIPOSA PARKWAY LOOPED BACK TO THE EXISTING LINE/STUB IN MARIPOSA LOOP WILL SERVE THE INITIAL PHASE OF DEVELOPMENT FOR BOTH DOMESTIC SERVICES AND FIRE PROTECTION. THE ONSITE WATER LINES, FIRE HYDRANTS, AND WATER METERS, AS WELL AS THE OFFSITE EXTENSION AND CONNECTION TO THE EXISTING WATER LINE IN MARIPOSA LOOP, WILL BE DESIGNED THROUGH THE CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS AS A PUBLIC WORK ORDER. ALL WATER LINES WILL BE IN THE FUTURE PUBLIC WATER LINE EASEMENTS.

- SANITARY SEWER: THE INITIAL PHASE OF DEVELOPMENT WILL BE SERVED BY A SANITARY SEWER LINE EXTENSION OFF OF MARIPOSA PKWY AND BLUE GRAMA WITH PHASE 2 CONNECTION TO MARIPOSA LOOP AND INTERNAL LINES BUILT IN PHASE 1. THE ON-SITE SANITARY SEWER LINES WILL BE PUBLIC AND BE ACCOMPANIED BY PUBLIC SANITARY SEWER LINE EASEMENTS.

- PRIVATE UTILITIES: THE PRIVATE UTILITIES ARE LIMITED TO THE NEW MEXICO GAS COMPANY, PUBLIC SERVICES COMPANY OF NEW MEXICO, LUMEN, AND THE LOCAL CABLE PROVIDER. BY THEIR FRANCHISE AGREEMENT WITH THE CITY OF RIO RANCHO, THEY ARE REQUIRED TO PROVIDE THEIR UTILITY SERVICES THROUGH INDIVIDUAL UTILITY EXTENSION AGREEMENTS. ALL OF THE PRIVATE UTILITY COMPANIES HAVE ACTIVE LINES IN THE ADJACENT EASEMENTS ALONG MARIPOSA PARKWAY AND MARIPOSA LOOP. ALL ONSITE PRIVATE UTILITIES WILL BE WITHIN PUBLIC UTILITY EASEMENTS (P.U.E.S).

STORM WATER MANAGEMENT:
THE DRAINAGE SOLUTION WILL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT GUIDELINE AND REQUIREMENTS AS FOUND IN THE DRAINAGE MASTER PLAN FOR MARIPOSA EAST, PREPARED BY BOHANNAN-HUSTON, INC. THE GRADING OF THE PROPOSED HOMES WILL BE INTEGRATED WITH THE NATURAL GRADES TO THE EXTENT PRACTICAL. THE HOMES THAT BACK UP TO A NATURAL RIDGELINE WILL HAVE SHALLOW SWALES USED TO DEFLECT SURFACE DISCHARGE AROUND THE UNITS. STORM WATER WILL BE ROUTED TO WATER HARVESTING DEPRESSIONS INTEGRATED INTO THE NATURAL LANDSCAPE FOR INFILTRATION WITH EXCESS (NOT TO EXCEED UNDEVELOPED CONDITIONS) RELEASED TO HISTORIC FLOW PATHS. ALL STORM WATER RELEASED ONTO PUBLIC ROADWAY OR STORM DRAIN WILL FIRST BE ROUTED THROUGH A DESILTATION, WATER QUALITY POND/FACILITY.

TERRA ALTO

SITE PLAN

Prepared For:

ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

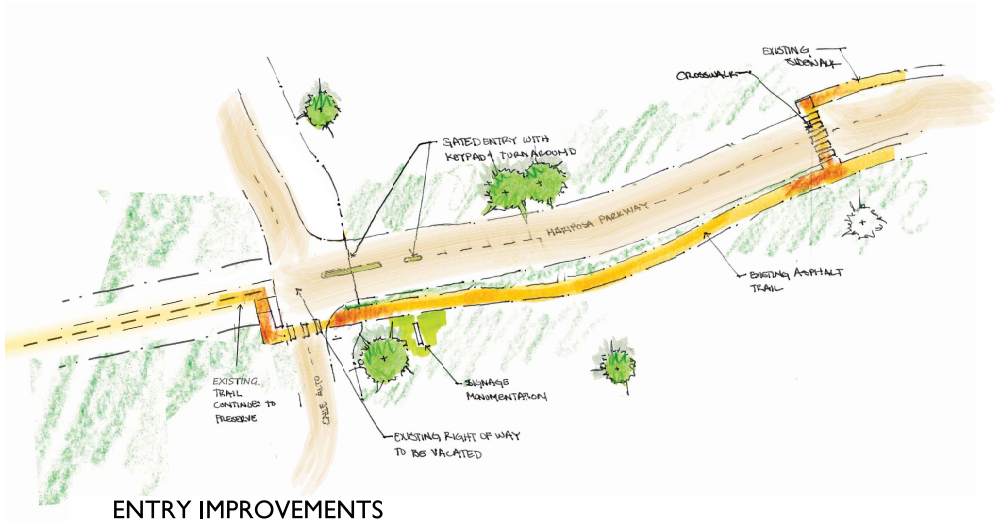
Bohannan Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102

SCALE: 1" = 100'

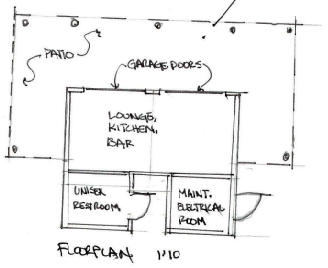
NORTH 50 0 100 200

October 1, 2025



ENTRY IMPROVEMENTS





FLOORPLAN 1"=10'

NEIGHBORHOOD PARK

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	INSTALLED SIZE / MATURE SIZE	WATER USE
	TREES			
	EXISTING TREE TO REMAIN			
	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5" B&B	45' HT. X 35' SPR.	MED
	CELTIS RETICULATA NETLEAF HACKBERRY	2.5" B&B	45' HT. X 35' SPR.	MED
	CERCIS CANADENSIS 'TEXENSIS' TEXAS REDBUD	2.5" B&B	25' HT. X 30' SPR.	MED
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20' HT. X 20' SPR.	RW
	FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	15-GAL	15' HT. X 15' SPR.	LOW+
	PINUS NIGRA AUSTRIAN PINE	8' HT. B&B	35' HT. X 25' SPR.	MED
	PISTACHIA X 'RED PUSH' RED PUSH PISTACHE	2.5" B&B	40' HT. X 40' SPR.	MED
	SHRUBS AND GROUNDCOVERS			
	ACHILLEA 'MOONSHINE' MOONSHINE YARROW	1-GAL	2' HT. X 2' SPR.	MED
	AGASTACHE RUPESTRIS LICORICE HUMMINGBIRD MINT	1-GAL	3'HT. X 2' SPR.	LOW
	ARTEMISIA FILIFOLIA SAND SAGE	5-GAL	4' HT. X 4'SPR.	RW
	CALYLOPHUS SERRULATUS ORANGE BUTTERFLY WEED	1-GAL	18" HT. X 18" SPR.	LOW
	CERETOIDES LANATA WINTER FAT	5-GAL	30" HT. X 30" SPR.	LOW
	COMPTONIA PEREGRINA FERN BUSH	5-GAL	4' HT. X 6' SPR.	MED
	CYTISUS SCOPARIUS 'LENA'S BROOM' LENA'S BROOM	5GAL	4' HT. X 4' SPR.	LOW
	ERICAMERIA LARICIFOLIA DWARF TURPENTINE BUSH	5-GAL	3' HT. X 3' SPR.	LOW
	EUPHORBIA BIGLANDULOSA GOPHER PLANT	3-GAL	3' HT. X 4'SPR.	LOW+
	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5-GAL	2' HT. X 8' SPR.	LOW+
	RHUS TRILOBATA THREE-LEAF SUMAC	5-GAL	4' HT. X 6' SPR.	LOW
	SALVIA DORRII PURPLE SAGE	5-GAL	3' HT. X 3' SPR.	MED
	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30" HT. X 3' SPR.	MED
	SPHAERALCEA A. 'LOUIS HAMILTON' GLOBE MALLOW	5-GAL	2' HT. X 3' SPR.	LOW
	DESERT ACCENTS			
	AGAVE HAVARDIANA HARVARD AGAVE	3-GAL	4' HT. X 4' SPR.	RW
	DASYLIRION WHEELERI DESERT SPOON	5-GAL	4' HT. X 4' SPR.	RW
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW+
	YUCCA BACCATA BROADLEAF YUCCA	5-GAL	4' HT. X 5' SPR.	RW
	ORNAMENTAL GRASSES			
	CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5-GAL	30" HT. X 3' SPR.	MED
	MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	5-GAL	3' HT. X 4' SPR.	MED

GENERAL LANDSCAPE NOTES:

IRRIGATION SYSTEM
A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREA, TREE, SHRUB AND GROUND COVER PLANTING AREAS.

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2 GPM DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 2 GPM DRIP EMITTERS, TURF VALVES WITH POP-UP SPRAY HEADS WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE COMMON AREA LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

MAINTENANCE OF FRONT YARD LANDSCAPE AND STREET TREES ALONG INTERNAL RESIDENTIAL LOTS AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.

NO HIGH WATER USE TURF IS SPECIFIED FOR THIS PROJECT. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

LANDSCAPE PLAN

Prepared For:

ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

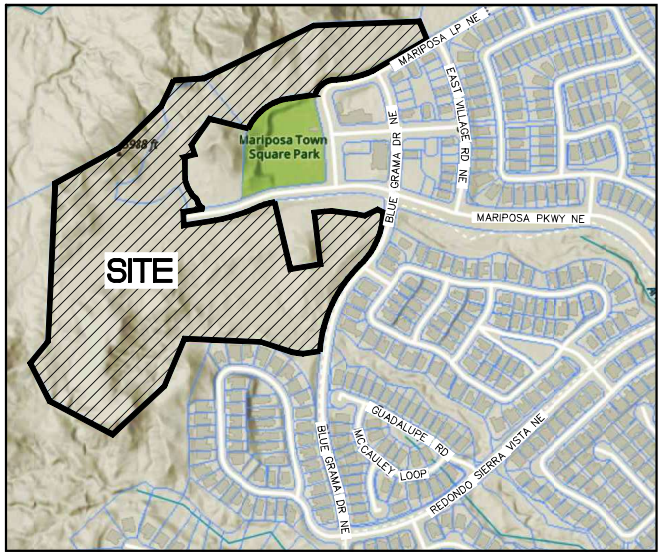
Bohannan Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102

SCALE: 1" = 100'

NORTH 50 0 100 200

October 1, 2025



Vicinity Map

N.T.S.

Notes

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

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

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

Free Consent and Dedication

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

_____
REPRESENTATIVE, TITLE DATE
MARIPOSA EAST, LP

STATE OF NEW MEXICO
COUNTY OF } SS

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

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

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

Purpose of Plat

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

Legal Description

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

AND

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

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2917655–AL01 AND AN EFFECTIVE DATE OF FEBRUARY 4, 2025.
2. PLAT OF RECORD FOR SUBJECT PROPERTY (TRACT 1A–16F & 1A–16I), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 9, 2006, IN VOL. 3, FOL. 2632B (RIO RANCHO ESTATES BK. 19, PG. 65–72).
3. PLAT OF RECORD FOR SUBJECT PROPERTIES (TRACT 1A–16H–1), FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON AUGUST 22, 2006, IN VOL. 3, FOL. 2703–B (RIO RANCHO ESTATES BK. 19, PG. 119–120).
4. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTIES, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON OCTOBER 31, 2014, IN BOOK 417, PAGE 22736, AS DOC. NO. 2014022736.

Public Approvals

CHAIRMAN OF THE RIO RANCHO PLANNING AND ZONING BOARD

APPROVED THE _____ DAY OF _____ , 20__.

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

CITY CLERK'S CERTIFICATE:

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

BY: _____
NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:

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

_____
SANDOVAL COUNTY TREASURER DATE

Filing Information

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }

THIS INSTRUMENT WAS FILED FOR RECORD ON

___:___ AM/PM, _____, 20___

RECORDED IN VOLUME ____, OF RECORDS OF SAID COUNTY, FOLIO _____

BY: _____,
DEPUTY

Plat for Terra Alto at Mariposa East

Being Comprised of Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East

City of Rio Rancho
Sandoval County, New Mexico
October 2025

Plat Approvals

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

_____
CITY OF RIO RANCHO

_____
QWEST CORPORATION D/B/A CENTURYLINK QC

_____
PNM ELECTRIC

_____
NEW MEXICO GAS COMPANY

_____
SPARKLIGHT

_____
COMCAST

_____
EZEE FIBER

Jurisdiction Certification

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

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

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

Surveyor's Certificate

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

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

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

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

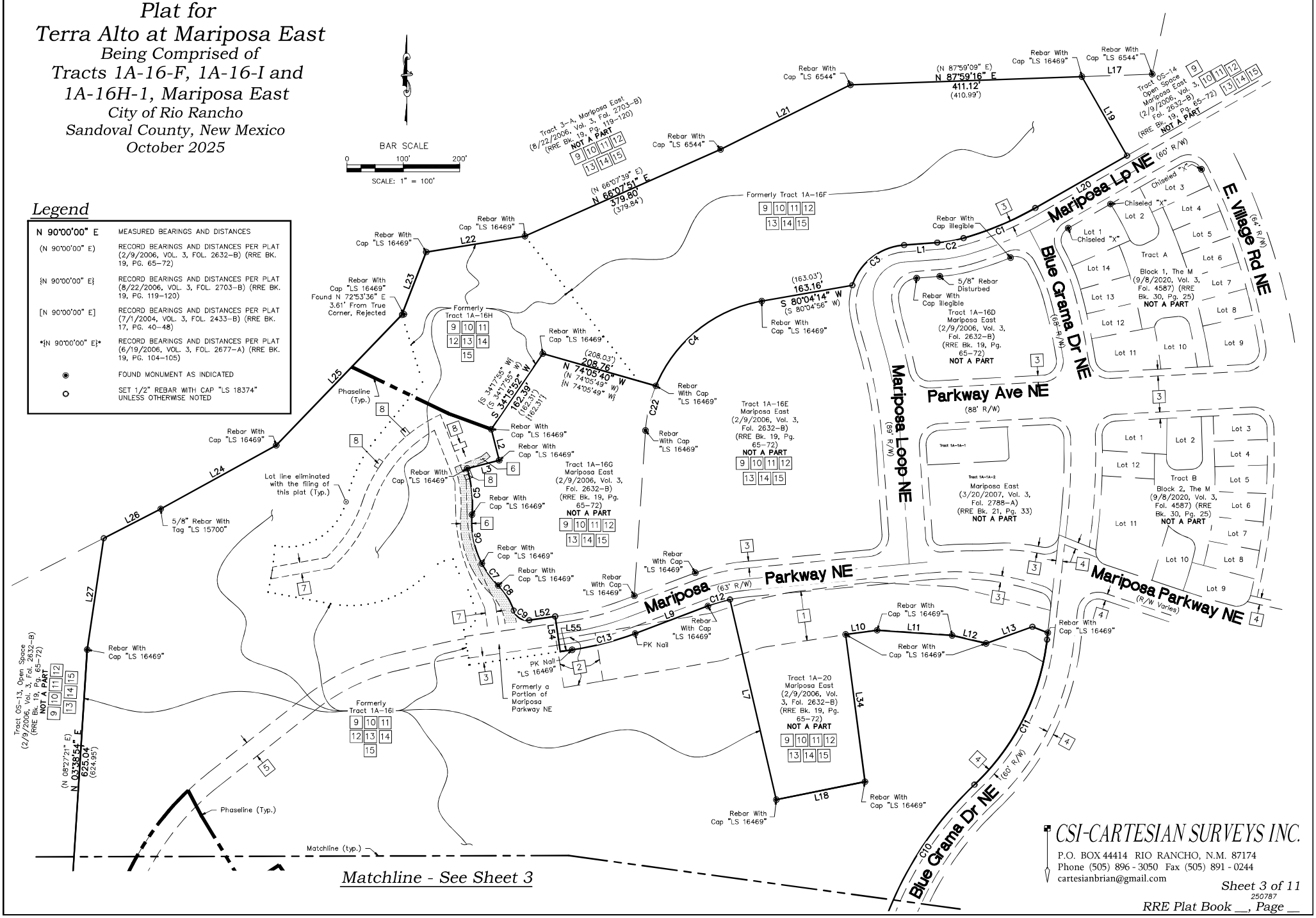
Plat for
Terra Alto at Mariposa East

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



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

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



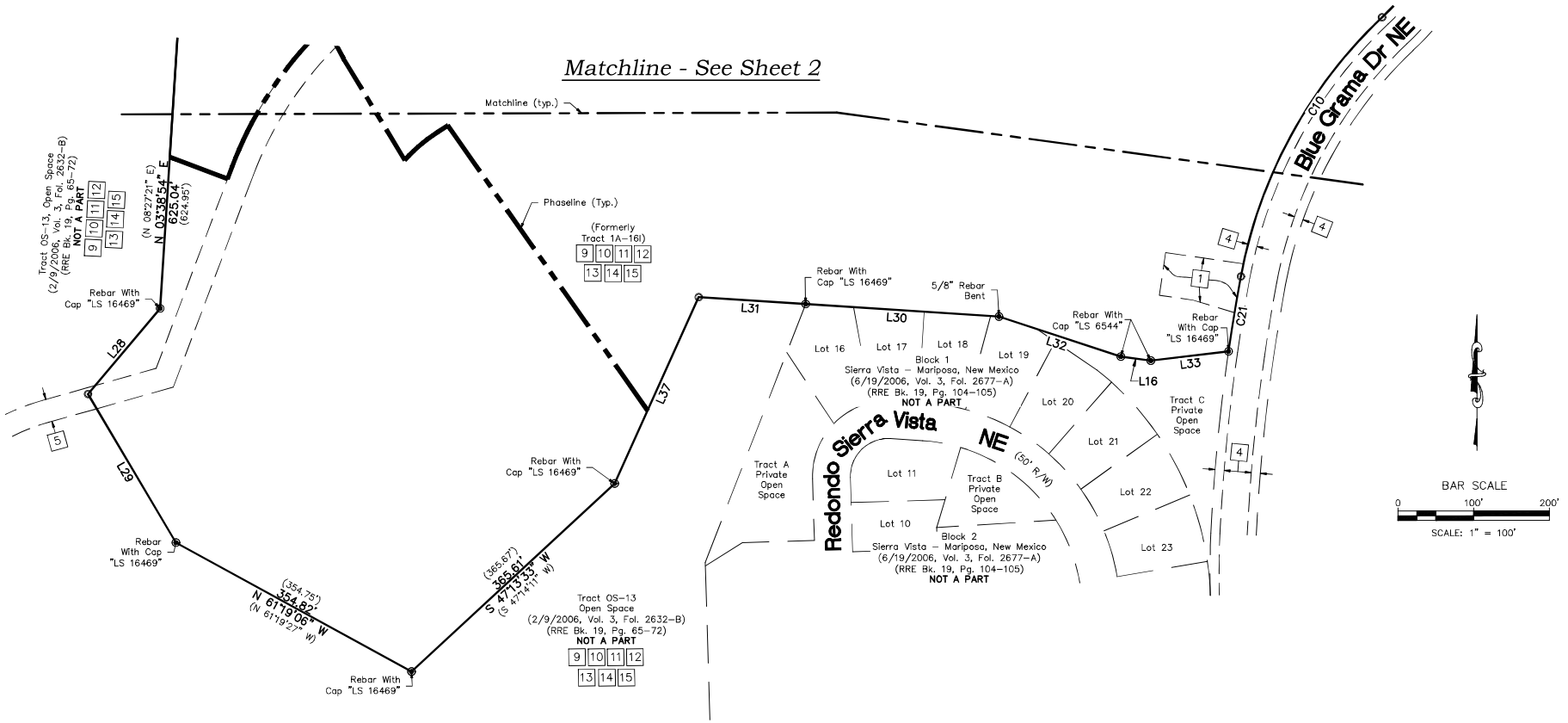
Matchline - See Sheet 3

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

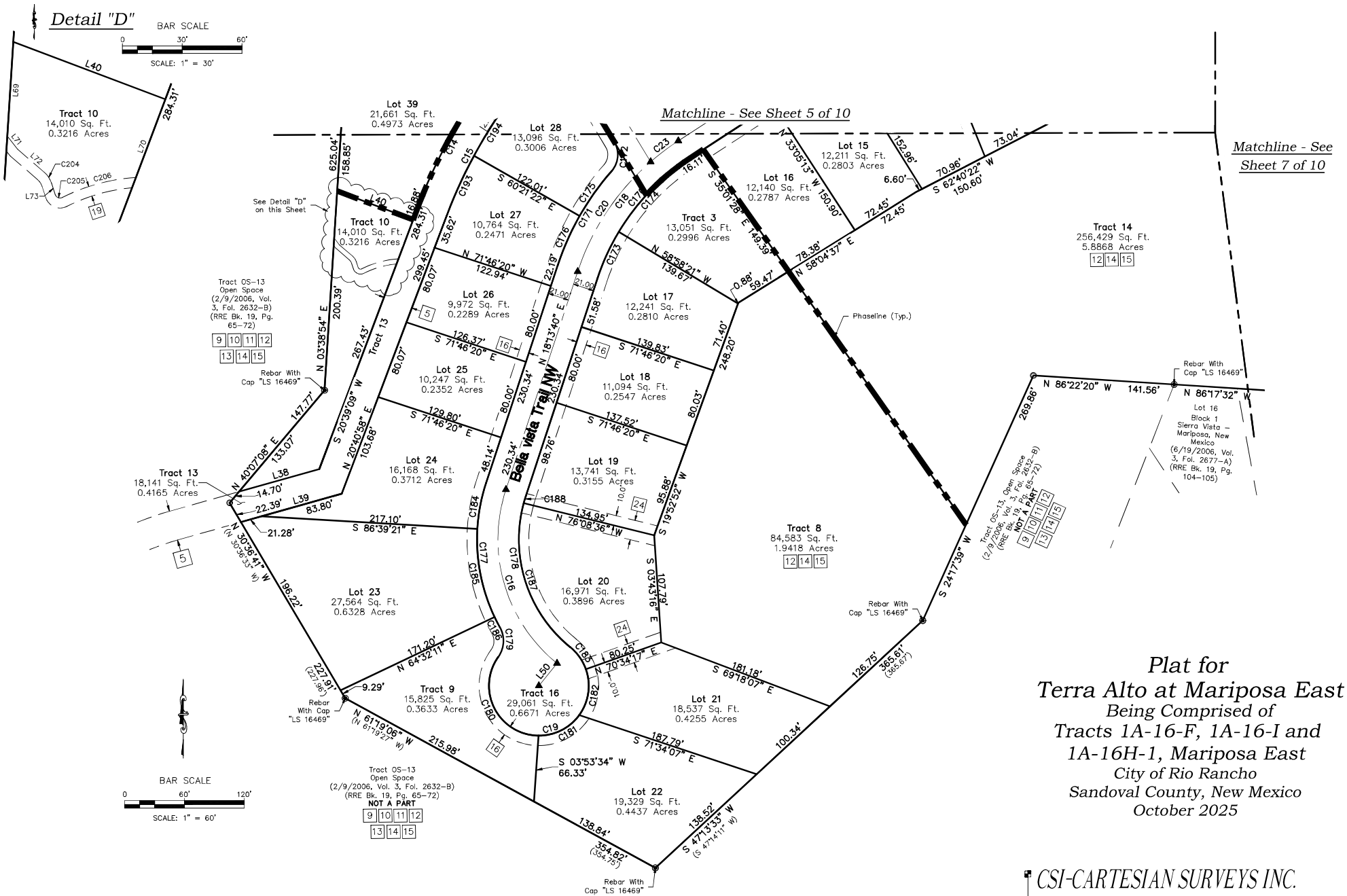
Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/9/2006, VOL. 3, FOL. 2632-B) (RRE BK. 19, PG. 65-72)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/22/2006, VOL. 3, FOL. 2703-B) (RRE BK. 19, PG. 119-120)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/1/2004, VOL. 3, FOL. 2433-B) (RRE BK. 17, PG. 40-48)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/19/2006, VOL. 3, FOL. 2677-A) (RRE BK. 19, PG. 104-105)
◉	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



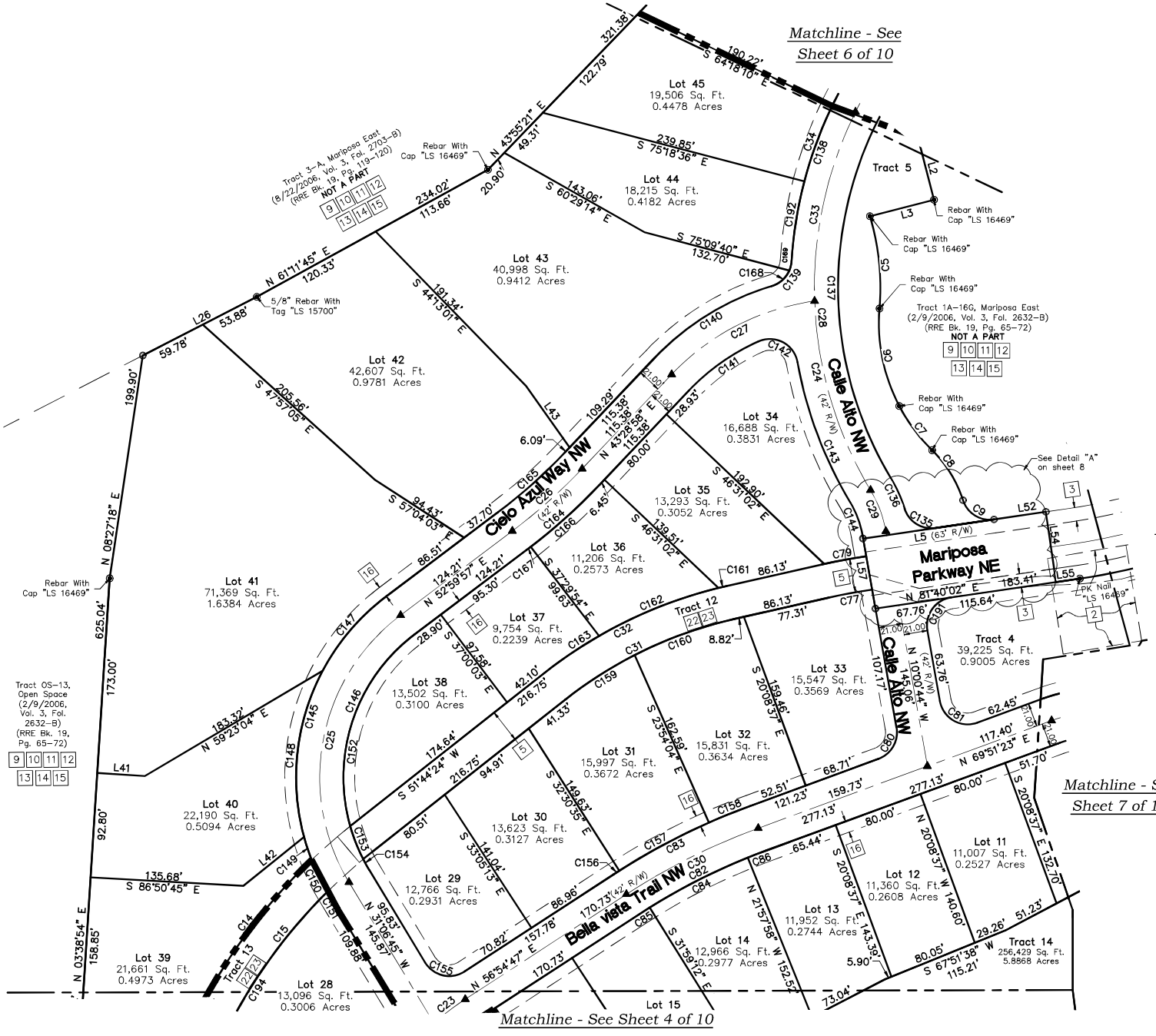
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com



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

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

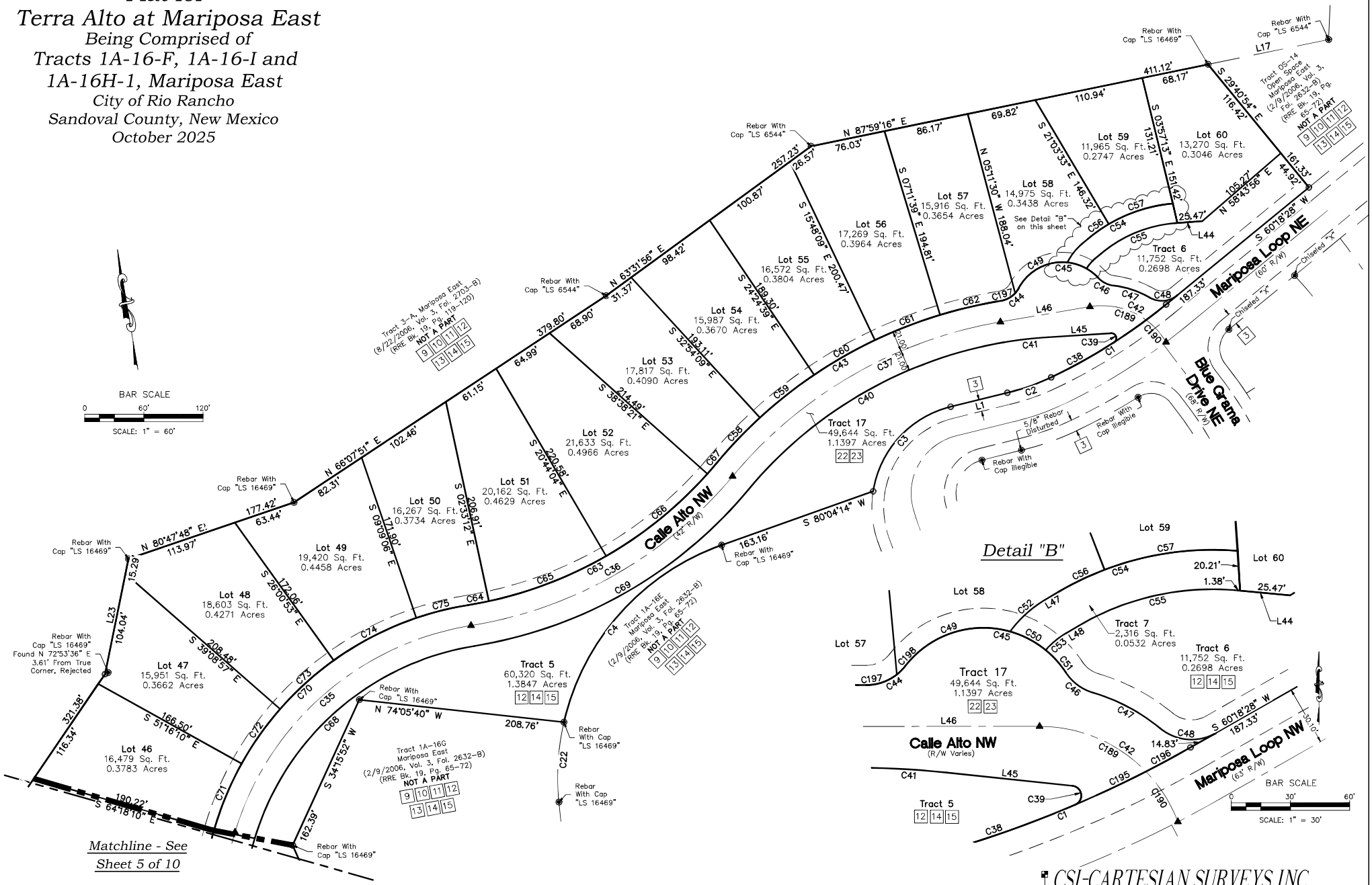
Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and
1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025



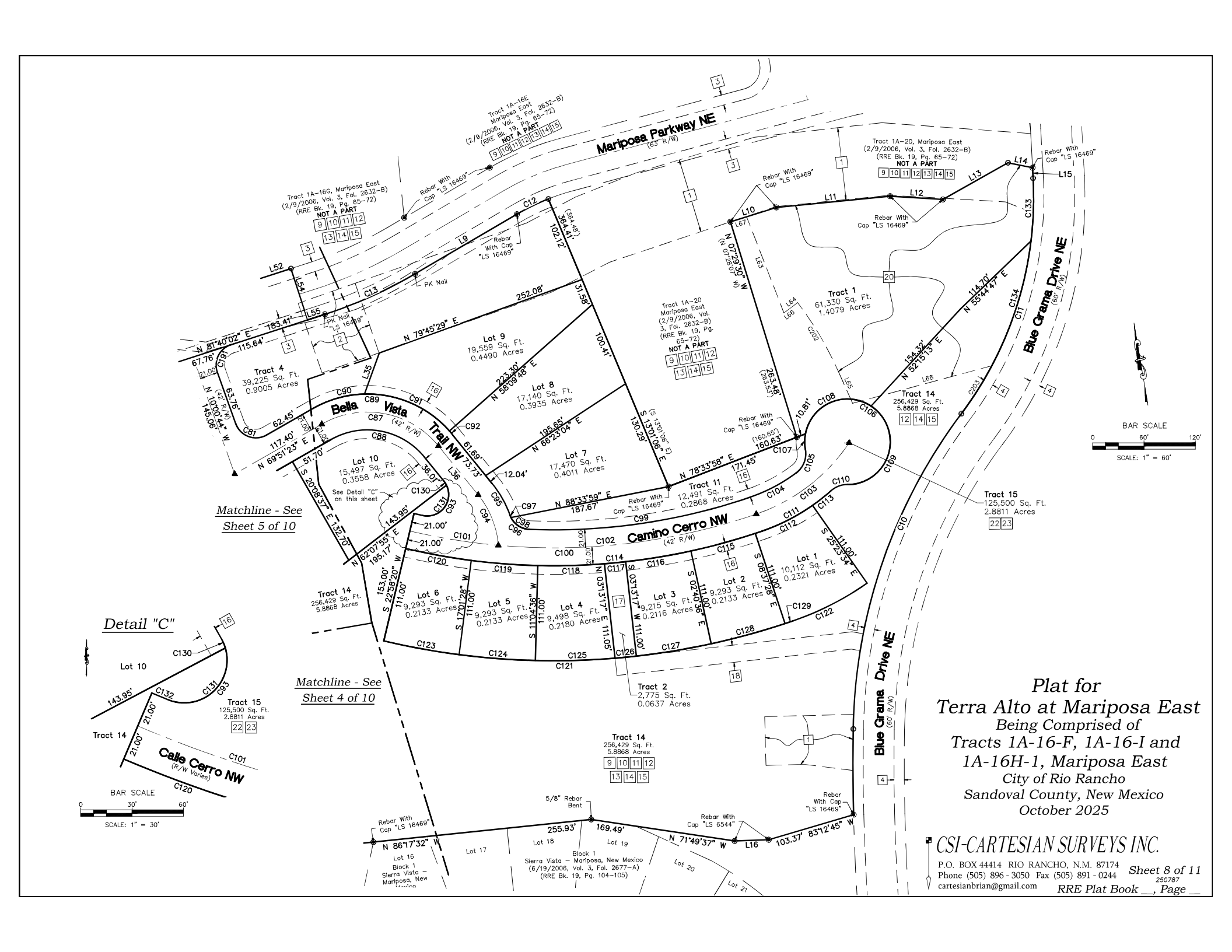
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Plat for
Terra Alto at Mariposa East

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



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



Plat for
Terra Alto at Mariposa East

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

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

Line Table		
Line #	Direction	Length (ft)
L1	S 85°47'30" W (S 85°48'12" W)	59.21' (59.21')
L2	S 14°25'08" E (S 14°24'35" E) {S 14°24'35" E}	56.84' (56.95') {56.95'}
L3	S 75°35'13" W (S 75°35'25" W) {S 75°35'25" W}	58.69' (58.71') {58.71'}
L4	N 10°00'44" W	2.99'
L5	N 81°39'28" E (N 81°40'28" E) {N 81°40'28" E}	163.68'(117.24') {117.24'}
L6	S 82°19'16" W (N 81°40'28" E)	28.14' (185.23')
L7	S 13°01'06" E (S 13°01'06" E)	364.41'(361.48')
L8	S 82°41'04" W (S 08°19'32" E)	68.59' (63.00')
L9	N 69°18'15" E (N 69°18'15" E)	138.27'(138.27')
L10	N 82°24'54" E (N 82°28'23" E)	56.37' (56.18')
L11	S 86°01'58" E (S 86°02'12" E)	133.43'(133.52')
L12	S 76°47'04" E (S 76°47'27" E)	61.86' (61.85')
L13	N 70°13'10" E (N 70°14'39" E)	87.40' (87.48')
L14	S 68°49'19" E (S 68°47'50" E)	29.27' (29.30')
L15	S 06°31'45" W(S 06°32'33" W)*{S 06°32'33" W}*	12.26' (12.36')
L16	N 82°21'44" W(N 82°19'47" W)*{N 82°19'47" W}*	39.95' (40.00')*{40.00'}*
L17	N 87°59'16" E (N 87°59'09" E)	124.84' (124.99')
L18	N 78°33'58" E (N 78°33'58" E)	160.63' (160.65')
L19	S 29°40'54" E (S 29°40'50" E)	161.33' (161.50')
L20	S 60°18'28" W (S 60°19'10" W)	187.33' (187.33')
L21	N 63°31'56" E (S 63°33'20" W)	257.23' (257.28')
L22	N 80°47'48" E {S 80°48'46" W}	177.42' {177.45'}
L23	N 21°10'21" E (N 21°10'10" E) {N 21°10'10" E}	119.33' (119.33') {119.33'}
L24	N 61°11'45" E (N 61°11'12" E) {N 61°11'12" E}	234.02' (233.93'){233.93'}
L25	N 43°55'21" E (N 43°55'14" E)	321.38' (321.41')
L26	N 62°46'11" E (N 62°46'11" E)	113.66' (321.41')
L27	S 08°27'18" W (N 08°27'21" E)	199.90' (321.41')
L28	N 40°07'08" E (N 40°07'17" E)	147.77' (147.81')
L29	S 30°36'41" E (S 30°36'33" E)	227.91' (227.96')
L30	S 86°17'32" E (N 40°07'17" E)	255.93'(255.98')*{255.96'}*
L31	S 86°22'20" E (N 86°20'42" E)	141.56' (141.53')
L32	S 71°49'37" E (N 40°07'17" E)	169.49'(169.49')*{169.49'}*
L33	S 83°12'45" W(S 83°12'45" W)*{S 83°12'45" W}*	103.37'(103.41')*{103.41'}*
L34	S 07°29'30" E (S 07°28'07" E)	263.48'(263.53')
L35	N 29°27'08" E	51.15'
L36	S 29°24'13" E	73.73'
L37	S 24°17'39" W (S 24°19'18" W)	269.86'(269.82')
L38	N 74°15'57" E	83.63'
L39	N 74°16'05" E	105.08'
L40	S 69°19'02" E	81.57'
L41	S 86°20'39" E	42.32'
L42	N 51°09'33" E	69.12'
L43	S 35°22'47" E	66.82'
L44	S 84°40'08" E	28.20'
L45	S 83°59'30" E	64.08'
L46	N 89°59'19" E	92.00'
L47	S 59°28'21" W	7.63'
L48	S 59°28'21" W	7.63'
L49	N 10°00'44" W	3.61'
L50	N 38°59'30" E	29.00'
L51	S 85°47'56" W	3.04'
L52	N 81°39'28" E	46.52'
L53	S 74°50'26" E	46.09'
L54	S 08°19'32" E	63.03'
L55	S 81°40'02" W	21.45'
L56	S 81°40'02" W	38.88'
L57	S 10°00'44" E	63.03'
L59	S 74°50'26" E	42.94'
L60	N 81°40'02" E	120.58'

Line Table		
Line #	Direction	Length (ft)
L61	N 82°35'06" E	66.77'
L62	S 82°35'06" W	32.03'
L63	N 11°34'32" W	120.62'
L64	N 62°29'19" E	10.00'
L65	S 14°22'49" E	40.58'
L66	S 62°29'19" W	10.00'
L67	S 82°22'30" W	19.87'
L68	N 84°32'52" E	168.61'

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.2321	10,112
Lot 2	0.2133	9,293
Lot 3	0.2116	9,215
Lot 4	0.2180	9,498
Lot 5	0.2133	9,293
Lot 6	0.2133	9,293
Lot 7	0.4011	17,470
Lot 8	0.3935	17,140
Lot 9	0.4490	19,559
Lot 10	0.3558	15,497
Lot 11	0.2527	11,007
Lot 12	0.2608	11,360
Lot 13	0.2744	11,952
Lot 14	0.2977	12,966
Lot 15	0.2803	12,211
Lot 16	0.2787	12,140
Lot 17	0.2810	12,241
Lot 18	0.2547	11,094
Lot 19	0.3155	13,741
Lot 20	0.3896	16,971
Lot 21	0.4255	18,537
Lot 22	0.4437	19,329
Lot 23	0.6328	27,564
Lot 24	0.3712	16,168
Lot 25	0.2352	10,247
Lot 26	0.2289	9,972
Lot 27	0.2471	10,764
Lot 28	0.3006	13,096
Lot 29	0.2931	12,766
Lot 30	0.3127	13,623
Lot 31	0.3672	15,997
Lot 32	0.3634	15,831
Lot 33	0.3569	15,547
Lot 34	0.3831	16,688
Lot 35	0.3052	13,293
Lot 36	0.2573	11,206
Lot 37	0.2239	9,754
Lot 38	0.3100	13,502
Lot 39	0.4973	21,661
Lot 40	0.5094	22,190

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 41	1.6384	71,369
Lot 42	0.9781	42,607
Lot 43	0.9412	40,998
Lot 44	0.4182	18,215
Lot 45	0.4478	19,506
Lot 46	0.3783	16,479
Lot 47	0.3662	15,951
Lot 48	0.4271	18,603
Lot 49	0.4458	19,420
Lot 50	0.3734	16,267
Lot 51	0.4629	20,162
Lot 52	0.4966	21,633
Lot 53	0.4090	17,817
Lot 54	0.3670	15,987
Lot 55	0.3804	16,572
Lot 56	0.3964	17,269
Lot 57	0.3654	15,916
Lot 58	0.3438	14,975
Lot 59	0.2747	11,965
Lot 60	0.3046	13,270
Tract 1	1.4079	61,330
Tract 2	0.0637	2,775
Tract 3	0.2996	13,051
Tract 4	0.9005	39,225
Tract 5	1.3847	60,320
Tract 6	0.2698	11,752
Tract 7	0.0532	2,316
Tract 8	1.9418	84,583
Tract 9	0.3633	15,825
Tract 10	0.3216	14,010
Tract 11	0.2868	12,491
Tract 12	0.3605	15,703
Tract 13	0.4165	18,141
Tract 14	5.8868	256,429
Tract 15	2.8811	125,500
Tract 16	0.6671	29,061
Tract 17	1.1397	49,644
Tract 18 Right-of-Way Vacated with the Filing of this Plat	0.2368	10,317

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

Public Utility Easements

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

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

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

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

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

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

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

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

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

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

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

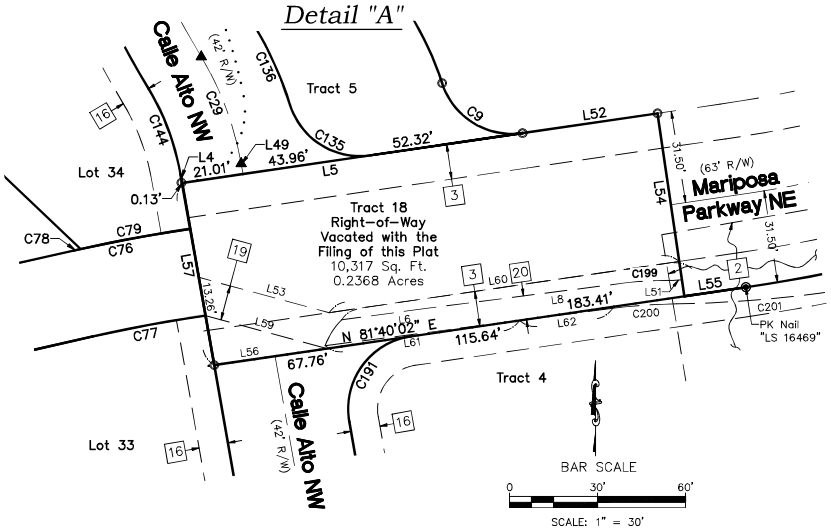
250787
RRE Plat Book __, Page __

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

Easement Notes

1. EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA (12/15/2004, BK. 407, PG. 39898, DOC. NO. 200439898) AND AS SHOWN ON PLATS (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48) AND (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
2. EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO SSCAFCA AND MARIPOSA COMMUNITY ASSOCIATION (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
3. EXISTING 12' P.U.E. (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
4. EXISTING 12' P.U.E. (7/1/2004, VOL. 3, FOL. 2433–B) (RRE BK. 17, PG. 40–48)
5. EXISTING 30' PUBLIC WATERLINE AND REUSE WATER EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72)
6. EXISTING 20' P.U.E. (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72) SHOWN HEREON AS [.....] VACATED WITH THE FILING OF THIS PLAT
7. EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF RIO RANCHO (2/9/2006, VOL. 3, FOL. 2632–B) (RRE BK. 19, PG. 65–72) VACATED WITH THE FILING OF THIS PLAT
8. EXISTING 10'–15' PUBLIC WATERLINE EASEMENT (8/22/2006, VOL. 3, FOL. 2703–B) (RRE BK. 19, PG. 119–120) VACATED WITH THE FILING OF THIS PLAT
9. EXISTING BLANKET EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE ENJOYMENT, USE, ACCESS, AND DEVELOPMENT OF THE PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) (5/3/2005, BK. 408, PG. 15690, DOC. NO. 200515690) (7/8/2005, BK. 409, PG. 25022, DOC. NO. 200525022) VACATED WITH THE FILING OF THIS PLAT
10. EXISTING RECIPROCAL APPURTENANT EASEMENTS OF ENCROACHMENT, AND FOR MAINTENANCE OF AND USE OF ANY PERMITTED ENCROACHMENT OF ANY IMPROVEMENTS WITHIN AN ADJOINING UNIT OR PROPERTY (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
11. EXISTING PERPETUAL NON–EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND INSPECTIONS OF ALL UTILITY SERVICE LINES AND STRUCTURES, BLANKET IN NATURE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
12. EXISTING EASEMENT FOR THE MAINTENANCE, EMERGENCY AND ENFORCEMENT OF ALL UNITS WITHIN MARIPOSA ALLOWING THE ASSOCIATION TO ACCESS AND REPAIR AND MAINTAIN SUCH UNITS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052)
13. EXISTING PERPETUAL EASEMENT FOR INSTALLATION, MAINTENANCE, AND REPAIR OF SOLAR POWER EQUIPMENT UPON, ACROSS, OVER, AND UNDER MARIPOSA PROPERTIES (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
14. EXISTING EASEMENT FOR CROSS–LOT/UNIT–DRAINAGE (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052)
15. EXISTING EASEMENT FOR PERIMETER WALLS OR FENCES WITHIN THE MARIPOSA PROPERTIES FOR THE MAINTENANCE, REPAIR AND INSTALLATION OF SUCH WALLS (12/23/2004, BK. 407, PG. 41052, DOC. NO. 200441052) VACATED WITH THE FILING OF THIS PLAT
16. 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
17. 25' PUBLIC STORM DRAIN AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
18. 20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
19. PUBLIC PEDESTRIAN EASEMENT GRANTED WITH THE FILING OF THIS PLAT
20. SIGN EASEMENT GRANTED WITH THE FILING OF THIS PLAT
21. PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
22. PUBLIC WATERLINE, PUBLIC SANITARY SEWER AND PUBLIC STORM DRAIN EASEMENT, BLANKET IN NATURE, GRANTED WITH THE FILING OF THIS PLAT
23. PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENTS BENEFITTING HOMEOWNER'S AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT
24. PUBLIC STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Detail "A"



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

250787
RRE Plat Book __, Page __

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	138.38' (138.38')	572.00' (572.00')	13°51'40"	138.04'	N 67°14'18" E
C2	47.20' (47.20')	222.00' (222.00')	12°10'54"	47.11'	N 80°15'35" E
C3	123.25' (123.30')	105.00' (105.00')	67°15'23"	116.30'	S 52°09'49" W
C4	250.92' (250.96')	250.00' (250.00')	57°30'25"	240.52'	S 51°19'02" W
C5	82.80' (82.83') {82.83'}	222.00' (222.00') {222.00'}	21°22'09"	82.32'	N 05°56'20" W
C6	89.43' (89.43') {89.43'}	158.00' (158.00') {158.00'}	32°25'48"	88.24'	S 11°28'10" E
C7	49.05' (49.05') {49.05'}	158.00' (158.00') {158.00'}	17°47'13"	48.85'	S 36°34'30" E
C8	52.71' (52.64') {52.64'}	110.00' (110.00') {110.00'}	27°27'21"	52.21'	N 31°44'26" W
C9	35.05' (35.02') {35.02'}	25.00' (25.00') {25.00'}	80°19'47"	32.25'	S 58°10'38" E
C10	396.03'	630.00'	36°01'03"	389.54'	S 28°34'39" W
C11	293.70'	420.00'	40°03'56"	287.75'	N 26°35'18" E
C12	40.94'	266.00'	8°49'04"	40.90'	S 73°42'47" W
C13	115.22'	534.00'	12°21'47"	115.00'	N 75°29'09" E
C14	226.30'	506.00'	25°37'30"	224.42'	S 33°29'43" W
C15	203.20'	476.00'	24°27'32"	201.66'	S 32°54'44" W
C16	193.34'	160.00'	69°14'09"	181.79'	S 16°23'25" E
C17	115.22' (115.22')	534.00' (534.00')	12°21'47"	115.00'	N 75°29'09" E
C18	168.80'	250.00'	38°41'07"	165.61'	S 37°34'13" W
C19	232.44'	50.00'	266°21'07"	72.93'	N 82°10'04" E
C20	133.94' (396.03') [396.03']	250.00' (630.00') [630.00']	30°41'48"	132.34'	S 33°34'34" W
C21	100.22' (100.22') [100.22']	2480.00'(2480.00')[2480.00']	2°18'55"	100.21'	S 09°24'40" W
C22	81.55' (81.51')	250.00' (250.00')	18°41'23"	81.19'	S 13°13'08" W
C23	34.86'	250.00'	7°59'18"	34.83'	S 52°55'07" W
C24	176.81'	350.00'	28°56'42"	174.94'	S 16°27'33" E
C25	264.24'	180.00'	84°06'42"	241.15'	S 10°56'36" W
C26	83.05'	500.00'	9°30'59"	82.95'	N 48°14'27" E
C27	145.32'	215.00'	38°43'33"	142.57'	S 62°50'44" W
C28	350.14'	350.00'	57°19'05"	335.72'	S 02°16'21" E
C29	39.07'	107.00'	20°55'10"	38.85'	N 20°28'19" W
C30	131.02'	580.00'	12°56'36"	130.75'	S 63°23'05" W
C31	167.34'	376.00'	25°30'01"	165.97'	S 64°29'25" W
C32	180.70'	406.00'	25°30'01"	179.21'	S 64°29'25" W
C33	173.32'	350.00'	28°22'24"	171.56'	S 12°12'00" W
C34	75.74'	371.00'	11°41'47"	75.61'	S 20°32'18" W
C35	335.56'	300.00'	64°05'12"	318.34'	S 58°25'48" W
C36	312.01'	435.00'	41°05'45"	305.36'	N 69°55'31" E
C37	320.38'	452.00'	40°36'40"	313.71'	S 69°40'59" W
C38	73.10'	572.00'	7°19'21"	73.05'	N 70°30'28" E
C39	13.16'	5.00'	150°50'18"	9.68'	N 08°34'22" W
C40	305.49'	431.00'	40°36'40"	299.14'	S 69°40'59" W
C41	44.99'	405.35'	6°21'34"	44.97'	N 86°54'56" W
C42	90.60'	75.00'	69°12'57"	85.19'	N 55°24'12" W
C43	335.26'	473.00'	40°36'40"	328.29'	S 69°40'59" W
C44	22.76'	25.00'	52°10'09"	21.98'	N 63°54'15" E
C45	95.09'	50.00'	108°58'00"	81.39'	N 87°41'50" W
C46	17.62'	25.00'	40°23'09"	17.26'	S 53°24'24" E
C47	38.77'	96.00'	23°08'16"	38.51'	N 62°01'50" W
C48	30.20'	25.00'	69°13'09"	28.40'	S 85°04'16" E
C49	59.39'	50.00'	68°03'41"	55.96'	S 71°51'01" W
C50	20.44'	50.00'	23°25'16"	20.30'	N 62°24'30" W
C51	15.26'	50.00'	17°29'02"	15.20'	N 41°57'21" W
C52	24.38'	60.00'	23°17'01"	24.22'	S 47°49'51" W
C53	13.20'	40.00'	18°54'28"	13.14'	S 50°01'08" W
C54	94.86'	154.00'	35°17'29"	93.36'	S 77°07'06" W
C55	82.54'	134.00'	35°17'29"	81.24'	S 77°07'06" W
C56	25.94'	154.00'	9°39'07"	25.91'	S 64°17'55" W
C57	68.91'	154.00'	25°38'21"	68.34'	S 81°56'40" W
C58	63.73'	473.00'	7°43'12"	63.68'	S 53°14'15" W
C59	70.10'	473.00'	8°29'30"	70.04'	S 61°20'36" W
C60	71.06'	473.00'	8°36'30"	71.00'	S 69°53'36" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	71.06'	473.00'	8°36'30"	71.00'	S 78°30'06" W
C62	59.30'	473.00'	7°10'59"	59.26'	S 86°23'50" W
C63	296.94'	414.00'	41°05'45"	290.62'	N 69°55'31" E
C64	21.87'	414.00'	3°01'35"	21.87'	N 88°57'36" E
C65	127.82'	414.00'	17°41'22"	127.31'	N 78°36'08" E
C66	132.93'	414.00'	18°23'48"	132.36'	N 60°33'33" E
C67	63.73'	473.00'	7°43'12"	63.68'	S 53°14'15" W
C68	312.07'	279.00'	64°05'12"	296.05'	S 58°25'48" W
C69	327.07'	456.00'	41°05'45"	320.10'	N 69°55'31" E
C70	359.05'	321.00'	64°05'12"	340.62'	S 58°25'48" W
C71	69.16'	321.00'	12°20'38"	69.02'	S 32°33'31" W
C72	67.90'	321.00'	12°07'13"	67.78'	S 44°47'27" W
C73	73.59'	321.00'	13°08'04"	73.43'	S 57°25'05" W
C74	94.48'	321.00'	16°51'47"	94.13'	S 72°25'01" W
C75	53.92'	321.00'	9°37'30"	53.86'	S 85°39'39" W
C76	40.15'	520.00'	4°25'28"	40.14'	S 79°27'09" W
C77	39.08'	490.00'	4°34'11"	39.07'	S 79°31'31" W
C78	2.57'	520.00'	0°17'00"	2.57'	S 77°22'56" W
C79	37.95'	520.00'	4°10'52"	37.94'	S 79°36'52" W
C80	34.85'	25.00'	79°52'06"	32.10'	N 29°55'19" E
C81	43.69'	25.00'	100°07'54"	38.34'	S 60°04'41" E
C82	126.28'	559.00'	12°56'36"	126.01'	S 63°23'05" W
C83	135.77'	601.00'	12°56'36"	135.48'	S 63°23'05" W
C84	97.77'	559.00'	10°01'15"	97.64'	S 63°01'25" W
C85	10.73'	559.00'	1°06'01"	10.73'	S 57°27'47" W
C86	17.78'	559.00'	1°49'20"	17.78'	S 68°56'43" W
C87	150.78'	107.00'	80°44'25"	138.61'	N 69°46'25" W
C88	121.19'	86.00'	80°44'25"	111.41'	N 69°46'25" W
C89	180.38'	128.00'	80°44'25"	165.82'	N 69°46'25" W
C90	63.18'	128.00'	28°16'48"	62.54'	S 83°59'47" W
C91	111.76'	128.00'	50°01'37"	108.25'	N 56°51'01" W
C92	5.44'	128.00'	2°25'59"	5.44'	N 30°37'12" W
C93	61.76'	25.00'	141°32'18"	47.21'	N 41°21'56" E
C94	64.49'	107.00'	34°32'01"	63.52'	N 12°08'12" W
C95	42.76'	128.00'	19°08'30"	42.56'	N 19°49'58" W
C96	29.57'	25.00'	67°46'26"	27.88'	S 44°08'56" E
C97	2.81'	25.00'	6°26'52"	2.81'	S 13°29'09" E
C98	26.76'	25.00'	61°19'35"	25.50'	S 47°22'22" E
C99	262.74'	709.00'	21°13'58"	261.24'	S 88°39'08" E
C100	410.78'	730.00'	32°14'27"	405.38'	S 83°08'53" E
C101	104.85'	730.00'	8°13'45"	104.76'	S 71°08'33" E
C102	305.93'	730.00'	24°00'42"	303.70'	S 87°15'46" E
C103	139.13'	215.00'	37°04'38"	136.72'	N 62°11'34" E
C104	60.68'	194.00'	17°55'12"	60.43'	N 71°46'17" E
C105	31.01'	28.00'	63°27'22"	29.45'	N 31°05'00" E
C106	244.88'	50.00'	280°36'33"	63.87'	N 40°20'24" W
C107	18.34'	50.00'	21°01'17"	18.24'	S 09°51'58" W
C108	98.37'	50.00'	112°43'17"	83.25'	S 76°44'15" W
C109	128.17'	50.00'	146°52'00"	95.85'	N 26°31'53" E
C110	20.56'	28.00'	42°04'45"	20.10'	S 78°55'30" W
C111	94.10'	236.00'	22°50'46"	93.48'	N 69°18'30" E
C112	66.42'	236.00'	16°07'27"	66.20'	N 72°40'09" E
C113	27.69'	236.00'	6°43'19"	27.67'	N 61°14'46" E
C114	422.59'	751.00'	32°14'27"	417.04'	S 83°08'53" E
C115	77.96'	751.00'	5°56'52"	77.92'	N 84°20'58" E
C116	77.31'	751.00'	5°53'53"	77.27'	S 89°43'40" E
C117	25.00'	751.00'	1°54'28"	25.00'	S 85°49'30" E
C118	77.96'	751.00'	5°56'52"	77.92'	S 81°53'50" E
C119	77.96'	751.00'	5°56'52"	77.92'	S 75°56'58" E
C120	77.96'	751.00'	5°56'52"	77.92'	S 70°00'06" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C121	485.05'	862.00'	32°14'27"	478.68'	S 83°08'53" E
C122	97.65'	347.00'	16°07'27"	97.33'	N 72°40'09" E
C123	89.48'	862.00'	5°56'52"	89.44'	S 70°00'06" E
C124	89.48'	862.00'	5°56'52"	89.44'	S 75°56'58" E
C125	93.18'	862.00'	6°11'37"	93.13'	S 82°01'12" E
C126	25.00'	862.00'	1°39'43"	25.00'	S 85°56'52" E
C127	88.73'	862.00'	5°53'53"	88.69'	S 89°43'40" E
C128	89.48'	862.00'	5°56'52"	89.44'	N 84°20'58" E
C129	9.69'	862.00'	0°38'39"	9.69'	N 81°03'12" E
C130	5.67'	25.00'	12°59'41"	5.66'	N 22°54'22" W
C131	56.09'	25.00'	128°32'36"	45.04'	N 47°51'47" E
C132	10.36'	709.00'	0°50'15"	10.36'	S 67°26'47" E
C133	73.38'	420.00'	10°00'37"	73.29'	N 11°33'38" E
C134	220.32'	420.00'	30°03'19"	217.80'	N 31°35'37" E
C135	35.25'	25.00'	80°46'48"	32.40'	S 57°57'08" E
C136	29.87'	128.00'	13°22'10"	29.80'	N 24°14'49" W
C137	329.13'	329.00'	57°19'05"	315.57'	S 02°16'21" E
C138	147.45'	371.00'	22°46'16"	146.48'	S 15°00'04" W
C139	30.45'	25.00'	69°47'01"	28.60'	N 38°30'26" E
C140	123.22'	236.00'	29°54'58"	121.83'	S 58°26'27" W
C141	75.96'	194.00'	22°25'58"	75.47'	S 54°41'57" W
C142	45.28'	25.00'	103°46'34"	39.34'	N 62°11'47" W
C143	133.54'	371.00'	20°37'24"	132.82'	S 20°37'12" E
C144	31.40'	86.00'	20°55'10"	31.23'	N 20°28'19" W
C145	295.07'	201.00'	84°06'42"	269.28'	S 10°56'36" W
C146	233.42'	159.00'	84°06'42"	213.01'	S 10°56'36" W
C147	87.51'	201.00'	24°56'44"	86.82'	S 40°31'35" W
C148	151.91'	201.00'	43°18'12"	148.32'	S 06°24'07" W
C149	21.37'	201.00'	6°05'28"	21.36'	S 18°17'43" E
C150	31.65'	201.00'	9°01'21"	31.62'	S 25°51'08" E
C151	2.63'	201.00'	0°44'57"	2.63'	S 30°44'17" E
C152	190.90'	159.00'	68°47'33"	179.64'	S 18°36'10" W
C153	31.38'	159.00'	11°18'33"	31.33'	S 21°26'52" E
C154	11.13'	159.00'	4°00'36"	11.13'	S 29°06'27" E
C155	40.13'	25.00'	91°58'28"	35.96'	S 77°05'59" E
C156	6.06'	601.00'	0°34'39"	6.06'	S 57°12'06" W
C157	90.30'	601.00'	8°36'31"	90.21'	S 61°47'41" W
C158	39.41'	601.00'	3°45'27"	39.41'	S 67°58'39" W
C159	73.29'	376.00'	11°10'06"	73.18'	S 57°19'27" W
C160	94.05'	376.00'	14°19'55"	93.81'	S 70°04'28" W
C161	7.48'	406.00'	1°03'20"	7.48'	S 76°42'46" W
C162	114.49'	406.00'	16°09'28"	114.12'	S 68°06'22" W
C163	58.72'	406.00'	8°17'14"	58.67'	S 55°53'01" W
C164	86.53'	521.00'	9°30'59"	86.43'	N 48°14'27" E
C165	79.56'	479.00'	9°30'59"	79.47'	N 48°14'27" E
C166	82.01'	521.00'	9°01'08"	81.92'	N 47°59'32" E
C167	4.52'	521.00'	0°29'51"	4.52'	N 52°45'01" E
C168	21.69'	25.00'	49°42'47"	21.02'	N 48°32'33" E
C169	8.76'	25.00'	20°04'14"	8.71'	N 13°39'03" E
C170	154.62'	229.00'	38°41'07"	151.70'	S 37°34'13" W
C171	109.31'	271.00'	23°06'37"	108.57'	S 29°46'58" W
C172	31.61'	25.00'	72°27'02"	29.55'	N 05°06'46" E
C173	51.16'	229.00'	12°47'59"	51.05'	S 24°37'39" W
C174	103.46'	229.00'	25°53'08"	102.58'	S 43°58'13" W
C175	55.31'	271.00'	11°41'39"	55.22'	S 35°29'27" W
C176	54.00'	271.00'	11°24'58"	53.91'	S 23°56'09" W
C177	149.64'	181.00'	47°22'09"	145.42'	S 05°27'25" E
C178	167.97'	139.00'	69°14'09"	157.93'	S 16°23'25" E
C179	31.51'	28.00'	64°29'07"	29.88'	N 03°06'04" E
C180	109.02'	50.00'	124°55'56"	88.67'	S 27°07'20" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C181	47.51'	50.00'	54°26'37"	45.74'	N 63°11'23" E
C182	48.46'	50.00'	55°31'52"	46.59'	N 08°12'09" E
C183	27.44'	50.00'	31°26'43"	27.10'	N 35°17'08" W
C184	47.02'	181.00'	14°53'01"	46.89'	S 10°47'10" W
C185	91.01'	181.00'	28°48'28"	90.05'	S 11°03'35" E
C186	11.62'	181.00'	3°40'40"	11.62'	S 27°18'09" E
C187	160.59'	139.00'	66°11'49"	151.81'	S 17°54'35" E
C188	7.37'	139.00'	3°02'21"	7.37'	S 16°42'29" W
C189	60.20'	75.00'	45°59'30"	58.60'	N 67°00'56" W
C190	30.40'	75.00'	23°13'27"	30.19'	N 32°24'27" W
C191	40.00'	25.00'	91°40'46"	35.87'	S 35°49'39" W
C192	71.71'	371.00'	11°04'28"	71.60'	S 09°09'10" W
C193	64.85'	476.00'	7°48'20"	64.80'	S 24°35'08" W
C194	138.35'	476.00'	16°39'12"	137.86'	S 36°48'54" W
C195	27.82'	572.00'	2°47'11"	27.82'	N 64°16'12" E
C196	25.65'	572.00'	2°34'08"	25.64'	N 61°35'32" E
C197	16.60'	25.00'	38°02'00"	16.29'	N 70°58'19" E
C198	6.17'	25.00'	14°08'09"	6.15'	N 44°53'15" E
C199	17.11'	113.73'	8°37'07"	17.09'	S 86°59'37" W
C200	21.79'	205.35'	6°04'49"	21.78'	S 86°02'02" W
C201	61.22'	419.75'	8°21'23"	61.17'	N 84°53'45" E
C202	93.96'	410.00'	13°07'51"	93.76'	N 20°56'45" W
C203	66.49'	420.00'	9°04'14"	66.42'	N 42°05'09" E

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

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

Sheet 11 of 11
250787
RRE Plat Book __, Page __

RioRancho
City of Vision

To: Amy Rincon, Director of Development Services

From: Liz Ruiz Carlos, Municipal Planner II

CC: Brian Babyak, Planning Manager

Date: October 24, 2025

Re: Site Plan Approval for Terra Alto at Mariposa

The Mariposa East Mixed Use Activity Center Master Plan Design Guidelines (Attachment I) and Development Guidelines require Site Plan approval for development in the MU-A Zoning District "Per the City of Rio Rancho requirements, the City Director of Development will approve the site plans." These guidelines are included in the Mariposa Master Plan. Ordinance No. 92 Enactment No. 07-90 created an overlay zone that specified development shall occur per the Mariposa Master Plan.

A Site Plan was submitted for Mariposa East, Tract 1A-16I, 1A-16H1 and 1A-16F. The subject area wraps around the Mariposa Town Square. This Site Plan is for a single-family home development and private park. In conjunction with this Site Plan submittal a Preliminary Plat (Application No. 25-210-00009) for the Terra Alto at Mariposa is currently under review.

Attachment II is the Site Plan submittal package for Terra Alto for review and approval. The subject property consists of 41.2 acres, and the Site Plan denotes 60 residential lots, for an overall density of 1.45 units per acre. The lots will feature 1800-2800sf building footprints. The Site Plan also denotes a private HOA park that will include tennis/pickleball courts and a patio building that includes a lounge/kitchen and restroom. The development is intended to be developed in two phases, with Phase 1 featuring 33 lots and Phase 2 featuring 27 lots.

The Site Plan has been reviewed by staff. Staff finds that the proposed lot configurations, setbacks, and landscaping meet the requirements of Rio Rancho Code of Ordinances Chapter 154 Planning and Zoning. Staff recommends approval of the Site Plan.

Attachment I: Mariposa East Mixed Use Activity Center Master Plan Design Guidelines
Attachment II: Site Plan Submittal Package for Terra Alto

RioRancho
City of Vision

DEVELOPMENT SERVICES DEPARTMENT
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT

APPROVAL OF A REQUEST FOR SITE PLAN APPROVAL FOR TERRA ALTO AT MARIPOSA (MARIPOSA EAST, TRACT 1A16H1, 1A16F and 1A16I).

Applicant: ECOTerra Development, LLC
Agent: Consensus Planning, Inc.

THIS MATTER, having come before the Development Services Department of the City of Rio Rancho, New Mexico, the Development Services Director having taken evidence and considered the merits, has determined and found:

General Findings of Fact:

1. The submitted Site Plan submittal package for Terra Alto (included as Attachment II) complies with the requirements of the Mariposa East Mixed Use Activity Center Master Plan Design Guidelines.
2. The Site Plan meets the requirements of Rio Rancho Code of Ordinances (R.O. 2003) Chapter 154 Planning and Zoning.
3. The intent of including an amenity center and a private park is to create a mix of uses.

Specific Findings of Fact for Approval of the request:

1. The Development Services Director has the authority to approve the Site Plan per the Mariposa East Mixed Use Activity Center Master Plan Design Guidelines, adopted by Ordinance No. 92 Enactment No. 07, an overlay zone specifying that development shall occur per the Mariposa Master Plan.
2. The applicant has the authority to request site plan approval.
3. Plats must meet Chapter 155 standards, including, but not limited to construction plans for grading and drainage, and utilities.

THEREFORE, the application for site plan approval **is APPROVED** by the Development Services Director of the City of Rio Rancho on October 24, 2025, subject to the conditions, restrictions and stipulations specified above.

Amy Rincon, Development Services Director

10/24/25
Date

Attachment I

MARIPOSA

New Mexico

A High Desert Community

MARIPOSA EAST

MIXED USE ACTIVITY CENTER

MASTER PLAN DESIGN AND DEVELOPMENT GUIDELINES

Copyright © 2005 by High Desert Investment Corporation

INTRODUCTION TO MARIPOSA

A resource as precious as the land which comprises Mariposa demands the utmost sensitivity. Years of exacting analysis, planning, design and exhaustive review were applied to determine the feasibility of integrating an active community within this delicate desert ecosystem.

The mandate set for Mariposa is to achieve "sustainable development." Sustainable development is a concept defined by the United Nations Commission of the Environment as achieving stability for both physical and social systems by meeting the needs of current generations without compromising the ability of future generations to fulfill their needs.

At Mariposa sustainability means design and construction in ways that are intended to preserve the resources, ecosystem and natural beauty of the property. Development will respect nature. A large percentage of the land will remain untouched in order that the rich habitats for plants and animals may continue to thrive. Most arroyos will remain in their natural state with only the vegetation enhanced to increase the wildlife habitat.

Conservation systems are designed to yield improved quality of life and sustainability. Water harvesting, use of treated effluent for all common area irrigation and conservation goals will contribute to a continuing and plentiful supply of quality water. The application of design shall strive to enhance the visual and air quality at Mariposa through sensitive sitting of homes and buildings, landscaping, use of lighting and construction standards. In addition, an extensive network of trails and pedestrian connections are planned to encourage fewer automobile trips within the community.

Preserving the Vision

The mixed use area will be governed by several document, which include the Community Design Standard ("Design Standards") and The Design and Development Guidelines for Mariposa East Activity Center District ("District Guidelines").

The purpose of the Design Standards is to provide developers with suggestions and requirements, to help them understand the requirements, best practices and development process in Mariposa. The objective is to create a community that is livable, sustainable and preserves the vision of Mariposa. The prescription for designing and building a community, which will truly be sustainable, are set forth in the Design Standards and in these District Guidelines. These criteria are provided as a starting point for developers and High Desert Investment Corporation ("High Desert") to collaborate in preserving the vision for this remarkable community. Our goal is to make Mariposa one of the most desirable places to live in the Southwest — a community that balances the needs of the homeowner with a concern for the future of environment.

These District Guidelines may be amended from time to time by High Desert; provided, however, any amendments to the guidelines shall be subject to and shall not be effective without, the prior approval of the City Development Director, or the Planning and Zoning Commission, should the director so determine.

Role of High Desert

High Desert is the creator of the 1000-acre, award winning sustainable community of High Desert, located the northeast side in Albuquerque, adjacent to the Cibola National Forest and Sandia Mountain Wilderness, as well as Mariposa.

High Desert's approach to the development of land reflects commitment to community and deep concern for the environment. High Desert intends to make a major contribution to the quality-of-life in Rio Rancho and the surrounding region by continuing to set the standard for sustainable and sound planning and development.

Copyright © 2005 High Desert Investment Corporation

Mariposa Master Plan and Development Agreement

Upon meeting the applicable goals of the 1991 Comprehensive Plan and the Vision 2020 Plan, the Mariposa Master Plan was adopted by the City of Rio Rancho on February 13, 2002. Shortly thereafter, the Mariposa Development Agreement was executed which, among other things, clearly states that the Master Plan shall serve as a guide for the zoning and development of the entire property. The Master Plan includes a Mixed Use area in Mariposa East, which is subject to these Guidelines.

Mariposa East Mixed Use Activity Center District

The Mariposa East Mixed Use Activity Center District is comprised of approximately 59 acres located at the western end of Mariposa Parkway. It is zoned MU-A and is classified as a **Community Center** under Section 9-1-31-F of the Rio Rancho Zoning Ordinance. This document is the Design and Development Guidelines for the Mariposa East Activity Center District ("District Guidelines") and once approved by the City these along with the "Master Plan", as defined in the MU-A zone, will be used as the guide of development of this area. High Desert will review and approve any site development plans prior to the submittal to the City. Per the City of Rio Rancho requirements, the City Director of Development will approve the site plans.

There are several "districts" within the Mariposa East Mixed Use Activity Center District, as shown on the attached exhibit titled district map, that have different requirements as listed in these District Guidelines and they are as follows:

Town Center – approximately seven acres located at the northwest corner of Mariposa Parkway and Academy Road.
Public Park – just west of the *Town Center*
Community Center – just west of the *public park*
General Mixed Use – the remaining MU-A zoned property

The intent of the MU-A classification in Mariposa is to:

1. Encourage a greater intensity of development in order to attract the people and commerce necessary to create a vibrant and diverse urban center;

2. Encourage a blending of residential, civic, commercial and office uses that will trade horizontal distance for a vertical mixture of uses;

3. Encourage a mixture of service and employment uses so that residents will have the opportunity to work as well as shop and play within walking distance from their houses, and

4. Encourage planning, design and detailing that reflects the needs of pedestrians, establishes multi-modal circulation opportunities, and creates memorable civic spaces.

Copyright © 2005 High Desert Investment Corporation

Land Uses

Under the definition of a Community Center in the Mixed Use Activity zoning the following uses are permitted.

Residential (Multifamily and Single family)

Commercial:

- Bed and Breakfast Inns
- Boarding or rooming houses
- Clubhouses or buildings for fraternal organizations and non-profit organizations
- Hotels

Retail Sales of the following goods, provided there is no outside storage or activity except for parking:

- Arts and crafts objects, supplies, plus their Incidental creation
- Books, magazines, newspapers, and stationery
- Cosmetics, notions and hobbies supplies
- Drugs, medial supplies
- Flowers and plants
- Food and drink for consumption on premise or off, but not drive in restaurants
- Jewelry

Services:

- Barber and beauty
- At home day care, day-care centers and nursery schools
- Dry cleaning station (no processing) and self service laundry
- Instruction in dance, arts or crafts
- Interior Decorating
- Photography
- Repair Shops including automobiles

Undertaking Establishments

Neighborhood gasoline Stations

Stalls or merchandize stands for outdoor sale of goods at street front

Offices:

Businesses and professional offices consistent in use and scale with the purpose, goals and objectives of the Mixed Use District

Research and development excluding those that could be a nuisance or hazard to the surrounding neighborhood

Medical Complexes, professional offices associated with medical complexes

Veterinarians with overnight kenneling facilities for medical purposes only (no boarding kennels)

Civic, Religious and municipal uses

- Libraries, public parks and village squares
- Churches
- Schools
- Public Utilities, provided they are located underground
- Parking Structures

Conditional Uses:

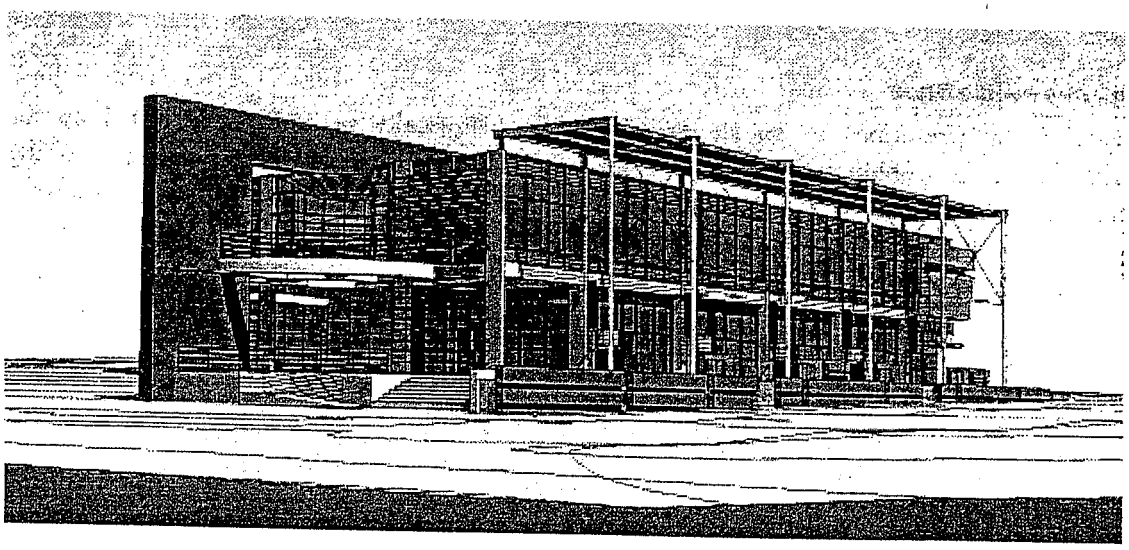
Copyright © 2005 High Desert Investment Corporation

Temporary structures and enclosures used in construction of a building and used for storage of equipment and material. Such structures must be removed after the specific construction project is completed and not to remain in the premises for more than one month after completions.
Storage, limited to self-storage units and storage of vehicles, which are behind a wall and not visible form the surrounding neighborhood.
Restaurants with a drive-in facility for take out orders.

Architecture

In many places, major buildings such as a county courthouse or church serve as focal points of the community. Because of the activities they accommodate and their importance to public life, these buildings are often of finer materials and/or receive a higher level of attention to architectural design than other buildings.

While a high level of design is encourage in all buildings, in Mariposa East the Community Center, designed by Antoine Predock and the Town Center buildings, designed by Bill Sabatini, of Dekker, Perish, Sabatini, should be considered icon buildings and are designed to set the tone for the mixed use area as well as the entire community. These building will be constructed early in the development phasing to encourage outstanding architecture throughout the community.



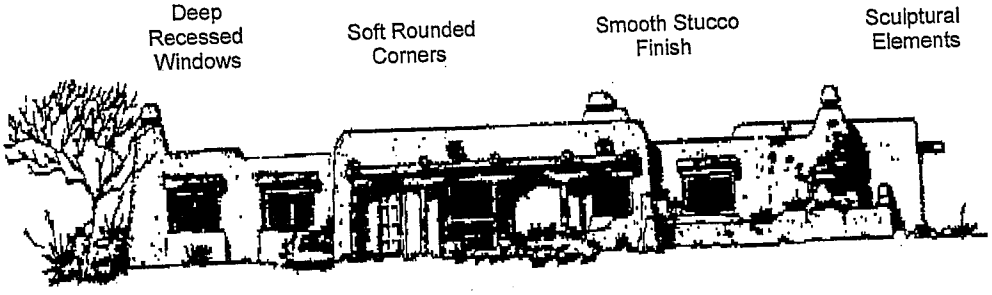
The buildings in the *Town Center* should be contemporary in nature, however, elements of architectural styles other than contemporary can be introduced with approval by High Desert and then the City of Rio Rancho.

If residential, whether single family or multifamily is developed within the mixed use center, the following is a description of the residential architectural styles which are allowed and a description of how those styles should be applied. Other architecturally relevant styles may be considered and approved by High Desert.

Copyright © 2005 High Desert Investment Corporation

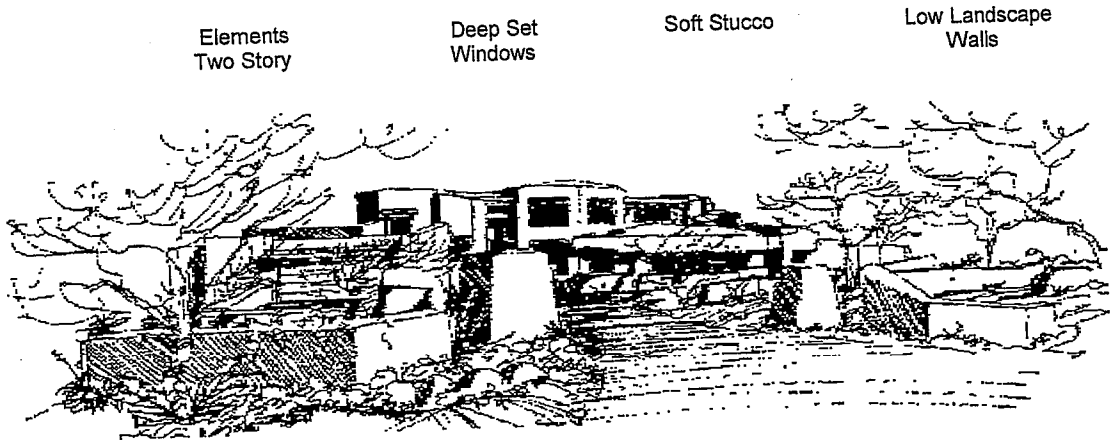
Pueblo Style

Pueblo style is walled architecture recalling the low adobe, flat roofed dwellings of the northern New Mexico Pueblo Indians. Characterized by the "Pueblo Revival" buildings of historic Santa Fe, pueblo style incorporates deep-set doors and windows, dramatically recessed portals or patios, walled entry corners and edges, radius corners and edges, and is always finished in earth tone adobe. The pueblo style uses no arches or pitched roofs and relies exclusively on post and beam or bearing wall construction. Interesting massing and soft edged smooth stucco are distinctive features of this style.



Contemporary Pueblo Style

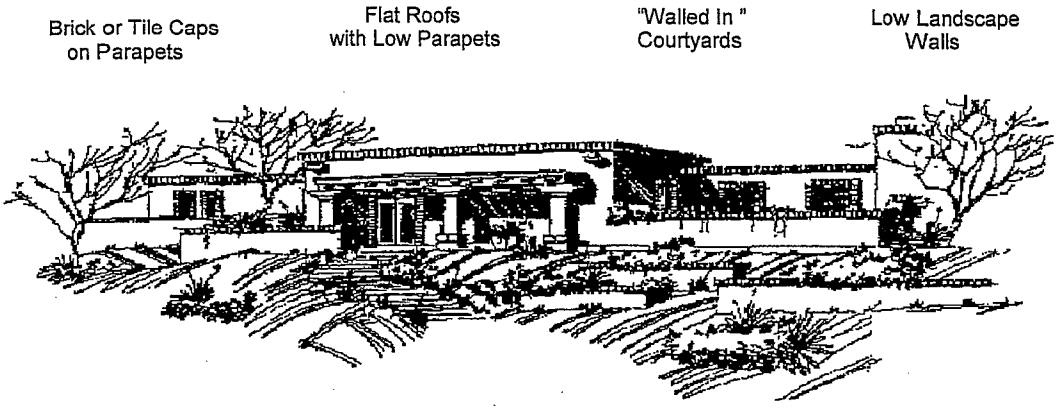
Contemporary interpretations of pueblo style must be historically or stylistically based on the traditional pueblo or pueblo revival architecture, but with skill and sensitivity can successfully incorporate large glass areas and higher ceilings and walls, crisper lines, nontraditional geometric forms and may include combinations of stone and more contemporary materials without losing the sense of strength and mass of the thick adobe walls. This architectural style is often characterized by the absence of nonfunctional decoration and the lack of traditional pueblo decorative ornamentation or detailing.



Copyright © 2005 High Desert Investment Corporation

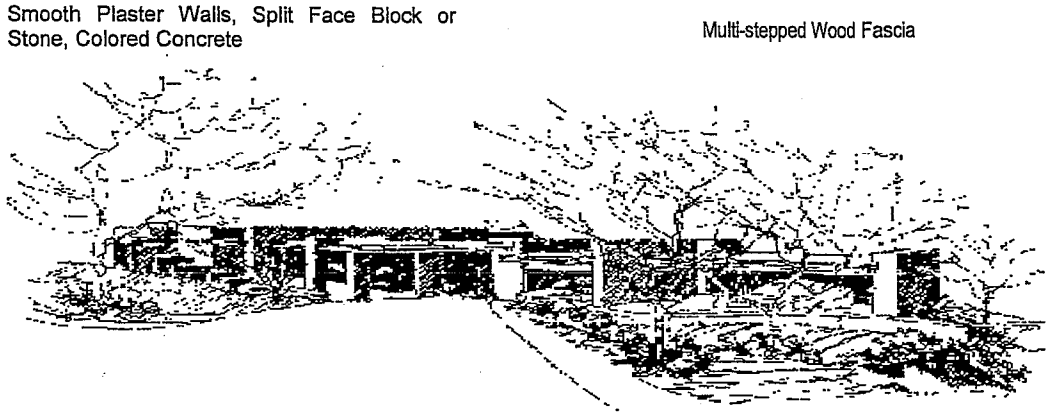
Territorial Style

Territorial style is walled architecture, which simulates the low, flat roofed dwellings of territorial New Mexico, during a period when sawmills and brick kilns were first introduced into New Mexico. Brick copings, on the parapet caps, wood columns and decorative wood door and window casings, characterize the style. The territorial style uses no arches or pitched roofs and relies on post and beam and bearing wall construction. Stucco, brick or frame construction, means doors and windows may not be as deeply set, and the edges and corners are not as soft as in the Pueblo style.



Contemporary Style

Although contemporary architecture is a somewhat ambiguous label, at Mariposa it refers to buildings created today, whose interpretive art form may or may not be historically or stylistically based. Contemporary design embraces the modernist's exploration of technology and new materials and may result in buildings of lighter weight and often unusual or non-classical geometries. To make them more compatible with the Mariposa environment, contemporary style should incorporate set backs and overhangs, interesting use of windows and window setbacks, be carefully integrated with their sites and incorporate strong horizontal lines. With care, contemporary designs can be climatically derived, sensitively and indigenously structured while exploring non-classical and non-stylistic forms, geometries and spaces, and result in highly compatible, environmentally appropriate architecture. Contemporary architecture at Mariposa should reflect the timeless qualities that are always associated with great design and not rush to embrace fleeting fads.

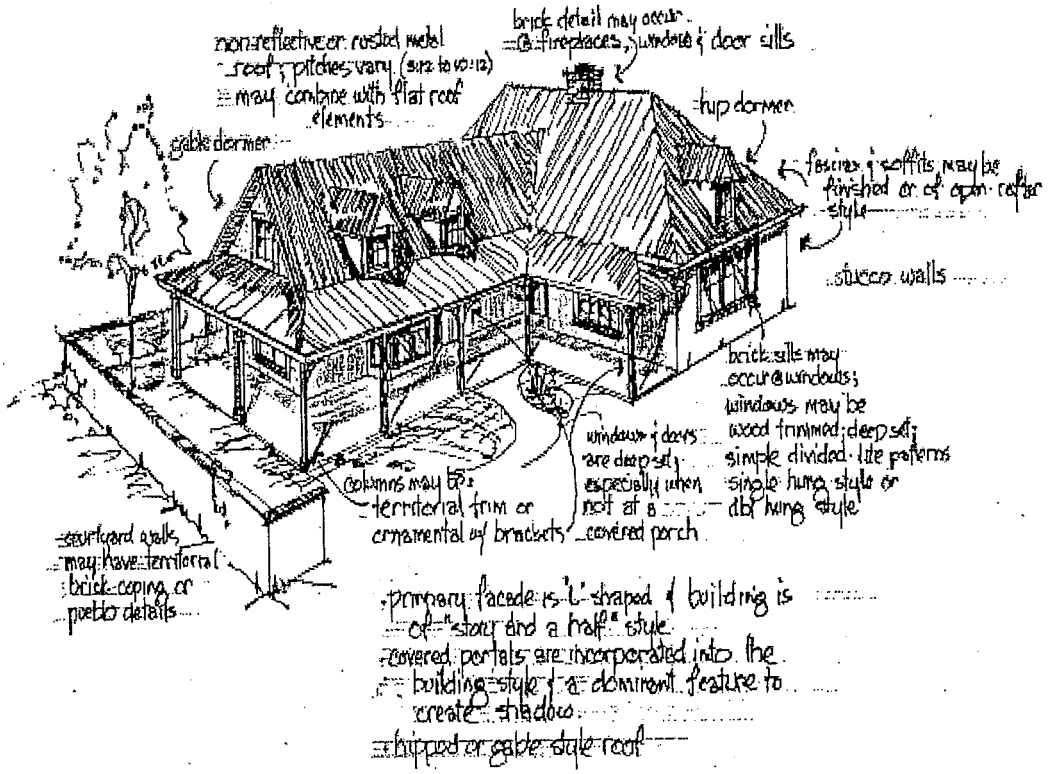


Copyright © 2005 High Desert Investment Corporation

Northern New Mexico Style

Northern New Mexico style, as defined for Mariposa, is most notably characterized by the metal roof. Historically, the metal roof became the preferred method of protecting the exterior stucco surfaces of adobe and territorial facades of homes in the mountainous regions of our state. It is characterized by non-reflective gray metal roofs, hipped and/or gabled, and may include traditional dormers or gable end dormers. Pitches may vary from building to porch or from one roof plane to another; are not greater than 12:12 or less than 3:12 pitch. Column details may be territorial, have ornamental brackets or even have traditional pueblo round viga posts and corbels. Window details may be territorial or pueblo, but in all cases should be recessed not less than 2" from the exterior of finished stucco exterior wall. Bay windows may occur. Overhangs may be finished with fascias and soffits, or open rafter style, are not greater than 24", or 12" at dormers. Brick details may occur at chimney caps, door and windowsills and topping courtyard walls.

Historically, roof spans were much short than those employed today and as a result traditional northern New Mexico style homes kept very much to scale with the walls that supported them. Since spans of today's trussed roof buildings are greater and have a tendency to create a non-characteristic overstated roof, some flat roof areas with territorial brick parapets or soft rounded pueblo parapets may be used in conjunction with the metal roof. Alternatively, large spans may be broken up by varying plate heights so roofs do not overwhelm the structure.

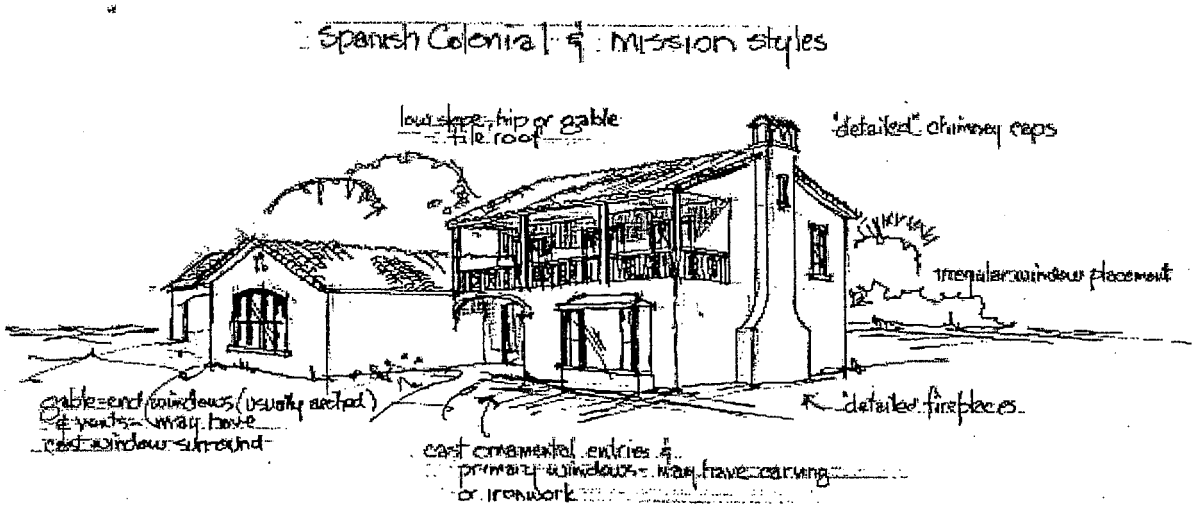


Copyright © 2005 High Desert Investment Corporation

Spanish Colonial/Spanish Mission Style

Spanish Colonial and Spanish Mission styles, while characterized as uniquely different, have often been used in New Mexico with overlapping components.

The clay tile roofs that characterize this style are most often low slope, less than 6:12 pitch, primarily gable end style. Spans of the pitched areas are usually quite short, so varying plate heights for different roof planes is strongly encouraged to keep the character of the style from being overwhelmed by an out of scale roof. Pueblo flat-roof parapets may be used in combination with the tile roof areas to minimize the scale of roofed areas. Overhangs are typically open rafter or short with stucco detail. Gable-end features may include ornamental windows or round tile attic vents. Window placements are irregular and deep set; in all cases at least 2" back from the exterior wall surface. Fireplaces vary from top to chimney and caps are detailed. Ornamental windows with iron detailing are common, as are entry doors. Second floor porch rails and columns are most often wood.



Materials and Colors

Similar building materials and colors within the *town center* should generally follow the first office building proposed for the *town center* and the *community center*.

The *General Mixed Use*, whether residential, non residential or mixed use, should have exterior surface materials that harmonize with the natural landscape and acknowledging the fact that these building are in a special mixed use area. This may include the traditional materials with additional elements or different colors added or consistent with the materials and colors used in the town and community centers.

The *Public Park* will incorporate structures that use similar colors and materials as the community center and/or the town center.

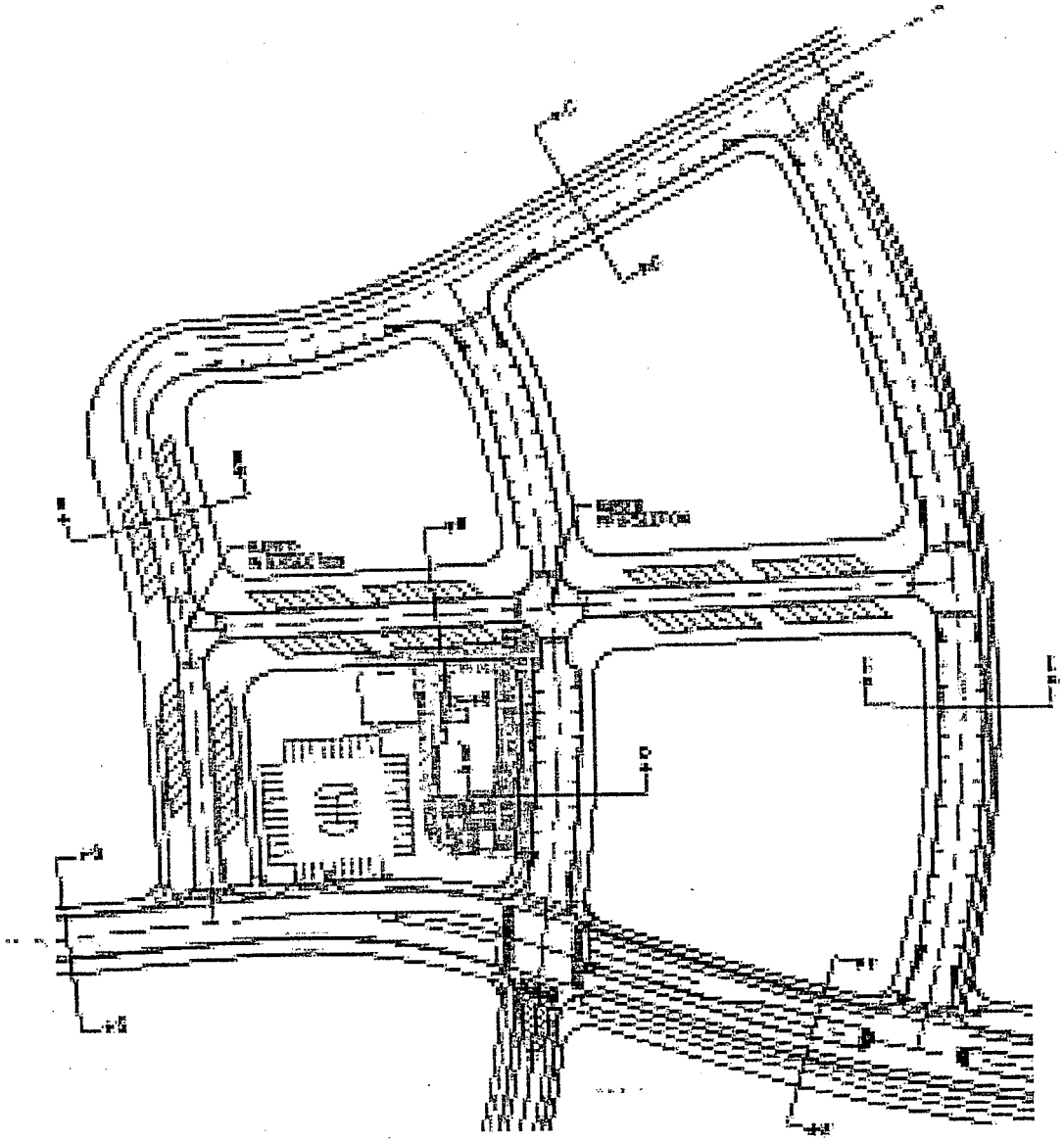
Copyright © 2005 High Desert Investment Corporation

Site Planning

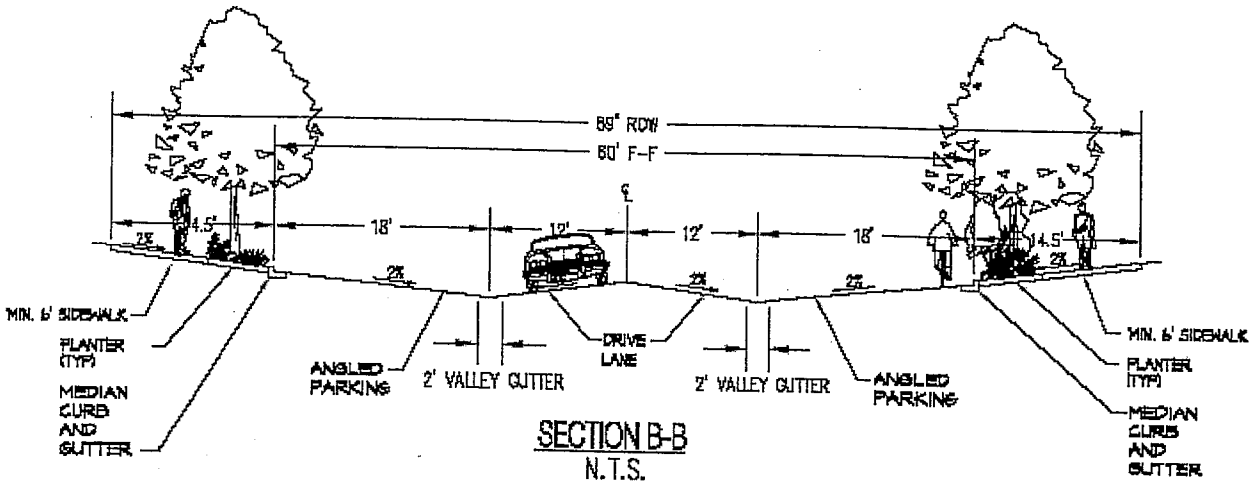
Site Planning at Mariposa is the melding of a number of design and land planning principles, which will allow the vision for this exceptional community to become a reality. Commitment to conservation, preservation and the enhancement of the natural environment is balanced with sensitivity to the economy and efficiency of contemporary building and construction.

Each individual site plans will address the specific requirements of the City of Rio Rancho MU-A check list for individual site plans.

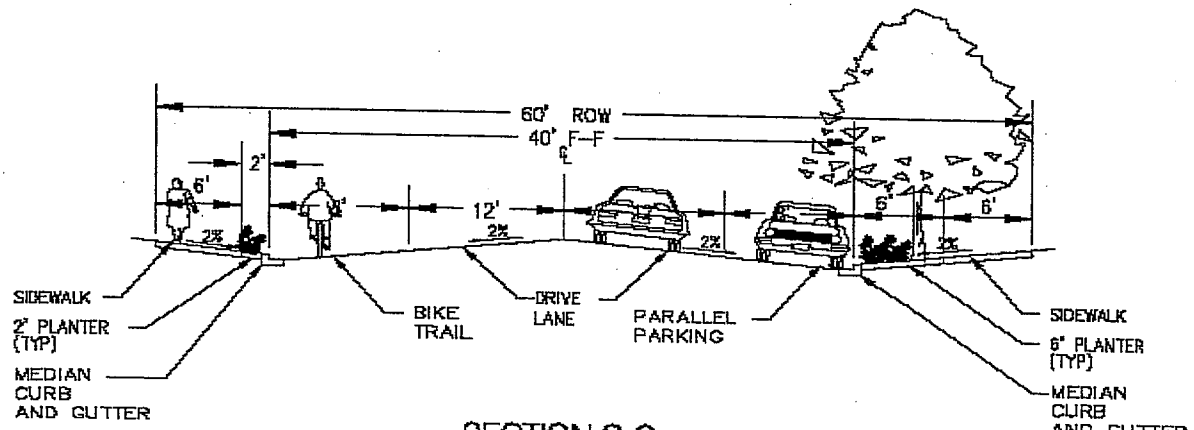
Transportation



Copyright © 2005 High Desert Investment Corporation

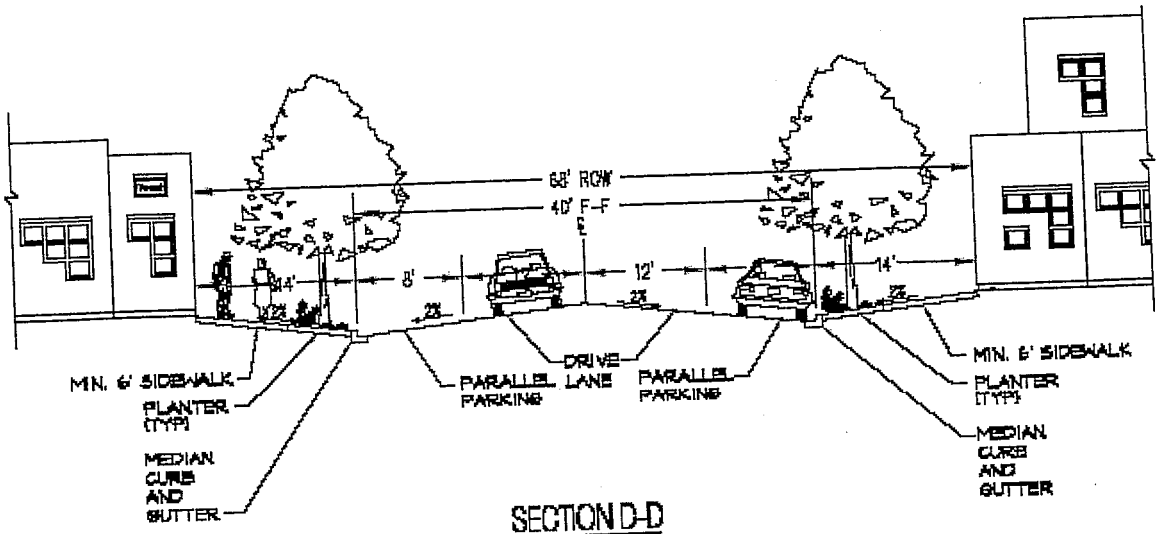


SECTION B-B
N.T.S.

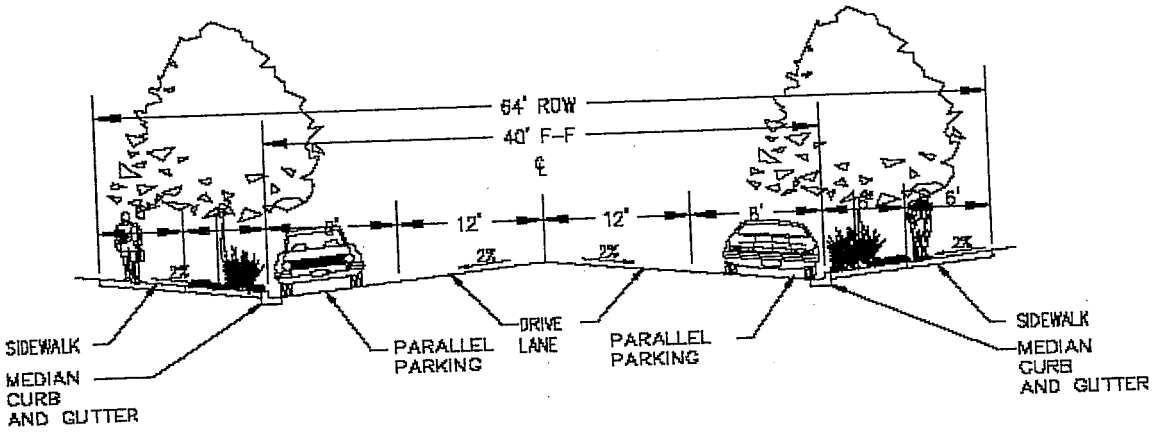


SECTION C-C
N.T.S.

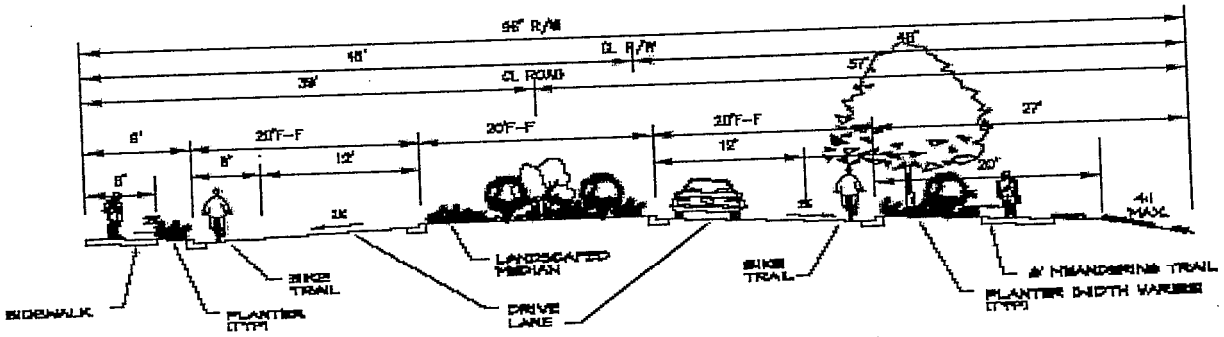
Copyright © 2005 High Desert Investment Corporation



SECTION D-D
N.T.S.

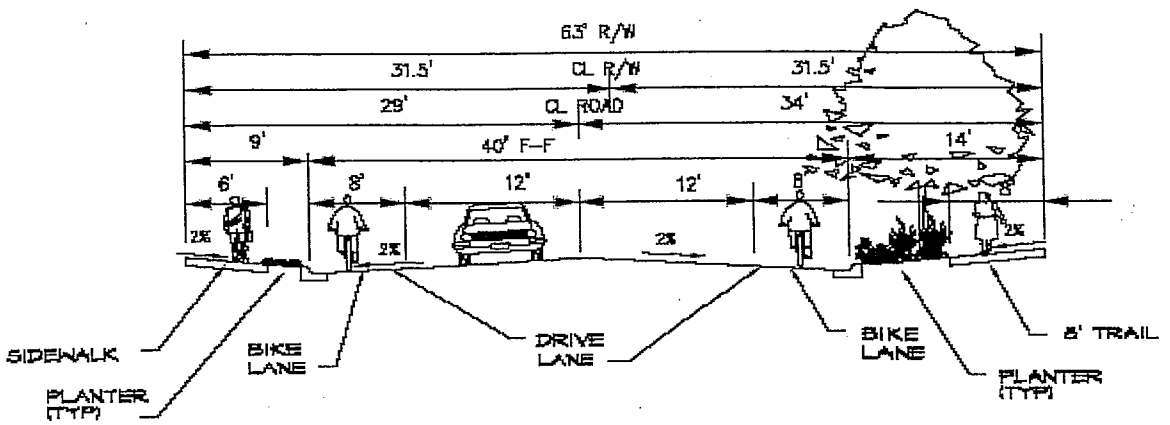


SECTION E-E
N.T.S.



TYPICAL STREET SECTION F-F
(COLLECTOR)
NOT TO SCALE

Copyright © 2005 High Desert Investment Corporation



TYPICAL STREET SECTION G-G
(UNDIVIDED MAJOR LOCAL)

NOT TO SCALE

Any other streets will adhere to the approved street sections in the adopted master plan.

Parking

The design objective of the parking areas, whether residential, non-residential, or mixed use, is to provide adequate parking while minimizing the overall impact of the parking areas.

Within the entire mixed use district, the minimum number of parking spaces is based on the use as listed under the MU-A zoning district of the City of Rio Rancho Zoning Ordinance. Since the exact uses are not known, the required number of parking spaces can not be calculated in advance. The calculations will be submitted with the individual site plans. This will include spaces for bicycle and handicapped parking.

Like many new and old town centers on street parking is an important element in creating the town center streetscape and interaction. The *Town Center* will provide both on site and on street parking. Although there are four tracts that make up the *Town Center*, the design of the parking, pedestrian circulation and building siting is created to give the feel and dynamics of one town center. The main focal point of the *Town Center* is the main intersection of the four tracts. The radius distance from that point to anywhere within the *Town Center* is not more than 450 feet, easily within walking distance. All the required parking for the *Town Center* will fall within that distance. Shared and on street parking is encouraged and shared parking agreements will be executed as individual development takes place.

Building Heights

The maximum building height allowed is 48 feet.

The building height is measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or highest level of a flat roof. The height of the parapet walls may vary depending on the need to screen mechanical equipment. Building height to the ridge of a pitched roof structure may vary depending on the roof pitch.

Copyright © 2005 High Desert Investment Corporation

Building Footprint

The maximum allowed building footprint is 15,000 sf for ground floor unless a conditional use is granted which would allow buildings with larger footprints up to 50,000 sf.

Landscaping

Landscape Concept

The intent of the landscape program at Mariposa is to blend the built environment with the landscape by extending the high desert plant communities and ecosystems in to all areas of the landscape. The understanding of the diversity local ecosystems and use of native plants is a critical element in the landscape program. Refer to the Guidelines for Sustainability for a listing of approved plants for use in the landscape as well as installation techniques for plant material and water harvesting structures.

Landscape Zones

A general rule of thumb is to group plantings by similar water needs by concentrating new vegetation in deliberate and strategic locations. This will promote the health of plant communities by ensuring that plants are receiving the appropriate amount of water and reducing potential stress on plants. By selecting native and low-water-use plants, maintenance and water use costs are reduced. Exotic species generally require more water, nitrogen-based fertilizer and pesticides—thereby reducing the overall health of the ecosystem.

1. Urban (Parks, Plazas, Village Core Streetscapes) -- Parks and plazas should have sufficient open areas for play and gathering. Native grasses such as blue grama will be used in place of blue grasses requiring more water except for sport areas that require the installation of such non-native grasses.)
2. Formal -- These areas will install the drought tolerant, predominantly native plant material in a more formal manner to create a theme. These areas are along streets, entries to neighborhoods, parks and some of the front yard areas of the higher density neighborhoods. These areas are commonly found in the neighborhood production homes sites and the mixed-use areas.
3. Oasis -- An Oasis is defined as the home landscape for private areas enclosed by walls or in courtyards created by the building or wall. Homeowners can select from native and some non-native plants from which they can personalize their own oasis. Water harvesting is required of each homeowner in order to take advantage of surface water flow during large rain events, as well as the capture of any runoff from the roof and hardscape.
4. Native/Natural Areas -- Areas where the natural state is the permanent feature of the landscape. Restoration of landscape is required in the event that damage is caused as a result of construction. Supplemental plantings of native plants to these areas is allowed as long as it is presented in a random natural grouping and not a formal, linear form.

Common Area Landscaping Concepts

High Desert will install and the Association will maintain all landscaping in common open space areas, common areas, parks, right-of-ways and entries, unless a different agreement is reached between the parties. A conceptual landscape plan must be submitted to and approved by High Desert utilizing drought tolerant, predominantly native plants.

Copyright © 2005 High Desert Investment Corporation

Street Landscape Zones

The street landscape zones that will be installed by High Desert are conceptually depicted in the diagram below and consist of:

1. Formal Village Core Streetscape – Street trees in sidewalk cutouts, in formal orientation.
2. Neighborhood Entry – All entries will feature similar formal layout.
3. Formal Road Streetscape – Occurs on streets such as Academy Road bound by walls on both sides of the street, formal planting of large masses of monoculture shrubs and street trees.
4. Native Streetscape – The native pallet of landscaping generally occurs along streets that run parallel to arroyos, where streets cross arroyo systems and in the Estate areas of Mariposa. This landscape is designed to reinforce the natural landscape of these areas.
5. Formal and Native Streetscape Interface – Blends landscaping of formal and native plantings.
6. Native Wildflower Zone – Periodic wildflower planting in mass swaths of color, especially at key intersections.
7. Existing Native Landscaping – Existing native landscaping along Mariposa Parkway and other arroyos systems will remain undisturbed.

Common Area Irrigation Systems

The Irrigation System for the Common Areas of the Mariposa Community is a single interconnected and centrally controlled system installed by High Desert and maintained by the Association. As new common areas are developed, either by High Desert or other developers, it is important that all irrigation systems be compatible and connected to the Master Irrigation System infrastructure. The system is designed to operate with either potable water or reuse treated effluent. However, as soon as sufficient treated effluent is available all systems shall use reuse water for common area irrigation. The master irrigation system is centrally controlled and designed to minimize water use, detect leaks, adjust to weather conditions and problems and will be managed by the association.

Irrigation Systems Installed By Others

All irrigation plans must be submitted and approved by High Desert prior to installation. Water use for each system added must be identified on each system design plan. All irrigation systems must use irrigation parts that are compatible to the centrally controlled master irrigation system design for common areas within Mariposa and installed by High Desert. All irrigation plans must be developed electronically for compatibility and a digital file must be submitted upon approval.

Master Irrigation System GIS File

High Desert has developed a digital and graphic Irrigation Master Plan and maintains this information in a Geographic Information System (GIS) file showing location and other pertinent irrigation system information in both mapping and database formats. This GIS database will include all projects associated with common area landscapes including those submitted by other developers.

The Mariposa master irrigation system GIS file is generated in ESRI ArcMap (version 9.0 or later). All final irrigation system data must be submitted in both hardcopy and digital format (either CAD or GIS)

Copyright © 2005 High Desert Investment Corporation

so that it can be directly integrated (or easily converted) into the existing electronic Irrigation Master Plan. The acceptable data formats are AutoCAD 2000 (or most recent version) and ESRI ArcMap shapefiles (version 8.3 or later).

Digital files for all final irrigation plans submitted by other developers must contain the Mariposa survey benchmarks, which will be provided by High Desert in an irrigation system template. This will allow the Mariposa irrigation system GIS to be easily updated as new common areas are developed.

Lighting

Night Sky Protection

Preservation of dark skies is an important quality-of-life component of Mariposa. Implementation of dark sky criteria at Mariposa will set a high standard for exterior lighting and will be required in the mixed-use area.

Lighting Types And Function

1. Site Lighting -- Accent lighting used on the ground, mounted in trees or walls to highlight landscape features at parcel entries only. It can be used for safety or decorative purposes.
2. Architectural Lighting -- Mounted lighting for the purpose of providing general, area, security or decorative illumination at parcel entries or on buildings in the town center.
3. Pedestrian Lighting -- Used especially in the village center and along major sidewalks, fixtures should be placed 20' O.C.; 12 to 18 feet in height. Combine lighting poles with other utilitarian features along sidewalk to reduce visual and physical clutter (i.e. parking meters, banner poles, bike racks, transit stop signage)
4. Street Lighting -- The approved Mariposa street light is an anodized bronze fixture, shoebox shielding, with cut-off lenses, to minimize light pollution. Spacing of street lighting will generally be at intersections and end of streets. A different style fixture may be installed, with approval by High Desert, which would better meet the lighting and design needs of a specific area such as the *Town Center.*

The recommendations and requirements that shall be used are as follows:

1. Lighting should be directed downward.
2. No lighting in the Preserve or common open space areas.
3. Shielding and filtering is required to limit the amount of light emitting from the fixtures.
4. Should consider installation of the most energy efficient light sources, ie fluorescent or solar.
5. High Desert must approve all fixtures.
6. Coordinate landscaping and lighting elements to minimize potential for shadows by using a mixture of street and pedestrian lights and minimizing shadows caused by the conflict between a street light and a street tree.

Prohibited Lighting at Mariposa include:

1. Metal halide
2. Mercury Vapor
3. Quartz

Copyright © 2005 High Desert Investment Corporation

4. Laser light or similar high intensity for advertisement or entertainment
5. Searchlights

Signage

The objective of a signage program is to create one that is unobtrusive and as integral to the environment and architecture as possible. All signs must be approved by High Desert before submittal for a permit by the City, if required. All signs at Mariposa will conform to a unified standard and will comply with City sign codes.

Requirements and Recommendations:

1. No sign or sign structure shall be placed or erected in any place or manner that will obstruct safe visibility for vehicles and pedestrian traffic.
2. Only text and graphics for signs may be internally illuminated; the sign face must remain opaque and be sealed at the seams to eliminate light leaks.
3. Externally illuminated building mounted or entrance signs are allowed as long as the light source is not visible from adjacent properties or public rights of way.
4. Kiosks are allowed and will be reviewed and approved by High Desert.

Prohibited Signage include:

1. Attached cloth or metal canopies with lettering
2. Banners with lettering
3. Painted lettering/symbols on windows
4. Building Mounted signs that exceed the height of the building parapet
5. Backlit box or reader board signs with lettering
6. Murals

Resource Conservation

The entire community of Mariposa is based on the principles of conservation that will yield an improved quality of life and sustainability. Mariposa embraces the concept of sustainable design and development, which includes resource conservation.

Water Conservation

Water is the most precious natural resource in New Mexico and the American Southwest. The economic and environmental health of the state and region is dependent upon the responsible use of our water resources. It is the goal of Mariposa to provide a model of community development, which utilizes the most progressive techniques in water conservation practices. Careful planning and thoughtful design can demonstrate that water conservation is possible without sacrificing lifestyle choices.

Copyright © 2005 High Desert Investment Corporation

Water conserving appliances and fixtures are now commonly available in New Mexico and must be specified for installation. Designers should strongly consider dual plumbing systems to integrate both potable and gray water lines.

1. **Specify plumbing fixtures that require less water and exceed fixture requirements of the Energy Policy Act of 1992 (in gallons per minute or gallons per flush). The following flow rates indicate a 20% reduction in the fixture requirements as stated in the Act:**

   a) Lavatory and Kitchen Faucets — 2.2 GPM @ 80 PSIG

   b) Showerheads — 2.0 GPM @ 80 PSIG

   c) Gravity Type Tank Toilets — 1.6 GPF

2. No individual wells are allowed at Mariposa.

3. Irrigation systems must be designed so that peak summertime watering can be completed between the hours of 10pm and 6am.

4. Must install water conserving fixtures and appliances i.e. Energy Star* pursuant to the state of the art Green Building Standards per the adopted Master Plan.

5. There is much debate about the water efficiency of refrigerated ac units and evaporative coolers. While the evaporative cooler uses more water than an ac unit, it does take 4 times the amount of electricity to run an ac unit which causes the electric plants to use more water to generate this additional electricity. The most important issue no matter which cooling system is installed is the design of the system itself. This involves more than using the role of thumb of a unit for x square feet of area to be cooled. It means using a recognized resource such as the Manual J, to help determine the number, location and size of the units. In this case efficiency in design is the most important factor.

6. Mariposa's water budget (balance) assuming reuse to augment outdoor landscaping demand, has the potential to minimize overall reliance on potable water supplies. The water conservation model performed for Mariposa summates this, based on the implementation of water conservation and reuse techniques.

7. Use of quality pipes, fittings and values for leak resistance. Also recommend testing, such as Zero-Read, for leaks.

Drainage and Surface Water Management

Natural Rainfall is a precious resource and should be managed to help sustain the community and the surrounding region. Surface water management is the opportunity to manage the rainfall runoff for beneficial purposes including reduction of construction costs, improved ecosystems and habitats, sustainability of natural drainage patterns and arroyos after development and a return of water to the aquifer; while at the same time managing storm-water flows and drainage in a safe manner approved by the necessary governmental authorities.

Rainwater Collection and Harvesting

Rainwater catchment systems provide a source of soft, high quality water, reduce reliance on other water sources, and in New Mexico, are cost-effective. It is strongly recommended that roofs and hardened surfaces be designed to capture rainwater during storm events and transport it to cisterns or other storage devices for later irrigation use.

Copyright © 2005 High Desert Investment Corporation

Rainwater Harvesting Components:

1. Roof designed as a rainwater catchment area.
2. Downspouts connect to underground cistern.
3. Underground cistern.
4. Irrigation line from cistern to irrigation areas.
5. Hardened surfaces, such as driveways designed to transport flow to surface catchment system.

Energy Efficiency

Mariposa recognizes energy efficiency as one of the most critical aspects of sustainability. The Founder makes a commitment to using renewable sources of energy as well as high standards for energy efficient buildings. The use of natural ventilation, cooling and heating to a practical extent is encouraged.

Indoor lighting and air quality are also special components of this efficiency equation. Tighter roofs, walls and foundations will require Mariposa to address occupancy loads in many of the buildings for air quality requirements and apply the appropriate systems to address these needs. Lighting will be accomplished utilizing day lighting techniques in combination with energy efficient electric lighting.

Building Envelope

The single most important component of an energy efficient building is the performance of the building's envelope. Proper detailing, adequate insulation and appropriate specification will result in buildings that are energy efficiency while also lower operating costs and increasing user comfort. In order to meet the Mariposa commitments for energy efficiency, the following minimum requirements for building R-values should be followed. (This does not insure compliance and should be considered a starting point only.)

Walls – R Value of 20 for exterior wall insulation

Roof - R Value of 38 for Sloped Roofs and R Value of 30 for Flat Roofs

Windows- R Value of 2.63

Windows And Glazing

One of the most misunderstood components of the building envelope is the windows and glazed areas. This is unfortunate, because often windows can be the single most important envelope component because their impact on heating, cooling, lighting and ventilation. Glazing should be selected based on several criteria among them energy performance, daylight contribution, architectural integration, occupant comfort and cost.

Copyright © 2005 High Desert Investment Corporation

Natural and Renewable Resources

Normal home building practices can consume and even waste large quantities of natural resources such as wood, cardboard, plastic and water if not managed carefully. At Mariposa the issue of water conservation, re-use surface water management and water harvesting are discussed in this and other sections of these Guidelines. The main subject of this section deals with the efficient and environmentally conscious use of natural resources such as; wood, cardboard, metal and plastic, both during the design phase of your home as well as during construction.

Building Materials

Material selection is a complex process involving many variables, and considering green building materials can add time and money but more materials are being made available which, when used enough, will reduce the price. It is a fairly new science but one that is a growing and dynamic. Selection of green materials typically involves a review of the product's life cycle impact on the environment, which includes the raw materials used, production process, the transportation, and the disposal, recycling or reuse properties.

When selecting materials to use in the construction of an energy efficient home, the following attributes should be considered.

Renewability

Materials that are rapidly renewable (growth period) and are derived from biological resources such as trees and agricultural products. Examples include bamboo, cork, natural linoleum and some types of wood and engineered wood products.

Recycled Content

Materials with recycled content are available for many types of building products and this technology constantly improving. Examples include Riastra, types of insulation, recycled plastic lumber and carpet made from recycled materials.

Reusability/Recyclables

Is how easily a product may be reused or recycled once it is no longer needed. Products that can be separated from other materials for reuse or recycling. Examples include metal roofing, lumber and windows and doors.

Durability

This describes the expected maintenance and service life of a product. A low maintenance product with a long service life is preferred.

Copyright © 2005 High Desert Investment Corporation

Embodied Energy

This is the energy required to remove, process, package, transport, and install, dispose (recycle) of materials used in the construction of a home. Up to 70% of the total energy invested in a building's construction is embodied

Environmental Impact

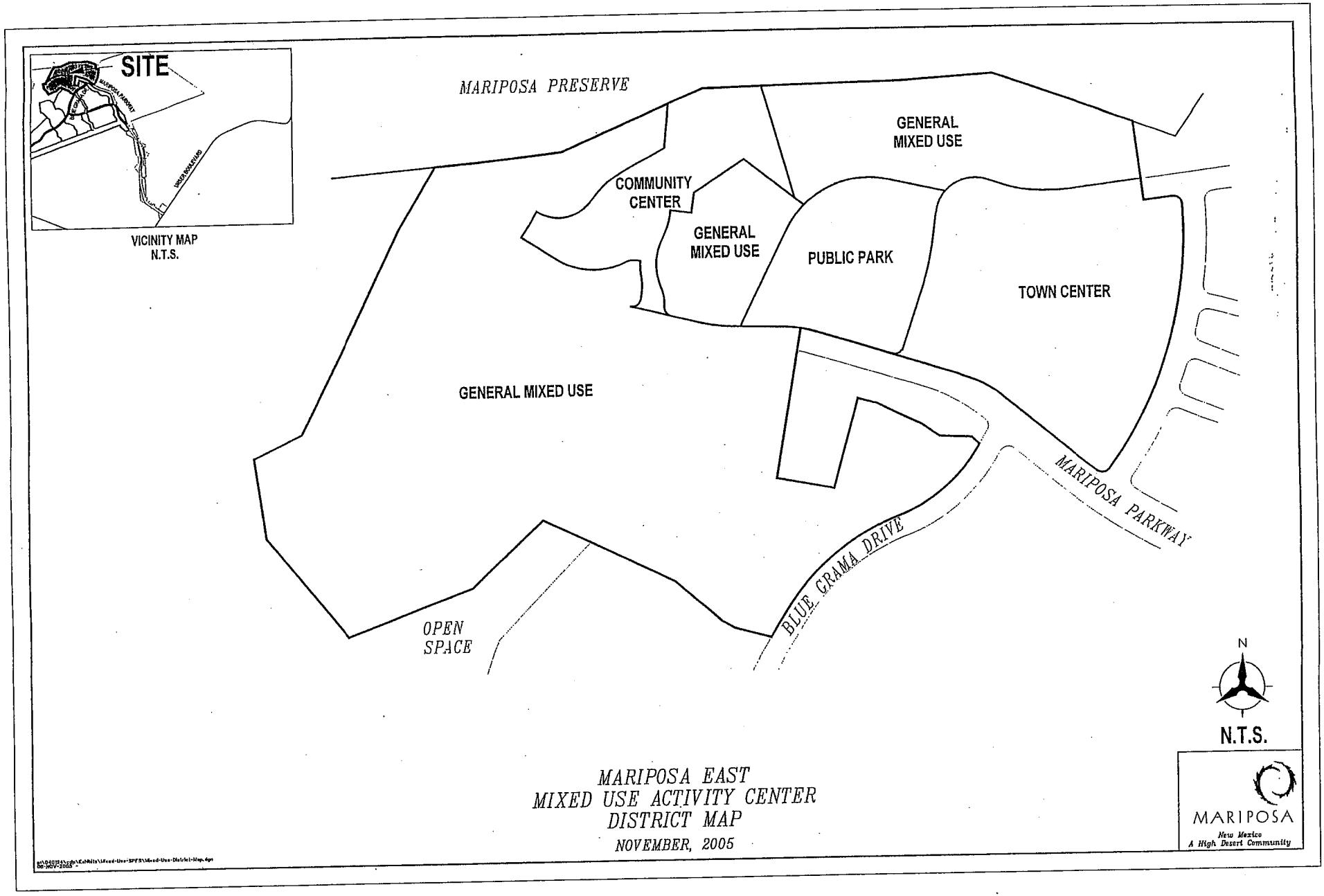
Refers to a products or materials effect on the outdoor environment. Select materials that minimize negative impacts on the ozone and add to global warming thru chemical release as well as minimizing release of toxic waste.

Land

The site planning philosophy of Mariposa is careful integration of the built environment to their natural surroundings so as to limit the intrusion and impact on the natural environment. With the Mixed Use Area there will be areas such as the town center (7 acres), which will be an entire built environment while there will areas designated as open space where there will be no buildings. Within the General Mixed Use , a large portion will be left undeveloped with "islands" of development.

Copyright © 2005 High Desert Investment Corporation

Attachment I



MARIPOSA EAST
MIXED USE ACTIVITY CENTER
DISTRICT MAP
NOVEMBER, 2005

Attachment I

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

Attachment II

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: ECOTerra Development, LLC		Phone:505-212-7000
Address: 9600 Tennyson St. NE		E-Mail: mifef@thewestway.com
City: Albuquerque	State: NM	Zip: 87122
Proprietary Interest: Developer/Homebuilder	List Owners: Mariposa East, LP	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 Eighth Street, NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: New Mexico	ZIP Code: 87102

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

Site Plan Approval of Single-family residential development.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Mariposa East	Block(s):	Lot(s): Tract 1A16H1, Tract 1A16F, Tract 1A16I
Existing Zoning: MU-A	Proposed Zoning: MU-A	
No. of existing lots: 3	No. of proposed lots: 60	Total area of site (acres): 41. 2

ACKNOWLEDGEMENT

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

Print Name: James K. Strozier, FAICP	Applicant: ECOTerra Development, LLC	Agent: Consensus Planning, Inc.
Signature:		Date: 10/3/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

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

Attachment II

September 29, 2025

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

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

Dear Brian:

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

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

Thank you,

Roger Theis

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

By:_ 
Roger Theis, Authorized Representative

Attachment II

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

October 6, 2025

Amy Rincon
Director, Department of Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Explanation Letter – Site Development Plan in Mariposa East

Dear Ms. Rincon:

The purpose of this letter is to provide an explanation for a site development plan in the MU-A District and justification for single-family housing development without a commercial land use component. The legal description of the subject property is Mariposa East, Tracts 1A-16I, 1A-16H1, and 1A-16F. Our project team met with the Development Review Committee on May 22, 2025, and had follow-up conversations with City Staff. The project team reached out to and received support letters from the Mariposa Neighborhood Association, the owner/master developer – Mariposa East, LP, and the listing agent representing the property owner of the existing Commercial/Office Building.

Per the City of Rio Rancho Zoning Code 154.32 (E)(5) MU-A Zone Development Review Process and Development Review Committee recommendations, we have provided a site development plan and application to the Development Services Director. As stated in the approved Master Plan, this application is to be evaluated based on compliance with the approved Master Plan and guidelines, which in this case is the Mariposa East Master Plan. We submitted our site development plan and application to Harvard Investments, the Master Developer, for review per Master Plan regulations (see attached Letter).

Our Client, ECOterra Development, LLC, is proposing to develop 60 single-story, single-family homes on 42.2 acres. These homes will be adjacent to the existing Mariposa Community Center, Town Center, public park, and Mariposa Preserve open space. Pedestrian connections will be available to promote walkability to and from the Community Center, Town Center, and Mariposa Preserve.

Justification
The proposed residential development adheres to the guiding principles for development of Mariposa – Community, Diversity, and Respect. Residents of this community will enjoy an environment that enables them to live, work, and play.

The subject development area, previously planned for mixed-use, integrating both commercial and residential, has undergone a change in market demand. The current demand focuses less on commercial and office space and more on providing high-quality, sustainable housing. The demand for commercial or office lease spaces in the Community/Office Building property is limited, as verified by the Listing Agent for the property owner of the Community/Office Building (see attached Letter from Mr. Jeff Stuve). The Mariposa Neighborhood Association is aware that commercial needs and patterns have changed considerably since the early 2000s, and residential development is a more suitable and sustainable use for this land today (see attached Letter from Pat Jilek, President, Mariposa Neighborhood

PRINCIPALS

James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA
Erin Callahan, AICP

Association. Furthermore, the existing commercial/office building has been in operation since 2007, primarily used as an office for High Desert Investment Corporation. Ever since that time, it has experienced little to no leasing for the office component of the building. Additionally, the ground floor commercial opportunities have come and gone over the years with short-lived restaurants. Commercial and Office property is most successful when located along higher-volume travel corridors. If the area in and around Mariposa East ever needs additional commercial/office uses, there is a small (.2 acre), vacant tract just west of the existing building on the south side of Parkway Avenue. If additional commercial uses were needed, it is appropriate to locate those uses at the intersection of Unser Blvd and Mariposa Parkway (see attached Letter from Roger Theis, Master Developer, Mariposa East, LP).

There is a current demand for new homes near vibrant gathering spaces with recreational amenities. This development features a small private/HOA park that includes a covered seating area overlooking tennis/pickleball matches, as well as a clubhouse for indoor activities and restrooms. All park development is designed to minimize impact on the surrounding environment and neighbors to the east.

Mariposa East Mixed Use Activity Center District
The proposed development meets and furthers the intent of the MU-A classification in Mariposa.

1. Encourage a greater intensity of development in order to attract the people and commerce necessary to create a vibrant and diverse urban center;

   Response: The proposed residential development borders the existing Mariposa Community Center, Town Center, and public park, which contains opportunities for recreation, socialization, dining, and work. Building residential homes will only add to the vibrancy and diversity of this center by bringing more traffic through the Center and new customers. The area is currently undeveloped and provides no benefit to the surrounding civic and commercial/office uses.

2. Encourage a blending of residential, civic, commercial and office uses that will trade horizontal distance for a vertical mixture of uses;

   Response: The development of the proposed homes will contribute to a community that currently lacks sufficient housing supply, while also addressing the current lack of demand for commercial and office space. The existing Town Center features a mix of vertical uses, including office space and a restaurant. Civic and recreational uses are met by the public park and Community Center, which contains a weight room, exercise classrooms, and a pool. The proposed new residential development will complement the existing civic, commercial, and office uses.

3. Encourage a mixture of service and employment uses so that residents will have the opportunity to work as well as shop and play within walking distance from their houses, and

   Response: The development will surround the community's Town Center. Residents of this community will enjoy an environment that enables them to live, work, and play. The development area, featuring single-family homes, will be situated within walking distance of the Mariposa Community Center,

Town Center, and a public park. The current market demand for service and employment is static, and this development is not adding to that land use percentage. The current configuration provides residents with ample opportunities for office and retail space. The development features a private/HOA park with tennis/pickleball courts, as well as an indoor clubhouse gathering space, all of which are within walking distance of the proposed homes.

4. Encourage planning, design, and detailing that reflect the needs of pedestrians, establish multi-modal circulation opportunities, and create memorable civic spaces.

   Response: The proposed development is situated in an area that maximizes multi-modal transportation options with existing and relocated trails. Residents will have the opportunity to walk, bike, or drive to access the nearby civic space. Pedestrian connections throughout the development will provide residents with easy access to the community center, open spaces, office spaces, and a restaurant. The project team analyzed and realigned trails to create/continue access to the preserve, as well as non-vehicular connectivity to the Town Center.

Mariposa East Master Plan

Within the MU-A zone of the Mariposa East Master Plan, single-family residential development is a permitted use. The Mariposa East Master Plan provides design standards and other regulations to guide development within the Plan area. The following outlines how the Site Development Plan falls in line with and furthers these standards and regulations:

Architecture Element:

Response: The proposed single-family homes will be limited to the architectural styles outlined in the Mariposa East Master Plan, including Pueblo, Contemporary Pueblo, Territorial, Contemporary, Northern New Mexico, and Spanish Colonial/Spanish Mission.

Materials and Colors:

Response: The exterior surface materials used will be in harmony with the natural landscape.

Transportation:

Response: Streets are properly scaled with minimal impact to the surrounding environment to create a more attractive community. The trails will facilitate multimodal transportation options, including vehicles, bicycles, and pedestrians.

Parking:

Response: Each lot will feature an enclosed garage capable of parking two vehicles. Driveways will be designed to minimize impact to the surrounding environment.

Building Heights:

Response: The MU-A zone permits building heights up to 48 feet. This Site Plan restricts the height to 20 feet, and the homes are restricted to single-story homes. If the topographic and grading require an underground garage

CONSENSUS PLANNING

with access to the street, the underground portion shall not be included in the height calculation.

Building Footprint:
Response: Building footprints are approximately 1,800 – 2,800 square feet.

Landscaping:
Response: The goal of this development is to minimize impact on the natural environment. Common open spaces and residential landscaping will consist of a new native landscape and the preservation of existing natural vegetation. Any additional landscaping will adhere to the Guidelines for Sustainability outlined in the Mariposa Master Plan.

Lighting:
Response: Exterior lighting will comply with the recommendations and requirements outlined in the Mariposa East Master Plan to preserve the area's dark skies. All exterior lighting will be directed downward, will not be located in common open space areas, will be shielded and filtered, energy efficient, and designed to minimize shadows. Low-level path lighting will be the preferred option for all exterior lighting. All exterior lighting fixtures will be approved by Harvard Investments, per the Mariposa East Master Plan.

Signage:
Response: Any signage within the development will comply with the requirements and recommendations outlined in the Mariposa East Master Plan and will be reviewed by the Sustainability Review Board prior to any submittal. Signs will not obstruct safe visibility and will not contain lighting that is disruptive to adjacent properties or the public right-of-way. All signage will comply with the unified standard within the Mariposa community. The entry feature design will mimic the surrounding high desert environment, in keeping with the natural character of the Mariposa community.

Resource Conservation:
Response: The subject development will embrace the concept of sustainable design and development by minimizing impact on the surrounding environment. Homes, streets, and other neighborhood features will be designed to limit the intrusion and impact on the natural landscaping and the adjacent Mariposa Preserve.

Rio Rancho Comprehensive Plan
The proposed residential development adheres to the guiding Goals and Policies of the Rio Rancho Comprehensive Plan, including:

Conservation and the Natural Environment Element
- Goal Con-2: Preserve vegetation and natural resources.
- Policy Con-12: Develop and protect a public open space network.

Response: The development is intended to cause minimal impact and be sensitive to the surrounding environment. Single-family homes will be developed with surrounding common Open Space to preserve the region's landscape and enhance the quality of life for surrounding residents. The project will be adjacent to the Mariposa Preserve Open Space and trails. Re-aligned pedestrian and bicycle connections will be provided to link the proposed development with the Mariposa Preserve Open Space.

CONSENSUS PLANNING

Land Use Element

- Goal L-3: Maintain a balance of land uses throughout the City.
- Policy L-2: Promote and support development that incorporates walkability.

Response: This vacant land just west of and surrounding the Mariposa community center is an ideal spot for new residential development. The site's location on the outskirts of the metro area supports single-family residential development for those looking to travel into the City for services and don't want to live directly in the city. The proposed development's proximity to the Mariposa Community Center, Town Center, and public park promotes and supports walkability and bicycle travel.

Population and Housing Element

- Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.
- Goal PH-4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Response: The proposed single-family homes will feature a high-quality design that is in keeping with the surrounding environment and existing Mariposa development. The homes will provide an attractive living environment, promoting quality of life and a more rural lifestyle. The development will be located within walking and biking distance to the Mariposa Community Center, Town Center, Mariposa Preserve, trails, and public park, thus enhancing the living environment through an increased sense of community.

Transportation Element

- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options.

Response: The proposed development is located within walking and biking distance to the Mariposa Community Center, Town Center, public park, and office/retail space. Pedestrian connections will be provided to and from the Community Center and Open Space through a series of sidewalks and trails.

Parks and Recreation Element

- Goal PR-1: Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- Goal PR-2: Be responsive to the recreational needs of the community.
- Policy PR-2: Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.

Response: The proposed single-family homes are located adjacent to the Mariposa Preserve Open Space and include additional areas of preserved Open Space within the development. The Preserve and common Open Space areas will preserve natural systems, protect wildlife habitats, and provide for low-impact recreation. The Open Space offers miles of trails to cater to the recreational needs of nearby residents. Additionally, the project

CONSENSUS PLANNING

will realign trails and add needed segments for connectivity. The development will offer a vibrant gathering space, including shaded seating overlooking tennis and/or pickleball matches.

Urban Design Element

- Goal UD-2: Create traditional neighborhood patterns that support a sense of place.
- Goal UD-3: Create street patterns with development that fosters human interaction.
- Goal UD-4: Create safe developments that discourage crime.
- Goal UD-6: Support development that links neighborhoods and encourages the use of all modes of transportation.

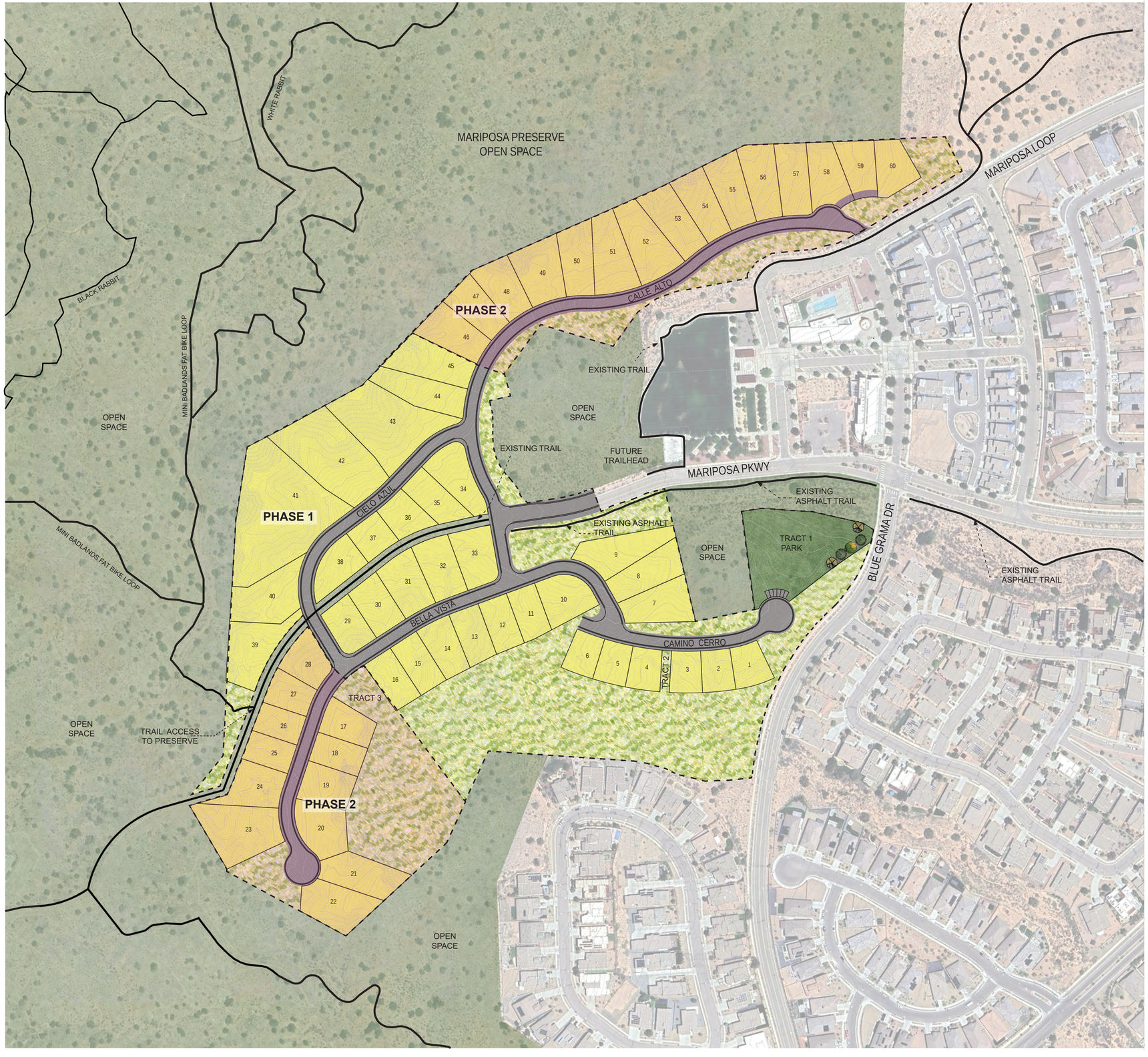
Response: The proposed development will feature a neighborhood pattern with trails and common open space that will be in keeping with the surrounding landscape and built environment. The development will discourage crime with security gates at each entrance to the neighborhood. Pedestrian connections throughout the development, via trails and sidewalks, will link the neighborhood to the new park, fostering human interaction.

The subject development furthers the intent of the MU-A zone by encouraging residential development within walking and biking distance to the Mariposa Town Center. Single-family residential development is well-suited for this location and will provide new high-quality homes, thereby further promoting the necessary blend of commercial, civic, and recreational components in Mariposa East. Residents will have easy access to numerous recreational opportunities, including an indoor and outdoor pool, recreation room, and miles of open space trails adjacent to and within the community.

We respectfully request approval of this Site Development Plan. Please contact me at cp@consensusplanning.com or (505) 764-9801 if you have any further questions.

Sincerely,

James K. Strozier, FAICP
Principal



SITE AREA: 41.2 ACRES

RESIDENTIAL LOTS: ± 60

BUILDING FOOTPRINTS: APPROXIMATELY 1,800 – 2,800 SF

OPEN SPACE: OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED AS LOT LOCATIONS ARE FINALIZED WITH THE PRELIMINARY PLAT.

ZONING MU-A: SEE MARIPOSA EAST MASTER PLAN MU-A REGULATIONS AND PERMISSIVE USES.

LAND USE: SINGLE-FAMILY RESIDENTIAL AND PRIVATE HOA PARK.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
- PRIMARY VEHICULAR ACCESS IS FROM 20' PRIVATE GATED DRIVE VIA MARIPOSA PARKWAY (AN EXISTING COLLECTOR STREET).
- SECONDARY GATED RESIDENT AND EMERGENCY ACCESS IS PROVIDED AT MARIPOSA LOOP (AN EXISTING LOCAL STREET).
- PEDESTRIAN ACCESS/CIRCULATION WILL BE PROVIDED VIA PROPOSED LOCAL ROADWAYS AND TRAILS THROUGHOUT THE INTERNAL OPEN SPACE WITH CONNECTIONS TO THE MARIPOSA COMMUNITY TRAILS.
- TRAILS ARE INTENDED TO BE SOFT SURFACE TRAILS, AND LOCATIONS SHOW ARE CONCEPTUAL.

SETBACKS: ALL BUILDINGS SHALL BE LOCATED AS DESIGNATED ON AN APPROVED PLAT.
- MINIMUM FRONT YARD SETBACKS: 10', 20'G
- MINIMUM REAR YARD SETBACKS: 10'
- MINIMUM SIDE YARD SETBACKS: 5'
- MINIMUM CORNER SIDE SETBACK: 10'
- MAXIMUM BUILDING HEIGHT 48' (SEE BELOW)

HEIGHT:
THE MU-A ZONE PERMITS BUILDING HEIGHTS UP TO 48 FEET; THIS SITE PLAN RESTRICTS THE HEIGHT TO 20 FEET AND THE HOMES ARE RESTRICTED TO SINGLE STORY HOMES. IF THE TOPOGRAPHIC AND GRADING REQUIRES AN UNDERGROUND GARAGE WITH ACCESS TO THE STREET, THE UNDERGROUND PORTION, SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.

PROPOSED DENSITY:
THE DENSITY IS 1.45 DWELLING UNITS PER ACRE.

PHASING: THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. A PRELIMINARY PLAT WILL BE DONE FOR THE ENTIRE PROJECT WITH SEPARATE FINAL PLATS FOR EACH PHASE.
PHASE ONE – LOTS 33
PHASE TWO – LOTS 27

THIS SITE PLAN CONFORMS WITH THE MARIPOSA EAST MASTER PLAN - DISTRICT GUIDELINES, FUTURE BUILDINGS WILL CONFORM WITH ARCHITECTURE, MATERIALS & COLOR, , PARKING, BUILDING HEIGHTS, BUILDING FOOTPRINT, LANDSCAPING, AND LIGHTING REQUIREMENTS. FINAL EASEMENTS AND LOCATIONS WILL BE PROVIDED WITH THE PRELIMINARY PLAT.

SITE UTILITIES:
THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE CITY OF RIO RANCHO FOR THE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS AND THE SANITARY SEWER COLLECTION SYSTEM. EXISTING MASTER PLAN AND DISTRIBUTION/COLLECTION LINES ARE IN PLACE IN MARIPOSA PARKWAY, MARIPOSA LOOP, AND BLUE GRAMMA.

- WATER: AN EXTENSION OF THE EXISTING WATER LINE IN MARIPOSA PARKWAY LOOPED BACK TO THE EXISTING LINE/STUB IN MARIPOSA LOOP WILL SERVE THE INITIAL PHASE OF DEVELOPMENT FOR BOTH DOMESTIC SERVICES AND FIRE PROTECTION. THE ONSITE WATER LINES, FIRE HYDRANTS, AND WATER METERS, AS WELL AS THE OFFSITE EXTENSION AND CONNECTION TO THE EXISTING WATER LINE IN MARIPOSA LOOP, WILL BE DESIGNED THROUGH THE CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS AS A PUBLIC WORK ORDER. ALL WATER LINES WILL BE IN THE FUTURE PUBLIC WATER LINE EASEMENTS.

- SANITARY SEWER: THE INITIAL PHASE OF DEVELOPMENT WILL BE SERVED BY A SANITARY SEWER LINE EXTENSION OFF OF MARIPOSA PKWY AND BLUE GRAMA WITH PHASE 2 CONNECTION TO MARIPOSA LOOP AND INTERNAL LINES BUILT IN PHASE 1. THE ON-SITE SANITARY SEWER LINES WILL BE PUBLIC AND BE ACCOMPANIED BY PUBLIC SANITARY SEWER LINE EASEMENTS.

- PRIVATE UTILITIES: THE PRIVATE UTILITIES ARE LIMITED TO THE NEW MEXICO GAS COMPANY, PUBLIC SERVICES COMPANY OF NEW MEXICO, LUMEN, AND THE LOCAL CABLE PROVIDER. BY THEIR FRANCHISE AGREEMENT WITH THE CITY OF RIO RANCHO, THEY ARE REQUIRED TO PROVIDE THEIR UTILITY SERVICES THROUGH INDIVIDUAL UTILITY EXTENSION AGREEMENTS. ALL OF THE PRIVATE UTILITY COMPANIES HAVE ACTIVE LINES IN THE ADJACENT EASEMENTS ALONG MARIPOSA PARKWAY AND MARIPOSA LOOP. ALL ONSITE PRIVATE UTILITIES WILL BE WITHIN PUBLIC UTILITY EASEMENTS (P.U.E.S).

STORM WATER MANAGEMENT:
THE DRAINAGE SOLUTION WILL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT GUIDELINE AND REQUIREMENTS AS FOUND IN THE DRAINAGE MASTER PLAN FOR MARIPOSA EAST, PREPARED BY BOHANNAN-HUSTON, INC. THE GRADING OF THE PROPOSED HOMES WILL BE INTEGRATED WITH THE NATURAL GRADES TO THE EXTENT PRACTICAL. THE HOMES THAT BACK UP TO A NATURAL RIDGELINE WILL HAVE SHALLOW SWALES USED TO DEFLECT SURFACE DISCHARGE AROUND THE UNITS. STORM WATER WILL BE ROUTED TO WATER HARVESTING DEPRESSIONS INTEGRATED INTO THE NATURAL LANDSCAPE FOR INFILTRATION WITH EXCESS (NOT TO EXCEED UNDEVELOPED CONDITIONS) RELEASED TO HISTORIC FLOW PATHS. ALL STORM WATER RELEASED ONTO PUBLIC ROADWAY OR STORM DRAIN WILL FIRST BE ROUTED THROUGH A DESILTATION, WATER QUALITY POND/FACILITY.

TERRA ALTO

SITE PLAN

Prepared For:

ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

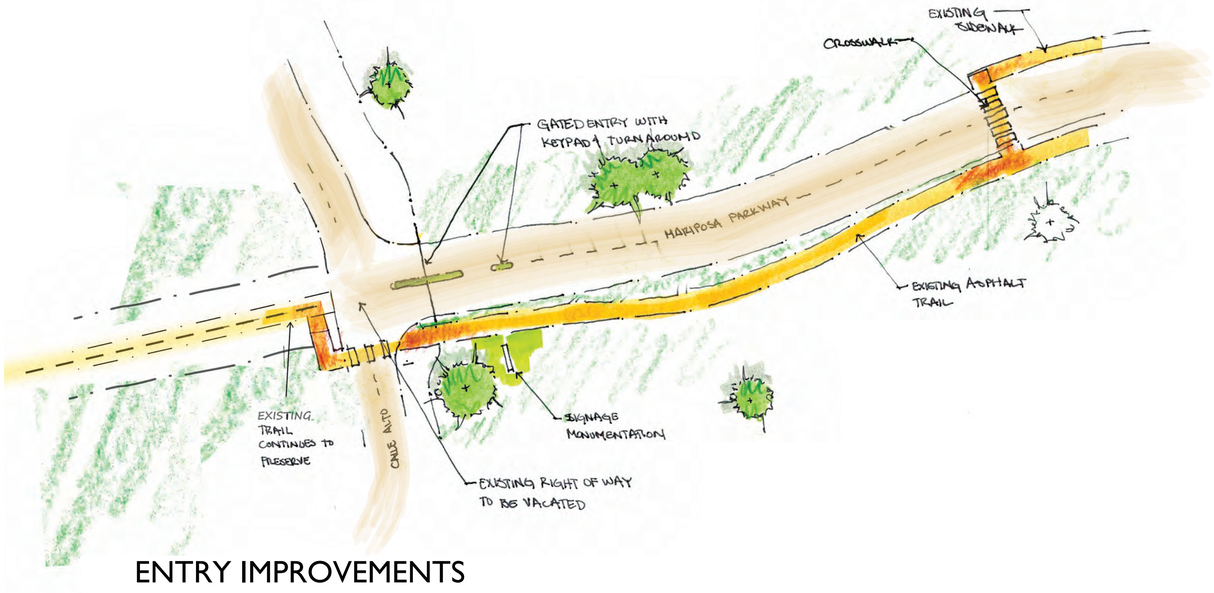
Bohannan Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102

SCALE: 1" = 100'

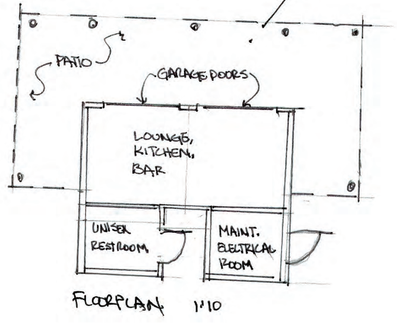
NORTH 50 0 100 200

October 1, 2025



ENTRY IMPROVEMENTS





NEIGHBORHOOD PARK

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	INSTALLED SIZE / MATURE SIZE	WATER USE
	TREES			
	EXISTING TREE TO REMAIN			
	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5" B&B	45' HT. X 35' SPR.	MED
	CELTIS RETICULATA NETLEAF HACKBERRY	2.5" B&B	45' HT. X 35' SPR.	MED
	CERCIS CANADENSIS 'TEXENSIS' TEXAS REDBUD	2.5" B&B	25' HT. X 30' SPR.	MED
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20' HT. X 20' SPR.	RW
	FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	15-GAL	15' HT. X 15' SPR.	LOW+
	PINUS NIGRA AUSTRIAN PINE	8' HT. B&B	35' HT. X 25' SPR.	MED
	PISTACHIA X 'RED PUSH' RED PUSH PISTACHE	2.5" B&B	40' HT. X 40' SPR.	MED
	SHRUBS AND GROUNDCOVERS			
	ACHILLEA 'MOONSHINE' MOONSHINE YARROW	1-GAL	2' HT. X 2' SPR.	MED
	AGASTACHE RUPESTRIS LICORICE HUMMINGBIRD MINT	1-GAL	3' HT. X 2' SPR.	LOW
	ARTEMISIA FILIFOLIA SAND SAGE	5-GAL	4' HT. X 4' SPR.	RW
	CALYLOPHUS SERRULATUS ORANGE BUTTERFLY WEED	1-GAL	18" HT. X 18" SPR.	LOW
	CERETOIDES LANATA WINTER FAT	5-GAL	30" HT. X 30" SPR.	LOW
	COMPTONIA PEREGRINA FERN BUSH	5-GAL	4' HT. X 6' SPR.	MED
	CYTISUS SCOPARIUS 'LENA'S BROOM' LENA'S BROOM	5GAL	4' HT. X 4' SPR.	LOW
	ERICAMERIA LARICIFOLIA DWARF TURPENTINE BUSH	5-GAL	3' HT. X 3' SPR.	LOW
	EUPHORBIA BIGLANDULOSA GOPHER PLANT	3-GAL	3' HT. X 4' SPR.	LOW+
	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5-GAL	2' HT. X 8' SPR.	LOW+
	RHUS TRILOBATA THREE-LEAF SUMAC	5-GAL	4' HT. X 6' SPR.	LOW
	SALVIA DORRII PURPLE SAGE	5-GAL	3' HT. X 3' SPR.	MED
	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30" HT. X 3' SPR.	MED
	SPHAERALCEA A. 'LOUIS HAMILTON' GLOBE MALLOW	5-GAL	2' HT. X 3' SPR.	LOW
	DESERT ACCENTS			
	AGAVE HAVARDIANA HARVARD AGAVE	3-GAL	4' HT. X 4' SPR.	RW
	DASYLIRION WHEELERI DESERT SPOON	5-GAL	4' HT. X 4' SPR.	RW
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW+
	YUCCA BACCATA BROADLEAF YUCCA	5-GAL	4' HT. X 5' SPR.	RW
	ORNAMENTAL GRASSES			
	CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5-GAL	30" HT. X 3' SPR.	MED
	MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	5-GAL	3' HT. X 4' SPR.	MED

GENERAL LANDSCAPE NOTES:

IRRIGATION SYSTEM
A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREA, TREE, SHRUB AND GROUND COVER PLANTING AREAS.

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (6) 2 GPM DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 2 GPM DRIP EMITTERS. TURF VALVES WITH POP-UP SPRAY HEADS WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE COMMON AREA LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

MAINTENANCE OF FRONT YARD LANDSCAPE AND STREET TREES ALONG INTERNAL RESIDENTIAL LOTS AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.

NO HIGH WATER USE TURF IS SPECIFIED FOR THIS PROJECT. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

LANDSCAPE PLAN

Prepared For:

ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Prepared By:

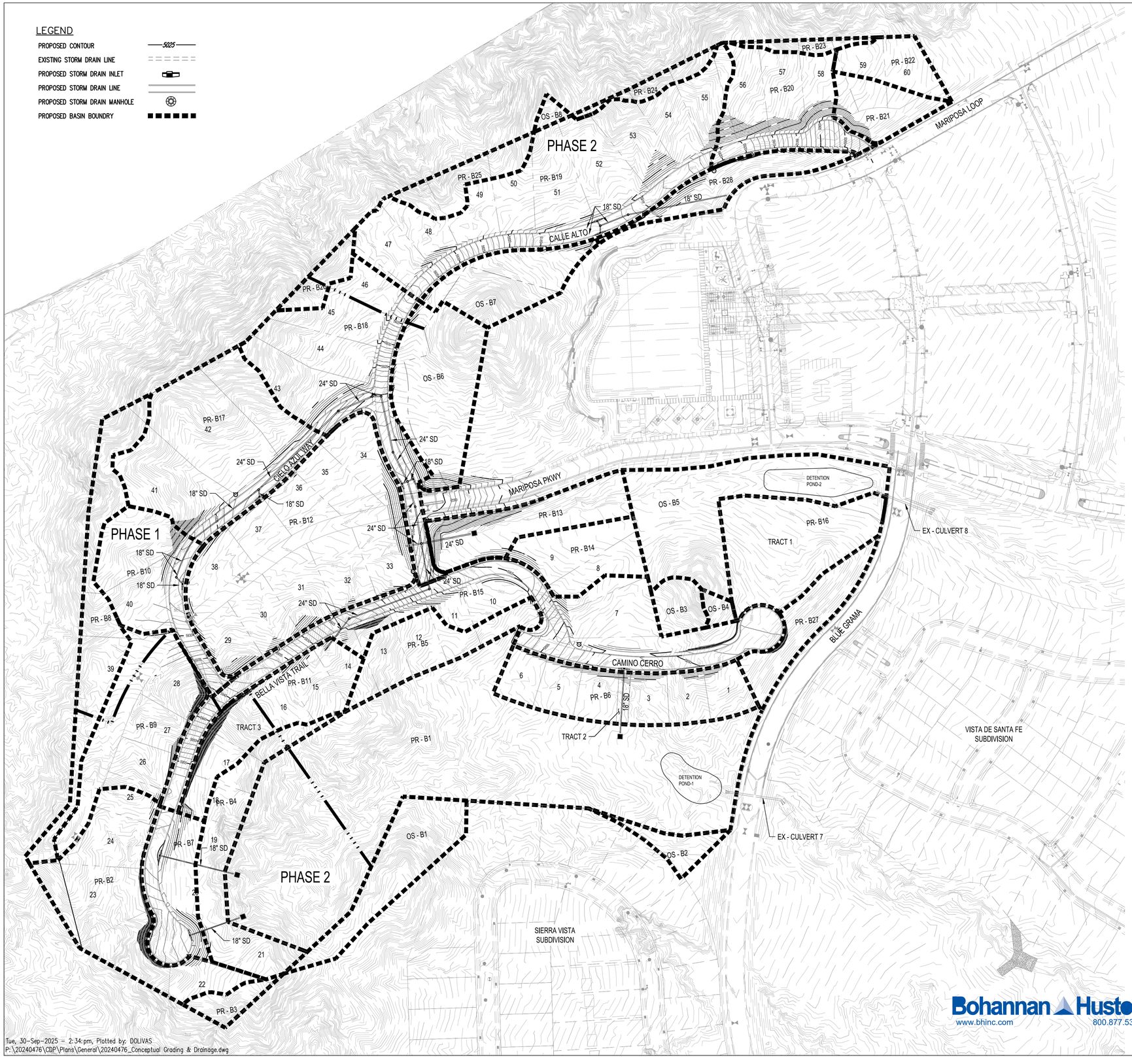
Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102

SCALE: 1" = 100'
NORTH 50 0 100 200

October 1, 2025



Tue, 30-Sep-2025 – 2:34:pm, Plotted by: DOLIVAS
P:\20240476\CDP\Plans\General\20240476_Conceptual Grading & Drainage.dwg

TERRA ALTO

CONCEPTUAL GRADING & DRAINAGE PLAN

NARRATIVE:

EXISTING CONDITIONS:

THE PROPOSED SITE IS LOCATED WITHIN TRACT 1A-16F, TRACT 1A-16H, TRACT 1A-16I OF MARIPOSA EAST. THE SITE IS UNDEVELOPED AND THERE ARE SOME EXISTING TRAILS WITHIN THE SITE BOUNDARY. THERE ARE EXISTING DRAINAGE EASEMENTS GRANTED TO SSCAFCA AND PUBLIC WATERLINE AND REUSE LINE EASEMENT GRANTED TO CoRR WITHIN THE SITE BOUNDARY.

CURRENTLY THE NORTHEAST PORTION OF THE SITE DRAINS TO MARIPOSA LOOP, THE NORTHWEST PORTION DRAINS TOWARD MARIPOSA PARKWAY, AND THE SOUTH PORTION OF THE SITE DRAINS EAST TOWARD EXISTING CULVERTS LOCATED AT BLUE GRAMA DRIVE.

DEVELOPED CONDITIONS:

IN THE DEVELOPED CONDITIONS, THE SITE WILL FOLLOW EXISTING DRAINAGE PATTERN. ONLY TWO OFFSITE BASINS ENTERS INTO PROPOSED ROADWAYS. HOWEVER, ALL THE OFFSITE BASINS HAVE BEEN TAKEN INTO ACCOUNT FOR THE DEVELOPED CONDITIONS DRAINAGE ANALYSIS TO MAKE SURE THE TOTAL FLOW DISCHARGING THE SITE IS WITHIN THE ALLOWABLE LIMIT. TOTAL EXISTING OFFSITE AND DEVELOPED ONSITE FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AND UNDERGROUND STORM DRAIN PIPE AND THEY WILL DISCHARGE TO THE THREE LOCATIONS AS IN THE EXISTING CONDITIONS. NORTHEAST PORTION OF THE SITE WILL CONTINUE TO DRAIN TO MARIPOSA LOOP, THE NORTHWEST PORTION DRAINS TOWARD EXISTING CULVERT 8 AT BLUE GRAMA DRIVE AND THE SOUTH PORTION OF THE SITE DRAINS EAST TOWARD EXISTING CULVERT 7 LOCATED AT BLUE GRAMA DRIVE. DETENTION PONDS WILL BE PROPOSED WHERE THE DISCHARGE EXCEEDS THE ALLOWABLE RATE AS WELL AS TO PROVIDE REQUIRED SWQV.

GENERAL NOTES:

1. EXISTING TOPO CONTOURS ARE SHOWN AT 1FT INTERVAL.
2. DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE MASTERPLAN.
3. STORM DRAIN LOCATIONS ARE APPROXIMATE.

ULTIMATE CONDITIONS

BASIN I.D.	AREA (AC)	UNITS #	% LAND TREATMENT A	B	C	D	DISCHARGE (CFS) 10 YR	100YR
PR - B1	7.19	0.0	19.0%	30.0%	51.0%	0.00%	**6.6**	**15.6**
PR - B2	1.81	3.5	0.0%	36.5%	36.5%	27.00%	**2.6**	**5.0**
PR - B3	0.20	0.0	33.0%	10.0%	57.0%	0.00%	**0.2**	**0.4**
PR - B4	1.11	3.0	0.0%	36.5%	36.5%	27.00%	**1.6**	**3.1**
PR - B5	0.81	3.0	0.0%	36.5%	36.5%	27.00%	**1.2**	**2.2**
PR - B6	1.37	6.0	0.0%	36.5%	36.5%	27.00%	**1.9**	**3.8**
PR - B7	0.82	1.0	0.0%	36.5%	36.5%	27.00%	**1.2**	**2.3**
PR - B8	1.20	1.5	0.0%	36.5%	36.5%	27.00%	**1.7**	**3.3**
PR - B9	1.53	4.0	0.0%	36.5%	36.5%	27.00%	**2.2**	**4.2**
PR - B10	1.19	1.0	0.0%	36.5%	36.5%	27.00%	**1.7**	**3.3**
PR - B11	1.16	5.0	0.0%	36.5%	36.5%	27.00%	**1.7**	**3.2**
PR - B12	3.53	10.0	0.0%	36.5%	36.5%	27.00%	**5.0**	**9.8**
PR - B13	0.91	0.0	25.0%	33.0%	42.0%	0.00%	**0.8**	**1.9**
PR - B14	0.73	1.5	0.0%	36.5%	36.5%	27.00%	**1.0**	**2.0**
PR - B15	3.07	1.5	0.0%	36.5%	36.5%	27.00%	**4.4**	**8.5**
PR - B16	1.41	0.0	37.0%	40.0%	7.0%	16.00%	**1.2**	**2.9**
PR - B17	2.41	1.5	0.0%	36.5%	36.5%	27.00%	**3.4**	**6.7**
PR - B18	2.23	3.5	0.0%	36.5%	36.5%	27.00%	**3.2**	**6.2**
PR - B19	3.71	9.0	0.0%	36.5%	36.5%	27.00%	**5.3**	**10.3**
PR - B20	1.29	3.0	0.0%	36.5%	36.5%	27.00%	**1.8**	**3.6**
PR - B21	0.49	1.0	0.0%	36.5%	36.5%	27.00%	**0.7**	**1.4**
PR - B22	0.45	1.0	0.0%	36.5%	36.5%	27.00%	**0.6**	**1.2**
PR - B23	0.14	0.0	14.3%	14.3%	71.4%	0.00%	**0.1**	**0.3**
PR - B24	0.19	0.0	4.0%	9.0%	87.0%	0.00%	**0.2**	**0.5**
PR - B25	0.45	0.0	9.0%	15.0%	76.0%	0.00%	**0.5**	**1.1**
PR - B26	0.23	0.0	0.0%	33.0%	67.0%	0.00%	**0.3**	**0.6**
PR - B27	0.62	0.0	6.0%	5.0%	89.0%	0.00%	**0.8**	**1.6**
PR - B28	0.57	0.0	16.0%	30.0%	54.0%	0.00%	**0.5**	**1.3**
OS - B1	0.91	0.0	7.0%	26.0%	67.0%	0.00%	**1.0**	**2.2**
OS - B2	0.24	0.0	24.0%	60.0%	16.0%	0.00%	**0.2**	**0.4**
OS - B3	0.24	0.0	8.0%	16.0%	76.0%	0.00%	**0.3**	**0.6**
OS - B4	0.09	0.0	0.0%	0.0%	100.0%	0.00%	**0.1**	**0.2**
OS - B5	1.79	0.0	42.0%	24.0%	34.0%	0.00%	**1.3**	**3.3**
OS - B6	1.39	0.0	37.0%	33.0%	30.0%	0.00%	**1.0**	**2.6**
OS - B7	0.82	0.0	16.0%	30.0%	54.0%	0.00%	**0.8**	**1.8**
OS - B8	0.07	0.0	0.0%	0.0%	100.0%	0.00%	**0.1**	**0.2**
TOTAL	**46.36**	**60.00**					**56.9**	**117.6**

Prepared For:

ECOTerra

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

Bohannan Huston
www.bhinc.com
800.877.5332

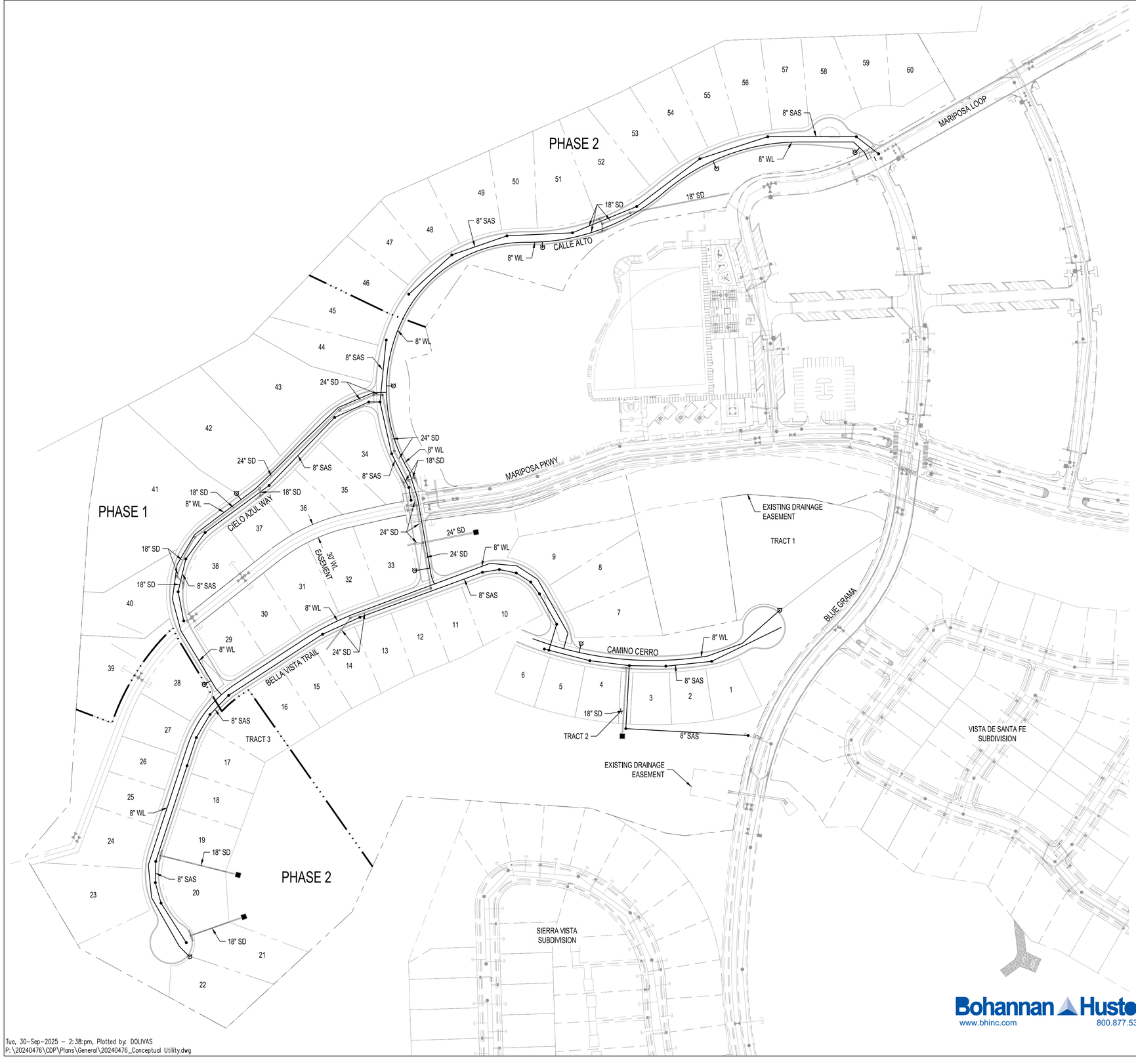
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Scale: 1" = 100'
NORTH 50 100 0 100

September, 2025

TERRA ALTO

CONCEPTUAL UTILITY PLAN



Prepared For:

ECOTerra

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

Bohannan Huston
www.bhinc.com 800.877.5332

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

Scale: 1" = 100'

NORTH 50 100 0 100

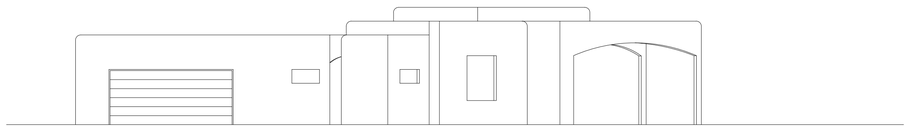
September, 2025

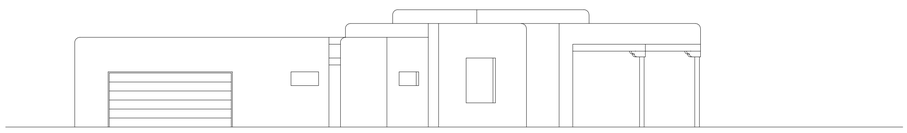
Sheet 4 of 5

Tue, 30-Sep-2025 - 2:38:pm, Plotted by: DOLIVAS
P:\20240476\CDP\Plans\General\20240476_Conceptual Utility.dwg

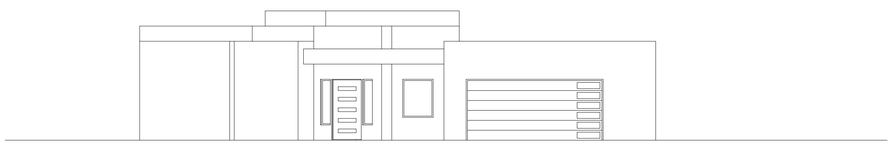
NOTE:

WHERE REQUIRED BY GRADING/TERRAIN ISSUES, THERE MAY BE A OPTION WITH UNDERGROUND GARAGE (SEE HEIGHT).

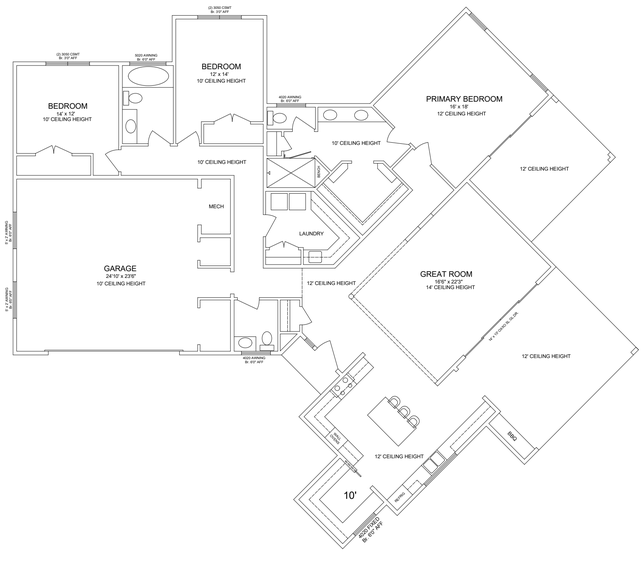




ELEVATION A



ELEVATION B



FLOOR PLAN A



FLOOR PLAN B

TERRA ALTO

ELEVATION & FLOOR PLAN

Prepared For:

ECOterra Development, LLC
8100 Wyoming NE M4-347
Albuquerque, NM 87113

Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102

SCALE: 1" = 100'

NORTH 50 0 100 200

October 1, 2025

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 15, 2025

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

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

Dear Brian,

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

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

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

PRELIMINARY PLAT CHECKLIST

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

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

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

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

EASEMENT VACATIONS

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

DESIGN VARIANCES

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

WATER\SEWER AVAILABILITY LETTER

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

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

Sincerely,

Yolanda Padilla Moyer

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

Enclosures

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

SUBDIVISION DATA SHEET:

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

PRELIMINARY PLAT AND LAND USES:

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

UTILITIES: UTILITIES WILL BE PROVIDED BY:

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

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

SOLID WASTE DISPOSAL:

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

SUBDIVISION ACCESS:

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

ROADS:

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

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

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

STORM DRAIN MANAGEMENT PLAN:

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

CITY SERVICES:

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

PUBLIC SCHOOLS:

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

HOSPITALS:

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

SHOPPING FACILITIES:

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

RECREATIONAL FACILITIES:

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

CHARACTER AND LOCATION OF DEVELOPMENT ADJACENT TO PROJECT

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

ZONING ON AND ADJACENT TO THE SITE

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

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

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

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

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

SOILS ANALYSIS REPORT

THE GEOTECHNICAL REPORT IS INCLUDED

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

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

SPECIAL PROBLEM ANALYSIS

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

LETTER OF AVAILABILITY OF WATER AND SEWER SERVICE

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

FINANCIAL GUARANTY

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

REQUESTED VARIANCES:

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

APPROVED MARIPOSA DESIGN STANDARDS:

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

LOT SIZES AND SETBACKS

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

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

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

ORIENTATION OF HOMES

ALL HOMES WILL FACE THE ADDRESS STREET.

STREET LIGHTING

STREET LIGHTS WILL BE PLACED AT INTERSECTIONS WITHIN PRIVATE STREETS.

STREET WIDTH

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

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

CUL-DE-SAC LENGTH AND TURNAROUND

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

CURBS AND GUTTERS

8" CURB AND GUTTER WILL BE USED.

SIDEWALKS, WALKWAYS AND BIKE PATHS

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

LOT GRADING

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

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

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

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

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

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

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

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

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

Preliminary Plat Application

Applicant

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

Agent

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

Legal Description of Property

Existing

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

Proposed

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

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

(Print) Name: Yolanda Padilla Moyer, PE

☐ **Applicant** ☒ **Agent**

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

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

Preliminary Plat Checklist

Important Notice

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

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

Fees

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

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

Preliminary Plat Checklist

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

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

Subdivision Date Sheet – *8 copies*

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

Proposed Construction Plans – *8 copies*

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

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

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

Preliminary Drainage Report – *4 copies*

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

Traffic Impact Analysis – *5 copies*

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

Soils Analysis – *4 copies*

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

Special Problem Analysis – *if applicable, 8 copies*

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

Letter of Water and Sewer Availability – *8 copies*

☐ ☒ ☐ Letter of Availability that documents either:

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

Proposed Financial Guarantee – *8 copies*

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

Proposed Subdivision Infrastructure – *5 copies*

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

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

Estimated Costs for Subdivision Infrastructure List – *8 copies*

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

Proposed Development Agreement – *8 copies*

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

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

(Print) Name: Yolanda Padilla Moyer, PE

☐ **Applicant** ☒ **Agent**

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

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

Certificate of Completeness

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

Digital Submittal Only

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

Preliminary Construction Plans including

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

☒ Application

☒ Letter of Water/Wastewater Availability

☒ Soils Analysis

☒ Subdivision Data Sheet

☐ Special Problems Analysis

☐ SSCAFCA approval (if required)

☒ Preliminary Drainage Report

☐ Proposed Development Agreement

☐ Traffic Impact Analysis

☒ Preliminary Plat Checklist and Written Explanation

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

Proposed Financial Guarantee

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

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

Yolanda Padilla Moya — 10-15-2025

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

Notary Signature | **Date Notarized**

For Office Use Only

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

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

05-210000-----

Subdivision Number

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

June 4, 2025

GeoTek Project No. 2863-ABR

Prepared For:

ECOTERRA DEVELOPMENT, LLC

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

GEOTEK RESIDENTIAL, LLC

TABLE OF CONTENTS

SCOPE OF SERVICES 1

SITE DESCRIPTION 2

PROPOSED DEVELOPMENT 2

FIELD STUDIES 3

REGIONAL GEOLOGY 3

SUBSURFACE CONDITIONS 3
- Artificial Fill / Disturbed Native Soils 3
- Native Alluvial and Colluvial Soils 4
- Formational Material (Tsus/QTsug) 4
- Hydro-Collapse Potential 4
- Expansion Potential 6

SURFACE & GROUND WATER 6

TECTONIC FAULTING AND REGIONAL SEISMICITY 7
- Secondary Seismic Constraints 7
- Summary 7

RESULTS OF LABORATORY TESTING 8

CONCLUSIONS 8

RECOMMENDATIONS-EARTHWORK CONSTRUCTION 8
- General 8
- Removals/Processing - General 8
- Transitional Lots 10
- Fill Placement 10
- Fill Material 11
- Excavation Difficulty 12
- Observation and Testing 12
- Earthwork Settlements 12
- Slope Stability 13
- Earthwork Balance 13

RECOMMENDATIONS – FOUNDATIONS 13
- General 13
- Conventional Foundations 14
  - Foundation Settlement 15
- Retaining and Block Walls 15
  - Design 15
  - Wall Foundation Construction 16
  - Restrained Walls 17
  - Cantilevered Walls 17

Wall Backfill and Drainage 17
Expected Wall Movements 17

PRELIMINARY PAVEMENT SECTIONS 18
Onsite Pavement Sections 18
Pavement Construction 19

DEVELOPMENT CRITERIA 19
Homeowner's Maintenance Criteria 19
Site Improvements 19
Landscape Maintenance and Planting 19
Soil Corrosion Potential 20
Trench Excavation 20
Utility Trench Backfill 21
Drainage 21

PLAN REVIEW AND CONSTRUCTION OBSERVATIONS 21

LIMITATIONS 22

Enclosures:

Figure 1, Site Location Map
Figure 2, Regional Geology
Figure 3, Geotechnical Map
Figure 4, Practical Refusal Depth Map
Figure 5, Overexcavation / Fill Blanket
Figure 6, Fill Over Natural Slope Detail
Figure 7, Retaining Wall Detail
Figure 8, Site Drainage Detail
Appendix A, References
Appendix B, Exploration Logs
Appendix C, Laboratory Test Results
Appendix D, Homeowner Maintenance Criteria

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

June 4, 2025
Project No. 2863-ABR

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

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

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

SCOPE OF SERVICES

The scope of our services has included the following:

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

2. Site reconnaissance and geotechnical mapping.

3. Review of aerial photographs.

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

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

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

7. Assessment of potential geologic constraints.

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

9. Preparation of this report.

SITE DESCRIPTION

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

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

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

PROPOSED DEVELOPMENT

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

FIELD STUDIES

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

REGIONAL GEOLOGY

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

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

SUBSURFACE CONDITIONS

Artificial Fill / Disturbed Native Soils

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

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

Native Alluvial and Colluvial Soils

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

Formational Material (Tsus/QTsug)

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

Hydro-Collapse Potential

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

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

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

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

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

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

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

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

Expansion Potential

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

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

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

SURFACE & GROUND WATER

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

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

TECTONIC FAULTING AND REGIONAL SEISMICITY

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

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

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

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

Secondary Seismic Constraints

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

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

Summary

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

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

RESULTS OF LABORATORY TESTING

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

CONCLUSIONS

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

RECOMMENDATIONS-EARTHWORK CONSTRUCTION

General

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

Removals/Processing - General

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

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

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

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

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

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

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

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

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

Transitional Lots

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

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

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

Fill Placement

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

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

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

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

Fill Material

On-Site Soil:

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

Import Material:

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

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

Excavation Difficulty

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

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

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

Observation and Testing

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

Earthwork Settlements

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

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

Slope Stability

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

Earthwork Balance

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

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

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

RECOMMENDATIONS – FOUNDATIONS

General

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

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

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

Conventional Foundations

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

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

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

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

Foundation Settlement

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

Retaining and Block Walls

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

Design

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

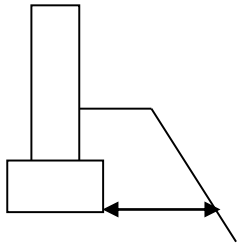
2. For lateral sliding resistance, a 0.40 coefficient of friction may be utilized for a concrete to soil contact when multiplied by the dead load.

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

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

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

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



Wall Foundation Construction

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

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

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

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

Restrained Walls

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

Cantilevered Walls

The recommendations presented below are for cantilevered retaining walls up to 10 feet high. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained from minor deflections. An equivalent fluid pressure approach may be used to compute the horizontal pressure against the wall. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, seismic events, or adverse geologic conditions.

Surface Slope of Retained Material (H:V)	Equivalent Fluid Weight (P.C.F.)
Level	40
3 to 1	50
2 to 1	65

Wall Backfill and Drainage

All retaining walls should be provided with an adequate backdrain and outlet system (a minimum of 1 outlet per 10 feet of wall) to prevent buildup of hydrostatic pressures and be designed in accordance with minimum standards presented herein. Gravel used in backdrain systems should be a minimum of 12 inches of 3/4 to 1-1/2 inch clean crushed rock wrapped in filter fabric that extends to within 18 inches of the surface (Figure 7). The surface of the backfill should be sealed by pavement or the top 18 inches compacted with native low permeability soil. Proper surface drainage should also be provided. Manufactured alternatives to a gravel backdrain system are available but should be reviewed by GeoTek prior to installation.

Expected Wall Movements

A retaining wall has to translate laterally to reach full passive pressure/resistance. At 0.5% strain, ½ the passive pressure is mobilized, and at 2% strain the full passive pressure is mobilized. For an 18-inch embedment this can be 0.36 inches. In addition, wall rotation is expected to reach an active design state. This rotation, at a minimum, needs to undergo 0.5% strain and walls are often considered to rotate between 0.005 to 0.02 times their height, dependent upon the soil condition, with no adverse effects expected. In the undersigned opinion, a value of 0.01 times the height of the wall is a maximum rotation that should typically be expected. For a 10-foot-high wall this amounts to 1.2 inches of movement that can occur at the top of the wall. Walls should be expected to translate/move/rotate quite a bit, and the higher the wall the more movement that should be expected.

PRELIMINARY PAVEMENT SECTIONS

Onsite Pavement Sections

Traffic information was not provided to us for the planned internal streets; however, we anticipate that traffic will consist of passenger vehicles and periodic small to medium sized trucks. In lieu of project specific design parameters, general traffic and subgrade parameter assumptions were used for this design. We assumed that the pavements would be supported by a compacted subgrade of the on-site soil. The natural sandy soils at the site should provide suitable support for pavements, provided that they are prepared as recommended in this report.

The design of asphaltic concrete (AC) pavement sections is based on the American Association of State Highway and Transportation Officials (AASHTO) Guide for Design of Pavement Structures procedure. The recommended pavement sections are designed utilizing the City of Rio Rancho Department of Public Works Standard Draying No. PS-01, dated May 22, 2008. We estimated a correlated R-Value based on the sieve analysis and plasticity index data. We made the additional assumptions in our analysis of soil conditions and traffic data:

- Correlated R-Value of 38
- Design life of 20 years (periodic pavement maintenance required)
- 5% Annual Growth Rate
- Design ESAL of 346,300 for Residential Streets and 728,800 for Collectors
- 90% Reliability of Asphalt

The pavement sections are recommended as shown in the following table:

Pavement Area	Minimum Asphalt Concrete Thickness (inches)	Minimum Base Course Material Thickness (inches)
Residential Streets / Light Duty Parking Areas	3.0	4.0
Collector Streets / Heavy Duty Parking Areas	5.0	6.0

Based on our analysis of the assumed traffic design parameters, the minimum pavement thickness is 3 inches of AC over 4 inches of Base Course material for residential streets, and 5 inches of AC over 6 inches of Base Course material for collector streets results in a structural number sufficient for this site. All Base Course and asphaltic concrete should conform with City of Rio Rancho and New Mexico Department of Transportation (NMDOT) specifications, where required.

Pavement Construction

All section changes should be properly transitioned. If adverse conditions are encountered during the preparation of subgrade materials, special construction methods may need to be employed. All subgrade materials should be processed to a minimum depth of 12 inches and compacted to a minimum relative compaction of 95 percent near optimum moisture content. All Base Course should be compacted to a minimum relative compaction of 95 percent at or below optimum moisture content. Materials within the City of Rio Rancho right-of-way should further conform to the municipality's requirements and specifications.

The recommended pavement sections provided in the previous table are implied as minimums. If thinner or highly variable pavement sections are constructed, increased maintenance and repair should be expected. If the ADT or ADTT (average daily truck traffic) increases beyond that intended, as reflected by the traffic index(s) used for design, increased maintenance and repair could be required for the pavement section. Positive site drainage should be always maintained. Water should not be allowed to pond or seep into the ground. If planters or landscaping are adjacent to paved areas, measures should be taken to minimize the potential for water to enter the pavement section

DEVELOPMENT CRITERIA

Homeowner's Maintenance Criteria

Appendix D contains some homeowner maintenance criteria as developed from a geotechnical perspective. We would strongly suggest that this section be reviewed and fully disclosed to the future homeowners so they better understand their responsibility in properly maintaining the exterior of the residence and the adverse effects to the structure and improvements when not properly maintained.

Site Improvements

Soil movement is problematic with respect to the design, construction, and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil movement. Recommendations for exterior concrete flatwork design and construction can be provided upon request. If, in the future, any additional improvements are planned for the site, additional recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench, and retaining wall backfills.

Landscape Maintenance and Planting

Water has been shown to weaken the inherent strength of all earth materials. Graded slopes constructed within and utilizing onsite materials may be erosive. Eroded debris may be reduced, and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would help to reduce short-term erosion until vegetation is established.

Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint, leaching is not recommended for establishing landscaping. If the surface soils are processed to adding amendments, they should be recompacted to 90 percent compaction (Based on ASTM D-1557).

Only the minimum amount of irrigation necessary to sustain plant life should be provided. Over watering landscape areas could adversely affect proposed site improvements. We recommend that any proposed open bottom planter areas adjacent to the structure be eliminated or set back a minimum distance of five (5) feet and suggest that desert landscape using xeriscape technology is used outside of this buffer zone. As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork. Irrigation timers should be adjusted on a monthly basis in accordance with the local Water Authority/Water District's posted "Watering Schedule" for low use conditions.

Soil Corrosion Potential

Soils within the area vary in corrosive potential to concrete and metal; therefore, materials selected for construction purposes should be resistant to corrosion as discussed below. Testing of on-site soils indicated sulfate contents of 26 parts per million (ppm) which may be characterized as negligible sulfate content (ACI 318 – less than 1,000 ppm). Type II cement or equivalent for negligible sulfate exposure conditions is acceptable for concrete mixtures. The designer should use the corrosion test results in this report to evaluate the need for corrosion protection in accordance with ACI requirements. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Based on our experience, native soils in New Mexico generally contain chloride contents of less than 500 ppm, therefore protection of reinforcing steel is not required for foundations. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Trench Excavation

All footing trench excavations should be observed by a representative of this office prior to placing reinforcement. Footing trench spoil and any excess soils generated from utility trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. Considering the nature of the onsite soils, it should be anticipated that caving or sloughing could be a factor in subsurface excavations. Shoring or excavating the trench walls at the angle of repose (typically 25 to 45 degrees) may be necessary and should be anticipated in non-cemented soils. All excavations should be observed by one of our representatives and conform to national and local safety codes.

Utility Trench Backfill

Considering the overall nature of the soil encountered onsite, it should be anticipated that materials will need to be imported to the site for use as pipe bedding and pipe zone material. Utility trench backfill should be placed to the following standards:

1. All onsite interior and exterior utility trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of the laboratory standard. Sand backfill, unless excavated from the trench, should not be used adjacent to perimeter footings or in trenches on slopes. Compaction testing and observation, along with probing should be performed to verify the desired results.

2. Offsite utility trenches should be compacted in accordance with the governing jurisdiction's requirements. Compaction testing and observation, along with probing should be performed to verify the desired results.

Drainage

Positive site drainage should be maintained at all times in accordance with the IBC (Figure 8). The slope of the ground away from the foundations should be a minimum of one unit vertical to 20 units horizontal (5-percent slope). Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

Final foundation and improvement plans should be submitted to this office for review and comment as they become available, to minimize any misunderstandings between the plans and recommendations presented herein. If conditions are found to differ substantially from those stated, appropriate recommendations would be offered at that time. In addition, site preparation, foundation excavations, and earthwork construction performed on the site should be observed and tested by this representatives of this office. These representatives would have at least the following duties:

- Observe and document adequate removal of existing surficial vegetation, artificial fill, disturbed native soils, debris, and other deleterious materials.
- Observe and approve the exposed removals under structural areas to document that it meets project requirements.
- Approve material used as engineered fill in structural areas and document that it meets project requirements.

- Monitor and test the progress of earthwork and compaction operations.
- Inspect footing excavations to document that footings are founded in competent material.

LIMITATIONS

The materials encountered on the project site and utilized in the referenced laboratory study are believed representative of the area; however, soil materials vary in character between excavations. Site conditions may vary due to seasonal changes or other factors. Grading, trench backfilling and/or foundation construction procedures should be observed and selectively tested by a representative of GeoTek.

If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. Since our study is based upon the site materials observed, selective laboratory testing and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

GeoTek assumes no responsibility or liability for work, testing, or recommendations performed or provided by others. If another party provides observation and testing during the earthwork phases of the project, the testing company must assume responsibility as the Geotechnical Engineer of Record by concurring with the findings and recommendations of this report or by providing amended recommendations and testing.

The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

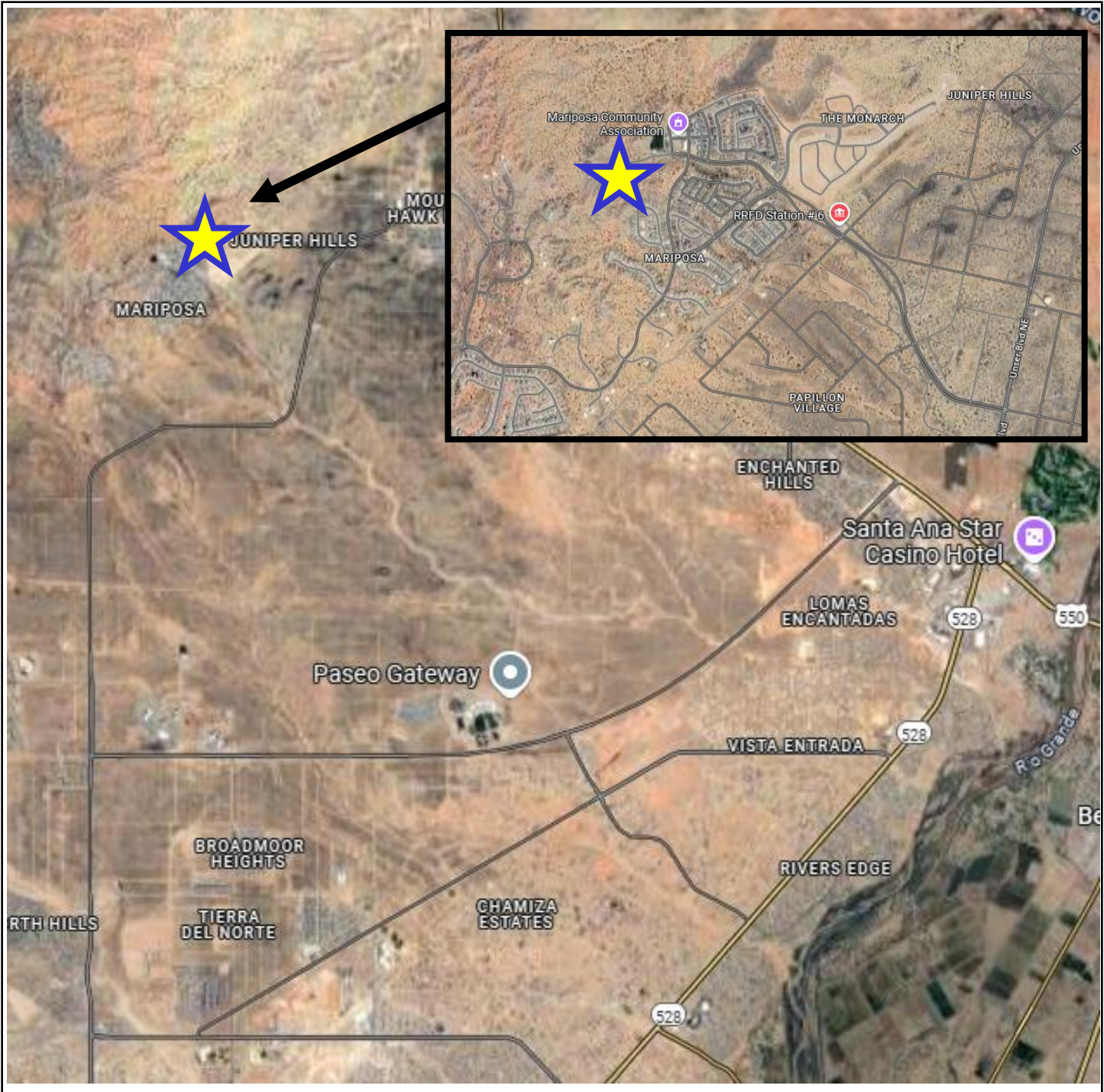
Respectfully submitted,
GeoTek Residential, LLC

Ashley Heeg



Ashley Heeg, E.I.
Staff Professional

Alex S. Koehler, P.E.
Project Engineer



APPROXIMATE SITE LOCATION

NOT TO SCALE

N

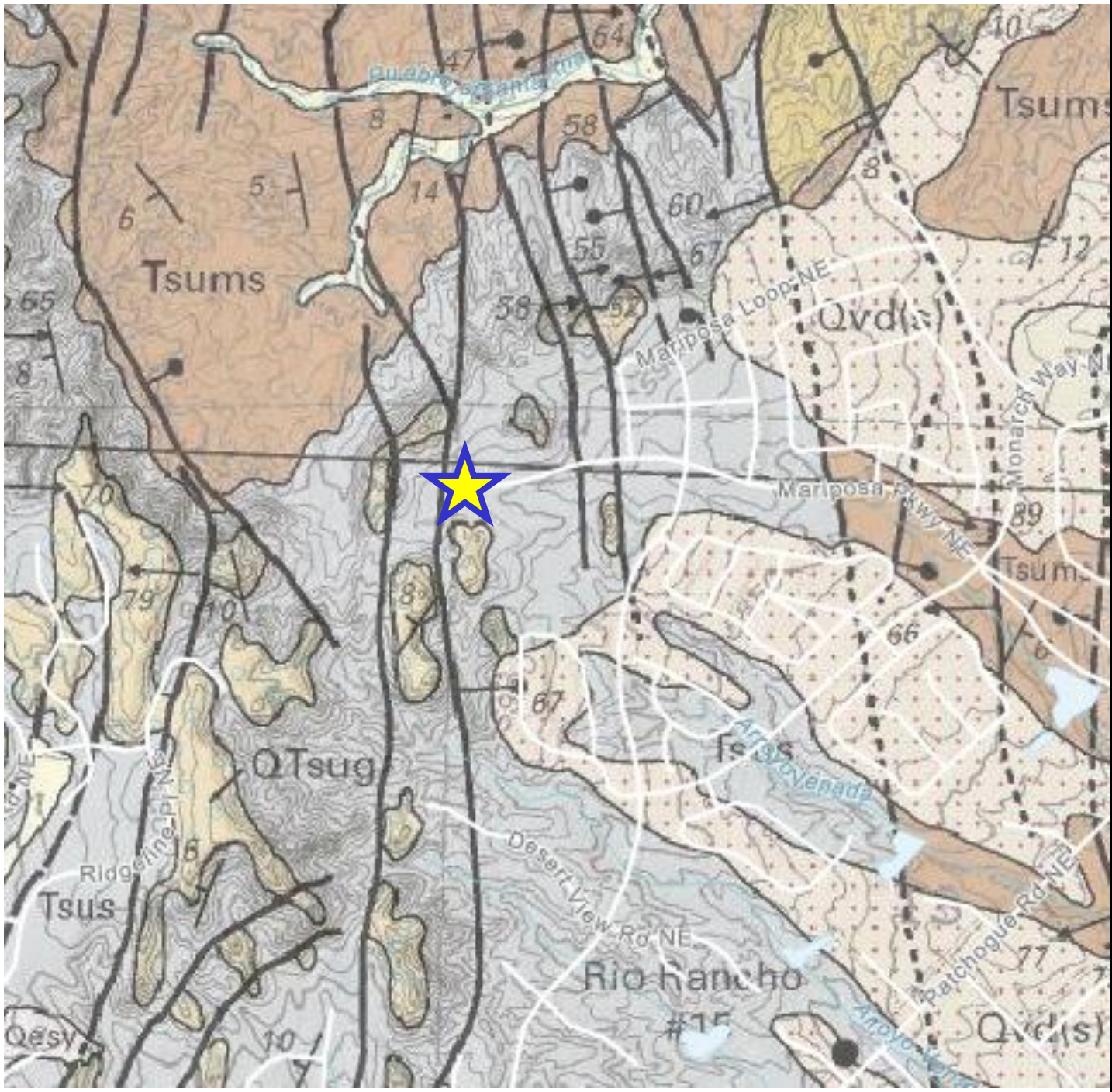
GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 1
SITE LOCATION MAP

Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



APPROXIMATE SITE LOCATION

NOT TO SCALE

N

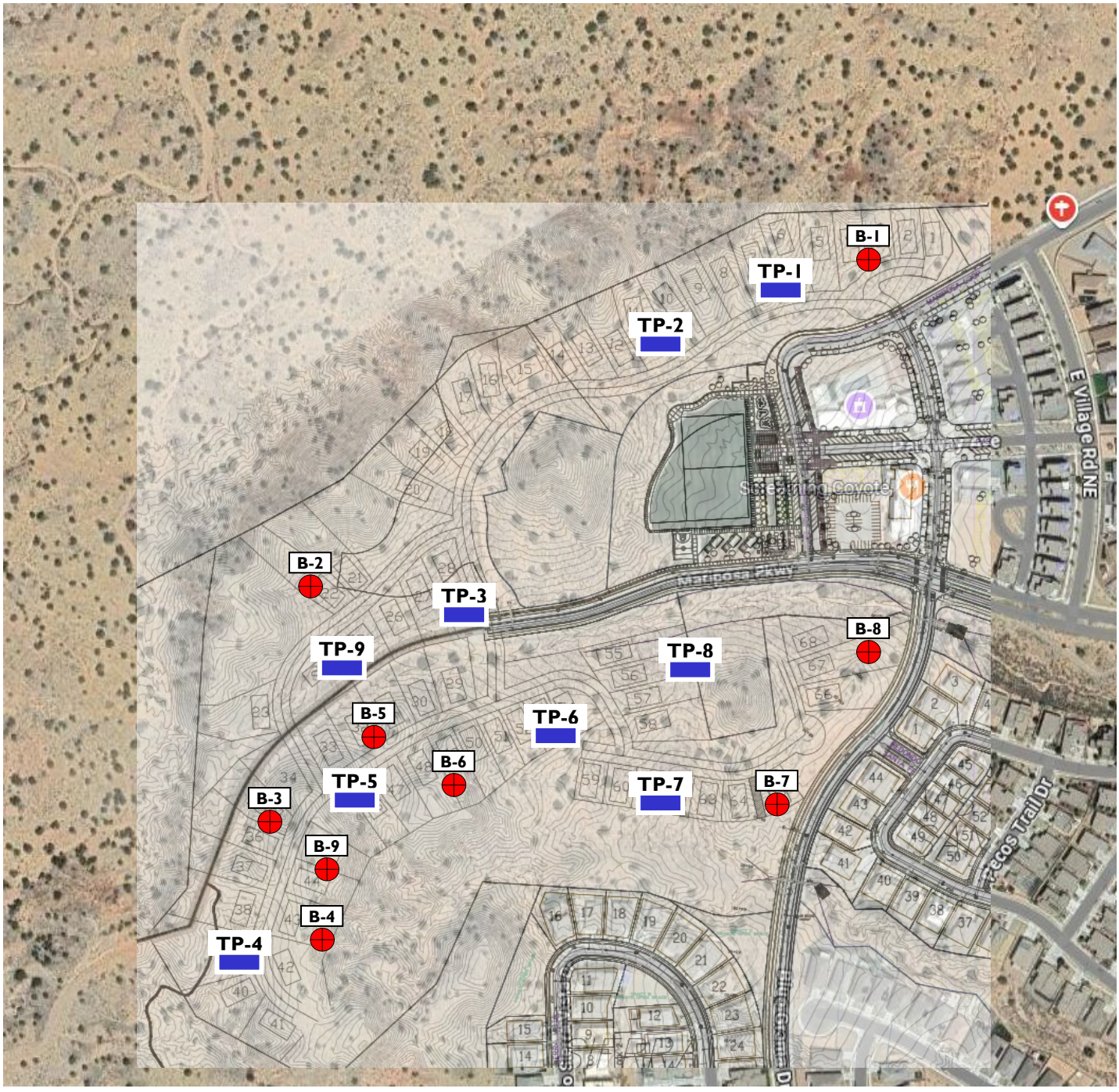
GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 2
REGIONAL GEOLOGY

Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



TP-# APPROXIMATE GEOTEK TEST PIT LOCATIONS

B-# APPROXIMATE GEOTEK BORING LOCATIONS

N

NOT TO SCALE

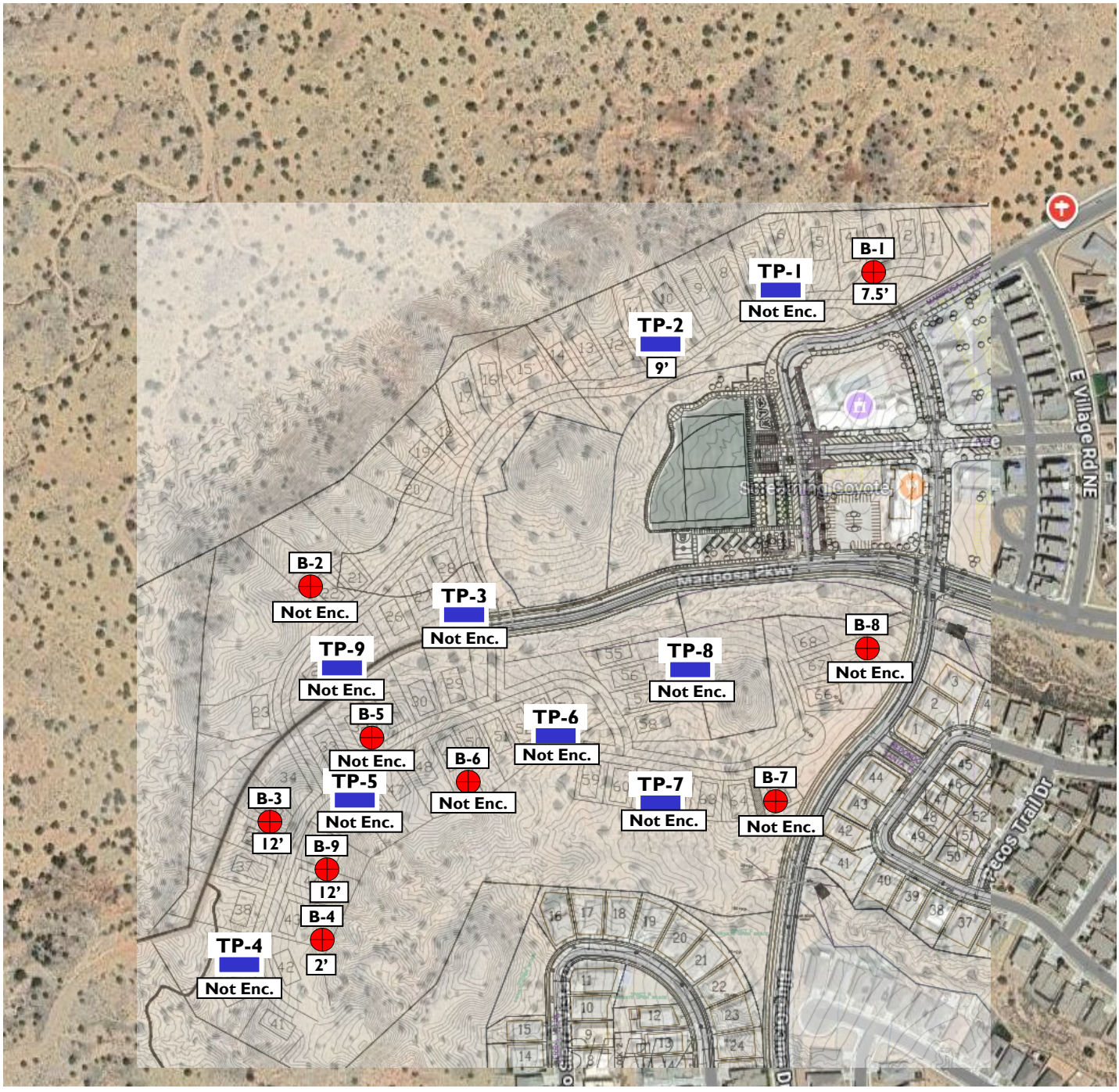
GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 3
GEOTECHNICAL MAP

Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



APPROXIMATE GEOTEK TEST PIT LOCATIONS

APPROXIMATE GEOTEK BORING LOCATIONS

APPROXIMATE PRACTICAL REFUSAL DEPTH

NOT TO SCALE

N

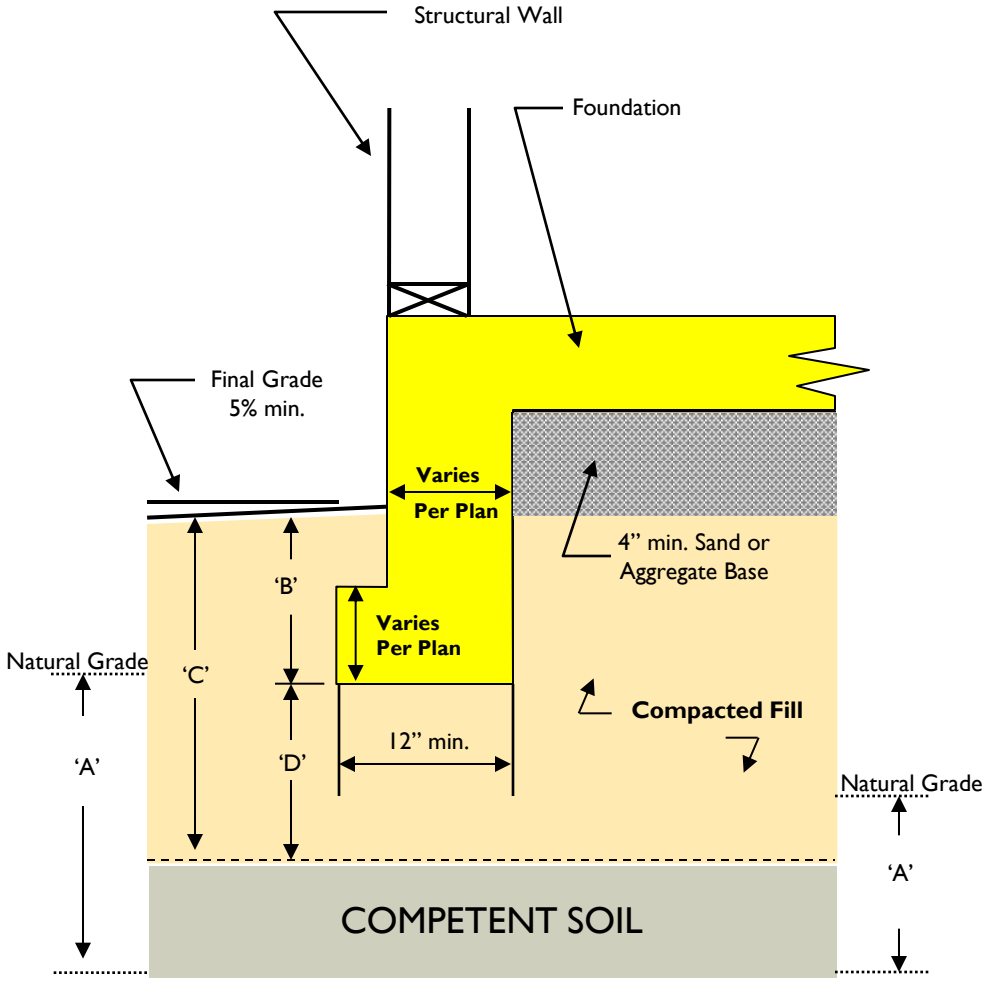
GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 4
ARTIFICIAL FILL MAP

Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



'A' –Remove All Loose Soils and Disturbed Native/Artificial Fill , Then Process Minimum 12" Into Underlying Soils & As Deep As Necessary for Fill Blanket

'B' – Depth of Footing = 18" min

'C' – 42" min. Fill Blanket OR All Footings on Cemented Formational Material

'D' – 24" min. Compacted Fill Below Foundations OR All Footings on Cemented Formational Material

LOW EXPANSIVE CONDITIONS*

*** Expansive Conditions To Be Verified at Completion of Grading**

Note: Concrete Slab shown is a "typical" detail only. Actual shape and dimensions to be designed by structural engineer and detailed in the project plans. The purpose of this detail is to show minimum footing depth, width, loose soil processing depths, and fill blanket thickness.

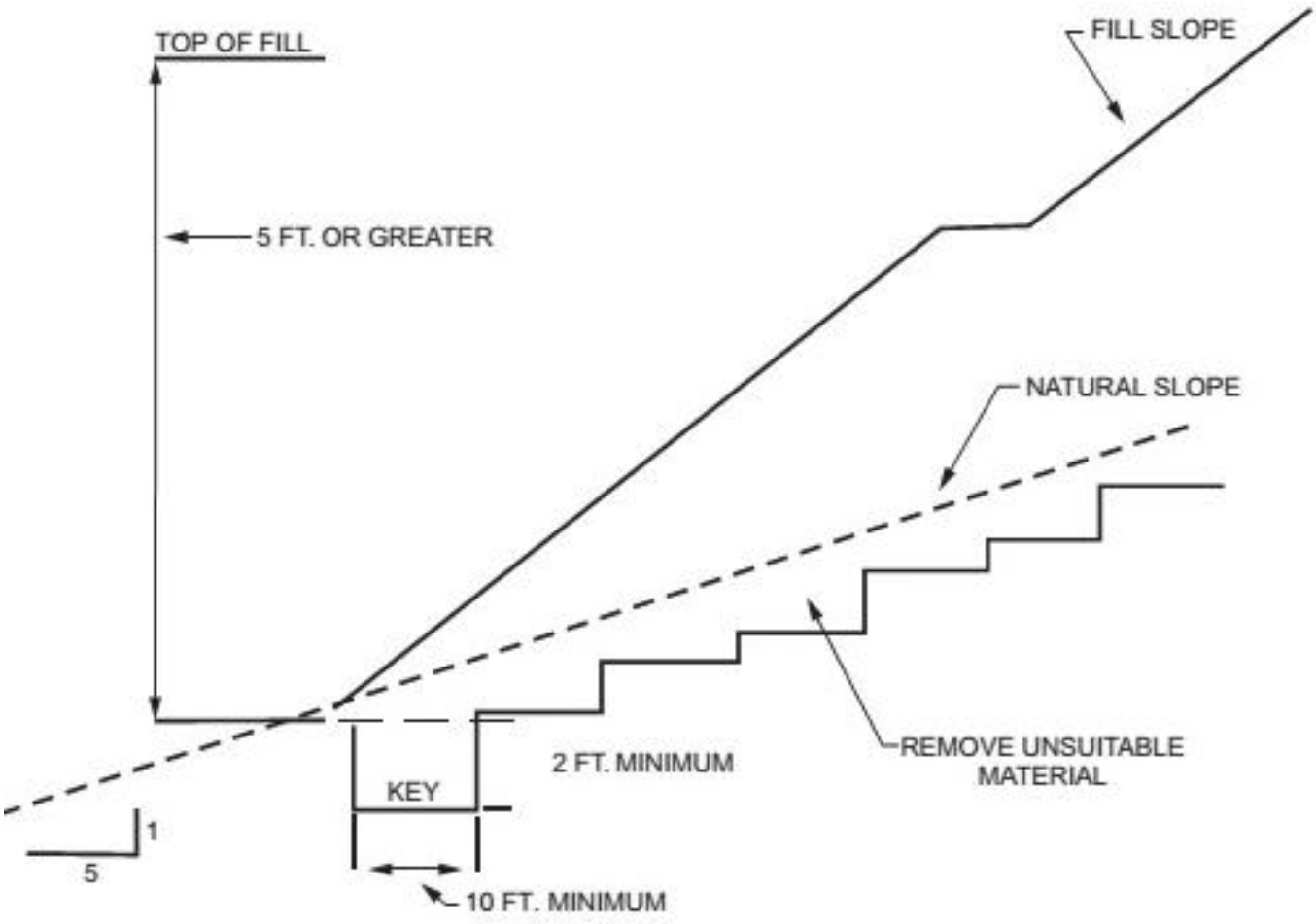
NOT TO SCALE

GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 5
OVEREXCAVATION / FILL BLANKET
Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



For SI: 1 foot = 304.8 mm.

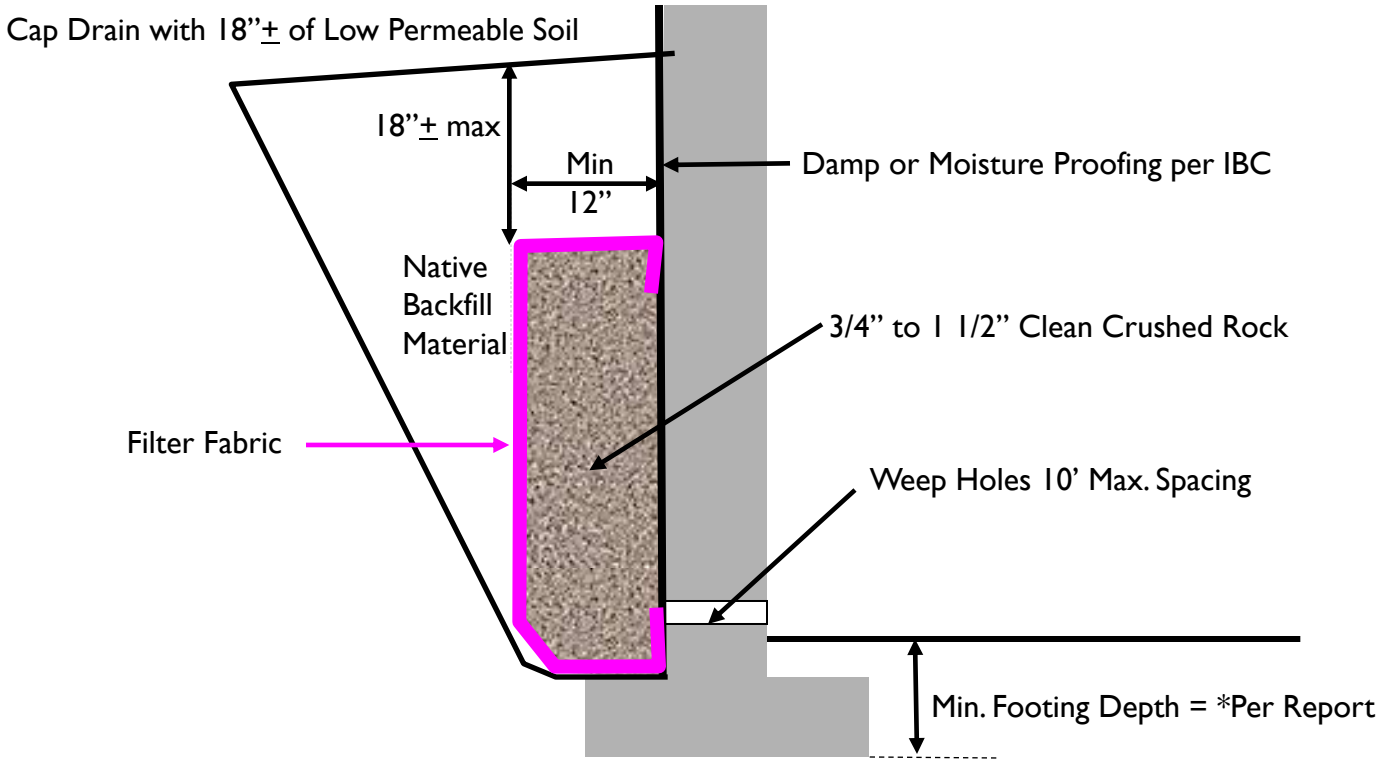
FIGURE J107.3 BENCHING DETAILS

GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 6
FILL OVER NATURAL SLOPE DETAIL
Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



RETAINING WALL DETAIL

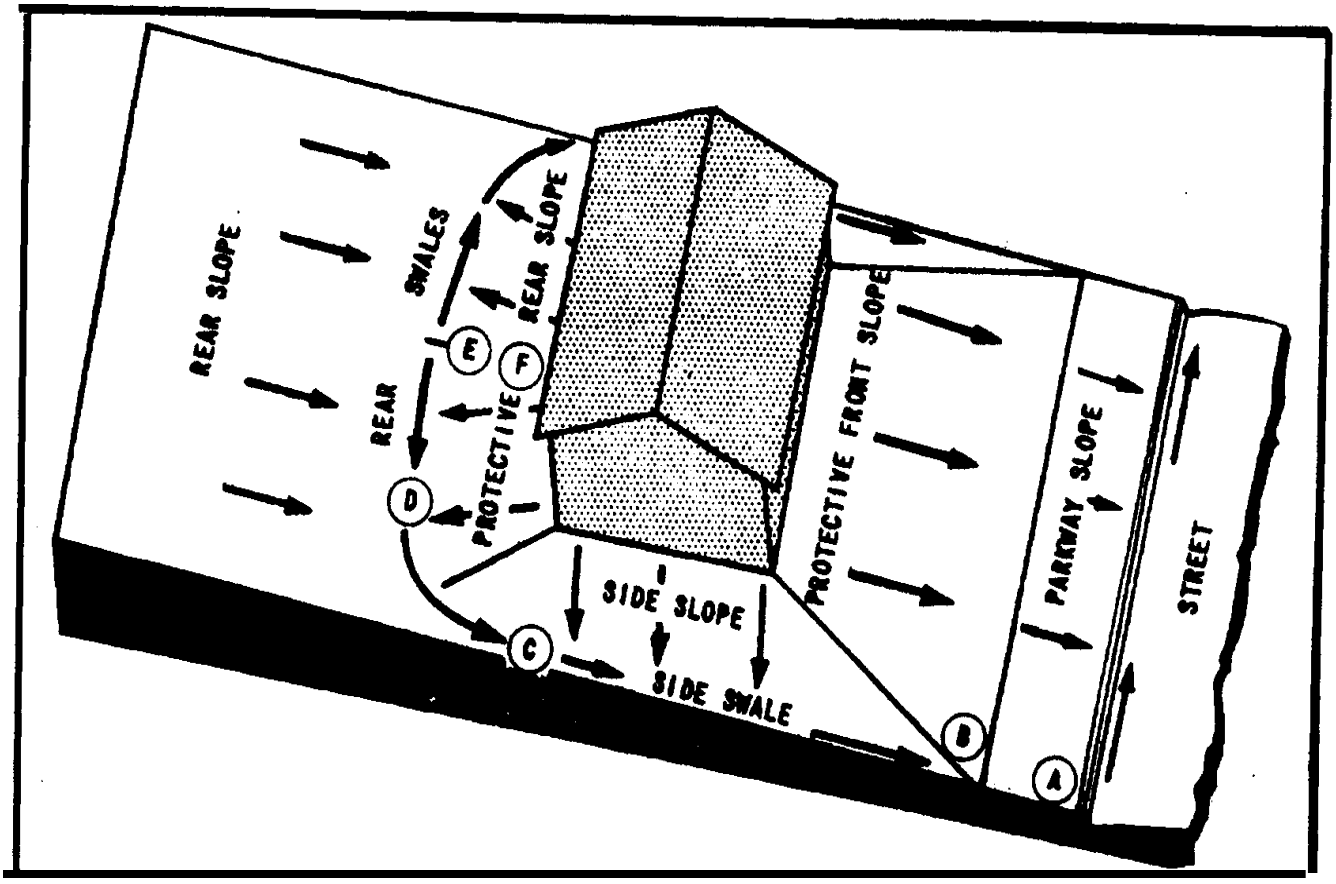
NOT TO SCALE

GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 7
RETAINING WALL DETAIL
Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH



Positive site drainage should be maintained at all times. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed towards the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage June develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

GeoTek Residential, LLC
4374 Alexander Blvd NE, Suite K-2
Albuquerque, NM 87107

GEOTECHNICAL ENVIRONMENTAL MATERIALS

FIGURE 8
SITE DRAINAGE DETAIL
Monarch at Mariposa 1A-16A
A 41.7± Acre Single-Family Residential Development
Rio Rancho, New Mexico
Prepared for: ECOTERRA DEVELOPMENT, LLC

Project No.:	Report Date:	Drawn By:
2863-ABR	June 2025	AH

APPENDIX A

REFERENCES

AASHTO Flexible Pavement Manual 1993.

American Concrete Institute, Guide for Concrete Floor and Slab Construction, ACI 302.1R

ASCE/SEI 7-22 Hazard Tool, 2021 IBC.

City of Rio Rancho Department of Public Works, Pavement Sections, DWG. No. PS-01, dated May 22, 2008.

Personius, S.F., Machette, M.N., and Stone, B.D., "Preliminary geologic map of the Loma Machete quadrangle, Sandoval County, New Mexico", 1:24,000 Scale, U.S. Geological Survey, dated 2000.

HUD Expansive Soil – Foundation & Slab Design, 1-2 Story Slab-on-Grade, issued September 4, 1991.

International Code Council, Inc., 2021 International Building Code.

International Residential Code 2021, New Mexico Residential Building Code.

Sandoval County Assessors Webpage.

New Mexico Department of Transportation Design Manual No. 620: Surfacing Materials and Pavement Design, 2020.

Robert W. Day, "Sample Disturbance of Collapsible Soil", dated 1990.

Sandra L. Houston, "Sample Disturbance of Cemented Collapsible Soils", 1988.

U.S. Quaternary Faults Database, USGS.

Walter L. Snowden, "Design of Slab-On-Ground Foundations, An Update", dated March 1996.

William C Haneberg, New Mexico Bureau of Mines and Mineral Resources, Geologic Hazards in New Mexico – Part 1, May 1992.

APPENDIX B

EXPLORATION LOG LEGEND

M□□□R□□□D□□□R□□□□		
□□□□□□□□□r□	□□□□□□□□	□r□□□□□□□□□□□□
	□□□r□□□	□□□r□□□□ □□□□r□d□d□□□R□□□□
	□M	□□□□□□R□□□□
	□□	□□□□□□□□R□□□□
	□□□M□□r□□□ □□M	□□□r□□□□ □□□□r□d□d□□R□□□□□□□□□□
	□□□□ □□r□□□ □□□	□□□r□□□□ □□□□r□d□d□□R□□□□□□□□□□
	□□□M	□□□□□□□□□□□R□□□□
	□□□r□□□	□□□r□□□□ □□□□r□d□d□□□D
	□M	□□□□□□□□□D
	□□	□□□□□□□□□D
	□□□M□□r□□□ □□M	□□□r□□□□ □□□□r□d□d□□□D□□□□□□□
	□□□□ □□r□□□ □□□	□□□r□□□□ □□□□r□d□d□□□D□□□□□□□
	□□□□M	□□□□□□□□□□□□□D
	M□	□□□□
	M□	□□□□□□□□□□□
	□□□M□	□□□□□□□□□
	□□	□□□□□□□□□
	□□	□□□□□□□□
	□□□M	□□R□□□□□□□□M□□□□D
	□□M	□□M□□□□D
	□DR	□□DR□□□

□□M□□□□□	
	□□□
	R□□□□□□□□ □□□
□R	□□R□□□□□r□
	□□□□□□□□□ □□□
	□ □□□r□□□□□□

□□□□□□□□□□□□□					
□□□□□□□□□□□□□□□□□□□□		□□□□□□□□□□□□□□□		□□□ □□□□□□□□	□□dr□□□
□□ □ MD D □D	□□r□□□□□□□ □□□□□ M□d□□□ □D□□□□ D□□□□ □□r□D□□□□	□□ □ □ □□	□□□□ □□r□ □□r□□□□□□□□□□□	M□ □ □□	M□d□□□ □□rd □□r□□□ □rd
				□□□□ □□□□ □□ M□□ □ □r	□□□r□□□ □□□□□□□r□□□ □□r□□□□□ □□r□□□ M□d□r□□□□□□□□□r□□□□ □ □□□□ □r□□□□□

□□□□□R□□□□ □□□□ □□□□ □□□R□□□□ □□□□

| □□□□□

GEOTEK

□□□□□□□□□□□□□

□□□□□D□□□□□ □□

□R□□□□□□□ 2□□□□□□□□R

M□□□□D□ M□□□□□□□□

□R□□□□□□ M□□□r□□□□□□M□r□□□□□□□□□□□□□

□R□□□R□□□R□ □□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□ □□□□□□□□□□

D□□□□ □2□2□

□□□□□□□□□□ R□□□R□□□□□□□□□□M

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□M□□R□□□□□□ M□□□R□□□□D□□□□R□□□□□□ □□□□D□□□MM□□□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□□M□□D□□□□r□□d□□ □□□□□□□□□□□□□□r□□ □□□□□□□□□□□□□D□□□□□M□□□□□□□□□□□□ □ □□ □□□□□□□□□□□□□□r□□□R□□□□□□□□ □□□□r□2□"	□				
2 □ □ □ □ 7 □ □				□M	□□□□□□r□□ □□□□□□□□□□□□□□□D□□M□d□□D□□□□□□□□□□□□M□□□□□□□□□□□□ □ □□ □□□□□□□□□□ □□□□r□□□□□□□□□□□□□□

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□ 2□□□□□□□□R

□R□□□□□□□ M□□□r□□□□□□□M□r□□□□□□□□□□□□□□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□□□□□□□□□□

□□□□□□□□□ R□□□R□□□□□□□□□□M

□□□□□D□□□□□ □□

M□□□□□D□ M□□□□□□□□

□□□R□□□R□ □□

D□□□□ □2□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□□□M□□R□□□□□□□□ M□□□R□□□□D□□□□R□□□□□□□□□D□□□□MM□□□□□	Consistency	□□□□R□□□R□□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□M□□D□□□□r□□d□□□□□□□□□□r□□□□□□□□□□□□D□□□□M□□□□□□□□□□□□□□□□□□

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□ 2□□□□□□□□R

□R□□□□□□□ M□□□□r□□□□□□□M□r□□□□□□□□□□□□□□□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□□ □□□□□□□□□□□□

□□□□□□□□□□ R□□□R□□□□□□□□□□M

□□□□□D□□□□□ □□

M□□□□□D□ M□□□□□□□□

□□□R□□□R□ □□

D□□□□ □□2□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□□□□M□□R□□□□□□□□ M□□□□R□□□□D□□□□R□□□□□□□□□D□□□□MM□□□□□	Consistency	□□□□R□□□R□□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□□□□D□□□□□r□□d□□□□□□□□□□r□□□□□□□□□□□□□□D□□□□□M□□□□□□□□□□□□□□□

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□	2□□□□□□□□R
□R□□□□□□□	M□□□□r□□□□□□□M□r□□□□□□□□□□□□□□
□□□□□□□□□	□□□□□□□rr□□D□□□□□□□□□□□□□□□□□□
□□□□□□□□□□	R□□□□R□□□□□□□□□□□□M

□□□□□D□□□□□	□□
M□□□□□D□	M□□□□□□□□□
□□□R□□□□R□	□□
D□□□□□	□2□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□□□□□□□M□□R□□□□□□□□ M□□□R□□□□D□□□□R□□□□□□□□□□D□□□□MM□□□□□	Consistency	□□□□R□□□R□□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□□	□□□M□□D□□□□□r□□□d□□□□□□□□□□□□□□□□□□r□□□□□□□□□□□□□□D□□□□□□□M□□□□□□□□□□□□□□□□□□

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□ 2□□□□□□□□R

□R□□□□□□□ M□□□r□□□□□□□M□r□□□□□□□□□□□□2□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□□ □□□□□□□□□□

□□□□□□□□□□ R□□□R□□□□□□□□□□M

□□□□D□□□□□ □□

M□□□□D□ M□□□□□□□□

□□□R□□□R□ □□

D□□□□ □□2□□2□

| Depth (ft) | □□M□□□□ Sample Type | Blows/Foot | Soil Pattern | USCS Symbol | □□□□□□□□□□□□□

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□ 2□□□□□□□□R

□R□□□□□□□ M□□□r□□□□□□□M□r□□□□□□□□□□□□□□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□□ □□□□□□□□□□

□□□□□□□□□□ R□□□R□□□□□□□□□□M

□□□□□D□□□□□ □□

M□□□□□D□ M□□□□□□□□

□□□R□□□R□ □□

D□□□□□ □□2□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□□□□M□□R□□□□□□□□ M□□□□R□□□□D□□□□R□□□□□□□□□D□□□□MM□□□□□	Consistency	□□□□R□□□R□□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□M□□D□□□□□r□□d□□□□□□□□□□r□□□□□□□□□□□□□D□□□□□M□□□□□□□□ □r□□□□□□□□□□□□□□□□r□□2"	MD				
2 □				□M	□□□□□□r□□□□□□□□□□□□□□D□□M□d□□D□□□□□□□□□□□□M□□□□□□□□□□□ □□□□□□□□□□□□	MD			□□□□	□□
7 □ □ □ □ □ □ □ 2□ □ □ □ □				□□□□□M	□r□□□□□□□□□□r□□□□r□d□d□□□□D□□□□□□□□□□□□□□M□d□D□□□□□□□□□□□□M□□□□□□□□□□□□□□□□

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□	2□□□□□□□□R
□R□□□□□□□	M□□□□r□□□□□□□M□r□□□□□□□□□□□□□□
□□□□□□□□□	□□□□□□□rr□□D□□□□□□□□□□ □□□□□□□□□□□
□□□□□□□□□□	R□□□□R□□□□□□□□□□□M

□□□□□D□□□□□	□□
M□□□□□D□	M□□□□□□□□□
□□□R□□□□R□	□□
D□□□□□	□2□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□□□□□M□□R□□□□□□7 M□□□□R□□□□D□□□□R□□□□□□□□□□D□□□□MM□□□□□	Consistency	□□□□R□□□R□□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□□	□□□□□D□□□□□r□□d□□□□□□□□□□r□□□□□□□□□□□□□□□□□D□□□□□□M□□□□□□□□ □r□□□□□□□□□□□□□□□r□□2"	MD				
2				□□	□r□□□□□□□□□□□□□□□□□□□□□D□□M□d□□D□□□□□□□□□□□□□□M□□□□□□□□□□□□□□□□□□□

GEOTEK

□□□□□□□□□□□□□

□□□□□D□□□□□ □□

□R□□□□□□□ 2□□□□□□□□R

□R□□□□□□□ M□□□□r□□□□□□□M□r□□□□□□□□□□□□□□

□□□□□□□□ □□□□□□rr□□D□□□□□□□□□□ □□□□□□□□□□

□□□□□□□□□ R□□□R□□□□□□□□□□M

M□□□□D□ M□□□□□□□

□□□R□□□R□ □□

D□□□□ □2□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□□□□M□□R□□□□□□□ M□□□R□□□□D□□□□R□□□□□□□□□D□□□□MM□□□□□	Consistency	□□□□R□□□R□□□□□□□□ Water Content (%)	Dry Density (pcf)	Collapse (%)	Swell (%)	Plasticity Index
□				□□□□	□□□□D□□□□□r□□d□□□□□□□□□□r□□□□□□□□□□□□D□□□□□M□□□□□□□ □r□□□□□□□□□□□□□□r□□2"	MD					
2				□□	□r□□□□□□□□□□□□□□□□□D□M□d□D□□□□□□□□□□□M□□□□□□□□□□□□□□□□□□□□□□□□□□□	MD					
□				□□□□M	□r□□□□□□□□□□r□□□□□r□d□d□□□□D□□□□□□□□□□□□M□d□D□□□□□□□□□□□M□□□□□□□ □□□□□□□□□□□□□□□□□□□	MD					
□				□□	□r□□□□□□□□□□□□□□□□□D□□M□d□D□□□□□□□□□□□M□□□□□□□□□□□□□□M□d□□□ □□□□□□□□□□□□ □□□r□□□□□□□□□□□□□□□□□□□□□□□□□□□□	MD					
7				□□□□	□□□□□□□□□□□□□□d□□□□□□□□□r□□□□□□□□□□□□□□□□□□□□□□□□D□□□□□□□ □□□□r□□□□d□□□□□r□□□□□□□□□□□□r□d						
□											
□											
□											
□□											
□□											
□2											
□□											
□□											
□□											
□□											
□7											
□□											
□□											
2□											
2□											

GEOTEK

□□□□□□□□□□□□□

□R□□□□□□□	2□□□□□□□□R	□□□□D□□□□	□□
□R□□□□□□	M□□□r□□□□□□M□r□□□□□□□□□□□□	M□□□□□D□	M□□□□□□
□□□□□□□	□□□□□□rr□□D□□□□□□□□ □□□□□□□□	□□□R□□□R□	□□
□□□□□□□□	R□□□R□□□□□□□□□M	D□□□□	□2□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□□□□□□□□□M□□R□□□□□ M□□□R□□□D□□□R□□□□ □□□D□□□MM□□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Collapse (%)	Swell (%)	Plasticity Index
□				□□□□	□□□D□□□□r□□d□□□□□□□□r□□□□□□□□□□□D□□□□M□□□□□□ □r□□□□□□□□□□□□r□2"	MD					
2				□□	□r□□□□□□□□□□□□□□D□M□d□D□□□□□□□□□M□□□□□□□□□□□□□□□□□□	MD					
□				□□□M	R□dd□□□□□□r□□□□□□r□□□r□d□d□□□D□□□□□□□□M□d□D□□□□□□□ □□M□□□□□□□□□□□□□□□□	MD					
7											
□2					□□□□□□□□□□□d□□□□□□□□r□□□□□□□□□□□□□□D□□□□□ □□□□r□□□□d□□□□r□□□□□□□□□□r□d						
2□											

GEOTEK

□□R□□ □ □□□ □

□R□ □□□ □ □□□ 2□□□□□□ □R
□R□ □□□ □ □ M□□□r□□□□□□M□r□□□□□□□□□□□□
□□□□ □ □ □ □□□rr□□D□□□□□□□□ □□□□□□□□□
□□ □ □ □ □ □□□ R□□□R□□□□□□□□□M

□□ □ □ □ □D□□□ □□
M□□□□D□ □□□
□□□R□□□R□ □D□
D□□□□ □□□□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□ M□□□R□□□ D□□□R□□ □ □□ □D□□ MM□□ □□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□□ □□D□□□□r□□d□□ □□□□□□□□r□□ □□□□ □□□□□□□□□□ □□D□□□ □□M□□□□□ □r□□□□□□□□□ □□□□r□□2"	□				
2		□		□□	□r□□ □□□ □□□□□□□□□ □□□D□□□□□□□□□□□□M□□□□□□□□□□ □□ □□□□□□□□	□	□	□□□□		
□										
□										
□				□□□□M	R□dd□□□□□□r□□ □□□□ □□□r□□□□ r□d□d□□□ □□D□□ □□□□□□□□ M□d□□D□□□□□□□ □□□M□□□□□□□□□□ □□ □□□□□□□□ □□□ □□□r□□□□□□□□ □□□d	MD	2	□□7		
7		2□								
□					□□r□□□□□□□d□□□ □□□□ □□□r□□□□ □□□□□□7 □□□□□□□□D□□□□□□ D□□□□□□□□r□□□□□□□R□□□□□□□□□□□□ □□□□r□□□□d□ □□□r□□□□□□□□□r□d					
□										
□□										
□□										
□2										
□□										
□□										
□□										
□□										
□7										
□□										
□□										
2□										
2□										

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□□M□r□□□□□□□□□□□□

□□□□□□□ □□□□□rr□D□□□□□□□□ □□□□□□□□□

□□ □□□□□□ R□□□R□□□□□□□□M

□□□□D□□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□□ □□□ □M□ □R□□□□ □□ M□□□R□□□ D□□□R□□□ □□□ □D□□ MM□□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Collapse (%)	Swell (%)	Plasticity Index
□				□□□□	□□M□D□□□□r□□d□□□□□□□□□r□□□□□□□□□□□□D□□□□M□□□□□□□□□□ □□□ □□□□□□□□	□					
2 □		□□		□M	□□□□□r□□□□□□□□□□□□D□M□d□D□□□□□□□□□M□□□□□□□□□ □□□ □□□□□□□□	MD	□	□□2		□□□	□□
□											
□		□□					□	□□□□	□□2		
□											
7					□□□r□□□□□□□□□R□□□□□□□□D□□□□□□□□D□□□□	D					
□											
□											
□□		□□					2	□□□□			
□□				□□M	□r□□ □□□□ □M□ □ □□D□□□ d□□□□r□ □□□□□□□□□M□□□r□□□□□ □□□□□□□□□	M□ □□					
□2					M□d□r□□□□□□□□ □rd□□□□□□ □rd□□□□□□M□□□□						
□□											
□□											
□□		7□□□"			□r□□□□□□□ □□□d□□□R□□□□		□	□□2			
□□											
□7											
□□											
□□											
2□		□□					2	□□□□			
2□					□□r□□□□□□ □□□□□□□□d□□□□□ □□□□□□□□						

GEOTEK

□□R□□ □□□□

□R□ □□□ □□□ 2□□□□□□ □R

□R□ □□□ □□ M□□□r□□□□□□M□r□□□□□□□□□□□□

□□□□ □□□ □□□□□rr□□D□□□□□□□□ □□□□□□□□□

□□ □□□ □□□ R□□□R□□□□□□□□M

□□□□D□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□□□□ □□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
					M□□□R□□□D□□□R□□□ □□□D□□MM□□□□					
22				□□M	□r□□ □□□ M□□ □□D□□□ d□□□r□ □□□□□□M□□□r□□□□□ □□□□□□□□ M□d □r□□□□□□□□ □rd□□□□□ □rd□□□□ M□□□□	M□ □□				
2□										
2□										
2□		7□□□"					□	□□□		
2□										
27										
2□										
2□										
□□		□□					2	□□□		
□□					□□r□□□□□d□□□□□□□r□□□□ □□□□□□□□□□□□D□□□□□ □□□□r□□□d□ □□□r□□□□□□□□r□d					
□2										
□□										
□□										
□□										
□□										
□7										
□□										
□□										
□□										
□□										
□2										

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□□M□r□□□□□□□□□□

□□□□□□ □□□□□rr□D□□□□□□□□ □□□□□□□□

□□ □□□□□□ R□□R□□□□□□□□M

□□□□D□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □□□ □M□ □R□□□ □□ M□□□R□□□ D□□□R□□□ □□□ D□□□ MM□□□□	Consistency	Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□□ □□□ M□D□□□□r□□d□□ □□□□□□□□r□□ □□□ □□□r□□□r□□□ r□d□d□□ R□□□□□ □ □□□□□□□□□□d□□ d□□ □□d□□□ □□□ □□□□□□□□□□□□□M□□□□	D				
2	□R	72□□□"		□□□□M	□r□□ □□□□ □□r□□□□ r□d□d□□ R□□□ □□□□ □□□□□□□□□□d□□ □□d□D□□□□□□ □□□M□□□□□□□ □□□ □□□ □□□□□□□□ □□R□□□□□r□□	D				□□
□										
□					D□□r□□□□□□□□R□□□□□□□□D□□□□□□□□M□d□D□□□□□	MD				
□	□R	□□			□□R□□□□□r□					
7										
□					□□□r□□□□□□□□R□□□□□□□□D□□□□□□□□D□□□□□	D				
□										
□□		7□□□"					2	□□□		
□2										
□□					□□r□□□□□d□□□□□□□r□□□□ □□□□□□□□□□□□□D□□□□□ D□□□□□□□r□□□□□□R□□□□□□□□□□□□□□□ □□□□r□□□d□ □□□r□□□□□□□□r□d					
□□										
□□										
□7										
□□										
□□										
2□										
2□										

GEOTEK

□□R□□ □ □□□ □

□R□ □□□ □ □□□ 2□□□□□□ □R

□R□ □□□ □ □□ M□□□r□□□□□□M□r□□□□□□□□□□□□

□ □□□ □ □ □ □ □rr□D□□□□□□□□ □□□□□□□□□

□□ □ □ □ □□□ □ R□□R□□□□□□□□M

□□ □ □ □ D□□□ □□ □□

M□□□□D□ □□□

□ □□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□ M□□□R□□□ □□ □ □□ □D□□ □MM□□ □□	Consistency	□□□□R□□□R□□ □□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□ □ □□ M□D□□□□r□□d□□ □□□□□□□□r□□ □□□ □□□r□□□r□d□d□□R□□□□□ □ □□□□□□□□□d□□ □d□□d□□□□□□ □□ □□□□□□□□□□□M□□□□	D				
2				□ □□□M	□r□□ □□□ □□r□□□□r□d□d□□R□□□□□□□□□□□□□□□□d□□ □d□D□□□□□□ □□□M□□□□□□□ □□□ □□ □□□□□□□□	D				
□					□□r□□□□□□d□□□□□□r□□□□ □□□□□□□□□□□□D□□□□□□ D□□□□□□□r□□□□□□□R□□□□□□□□□□□ □□□□□ □□□r□□□d□ □□□r□□□□□□□□r□d					
□										
□										
□										
7										
□										
□										
□□										
□□										
□2										
□□										
□□										
□□										
□□										
□7										
□□										
□□										
2□										
2□										

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□M□r□□□□□□□□□□

□□□□□□□ □□□□□rr□D□□□□□□□□ □□□□□□□□

□□ □□□□□□ R□□R□□□□□□□□M

□□□□D□□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□□ □□□ □M□ □R□□□□ □□ M□□□R□□□ D□□□R□□□ □□□ D□□□ MM□□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Collapse (%)	Plasticity Index
□				□□□□	□□□ □□□M□D□□□□r□□d□□ □□□□□□□r□□ □□□□ □□□r□□□□r□d□d□□□ □D□□ □□□□ □□□□□□□□□□□□□□□M□□□□□□□ □□□□ □□□ □□□□□□□□□□□□ □□□□ □□□r□□□□	□				
2		□□		□□□□M	R□dd□□□□□r□□ □□□□ □□□r□□□□r□d□d□□□ □□D□□□□□□□□□□M□d□□D□□□□□□□ □□□M□□□□□□□ □□□□ □□ □□□□□□□□□□□□□□□□ □□□□ □□□r□□□□□	MD	2	□□□□		
□										
□										
□		□□					2	□□□□	□□□□	
□										
7										
□										
□					□□□r□□□□□□□□R□□□□□□□□D□□□□□□□					
□□		□□			□□□r□□□□□□□□□□ □□r□□□□□ □□d□□□ □□r□R□□□□□□r□		2	□□□□		
□□										
□2										
□□										
□□										
□□										
□□		7□			□□□r□□□□□□□□R□□□□□□□□D□□□□□□□□D□□□□□	D	2	□□□□		
□□										
□7										
□□										
□□										
2□		7□					2	□□□□		
2□					□□r□□□□□d□□□□□□□r□□□□ □□□□□□□□□□□□□□□D□□□□□ □□□□r□□□□d□ □□□r□□□□□□□□□r□d					

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□ □□ M□□□r□□□□□M□r□□□□□□□□□□

□□□□ rr□D□□□□□□□□ □□□□□□□□

R□□R□□□□□□□□M

□□□□D□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□ M□□□R□□□ □□ □□R□□ □□□ □□□	Consistency	Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□ □□□ M□□D□□□□r□□d□□ □□□□□□□r□□□ □□□□ □□□r□□□r□d□d□□□D□□ □□□□ □□□□□□□□M□□□□□□□□□□□□	□				
2				□□□□M	□r□□ □□□□ □□r□□□□r□d□d□□□D□□ □□□□□□□□□□□□□□□□□□□□M□□□□□□□□□□ □□□ □□□□□□□□□□□□□□ □□□□ r□□□□□□	□			□2	□□
□		□□			M□d□D□□□□□	MD	2	□□□□		
□		□□			□□□r□□□□□□□□□□□□□□ □□□□□□□□□□□□□□□□□□□□

GEOTEK

□□R□□ □□□□ □

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□□M□r□□□□□□□□□□□□

□□□□□□□ □□□□□rr□D□□□□□□□□ □□□□□□□□□

□□ □□□□□□□ R□□□R□□□□□□□□M

□□□□D□□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□7□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□□ □□□ □M□ □R□□□ □□□□□ □□□□	Consistency	□□□□R□□□R□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
					M□□□R□□□D□□□R□□□ □□□ D□□ MM□□□					
22				□M	□□□□r□□ □□□ □□□□□□□□ □D□M□d□D□□□□□□□□□M□□□□□□□□ □□□ □□□□□□□	MD				
2□										
2□										
2□		2□					□	□□□		
2□										
27										
2□										
2□										
2□				□□M	□r□□ □□□ □M□□□□D□□ □□d□□□r□ □□□□□□□□M□□□r□□□□□□□□□□ M□d□r□□□□□□□ □rd□□□□□ □rd□□□□□M□□□□	M□ □□				
□□		7□7"					□	□□□		
□2					□□r□□□□□d□□□□□□□r□□□□ □□□□□□□□□□□□□□D□□□□ □□□□r□□□□d□ □□□r□□□□□□□□□r□d					
□□										
□□										
□□										
□□										
□7										
□□										
□□										
□□										
□□										
□2										

GEOTEK

□□R□□ □□□□ □

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□□M□r□□□□□□□□□□□

□□□□□□ □□□□□rr□□D□□□□□□□□ □□□□□□□□□

□□ □□□□□□ R□□□R□□□□□□□□M

□□□□D□□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□□ □□□ □M□ □R□□□ 7 M□□□□R□□□D□□□□R□□□ □□□ □D□□ MM□□□□	Consistency	□□□□R□□□R□□□□□□□ Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□M□D□□□□r□□d□□ □□□□□□R□dd□□□□r□□ □□□□□□□□D□□□□□□□□ □□M□□□□□□□r□□□□□□□□ □□□r□2"	□				
2		72□□"		□M	□r□□ □□□□□□□□□□ □□D□D□□□□□□□□M□□□□□□□□□□ □□ □□□□□□□□	D	□	□□7	□□□	□□
□					□r□□□□□□□ □□□d□□□□□ □□ □□□r□□□□□					
□		72□□"		□□	□r□□ □□□□ □□□□□□□□□ □□D□D□□□□□□□□M□□□□□□□□□ □□ □□□□□□□□	D	2	□□□		
□										
7										
□										
□										
□□		72□□"			□□□ □□□□D□□□□r□□d		□	□□□		
□□										
□2										□□
□□										
□□				□□	R□d□□□□□□□ □□□ □□M□□□□□M□d□□□ □□ □□□□□□□□□□ □r□□□ □□□□	□□				
□□										
□□		□2					2□	□□		
□□										
□7										
□□										
□□										
2□		72□□"		□□M	□r□□ □□□□ □M□□ □□D□□ □□□□□□□□r□ □□□□□□□□M□□□r□□□□□□□□□□ M□d□r□□□□□□□ □rd□□□□ □rd□M□□□□	M□□□	□□	□□7		
2□										
					□□r□□□□ □□d□□□□□ □□r□□□ □□□□□□□□□□□□D□□□□ □□□□r□□□□d□ □□r□□□□□□□□□r□d					

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R

□R□ □□□□□ M□□□r□□□□□M□r□□□□□□□□□□

□□□□□□ □□□□□rr□D□□□□□□□□ □□□□□□□□

□□ □□□□□□ R□□R□□□□□□□□M

□□□□D□□□□ □□

M□□□□D□ □□□

□□□R□□□R□ □D□

D□□□□ □□□□□2□

Depth (ft)	□□M□□□□ Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□ □ □□ □M□ □R□□□ □□ M□□□R□□□ D□□□R□□ □□□ □D□□ MM□□ □□	Consistency	□□□□R□□□R□ □□□□□□□ Water Content (%)	Dry Density (pcf)	Collapse (%)	Swell (%)	Plasticity Index
□				□□□□	□□□D□□□r□□d□□ □□□□□R□dd□□□□r□□ □□□ □□□□□□□□□□D□□□□□□□□ □□M□□□□□r□□□□□□□□ □□□r□2" □□□ □□□r□□□□	□					
2		□□		□□	R□dd□□□□r□□ □□□ □□□□□□□□□□D□M□d□D□□□□□□□□M□□□□□□□□ □□ □□□□□□	MD	2□	□2		□□□	□
□					□ □□□□□□□□□□□□□□□□						
□		□7					□	□□□	□□□		
7		□□		□M	R□d□□□□□□□□D□M□d□D□□□□□□□□M□□□□□□□□ □□ □□□□□□□□ □□□□□□□□ □d□□□□□□ □□□d□□□□□□ □□□r	MD	2	□□□			□□
□											
□□		□□					2	□□□			
□□											
□2					□□□r□□□□□□□□□□ □□ □□□□□□□□□□M□d□□□ □□ □□□□□□□□						□□
□□											
□□				□□M	□r□□ □□□□ □M□□□□D□□□ □□□□□□□□r□ □□□□□□□□M□□□r□□□□□□□□□□ M□d□r□□□□□□□□□rd□□□□□□rd□M□□□□	M□ □□					
□□											
□□		□□□□"					□	□□□			
□7											
□□											
□□											
2□											
2□		□□□□□"					□	□□□			
					□□r□□□□□d□□□□□□□r□□□□ □□□□□□□□□□□□□D□□□□ □□□□r□□□□d□ □□□r□□□□□□□□r□d						

GEOTEK

□□R□□ □□□□

□R□ □□□□ □□□ 2□□□□□□ □R
□R□ □□□□□ M□□□r□□□□□□M□r□□□□□□□□□□□□
□□□□□□ □□□□□□rr□D□□□□□□□□ □□□□□□□□
□□ □□□□□□ R□□□R□□□□□□□□M

□□□□D□□□□ □□
M□□□□D□ □□□
□□□R□□□R□ □D□
D□□□□ □□□7□2□

Depth (ft)	Sample Type	Blows/Foot	Soil Pattern	USCS Symbol	□□R□□□ □□□ □M□ □R□□□□ □□□ M□□□□R□□□□D□□□□R□□□□□ □□□□D□□□ □MM□□□□	Consistency	Water Content (%)	Dry Density (pcf)	Swell (%)	Plasticity Index
□				□□□□	□□□□□M□□D□□□□r□□d□□ □□□□□□□□□□r□□□□r□d□d□□□D□□□ □□□□□□□□□□ □□d□□r□□□□□D□□□□□□□□□M□□□□□□□□ □□□ □□□ □□□□□□□□□□ □□ □□□	D				
2		2□		□□□□M	□r□□ □□□□ □□r□□□□r□d□d□□□D□□□ □□□□□□□□□□□d□□r□□□□□M□d□□ D□□□□□□□□□□M□□□□□□□□ □□□ □□ □□□□□□□□	MD	2	□□□		
□										
□										
□	□R	□2			□□□d□r□□□□□□□□□□□□R□□□□□□r□					
7										
□										
□				□□□□M	□r□□ □□□□ □□r□□□□r□d□d□□□R□□□□□□□□□□□□□□□d□□□d□□D□□□□□□□□ □□□M□□□□□□□□□ □□□ □□ □□□□□□□□□□	D				
□□		□7□□□"								
□□							2	□□□		
□2										
□□					□□r□□□□□□d□□□□□□r□□□□□ □□□□□□□□□□□□□□D□□□□□ D□□□□□□□□r□□□□□□□□R□□□□□□□□□□ □□□□□□□ □□□□r□□□d□ □□□r□□□□□□□□□r□d					
□□										
□□										
□□										
□7										
□□										
□□										
2□										
2□										

APPENDIX C

LABORATORY TESTS RESULTS (2863-ABR)

MOISTURE CONTENT AND IN SITU DRY DENSITY OF SOIL

Moisture content and in situ dry density tests were performed on samples of soil. The samples were weighed and dried back in a low temperature oven to determine the weight of the dried sample and moisture loss. The dry density was calculated using the known volume of the thin-walled brass ring sample. The percent moisture and dry density were then determined in accordance with ASTM D7263. The test results are presented on the boring and test pit logs.

MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT

The maximum dry density and optimum moisture content of selected representative soil samples were evaluated using the Modified Proctor method in general accordance with ASTM D1557. Test results are presented in the following pages.

PARTICLE SIZE ANALYSIS

Sieve analyses were performed in general accordance with ASTM test method C136 / C117. Test results are presented in the following plates.

ATTERBERG LIMITS

Atterberg limits were performed on representative samples in general accordance with AASHTO T89 and T90. Test results are shown in the following pages.

CHEMICAL TESTING (Sulfates)

Testing was performed to determine the amount of water-soluble salt in representative samples of the soil. Individual test results denote the parts per million analytes soluble in water at a 1:5 (soil to water) extraction ratio. The samples were prepared and tested in accordance with EPA procedures. All chemical testing was performed by *Eurofins.* Test results are presented on the following pages.

SWELL TESTS

Swell tests were performed on remolded samples of soil. The samples were remolded at ± 90 percent of the material's maximum dry density and oven dried to below the materials shrinkage limit. All samples were then placed under a 60 pound per square foot surcharge to simulate typical residential floor slab loading conditions and inundated with water for at least 24 hours. The percent swell was then recorded as the amount of vertical rise compared to the original one-inch sample height.

COLLAPSE TESTING

In-situ soil samples were obtained from ring samples and various loads were applied to determine the percent collapse in general accordance with ASTM D2435 and D4546. The samples were inundated with water at predetermined loads to estimate the percent hydro-collapse. Test results are presented in the following pages.

GeoTek Residential, LLC
4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
(505) 456-4900 Office (505) 456-4901 Fax

[illegible] Mr D [illegible] R [illegible]

[illegible] 2 [illegible]

[illegible] [illegible] rr D [illegible]

[illegible] M r [illegible] M r [illegible]

[illegible]	[illegible] D [illegible]	M r [illegible]	Dr D [illegible]
[illegible]	2 [illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	2 [illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]
[illegible]	2 [illegible]	[illegible]	[illegible]
[illegible]	[illegible]	2 [illegible]	[illegible]

GeoTek Residential, LLC
4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
(505) 456-4900 Office (505) 456-4901 Fax

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00631-S05
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00631-S05
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-2, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Maximum Dry Unit Weight (lbf/ft³)	ASTM D 1557	126.7	
Corrected Maximum Dry Unit Weight (lbf/ft³)		126.7	
Optimum Water Content (%)		7.1	
Corrected Optimum Water Content (%)		7.1	
Method		A	
Preparation Method		Moist	
Rammer Type		6-27	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

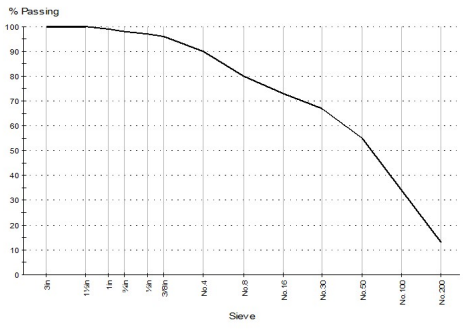
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	96	
No.4	90	
No.8	80	
No.16	73	
No.30	67	
No.50	55	
No.100	34	
No.200	13	

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00631-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00631-S01
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	20	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	GP-GM	
Group Name	Poorly graded gravel with silt and sand		

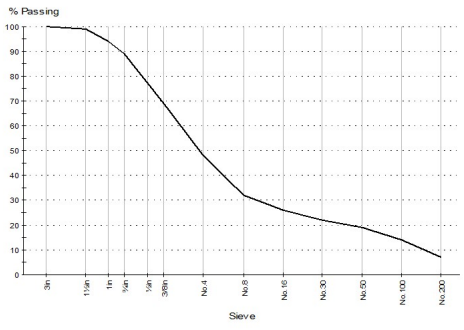
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	99	
1in	94	
¾in	89	
½in	77	
3/8in	69	
No.4	48	
No.8	32	
No.16	26	
No.30	22	
No.50	19	
No.100	14	
No.200	7.0	

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00631-S02
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00631-S02
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt		

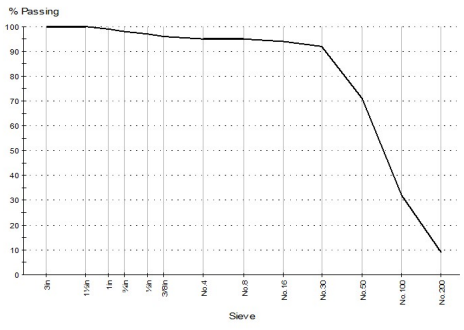
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	96	
No.4	95	
No.8	95	
No.16	94	
No.30	92	
No.50	71	
No.100	32	
No.200	9.1	

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00634-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00634-S01
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-7, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	17	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Maximum Dry Unit Weight (lbf/ft³)	ASTM D 1557	127.2	
Corrected Maximum Dry Unit Weight (lbf/ft³)		127.2	
Optimum Water Content (%)		9.6	
Corrected Optimum Water Content (%)		9.6	
Method		A	
Preparation Method		Moist	
Rammer Type		6-27	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

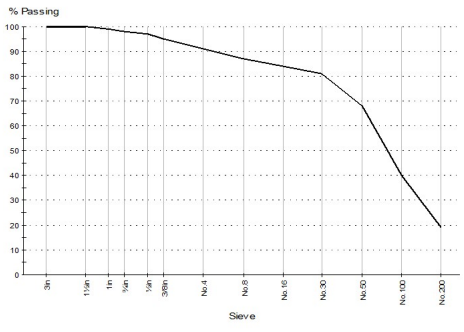
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	99	
¾in	98	
½in	97	
3/8in	95	
No.4	91	
No.8	87	
No.16	84	
No.30	81	
No.50	68	
No.100	40	
No.200	19	

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00634-S02
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00634-S02
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-7, 12-13'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	28	
Plastic Limit (%)	AASHTO T 90	14	
Plasticity Index	AASHTO T 90	14	
Group Symbol	ASTM D 2487	SC	
Group Name		Clayey sand	

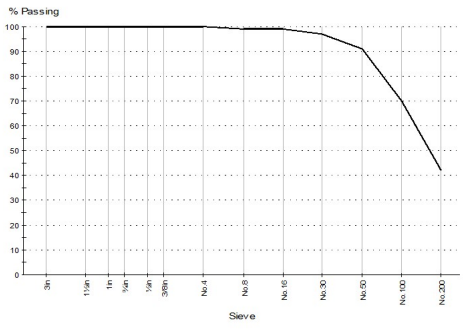
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	100	
No.8	99	
No.16	99	
No.30	97	
No.50	91	
No.100	70	
No.200	42	

Chart



Comments

N/A

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00631-S03
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00631-S03
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	24	
Plastic Limit (%)	AASHTO T 90	16	
Plasticity Index	AASHTO T 90	8	
Group Symbol	ASTM D 2487	SC	
Group Name		Clayey sand	

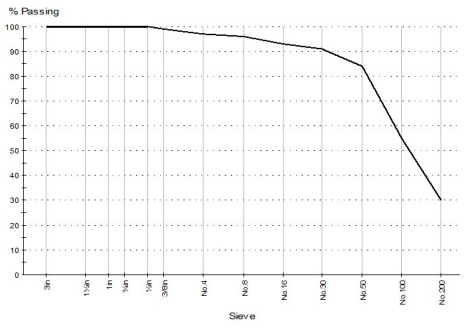
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	99	
No.4	97	
No.8	96	
No.16	93	
No.30	91	
No.50	84	
No.100	55	
No.200	30	

Chart



Comments

N/A

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00634-S03
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00634-S03
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-□, 8-9'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

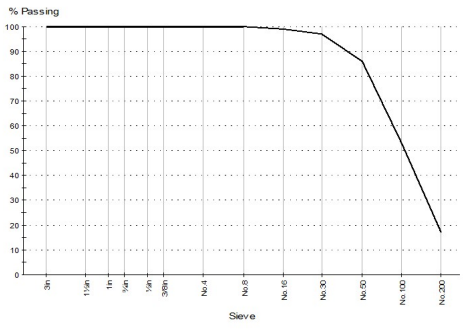
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	100	
No.8	100	
No.16	99	
No.30	97	
No.50	86	
No.100	53	
No.200	17	

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00634-S04
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00634-S04
Date Sampled	4/16/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	B-□, 12-13'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	20	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

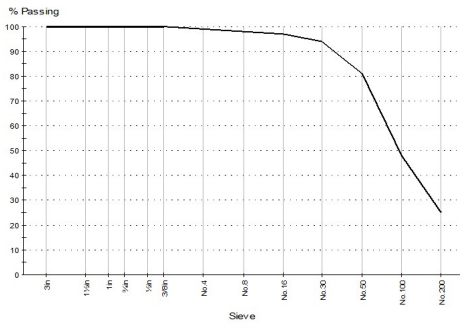
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	100	
3/8in	100	
No.4	99	
No.8	98	
No.16	97	
No.30	94	
No.50	81	
No.100	48	
No.200	25	

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00631-S04
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00631-S04
Date Sampled	4/17/2025
Specification	Generic Sieve
Sampled By	Ashley Heeg
Location	B-□, 0-2'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	22	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt and gravel		

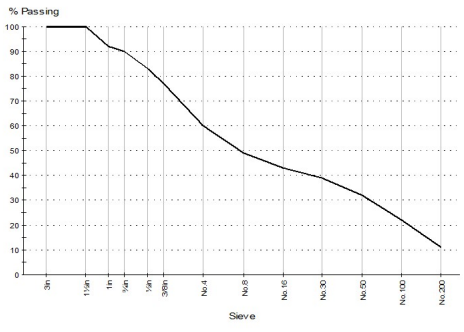
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	92	
¾in	90	
½in	83	
3/8in	77	
No.4	60	
No.8	49	
No.16	43	
No.30	39	
No.50	32	
No.100	22	
No.200	11	

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00654-S02
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/8/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00654-S02
Date Sampled	4/24/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	TP-2, 1-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SP-SM	
Group Name	Poorly graded sand with silt		

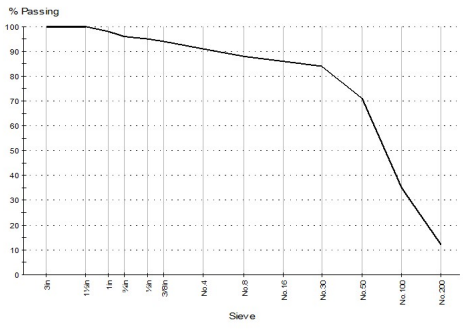
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	98	
¾in	96	
½in	95	
3/8in	94	
No.4	91	
No.8	88	
No.16	86	
No.30	84	
No.50	71	
No.100	35	
No.200	12	

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Material Test Report

Report No: MAT:25-00654-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID	25-00654-S01
Date Sampled	4/24/2025
Specification	Generic Sieve
Sampled By	Quinn Fredine
Location	TP-6, 1-3'

Other Test Results

Description	Method	Result	Limits
Liquid Limit (%)	AASHTO T 89	N/A	
Plastic Limit (%)	AASHTO T 90	NP	
Plasticity Index	AASHTO T 90	NP	
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	

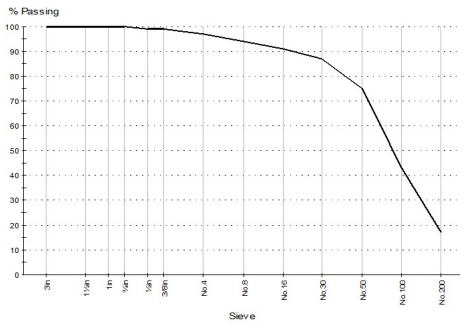
Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested:
Tested By:

Sieve Size	% Passing	Limits
3in	100	
1½in	100	
1in	100	
¾in	100	
½in	99	
3/8in	99	
No.4	97	
No.8	94	
No.16	91	
No.30	87	
No.50	75	
No.100	43	
No.200	17	

Chart



Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Proctor Report

Report No: PTR:25-00631-S05
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

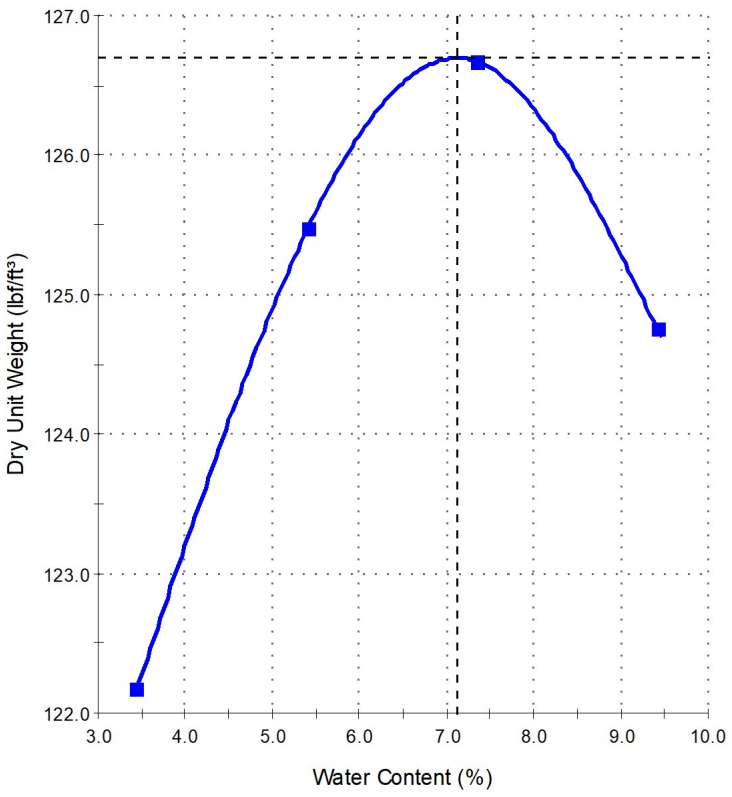
Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00631-S05
Sampled By: Ashley Heeg
Specification: Generic Sieve
Location: B-2, 0-3'
Date Sampled: 4/17/2025

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lbf/ft³):	**126.7**
Optimum Water Content (%):	**7.1**
Method:	A
Preparation Method:	Moist
Rammer Type:	6-27
Tested By:	
Date Tested:	

AASHTO T 89/T 90

Liquid Limit (%):	N/A
Plastic Limit (%):	NP
Plasticity Index (%):	NP
Tested By:	
Date Tested:	

Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek - New Mexico
4374 Alexander Blvd. NE
Suite K-2
Albuquerque, NM 87107
Phone: (505) 456-4900

Proctor Report

Report No: PTR:25-00634-S01
Issue No: 1

Client: EcoTerra Development, LLC **CC:**

Project: 2863-ABR
Monarch at Mariposa 1A-16A

AASHTO ACCREDITED

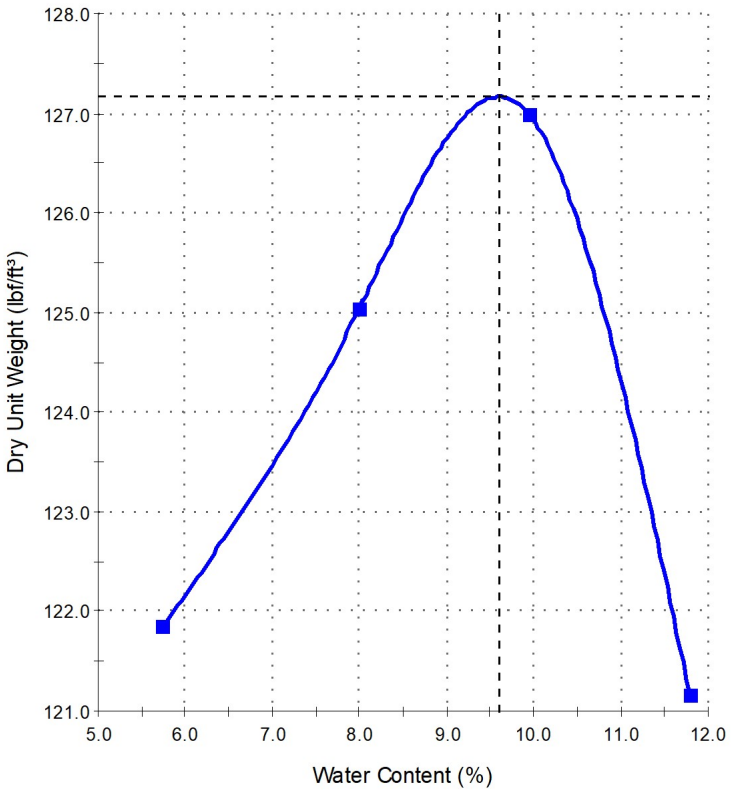
Reviewed By: Alexander Koehler
(Staff Professional)
Date of Issue: 5/2/2025

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00634-S01
Sampled By: Quinn Fredine
Specification: Generic Sieve
Location: B-7, 0-3'
Date Sampled: 4/16/2025

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lbf/ft³):	**127.2**
Optimum Water Content (%):	**9.6**
Method:	A
Preparation Method:	Moist
Rammer Type:	6-27
Tested By:	
Date Tested:	

AASHTO T 89/T 90

Liquid Limit (%):	17
Plastic Limit (%):	NP
Plasticity Index (%):	NP
Tested By:	
Date Tested:	

Comments

NP = Non Plastic

© 2000-2025 QESTLab by SpectraQEST.com

GeoTek Residential, LLC
4374 Alexander Blvd NE Suite K-2, Albuquerque, NM 87107
(505) 456-4900 Office (505) 456-4901 Fax

R□□ □d□d□□ □□□□□□□□□□

□ □□□□□□□□r□□□□□□□□ □□□ 2□□□□□□R

□□□□□□ □□□□□rr□D□□□□□□□ □□□□□□□□

□r□□□□□□ M□□□r□□□□ □M□r□□□□□□□□□□

□□□ □□□□D	□□□ □□□□□□□□□□□□	□□ □□□□□□ □	R□□ □d□d□ M□□□□□r□□□ □	R□□ □d□d Dr□□ D□□□□□□□□□□□□
2□□□□□□□□□□	□2□□□□□	□□□	7□□	□□□□
2□□□□□□□□□□2	□□□□□□□□	□□□	□□□	□□□□
2□□□□□□□□□□	□7□□□□□	□□□	□□□	□□□□
2□□□□□□□□□□	□□□□□□□□	□□□	□2□	□□□□
2□□□□□□□□□□	□□□□□□□□	□□□	□□□	□□□□

□□□□ □ □□□□□□□□r□□□□ □□□□d□□□□□ □□□□□M□□□ □□ Dr□D□□□□□□□□□ □□□ □□ M□□□□r□□□ □□□□□d□r□ □□d□□□ □□□M□D□□□7□□□ r□□r□□□□□□□□ □□

GEOTEK

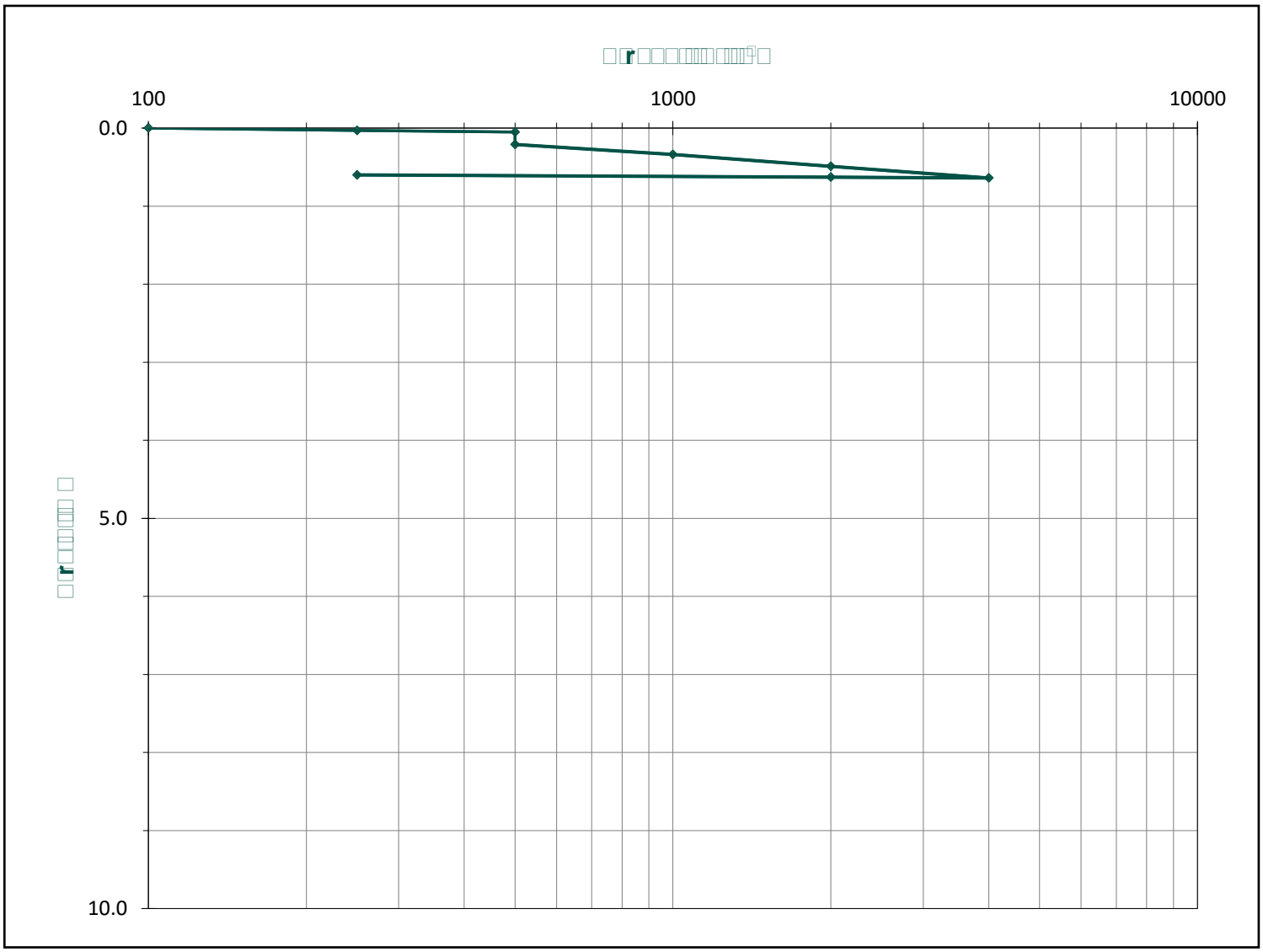
[illegible] d [illegible] R [illegible]

[illegible] r [illegible] 2 [illegible] R

[illegible] rr D [illegible]

[illegible] M [illegible] r [illegible] M r [illegible]

[illegible]	[illegible] D [illegible]	Dr D [illegible]	M [illegible] r [illegible]	[illegible]	[illegible] d [illegible] d [illegible] r [illegible]
B-4	5-6'	109.4	1.4	0.2	500



GEOTEK

□□□□

GEOTEK

[illegible] [illegible] [illegible]

Client Sample Results

Client: Geotek
Project/Site: Monarch @ Mariposa 2A-V6A

Job ID: 885-23498-1

Client Sample ID: B-7 0-3'
Date Collected: 04/16/25 10:00
Date Received: 04/21/25 13:32

Lab Sample ID: 885-23498-1
Matrix: Solid

Method: EPA 300.0 - Anions, Ion Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
Sulfate	26		7.5		mg/Kg		04/22/25 09:57	04/22/25 18:42	5

APPENDIX D

HOMEOWNER MAINTENANCE CRITERIA

Landscape Maintenance and Planting

Only the amount of irrigation necessary to sustain plant life should be provided. Over watering the landscape areas could adversely affect proposed site improvements and cause residential distress. Irrigation systems should be reviewed on at least a monthly basis for; leaks, damaged pipes, breaks, dysfunctional sprinkler heads, etc., and if found should be repaired as soon as possible. We recommend that any proposed open bottom planter areas, adjacent to proposed structures, be eliminated for a minimum distance of 5 feet and, outside the zone, desert landscape using xeriscape technology be used. As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork.

Water has been shown to weaken the inherent strength of all earth materials. Slope stability is significantly reduced by overly wet conditions. Graded slopes constructed within and utilizing onsite materials would be erosive. Eroded debris may be minimized and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would tend to minimize short-term erosion until vegetation is established. Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint leaching is not recommended for establishing landscaping. If the surface soils are processed for the purpose of adding amendments, they should be recompacted to 90 percent compaction.

Drainage

Positive site drainage should be maintained at all times in accordance with the IBC. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. Roof gutters and down spouts should be considered to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage may develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

Site Improvements

As is commonly known, expansive soils are problematic with respect to the design, construction and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil expansion. Typical measures to control soil expansion for structures include; low expansive soil caps, deepened foundation system, post-tensioned slabs, increased structural design, and soil pre-saturation. As they are generally not cost effective, these measures are very seldom utilized for flatwork because it's less costly to simply replace any damaged or distressed sections than to "structurally" design them. Even if "structural" design parameters are applied to flatwork construction, there would still be relative movements between adjoining types of structures and other improvements (i.e., curb and sidewalk).

HOMEOWNER MAINTENANCE CRITERIA (Cont.)

This is particularly true as the level of care during construction of flatwork is often not as meticulous as that for structures. Unfortunately, it is fairly common practice for flatwork to be poured on subgrade soils, which have been allowed to dry out since site grading.

Generally, after flatwork construction is completed, landscape irrigation begins, utility lines are pressurized, and drainage systems are utilized presenting the potential for water to enter the dry subgrade soils and causing the soil to expand. Recommendations for exterior concrete flatwork design and construction can be provided upon request.

If, in the future, any additional improvements are planned for the site, recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request, please contact a representative of GeoTek for appropriate geotechnical consultation. All trench excavations should be observed by a representative of this office. Trench soil and any excess soils generated from trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench and retaining wall backfills.

Soil Corrosion

Chemical testing was performed on soils representative of this project. According to the test results, the soil contains concentrations of sulfates to be categorized as "negligible" as defined by the International Building Code (IBC) Section 1904 and American Concrete Institute (ACI) Building Code Requirements for Structural Concrete (ACI 318). Type II cement or equivalent for negligible sulfate exposure conditions is acceptable for concrete mixtures. The designer should use the corrosion test results in this report to evaluate the need for corrosion protection in accordance with ACI requirements. All concrete should be designed, mixed, placed, finished, and cured in accordance with guidelines presented by the Portland Cement Association (PCA), ACI, and IBC.

Based on our experience, native soils in New Mexico generally contain chloride contents of less than 500 ppm, therefore protection of reinforcing steel is not required foundations. Provided on-site soils contain less than 500 ppm chlorides, protection from corrosion due to chlorides is not required. If concrete is in direct contact with soils containing concentrations of greater than 500 ppm chlorides, tendons and reinforcing steel should be protected from corrosion in conformance with Table 10.1 in Section 10 of the Standard Requirements for Design and Analysis of Shallow Post-Tensioned Concrete Foundations of Expansive and Stable Soils.

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 8, 2025

Steve Gallegos
Deputy Director Utilities Department
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Water and Wastewater Availability Approval Request for Terra Alto Subdivision (Tract 1A-16I, 1A-16H and 1A-16F, Mariposa East)

Dear Mr. Gallegos,

I am writing to request a water and sewer availability letter for the above-mentioned subdivision. This project is within Mariposa East and consists of 60 single-family units and a small approximate 500SF amenity center. The development will occur in two phases.

The entire site is located within pressure zone 7. With Phase 1, a new 8" waterline tie to the existing 12" line located at Mariposa Parkway and existing waterline easement. With Phase 2, a new 8" waterline tie to the existing 8" line located at Mariposa Loop and the newly installed 8" waterline with phase 1.

A new 8" sanitary sewer line will tie to the existing sanitary line in three different locations. With Phase 1, the connections will be to the existing 8" sanitary sewer stub located in at Blue Grama Drive west of Vista de Santa Fe and the other connection will be to the existing 8" sanitary sewer line in Mariposa Parkway. With Phase 2, connections will be to the existing 8" sanitary sewer stub located at Mariposa Loop at Blue Grama and the new built 8" SAS with Phase 1.

Please refer to the enclosed utility exhibit.

Please feel free to give me a call at 823-1000 if you should have any questions or require any additional information regarding the submittal.

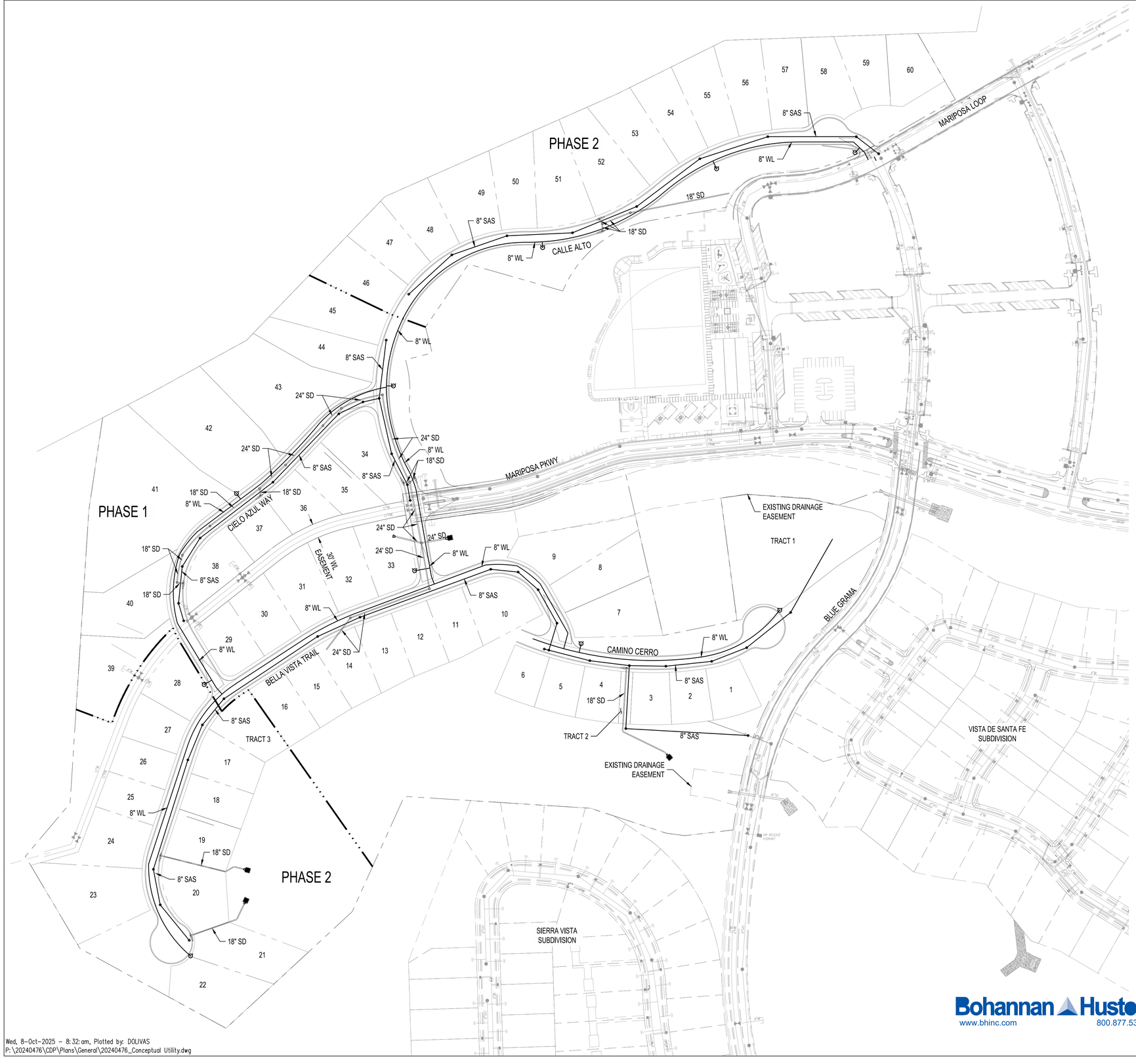
Sincerely,

Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosures
cc: Michael Fietz, Westway Homes (w/encl)
JP Rael, Westway Homes (w/encl)
Mike Cecchini, EcoTerra (w/encl)

TERRA ALTO

CONCEPTUAL UTILITY PLAN



Prepared For:

ECOTerra

Prepared By:

Consensus Planning, Inc.
Bohannan Huston, Inc.

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Bohannan Huston
www.bhinc.com 800.877.5332

Scale: 1" = 100'

NORTH 50 100 0 100

September, 2025

Sheet 4 of 5

Wed, 8-Oct-2025 - 8:32:am, Plotted by: DOLIVAS
P:\20240476\CDP\Plans\General\20240476_Conceptual Utility.dwg

MARIPOSA EAST, LP
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, ARIZONA 85255
PHONE: 480.348.1118

September 29, 2025

Brian Babyak
Division Manager
City of Rio Rancho
Planning and Zoning
3200 Civic Center Cir NE #130
Rio Rancho, New Mexico 87144

Re: Agent Authorization for Mariposa Mixed Use (Tracts 1A-16I, 1A-16H1, 1A-16F)

Dear Brian:

Mariposa East L.P. authorizes Bohannan Huston, Inc., Consensus Planning and Price Land and Development Group to act as its agents in all matters associated with the above referenced tracts of land including but not limited to Site Plan, preliminary/final plats and construction plan submittals.

Please feel free to let me know if you should have any questions or required any additional information regarding the submittal.

Thank you,

Roger Theis

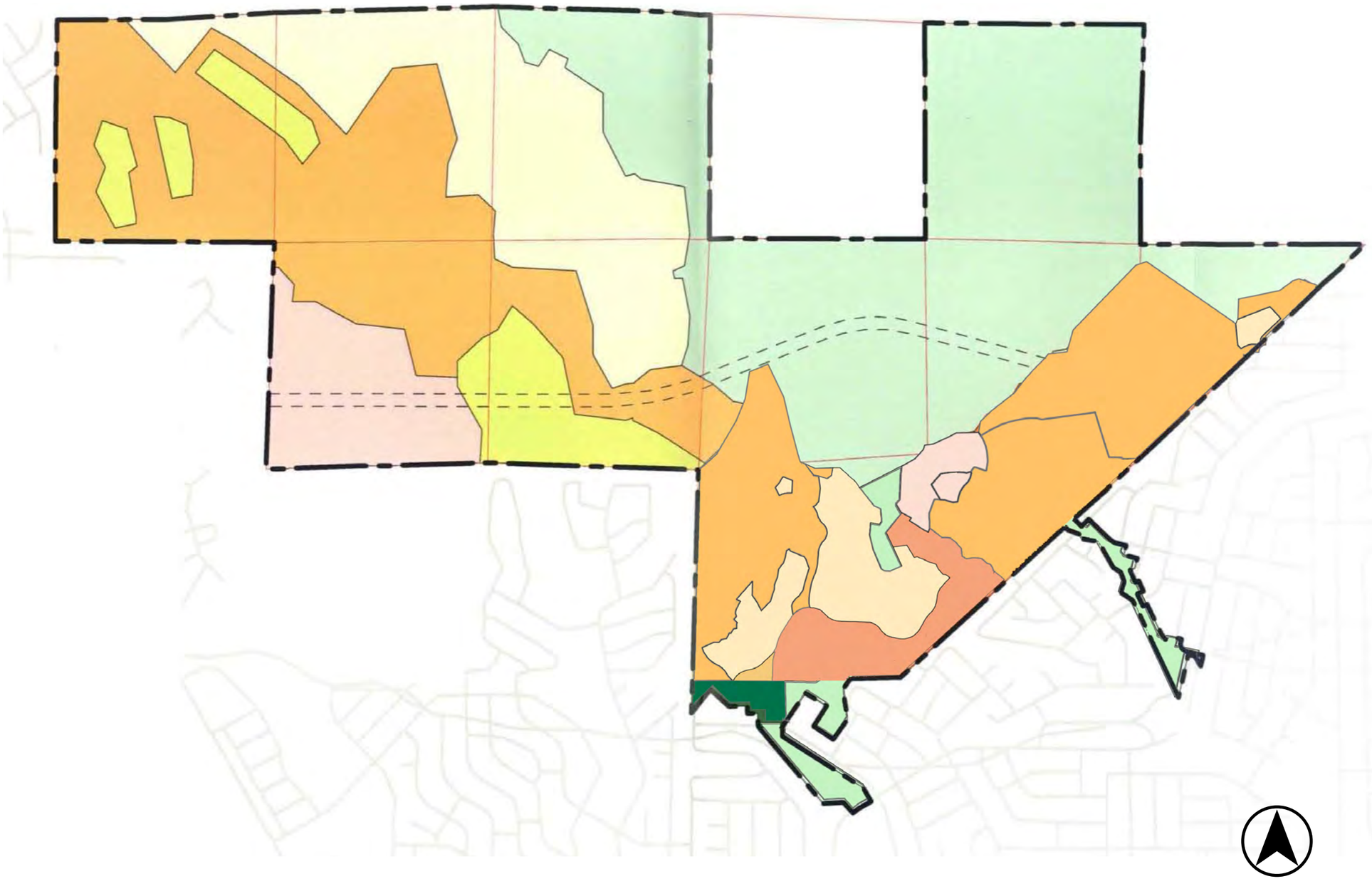
Mariposa East L.P
By: ABQ-GP. L.L.C.
Its: General Partner
By: Harvard Ventures, Inc.
Its: Manager

By:_ 
Roger Theis, Authorized Representative

MARIPOSA

EXHIBIT 1
PROPOSED ZONING
(EXHIBIT I)

Ordinance No. 33
AMENDED JANUARY 2019



This map illustrates proposed zone districts only, not Land Use. See Exhibit J for conceptual land use plan.

PROPOSED:

Zone Districts	Total Acres	Planning Area One	Planning Area Two
P (Park)	24	24	0
OS (Open Space)	2,390	125	0
E-1 (Estate Residential)	1,143	256	887
R-1 (Single Family Residential)	152	152	0
R-4 (Single Family Residential)	2,067	842	1,305
R-5 (Single Family Residential)	372	0	372
MU-A (Mixed Use Activity Center)	433	66	367
Total	**6,581**	**1,465**	**2,931**

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.

ORIGINAL:

Zone Districts	Total Acres	Planning Area One	Planning Area Two
P (Park)	24	24	0
OS (Open Space)	2,310	125	0
E-1 (Estate Residential)	1,495	608	887
R-1 (Single Family Residential)	422	422	0
R-4 (Single Family Residential)	1,532	227	1,305
R-5 (Single Family Residential)	372	0	372
MU-A (Mixed Use Activity Center)	426	59	367
Total	**6,581**	**1,465**	**2,931**

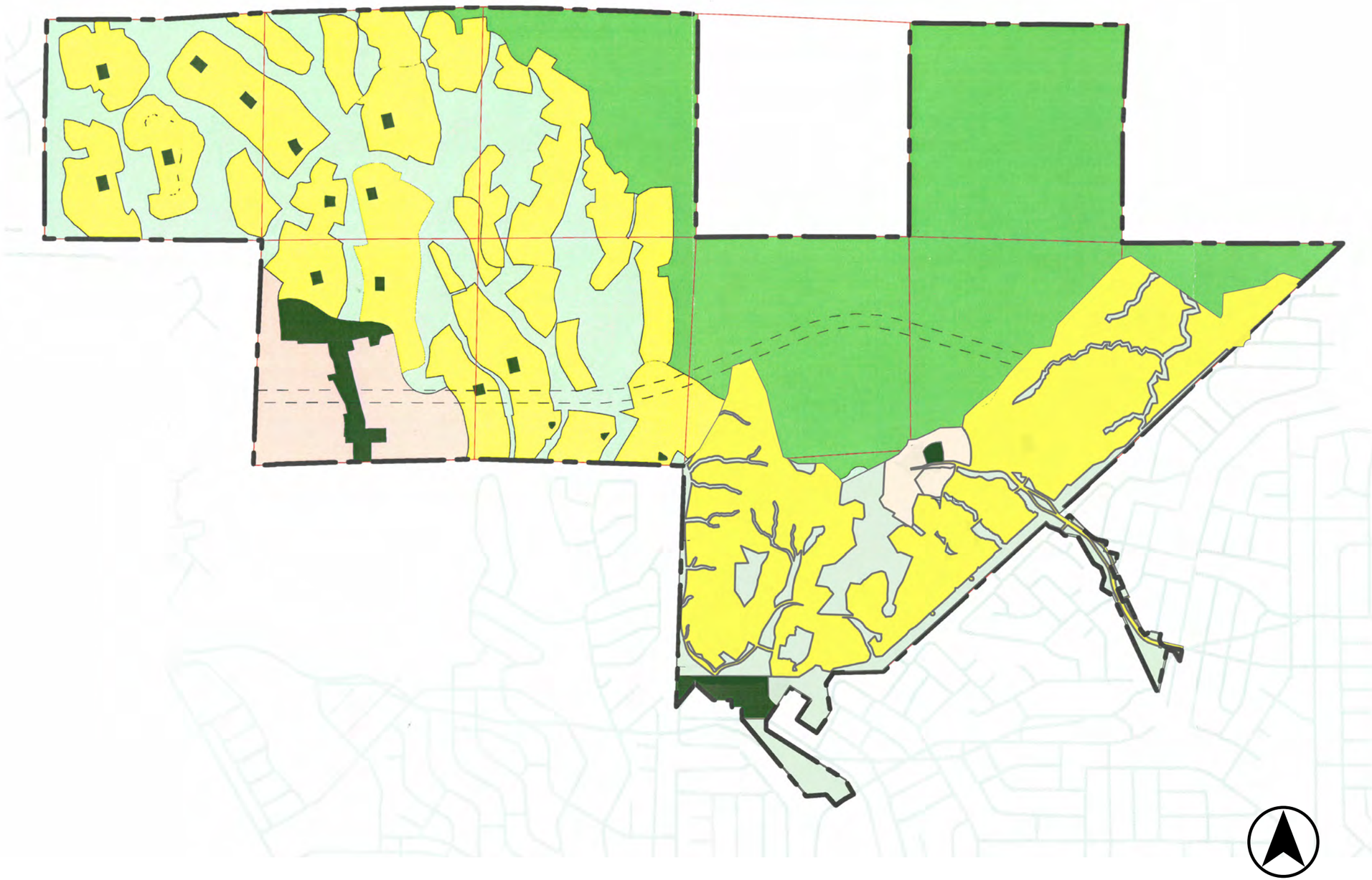
DEKKER
PERICH
SABATINI

10/5/2018

MARIPOSA

EXHIBIT 4
CONCEPTUAL LAND USE PLAN
(EXHIBIT J)

Ordinance No. 33
AMENDED JANUARY 2019



This map illustrates proposed conceptual park, trail, and open space planning. See exhibit i for proposed zoning and exhibit j for proposed land use.

PROPOSED:

Land Use Types		Total Acres	Planning Area One	Planning Area Two
	Mariposa Preserve	2,185	0	0
	Common Open Space*	1,357	412	945
	Park	162	62	100
	Low/Medium Density Residential	2,529	925	1,604
	Mixed Use	348	66	282
	Total	**6,581**	**1,465**	**2,931**

** Common Open Space is part of the underlying residential zone category. Common Open Space is created as part of the future platting action for each residential development. It may include drainage easement and undeveloped areas.*

ORIGINAL:

Land Use Types		Total Acres	Planning Area One	Planning Area Two
	Mariposa Preserve	2,185	0	0
	Common Open Space	1,357	412	945
	Park	162	62	100
	Residential	2,567	963	1,604
	Mixed Use	310	28	282
	Total	**6,581**	**1,465**	**2,931**

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.

DEKKER
PERICH
SABATINI

10/5/2018

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

October 31, 2025

RE: Preliminary Plat & Subdivision Variance;
Case No. 25-210-00009 & 25-280-00005
Mariposa East, Tracts 1A16H1, 1A16f, and 1A16I

Dear Property Owner:

You are receiving this letter because your property abuts a site where a land development decision is required by the Planning and Zoard.

The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision; for the subject property legally described as Mariposa East, Tracts 1A16H1, 1A16f, and 1A16I. The subject property comprises approximately 41.7109 acres. The applicant concurrently requests approval of a Subdivision Variance to side and rear PUE's.

The Planning and Zoning Board will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to lruizcarlos@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at lruizcarlos@rrnm.gov. or call me at 505-896-8785, if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

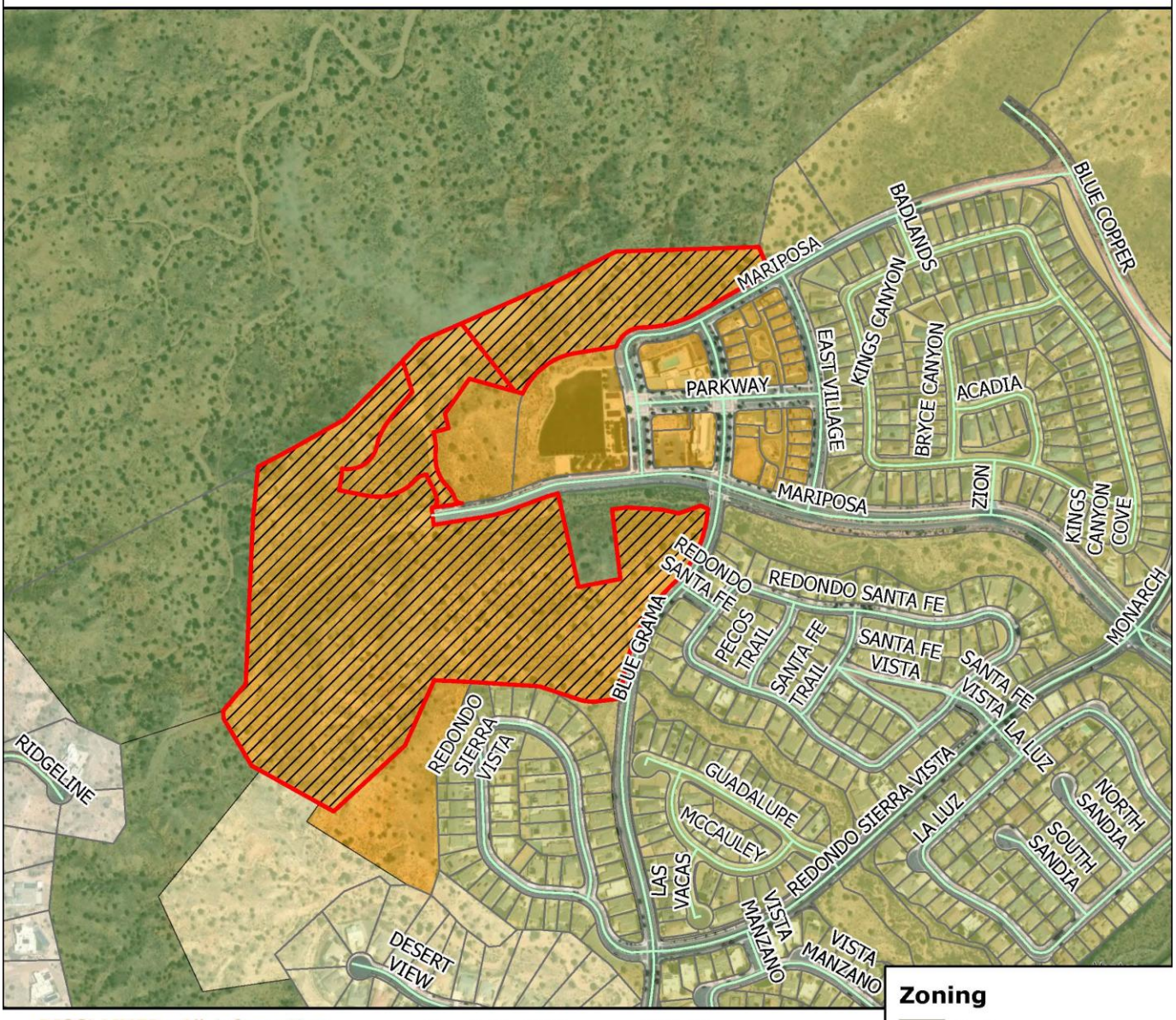
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

PRELIMINARY PLAT & SUBDIVISION VARIANCE
MARIPOSA EAST
TRACTS 1A16H1, 1A1GF, AND 1A16I



Zoning
- E-1
- MU-A
- OS
- R-1
- R-4
- TZ
- Subject Property

0 0.04 0.08 0.16 Miles

N
W E
S

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Liz Ruiz Carlos
10.28.25

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

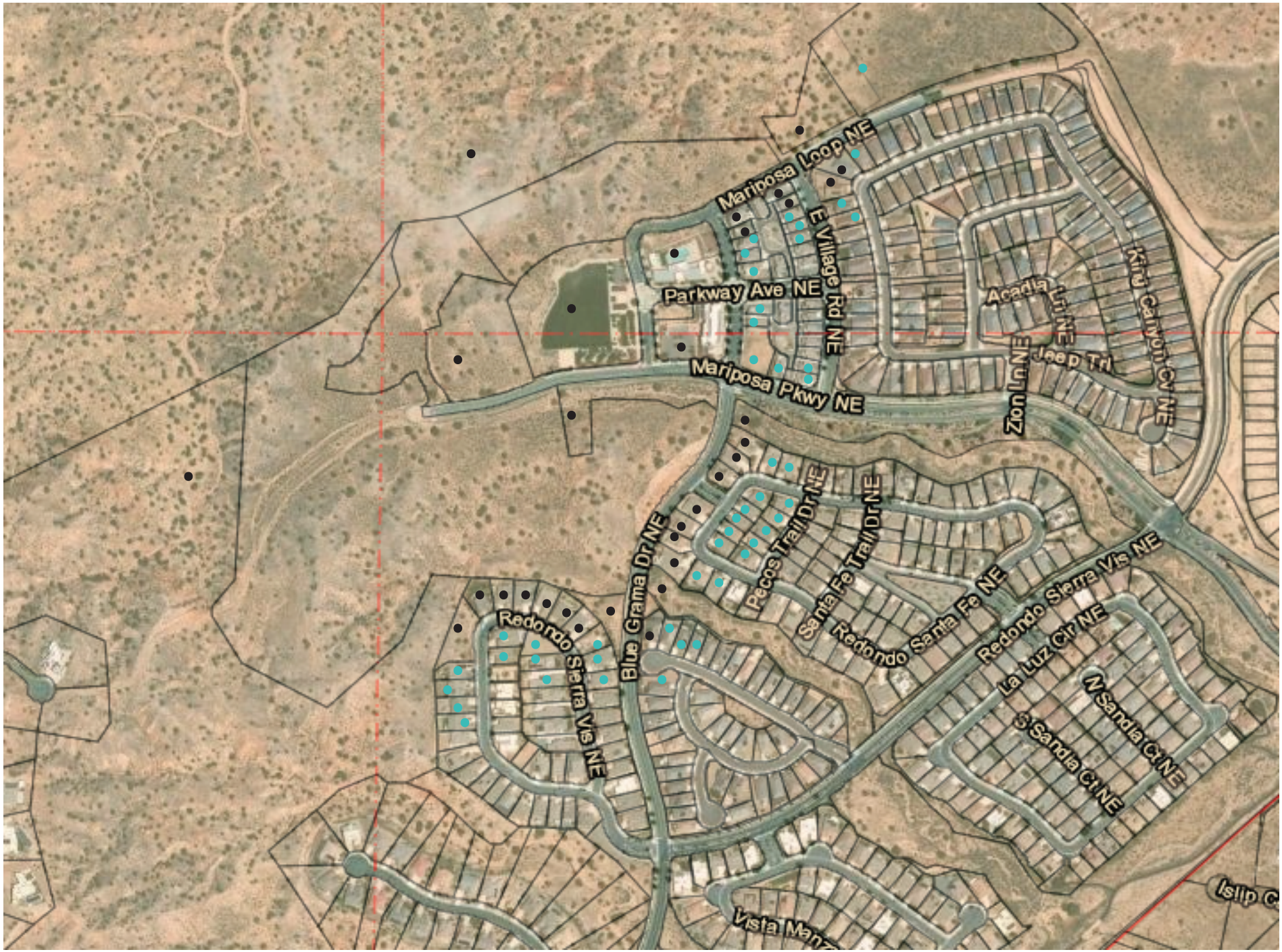
Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025



Notice Map:
- ● - 100-300ft f/subject property, informational postcard
- ● - 100ft f/subject property, certified letter

To: City of Rio Rancho Planning and Zoning Board
Subject: Formal Opposition to Subdivision Variance – ECOTerra Development, LLC, Mariposa East
ATTN: Liz Ruiz Carlos, Municipal Planner II, Development Services Department
Date: 11/9/2025

Dear Members of the Planning and Zoning Board:

I am writing to express my strong opposition to the proposed Subdivision Variance submitted by ECOTerra Development, LLC for their development in Mariposa East. Our home at 6032 Redondo Sierra Vista NE directly abuts the planned development, and the approval of this variance would result in significant harm to my property's value, privacy, and quality of life.

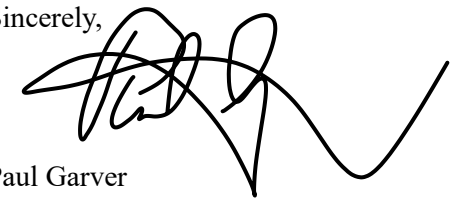
As original owners, my partner and I purchased this lot specifically for its "Beneficial, Mountain View," which was formally noted in the appraisal at the time of sale. The builder charged a $12,500 lot premium for this view, which we paid in full. The proposed development would eliminate this view, undermining the value of my investment and the integrity of the original subdivision design.

Subdivision variances are intended to address unique hardships or to improve community design—not to facilitate developments that diminish neighboring property values or violate the expectations set by prior planning approvals. The loss of a view that was appraised and monetized as part of our home purchase is not only a financial injury but also a material change to the conditions under which we bought the property. This raises ethical and legal concerns regarding the City's duty to protect existing homeowners and uphold fair development practices.

Furthermore, the City has a responsibility to ensure that development decisions promote the health, safety, and general welfare of its residents. Approving this variance would instead prioritize corporate interests at the expense of homeowners who have made substantial investments based on the City's original planning standards. This is especially troubling given the history of questionable development practices in Mariposa, which have repeatedly placed residents at severe risk and disadvantage.

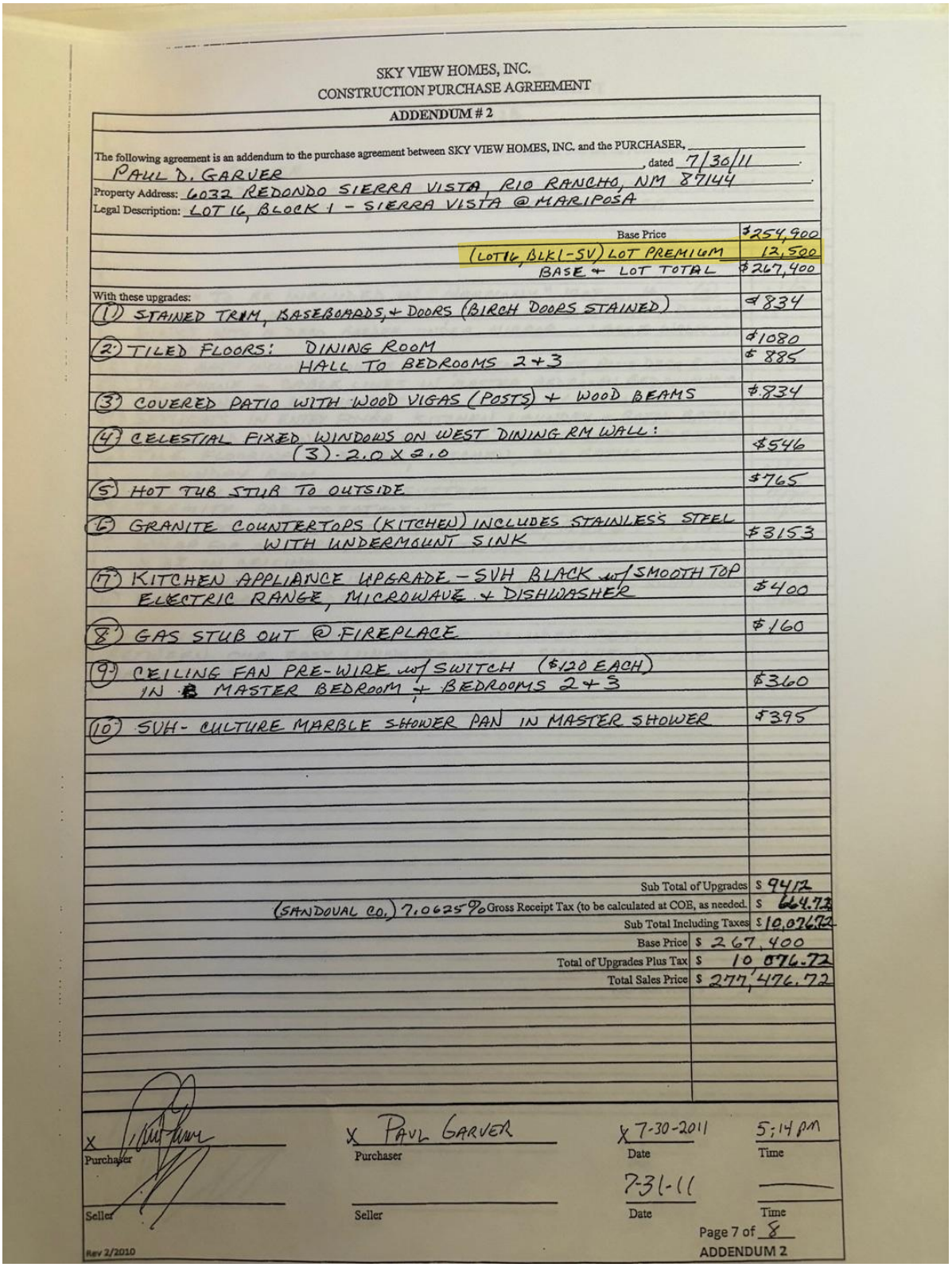
I respectfully request that this letter be included in the public comments for the upcoming hearing on this matter. See attached supporting documents, which include the original appraisal and lot premium documentation. I urge the Board to deny the requested variance and to stand with the residents of Rio Rancho in protecting our homes, our investments, and our community standards.

Sincerely,



Paul Garver
6032 Redondo Sierra Vista NE
Rio Rancho, NM

Attachment 1 – Construction Purchase Agreement, 2011



SKY VIEW HOMES, INC.
CONSTRUCTION PURCHASE AGREEMENT

ADDENDUM # 2

The following agreement is an addendum to the purchase agreement between SKY VIEW HOMES, INC. and the PURCHASER, PAUL D. GARVER, dated 7/30/11.
Property Address: 6032 REDONDO SIERRA VISTA, RIO RANCHO, NM 87144
Legal Description: LOT 16, BLOCK 1 - SIERRA VISTA @ MARIPOSA

Base Price	$254,900
(LOT 16, BLK 1-SV) LOT PREMIUM	12,500
BASE + LOT TOTAL	$267,400

With these upgrades:

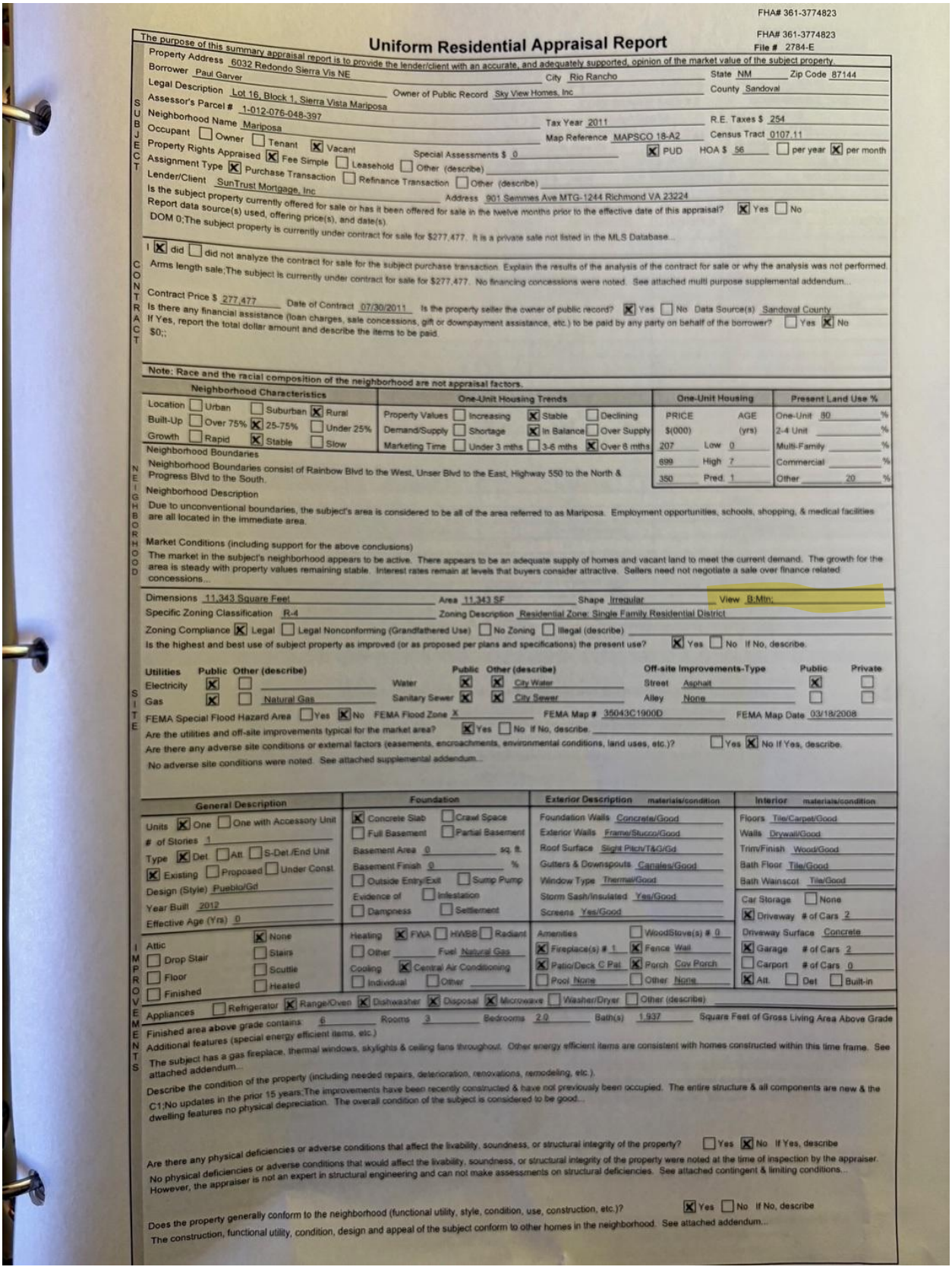
(1) STAINED TRIM, BASEBOARDS, + DOORS (BIRCH DOORS STAINED)	$834
(2) TILED FLOORS: DINING ROOM	$1080
HALL TO BEDROOMS 2+3	$885
(3) COVERED PATIO WITH WOOD VIGAS (POSTS) + WOOD BEAMS	$834
(4) CELESTIAL FIXED WINDOWS ON WEST DINING RM WALL: (3) - 2.0 X 2.0	$546
(5) HOT TUB STUB TO OUTSIDE	$765
(6) GRANITE COUNTERTOPS (KITCHEN) INCLUDES STAINLESS STEEL WITH UNDERMOUNT SINK	$3153
(7) KITCHEN APPLIANCE UPGRADE - SVH BLACK w/ SMOOTH TOP ELECTRIC RANGE, MICROWAVE + DISHWASHER	$400
(8) GAS STUB OUT @ FIREPLACE	$160
(9) CEILING FAN PRE-WIRE w/ SWITCH ($120 EACH) IN MASTER BEDROOM + BEDROOMS 2+3	$360
(10) SVH - CULTURE MARBLE SHOWER PAN IN MASTER SHOWER	$395

Sub Total of Upgrades	$ 9412
(SANDOVAL CO.) 7.0625% Gross Receipt Tax (to be calculated at COE, as needed.	$ 664.72
Sub Total Including Taxes	$ 10,076.72
Base Price	$ 267,400
Total of Upgrades Plus Tax	$ 10,076.72
Total Sales Price	$ 277,476.72

X _____ Purchaser	X PAUL GARVER Purchaser	X 7-30-2011 Date	5:14 pm Time
_____ Seller	_____ Seller	7-31-11 Date	_____ Time

Rev 2/2010

Attachment 2 – Original Appraisal



FHA# 361-3774823

FHA# 361-3774823
File # 2784-E

Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 6032 Redondo Sierra Vis NE — City Rio Rancho — State NM — Zip Code 87144
Borrower Paul Garver — Owner of Public Record Sky View Homes, Inc — County Sandoval
Legal Description Lot 16, Block 1, Sierra Vista Mariposa
Assessor's Parcel # 1-012-076-048-397 — Tax Year 2011 — R.E. Taxes $ 254
Neighborhood Name Mariposa — Map Reference MAPSCO 18-A2 — Census Tract 0107.11
Occupant ☐ Owner ☐ Tenant ☒ Vacant — Special Assessments $ 0 — ☒ PUD — HOA $ 56 ☐ per year ☒ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)
Lender/Client SunTrust Mortgage, Inc — Address 901 Semmes Ave MTG-1244 Richmond VA 23224
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No
Report data source(s) used, offering price(s), and date(s).
DOM 0;The subject property is currently under contract for sale for $277,477. It is a private sale not listed in the MLS Database...

CONTRACT

I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Arms length sale;The subject is currently under contract for sale for $277,477. No financing concessions were noted. See attached multi purpose supplemental addendum...

Contract Price $ 277,477 — Date of Contract 07/30/2011 — Is the property seller the owner of public record? ☒ Yes ☐ No — Data Source(s) Sandoval County
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No
If Yes, report the total dollar amount and describe the items to be paid.
$0;;

Note: Race and the racial composition of the neighborhood are not appraisal factors.

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	☐ Urban	☐ Suburban	☒ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	80 %
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	$(000)	(yrs)	2-4 Unit	%
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☐ 3-6 mths	☒ Over 6 mths	207	Low 0	Multi-Family	%
								699	High 7	Commercial	%
								350	Pred. 1	Other 20	%

Neighborhood Boundaries
Neighborhood Boundaries consist of Rainbow Blvd to the West, Unser Blvd to the East, Highway 550 to the North & Progress Blvd to the South.

Neighborhood Description
Due to unconventional boundaries, the subject's area is considered to be all of the area referred to as Mariposa. Employment opportunities, schools, shopping, & medical facilities are all located in the immediate area.

Market Conditions (including support for the above conclusions)
The market in the subject's neighborhood appears to be active. There appears to be an adequate supply of homes and vacant land to meet the current demand. The growth for the area is steady with property values remaining stable. Interest rates remain at levels that buyers consider attractive. Sellers need not negotiate a sale over finance related concessions...

SITE

Dimensions 11,343 Square Feet — Area 11,343 SF — Shape Irregular — View B;Mtn;
Specific Zoning Classification R-4 — Zoning Description Residential Zone: Single Family Residential District
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements-Type	Public	Private
Electricity	☒	☐	Water	☒	☒ City Water	Street Asphalt	☒	☐
Gas	☒	☐ Natural Gas	Sanitary Sewer	☒	☒ City Sewer	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No — FEMA Flood Zone X — FEMA Map # 35043C1900D — FEMA Map Date 03/18/2008
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe.
No adverse site conditions were noted. See attached supplemental addendum...

IMPROVEMENTS

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units	☒ One ☐ One with Accessory Unit	☒ Concrete Slab	☐ Crawl Space	Foundation Walls	Concrete/Good	Floors	Tile/Carpet/Good
# of Stories	1	☐ Full Basement	☐ Partial Basement	Exterior Walls	Frame/Stucco/Good	Walls	Drywall/Good
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area	0 sq. ft.	Roof Surface	Slight Pitch/T&G/Gd	Trim/Finish	Wood/Good
☒ Existing	☐ Proposed ☐ Under Const.	Basement Finish	0 %	Gutters & Downspouts	Canales/Good	Bath Floor	Tile/Good
Design (Style)	Pueblo/Gd	☐ Outside Entry/Exit	☐ Sump Pump	Window Type	Thermal/Good	Bath Wainscot	Tile/Good
Year Built	2012	Evidence of	☐ Infestation	Storm Sash/Insulated	Yes/Good		
Effective Age (Yrs)	0	☐ Dampness	☐ Settlement	Screens	Yes/Good	Car Storage	☐ None
						☒ Driveway	# of Cars 2
Attic	☒ None	Heating	☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ WoodStove(s) # 0	Driveway Surface	Concrete
☐ Drop Stair	☐ Stairs	☐ Other	Fuel Natural Gas	☒ Fireplace(s) # 1	☒ Fence Wall	☒ Garage	# of Cars 2
☐ Floor	☐ Scuttle	Cooling	☒ Central Air Conditioning	☒ Patio/Deck C Pat	☒ Porch Cov Porch	☐ Carport	# of Cars 0
☐ Finished	☐ Heated	☐ Individual	☐ Other	☐ Pool None	☐ Other None	☒ Att.	☐ Det. ☐ Built-in

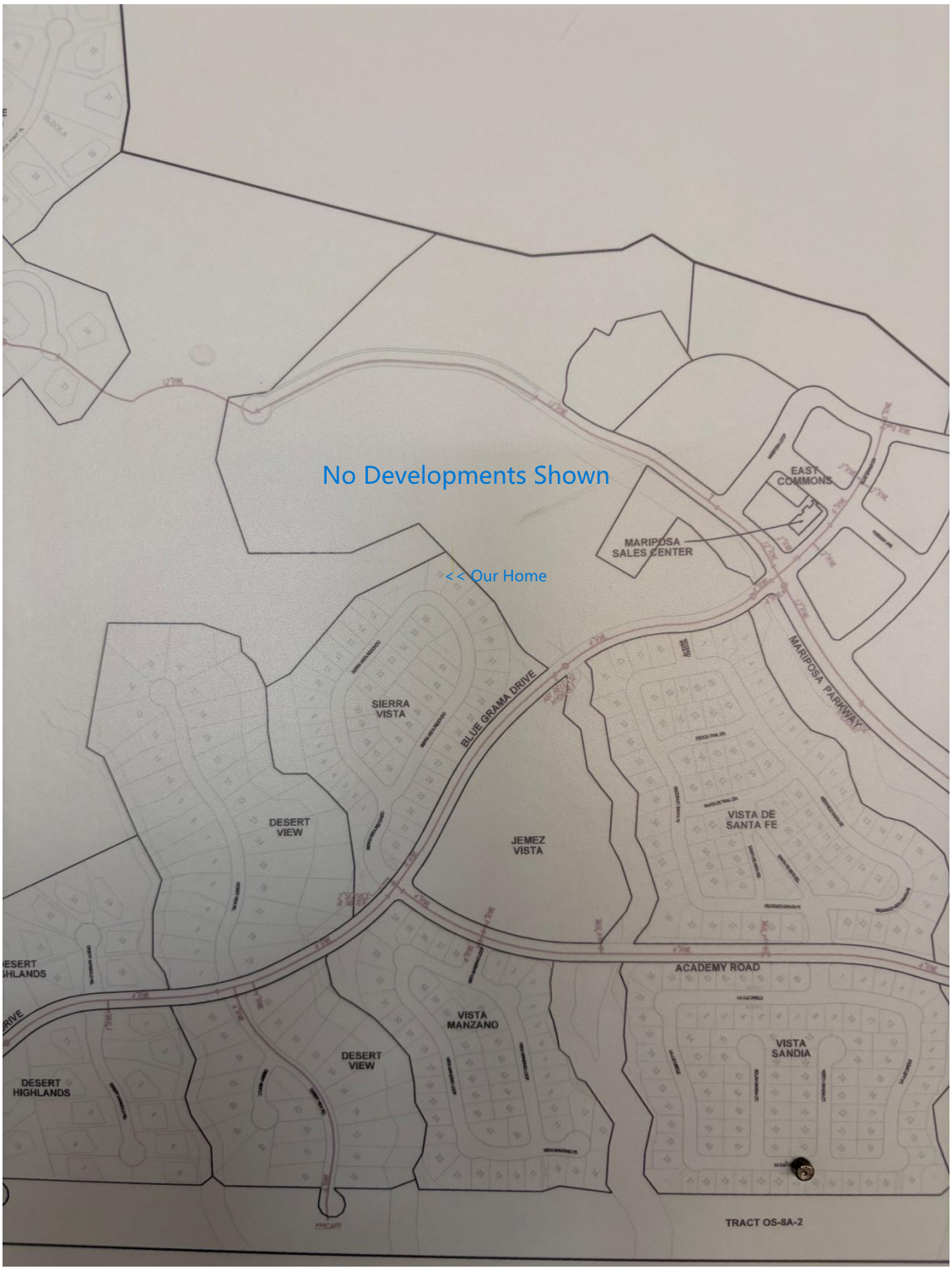
Appliances ☐ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave ☐ Washer/Dryer ☐ Other (describe)
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,937 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.)
The subject has a gas fireplace, thermal windows, skylights & ceiling fans throughout. Other energy efficient items are consistent with homes constructed within this time frame. See attached addendum...

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).
C1;No updates in the prior 15 years;The improvements have been recently constructed & have not previously been occupied. The entire structure & all components are new & the dwelling features no physical depreciation. The overall condition of the subject is considered to be good...

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe
No physical deficiencies or adverse conditions that would affect the livability, soundness, or structural integrity of the property were noted at the time of inspection by the appraiser. However, the appraiser is not an expert in structural engineering and can not make assessments on structural deficiencies. See attached contingent & limiting conditions...

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe
The construction, functional utility, condition, design and appeal of the subject conform to other homes in the neighborhood. See attached addendum...

Attachment 3 – Map of Mariposa East, circa 2011, and still on Display at Community Center



Nov. 16, 2025

City of Rancho Development Services Department
ATTN: Liz Ruiz Carlos, municipal planner
3200 Civic Center Circle NE
Rio Rancho, NM. 87144

RE: Preliminary Plat – Terra Alto

Dear members of the Planning and Zoning Board,

We are writing as dedicated residents of Mariposa and are grateful for the city's commitment to fostering vibrant, sustainable growth in our community. Mariposa's unique blend of modern living and stunning natural landscapes has made it a cherished home for so many, and your stewardship ensures this balance endures for future generations.

As we consider opportunities to enhance the Terra Alto subdivision, we're sharing some solutions that support innovative development while protecting and elevating the beloved trail system as recognized by the Mariposa Master Plan. These ideas draw from the Master Plan's vision, established precedents and proven successes _ all aimed at strengthening community connections and quality of life.

First, designating **Easement #23 as public rather than private** would provide a simple yet powerful way to safeguard shared access. By clarifying this in the public domain, we can ease residents' concerns about potential future gating that might restrict the trail to subdivision homeowners alone. This solution aligns with Mariposa's ethos of inclusive outdoor enjoyment.

Second, **affirming protections for the Rim Trail** would honor its central role in our community's identity. It's one of Mariposa's primary trails. Developers and real estate agents have highlighted this scenic path along the upper escarpment edge as a major draw. In fact, the Development Agreement negotiated by Harvard and the city includes exhibits that convey the Rim Trail in its entirety. The amenities identified in the document were used to calculate the impact credits provided by the city to the developer. Also keep in mind that Ordinance No. 33, which accompanies the 2019 amended Master Plan, thoughtfully established safeguards for both existing and future trails. The language specifically requires a buffer to prevent erosion and protect adjacent properties like the Mariposa Preserve, which is owned by the Albuquerque Academy.

The extreme topography of Terra Alto is detailed in the plat application. It indicates that most building envelops likely would be sited closer to the street, leaving a natural buffer intact for the Rim Trail. Moreover, Mariposa already sets a strong precedent with trail easements on private lots, demonstrating that such integrations enhance rather than hinder development.

Trails like the Rim Trail are more than amenities; they are vital for health, recreation and social bonds, connecting residents to nature and each other while boosting property values. Communities nationwide recognize this: Bentonville, Arkansas, has transformed into a national model by expanding its trail network to over 100 miles, earning top rankings for livability and spurring economic vitality through increased walking, biking and tourism. By embracing easements here, we have an opportunity to further improve Terra Alto's design, contribute to Mariposa's legacy and make Rio Rancho a destination point.

Finally, **to further minimize impacts and streamline access to the Preserve and the Rim Trail**, establishing a public pedestrian easement between Lots 39 and 40 offers an efficient solution. Mirroring Mariposa's existing successful easements, this would preserve connectivity without additional land disturbance. Paired with the public designation of Easement #23, these steps would address neighborhood priorities while enabling Terra Alto to be a premier subdivision.

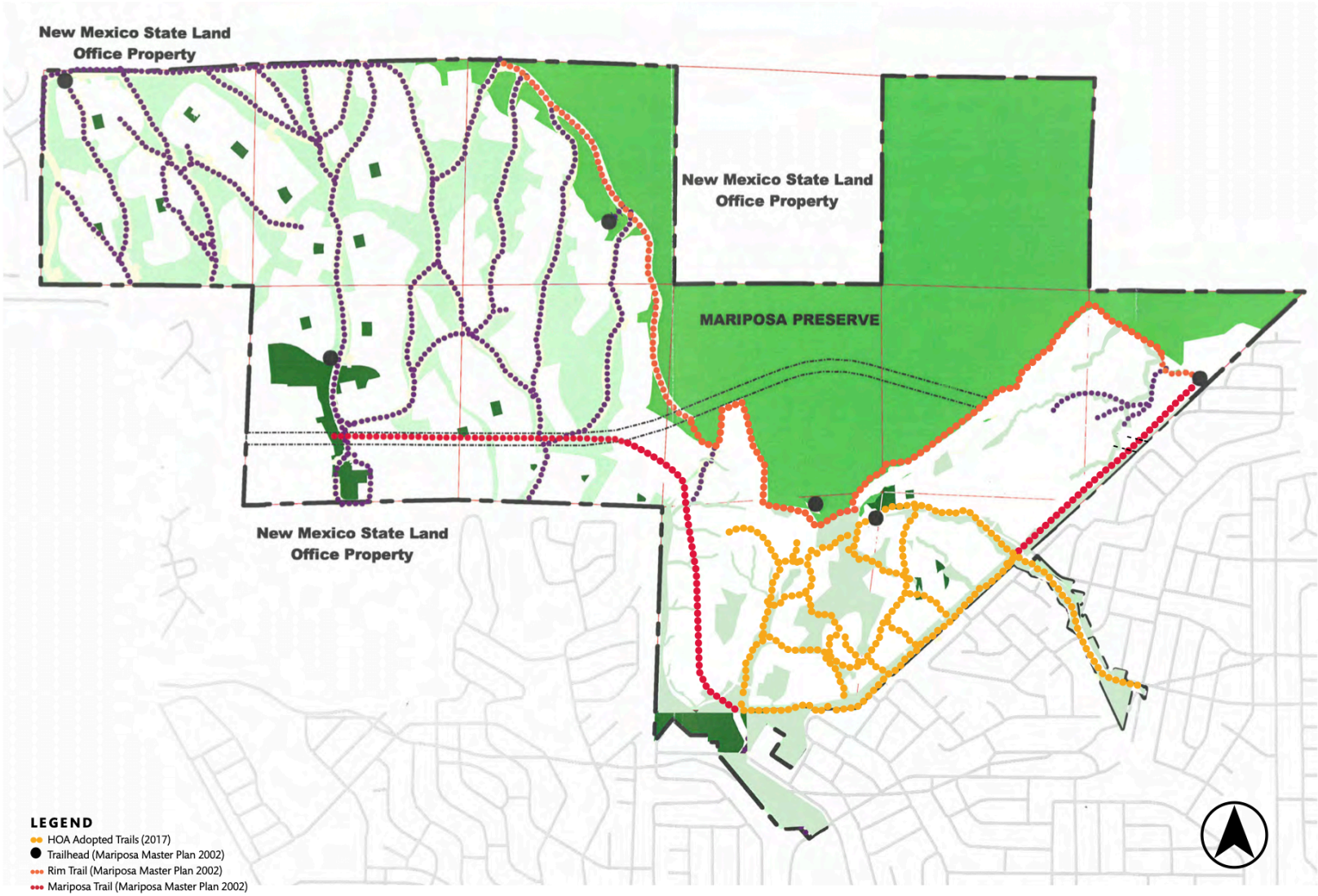
These solutions have the potential to weave Terra Alto into Mariposa's fabric even more beautifully, upholding the Master Plan's forward-thinking spirit while meeting the requirements in the Development Agreement. We would welcome the chance to discuss them further and collaborate on implementation.

Sincerely,

Zach and Susan Bryan

Mariposa's first residents

EXHIBIT 5
OPEN SPACE PLAN
(EXHIBIT K)



LEGEND
- HOA Adopted Trails (2017)
- Trailhead (Mariposa Master Plan 2002)
- Rim Trail (Mariposa Master Plan 2002)
- Mariposa Trail (Mariposa Master Plan 2002)
- Community Trail (Mariposa Master Plan 2002)

Ordinance No. 33
AMENDED JANUARY 2019

PROPOSED:

Land Use		Total Acres	Planning Area One	Planning Area Two
•••	Trail System	39 miles	6 miles	33 miles

Open Space Elements		Total Acres	Planning Area One	Planning Area Two
	Mariposa Preserve*	2,185	0	0
	Park	162	62	100
	Common Open Space	1,357	412	945
	Total	**3,705**	**474**	**1,045**

** The Mariposa Preserve is not included in either Planning Area One or Two and therefore is not part of this calculation.*

ORIGINAL:

Open Space Elements		Miles	Planning Area One	Planning Area Two
•••	Trail System	39 miles	6 miles	33 miles

Open Space Elements		Total Acres	Planning Area One	Planning Area Two
	Mariposa Preserve	2,185	0	0
	Parks	162	62	100
	Common Open Space	1,357	412	945
	Total	3,704	474	1,045

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.

The Mariposa Master Plan includes the following distribution of recreation facilities:

Facility Type	Acres PA1	Acres PA2	Mariposa Preserve	Total
Neighborhood Park	38	76		114
Community Park	24	24		48
Community/Senior Ctr*		3		3
Aquatic Center		4		4
Open Space	412	945	2185	3542
Total Parks/Open Space/ Centers	**474**	**1052**	**2185**	**3711**
Total Trails + Bikeways	**6 miles**	**33 miles**		**39 miles**

**It might be appropriate to fulfill the same level of service with several smaller centers distributed throughout the site.*

The Mariposa Preserve, Trails and Other Open Space

The quality of the Mariposa development will in large part be judged on the condition and treatment of its natural landscape. The most dominant open space feature of the Master Plan is the Mariposa Preserve. Other major open space components include all of the arroyos, significant natural areas that are considered desirable to preserve in their natural or man-made states, and an adjacent price of property that is designated as open space through a lease with the New Mexico State Land Office.

Two primary trails have been identified to provide residents and visitors recreation opportunities, as well as alternatives to car travel between neighborhoods. The Rim Trail is a scenic path located along the upper edge of the escarpment. The Mariposa Trail is a paved path located along the southern portion of the property. Trails may also be placed in many of the arroyo corridors to provide the community with access to the natural landscape and to foster pedestrian and bicycle circulation within the property and out into the surrounding community.

Open space corridors and protected areas will be defined and designated in a coordinated manner to complement the system of parks and other community facilities planned for the property and the surrounding region. Refer to Section 5: Natural Resource and Landscape Management for additional information on open space and trails at Mariposa.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:

A. The subject properties identified in Section 1, above are subject to all zoning regulations and requirements for development of the property in conformance with amended Mariposa Master Plan and subsequent ordinances which include Ordinance No. 92, Enactment No. 07-90 and Ordinance No. 15, Enactment No. 15-13.

B. In addition, the subject property described as Mariposa East, Tract 1A-21A-1 and any further subdivision thereof, shall be in conformance with the following design standards:

1. Areas where existing E-1 zoned properties share a boundary with an R-4 zoned property shall provide a buffer zone consistent of an existing Natural Buffer (slope, and/or drainage wash areas with use restrictions or easements). In the absence of an existing Natural Buffer, the minimum buffer width shall be a 50' buffer from the R-4 property line or wall to the E-1 property line.
2. Any R-4 lot directly abutting an E-1 lot, shall be limited to a single-story home with a maximum height of 20 feet.
3. Any R-4 lot the directly abutting an E-1 lot, shall have a minimum rear setback of 25 feet. Within the rear setback area there shall be no additional structural improvements other than fences or walls.

C. Upon development of subject properties listed in Section 1, shall preserve existing trails, and minimize impact of new development on those trails, by

providing a 50' buffer (25' from centerline of the trail on both sides) for all existing and future planned trails which are not currently platted or identified within an existing trail/open space easement. Including, but not limited to those trails identified in the Mariposa Master Plan on the Open Space Plan Exhibit K map (as approved by Resolution No. 9, Enactment No. 02-007 by the Governing Body on February 13, 2002). Original trail network layout (as approved by the Governing Body on February 13, 2002) shall be maintained and accommodated for during the preliminary plat stage and finalized with an easement or other legal encumbrance at the time of final plat.

D. The Applicant shall update the current Mariposa Drainage Management Plan to match the approved zoning either in total or by tract as referenced in the application at a future date or day as required by City Staff and/or SSCAFCA.

Outlook

Terra Alto destruction of access to The Preserves in Mariposa

From Pamela Troutman <petroutman@outlook.com>
Date Sun 11/16/2025 7:29 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>; Greggory Hull <ghull@rrnm.gov>; Bob Tyler <btyler@rrnm.gov>
Cc Z B <ridesouthloop@yahoo.com>

4 attachments (8 MB)
Screenshot 2025-11-16 065952.png; Screenshot 2025-11-16 065904.png; Screenshot 2025-11-16 065836.png; Mariposa trails around CC.png;

To the Rio Rancho governing entities,

I would like to protest the abolishment of trails as well as established and documented access routes to the Mariposa Preserves with the development of the Terra Alto neighborhood in Mariposa. The **least** that should be done is provide a detailed document to the residents of Mariposa on how access will be provided and constructed by ECOterra for the public and residents outside the Terra Alto development for safe and enjoyable trail access. One of the reasons my husband and I moved to Mariposa is to access the Preserves and enjoy safe trails. I have walked the Old Ranch Trail on many occasions and hope to continue to do so for as long as I live in my forever home in Mariposa.

In the attachments, the yellow highlighted line is Old Ranch Trail. The current access to the Preserve is where proposed lots 39 and 40 share a lot line. The backs of lots 41 through 45 border the top escarpment of the Preserve where the Rim Trail is currently located. The main preserve arroyo is down that steep slope from the Rim Trail. Under their plan, Antlion would have to be rerouted at its western end to avoid ECOterra's property. It would join ORT farther up the hill. A new entrance trail would then have to be built to access the Preserve (that's detailed in the red circle that points to an open space area behind proposed lot 26.) This is very steep terrain, so great care would have to taken to lay out the trail to ensure the slope is amenable to all levels of hikers and bikers and to ensure trail sustainability.

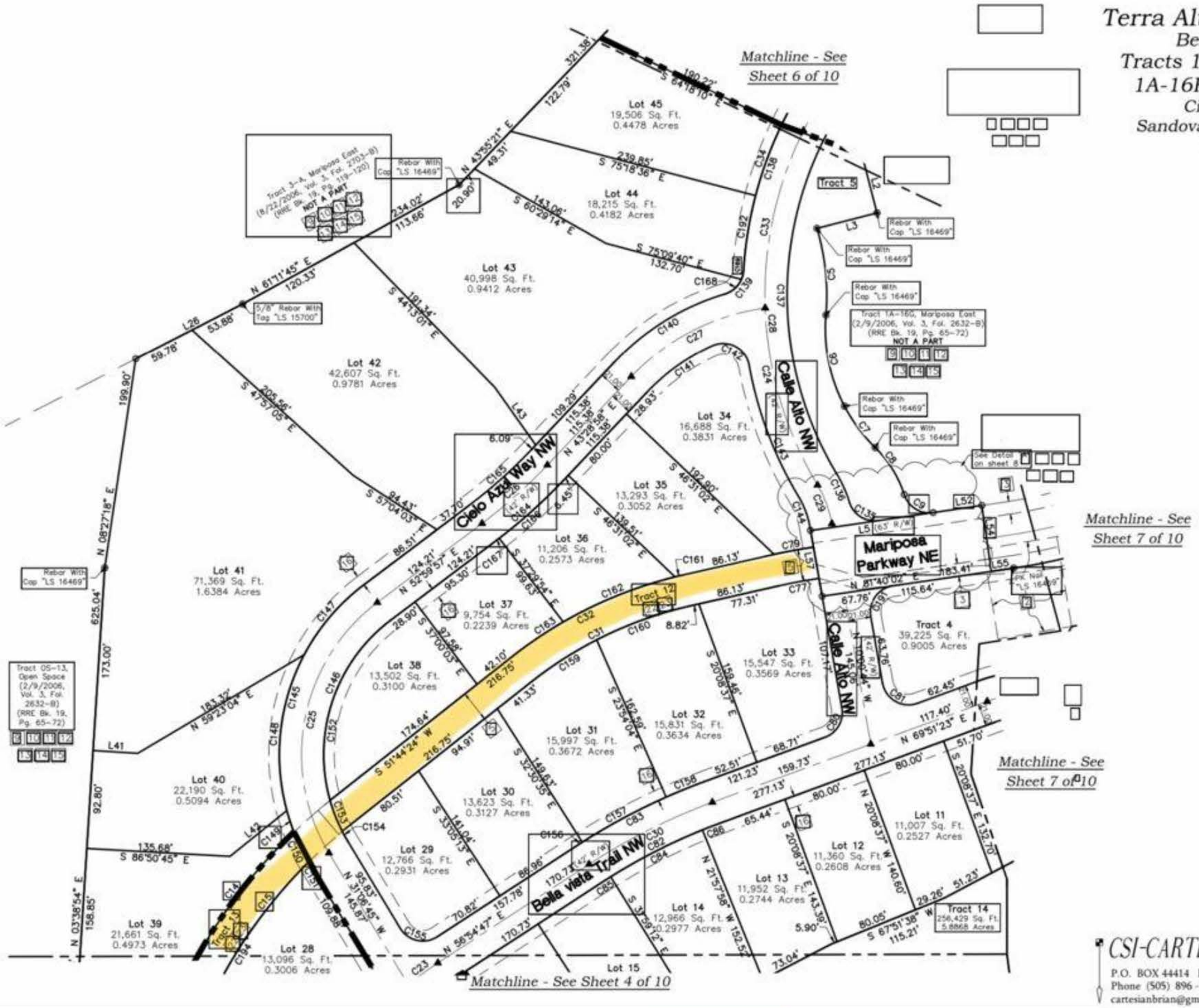
Here you will find the agenda, which includes links to the plat with easement notes, a trails map and other related documents:
https://d3n9y02raazwpg.cloudfront.net/riorancho/0b5c1343-b5c0-11f0-8df7-005056a89546-1e230407-530e-4597-bb6b-981103e42a0a-1762805110.pdf

I am unable to atted the meeting on Tuesday night, but please consider this communication my voice in this development matter.

Pam Troutman
1831 Castle Peak Loop NE
Mariposa, Rio Rancho

Black Rabbit
Mini Badlands Fat Bike Loop
Rattlesnake Rim Bonus
Mini Badlands Fat Bike Loop
Sawtooth
Old ranch trail
Mariposa
Old ranch trail
Mariposa Parkway Northeast
Ranch Trail Connector
Vista Sandia
Vista Sandia
Old ranch trail
Antlion trail
Blue Grama Drive Northeast
Guada
McCauley

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Detail "D"

BAR SCALE

0 30 60

SCALE: 1" = 30

Tract 10
14,010 Sq. Ft.
0.3216 Acres

L40 284.31' L69 L70 L71 L72 C204 C205 C206 L73

See Detail "D" on this Sheet

Matchline - See Sheet 5 of 10

Matchline - See Sheet 7 of 10

Lot 39
21,661 Sq. Ft.
0.4973 Acres

Lot 28
13,096 Sq. Ft.
0.3006 Acres

Lot 27
10,764 Sq. Ft.
0.2471 Acres

Lot 26
9,972 Sq. Ft.
0.2289 Acres

Lot 25
10,247 Sq. Ft.
0.2352 Acres

Lot 24
16,168 Sq. Ft.
0.3712 Acres

Lot 23
27,564 Sq. Ft.
0.6328 Acres

Lot 22
19,329 Sq. Ft.
0.4437 Acres

Lot 21
18,537 Sq. Ft.
0.4255 Acres

Lot 20
16,971 Sq. Ft.
0.3896 Acres

Lot 19
13,741 Sq. Ft.
0.3155 Acres

Lot 17
12,241 Sq. Ft.
0.2810 Acres

Lot 18
11,094 Sq. Ft.
0.2547 Acres

Lot 16
12,140 Sq. Ft.
0.2787 Acres

Lot 15
12,211 Sq. Ft.
0.2803 Acres

Tract 3
13,051 Sq. Ft.
0.2996 Acres

Tract 8
84,583 Sq. Ft.
1.9418 Acres

Tract 9
15,825 Sq. Ft.
0.3633 Acres

Tract 13
18,141 Sq. Ft.
0.4165 Acres

Tract 16
29,061 Sq. Ft.
0.6671 Acres

Tract 14
256,429 Sq. Ft.
5.8868 Acres

Tract 10
14,010 Sq. Ft.
0.3216 Acres

Tract OS-13
Open Space
(2/9/2006, Vol. 3, Fol. 2632-8)
(RRE Bk. 19, Pg. 65-72)

Tract OS-13
Open Space
(2/9/2006, Vol. 3, Fol. 2632-8)
(RRE Bk. 19, Pg. 65-72)
NOT A PART

Bella vista Trail NW

Phaseline (Typ.)

Rebar With Cap "LS 16469"

Lot 16
Block 1
Sierra Vista - Mariposa, New Mexico
(6/19/2006, Vol. 3, Fol. 2677-A)
(RRE Bk. 19, Pg. 104-105)

BAR SCALE

0 60 120

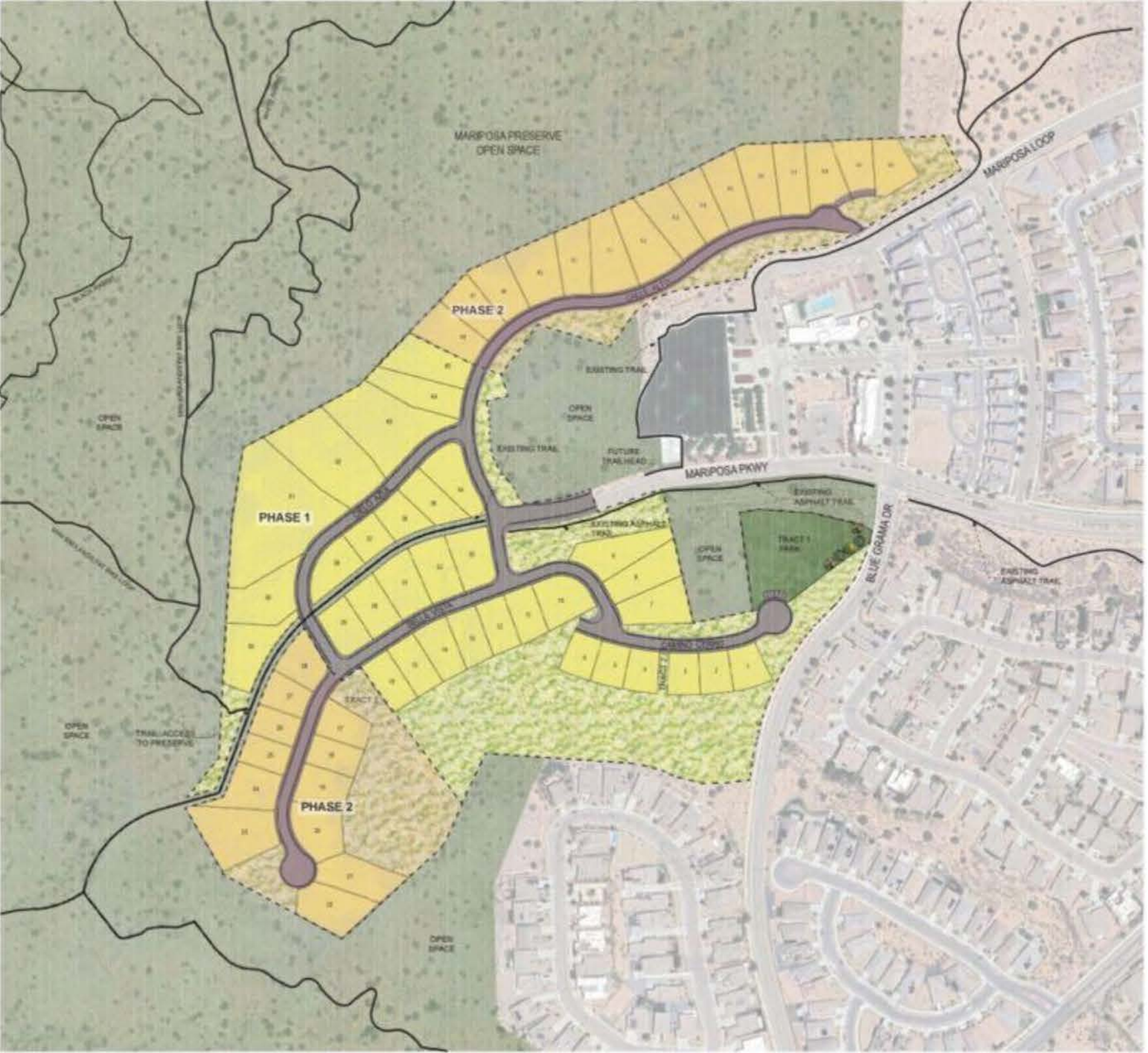
SCALE: 1" = 60

Plat for
Terra Alto at Mariposa East
Being Comprised of
Tracts 1A-16-F, 1A-16-I and 1A-16H-1, Mariposa East
City of Rio Rancho
Sandoval County, New Mexico
October 2025

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

252787

RRE Plat Book __, Page __



SITE AREA: 41.2 ACRES

RESIDENTIAL LOTS: ± 90

BUILDING FOOTPRINTS: APPROXIMATELY 1,600 – 2,800 SF

OPEN SPACE: OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND WILL BE ADJUSTED AS LOT LOCATIONS ARE FINALIZED WITH THE PRELIMINARY PLAT.

ZONING: MU-A. SEE MARIPOSA EAST MASTER PLAN MU-A REGULATIONS AND PERMISSIVE USES.

LAND USE: SINGLE-FAMILY RESIDENTIAL AND PRIVATE HOA PARK.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
- PRIMARY VEHICULAR ACCESS IS FROM 20' PRIVATE GATED DRIVE VIA MARIPOSA PARKWAY (AN EXISTING COLLECTOR STREET).
- SECONDARY GATED RESIDENT AND EMERGENCY ACCESS IS PROVIDED AT MARIPOSA LOOP (AN EXISTING LOCAL STREET).
- PEDESTRIAN ACCESS/CIRCULATION WILL BE PROVIDED VIA PROPOSED LOCAL ROADWAYS AND TRAILS THROUGHOUT THE INTERNAL OPEN SPACE WITH CONNECTIONS TO THE MARIPOSA COMMUNITY TRAILS.
- TRAILS ARE INTENDED TO BE SOFT SURFACE TRAILS, AND LOCATIONS SHOWN ARE CONCEPTUAL.

SETBACKS: ALL BUILDINGS SHALL BE LOCATED AS DESIGNATED ON AN APPROVED PLAT.
- MINIMUM FRONT YARD SETBACKS: 15', 20'C
- MINIMUM REAR YARD SETBACKS: 10'
- MINIMUM SIDE YARD SETBACKS: 5'
- MINIMUM CORNER SIDE SETBACK: 10'
- MAXIMUM BUILDING HEIGHT: 48' (SEE BELOW)

HEIGHT:
THE MU-A ZONE PERMITS BUILDING HEIGHTS UP TO 48 FEET. THIS SITE PLAN RESTRICTS THE HEIGHT TO 28 FEET AND THE HOMES ARE RESTRICTED TO SINGLE STORY HOMES. IF THE TOPOGRAPHIC AND GRADING REQUIRES AN UNDERGROUND GARAGE WITH ACCESS TO THE STREET, THE UNDERGROUND PORTION SHALL NOT BE INCLUDED IN THE HEIGHT CALCULATION.

PROPOSED DENSITY:
THE DENSITY IS 1.45 DWELLING UNITS PER ACRE.

PHASING: THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. A PRELIMINARY PLAT WILL BE DONE FOR THE ENTIRE PROJECT WITH SEPARATE FINAL PLATS FOR EACH PHASE.
PHASE ONE – LOTS: 33
PHASE TWO – LOTS: 27

THIS SITE PLAN CONFORMS WITH THE MARIPOSA EAST MASTER PLAN - DISTRICT GUIDELINES. FUTURE BUILDINGS WILL CONFORM WITH ARCHITECTURE, MATERIALS & COLOR, , PARKING, BUILDING HEIGHTS, BUILDING FOOTPRINT, LANDSCAPING, AND LIGHTING REQUIREMENTS. FINAL EASEMENTS AND LOCATIONS WILL BE PROVIDED WITH THE PRELIMINARY PLAT.

SITE UTILITIES:
THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE CITY OF RIO RANCHO FOR THE WATER DISTRIBUTION AND FIRE PROTECTION SYSTEMS AND THE SANITARY SEWER COLLECTION SYSTEM. EXISTING MASTER PLAN AND DISTRIBUTION/COLLECTION LINES ARE IN PLACE IN MARIPOSA PARKWAY, MARIPOSA LOOP, AND BLUE GRAMA.

- WATER: AN EXTENSION OF THE EXISTING WATER LINE IN MARIPOSA PARKWAY LOOPED BACK TO THE EXISTING LINE STUB IN MARIPOSA LOOP WILL SERVE THE INITIAL PHASE OF DEVELOPMENT FOR BOTH DOMESTIC SERVICES AND FIRE PROTECTION. THE ONSITE WATER LINES, FIRE HYDRANTS, AND WATER METERS, AS WELL AS THE OFFSITE EXTENSION AND CONNECTION TO THE EXISTING WATER LINE IN MARIPOSA LOOP, WILL BE DESIGNED THROUGH THE CITY OF RIO RANCHO DEPARTMENT OF PUBLIC WORKS AS A PUBLIC WORK ORDER. ALL WATER LINES WILL BE IN THE FUTURE PUBLIC WATER LINE EASEMENTS.

- SANITARY SEWER: THE INITIAL PHASE OF DEVELOPMENT WILL BE SERVED BY A SANITARY SEWER LINE EXTENSION OFF OF MARIPOSA PKWY AND BLUE GRAMA WITH PHASE 2 CONNECTION TO MARIPOSA LOOP AND INTERNAL LINES BUILT IN PHASE 1. THE ON-SITE SANITARY SEWER LINES WILL BE PUBLIC AND BE ACCOMPANIED BY PUBLIC SANITARY SEWER LINE EASEMENTS.

- PRIVATE UTILITIES: THE PRIVATE UTILITIES ARE LIMITED TO THE NEW MEXICO GAS COMPANY, PUBLIC SERVICES COMPANY OF NEW MEXICO, LUMEN, AND THE LOCAL CABLE PROVIDER. BY THEIR FRANCHISE AGREEMENT WITH THE CITY OF RIO RANCHO, THEY ARE REQUIRED TO PROVIDE THEIR UTILITY SERVICES THROUGH INDIVIDUAL UTILITY EXTENSION AGREEMENTS. ALL OF THE PRIVATE UTILITY COMPANIES HAVE ACTIVE LINES IN THE ADJACENT EASEMENTS ALONG MARIPOSA PARKWAY AND MARIPOSA LOOP. ALL ONSITE PRIVATE UTILITIES WILL BE WITHIN PUBLIC UTILITY EASEMENTS (P.U.E.S.).

STORM WATER MANAGEMENT:
THE DRAINAGE SOLUTION WILL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT GUIDELINE AND REQUIREMENTS AS FOUND IN THE DRAINAGE MASTER PLAN FOR MARIPOSA EAST, PREPARED BY BOHANNAN HUSTON, INC. THE GRADING OF THE PROPOSED HOMES WILL BE INTEGRATED WITH THE NATURAL GRADES TO THE EXTENT PRACTICAL. THE HOMES THAT BACK UP TO A NATURAL RIDGELINE WILL HAVE SHALLOW SWALES USED TO DEFLECT SURFACE DISCHARGE AROUND THE UNITS. STORM WATER WILL BE ROUTED TO WATER HARVESTING DEPRESSIONS INTEGRATED INTO THE NATURAL LANDSCAPE FOR INFILTRATION WITH EXCESS (NOT TO EXCEED UNDEVELOPED CONDITIONS) RELEASED TO HISTORIC FLOW PATHS. ALL STORM WATER RELEASED ONTO PUBLIC ROADWAY OR STORM DRAIN WILL FIRST BE ROUTED THROUGH A DESILTATION, WATER QUALITY POND/FACILITY.

TERRA ALTO

SITE PLAN

Prepared For:

ECOterra Development, LLC
8500 Wyoming NE #A-347
Albuquerque, NM 87113

Prepared By:

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson St. NW
Albuquerque, NM 87109

Price Land Development
500 Marquette Ave. NW Suite 1060
Albuquerque, NM 87102



Outlook

Public Comment for Planning & Zoning Board Meeting - November 18 2025

From Jake Stechmann <jake.stechmann@gmail.com>
Date Mon 11/17/2025 1:18 PM
To Planning <Planning@rrnm.gov>
Cc LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>; BRIAN BABYAK <bbabyak@rrnm.gov>

You don't often get email from jake.stechmann@gmail.com. Learn why this is important

Submitted by:
Jacob Stechmann
5448 Pikes Peak Loop NE
Rio Rancho, NM 87144

Agenda Item 10: Preliminary Plat for Terra Alto at Mariposa

Stance:
I am opposed to this project as it is currently being presented.

When ECOTerra attended meetings at Mariposa, they expressed that the Old Ranch Trail which extends from the end of Mariposa Pkwy to Ridgeline Pl would remain open to the public. In order to ensure this, there needs to be an easement. The trail is currently in the proposed plat, but since plats can and do change an easement is needed to ensure that trail remains.
ECOTerra also stated that access to the preserve would not be hindered. The proposed plat accounts for this, but an easement is needed so that access to the preserve will not be put at risk in the future.

Page 232 of the Agenda Packet references a letter of support from the Mariposa Neighborhood Association (MNA). My assumption is that letter was written after ECOTerra attended an MNA meeting and ensured residents that access to the preserve and the Old Ranch Trail would not be affected by the development. The MNA is not elected by the residents of Mariposa and their letter of support should not be considered as representing the opinions of anyone other than the MNA Board. Also, since that letter was written every member of the MNA board has resigned from their role with the MNA.

Outlook

Public Comment about ECOterra's Site Plan for Terra Alto

From John Karris <jgkarris@gmail.com>
Date Mon 11/17/2025 12:24 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from jgkarris@gmail.com. Learn why this is important

Hello Ms. Ruiz,

I would like to submit the following as a comment to ECOterra's Site Plan for Terra Alto, which the Planning and Zoning Commission will be discussing at a Public Hearing on November 18, 2025.

A. The Mariposa Master Plan and Development Agreement for Mariposa East Require the Mariposa Preserve to be Public Open Space with Controlled Public Access for Recreational and Educational Purposes.

1. Excerpts from Mariposa Master Plan

"The Mariposa Preserve, a starkly beautiful desert landscape with 2,185 acres of public open space with controlled public access, will serve as the centerpiece for the development." Mariposa Master Plan, Executive Summary page II.

"Utilizing the Mariposa Preserve as a "living laboratory," it is also anticipated that the Mariposa Community Foundation, Community Council, or other such entity will provide interpretive programs for Mariposa residents, school children, and other visitors from Rio Rancho and the surrounding community." Mariposa Master Plan, page 6-11.

"The quality of the Mariposa development will in large part be judged on the condition and treatment of its natural landscape. The most dominant open space feature of the Master Plan is the Mariposa Preserve." Mariposa Master Plan, page 7-5.

2. Provisions of Development Agreement for Mariposa East

"9. Major Open Space. The Master Plan identifies ±2,207 acres of the Property as the "Mariposa Preserve" to be maintained as privately owned open space. The Mariposa Preserve is proposed to be zoned open space. The Mariposa Preserve shall be subject to the following limitations and uses (the "Mariposa Preserve Uses"):

9.1 The Mariposa Preserve shall be used exclusively for open space, recreational and educational uses and structures incidental to such uses; and,

9.2 The Mariposa Preserve shall be available to the public, including public schools, for recreational and educational purposes, subject to reasonable limitations as are required to protect the fragile environment of the Mariposa Preserve."

Development Agreement for Mariposa East, pages 19-20.

B. The Mariposa Master Plan and City Ordinance No. 33 Require Preservation of the Rim Trail. Additionally, the Development Agreement for Mariposa East recognizes the Rim Trail as a creditable improvement and tentatively allocates the "New Developer" (Harvard Ventures) $125,775 in impact fees.

1. Excerpts from Master Plan

"Two primary trails have been identified to provide residents and visitors recreation opportunities, as well as alternatives to car travel between neighborhoods. The Rim Trail is a scenic path located along the upper edge of the escarpment." Mariposa Master Plan, page 7-5

Exhibit K (Open Space Plan) depicts the entire Rim Trail on a map.

2. Excerpts from City Ordinance No. 33 (Enactment No. 19-08)

"Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY

C. Upon development of subject properties listed in Section 1, shall preserve existing trails, and minimize impact of new development on those trails, by providing a 50' buffer (25' from centerline of the trail on both sides) for all existing and future planned trails which are not currently platted or identified within an existing trail/open space easement. Including, but not limited to those trails identified in the Mariposa Master Plan on the Open Space Plan Exhibit K map (as approved by Resolution No. 9, Enactment No. 02-007) by the Governing Body on February 13, 2002). Original trail network layout (as approved by the Governing Body on February 13, 2002) shall be maintained and accommodated for during the preliminary plat stage and finalized with an easement or other legal encumbrance at the time of final plat."

3. Excerpts from Development Agreement for Mariposa East

"3.6 Impact Fee Credits. This Agreement constitutes compliance with Rio Rancho Revised Ordinances Section 9-11-2, regarding the computation of Impact Fee Credits. Exhibits "C-1, C-2, D-1, D-2, E-1, E-2, H-1, H-2, I-1 and 1-2" herein comply with Section 9-11-2(A)(3)(c&d) requiring an estimation of the value of approved system improvements and a schedule of initiation and completion thereof. Exhibit "0_{11} complies with Section 9-ll-2(A)(3)(d) regarding calculation of applicable impact fees otherwise due. The parties understand and agree that these exhibits reflect estimates. However, the parties agree that so long as the improvements shown and described on the Exhibits attached hereto are constructed, the parties shall accept the estimates shown in Exhibit G as the value of these improvements and the amount of credits available to the New Developer." Pages 10-11

C. ECOterra Development LLC's Terra Alto Site Plan Needs to be Modified to Ensure that the Mariposa Preserve Remains Accessible to the Public, and there is a 50' Buffer Around the Rim Trail.

1. The "Private Easement" running along the road serving Lots 29 - 38 (Easement # 23) needs to be changed to a "Public Easement." Otherwise, it will be impossible for the public to access the "Public Easement" running along the private road

serving Lots 39 and 24 - 28, which provides access to the southwest portion of the Mariposa Preserve.

2. A Public Easement between Lots 39 and 40 should be included to provide more reasonable and direct access into the Mariposa Preserve.

3. A 50 foot buffer (25 feet from the centerline on both sides) needs to be maintained for the Rim Trail during the plat stage and finalized with a public easement or other legal encumbrance at the time of final plat.

Please include my comments as part of the record for tomorrow's meeting of the Planning and Zoning Commission.

Thank you,

John Karris

Outlook

Access to the Mariposa Preserve

From millerman692 <millerman692@gmail.com>
Date Tue 11/18/2025 9:14 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from millerman692@gmail.com. Learn why this is important

Good day Ms. Ruiz-Carlos. Last year I visited Rio Rancho from Florida and rode my bike on the Mariposa Trails. I parked my car at the community center and my first impression was this: What a balanced blend of homes and natural areas to be enjoyed by all. Plenty of homes, buildings, and pavement, right next to natural New Mexico.

Please support protections to keep easement #23 public rather than private so it can be enjoyed by the greatest number of people, not just the homeowners- keep the area inclusive. I hope that you and your family have walked or biked the trails to know what I mean. I hope to be back next month, but this time I want to be there to see the sunset. If I, as a visitor, love the area, I believe the Mariposa Trails can be a draw for more visitors and bring money to local businesses. Please support the proposed easements. Thank you and Happy Thanksgiving!

Jeff Miller
Lake City, FL

Outlook

Mariposa Trails

From Gordon McGregor <gpmcgregor@gmail.com>
Date Mon 11/17/2025 5:52 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

[You don't often get email from gpmcgregor@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Ms. Carlos,

Once again, the original plan for Mariposa's trail system is threatened by development. Please, please, please do not allow this to happen. I am so tired of the pro-development/anti-citizen stance of city government. I pray you will preserve our trail system as it was originally designed and allow us to keep what makes Mariposa special.

Many thanks for your consideration,
Gordon

Gordon McGregor
2521 Vista Manzano Loop NE
Rio Rancho, NM 87144
505-252-2566

Outlook

Subject: Re: Planning and Zoning Meeting for ECOterra's Terra Alto Development (Agenda Item 10)

From Jennifer Kosel <jkosel89@gmail.com>
Date Tue 11/18/2025 9:23 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from jkosel89@gmail.com. Learn why this is important

To: Liz Ruiz Carlos, City Planner

As long-time Mariposa residents, hiking & biking enthusiasts, and owners of multiple properties in Mariposa—including a property which contains a portion of the Old Ranch Trail — my husband and I would like to share several concerns for consideration by the Planning and Zoning Committee. Specifically, we are requesting thoughtful attention to:

Designated Trail Access & Parking:

- Please ensure that trail access and parking for hikers and bikers is located in public areas such as the Community Center, not near private residences. At present, some trail users park in the cul-de-sac in front of our property and even on our property. If access to the Old Ranch Trail near the Recreation Center is eliminated, then the upper trail head at the Ridgeline Place cul-de-sac will become the only parking for this trail-- at the expense of the cul-de-sac property owners. **If the lower end of the Old Ranch Trail is closed to public access, we recommend closing/eliminating all of the Old Ranch Trail.**

Trail Placement & Easements:

- Any new or relocated trails should be thoughtfully placed away from and not encroaching on private lots, which increases the risk of loitering, property damage, and disruption to homeowners. Trails must be placed within designated easements or not at all.

Policing & Maintenance:

- Clear guidelines and enforcement mechanisms should be established to ensure respectful use of the trails and surrounding areas. In the past, property owners have attempted to close many non-sanctioned trails. However, many hikers and bikers have ignored posted signage, removed barriers, and continued to utilize the previously existing trail anyway.

Protecting Property Owners:

- The new development must balance public access with the rights and privacy of residents who have invested years into maintaining their homes and land. Trails in and around Mariposa should enhance the neighborhood and provide enjoyment for the residents and visitors, not detract from and devalue the property.

We appreciate your attention to these matters and hope our input will help shape a responsible approach to trail planning.

Sincerely,
Ted & Jennifer Kosel
Mariposa Homeowners & Estate Property Owners

November 18, 2025

Re: Proposed Terra Alto Preliminary Plat Approval (Agenda Item #10 on the 11/18/2025 PRB Agenda)

Dear Rio Rancho Planning and Zoning Board Members,

I am writing this comment letter to you regarding the proposed preliminary plat approval for Terra Alto @ Mariposa. The preliminary plat that was submitted to the city differs from the plans that were presented to the public on two occasions this past spring (Attachment A). During these two public meeting presentations (one held during an Mariposa Neighborhood Association meeting, and the other held during an HOA meeting), the Applicant, EcoTerra, committed to keeping the existing trails located within the proposed development area intact.

However, as the submitted preliminary plat currently is presented, access to the Mariposa Preserve (a public preserve owned by the Albuquerque Academy) will be severely restricted because the existing Old Ranch Trail (Easement No. 23) will become private; private easements will cut off the northernmost section of the existing Antlion Trail; and the Rim Trail will be completely eliminated.

As I will demonstrate below, the three existing trails that will be severely impacted or destroyed by the proposed gated Terra Alto @ Mariposa development—the Rim Trail, Antlion Trail, and Old Ranch Road—are required to be preserved by the Mariposa Master Plan as amended in 2019, the 2019 City Ordinance No. 33, and the 2014 Development Agreement between the primary Mariposa Developer, Harvard Ventures, Inc, and the city of Rio Rancho. Though the Applicant tries to assuage this concern with numerous assurances that the project will "realign these trails and add needed segments for connectivity," I strongly believe the city should require written commitments from the Applicant that these existing trails and reasonable access to the Preserve will be preserved before the preliminary plat is approved. And, at the very least, indicate on the preliminary plat exactly where these trails will be realigned along with associated deeded public easements.

The 2019 Rezoning Action of Mariposa East & City Ordinance No. 33

In 2018, Harvard Ventures/Mariposa East, LP (the Applicant) requested a comprehensive rezoning of Mariposa East, which was approved by the Governing Body on January 23, 2019. The rezoning will ultimately convert 382.20 acres from Estate (E-1) lots to Residential 4 (R-4) lots; 168.44 acres from Residential 1 (R-1) lots to R-4 lots and 87.75 acres from Open Space (OS) to R-4 lots. Because of this significant loss of open space, the rezoning was vehemently opposed to by a group of residents. To make the rezoning more palatable to the residents, the Governing Body encouraged the residents, the developer, and their lawyers to negotiate some concessions before they approved the massive rezoning request. Section 2 of Ordinance No. 33 is one of the results of those negotiations. Section 2.C., which is directed to the preservation of trails, reads as follows:

> Upon development of subject properties listed in Section 1, [the developer] shall preserve **existing** trails, and minimize impact of new development on those trails, by providing a 50-foot buffer (25 feet from centerline of both sides) for all **existing** and future planned trails which are not currently platted or identified within an existing

trail/open space easement. Including, but not limited **to** those trails identified in the Mariposa Master Plan on the Open Space Plan Exhibit K map. (Emphasis added).

The proposed Terra Alto @ Mariposa development, which is proposed to be a private, gated neighborhood, is one of the "subject properties listed in Section 1."

Monarch @ Mariposa Phase I

Now I am going to revisit the submittal of the preliminary plat for Monarch Phase I that the PZB approved on October 12, 2021. The Mariposa Neighborhood Association and its members appealed PZB's approval, and the Governing Body heard the appeal on January 27, 2022. Why is this relevant? Because the development of Monarch was going to destroy four existing trails located within the proposed development area and our argument was that Section 2.C. of Ordinance No. 33 was included to mitigate the impacts of rezoning by protecting existing trails that run within and along the escarpments of arroyos, thereby protecting valuable open space. We also argued that the word "existing" means "in existence or operation at the time under consideration," which applied to the four trails at issue. And that the use of the word "all" indicates that the intent of the Ordinance was to protect trails that were in place at the time the Ordinance was passed.

However, the Applicant and their attorney Matthew Spangler argued in an October 8, 2021, letter to Mr. Thomas Lampo of DSD (Attachment B), that the language in Section 2.C limits the protection of existing trails to only those that are depicted on the Mariposa Master Plan, not all existing trails. Specifically, they argued that the language was "intended to protect the planned trail system and to ensure that sufficient open space width is preserved on either side of those trails shown in the original Mariposa Master Plan Exhibit K, and those additional trails identified in the amended 2019 Mariposa Master Plan Exhibit K."

Mr. Spangler's letter continues to define existing trails in paragraph three of his letter: "In January 2019, at the time of the approval of the Resolution and the Ordinance, portions of the trails shown on the original Mariposa Master Plan Exhibit K were constructed in Phase I of the Mariposa development. These existing constructed trails in Phase I were portions of the Mariposa Trail and the Community Trail System. In addition, the original Master Plan Exhibit K identified trails that were planned in future phases and not yet constructed." Mr. Spangler also contends in his letter that the trails agreed upon in Ordinance No. 33 were the trails shown on Exhibit K to the Mariposa Master Plan together with certain updated trails identified on the revised Exhibit K and those revised trails shown on the amended Master Plan Exhibit K as "HOA Adopted Trails" (2017) and include existing trails within Phase 1 of Mariposa.

Moreover, in their comments recommending approval of Monarch Phase I, Development Services included the following language with regard to their interpretation of the requirements of the Master Plan:

> *CONFORMANCE WITH MARIPOSA MASTER PLAN: The Mariposa Master Plan designates Tract 1A13A and all other tracts referred to as the "Northern Tracts" as future neighborhoods with R-4 zoning. In addition, the Master Plan requires that all new development occurring near existing trails be buffered by at least 25' on both sides of the centerline of the trail. This application would be an action in meeting the policies of the Mariposa Master Plan. Staff recommends the Planning and Zoning Board finds this criteria is satisfied. (Emphasis added)*

The arguments made by Development Services, the Applicant, and Mr. Spangler were very persuasive to the Governing Body because they voted to deny our appeal and approve the preliminary plat for Monarch Phase I. However, these arguments also now set precedent and the criteria supporting our arguments against approval of the Terra Alto development as currently submitted because it does not protect the existing trails within the development's envelope, which are depicted in Exhibit K of both the original and amended Mariposa Master Plan and which have been previously recognized by the developer, nor does it preserve reasonable access to the Mariposa Preserve.

Rim Trail

The Rim Trail is recognized as one of Mariposa's primary trails, as it is aligned along the escarpment to the Mariposa Preserve. This scenic trail offers views of not only of the beauty of the Preserve, but the Jemez Mountains and other distinct topographical features of the landscape. The Rim Trail is not only recognized as an existing trail by Exhibit K of the original and amended Mariposa Master Plans and identified in the Master Plan as one of two Mariposa primary trails, but it is also identified in the 2014 Development Agreement negotiated between Harvard Ventures and the city of Rio Rancho, which includes exhibits that convey the Rim Trail in its entirety. Additionally, the Development Agreement for Mariposa East recognizes the Rim Trail as a creditable improvement and tentatively allocates the "New Developer" (Harvard Ventures) $125,775 in impact fees. The Rim Trail was also featured in the original Mariposa Sales Brochure (Attachment C) and continues to be featured in numerous other marketing materials.

Antlion and Old Ranch Road Trails

The Antlion and Old Ranch Road Trails are also recognized as existing trails by Exhibit K of the original and amended Mariposa Master Plans. Further, they are depicted on trail signs posted around Mariposa, as well as the trail map that is handed out to new residents (Attachment D).

Conclusion

Based on the information provided above, I strongly urge the PZB to send the preliminary plat back to the Applicant for further consideration that would preserve the existing trails located within the proposed development area and reasonable public access to the Mariposa Preserve.

Respectfully,
Cassandra D'Antonio
Mariposa Resident

ATTACHMENT A

Applicant's Plans Shown to Residents at Mariposa Public Meetings




Bohannan Huston

ATTACHMENT B

Matthew Spangler, Esq 2021 Letter to DSD

SPANGLER PACHECO & WERBELOW

MATTHEW M. SPANGLER
CHRISTOPHER M. PACHECO
OF COUNSEL
LEEANN WERBELOW*
*also licensed in Colorado

ALEXANDRA N. LOPEZ
NATHANIEL A. LENKE
ERIC RHOADES

October 8, 2021

VIA EMAIL (tlampo@rrnm.gov)
AND U.S. MAIL

Mr. Thomas Lampo
Municipal Planner II
Development Services Department
City of Rio Rancho
3200 Civic Center Circle N.E.
Rio Rancho, New Mexico 87144

Re: Mariposa Development
Preliminary Plat #21-210-00015 – Monarch Phase 1

Dear Mr. Lampo:

Our law office represents Mariposa East, LP, an Arizona limited partnership ("Mariposa"). Recently, Mariposa submitted a proposed preliminary plat (the "Plat") to the City of Rio Rancho (the "City") Planning and Zoning Commission (the "Commission") known as Monarch Phase 1 for certain real property currently known as Tract 1A-13-A of Mariposa East (the "Property"). At the Commission hearing on September 28, 2021, certain neighbors opposed the approval of the Plat because the Plat does not recognize as "trails" certain areas where unauthorized activity has occurred. This letter addresses those comments and requests that the Commission approve the Plat at its hearing on October 12, 2021.

In 2019, the City amended the Mariposa Master Plan and the applicable zoning ordinance for a portion of the Mariposa development. The Master Plan amendment is City Resolution No. 19-006 (the "Resolution"). The zone map amendment is City Enactment No. 19-08 (the "Ordinance"). Both the Resolution and the Ordinance contain substantially similar language regarding the development of the rezoned areas. See Section 3 of the Resolution and Section 2(C) of the Ordinance. Both these Sections state that upon development of the subject properties, the development "shall preserve existing trails, and minimize the impact of new development on those trails, by providing a 50' buffer (25' from the centerline of the trail on both sides) for all existing and future planned trails which are not currently platted or identified within an existing trail/open space easement. Including, but not limited to those trails identified on the Mariposa Master Plan on the Open Space Plan Exhibit K map (as approved by Resolution 9, Enactment No 02-007 by the Governing Body on February 13, 2002). Original trail network layout (as approved by the Governing Body on February 13, 2002) shall be maintained and accommodated for during the preliminary plat stage and finalized with an easement or other legal encumbrance at the time of

final plat." This language does not in any way speak to or legitimize as trails the areas identified in the neighbors' comments. Rather, this language is intended to protect the planned trial system and to ensure that sufficient open space width is preserved on either side of those trails shown in the original Mariposa Master Plan Exhibit K and those additional trails identified in the amended Mariposa Master Plan Exhibit K.

In January 2019, at the time of the approval of the Resolution and the Ordinance, portions of the trails shown on the original Mariposa Master Plan Exhibit K were constructed in Phase 1 of the Mariposa development. These existing constructed trails in Phase 1 were portions of the Mariposa Trail and the Community Trail. In addition, the original Master Plan Exhibit K identified trails that were planned in future phases and not yet constructed. As part of the Resolution and the Ordinance, it was agreed by the City and Mariposa that the planned trails shown on Exhibit K and, to the extent feasible, the existing Phase 1 trails shown on Exhibit K, have a 50' wide buffer around them to allow each trail to be usable open space. The trails agreed upon in the Resolution and the Ordinance were the trails shown on Exhibit K to the Mariposa Master Plan together with certain updated trails identified on the revised Exhibit K attached to the amended Mariposa Master Plan. The revised trails are shown on the amended Master Plan Exhibit K as "HOA Adopted Trails (2017)" and include existing trails within Phase 1 of Mariposa.

I have enclosed with this letter both the Exhibit K from the original Master Plan and the amended Exhibit K from the amended Master Plan for your information and review. In no way did the trail language in the Resolution and the Ordinance include the type of paths identified by the neighbors. These paths are areas where unauthorized persons have entered land owned by Mariposa. These paths have never been known as "trails" for planning purposes within the Mariposa Master Plan. They are simply not a part of either the Resolution or the Ordinance.

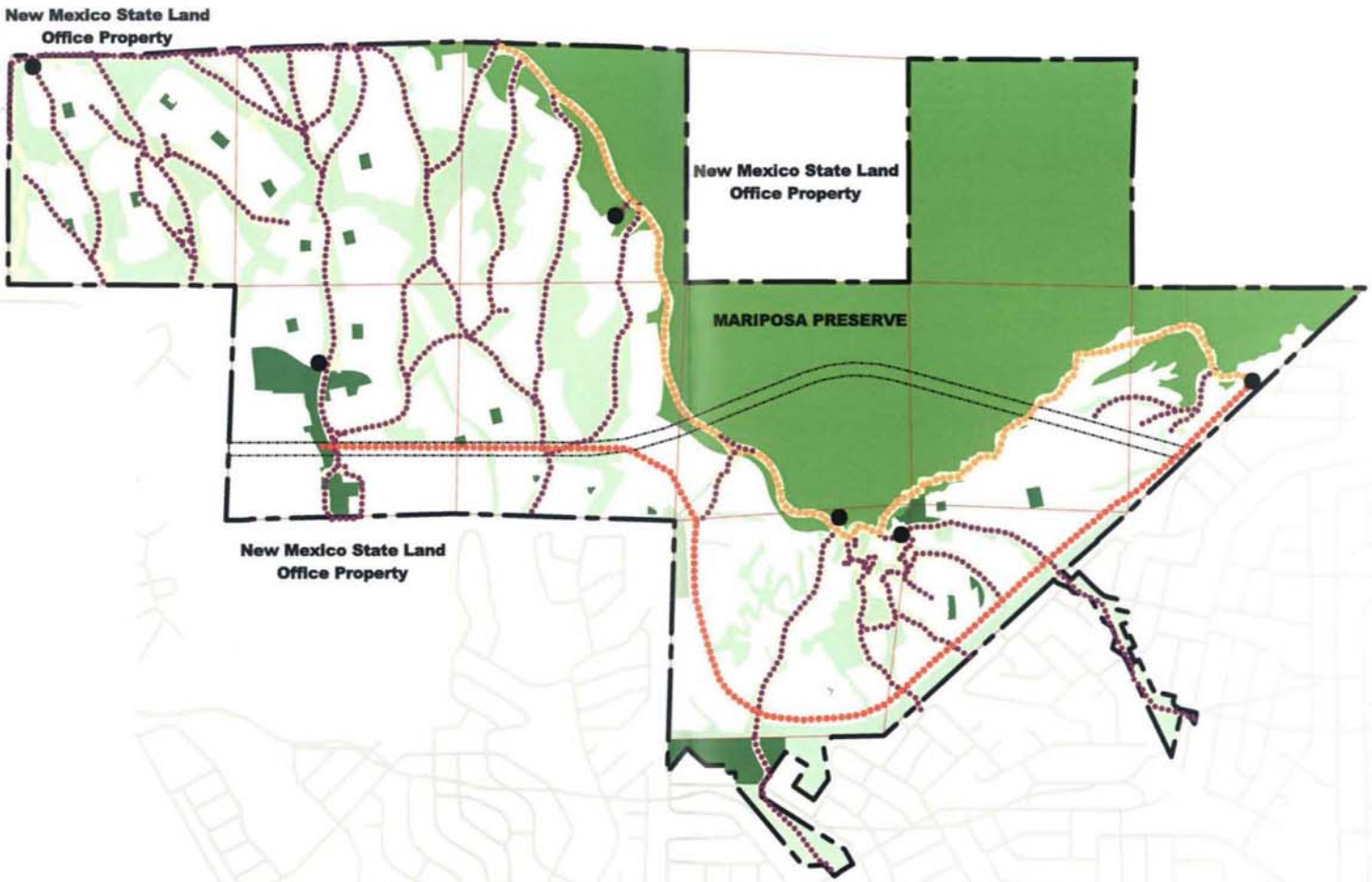
The Plat is fully compliant with the applicable City subdivision code and both the Resolution and the Ordinance. Mariposa has included on the Plat the next phase of the Mariposa Trail as shown on Exhibit K as required by the Resolution and the Ordinance. Therefore, the Plat should be approved. Please include this letter in the record for this matter and as information presented to the Commission for the hearing next week. If you have any questions regarding this letter, please do not hesitate to contact me. Thank you.

Sincerely,

SPANGLER PACHECO & WERBELOW PA

Matthew M. Spangler

MMS/dt
cc: Greg Lauer, Esq. (w/encs.) (via email: glauer@rmm.gov)
Tim Brislin (w/encs.)
Jack Eichorn (w/encs.)



Property Boundary
Easement / Right of Way
Section Lines
Roads

Open Space Plan
Exhibit K

DESIGNWORKSHOP

LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN TOURISM PLANNING
901 Rio Grande Blvd N.W. #E-130; Albuquerque New Mexico 87104
(505) 243-8333 FAX (505) 243-8337 WWW. DESIGNWORKSHOP.COM

THIS MAP HAS BEEN PREPARED TO AID IN THE PREPARATION OF A LAND PLAN FOR THE MARIPOSA PROJECT AND IS CONCEPTUAL IN NATURE. THE OWNER RESERVES THE RIGHT TO REVISE THIS MAP AND TO RELOCATE OR REMOVE PUBLIC AND/OR QUASI-PUBLIC AREAS. THIS MAP IS NOT INTENDED TO ESTABLISH ANY PRIVATE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, OR ESTOPPEL RIGHTS, EITHER EXPRESS OR IMPLIED, AS TO THE MANNER IN WHICH THIS PROPERTY MAY BE DEVELOPED OR PUT TO USE.

LEGEND

Open Space Elements	Total Acres	Planning Area One	Planning Area Two
Trail System	39 miles	6 miles	33 miles
Recreation Corridor	39 miles	6 miles	33 miles
Mariposa Preserve (only)	2,185 acres	0 acres	0 acres
Parks	162 acres	62 acres	100 acres
Common Open Space	1,357 acres	412 acres	945 acres
Totals	3,704 acres	474 acres	1,045 acres

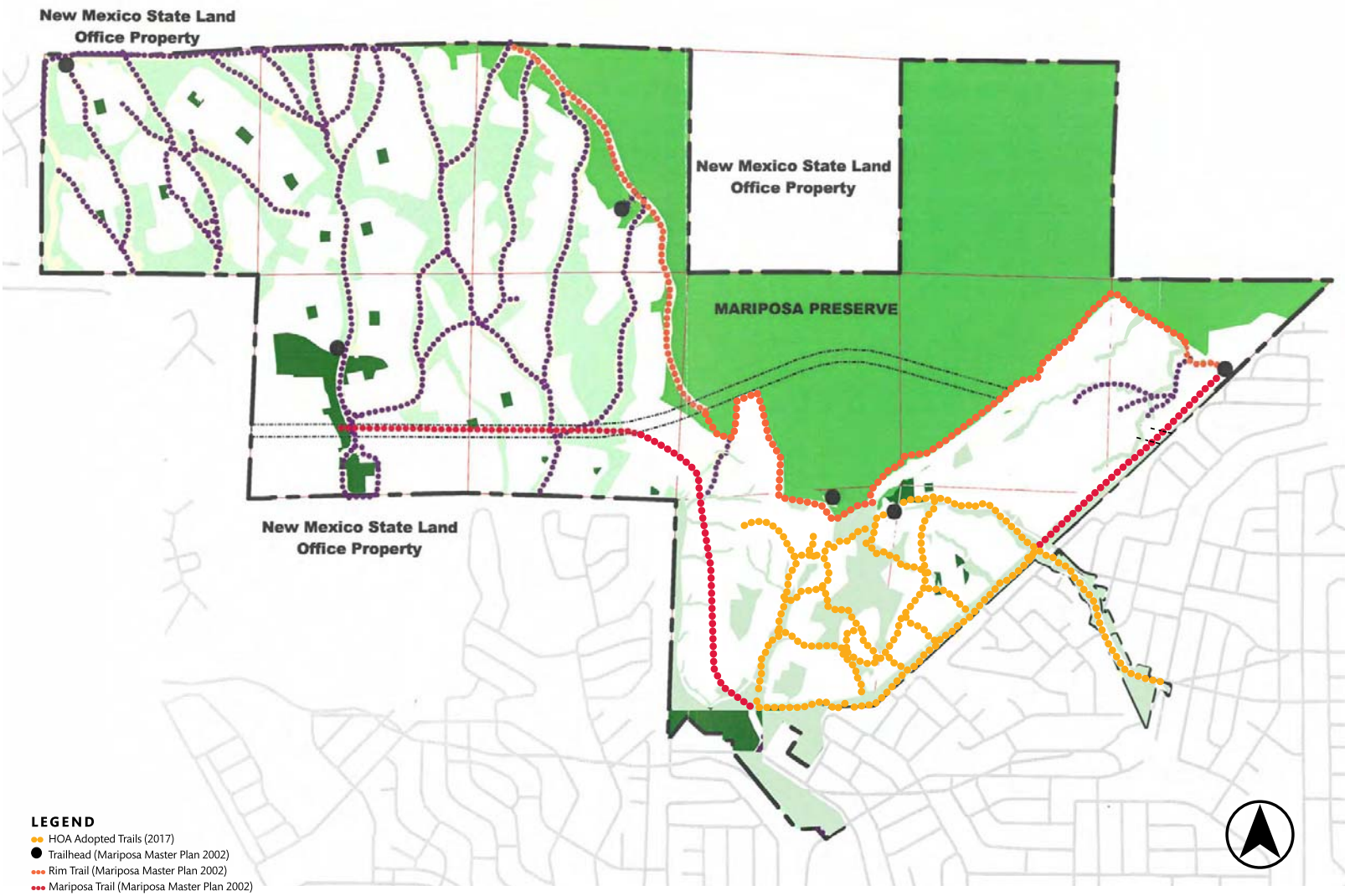
Trailhead
Rim Trail
Mariposa Trail
Community Trail

THIS MAP ILLUSTRATES PROPOSED CONCEPTUAL PARK, TRAIL AND OPEN SPACE PLANNING. SEE EXHIBIT I FOR PROPOSED ZONING AND EXHIBIT J FOR PROPOSED LAND USE.

MARIPOSA

NOTES	Copyright: High Desert Investment Corporation	SOURCE	Developed from Land Use Concept Plan as Areas deferred from development and potentially used for recreation	2000 0 2000 Feet	11/26/01

EXHIBIT 5
OPEN SPACE PLAN
(EXHIBIT K)



LEGEND
- HOA Adopted Trails (2017)
- Trailhead (Mariposa Master Plan 2002)
- Rim Trail (Mariposa Master Plan 2002)
- Mariposa Trail (Mariposa Master Plan 2002)
- Community Trail (Mariposa Master Plan 2002)

Ordinance No. 33
AMENDED JANUARY 2019

PROPOSED:

Land Use		Total Acres	Planning Area One	Planning Area Two
•••	Trail System	39 miles	6 miles	33 miles

Open Space Elements		Total Acres	Planning Area One	Planning Area Two
	Mariposa Preserve*	2,185	0	0
	Park	162	62	100
	Common Open Space	1,357	412	945
	Total	**3,705**	**474**	**1,045**

** The Mariposa Preserve is not included in either Planning Area One or Two and therefore is not part of this calculation.*

ORIGINAL:

Open Space Elements		Miles	Planning Area One	Planning Area Two
•••	Trail System	39 miles	6 miles	33 miles

Open Space Elements		Total Acres	Planning Area One	Planning Area Two
	Mariposa Preserve	2,185	0	0
	Parks	162	62	100
	Common Open Space	1,357	412	945
	Total	3,704	474	1,045

This map has been prepared to and in the preparation of a land plan for the Mariposa project and is conceptual in nature. The owner reserves the right to revise this map and to relocate or remove public and/or quasi-public areas. This map is not intended to establish any private restrictions, covenants, limitations, easements, or estoppel rights, either express or implied, as to the manner in which this property may be developed or put to use.

ATTACHMENT C

Original Mariposa Sales Brochure Featuring The Rim Trail

use of the runoff while at the same time carefully controlling the discharge from Mariposa in order to maintain the health of the natural arroyo systems.

HABITAT PRESERVATION AND OPEN SPACE

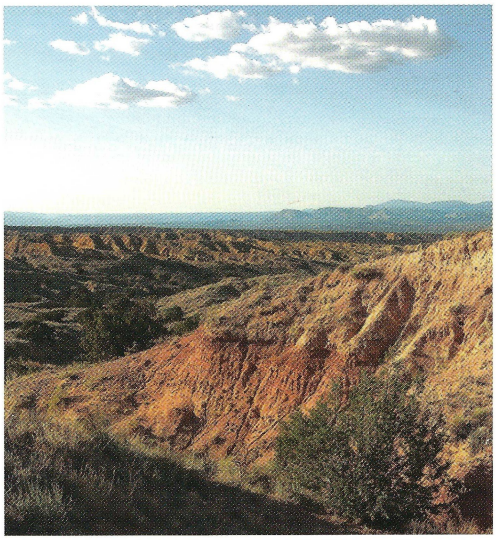
The very nature of land development alters landscape and habitat characteristics. We are committed to minimizing those impacts at Mariposa. We intend to *preserve significant landforms and their associated habitats* within the community and preserve significant portions of the property as *natural open space.* Protected areas include the Mariposa Preserve (over 2,200 acres) and the interconnected, interior open space areas within the developed portions of the property. *Open space preservation efforts* at Mariposa will be augmented with targeted programs to offset the impacts of development activities and to further integrate the natural and built environments.

Walk along the escarpment on Rim Trail and among the junipers. Scramble to the top of an outcropping. Meditate on an overlook. All this will be possible by using the extensive network of trails that will be provided in Mariposa. In Mariposa East, there will be over ten miles of trails for walking, jogging, cycling and wandering. These trails will bring the visitor close to nature and enhance the appreciation of this high desert we call home.

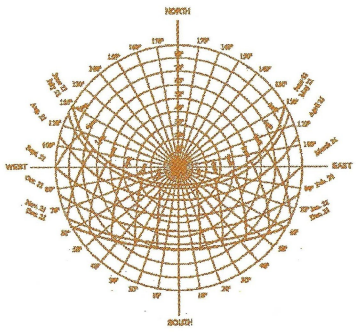


CULTURAL RESOURCES

The entire Mariposa property has been *surveyed for cultural resources* and the plan adopted for the development of the property



avoids most of the sites discovered during the survey effort. The project team has worked closely with the State Historical Preservation Office, the federal government, Native American tribes and others to develop and implement a comprehensive cultural resource evaluation, assessment and data recovery plan for Mariposa that will lead to a better understanding of the history of the region



ARCHITECTURAL AND BUILDING STANDARDS

Building in Mariposa will be the result of the melding of a number of *design and land planning principles,* which will allow the vision for this community to become a reality. The rich heritage of design in New Mexico will be combined with Mariposa's *commitment to conservation, preservation and the enhancement of the natural environment.* Issues such as positioning building on the land to minimize its impact on the terrain and optimize solar exposure are examples of how the goal of *reducing man's impact on the land* will be achieved.

ATTACHMENT D

CURRENT MARIPOSA TRAIL MAP



Mariposa Trail System

Mariposa is a truly unique community, built amongst a flourishing yet fragile ecosystem. There are various trails throughout Mariposa and the Mariposa Preserve, attracting those who enjoy the beauty of natural wildlife and outdoor activities.

Local residents maintain many of the trails, volunteering their time and resources. The trails are open to hiking and mountain biking only. Mariposa also includes multiple paved paths and sidewalks perfect for strollers and wheelchairs.

Visit liveinmariposa.com for more information.

Outlook

Terra Alto preliminary plans in Mariposa

From Suzanne Fuqua <suzfuqua@gmail.com>
Date Tue 11/18/2025 9:45 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from suzfuqua@gmail.com. Learn why this is important

Dear City Planner Ruiz Carlos,

We are residents of Mariposa and unable to attend the meeting either in person or by Zoom this evening. So, I am writing to you about the proposed Terra Alto neighborhood.

The Mariposa master plan, as we understand it and as it was modified in 2019, requires the preservation of certain trails such as Rim Trail and Old Ranch Trail among others. The current Terra Alto plan, again as we understand it from reviewing the submitted documents, does not provide for public trail easements or the preservation of those trails. And it must.

There were verbal assurances at a meeting held by the developers about Terra Alto that we attended that public access trails would be preserved. It seems that those assurances do not appear in the submitted documents. What is the purpose of a master plan which takes enormous effort and input to develop and adopt if it is not adhered to? A master plan is a vision for a unique area and if it is inconvenient to development should be reopened for review if necessary but not ignored.

And verbal assurances are not the same as public easements for trails that have existed for possibly 20 years and have been used by hikers and mountain bikers alike. I love living in Mariposa because it is unique. The trails are a huge part of that uniqueness.

It has come to our attention that a letter of support for Terra Alto based on verbal representations of preservation of trail easements was written by the Mariposa Neighborhood Association (MNA) of which we are members by virtue of paying dues and living in Mariposa. There was no notification of members about that letter that apparently was written by one person who may have claimed to represent the entire MNA and was based on verbal representations that have not been included in the plans. We do not support this letter or approval of the plans as presented.

We ask that you require changes to the proposed plans that include public easements to Old Ranch Trail and the Rim Trail and that adhere to the master plan.

Sincerely,

Suzanne Fuqua
Wilson Good
2745 La Luz Circle NE

--

Confidentiality Notice: This email and/or any attachments may contain privileged and/or confidential information protected from disclosure and solely for use by the intended recipient(s). If the reader of this email is not an intended recipient, or an employee or agent responsible for delivering this email to the intended recipient(s), the reader is hereby notified that any review, dissemination, distribution, printing, or copying of this email and/or any attachment(s) is strictly prohibited. Any unintended recipient(s) must notify the sender immediately and delete this email and/or any attachment(s).

Outlook

Opposition to proposed Terra Alto

From Mark Peters <mrkptrs1@yahoo.com>
Date Tue 11/18/2025 1:20 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

2 attachments (1 MB)
Mariposa East Trails.png; Mariposa Trail and Trail Access Elimination.jpeg;

Dear Members of the Planning and Zoning Board,
My wife Elizabeth and I purchased our property at 2509 Redondo Santa Fe in Vista de Santa Fe of the Mariposa Subdivision in 2021. We love its quietness, its night sky, our view of the hills behind our home and for its immediate access to the hiking trails close to our home. From what I have been able to understand from the submitted online documents is that several of the trails apparently will be eliminated (Ranch Trail Connector, Vista Sandia, Sawtooth, and Rattlesnake Rim) and access to the western trails will be eliminated as Terra Alto is to be a gated community.

We use the stated trails for biking, hiking and access to other trails. Others have stated this in much greater detail in their letters which have been included in the documents for tonight's meeting (such as Zach and Susan Bryan, Pam Troutman, and John Karris.

We stand with them in opposition of the plans as submitted and in support for establishing public trail easements.

Sincerely
Mark Peters and Elizabeth O'Brien-Peters

Outlook

Terra Alto - Hiking Trails

From Lori Bentley <lbentley1888@gmail.com>
Date Thu 11/20/2025 9:07 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from lbentley1888@gmail.com. Learn why this is important

I am writing in support of requiring the Terra Alto development to comply with the requirements within the Master Plan and 2014 Development Agreement between the city and Harvard.

The hiking trails are a integral part of the Mariposa Community and our property values. Our community would ask that access to the trails not be restricted in anyway that violates the Master Plan.

I thank you in advance for assuring that the beloved trails are left open to all our residents and community.

Thank you
Lori Bentley
Jemez Vista @ Mariposa

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 18, 2025

Mr. Brian Babyak
City of Rio Rancho
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Preliminary Plat Submittal – Terra Alto (Tract 1A-16I, Tract 1A-16H-1 & Tract 1A-16F, Mariposa East)

Dear Brian,

This letter is provided an official request to defer our Item # 9 and #10 to the December 16, 2025 in order to have further communication with the residents and their concerns.

Please feel free to give me a call at 823-1000 if you should have any questions or require any additional information regarding the submittal.

Sincerely,

Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Mike Cecchini, EcoTerra (w/encl)
Michael Fietz /JP Rael, Westway Homes (w/encl)
Jim Strozier/Michael Wright, Consensus Planning (w/encl)
Scott Steffen, PLDG (w/encl)
Lizbeth Ruiz Carlos, CoRR

Outlook

Public Trail Easement in Mariposa

From Lori Colt <colt.lori@gmail.com>
Date Mon 11/24/2025 6:26 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

[You don't often get email from colt.lori@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello Liz,

I'm a Mariposa resident in Rio Rancho and one of the reasons that makes our community so special is its access to unceded native lands. These beautiful, undeveloped lands serve as a reprieve and refuge and I enjoy them frequently through hiking. Unfortunately, more development has been approved, but protecting resident's access to these trails is imperative. I hope you will take this into consideration during your next city planning meeting.

Thank you,

Lori Colt
6019 Redondo Sierra Vista NE
RR, NM 87144

Outlook

Mariposa trail easements

From Michael Roach <roachmichael365@gmail.com>
Date Sun 11/23/2025 12:59 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>
Cc Lori Colt <colt.lori@gmail.com>

You don't often get email from roachmichael365@gmail.com. Learn why this is important

Hi Liz,

We must have public trail easements in Mariposa. Please help protect the beauty and natural spaces we all drank the kool aid for when we all bought here.
Registered voter and resident of Mariposa.

Thank you,
Michael Roach
Mariposa Resident.

Outlook

Mariposa Trails

From peggy mohoric <pbmoh1@gmail.com>
Date Sun 11/30/2025 12:19 PM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from pbmoh1@gmail.com. Learn why this is important

I live in the Sierra Vista neighborhood in Mariposa and would like to request our trails be preserved. I have lived here for almost 9 years, and I moved here because I like to ride my bike and walk on the trails.
In looking at the plans for the new development it appears we are losing some existing trails. Can you please make sure any building leaves these trails intact.
Thank you Peggy Mohoric

Outlook

Mariposa Trails

From Gail G <ghgreengard@gmail.com>
Date Wed 12/3/2025 11:31 AM
To LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

You don't often get email from ghgreengard@gmail.com. Learn why this is important

https://youtu.be/0HbV8Q1UoxE?si=5WCGk4tiz1FSjbGe

Hello,

I'm writing to register my stance on the paths in Mariposa. My husband and I bought our lot in 2006, impressed by the care that had been taken in designing the neighborhoods and the paths that were available. Over time, we've noticed paths get cut off when new houses are built. Now that you're looking at plats for new neighborhoods, I encourage you to insist that the paths that are already there be left alone, and the platting allows for them to stay where they are.

Now I hear that EcoTerra (who built our house, the very first one built by them in Mariposa) is thinking of closing off some of the existing trails.

I encourage you to ***follow the initial Master Plan*** and not allow any more trails to be cut off. We moved out there for the trails and the dark skies, both of which seem to be going by the wayside. A few more feet back isn't going to spoil anyone's view or enjoyment of their land, but it will definitely maintain the spirit of this special place.

Please don't take things away from the people who are already here.

Thank you for your consideration,

Gail and Jeff Greengard
1916 Ridge Court NE,
Mariposa, Rio Rancho

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00073

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicants, Rob and Erica Spella, request approval of a Variance to the minimum required R-1: Single-Family Residential District side setback of five feet for a secondary structure at the subject property of 1576 Arlene Rd SE, legally described as Star Heights Unit 2, Block 175, Lot 3. Staff contact is Ben Isaacs and Staff recommend denial with findings.

BACKGROUND AND ANALYSIS:
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential, in order to permit a secondary structure.

The subject property is addressed as 1576 Arlene Rd SE, and legally described as Star Heights Unit 2, Block 175, Lot 3. The subject property zoned R-1: Single-Family Residential per Ord. 81-15, and comprises approximately 0.21 acres.

The applicants received a Code Enforcement violation (case #25-5217) originating from a citizen complaint for erecting a 140 square-foot shed that encroaches two feet into the property's left side setback without approval from the City.

The applicants submitted an application for the shed in response to the Code Enforcement action (permit #25-9421) and listed a shed of 140 square-feet in area with an encroachment of at three feet into the left side setback (for a two foot setback). Due to the size of the shed and the encroachment, the applicants have submitted a variance request in order to keep the shed in its current position.

Sheds 120 sq ft or less are not required to meet setback requirements, provided that the structure is located behind the required front setback line, and on a corner, is not located in a side yard that is visible from the street (R.O. 2003 Section 154.70 (A)(5)). A shed of 132 sq ft or less and/or an encroachment of 0.5 ft could be approved administratively as it would be a 10% deviation (or less). The square footage of the requested shed exceeds the administrative variance allowance by 8 sq ft.

This item was previously scheduled for the Planning and Zoning Board hearing on November 18, 2025, but was postponed at the applicant's request.

REVIEW CRITERIA:

The applicants submitted a justification narrative in support of the variance application, which is

presented as an attachment to this item. The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application.

Rio Rancho Code of Ordinances (R.O. 2003), Section 150.06 (Variances) reads: "(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings is the basis for the claim of hardship."

The applicants' justification narrative explains that the shed was erected as a replacement for an older shed that sat in the same area with similar proportions. The reason that the current shed was built under the incorrect assumption that "the zoning would be grandfathered from the previous sh[ed]". The property owners request the zoning variance because "it would [be] very complicated and nearly impossible for [them] to relocate the shed in accordance with the current zoning regulation." The applicants explain that the difficulty arises from a concrete slab porch and a slope that exist in the backyard which are preventing the shed from being rotated or moved further away from the left property line.

Staff have evaluated this application based on the criteria outlined in Rio Rancho Code of Ordinances (R.O. 2003), Section 150.06, and find no irregularities with the lot meeting the necessary criteria. The lot is not exceptionally irregular in shape, narrow or shallow, and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

Staff recommend that the Planning and Zoning Board find that, while there is a downward slope toward the rear of the lot, there is enough room for the shed to be rotated 90 degrees and moved three feet away from the left property boundary without it converging with this sloped area (see attached Site Plan). Staff also recommend that the Planning and Zoning Board find that the concrete slab porch does not constitute an exceptional physical condition of the lot, and is rather a self-imposed limitation due to its constructed nature. The applicants could also place a smaller shed of 132 sq ft or less on the slab to meet zoning requirements through administrative review.

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were sent notice of the Planning and Zoning Board hearing by certified mail and property owners between 100 and 300 feet were sent notice by postcard 15 days prior to the hearing date. A notice sign was erected on the subject property by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on November 3, 2025. All notification requirements for this hearing have been met.

REVIEWING AGENCY	**COMMENTS**
CoRR Engineering	No comments received.
CoRR Fire and Rescue	No adverse comments.
CoRR Parks, Recreation and Community Services	No adverse comments.
CoRR Police	No comments received.
MRCG MRMPO	No comments received.
Rio Rancho Public Schools	No comments received.
SSCAFCA	No comments received.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the variance request subject to findings set forth below:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has authority to make application to request a variance to the minimum side setback requirements.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The applicant has not adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

If the Planning & Zoning Board determines that due to practical difficulty or unnecessary hardship, that the applicant adequately meets the criteria for granting a variance, then the following specific findings are recommended:

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. A variance to R.O. 2003 §154.50 Zoning Table/Residential requiring a minimum setback of five feet to allow for a shed to encroach three feet into the side setback is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.50.
4. The applicant must adhere to all applicable building code requirements for the shed permit #25-9421.
5. The approval of the variance is valid for the shed permit, #25-9421.

ALTERNATIVES:

The Planning and Zoning Board may:

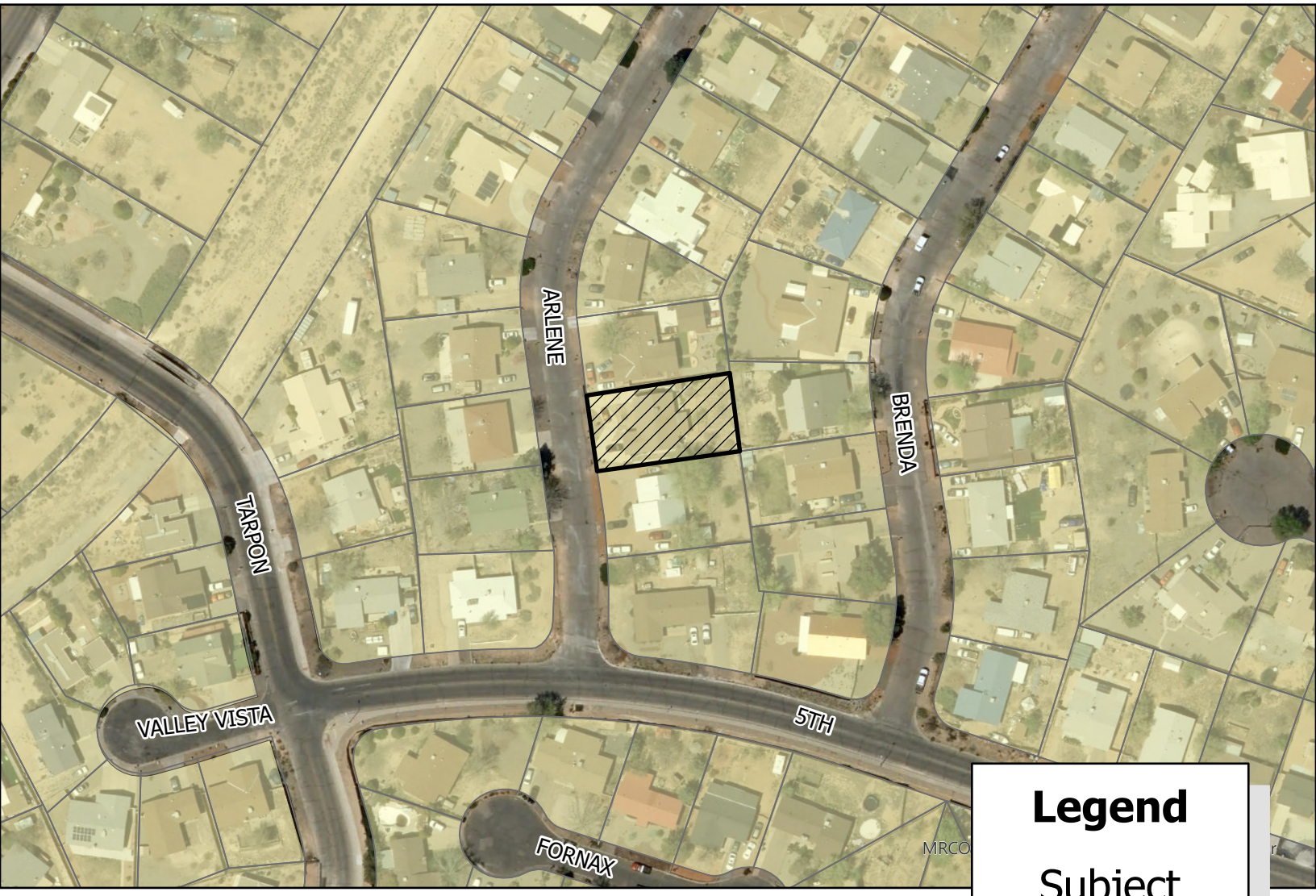
1. Approve the request, in whole or in part;
2. Deny the request, in whole or in part;
3. Modify the request and approve such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommend the Planning and Zoning Board deny the requested variance, subject to findings.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Land Use Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Code Enforcement Case 25-5217__1576_ARLENE_RD_SE_redacted.docx
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx
ATTACHMENT: Applicant PostponementRequest.pdf

STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3



Legend

Subject Property

Zoning

R-1

Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

N
W
E
S

0 0.01 0.02 0.03 0.04 0.05
Miles

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 10/31/2025

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☒ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Rob Spella & Erica Spella		Phone: (505) 712-3815
Address: 1576 Arlene Rd SE		E-Mail: robizm2213@gmail.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners: Rob & Erica Spella	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	ES ES

Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Zoning Variance for Shed in back yard.
Sits < 5' from left property line. See letter on back.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Rob Spella	Applicant:	Agent:
Signature:		Date: 10-17-2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

Zoning variance letter

Authorization: We the landowners are the persons submitting this application for a zoning variance in regards to the shed we have built in our backyard. We understand the zoning code and the variances occurring as well as any fee that may apply for this application.

Justification: We are requesting a variance for the zoning code in regards to the position of the shed built in our backyard. Patient currently sits to close/under 5 feet to the left property line as viewed from the front of our home. This shed was built is replacement of our old shed that sat in the exact same area with similar proportions. The previous shed had sat on her property for almost 20 years with no complications in regards to the zoning. The current shed was built under the incorrect assumption that the zoning would be grandfathered from the previous shift. We are requesting a zoning variance and willing to pay the fee because it would very complicated and nearly impossible for us to relocate the shed in accordance with the current zoning regulation. We have a concrete slab porch in our backyard that cuts the shed off from being moved further away from the left property line. It would also be impossible for us to rotate the shed or place it in a different area of the yard due to the downward slope traveling eastward through her entire backyard. There's a small space at the top of the yard where the shed sits perfectly where previous shed has sat for over two decades prior to us demolishing it. There is also no permanent foundation, plumbing, or electricity associated with the structure that would compromise the property line.We respectfully request that you observe the site plan and consider approving the zoning variance. Thank you.

Sincerely,
Rob and Erica Spella

Set Back(s) Site Plan

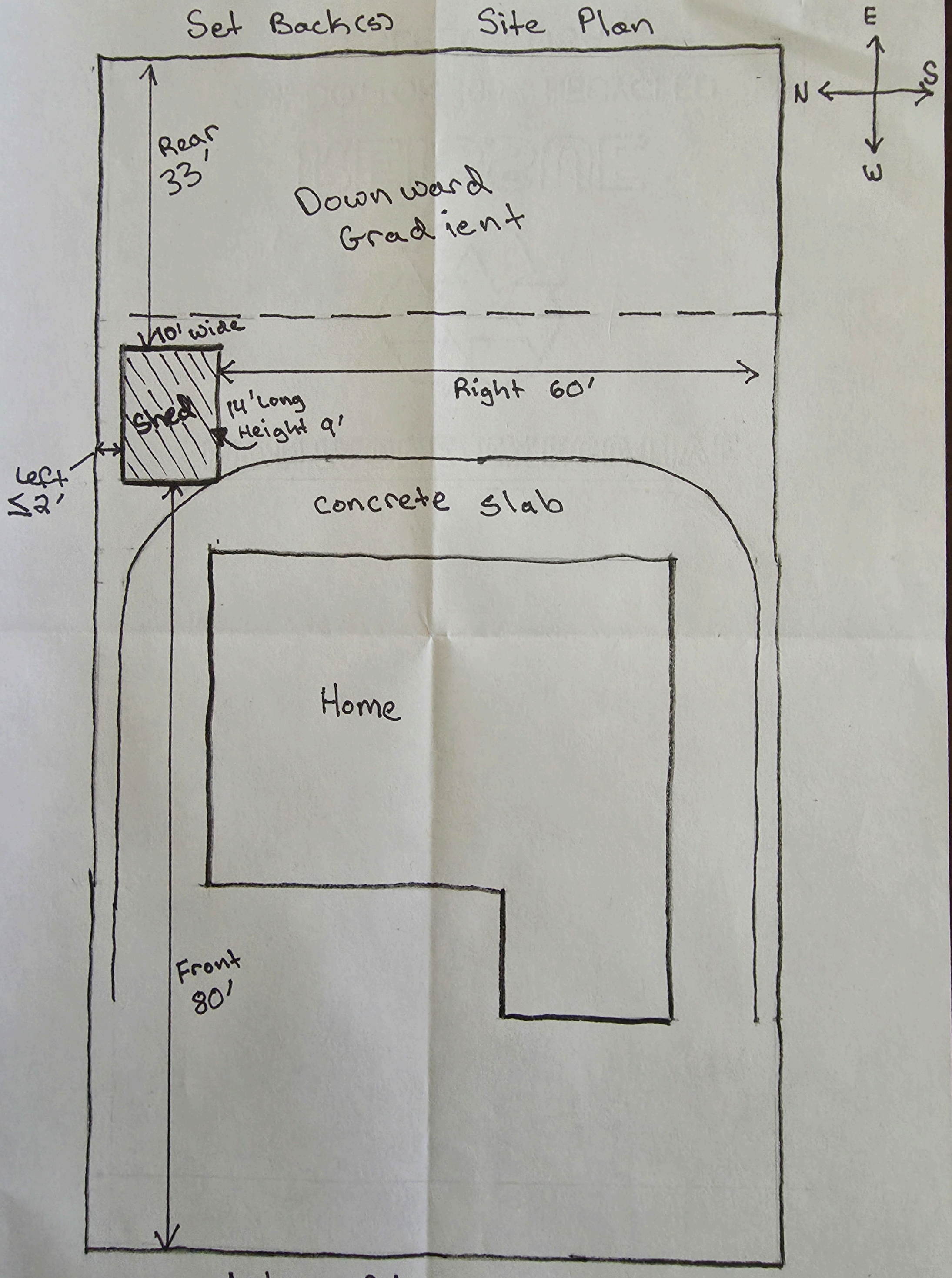


Exhibit 1

Location- 1576 ARLENE RD SE

City Sourced #5396942

September 2, 2025

Case- #25-5217

Violation- 154.81 Building Permits

Description-
09/02/2025 12:49 PM JSANCHEZ ----------
City Sourced #5396942
Description: is the Shed in the back yard permitted properly. Don't see any permits!

09/02/2025 12:51 PM JSANCHEZ ----------
Upon inspection the property is in violation of City ordinance. A notice of violation has been left at the property. Please allow up to 15 days for the property owner to bring the property in compliance. If you have any questions feel free to contact me.
Thank you
Officer Jose Sanchez
Code Enforcement Division
505-891-5853

09/02/2025 12:52 PM JSANCHEZ ----------
Upon inspection I observed a shed being built on the side/rear of the property. The shed appears to be bigger than 10x12 and is placed about a ft from the common wall. Made contact with the property owner Erica Spella and advised her the shed being built requires a permit. She was not happy and slammed the door when I advised her I would be leaving a courtesy notice of violation to obtain a permit. Notice of violation has been left at the property.

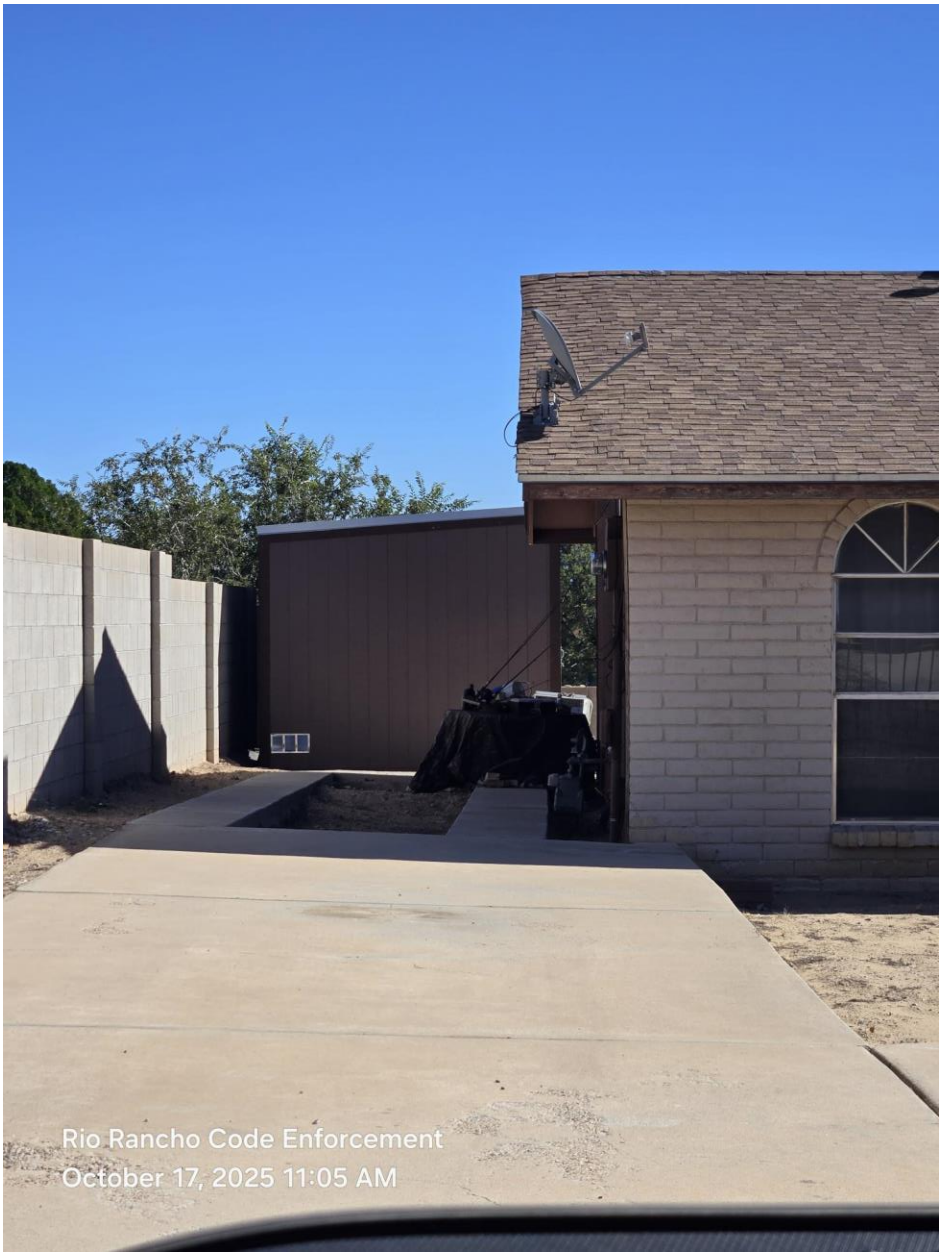
09/17/2025 08:24 AM JSANCHEZ ----------
Reinspection performed. Permit for the shed has been submitted and is currently in plan check. Permit #25-9421.

10/02/2025 09:17 AM JSANCHEZ ----------
Reinspection performed. Property owner remains in contact with the Permit Department regarding the shed permit. Permit is currently in Plan Check.

10/17/2025 12:20 PM JSANCHEZ ----------
Reinspection performed. Permit remains in plan check as the shed is listed as 10x14' and needs to be moved from the side setback.

10/17/2025 12:24 PM JSANCHEZ ----------

Spoke with property owner Rob Spella at 505-712-3815 and he has spoke with Adam in Planning & Zoning about getting a variance to keep the shed in its current position. Advised Mr. Spella that he needs to turn that paperwork in to get the process started.



Rio Rancho
City of Vision

Development Services Department
Code Enforcement Division
Officer José Sanchez
505-891-5853

Date 9/2/25

TO: Property Owner/Current Resident/Responsible Party
Address: 1576 Arlene Rd SE
City, State, Zip: Rio Rancho, NM 87124

REF: COURTESY NOTICE OF CODE VIOLATION

Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.

- ☐ 91.03 Building & Structure Exteriors
- ☐ 91.04 Exterior Premises & Vacant Land
- ☐ 91.05 Vegetation
- ☐ 91.06 Inoperable Vehicle or Abandoned Vehicle
- ☒ 154.81 : Building Permits
- ☐ ____ : ____

To Correct the Violation: Please contact the Permit Department no later than the date shown below to obtain a permit for the shed being built on the rear of the property.

Permit Department — 505-891-5006

Thank you

To avoid further code enforcement action in this matter, please complete the Required Corrective Action(s) by the fifteenth day after the date of this notice. Failure to correct the violations cited above shall, upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 90 days, or both the fine and imprisonment.

THE CITY OF RIO RANCHO ALLOWS FOR UP TO FIFTEEN (15) DAYS TO CORRECT THE VIOLATION.

REINSPECTION DATE: September 17, 2025

IF THERE ARE ANY QUESTIONS, PLEASE CONTACT ME AT THE NUMBER

City of Rio Rancho • Code Enforcement • Officer José Sanchez • 505-891-5853 jsanchez@rrnm.gov

Rio Rancho Code Enforcement
September 02, 2025 1:00 PM


FORD
Rio Rancho Code Enforcement
September 02, 2025 12:45 PM


Rio Rancho Code Enforcement
September 02, 2025 12:45 PM


Rio Rancho Code Enforcement
September 02, 2025 12:46 PM


Rio Rancho Code Enforcement
September 02, 2025 1:02 PM

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

November 4, 2025

RE: Case Type; Case No. 25-110-00073
Star Heights Unit 2, Block 175, Lot 3

Dear Property Owner:

You are receiving this certified letter because your property is located with 100 ft of a site where a land development decision is required by the Planning & Zoning Board.

The applicants, Rob & Erica Spella, request approval of a Zoning Variance to Section 154.50 'Zoning Table/Residential' which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential for the subject property legally described as Star Heights Unit 2, Block 175, Lot 3. The subject property comprises approximately 0.21 acres

The **Planning & Zoning Board** will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning & Zoning Board. You may send comments to bisaacs@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at bisaacs@rrnm.gov. or call me at 505-891-5035if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

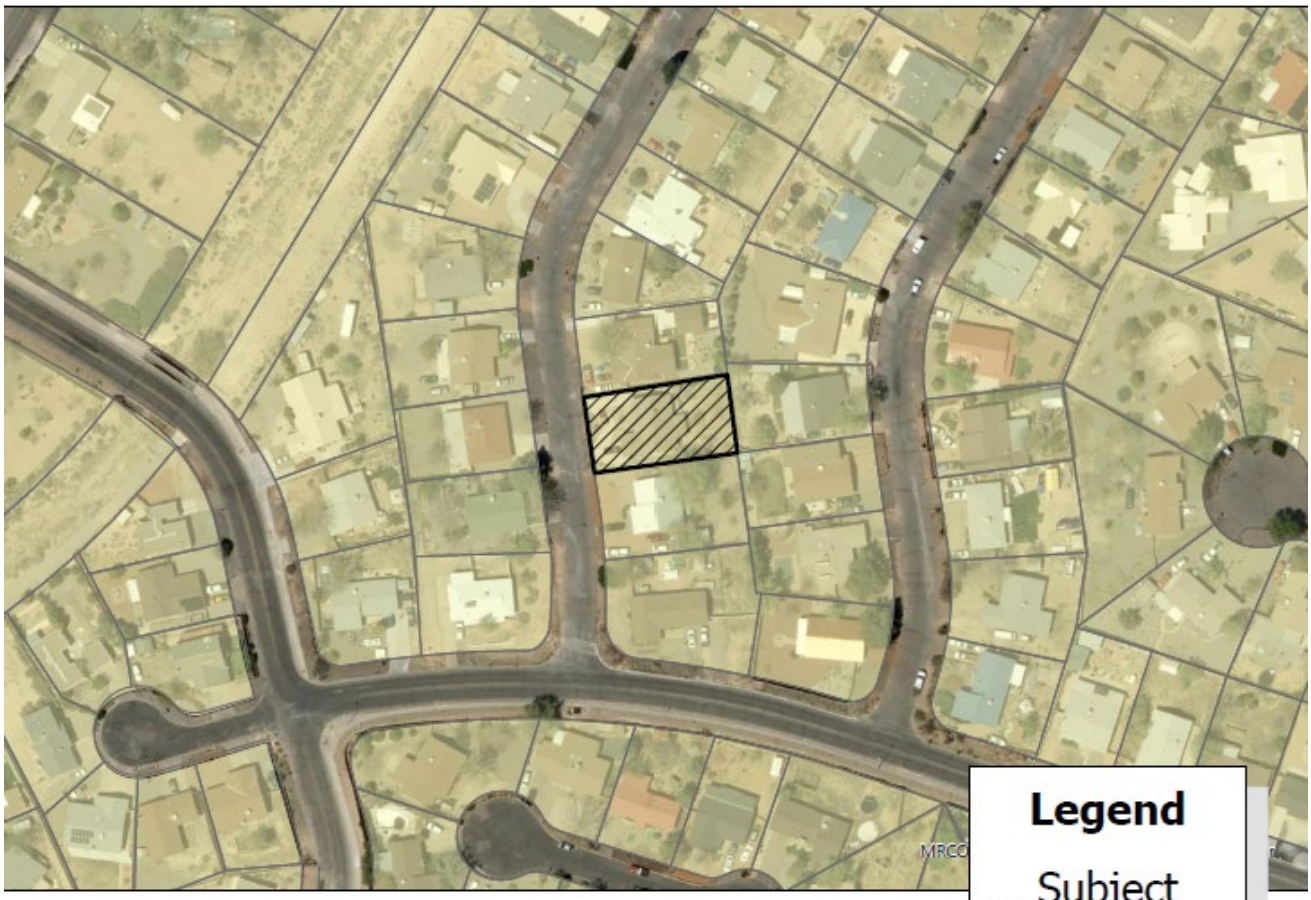
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3



GIS Moving Spatial Data Forward

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Ben Isaacs, 10/31/2025

City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**November 18, 2025**
Time:	6:00PM
Staff Contact:	Ben Isaacs (505) 891-5035 bisaacs@rrnm.gov

City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board
Location: Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date: November 18, 2025
Time: 6:00PM
Staff Contact: Ben Isaacs
(505) 891-5035 bisaacs@rrnm.gov

Application Information Case 25-110-00073

You are receiving this notice because your property is located within 300 feet of a site where a land development decision is required by the Planning & Zoning Board.

The applicants, Rob & Erica Spella, request approval of a Zoning Variance to Section 154.50 'Zoning Table/Residential' which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential for the subject property legally described as Star Heights Unit 2, Block 175, Lot 3. The subject property comprises approximately 0.21 acres

For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings.

STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3



Application Information Case 25-110-00073

You are receiving this notice because your property is located within 300 feet of a site where a land development decision is required by the Planning & Zoning Board.

The applicants, Rob & Erica Spella, request approval of a Zoning Variance to Section 154.50 'Zoning Table/Residential' which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential for the subject property legally described as Star Heights Unit 2, Block 175, Lot 3. The subject property comprises approximately 0.21 acres

For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings.

STAR HEIGHTS UNIT 2
BLOCK 175, LOT 3



City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025

CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO NM 87144
(505)891-5005
sbitah@rrnm.gov

Account: 1010956
Ad Number: 316440

Sales Rep: David Montoya
Words: 751
Lines: 352

Cost of Ad	*Payments*	*Total Due*
287.36	0.00	287.36

Class: 3000 LEGAL ADS | *SubClass:* 3001 GOVERNMENT LEGALS

Albuquerque Journal Nov 3

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00073

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, ALLOWING FOR 140 SQUARE-FOOT SHED TO ENCROACH THREE FEET INTO LEFT SIDE SETBACK ON THE PROPERTY LEGALLY DESCRIBED AS STAR HEIGHTS UNIT 2, BLOCK 175, LOT 3.

Applicant: Rob & Erica Spella

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of November, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum side setback requirement, as outlined by R.O. 2003, Section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property is not irregular in shape, narrow, shallow or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

THEREFORE, the application for a variance to the side setback for the R-1: Single-Family Residential zone, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on November 18, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00073

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, ALLOWING FOR 140 SQUARE-FOOT SHED TO ENCROACH THREE FEET INTO LEFT SIDE SETBACK ON THE PROPERTY LEGALLY DESCRIBED AS STAR HEIGHTS UNIT 2, BLOCK 175, LOT 3.

Applicant: Rob & Erica Spella

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 18th day of November, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum side setback requirement, as outlined by R.O. 2003, Section 154.50
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. A variance to R.O. 2003 §154.50 Zoning Table/Residential requiring a minimum setback of five feet to allow for a shed to encroach three feet into the side setback is approved.
3. The applicants must adhere to all other requirements found within R.O. 2003 § 154.50.
4. The applicant must adhere to all applicable building code requirements for the shed permit #25-9421.
5. The approval of the variance is valid for the shed permit, #25-9421.

THEREFORE, the application for a variance to the side setback for the R-1: Single-Family Residential zone, is **APPROVED** by the Planning & Zoning Board of the City of Rio Rancho on November 18, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

From: robizm1000 <robizm2213@gmail.com>
Sent: Tuesday, November 18, 2025 3:39 PM
To: Benjamin Isaacs <bisaacs@rrnm.gov>
Subject: Re: Signs for 11/18 PZB

To the city of Rio Rancho planning and zoning board,

We are the residents at 1576 Arlene Rd. SE. 87124. This evening we were to meet at a scheduled hearing and discuss a setback variance for a shed we built on our property case 25 – 110 – 00073. This morning we received potential misinformation via email leading us both to believe that there would be no hearing, and we would have no chance to secure the variance we were applying for. Later in the day, a member of the zoning department assured us that the information was false and we would have an opportunity to discuss the variance at a hearing. We are humbly requesting that you postpone our variance case discussion until the hearing in December 2025. This would allow us to catch our bearings and better discuss the matter at a later date. We hope that you consider this request and respectfully await a response. Thank you for your time and attention.

Sincerely,
Rob and Erica Spella

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-220-00010

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Final Plat for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of- way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35-39, and Unit 10, Block 26, Lot 16B-1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Final Plat for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35-39, and Unit 10, Block 26, Lot 16B-1.

The Preliminary Plat for Unser Pavilion West, Tract A was approved by the Planning and Zoning Board on April 12, 2022, received its first extension on May 9, 2023, and received a second extension on April 23, 2024. The third and final extension was approved on April 22, 2025 to allow for additional time to work with Development Services on a possible Plat Amendment in order dedicate the right-of-way for Pavilion Way.

The proposed plat is located west of Unser Blvd SE, a principal arterial, and will be accessed via Wellspring Ave SE from dedicated right-of-way on the proposed plat. The plat is dedicating Pavilion Way SE as access to the subject property and to Wellspring Ave SE from the south and west. The proposed plat is 5.5311 acres and is zoned C-1: Retail Commercial per Ordinance No. 2, Enactment No. 19-03.

The subject property is part of the Unser Pavilion West Master Plan, adopted January 2019 under Resolution No. 3, Enactment No. 19-03. The subject property is also within the Unit 10 Specific Area Plan, adopted August 2016, and amended July 2018.

GENERAL INFORMATION:
1. Layout: Unser Pavilion West, Tract A will be one platted tract with right-of-way dedicated for Pavilion Way SE.
2. Acreage: 5.5311 acres.
3. Access: The site would be directly accessed from the dedicated right-of-way via Wellspring Road SE to the north and 22nd Ave SE to the south.
4. Zoning: The subject property is zoned C-1: Retail Commercial.

5. Dry Utilities/Gas: The applicant is responsible for coordinating the installation of all dry utilities with Sparklight, Centurylink, PNM, Comcast, Ezee Fiber, and New Mexico Gas Company.
6. Water and Wastewater Availability: A water and wastewater availability statement has not been issued at this time and will be required to be issued under the conditions of approval prior to building permit submission.
7. Drainage: A drainage plan for the site will be required prior to building permit submission.
8. Roads and Sidewalks: The plat is dedicating 0.6592 acres of right-of-way as standard local street sections and 5 ft sidewalks required with submitted infrastructure plans.
9. Recreation Facilities/Open Space: None.
10. Easements: The plat is granting 10 ft P.U.E.s adjacent to all right-of-ways.
11. Public Site Dedications: None.
12. Vacations: a portion of 21st Avenue SE is being vacated with this plat (0.3138 acres).
13. Variances: None.

CONFORMANCE WITH THE SUBDIVISION REQUIREMENTS:
Staff recommends the Governing Body finds the proposed Final Plat conforms to the requirements of R.O. 2003 Chapter 155 Subdivisions. Criteria is satisfied.

CONFORMANCE WITH THE ZONING ORDINANCE:
The proposed lots would comply with the dimensional standards of the C-1: Retail Commercial zoning district including lot area as laid out in R.O. 2003 § 154.51. The proposed Final Plat contains one tract which would measure approximately 5.5311 acres in compliance with the half acre minimum lot area of the C-1: Retail Commercial Zoning District.

Staff recommends the Planning and Zoning Board find the proposed Final Plat conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning. Criteria is satisfied. Criteria is satisfied.

CONFORMANCE WITH THE UNSER PAVILION WEST MASTER PLAN ANF CITY COMPREHENSIVE PLAN:
In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1).

Staff recommends the Planning and Zoning Board find the proposed plat conforms to the requirements of the Unser Pavilion West Master Plan. The Unser Pavilion West Master Plan provides the layout and re-platted layout on pages 12-13 which the submitted plat is in conformance with. Criteria is satisfied.

CONFORMANCE WITH CITY POLICIES AND REGULATIONS:
The application and associated materials were provided to the following departments:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments attached
DSD Engineering	X	Comments attached
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No adverse comments
Police Department	X	No comments provided
SSCAFCA	X	No adverse comments
MRCOG	X	No comments provided

Parks, Recreation and Community Services	X	No adverse comments

SURROUNDING LAND USE/ZONING:
Properties to the west are zoned R-1: Single Family Residential; to the south R-3: Mixed Residential; to the east SU: Special Use for C-1 uses per the Unser Pavilion Master Plan; to the north SU: Special Use for Limited C-1: Retail Commercial and MU-A: Mixed Use Activity Center.

IMPACT:

Staff recommends the Planning and Zoning Board approve the Final Plat subject to the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction to approve the applicant's request for Final Plat.
2. The applicant has the authority to make an application to request Final Plat approval.
3. Due process was provided to the applicant.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The Final Plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Final Plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The Final Plat conforms to the requirements of the C-1: Retail Commercial Zoning District.

CONDITIONS OF APPROVAL:
1. In accordance with R.O. 2003 Chapter 155.24(A), the Final Plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
2. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to building permit submission.
3. The applicant shall address all of the staff comments prior to obtaining signatures on the Final Plat.
4. A drainage plan for the site will be required prior to building permit submission.
5. A water and wastewater availability statement has not been issued at this time and will be required to be issued prior to building permit submission.
6. The Final Plat will be filed under Book 37, Pages 88-89.

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the Final Plat with findings and conditions.
2. Approve the Final Plat with modifications to the findings and conditions.
3. Deny the Final Plat.
4. Postpone the item and continue the public hearing to further consider testimony presented at the hearing.

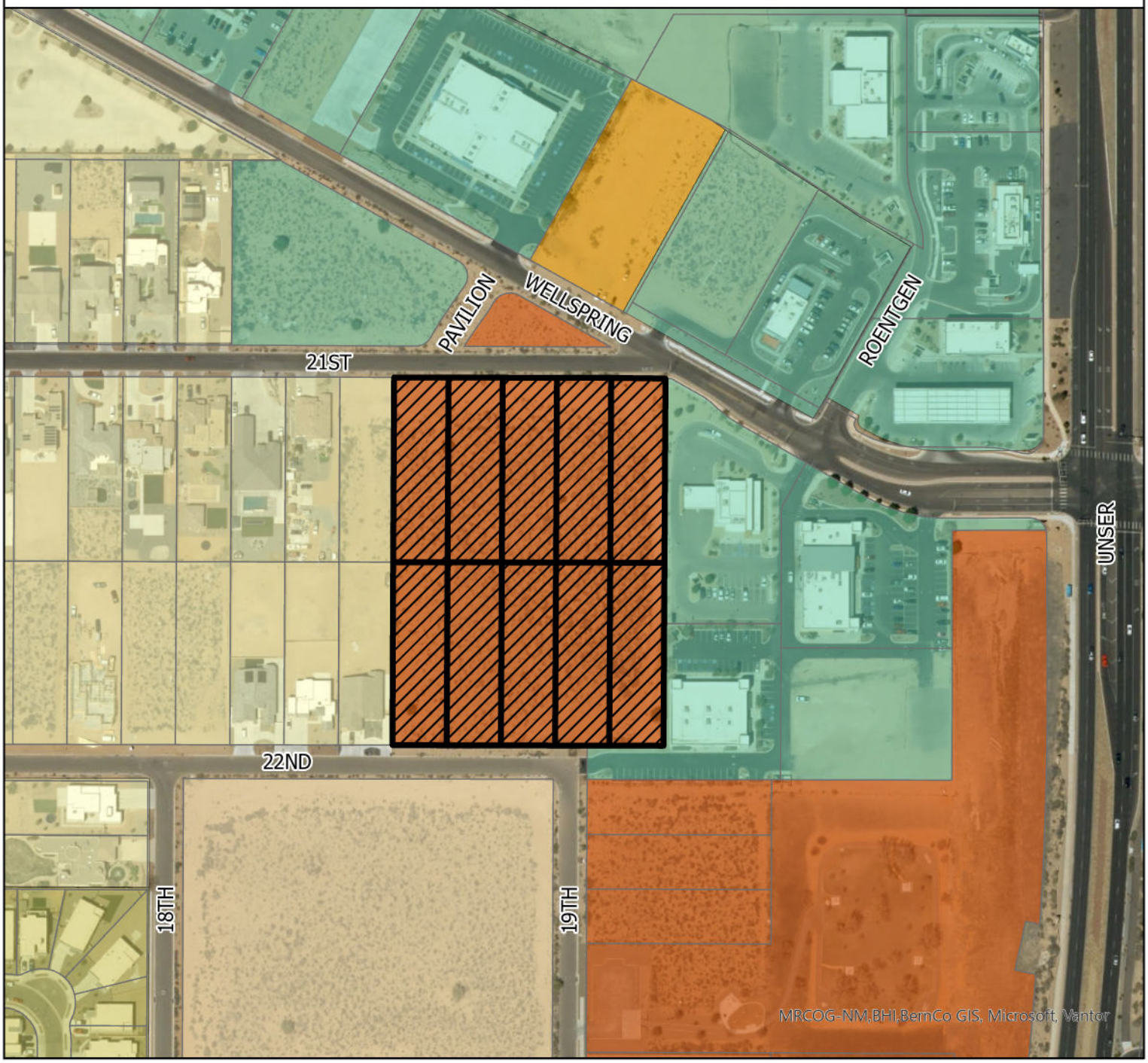
DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Final Plat with findings and conditions.

ATTACHMENT: Zoning, Location.pdf

ATTACHMENT: Application.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Final Plat Tract A Unser Pavilion West.pdf
ATTACHMENT: Staff Comments.pdf

UNSER PAVILION WEST, TRACT A



Subject property

Zoning

- C-1
- MU-A
- R-1
- R-3
- R-4
- SU

N

0 55 110 220 330 440 Feet

GIS
Moving Spatial Data Forward

Rio Rancho
City of Vision

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Michelle Costilla 12/2/2025

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☒ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: UP West, LLC		Phone: 505-933-4620
Address: 7513 Tamarron Place NE		E-Mail: eric @springer5.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest: Owner	List Owners: UP West, LLC	
Deed or Ownership Verification Provided: (Initials) TWP	Letter of Authorization Provided: (Initials) TWP	
Agent Name: Community Sciences Corporation		Phone: 505-897-0000
Address: PO Box 1328		E-Mail: cfspirock@communitysciences.com
City: Corrales	State: NM	ZIP Code: 87048

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Combine eleven (11) existing lots and a vacated portion of public right-of-way into one (1) new lot, dedicate public right-of-way, grant water line, sewer and drainage easement.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : RRE10	Block(s): 25 & 26	Lot(s): 24-28, 35-39, 16-B-1
Existing Zoning: C-1	Proposed Zoning: C-1	
No. of existing lots: 11	No. of proposed lots: 1	Total area of site (acres) 5.5311

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: Thomas W. Patrick	Applicant:	Agent: X
Signature:		Date: 10.29.2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
25-220-00010		

APPLICATION ACCEPTED BY: Michelle Costilla **DATE:** 10/29/25

Form revised January 26, 2017

Letter of Authorization

To: City of Rio Rancho Development Services

RE: Final Plat Tract A, Unser Pavilion West

I, Eric Springer, hereby authorize Community Sciences Corporation to act as my agent in that Final Plat of Tract A, Unser Pavilion West, being a replat of Lot16B-1, Block 26, RRE10, Lots 24 thru 28 and 35 thru 39, Block 25, RRE10, and a portion of 21st Avenue SE, vacating and granting easements and public rights-of-way as shown thereon.

Signature — Date: 10/20/25

Title: Managing Partner, UP West, LLC

2025023244 10/03/2025 02:25:53 PM
SPECIAL WARRANTY DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 23244

SPECIAL WARRANTY DEED

ERIC J. SPRINGER, Trustee of the ERIC J. SPRINGER TRUST dated June 13, 2013, ("Grantor"), for consideration paid, grants to UP WEST, LLC, a New Mexico limited liability company, ("Grantee"), whose address is 7513 Tamarron Place, Albuquerque, NM 87109, the following described real estate in Sandoval County, New Mexico:

Lot 24, Block 25 Rio Rancho Estate Unit 10, as the same is shown and designated on the map of said Rio Rancho Estates, filed in office of the County Clerk of Sandoval County, New Mexico on January 31, 1962 in Rio Rancho Estates Plat Book No. 1, page 12, records of Sandoval County, New Mexico

SUBJECT TO patent reservations, restrictions, covenants, and easements of record and to the taxes for the current and subsequent years.

with special warranty covenants.

WITNESS MY hand and seal this 3rd day of October, 2025.

Eric J. Springer Trust dated June 13, 2013

By: Eric J. Springer Trustee
Eric J. Springer, Trustee

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 3, 2025, by Eric J. Springer, Trustee of the Eric J. Springer Trust dated June 13, 2013.

STATE OF NEW MEXICO
NOTARY PUBLIC
NICOLE CRANER
Commission Number 1126043
My Commission Expires May 10, 2027

(Signature of notarial officer)
Title of office: Notary
NM State Bar ID or commission #: 1126043
My commission expires: May 10, 2027

5452453

2025023245 10/03/2025 02:25:53 PM
SPECIAL WARRANTY DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 23245

SPECIAL WARRANTY DEED

ZIA TRUST, INC., custodian for PATRICIA SPRINGER, IRA, ("Grantor"), for consideration paid, grants to UP WEST, LLC, a New Mexico limited liability company, ("Grantee"), whose address is 7513 Tamarron Place, Albuquerque, NM 87109, the following described real estate in Sandoval County, New Mexico:

Lot numbered Twenty-five (25), in Block numbered Twenty-five (25), of Rio Rancho Estates Unit 10, as the same is shown and designated on the Plat Entitled "PORTION OF UNIT TEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico, on January 31, 1962 in Rio Rancho Estates Plat Book 1, Page 12.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the current and subsequent years.

with special warranty covenants.

WITNESS MY hand and seal this 2 day of October, 2025.

Zia Trust, Inc. custodian for Patricia Springer, IRA

By: Marie Elena Miller
Its: IRA Officer

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 2ND, 2025, by Marie Elena Miller on behalf of Zia Trust, Inc., custodian for Patricia Springer, IRA.

Henry Klauke
(Signature of notarial officer)
Title of office: Notary Public
NM State Bar ID or commission #: 2007197
My commission expires: Aug 22, 2029

STATE OF NEW MEXICO
NOTARY PUBLIC
Henry Klauke
Commission No. 2007197
Expires: August 22, 2029

5452456

2025023246 10/03/2025 02:25:53 PM
SPECIAL WARRANTY DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 23246

SPECIAL WARRANTY DEED

ZIA TRUST INCORPORATED as custodian for JEAN SPRINGER KNIGHT IRA, ("Grantor"), for consideration paid, grants to UP WEST, LLC, a New Mexico limited liability company, ("Grantee"), whose address is 7513 Tamarron Place, Albuquerque, NM 87109, the following described real estate in Sandoval County, New Mexico:

Lots numbered Twenty-seven (27) and Twenty-eight (28), in Block numbered Twenty-five (25), of RIO RANCHO ESTATES, UNIT 10, as the same is shown and designated on the plat entitled, "PORTION OF UNIT TEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico, on January 31, 1962, in Rio Rancho Estates Plat Book 1, page 12.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the current and subsequent years.

with special warranty covenants.

WITNESS MY hand and seal this 2 day of October, 2025.

Zia Trust Incorporated as custodian for Jean Springer Knight IRA

By: Marie Elena Miller
Its: IRA Officer

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 2nd, 2025, by Marie Elena Miller on behalf of Zia Trust Incorporated as custodian for Jean Springer Knight IRA.

Henry Klauke
(Signature of notarial officer)
Title of office: Notary Public
NM State Bar ID or commission #: 2007197
My commission expires: Aug 22, 2029

STATE OF NEW MEXICO
NOTARY PUBLIC
Henry Klauke
Commission No. 2007197
Expires: August 22, 2029

5452465

2025023247 10/03/2025 02:25:53 PM
SPECIAL WARRANTY DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 23247

SPECIAL WARRANTY DEED

ZIA TRUST INCORPORATED, Custodian for JEAN SPRINGER KNIGHT IRA, ("Grantor"), for consideration paid, grants to UP WEST, LLC, a New Mexico limited liability company, ("Grantee"), whose address is 7513 Tamarron Place, Albuquerque, NM 87109, the following described real estate in Sandoval County, New Mexico:

Lot numbered Thirty-five (35) in Block numbered Twenty-five (25) of UNIT TEN, RIO RANCHO ESTATES, Town of Alameda Grant, Sandoval County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Sandoval County, New Mexico on May 13, 1968 in Rio Rancho Estates Plat Book No. 1, Page 75.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the current and subsequent years.

with special warranty covenants.

WITNESS MY hand and seal this 2 day of October, 2025.

Zia Trust Incorporated, Custodian for Jean Springer Knight IRA

By: Marie Elena Miller
Its: IRA Officer

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 2ND, 2025, by Marie Elena Miller on behalf of Zia Trust Incorporated as custodian for Jean Springer Knight IRA.

Henry Klauke
(Signature of notarial officer)
Title of office: Notary Public
NM State Bar ID or commission #: 2007197
My commission expires: Aug 22, 2029

STATE OF NEW MEXICO
NOTARY PUBLIC
Henry Klauke
Commission No. 2007197
Expires: August 22, 2029

5452470

2025023248 10/03/2025 02:25:53 PM
SPECIAL WARRANTY DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 23248

SPECIAL WARRANTY DEED

ZIA TRUST INCORPORATED custodian for JEAN SPRINGER KNIGHT IRA, ("Grantor"), for consideration paid, grants to UP WEST, LLC, a New Mexico limited liability company, ("Grantee"), whose address is 7513 Tamarron Place, Albuquerque, NM 87109, the following described real estate in Sandoval County, New Mexico:

Lots numbered Thirty-six (36) and Thirty-seven (37), in Block numbered Twenty Five (25), of Rio Rancho Estates Unit 10, as the same is shown and designated on the Plat Entitled "SOUTHERLY PORTION, UNIT TEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico, on May 13, 1968 in Rio Rancho Estates Plat 1, Page 75.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the current and subsequent years.

with special warranty covenants.

WITNESS MY hand and seal this 2 day of October, 2025.

Zia Trust Incorporated custodian for Jean Springer Knight IRA

By: Marie Elena Miller
Its: IRA Officer

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 2ND, 2025, by Marie Elena Miller on behalf of Zia Trust Incorporated custodian for Jean Springer Knight IRA.

Henry Klauke
(Signature of notarial officer)
Title of office: Notary Public
NM State Bar ID or commission #: 2007197
My commission expires: Aug 22, 2029

STATE OF NEW MEXICO
NOTARY PUBLIC
Henry Klauke
Commission No. 2007197
Expires: August 22, 2029

5452522

2025023249 10/03/2025 02:25:53 PM
SPECIAL WARRANTY DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 23249

SPECIAL WARRANTY DEED

ZIA TRUST INCORPORATED custodian for JEAN SPRINGER KNIGHT IRA, ("Grantor"), for consideration paid, grants to UP WEST, LLC, a New Mexico limited liability company, ("Grantee"), whose address is 7513 Tamarron Place, Albuquerque, NM 87109, the following described real estate in Sandoval County, New Mexico:

Lot numbered Thirty-eight (38) in Block numbered Twenty-five (25) of UNIT TEN, RIO RANCHO ESTATES, Town of Alameda Grant, Sandoval County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Sandoval County, New Mexico on May 13, 1968 in Rio Rancho Estates Plat Book No. 1, Page 75.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the current and subsequent years.

with special warranty covenants.

WITNESS MY hand and seal this 2 day of October, 2025.

Zia Trust Incorporated custodian for Jean Springer Knight IRA

By: Marie Elena Miller
Its: IRA Officer

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 2ND, 2025, by Marie Elena Miller on behalf of Zia Trust Incorporated custodian for Jean Springer Knight IRA.

Henry Klauke
(Signature of notarial officer)
Title of office: Notary Public
NM State Bar ID or commission #: 2007197
My commission expires: Aug 22, 2029

STATE OF NEW MEXICO
NOTARY PUBLIC
Henry Klauke
Commission No. 2007197
Expires: August 22, 2029

5452530

SPECIAL WARRANTY DEED

EPJ LAND LIMITED PARTNERSHIP, a New Mexico limited partnership, ("Grantor"), for consideration paid, grants to UP WEST, LLC, a New Mexico limited liability company, ("Grantee"), whose address is 7513 Tamarron Place, Albuquerque, NM 87109, the following described real estate in Sandoval County, New Mexico:

Lot numbered Twenty-six (26) in Block numbered Twenty-five (25) of Rio Rancho Estates Unit 10, an Addition to the City of Rio Rancho, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Sandoval County, New Mexico, on January 31, 1962, in Rio Rancho Estates Plat Book No. 1, Page 12.

Subject to patent reservations, restrictions and easements of record and to taxes for the current year and years thereafter.

with special warranty covenants.

WITNESS MY hand and seal this 3 day of October, 2025.

EPJ Land Limited Partnership, a New Mexico limited partnership

By: Jean Springer Knight
Its: Partner

STATE OF ~~NEW MEXICO~~ Colorado)
)
COUNTY OF ~~BERNALILLO~~ Arapahoe)

This instrument was acknowledged before me on October 3rd, 2025, by Jean Springer Knight on behalf of EPJ Land Limited Partnership, a New Mexico limited partnership.

DOUGLAS TROUP
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20054042010
MY COMMISSION EXPIRES NOV 4, 2025

(Signature of notarial officer)
Title of office: Notary
NM State Bar ID or commission #: 20054042010
My commission expires: 11/04/2025

2025023250 10/03/2025 02:25:53 PM
SPECIAL WARRANTY DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 23250

5452459

2025023251 10/03/2025 02:25:53 PM
SPECIAL WARRANTY DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 23251

SPECIAL WARRANTY DEED

KNIGHT EQUITIES, LLC, ("Grantor"), for consideration paid, grants to UP WEST, LLC, a New Mexico limited liability company, ("Grantee"), whose address is 7513 Tamarron Place, Albuquerque, NM 87109, the following described real estate in Sandoval County, New Mexico:

Lot numbered Thirty-nine (39) in Block numbered Twenty-five (25) of UNIT TEN, RIO RANCHO ESTATES, Town of Alameda Grant, Sandoval County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Sandoval County, New Mexico on May 13, 1968 in Rio Rancho Estates Plat Book No. 1, Page 75.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the current and subsequent years.

with special warranty covenants.

WITNESS MY hand and seal this 3rd day of October, 2025.

Knight Equities, LLC

By: Jean Springer Knight
Its: member

STATE OF ~~NEW MEXICO~~ Colorado)
)
COUNTY OF ~~BERNALILLO~~ Arapahoe)

This instrument was acknowledged before me on October 3rd, 2025, by Jean Springer Knight on behalf of Knight Equities, LLC.

DOUGLAS TROUP
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20054042010
MY COMMISSION EXPIRES NOV 4, 2025

(Signature of notarial officer)
Title of office: Notary
NM State Bar ID or commission #: 20054042010
My commission expires: 11/04/2025

5452542

2025023252 10/03/2025 02:25:53 PM
SPECIAL WARRANTY DEED Pg.1 of 3
Anne Brady-Romero Sandoval Cnty Clerk B: 428 P: 23252

SPECIAL WARRANTY DEED

ERIC J. SPRINGER, Trustee of the ERIC J. SPRINGER TRUST dated June 13, 2013, and EPJ Land Limited Partnership, a New Mexico Limited Partnership, ("Grantor"), for consideration paid, grants to UP WEST, LLC, a New Mexico limited liability company, ("Grantee"), whose address is 7513 Tamarron Place, Albuquerque, NM 87109, their entire interest in the following described real estate in Sandoval County, New Mexico:

LOT NUMBERED SIXTEEN-B (16-B), IN BLOCK NUMBERED TWENTY-SIX (26), IN UNIT NUMBERED TEN (10), BEING A REPLAT OF LOT SIXTEEN (16), BLOCK NUMBERED TWENTY-SIX (26), IN UNIT NUMBERED TEN (10), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RIO RANCHO ESTATES FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON SEPTEMBER 30, 2015, IN PLAT BOOK NO. 3, PAGE 3886.

Subject to reservations, severances, restrictions, and easements of record and taxes for the current and subsequent years.

with special warranty covenants.

WITNESS MY hand and seal this 2nd day of October, 2025.

Eric J. Springer Trust dated June 13, 2013

By: _____ Trustee
Eric J. Springer, Trustee

EPJ Land Limited Partnership

By: EPJ INVESTMENTS, LLC, an Alaska limited liability company, General Partner

By: _____
Eric Josef Springer, Member

_____
Jean Springer Knight, Member

_____
Patricia Springer, Member

5448968

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 3, 2025, by Eric J. Springer, Trustee of the Eric J. Springer Trust dated June 13, 2013.

STATE OF NEW MEXICO
NOTARY PUBLIC
NICOLE CRANER
Commission Number 1126043
My Commission Expires May 10, 2027

(Signature of notarial officer)
Title of office: Notary
NM State Bar ID or commission #: 1126043
My commission expires: May 10, 2027

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 3, 2025, by Eric Josef Springer, a Member of EPJ Investments, LLC, the General Partner of EPJ Land Limited Partnership.

STATE OF NEW MEXICO
NOTARY PUBLIC
NICOLE CRANER
Commission Number 1126043
My Commission Expires May 10, 2027

(Signature of notarial officer)
Title of office: Notary
NM State Bar ID or commission #: 1126043
My commission expires: May 10, 2027

STATE OF Colorado)
)
COUNTY OF Arapahoe)

This instrument was acknowledged before me on October 3rd, 2025, by Jean Springer Knight, a Members of EPJ Investments, LLC, the General Partner of EPJ Land Limited Partnership.

DOUGLAS TROUP
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20054042010
MY COMMISSION EXPIRES NOV 4, 2025

(Signature of notarial officer)
Title of office: Notary
NM State Bar ID or commission #: 20054042010
My commission expires: 11/04/2025

STATE OF Colorado)
)
COUNTY OF Denver)

This instrument was acknowledged before me on 10/02, 2025, by Patricia Springer, a Member of EPJ Investments, LLC, the General Partner of EPJ Land Limited Partnership.

LUIS G TIRADO VETHENCOURT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254006451
MY COMMISSION EXPIRES 02/14/2029

(Signature of notarial officer)
Title of office: Notary Public
NM State Bar ID or commission #: 20254006451
My commission expires: 02/14/2029

5448968



VICINITY MAP NOT TO SCALE

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 10.30.2025

Surveyor's Certification:

I, Thomas W. Patrick, hereby affirm that I am a duly qualified Registered Professional Surveyor under the laws of the State of New Mexico and do certify that this plat was prepared by me or under my direct supervision; shows accurate dimensions and land areas; shows all easements and restrictions as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, title companies, utility companies or other parties expressing an interest. I further certify that this plat meets the Minimum requirements for monumentation and surveys of the City of Rio Rancho Subdivision Ordinance and meets the "Minimum Standards for Surveying in New Mexico" and is true and correct to the best of my knowledge and belief.

THOMAS W. PATRICK NEW MEXICO 12651 REGISTERED PROFESSIONAL SURVEYOR

BY: _____ Thomas W. Patrick, NMPS No. 12651 — Date 10.30.2025

LEGAL DESCRIPTION

LOTS NUMBERED TWENTY-FOUR (24) THRU TWENTY-EIGHT (28) IN BLOCK NUMBERED TWENTY-FIVE (25), AND A PORTION OF 21ST AVENUE, S.E.; RIO RANCHO ESTATES UNIT TEN (10), AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF "PORTION OF UNIT TEN RIO RANCHO ESTATES" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JANUARY 31, 1962, IN RIO RANCHO PLAT BOOK 1, PAGE 12.

AND

LOT NUMBERED THIRTY-FIVE (35) THRU THIRTY-NINE (39) IN BLOCK NUMBERED TWENTY-FIVE (25); RIO RANCHO ESTATES UNIT TEN (10), AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF "SOUTHERY PORTION UNIT TEN" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MAY 13, 1968, IN RIO RANCHO PLAT BOOK 1, PAGE 75,

AND

LOT SIXTEEN-B-1 (16-B-1), IN BLOCK NUMBERED TWENTY-SIX (26) OF RIO RANCHO ESTATES UNIT TEN (10), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF " LOTS 16-A-1 AND 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JUNE 18, 2020, IN RIO RANCHO PLAT BOOK 30, PAGE 17.

SURVEY NOTES:

1. BASIS OF BEARINGS IS THE SOUTH RIGHT-OF-WAY LINE OF 21ST AVENUE SE AS MEASURED WITH THE VECTORS GPS REAL TIME NETWORK. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE, NAD 83. DISTANCES ARE GROUND DISTANCES.

2. DOCUMENTS USED:
   A. PLAT OF PORTION OF UNIT TEN, RIO RANCHO ESTATES FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON, JANUARY 31, 1962, RRE BOOK 1, PAGE 12.RECORD BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THIS PLAT
   B. PLAT OF LAND DIVISION "SUMMARY PLAT, LOTS 16-A-1 AND 16-B-1, BLOCK 26, RIO RANCHO UNIT TEN, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON, JUNE 18, 2020, RRE BOOK 30, PAGE 17
   C. SOUTHERLY PORTION OF UNIT 10 FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON MAY 13, 1968 RRE BOOK 1, PAGE 75.
   D. SPECIAL WARRANTY DEED FILED 10/03/2025, DOC. NO. 2025023244.
   E. SPECIAL WARRANTY DEED FILED 10/03/2025, DOC. NO. 2025023245.
   F. SPECIAL WARRANTY DEED FILED 10/03/2025, DOC. NO. 2025023246.
   G. SPECIAL WARRANTY DEED FILED 10/03/2025, DOC. NO. 2025023247.
   H. SPECIAL WARRANTY DEED FILED 10/03/2025, DOC. NO. 2025023248.
   I. SPECIAL WARRANTY DEED FILED 10/03/2025, DOC. NO. 2025023249.
   J. SPECIAL WARRANTY DEED FILED 10/03/2025, DOC. NO. 2025023250.
   K. SPECIAL WARRANTY DEED FILED 10/03/2025, DOC. NO. 2025023251.
   L. SPECIAL WARRANTY DEED FILED 10/03/2025, DOC. NO. 2025023252.

3. THE SUBJECT PROPERTY LIE WITHIN DESIGNATED SPECIAL FLOOD HAZARD AREA ZONE "X" , AREA OF MINIMAL FLOODING, AS SHOWN ON THE MOST RECENT NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) DATED MARCH 18, 2008, MAP NO. 35043C2102D

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. **Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.

D. **Comcast** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.

E. **Sparklight** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.

F. **EZ Fiber** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.

G. **City of Rio Rancho Water Utilities** (water and sanitary sewer) for the installation, maintenance and service of lines, and other related equipment & facilities reasonably necessary to provide service.

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 Lumen Technologies did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and Lumen do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT 11 LOTS INTO 1 TRACT, TO VACATE PUBLIC UTILITY EASEMENTS, TO DEDICATE PUBLIC RIGHT-OF-WAY FOR PAVILION WAY S.E. TO THE CITY OF RIO RANCHO, TO GRANT PUBLIC UTILITY EASEMENTS, AND TO VACATE CITY OF RIO RANCHO RIGHT-OF-WAY AS SHOWN HEREON.

FREE CONSENT AND DEDICATION

THE FINAL PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY CERTIFY THAT THIS FINAL PLAT IS OF THEIR FREE ACT AND DEED, DO VACATE AND DEDICATE PUBLIC RIGHTS OF WAY AND GRANT UTILITY EASEMENTS TO THE CITY OF RIO RANCHO AND OTHERS AND DO VACATE UTILITY EASEMENTS, ALL AS SHOWN HEREON.

BY: _____ DATE: _____
ERIC J. SPRINGER, MANAGING PARTNER
UP WEST, LLC

ACKNOWLEDGEMENT

State of New Mexico
County of

This instrument was acknowledged before me this _____day of_____, 20___,

by: ERIC J. SPRINGER

_____
Notary Public

My Commission Expires: _____

INFO FOR COUNTY CLERK:

LOT 24, BLOCK 25
UPC# 1011067277154
OWNER: UP WEST LLC

LOT 25, BLOCK 25
UPC# 1011067285154
OWNER: UP WEST LLC

LOT 26, BLOCK 25
UPC# 1011067293154
OWNER: UP WEST LLC

LOT 27, BLOCK 25
UPC# 1011067302154
OWNER: UP WEST LLC

LOT 28, BLOCK 25
UPC# 1011067311154
OWNER: UP WEST LLC

LOT 35, BLOCK 25
UPC# 1011067311130
OWNER: UP WEST LLC

LOT 36, BLOCK 25
UPC# 1011067302130
OWNER: UP WEST LLC

LOT 37, BLOCK 25
UPC# 1011067293130
OWNER: UP WEST LLC

LOT 38, BLOCK 25
UPC# 1011067285130
OWNER: UP WEST LLC

LOT 39, BLOCK 25
UPC# 1011067277130
OWNER: UP WEST LLC

LOT 16-B-1, BLOCK 26
UPC# 1011067298148
OWNER: UP WEST LLC

RIO RANCHO ESTATES UNIT 10
PROJECTED S.35, T.12N., R.2E., NMPM
TOWN OF ALAMEDA GRANT
RIO RANCHO, NEW MEXICO

State of New Mexico }
SS.
County of Sandoval }

This instrument was filed for record on _____, 2025, at _____ o'clock ____ M & Recorded in Volume ____, of Records of Sandoval County, Folio _____ as document no. _____.

_____,
County Clerk.

RIO RANCHO ESTATES PLAT BOOK _____ PAGE _____

FINAL PLAT
TRACT A
UNSER PAVILION WEST

BEING A REPLAT OF
LOT 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN,
LOTS 24 THRU 28, AND 35 THRU 39, BLOCK 25 RIO RANCHO ESTATES UNIT TEN
AND A PORTION OF 21ST AVENUE, S.E.
SITUATE WITHIN
PROJECTED SECTION 35, T12.N., R.2E., N.M.P.M.,
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025

SITE DATA

FEMA MAP NO.	35043C2102D
FLOOD ZONE DESIGNATION:	ZONE X OUTSIDE 500-YR FLOOD
MILES OF DEDICATED RIGHT OF WAY CREATED	0.104
NO. OF EXISTING LOTS	11
NO. OF TRACTS CREATED	1
TOTAL AREA	5.5311 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.6592
ACREAGE OF VACATED RIGHT-OF-WAY	0.3138

City of Rio Rancho Case Number: _____

Submittal Date: _____

Approvals

Utility:

_____ Public Service Company of NM (PNM) — Date _____

_____ New Mexico Gas Company — Date _____

_____ Lumen Technologies — Date _____

_____ Sparklight — Date _____

_____ Comcast — Date _____

_____ EZ Fiber — Date _____

_____ City of Rio Rancho — Date _____

CiTY

City of Rio Rancho Planning & Zoning Board

Approved this _____ Day of _____, 2025.

_____ Scottie Richardson, Chair — Date _____

City of Rio Rancho Clerk:

I, Noel C. Davis, 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 the _____ day_____, 2025.

_____ Noel C. Davis — Date _____

County Approvals:

Sandoval County Treasurer:

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that all property taxes have been paid in full pursuant to New Mexico Statute 7-38-44.1.

_____ By: Sandoval County Treasurer — Date _____

SHEET 1 OF 2

NO.	DATE	REVISIONS DESCRIPTION	BY
1			
2			
3			
4			

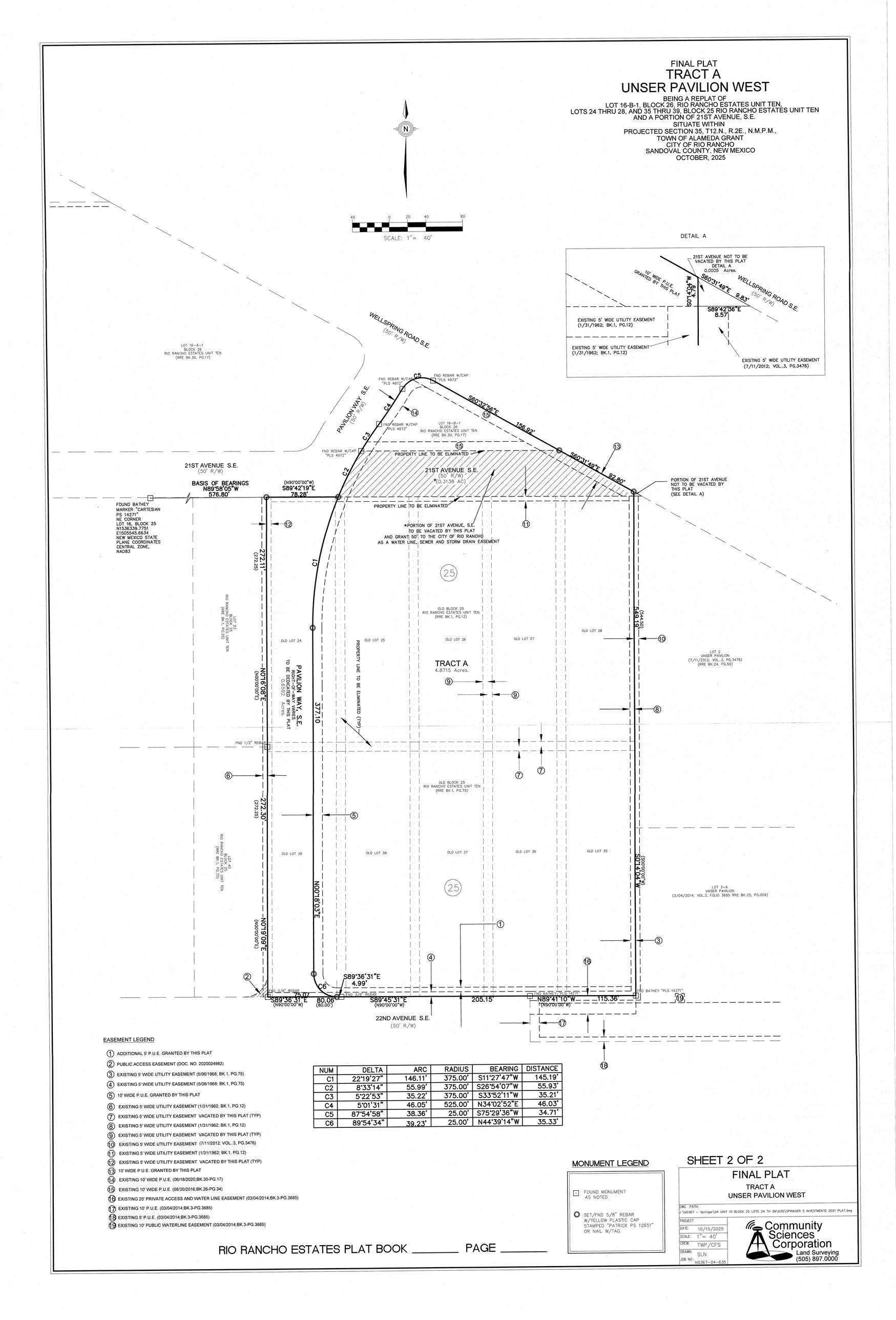
FINAL PLAT
TRACT A
UNSER PAVILION WEST

DWG PATH: K:\N0367 - Springer\04 UNIT 10 BLOCK 25 LOTS 24 TH 39\635\SPRINGER S INVESTMENTS 2021 PLAT.dwg
DATE: 10/15/2025
SCALE:
CREW: TWP
DRAWN: CAS/TWP/SLN
JOB NO: N0367-04-635

Community Sciences Corporation
Land Surveying
(505) 897.0000

FINAL PLAT
TRACT A
UNSER PAVILION WEST

BEING A REPLAT OF
LOT 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN,
LOTS 24 THRU 28, AND 35 THRU 39, BLOCK 25 RIO RANCHO ESTATES UNIT TEN
AND A PORTION OF 21ST AVENUE, S.E.
SITUATE WITHIN
PROJECTED SECTION 35, T12.N., R.2E., N.M.P.M.,
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	22°19'27"	146.11'	375.00'	S11°27'47"W	145.19'
C2	8°33'14"	55.99'	375.00'	S26°54'07"W	55.93'
C3	5°22'53"	35.22'	375.00'	S33°52'11"W	35.21'
C4	5°01'31"	46.05'	525.00'	N34°02'52"E	46.03'
C5	87°54'58"	38.36'	25.00'	S75°29'36"W	34.71'
C6	89°54'34"	39.23'	25.00'	N44°39'14"W	35.33'

EASEMENT LEGEND

1. ADDITIONAL 5' P.U.E. GRANTED BY THIS PLAT
2. PUBLIC ACCESS EASEMENT (DOC. NO. 2020024982)
3. EXISTING 5' WIDE UTILITY EASEMENT (5/06/1968; BK.1, PG.75)
4. EXISTING 5' WIDE UTILITY EASEMENT (5/06/1968; BK.1, PG.75)
5. 10' WIDE P.U.E. GRANTED BY THIS PLAT
6. EXISTING 5' WIDE UTILITY EASEMENT (1/31/1962; BK.1, PG.12)
7. EXISTING 5' WIDE UTILITY EASEMENT VACATED BY THIS PLAT (TYP)
8. EXISTING 5' WIDE UTILITY EASEMENT (1/31/1962; BK.1, PG.12)
9. EXISTING 5' WIDE UTILITY EASEMENT VACATED BY THIS PLAT (TYP)
10. EXISTING 5' WIDE UTILITY EASEMENT (7/11/2012; VOL..3, PG.3476)
11. EXISTING 5' WIDE UTILITY EASEMENT (1/31/1962; BK.1, PG.12)
12. EXISTING 5' WIDE UTILITY EASEMENT VACATED BY THIS PLAT (TYP)
13. 10' WIDE P.U.E. GRANTED BY THIS PLAT
14. EXISTING 10' WIDE P.U.E. (06/18/2020;BK.30-PG.17)
15. EXISTING 10' WIDE P.U.E. (08/30/2016;BK.26-PG.34)
16. EXISTING 20' PRIVATE ACCESS AND WATER LINE EASEMENT (03/04/2014;BK.3-PG.3685)
17. EXISTING 10' P.U.E. (03/04/2014;BK.3-PG.3685)
18. EXISTING 5' P.U.E. (03/04/2014;BK.3-PG.3685)
19. EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2014;BK.3-PG.3685)

MONUMENT LEGEND

- ⊡ FOUND MONUMENT AS NOTED
- ○ SET/FND 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS 12651" OR NAIL W/TAG

RIO RANCHO ESTATES PLAT BOOK _____ PAGE _____

SHEET 2 OF 2

FINAL PLAT
TRACT A
UNSER PAVILION WEST

DWG PATH: J:\N0367 - Springer\04 UNIT 10 BLOCK 25 LOTS 24 TH 39\635\SPRINGER 5 INVESTMENTS 2021 PLAT.dwg
PROJECT:
DATE: 10/15/2025
SCALE: 1" = 40'
DESR: TWP/CFS
DRAWN: SLN
JOB NO.: N0367-04-635

Community Sciences Corporation
Land Surveying
(505) 897.0000

City of Rio Rancho
Development Services
3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

November 19, 2025

TO: Community Sciences Corporation
PO Box 1328
Corrales, NM 87124

RE: Final Plat (25-220-00010)

The following are the comments and feedback received in regards to the Final Plat application.

Planning and Zoning Division:

1. A Water / Waste Water Availability statement from the Utility Division is required prior to Final Plat approval.

Engineering Division:

1. See attached markup.

If you have any additional questions or concerns please feel free to contact me.

Respectfully,

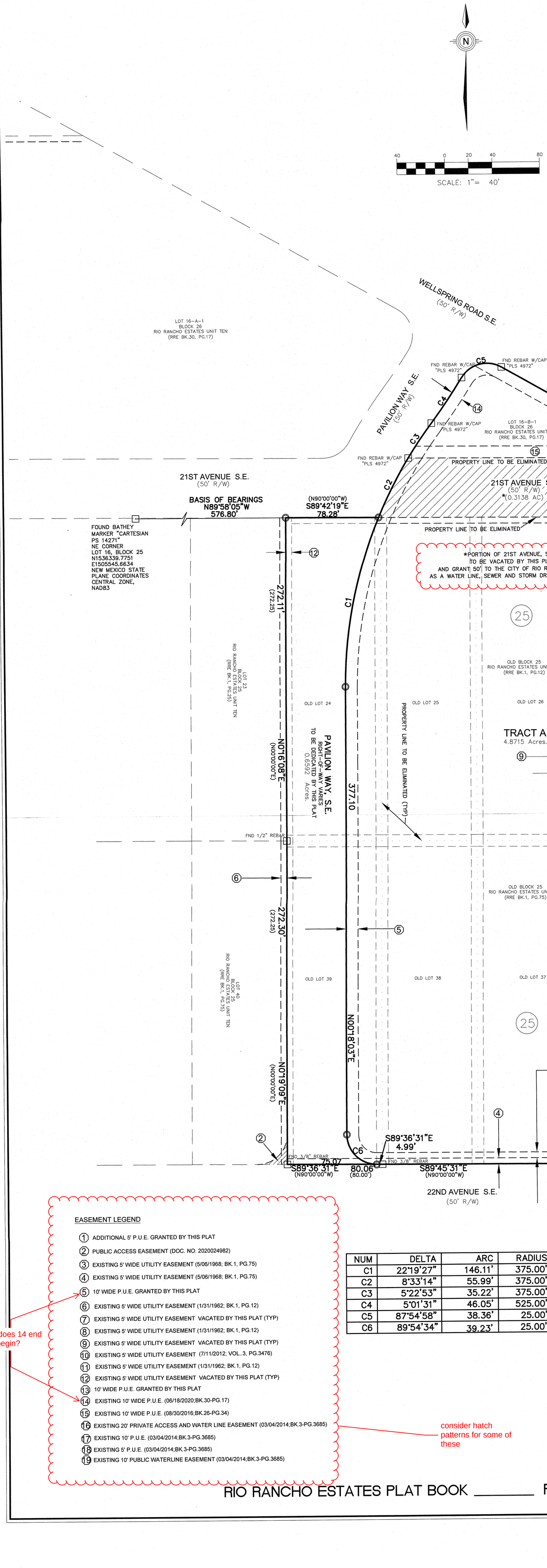
Michelle Costilla
Municipal Planner II
Development Services Department
City of Rio Rancho
(505) 896-8362 mcostilla@rrnm.gov


SITE
Vargas Rd
Rincon Rd
Wellspring Ave
22nd Ave
23rd
11th Ave
12th Ave
13th Ave
14th Ave
15th Ave
16th Ave
17th Ave
Veranda Rd
Commercial Dr
Western Hills
Nicklaus Dr
Welsh St
Rosario Pr
Chianti Rd
Camino Seville
Via Sonata Rd
Via Esterlina Ave
Rancho Rata
Montevino
Portafino Ave
Palmas Ave
Dadosa Ave
Vista del Corazon
Vista del Cielo
Vista Blanca
Vista Bella
Vista Hermosa
Vista Del Rio
Vista Del Lago
Vista Del Sol
Vista Del Oro
Vista Del Mar
Vista Del Valle
Vista Del Norte
Vista Del Este
Vista Del Oeste
Vista Del Monte
Vista Del Rey
Vista Del Reina
Vista Del Rancho
Vista Del Rancho
Vista Del Rancho

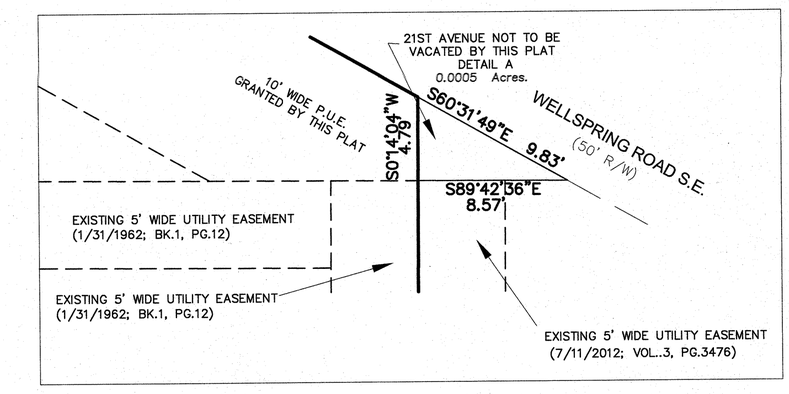
FINAL PLAT

TRACT A
UNSER PAVILION WEST

BEING A REPLAT OF
LOT 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN,
LOTS 24 THRU 28, AND 35 THRU 39, BLOCK 25 RIO RANCHO ESTATES UNIT TEN
AND A PORTION OF 21ST AVENUE, S.E.
SITUATE WITHIN
PROJECTED SECTION 35, T12.N., R.2E., N.M.P.M.,
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2025



DETAIL A



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	22°19'27"	146.11'	375.00'	S11°27'47"W	145.19'
C2	8°33'14"	55.99'	375.00'	S26°54'07"W	55.93'
C3	5°22'53"	35.22'	375.00'	S33°52'11"W	35.21'
C4	5°01'31"	46.05'	525.00'	N34°02'52"E	46.03'
C5	87°54'58"	38.36'	25.00'	S75°29'36"W	34.71'
C6	89°54'34"	39.23'	25.00'	N44°39'14"W	35.33'

EASEMENT LEGEND

1. ADDITIONAL 5' P.U.E. GRANTED BY THIS PLAT
2. PUBLIC ACCESS EASEMENT (DOC. NO. 2020024982)
3. EXISTING 5' WIDE UTILITY EASEMENT (5/06/1968; BK.1, PG.75)
4. EXISTING 5' WIDE UTILITY EASEMENT (5/06/1968; BK.1, PG.75)
5. 10' WIDE P.U.E. GRANTED BY THIS PLAT
6. EXISTING 5' WIDE UTILITY EASEMENT (1/31/1962; BK.1, PG.12)
7. EXISTING 5' WIDE UTILITY EASEMENT VACATED BY THIS PLAT (TYP)
8. EXISTING 5' WIDE UTILITY EASEMENT (1/31/1962; BK.1, PG.12)
9. EXISTING 5' WIDE UTILITY EASEMENT VACATED BY THIS PLAT (TYP)
10. EXISTING 5' WIDE UTILITY EASEMENT (7/11/2012; VOL..3, PG.3476)
11. EXISTING 5' WIDE UTILITY EASEMENT (1/31/1962; BK.1, PG.12)
12. EXISTING 5' WIDE UTILITY EASEMENT VACATED BY THIS PLAT (TYP)
13. 10' WIDE P.U.E. GRANTED BY THIS PLAT
14. EXISTING 10' WIDE P.U.E. (06/18/2020;BK.30-PG.17)
15. EXISTING 10' WIDE P.U.E. (08/30/2016;BK.26-PG.34)
16. EXISTING 20' PRIVATE ACCESS AND WATER LINE EASEMENT (03/04/2014;BK.3-PG.3685)
17. EXISTING 10' P.U.E. (03/04/2014;BK.3-PG.3685)
18. EXISTING 5' P.U.E. (03/04/2014;BK.3-PG.3685)
19. EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2014;BK.3-PG.3685)

where does 14 end and 5 begin?

consider hatch patterns for some of these

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET/FND 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS 12651" OR NAIL W/TAG

RIO RANCHO ESTATES PLAT BOOK _____ PAGE _____

SHEET 2 OF 2

FINAL PLAT
TRACT A
UNSER PAVILION WEST

DWG PATH: J:\N0367 - Springer\04 UNIT 10 BLOCK 25 LOTS 24 TH 39\635\SPRINGER 5 INVESTMENTS 2021 PLAT.dwg

PROJECT	
DATE:	10/15/2025
SCALE:	1"= 40'
CREW:	TWP/CFS
DRAWN:	SLN
JOB NO.:	N0367-04-635

Community Sciences Corporation
Land Surveying
(505) 897.0000

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-210-00004

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Amendment. The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1D Phase 1A Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1D Phase 1A Subdivision. The previously approved subdivision will now be creating 46 residential lots and 7 tracts zoned R-4: Single Family Residential District. The property is legally described as Lomas Encantadas, Tract 12-A-1-A-1 and comprises approximately 57.4439 acres.

The subject Preliminary Plat Amendment is being heard concurrently with a Final Plat request for the Lomas Encantadas 1D, Phase 1A Subdivision under Case No. 25-220-00011.

The Preliminary Plat for Lomas Encantadas 1D, Phase 1 & 2 was originally approved with conditions by the Planning and Zoning Board on April 26, 2022 under Case No. 22-210-00004 and was subsequently extended at the April 11, 2023 Planning and Zoning Board Meeting.

An extended Preliminary Plat Amendment was approved by the Planning and Zoning Board on March 12, 2024. This Amendment split Phase 1 into Phases 1A & 1B, as well as made modifications to existing lots within the subdivision.

A Preliminary Plat Extension for LE 1D, Phases 1A, 1B, & 2 was approved by the Planning and Zoning Board on January 14, 2025.

The presented Preliminary Plat Amendment makes the following changes:

- Phases 1B & 2 removed from the subject plat. The new Tract 12-A-1-A-1-A, comprising approx. 37.7720 acres, will be created.
- In Phase 1A, two lots and a landscape/drainage tract (Tract D) have replaced the original Tract F.
- Tract L, a drainage pond to be dedicated to the City of Rio Rancho, has been changed to Tract F; this new tract has been modified to align with current construction plans. Tract F comprises approximately 8.0360 acres.
- The existent Unit 20, Block 155, Lots 34-41 and a portion of Lot 'Arroyo' shall be vacated and attributed to the new Tract F and new Tract 12-A-1-A-1-A; approximately 12.6381 acres.

- Lot count reduced to 46 Lots; Tract count reduced to 7 tracts.

The subject property is located on the north side of Paseo del Volcan, a principal arterial, and shall be accessed via Camino Encantadas NE, a future minor arterial. Adjacent zoning includes R-4: Single-Family Residential to the south, and R-1: Single-Family Residential to the east, west, and north. The proposed subdivision is part of the Lomas Encantadas Master Plan, originally adopted in 2004 and amended in February 2020.

NOTIFICATIONS: No notifications required for this action.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Preliminary Plat Amendment with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the Applicant's request for approval of a Preliminary Plat Amendment.
2. The Applicant has the authority to apply for a Preliminary Plat Amendment.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Preliminary Plat Amendment has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The Preliminary Plat Amendment conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The Preliminary Plat Amendment conforms to the requirements of the R-4: Single-Family Residential Zoning District.
4. The Preliminary Plat Amendment conforms to the Lomas Encantadas Master Plan, adopted as amended under Resolution No. 11, Enactment No. 20-009.
5. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
6. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
7. Impact fee assessment will be based on the date of original Preliminary Plat approval and valid for four (4) years from July 26, 2022.
8. The Applicant shall address all Preliminary Plat reviewers' comments detailed in the attached document "Reviewer Comments" prior to recording of the Final Plat, but not limited to:
   a. Correct all easement and vacation notes with applicable legal descriptions and ensure each easement and vacation note number aligns with each other on all sheets.
   b. Remove vacation notes from the portion of Tract A being retained.
   c. Revise Easement Note 8 per SSCAFCA comments.
   d. Provide lot widths at front R-4 setback for Lots 15 & 16 in Block 1 to ensure compliance with minimum R-4 lot width standards.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the Preliminary Plat Amendment.

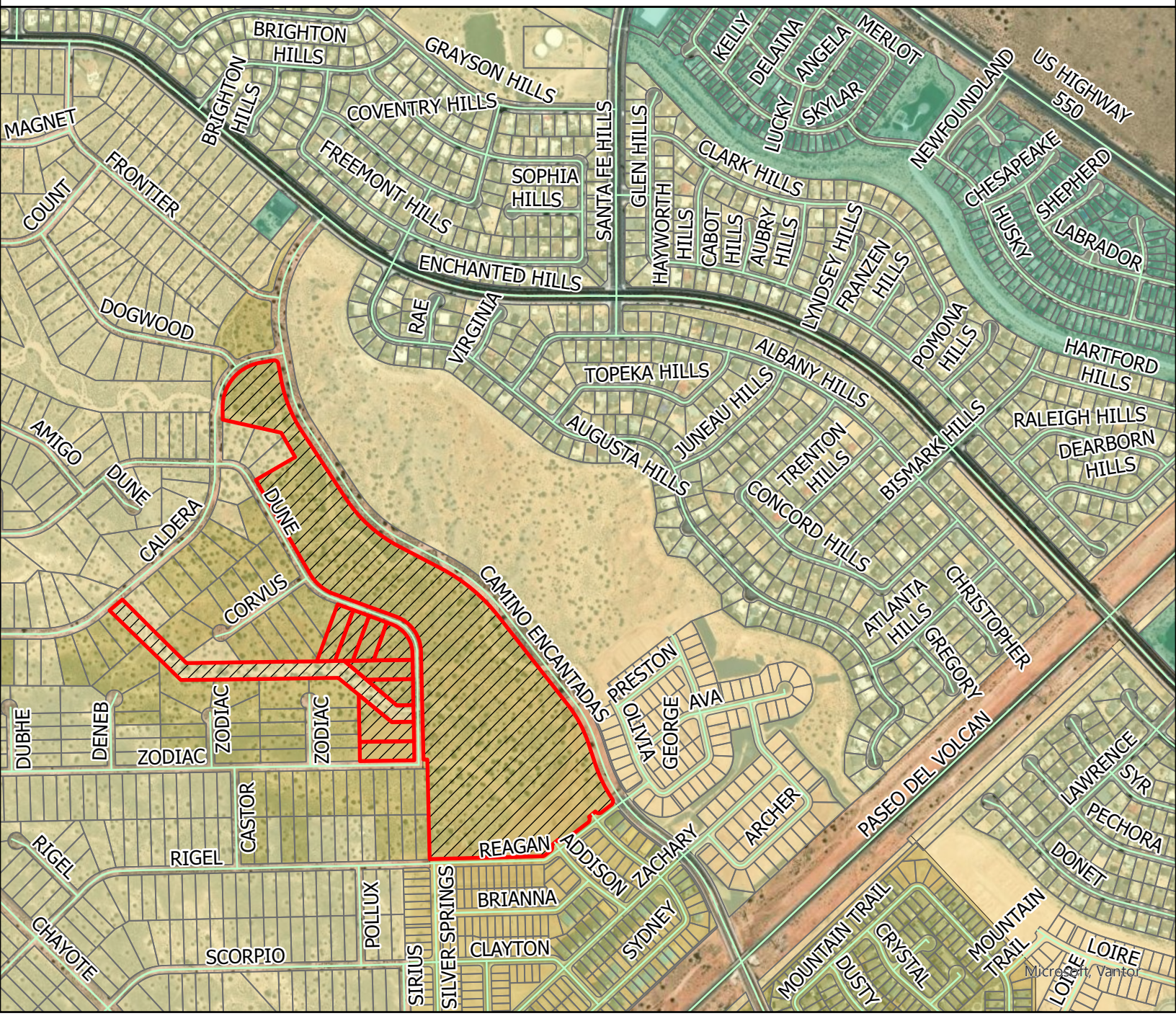
2. Deny the Preliminary Plat Amendment.
3. Modify the Preliminary Plat Amendment and approve such modifications.
4. Postpone the item and continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Preliminary Plat Amendment with findings and conditions.

ATTACHMENT: Zoning, Location Map
ATTACHMENT: Application
ATTACHMENT: Authorization
ATTACHMENT: Plat Changes
ATTACHMENT: Amended Preliminary Plat
ATTACHMENT: Reviewer Comments

LOMAS ENCANTADAS 1D PHASE 1A LE, TRACT 12-A-1-A-1 PRELIMINARY PLAT AMENDMENT



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak 10.28.25

0 0.05 0.1 0.2 Miles

RioRancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Zoning

- R-1
- R-4
- SU
- Subject Properties

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☒ Other PRELIM. PLAT AMENDMENT		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name:	LOMAS ENCANTADAS DEVELOPMENT COMPANY		Phone: 505-389-2191
Address:	409 NM HWY 528 NE		E-Mail: BryanA@aswinc.com
City:	RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest:	OWNER	List Owners:	LOMAS ENCANTADAS DEVELOPMENT COMPANY
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	

Agent Name:	HUITT-ZOLLARS, INC.		Phone: 505-892-5141
Address:	333 RIO RANCHO DRIVE NE, SUITE 101		E-Mail: dduneman@huitt-zollars.com
City:	RIO RANCHO	State: NM	ZIP Code: 87124

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

PRELIMINARY PLAT AMENDMENT SUBMITTAL FOR LOMAS ENCANTADAS UNIT 1D PHASE 1A

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 12-A-1-A / 155	Lot(s): 34-41, ARROYO
Existing Zoning: R-4 / R-1	Proposed Zoning: R-4	
No. of existing lots: 10	No. of proposed lots: 46	Total area of site (acres) 57.4439

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: DONALD DUNEMAN	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature: Donald Duneman	Digitally signed by Donald Duneman DN: C=US, E=dduneman@huitt-zollars.com, O=Huitt-Zollars, CN=Donald Duneman Date: 2024.06.21 13:22:13 -07'00'	Date: 6/3/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

Lomas Encantadas Development Company
409 Rio Rancho Blvd.
Rio Rancho, NM 87124

March 9, 2022

Ms. Maida Rubin
Planning and Zoning Manager
Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Ms. Rubin:

Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the following property:

Lomas Encantadas 1D

Lomas Encantadas Tract 12

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,



Bryan Aragon, PE
Land Development Coordinator

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

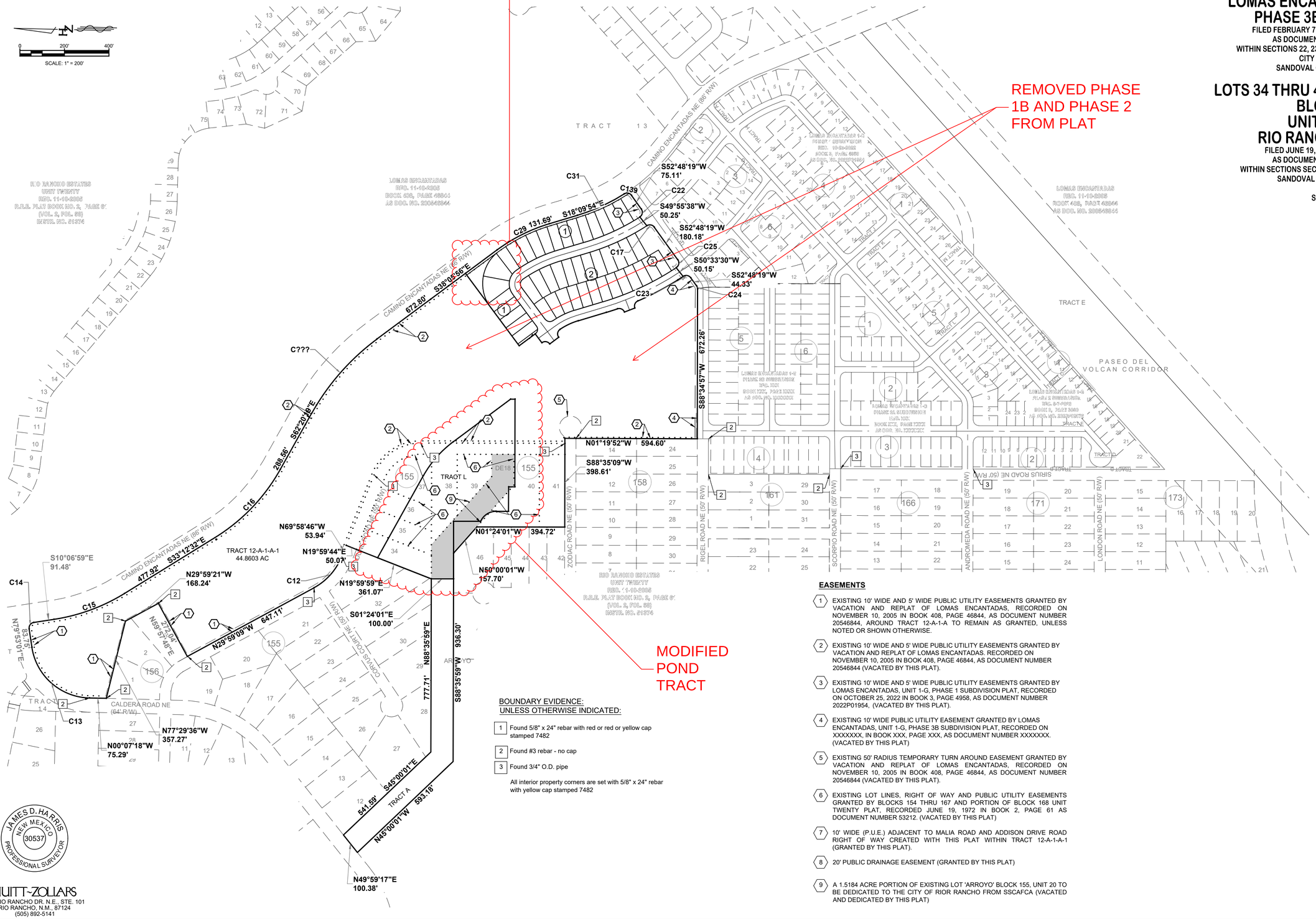
SHEET 5 OF 5

MAY 2025

REMOVED POND TRACT AND ADDED 2 LOTS AND LANDSCAPING/DRAINAGE EASEMENT TRACT

REMOVED PHASE 1B AND PHASE 2 FROM PLAT

MODIFIED POND TRACT



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" x 24" rebar with red or red or yellow cap stamped 7482
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe

All interior property corners are set with 5/8" x 24" rebar with yellow cap stamped 7482

EASEMENTS

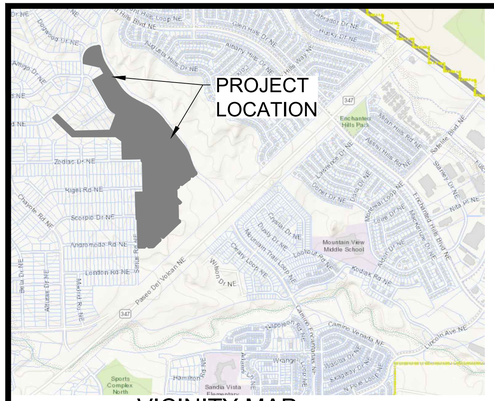
1. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
6. EXISTING LOT LINES, RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS GRANTED BY BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY PLAT, RECORDED JUNE 19, 1972 IN BOOK 2, PAGE 61 AS DOCUMENT NUMBER 53212. (VACATED BY THIS PLAT)
7. 10' WIDE (P.U.E.) ADJACENT TO MALIA ROAD AND ADDISON DRIVE ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A1 (GRANTED BY THIS PLAT).
8. 20' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
9. A 1.5184 ACRE PORTION OF EXISTING LOT 'ARROYO' BLOCK 155, UNIT 20 TO BE DEDICATED TO THE CITY OF RIOR RANCHO FROM SSCAFCA (VACATED AND DEDICATED BY THIS PLAT)

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 5/30/2025 3:27:57 PM, By:Huerta, Dominic
H:\proj\R3150\14.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT.dwg
Last Saved:5/30/2025 3:27:02 PM, dhuerta

Book Page



VICINITY MAP

NOT TO SCALE

ZONE ATLAS SHEET NO. 132, 133 and 146

NOTES

1. Basis of Bearings: the line between found brass cap monuments NM44-R1B and NM44-R1C being N. 53°58'54" W. on former New Mexico State Road No. 44 (N.M.S.R. 550).
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.999661263 .
4. Elevations are NAVD88.
5. No buildings are existing on the surveyed property.

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide and five (5) foot wide public utility easements adjacent to the outside boundary of Tract 12-A-1-A, as shown on Lomas Encantadas Unit 1-D, Phase 1 & 2 Subdivision, said easements to remain as granted.

There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Sydney Drive NE from Phase 1 Block 5, Lot 12, Phase 2 Block 3, Lots 1 & 20 and Phase 1 Block 2, Lots 12 & 13. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Silver Springs Road NE from Phase 1 Block 3, Lots 1 & 10, Phase 1 Block 4, Lots 1 & 7. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Reagan Rd NE from Phase 1 Block 5 Lot 1, Phase 1 Block 3, Lot 22 and Phase 1 Block 1, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Halle Road NE from Phase 1 Block 3, Lot 17. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Emily Road NE from Phase 2 Block 2, Lots 1 & 27.

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to all road rights-of-way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

All property corners are set with a 5/8" x 18" rebar with yellow plastic cap stamped J. HARRIS PS 30537, or nail with shiner stamped J. HARRIS PS 30537 (unless otherwise indicated).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) are record where different from actual field survey.

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

D.E. - Drainage Easement

P.L.E. - Private Landscaping Easement

P.L.W.Q.E. - Private Landscaping / Water Quality Easement

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Corner Lot Frontage

SURVEYOR'S CERTIFICATE

I, James D. Harris, New Mexico Registered Land Surveyor No. 30537, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

James D. Harris, NMPS No .30537 — Date 11-7-25

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR — 11-7-25

JURISDICTIONAL AFFIDAVIT

I, James D Harris, New Mexico Registered Land Surveyor No. 30537, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

James D. Harris NMPS No. 30537 — Date 11-7-25

JAMES D. HARRIS NEW MEXICO 30587 PROFESSIONAL SURVEYOR — 11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:03:42 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO VACATE EXISTING 10' WIDE AND 5' WIDE 'PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNER TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON. SAID OWNER(S) TO VACATE LOTS 34 THRU 41 AND A PORTION OF LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '12-A-1-A' INTO 46 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 7 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '12-A-1-A-1', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE EASEMENT, OWNED AND MAINTAINED BY SSCAFCA. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'B' & 'D' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENTS. TRACT 'D' IS ALSO HEREBY RESERVED AS A PUBLIC UTILITY EASEMENT, OWNED AND MAINTAINED MY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'C' & 'E" AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'F' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE POND, OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO FOR PUBLIC USE. FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC

Jarrod D. Likar, Vice President - Land Development

STATE OF NEW MEXICO)
)SS
COUNTY OF SANDOVAL)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of Land Development Lomas Encantadas Development Company, LLC, a New Mexico Company organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said company as the free act and deed of said company.

Notary Public

My Commission Expires_____

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

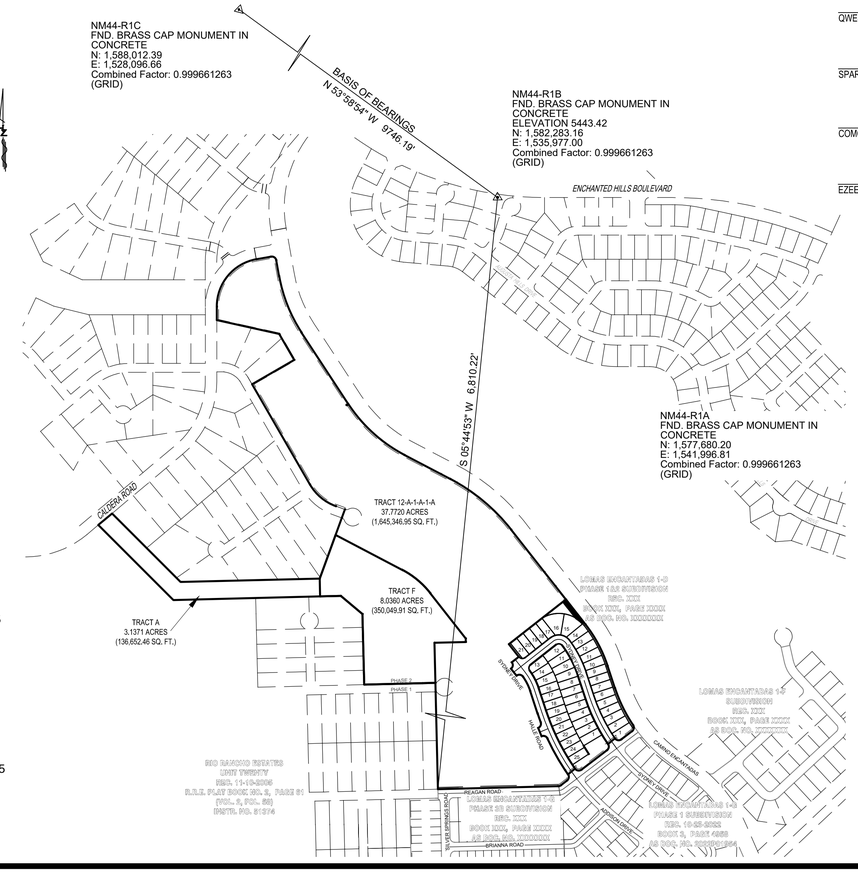
Dave Gatterman, Executive Engineer

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Dave Gatterman, who being by me duly sworn, did say that he is the Executive Engineer of Southern Sandoval County Arroyo Flood Control Authority, a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. CITY OF RIO RANCHO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF STORM DRAIN LINES, MANHOLES AND INLETS; SANITARY SEWER LINES, MANHOLES AND SERVICE LINES; WATER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE STORM, SANITARY SEWER AND WATER SERVICES.
B. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
C. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
D. QWEST CORPORATION D/B/A CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
E. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
F. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
G. EZEE FIBER FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), SPARKLIGHT, COMCAST AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC , SPARKLIGHT, COMCAST AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED UTILITY COMPANY REPRESENTATIVES

CITY OF RIO RANCHO — DATE

PNM ELECTRIC SERVICES — DATE

NM GAS COMPANY — DATE

QWEST D/B/A/CENTURYLINK QC — DATE

SPARKLIGHT — DATE

COMCAST — DATE

EZEE FIBER — DATE

PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENTS AS NOTED AND SHOWN HEREON.
2. TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON.
3. TO VACATE PORTIONS OF UNIT TWENTY, REPLAT AND CONSOLIDATE WITH PREVIOUSLY PLATTED PROPERTIES.
4. LOTS 34 THRU 41 AND LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON.
5. TO DIVIDE TRACT '12-A-1' INTO 46 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 7 TRACTS AS SHOWN HEREON.
6. TRACTS 'C' AND 'E' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
7. TRACTS 'B' AND 'D' TO BE DEDICATED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
8. TRACT 'A' TO BE DEDICATED AS A DRAINAGE EASEMENT OWNED AND MAINTAINED BY SSCAFCA AS NOTED AND SHOWN HEREON.
9. TRACT 'F' TO BE DEDICATED AS A DRAINAGE POND OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO AS NOTED AND SHOWN HEREON.
10. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
11. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-D PHASE 1A		PLAT ACRES	57.4439
NO. OF LOTS:	46	LOT ACRES:	5.8528
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	7	TRACT ACRES:	49.6820
NO. OF EXIST. TRACTS:	2		
NO. OF EXIST. LOTS	8		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:	0.3243		
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:	1.9098		
ROAD MILES VACATED:	0.2116		

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 7

NOVEMBER 2025

LEGAL DESCRIPTION:

A Tract of land being all of Tract 12-A-1-A-1, Lomas Encantadas Unit 1-G Phase 3B Subdivision plat, recorded on February 7, 2025, in Book 3, Page 5364, as Document Number 2025P02360, being located within Sections 22, 23, 26 and 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

and

A Tract of land being all of Lots 34 thru 41 and Tract Arroyo of Block 155, Unit Twenty, recorded on June 19, 1972 in Book 2, Page 61 as Document Number 53212, being located within Section 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, Rio Rancho Estates, Sandoval County, New Mexico.

Said Tract contains 57.44 acres, more or less, (46) Lots, (7) Tracts.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC
409 NM-528 NE,
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
DONALD DUNEMAN, PHONE NO. (505) 892-5141

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Noel C. Davis, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Chairman

RIO RANCHO DEVELOPMENT SERVICS DEPARTMENT

Approved this _____ day of _____ 20____.

Amy Rincon, Director

TREASURER'S CERTIFICATE

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer A. Taylor, Sandoval County Treasurer — Date

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES _____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK — DATE

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

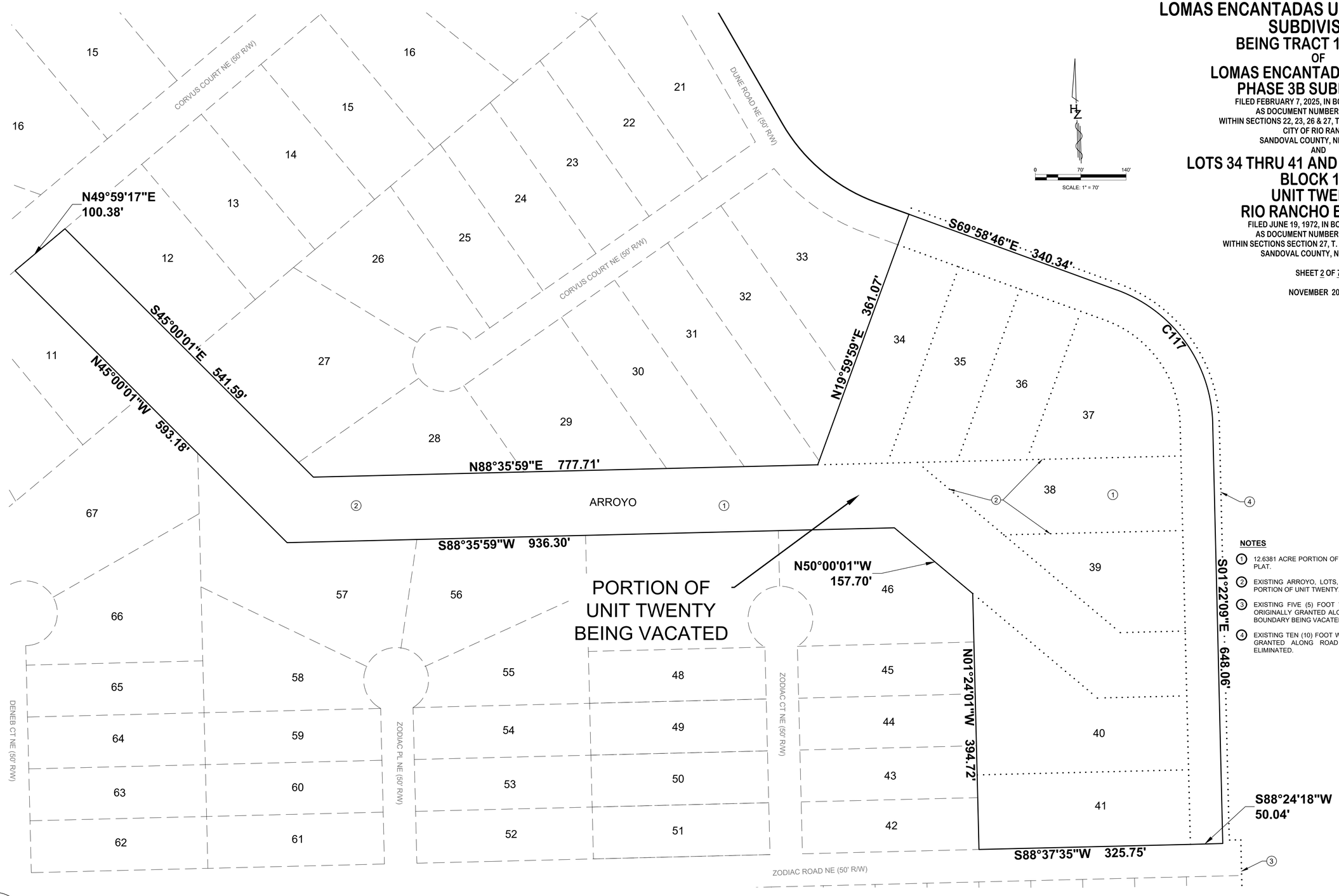
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 7

NOVEMBER 2025



NOTES

1. 12.6381 ACRE PORTION OF UNIT TWENTY VACATED BY THE FILING OF THIS PLAT.
2. EXISTING ARROYO, LOTS, AND ROADS TO BE ELIMINATED WITHIN SAID PORTION OF UNIT TWENTY.
3. EXISTING FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENTS AS ORIGINALLY GRANTED ALONG ALL SIDES OF EACH LOT WITHIN THE PLAT BOUNDARY BEING VACATED ARE BEING ELIMINATED.
4. EXISTING TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT AS ORIGINALLY GRANTED ALONG ROAD RIGHT-OF-WAY BEING VACATED IS BEING ELIMINATED.

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:08:42 PM, By:Harris, James
H:\proj\R3150\14.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATSILE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved: 11/7/2025 11:51:27 AM, jharris

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

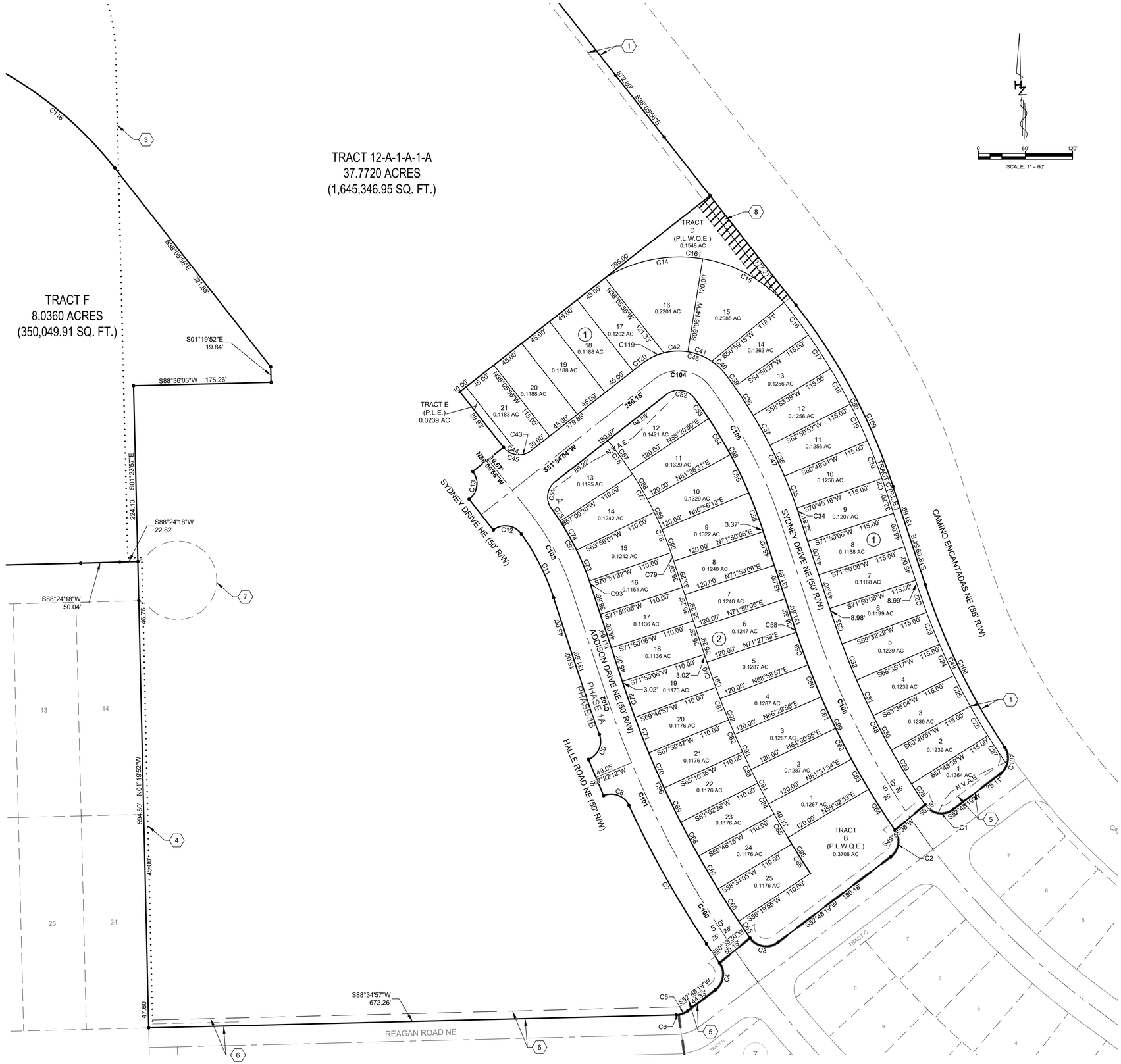
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 7

NOVEMBER 2025



EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

ABBREVIATIONS:

D.E.	-	Drainage Easement
P.L.E.	-	Private Landscaping Easement
P.L.W.Q.E.	-	Private Landscaping / Water Quality Easement
N.V.A.E.	-	No Vehicle Access Easement
P.U.E.	-	Public Utility Easement
RAD	-	Radial bearing
AC	-	Acres
R/W	-	Right-of-Way
"F"	-	Corner Lot Frontage

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:11:00 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

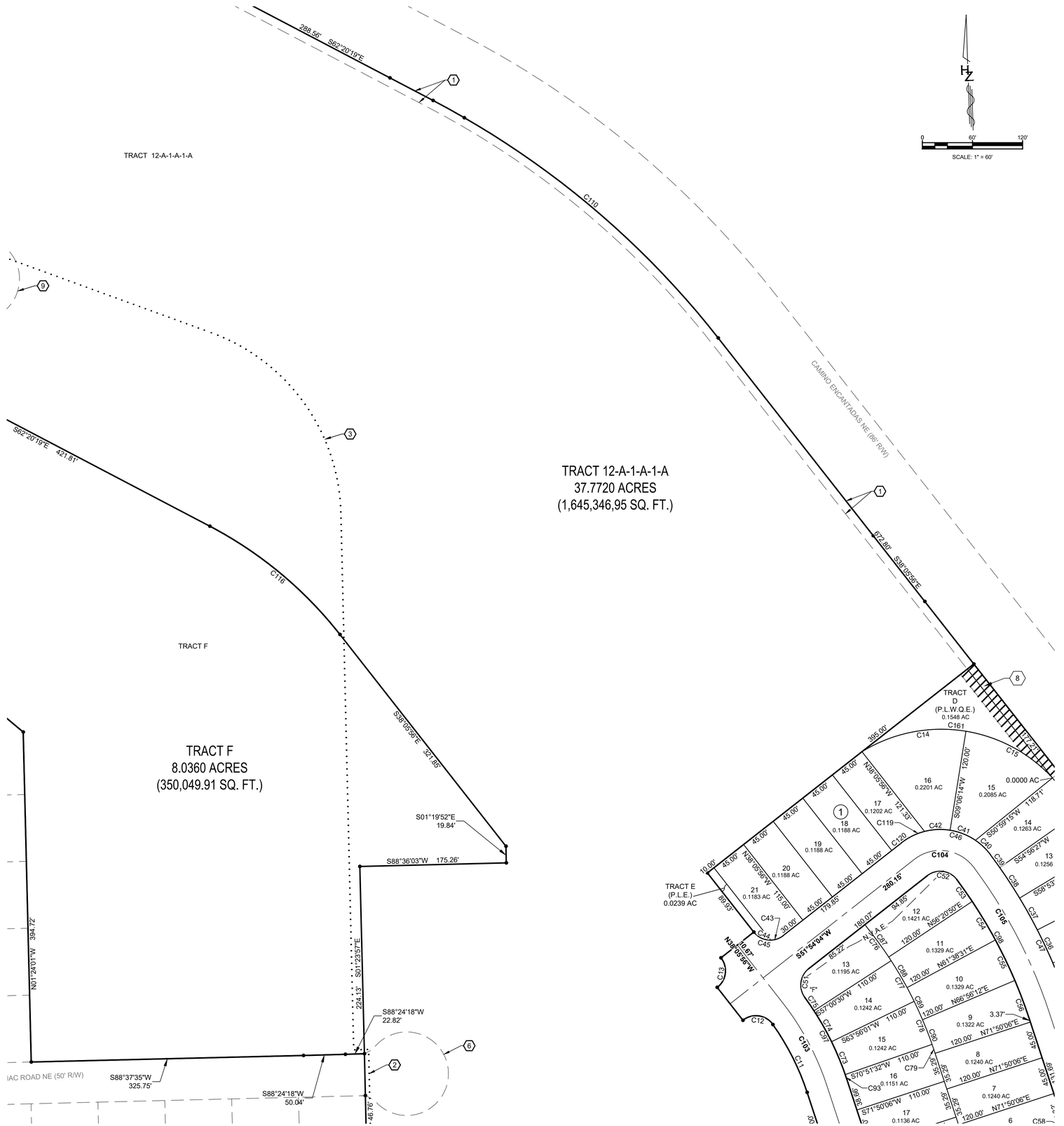
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO
BLOCK 155
UNIT TWENTY
RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 4 OF 7

NOVEMBER 2025



SCALE: 1" = 60'

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT. RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

ABBREVIATIONS:

D.E.	-	Drainage Easement
P.L.E.	-	Private Landscaping Easement
P.L.W.Q.E.	-	Private Landscaping / Water Quality Easement
N.V.A.E.	-	No Vehicle Access Easement
P.U.E.	-	Public Utility Easement
RAD	-	Radial bearing
AC	-	Acres
R/W	-	Right-of-Way
"F"	-	Corner Lot Frontage

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Book Page

Plotted: 11/7/2025 12:11:33 PM. By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, harris

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 5 OF 7

NOVEMBER 2025

TRACT 12-A-1-A-1-A
37.7720 ACRES
(1,645,346.95 SQ. FT.)

0 70' 140'
SCALE: 1" = 70'

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
AC - Acres
R/W - Right-of-Way
"F" - Corner Lot Frontage

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

N43°59'17"E 100.36'
S45°00'01"E 941.59'
N45°00'01"W 565.16'
N88°35'59"E 777.71'
TRACT A
3.1371 ACRES
(136,652.46 SQ. FT.)
100' DRAINAGE EASEMENT PER BOOK 2, PAGE 61 OF UNIT TWENTY, RIO RANCHO ESTATES
S88°35'59"W 820.57'
N01°24'01"W 100.00'
N19°59'59"E 259.14'
C115
C116
PHASE 2
PHASE 1
S62°20'19"E 421.81'
TRACT F
8.0360 ACRES
(350,049.91 SQ. FT.)
S88°35'59"W 115.73'
N50°00'01"W 157.70'
N01°24'01"W 394.72'
S38°08'56"E 327.68'
S01°19'52"E 19.84'
S88°36'03"W 175.26'
S01°25'57"E 224.13'
S88°24'18"W 22.82'
S88°37'35"W 325.75'
S88°24'18"W 50.04'
46.76'

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:11:55 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SILE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

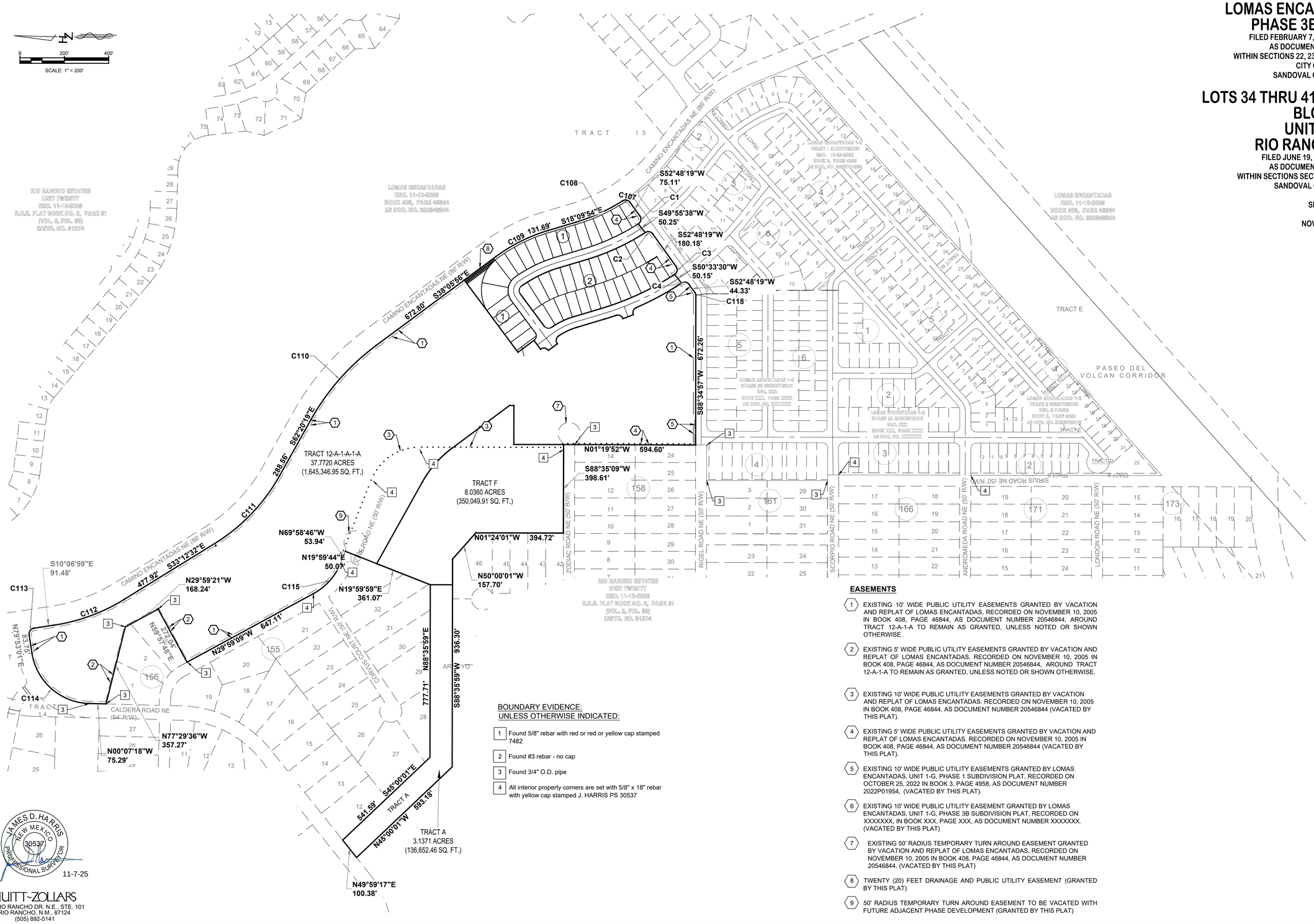
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO
BLOCK 155
UNIT TWENTY
RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 6 OF 7

NOVEMBER 2025



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" rebar with red or red or yellow cap stamped 7482
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe
4. All interior property corners are set with 5/8" x 18" rebar with yellow cap stamped J. HARRIS PS 30537

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:16:34 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

NOVEMBER 2025

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	93°02'19"	25.00'	N80°40'32"W	36.28'	40.60'
C2	87°15'11"	25.00'	S9°10'44"W	34.50'	38.07'
C3	92°20'33"	25.00'	N81°01'25"W	36.07'	40.29'
C4	87°50'05"	25.00'	S8°53'17"W	34.68'	38.33'
C5	28°57'23"	25.00'	S67°17'01"W	12.50'	12.63'
C6	6°49'14"	25.00'	S85°10'19"W	2.97'	2.98'
C7	8°56'09"	1298.00'	N29°15'50"W	202.23'	202.44'
C8	87°50'03"	25.00'	S68°42'47"E	34.68'	38.32'
C9	87°50'03"	25.00'	S23°27'11"W	34.68'	38.32'
C10	2°17'57"	1298.00'	N19°18'52"W	52.08'	52.09'
C11	17°17'18"	302.00'	S26°48'32"E	90.78'	91.12'
C12	92°38'45"	25.00'	N81°46'33"W	36.16'	40.42'
C13	90°00'00"	25.00'	N6°54'04"E	35.36'	39.27'
C14	40°57'25"	181.13'	S78°53'23"W	126.74'	129.48'
C15	37°53'22"	181.13'	N61°41'13"W	117.61'	119.78'
C16	3°02'22"	747.00'	N36°34'45"W	39.62'	39.63'
C17	3°57'12"	747.00'	N33°04'57"W	51.53'	51.54'
C18	3°57'12"	747.00'	N29°07'45"W	51.53'	51.54'
C19	3°57'12"	747.00'	N25°10'33"W	51.53'	51.54'
C20	3°57'12"	747.00'	N21°13'20"W	51.53'	51.54'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C21	1°04'51"	747.00'	N18°42'19"W	14.09'	14.09'
C22	2°17'37"	853.00'	N19°18'42"W	34.14'	34.15'
C23	2°57'13"	853.00'	N21°56'07"W	43.97'	43.97'
C24	2°57'13"	853.00'	N24°53'19"W	43.97'	43.97'
C25	2°57'13"	853.00'	N27°50'32"W	43.97'	43.97'
C26	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C27	2°57'09"	853.00'	N33°44'55"W	43.95'	43.95'
C28	1°47'22"	968.00'	S33°10'02"E	30.23'	30.23'
C29	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C30	2°57'13"	968.00'	S27°50'32"E	49.89'	49.90'
C31	2°57'13"	968.00'	S24°53'20"E	49.89'	49.90'
C32	2°57'13"	968.00'	S21°56'07"E	49.89'	49.90'
C33	2°17'37"	968.00'	S19°18'42"E	38.75'	38.75'
C34	1°04'18"	631.68'	S18°42'20"E	11.81'	11.81'
C35	3°57'20"	631.68'	S21°13'08"E	43.60'	43.61'
C36	3°57'20"	631.68'	S25°10'28"E	43.60'	43.61'
C37	3°57'20"	631.68'	S29°07'48"E	43.60'	43.61'
C38	3°57'20"	631.68'	S33°05'07"E	43.60'	43.61'
C39	1°43'33"	631.68'	S35°55'33"E	19.03'	19.03'
C40	19°00'49"	75.00'	S46°17'45"E	24.77'	24.89'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C41	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C42	23°30'08"	75.00'	N87°21'10"E	30.55'	30.76'
C43	36°52'12"	25.00'	N70°20'10"E	15.81'	16.09'
C44	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C45	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C46	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C47	18°37'41"	631.68'	N27°28'27"W	204.47'	205.37'
C48	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C49	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C50	19°56'02"	747.00'	S28°07'55"E	258.58'	259.89'
C51	88°03'23"	25.00'	S7°52'23"W	34.75'	38.42'
C52	91°18'55"	25.00'	N82°26'28"W	35.76'	39.84'
C53	3°07'51"	582.00'	N35°13'06"W	31.80'	31.80'
C54	5°17'41"	582.00'	N31°00'19"W	53.76'	53.78'
C55	5°17'41"	582.00'	N25°42'38"W	53.76'	53.78'
C56	4°53'54"	582.00'	N20°36'51"W	49.74'	49.76'
C58	0°22'08"	1018.00'	N18°20'57"W	6.55'	6.55'
C59	2°29'01"	1018.00'	N19°46'32"W	44.12'	44.13'
C60	2°29'01"	1018.00'	N22°15'33"W	44.12'	44.13'
C61	2°29'01"	1018.00'	N24°44'34"W	44.12'	44.13'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C62	2°29'01"	1018.00'	N27°13'36"W	44.12'	44.13'
C63	2°29'01"	1018.00'	N29°42'37"W	44.12'	44.13'
C64	3°24'22"	1018.00'	N32°39'18"W	60.51'	60.52'
C65	1°06'40"	1248.00'	S34°13'25"E	24.20'	24.20'
C66	2°14'10"	1248.00'	S32°33'00"E	48.71'	48.71'
C67	2°14'10"	1248.00'	S30°18'50"E	48.71'	48.71'
C68	2°14'10"	1248.00'	S28°04'39"E	48.71'	48.71'
C69	2°14'10"	1248.00'	S25°50'29"E	48.71'	48.71'
C70	2°14'10"	1248.00'	S23°36'19"E	48.71'	48.71'
C71	2°14'10"	1248.00'	S21°22'08"E	48.71'	48.71'
C72	2°05'09"	1248.00'	S19°12'28"E	45.43'	45.44'
C73	6°55'31"	352.00'	S22°36'13"E	42.52'	42.55'
C74	6°55'31"	352.00'	S29°31'44"E	42.52'	42.55'
C75	3°09'49"	352.00'	S34°34'24"E	19.43'	19.44'
C76	4°26'46"	462.00'	N35°52'33"W	35.84'	35.85'
C77	4°38'01"	462.00'	N30°40'29"W	37.35'	37.36'
C78	3°55'20"	462.00'	N21°06'08"W	31.62'	31.63'
C79	0°58'34"	462.00'	N18°39'11"W	7.87'	7.87'
C80	1°43'02"	1138.00'	N19°23'32"W	34.10'	34.10'
C81	1°28'11"	1138.00'	N21°45'08"W	29.19'	29.19'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C82	1°13'20"	1138.00'	N24°06'44"W	24.28'	24.28'
C83	1°15'41"	1138.00'	N25°21'14"W	25.05'	25.05'
C84	1°30'32"	1138.00'	N27°42'50"W	29.97'	29.97'
C85	1°45'23"	1138.00'	N30°04'26"W	34.88'	34.88'
C86	2°14'10"	1138.00'	N32°33'00"W	44.41'	44.42'
C87	4°26'46"	462.00'	S35°52'33"E	35.84'	35.85'
C88	4°38'01"	462.00'	S30°40'29"E	37.35'	37.36'
C89	3°00'11"	462.00'	S24°33'53"E	24.21'	24.22'
C90	3°55'20"	462.00'	S21°06'08"E	31.62'	31.63'
C91	1°43'02"	1138.00'	S19°23'32"E	34.10'	34.10'
C92	1°28'11"	1138.00'	S21°45'08"E	29.19'	29.19'
C93	1°15'41"	1138.00'	S25°21'14"E	25.05'	25.05'
C93	0°58'34"	352.00'	S18°39'11"E	6.00'	6.00'
C94	1°30'32"	1138.00'	S27°42'50"E	29.97'	29.97'
C95	2°42'58"	1138.00'	S32°18'36"E	53.94'	53.95'
C96	16°41'15"	1248.00'	S26°30'31"E	362.20'	363.48'
C97	17°59'25"	352.00'	N27°09'36"W	110.07'	110.52'
C98	18°37'07"	582.00'	N27°28'27"W	188.29'	189.12'
C99	16°16'58"	1018.00'	S26°18'23"E	288.33'	289.30'
C100	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'

CURVE TABLE

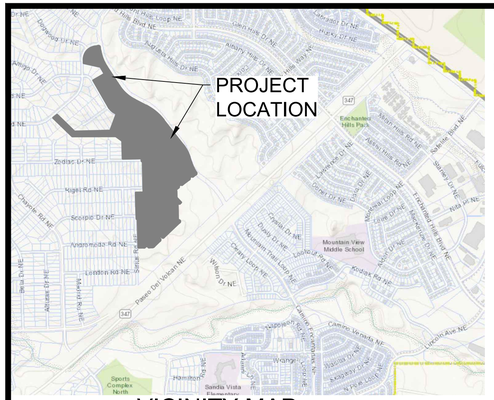
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C101	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C102	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C103	19°56'02"	327.00'	N28°07'55"W	113.19'	113.77'
C104	91°18'55"	50.00'	N82°26'28"W	71.52'	79.69'
C105	18°37'07"	607.00'	N27°28'27"W	196.38'	197.25'
C106	19°01'50"	993.00'	N27°40'49"W	328.31'	329.82'
C107	86°41'52"	25.00'	S9°27'24"W	34.32'	37.83'
C108	15°43'37"	843.08'	S26°01'43"E	230.69'	231.41'
C109	19°56'02"	757.00'	S28°07'55"E	262.04'	263.37'
C110	24°14'23"	1057.00'	S50°13'07"E	443.85'	447.18'
C111	29°07'47"	843.00'	S47°46'26"E	423.99'	428.59'
C112	23°05'33"	843.00'	S21°39'46"E	337.47'	339.76'
C113	90°00'00"	25.00'	S55°06'59"E	35.36'	39.27'
C114	80°00'26"	268.00'	N39°52'48"E	344.56'	374.23'
C115	39°58'14"	275.00'	N50°03'24"W	187.98'	191.85'
C116	24°14'23"	482.00'	N50°13'07"W	202.40'	203.92'
C118	35°46'38"	25.00'	S70°41'38"W	15.36'	15.61'
C119	23°42'02"	75.00'	N63°45'05"E	30.80'	31.02'
C120	23°42'02"	75.00'	N63°45'05"E	30.80'	31.02'

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:16:54 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:57:27 AM, Harris



VICINITY MAP

NOT TO SCALE

ZONE ATLAS SHEET NO. 132, 133 and 146

NOTES

1. Basis of Bearings: the line between found brass cap monuments NM44-R1B and NM44-R1C being N. 53°58'54" W. on former New Mexico State Road No. 44 (N.M.S.R. 550).
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.999661263 .
4. Elevations are NAVD88.
5. No buildings are existing on the surveyed property.

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide and five (5) foot wide public utility easements adjacent to the outside boundary of Tract 12-A-1-A, as shown on Lomas Encantadas Unit 1-D, Phase 1 & 2 Subdivision, said easements to remain as granted.

There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Sydney Drive NE from Phase 1 Block 5, Lot 12, Phase 2 Block 3, Lots 1 & 20 and Phase 1 Block 2, Lots 12 & 13. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Silver Springs Road NE from Phase 1 Block 3, Lots 1 & 10, Phase 1 Block 4, Lots 1 & 7. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Reagan Rd NE from Phase 1 Block 5 Lot 1, Phase 1 Block 3, Lot 22 and Phase 1 Block 1, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Halle Road NE from Phase 1 Block 3, Lot 17. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Emily Road NE from Phase 2 Block 2, Lots 1 & 27.

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to all road rights-of-way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

All property corners are set with a 5/8" x 18" rebar with yellow plastic cap stamped J. HARRIS PS 30537, or nail with shiner stamped J. HARRIS PS 30537 (unless otherwise indicated).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) are record where different from actual field survey.

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

D.E. - Drainage Easement

P.L.E. - Private Landscaping Easement

P.L.W.Q.E. - Private Landscaping / Water Quality Easement

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Corner Lot Frontage

SURVEYOR'S CERTIFICATE

I, James D. Harris, New Mexico Registered Land Surveyor No. 30537, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

James D. Harris, NMPS No .30537 — Date 11-7-25

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR

11-7-25

JURISDICTIONAL AFFIDAVIT

I, James D Harris, New Mexico Registered Land Surveyor No. 30537, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

James D. Harris NMPS No. 30537 — Date 11-7-25

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR

11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:03:42 PM, By:Harris, James
H:\proj\R3150\14.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, harris

DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO VACATE EXISTING 10' WIDE AND 5' WIDE 'PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNER TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON. SAID OWNER(S) TO VACATE LOTS 34 THRU 41 AND A PORTION OF LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '12-A-1-A' INTO 46 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 7 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '12-A-1-A-1', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE EASEMENT, OWNED AND MAINTAINED BY SSCAFCA. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'B' & 'D' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENTS. TRACT 'D' IS ALSO HEREBY RESERVED AS A PUBLIC UTILITY EASEMENT, OWNED AND MAINTAINED MY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'C' & 'E" AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'F' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE POND, OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO FOR PUBLIC USE. FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

Zoning Comments Page 1 of 6

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC

Jarrod D. Likar, Vice President - Land Development

STATE OF NEW MEXICO)
)SS
COUNTY OF SANDOVAL)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of Land Development Lomas Encantadas Development Company, LLC, a New Mexico Company organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said company as the free act and deed of said company.

Notary Public

My Commission Expires_____

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

Dave Gatterman, Executive Engineer

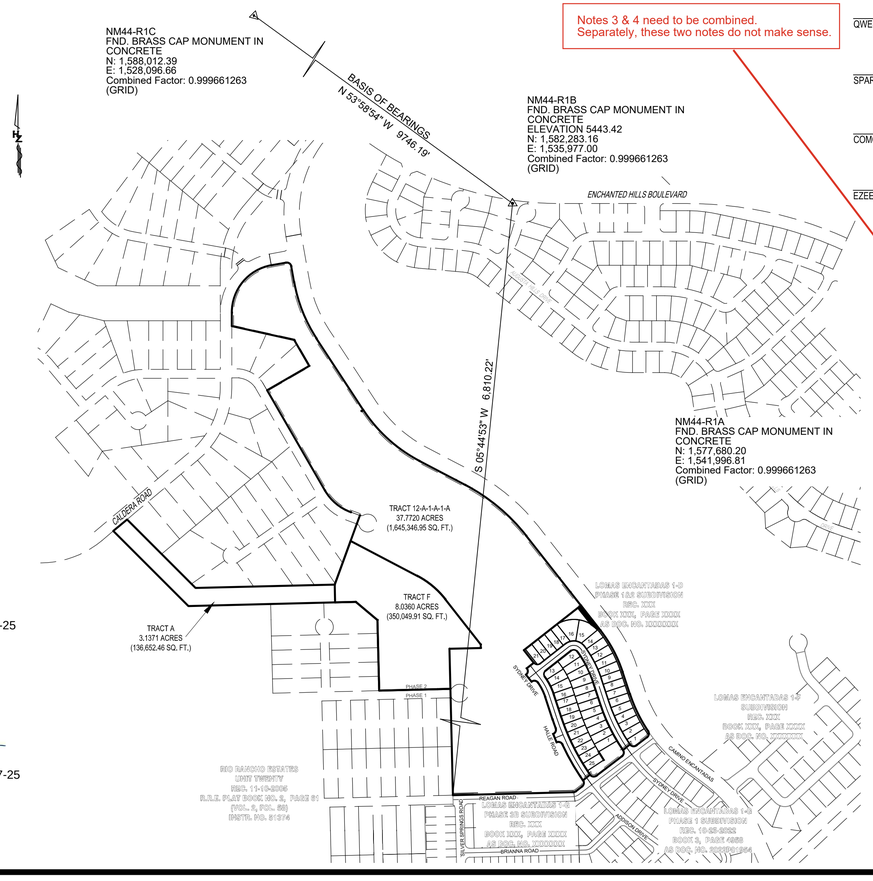
STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Dave Gatterman, who being by me duly sworn, did say that he is the Executive Engineer of Southern Sandoval County Arroyo Flood Control Authority, a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

Notes 3 & 4 need to be combined. Separately, these two notes do not make sense.



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. CITY OF RIO RANCHO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF STORM DRAIN LINES, MANHOLES AND INLETS; SANITARY SEWER LINES, MANHOLES AND SERVICE LINES; WATER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE STORM, SANITARY SEWER AND WATER SERVICES.

B. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

C. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

D. QWEST CORPORATION D/B/A CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

E. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

F. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

G. EZEE FIBER FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), SPARKLIGHT, COMCAST AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC , SPARKLIGHT, COMCAST AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED UTILITY COMPANY REPRESENTATIVES

CITY OF RIO RANCHO — DATE

PNM ELECTRIC SERVICES — DATE

NM GAS COMPANY — DATE

QWEST D/B/A/CENTURYLINK QC — DATE

SPARKLIGHT — DATE

COMCAST — DATE

EZEE FIBER — DATE

Remove DSD Director's Signature Block

PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENTS AS NOTED AND SHOWN HEREON.
2. TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON.
3. TO VACATE PORTIONS OF UNIT TWENTY, REPLAT AND CONSOLIDATE WITH PREVIOUSLY PLATTED PROPERTIES.
4. LOTS 34 THRU 41 AND LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON.
5. TO DIVIDE TRACT '12-A-1' INTO 46 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 7 TRACTS AS SHOWN HEREON.
6. TRACTS 'C' AND 'E' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
7. TRACTS 'B' AND 'D' TO BE DEDICATED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
8. TRACT 'A' TO BE DEDICATED AS A DRAINAGE EASEMENT OWNED AND MAINTAINED BY SSCAFCA AS NOTED AND SHOWN HEREON.
9. TRACT 'F' TO BE DEDICATED AS A DRAINAGE POND OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO AS NOTED AND SHOWN HEREON.
10. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
11. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-D PHASE 1A		PLAT ACRES	57.4439
NO. OF LOTS:	46	LOT ACRES:	5.8528
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	7	TRACT ACRES:	49.6820
NO. OF EXIST. TRACTS:		2	
NO. OF EXIST. LOTS		8	
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:		0.3243	
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:		1.9098	
ROAD MILES VACATED:		0.2116	

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 7

NOVEMBER 2025

LEGAL DESCRIPTION:

A Tract of land being all of Tract 12-A-1-A-1, Lomas Encantadas Unit 1-G Phase 3B Subdivision plat, recorded on February 7, 2025, in Book 3, Page 5364, as Document Number 2025P02360, being located within Sections 22, 23, 26 and 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

and

A Tract of land being all of Lots 34 thru 41 and Tract Arroyo of Block 155, Unit Twenty, recorded on June 19, 1972 in Book 2, Page 61 as Document Number 53212, being located within Section 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, Rio Rancho Estates, Sandoval County, New Mexico.

Said Tract contains 57.44 acres, more or less, (46) Lots, (7) Tracts.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC
409 NM-528 NE,
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
DONALD DUNEMAN, PHONE NO. (505) 892-5141

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Noel C. Davis, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Chairman

RIO RANCHO DEVELOPMENT SERVICS DEPARTMENT

Approved this _____ day of _____ 20____.

Amy Rincon, Director

TREASURER'S CERTIFICATE

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer A. Taylor, Sandoval County Treasurer — Date

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK — DATE

Book Page

Zoning Comments Page 2 of 6

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

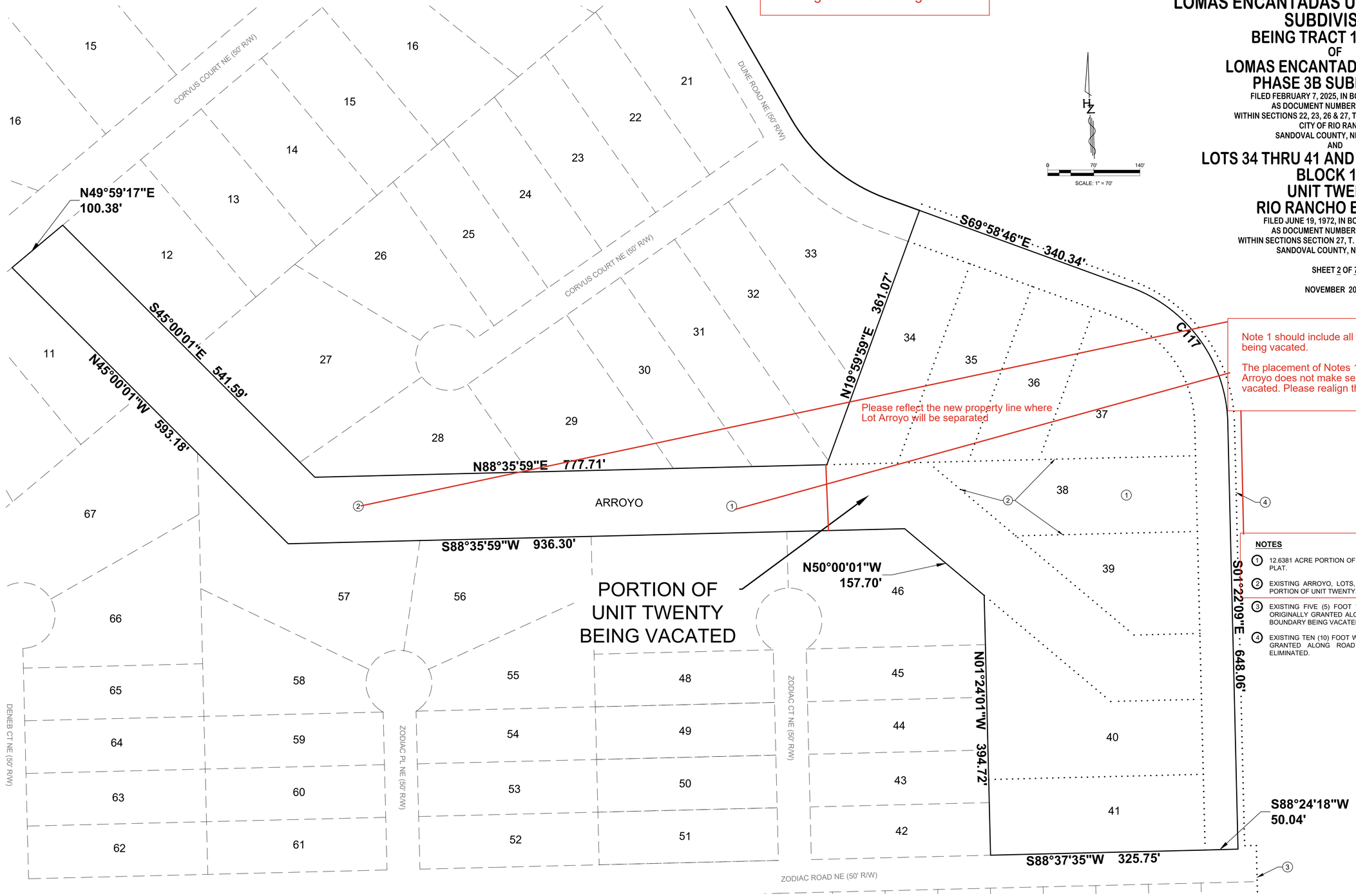
LOTS 34 THRU 41 AND TRACT ARROYO
BLOCK 155
UNIT TWENTY
RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 7

NOVEMBER 2025

SCALE: 1" = 70'



NOTES

1. 12.6381 ACRE PORTION OF UNIT TWENTY VACATED BY THE FILING OF THIS PLAT.
2. EXISTING ARROYO, LOTS, AND ROADS TO BE ELIMINATED WITHIN SAID PORTION OF UNIT TWENTY.
3. EXISTING FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENTS AS ORIGINALLY GRANTED ALONG ALL SIDES OF EACH LOT WITHIN THE PLAT BOUNDARY BEING VACATED ARE BEING ELIMINATED.
4. EXISTING TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT AS ORIGINALLY GRANTED ALONG ROAD RIGHT-OF-WAY BEING VACATED IS BEING ELIMINATED.

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:08:42 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, Harris

Zoning Comments Page 3 of 6

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 7

NOVEMBER 2025

TRACT 12-A-1-A-1-A
37.7720 ACRES
(1,645,346.95 SQ. FT.)

TRACT F
8.0360 ACRES
(350,049.91 SQ. FT.)

SCALE: 1" = 60'

Easement Note 2 is missing. Please reflect appropriately on this sheet

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

ABBREVIATIONS:

D.E.	-	Drainage Easement
P.L.E.	-	Private Landscaping Easement
P.L.W.Q.E.	-	Private Landscaping / Water Quality Easement
N.V.A.E.	-	No Vehicle Access Easement
P.U.E.	-	Public Utility Easement
RAD	-	Radial bearing
AC	-	Acres
R/W	-	Right-of-Way
"F"	-	Corner Lot Frontage

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:11:00 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

Zoning Comments Page 4 of 6

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

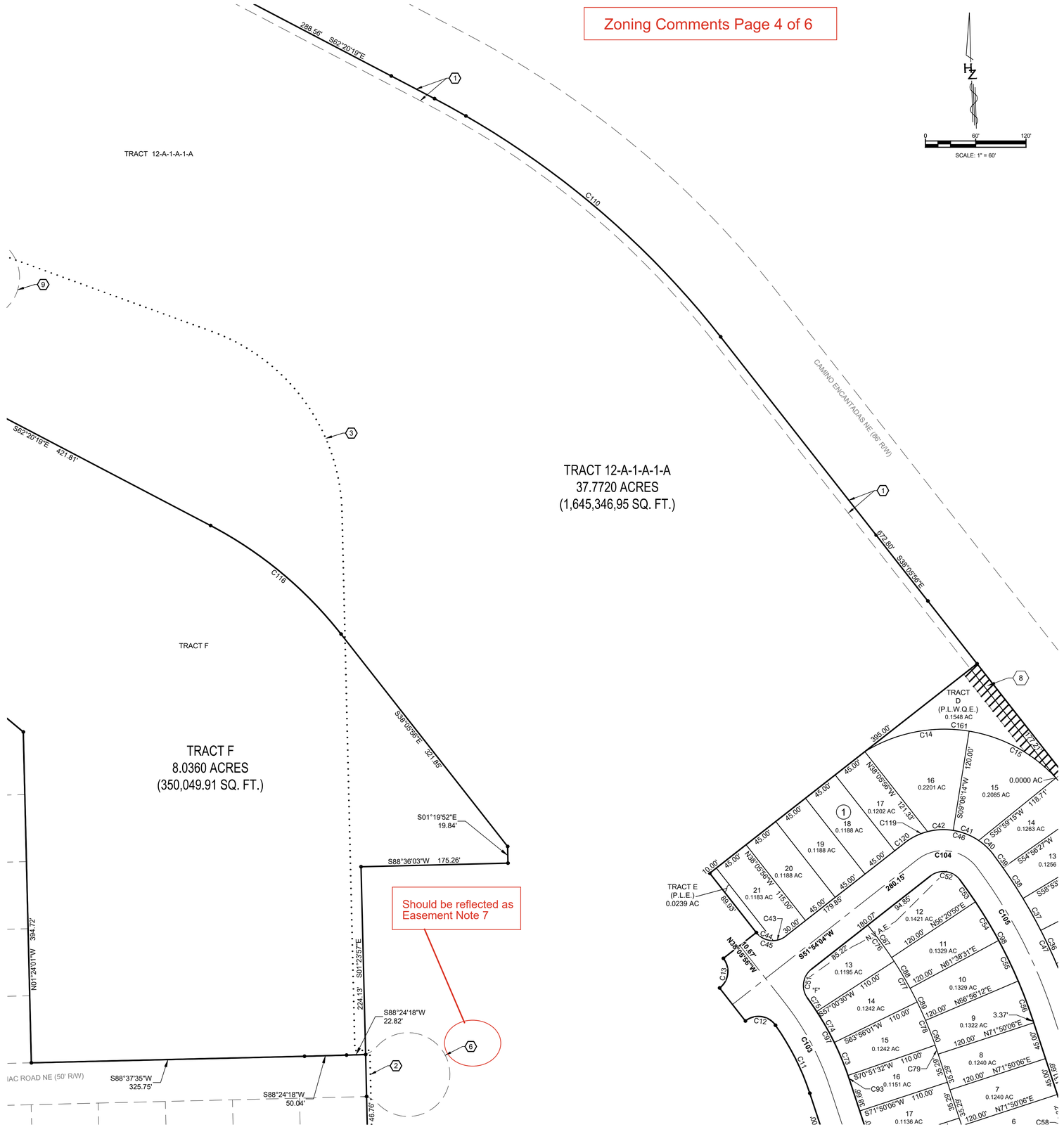
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 4 OF 7

NOVEMBER 2025



EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
AC - Acres
R/W - Right-of-Way
"F" - Corner Lot Frontage

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:11:33 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

Zoning Comments Page 5 of 6

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 5 OF 7

NOVEMBER 2025

TRACT 12-A-1-A-1-A
37.7720 ACRES
(1,645,346.95 SQ. FT.)

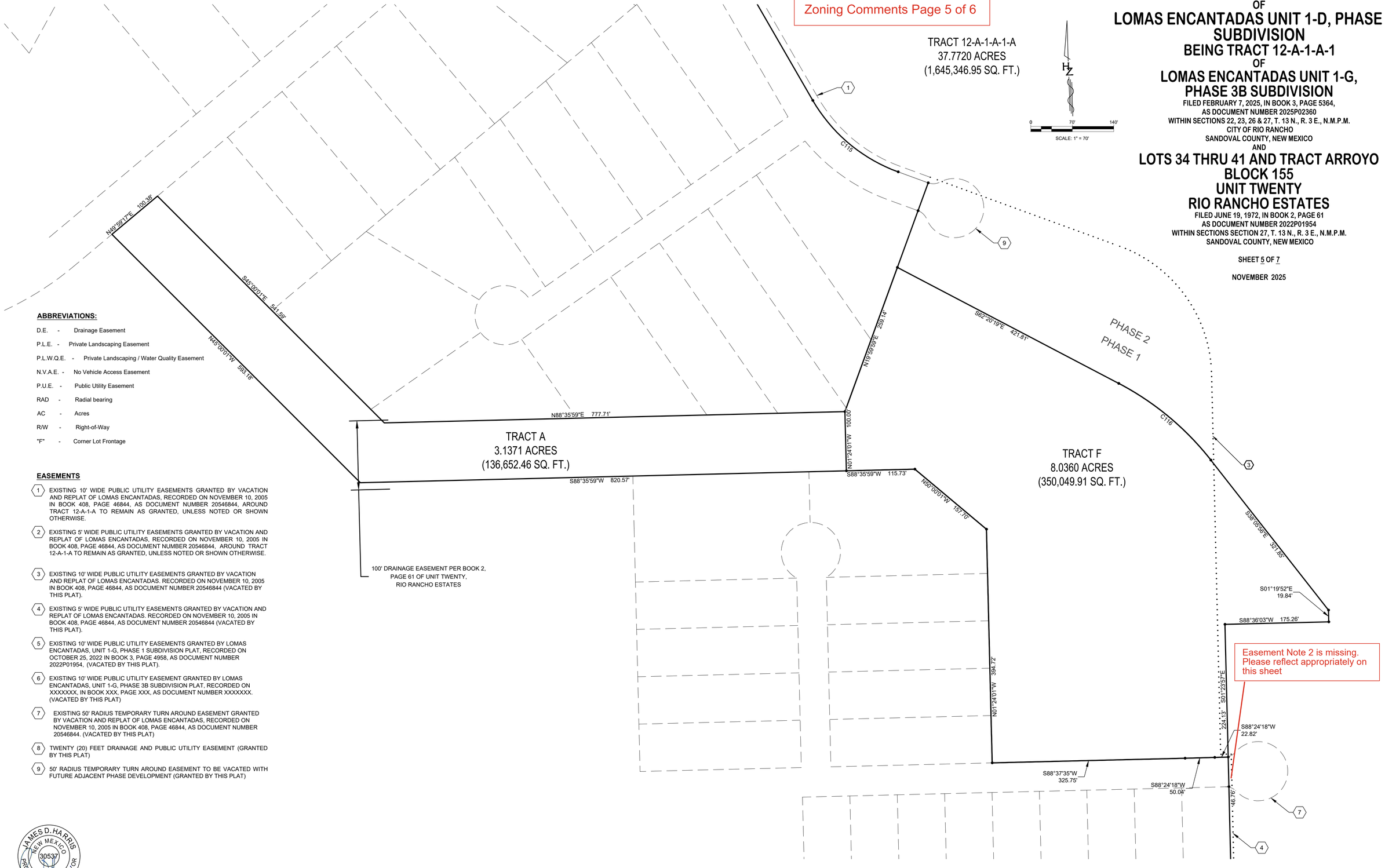
SCALE: 1" = 70'

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
AC - Acres
R/W - Right-of-Way
"F" - Corner Lot Frontage

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)



Easement Note 2 is missing. Please reflect appropriately on this sheet

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:11:55 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SILE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

Zoning Comments Page 6 of 6

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

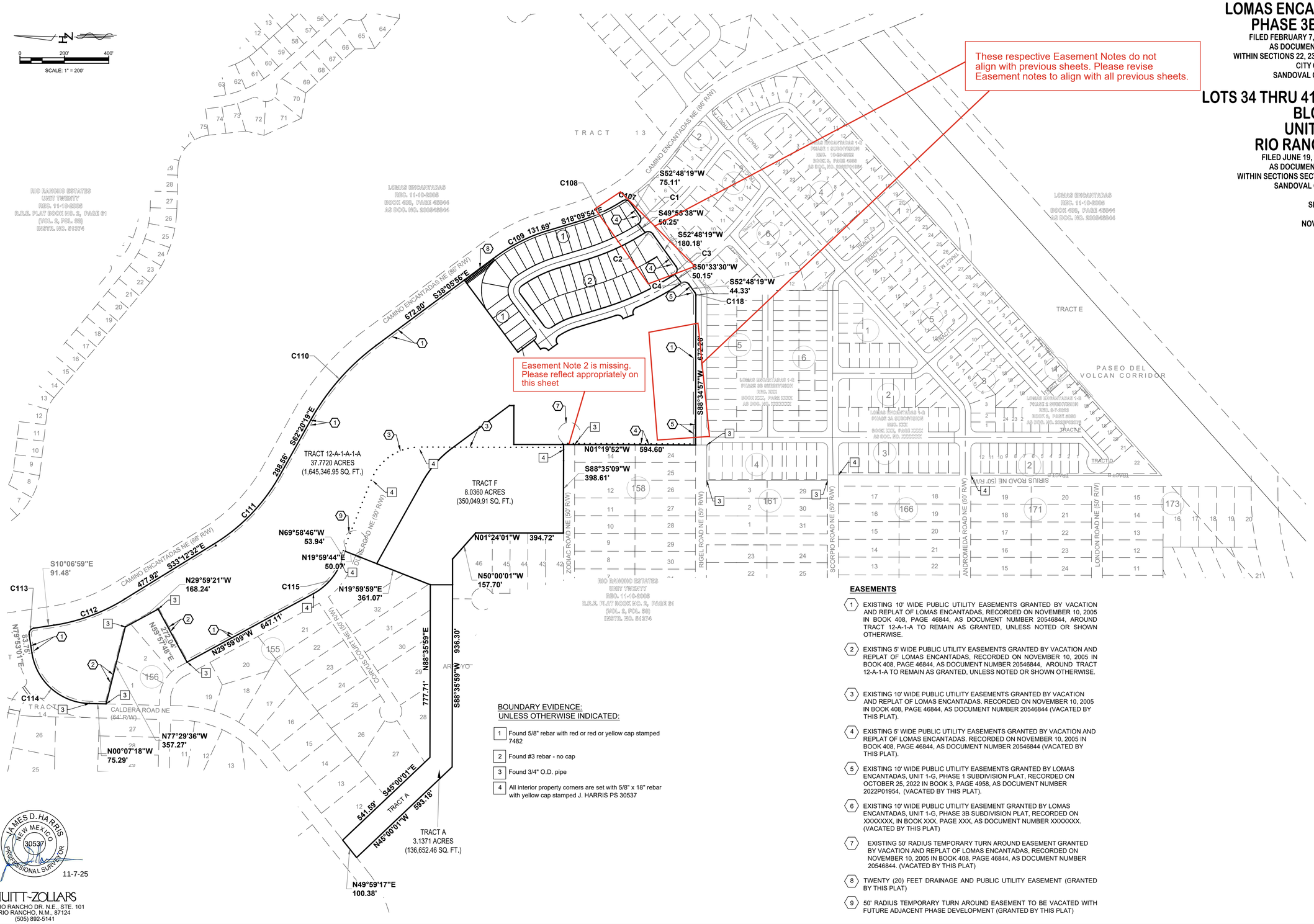
FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 6 OF 7

NOVEMBER 2025

These respective Easement Notes do not align with previous sheets. Please revise Easement notes to align with all previous sheets.

Easement Note 2 is missing. Please reflect appropriately on this sheet



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" rebar with red or red or yellow cap stamped 7482
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe
4. All interior property corners are set with 5/8" x 18" rebar with yellow cap stamped J. HARRIS PS 30537

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:16:34 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

NOVEMBER 2025

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	93°02'19"	25.00'	N80°40'32"W	36.28'	40.60'
C2	87°15'11"	25.00'	S9°10'44"W	34.50'	38.07'
C3	92°20'33"	25.00'	N81°01'25"W	36.07'	40.29'
C4	87°50'05"	25.00'	S8°53'17"W	34.68'	38.33'
C5	28°57'23"	25.00'	S67°17'01"W	12.50'	12.63'
C6	6°49'14"	25.00'	S85°10'19"W	2.97'	2.98'
C7	8°56'09"	1298.00'	N29°15'50"W	202.23'	202.44'
C8	87°50'03"	25.00'	S68°42'47"E	34.68'	38.32'
C9	87°50'03"	25.00'	S23°27'11"W	34.68'	38.32'
C10	2°17'57"	1298.00'	N19°18'52"W	52.08'	52.09'
C11	17°17'18"	302.00'	S26°48'32"E	90.78'	91.12'
C12	92°38'45"	25.00'	N81°46'33"W	36.16'	40.42'
C13	90°00'00"	25.00'	N6°54'04"E	35.36'	39.27'
C14	40°57'25"	181.13'	S78°53'23"W	126.74'	129.48'
C15	37°53'22"	181.13'	N61°41'13"W	117.61'	119.78'
C16	3°02'22"	747.00'	N36°34'45"W	39.62'	39.63'
C17	3°57'12"	747.00'	N33°04'57"W	51.53'	51.54'
C18	3°57'12"	747.00'	N29°07'45"W	51.53'	51.54'
C19	3°57'12"	747.00'	N25°10'33"W	51.53'	51.54'
C20	3°57'12"	747.00'	N21°13'20"W	51.53'	51.54'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C21	1°04'51"	747.00'	N18°42'19"W	14.09'	14.09'
C22	2°17'37"	853.00'	N19°18'42"W	34.14'	34.15'
C23	2°57'13"	853.00'	N21°56'07"W	43.97'	43.97'
C24	2°57'13"	853.00'	N24°53'19"W	43.97'	43.97'
C25	2°57'13"	853.00'	N27°50'32"W	43.97'	43.97'
C26	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C27	2°57'09"	853.00'	N33°44'55"W	43.95'	43.95'
C28	1°47'22"	968.00'	S33°10'02"E	30.23'	30.23'
C29	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C30	2°57'13"	968.00'	S27°50'32"E	49.89'	49.90'
C31	2°57'13"	968.00'	S24°53'20"E	49.89'	49.90'
C32	2°57'13"	968.00'	S21°56'07"E	49.89'	49.90'
C33	2°17'37"	968.00'	S19°18'42"E	38.75'	38.75'
C34	1°04'18"	631.68'	S18°42'20"E	11.81'	11.81'
C35	3°57'20"	631.68'	S21°13'08"E	43.60'	43.61'
C36	3°57'20"	631.68'	S25°10'28"E	43.60'	43.61'
C37	3°57'20"	631.68'	S29°07'48"E	43.60'	43.61'
C38	3°57'20"	631.68'	S33°05'07"E	43.60'	43.61'
C39	1°43'33"	631.68'	S35°55'33"E	19.03'	19.03'
C40	19°00'49"	75.00'	S46°17'45"E	24.77'	24.89'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C41	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C42	23°30'08"	75.00'	N87°21'10"E	30.55'	30.76'
C43	36°52'12"	25.00'	N70°20'10"E	15.81'	16.09'
C44	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C45	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C46	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C47	18°37'41"	631.68'	N27°28'27"W	204.47'	205.37'
C48	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C49	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C50	19°56'02"	747.00'	S28°07'55"E	258.58'	259.89'
C51	88°03'23"	25.00'	S7°52'23"W	34.75'	38.42'
C52	91°18'55"	25.00'	N82°26'28"W	35.76'	39.84'
C53	3°07'51"	582.00'	N35°13'06"W	31.80'	31.80'
C54	5°17'41"	582.00'	N31°00'19"W	53.76'	53.78'
C55	5°17'41"	582.00'	N25°42'38"W	53.76'	53.78'
C56	4°53'54"	582.00'	N20°36'51"W	49.74'	49.76'
C58	0°22'08"	1018.00'	N18°20'57"W	6.55'	6.55'
C59	2°29'01"	1018.00'	N19°46'32"W	44.12'	44.13'
C60	2°29'01"	1018.00'	N22°15'33"W	44.12'	44.13'
C61	2°29'01"	1018.00'	N24°44'34"W	44.12'	44.13'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C62	2°29'01"	1018.00'	N27°13'36"W	44.12'	44.13'
C63	2°29'01"	1018.00'	N29°42'37"W	44.12'	44.13'
C64	3°24'22"	1018.00'	N32°39'18"W	60.51'	60.52'
C65	1°06'40"	1248.00'	S34°13'25"E	24.20'	24.20'
C66	2°14'10"	1248.00'	S32°33'00"E	48.71'	48.71'
C67	2°14'10"	1248.00'	S30°18'50"E	48.71'	48.71'
C68	2°14'10"	1248.00'	S28°04'39"E	48.71'	48.71'
C69	2°14'10"	1248.00'	S25°50'29"E	48.71'	48.71'
C70	2°14'10"	1248.00'	S23°36'19"E	48.71'	48.71'
C71	2°14'10"	1248.00'	S21°22'08"E	48.71'	48.71'
C72	2°05'09"	1248.00'	S19°12'28"E	45.43'	45.44'
C73	6°55'31"	352.00'	S22°36'13"E	42.52'	42.55'
C74	6°55'31"	352.00'	S29°31'44"E	42.52'	42.55'
C75	3°09'49"	352.00'	S34°34'24"E	19.43'	19.44'
C76	4°26'46"	462.00'	N35°52'33"W	35.84'	35.85'
C77	4°38'01"	462.00'	N30°40'29"W	37.35'	37.36'
C78	3°55'20"	462.00'	N21°06'08"W	31.62'	31.63'
C79	0°58'34"	462.00'	N18°39'11"W	7.87'	7.87'
C80	1°43'02"	1138.00'	N19°23'32"W	34.10'	34.10'
C81	1°28'11"	1138.00'	N21°45'08"W	29.19'	29.19'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C82	1°13'20"	1138.00'	N24°06'44"W	24.28'	24.28'
C83	1°15'41"	1138.00'	N25°21'14"W	25.05'	25.05'
C84	1°30'32"	1138.00'	N27°42'50"W	29.97'	29.97'
C85	1°45'23"	1138.00'	N30°04'26"W	34.88'	34.88'
C86	2°14'10"	1138.00'	N32°33'00"W	44.41'	44.42'
C87	4°26'46"	462.00'	S35°52'33"E	35.84'	35.85'
C88	4°38'01"	462.00'	S30°40'29"E	37.35'	37.36'
C89	3°00'11"	462.00'	S24°33'53"E	24.21'	24.22'
C90	3°55'20"	462.00'	S21°06'08"E	31.62'	31.63'
C91	1°43'02"	1138.00'	S19°23'32"E	34.10'	34.10'
C92	1°28'11"	1138.00'	S21°45'08"E	29.19'	29.19'
C93	1°15'41"	1138.00'	S25°21'14"E	25.05'	25.05'
C93	0°58'34"	352.00'	S18°39'11"E	6.00'	6.00'
C94	1°30'32"	1138.00'	S27°42'50"E	29.97'	29.97'
C95	2°42'58"	1138.00'	S32°18'36"E	53.94'	53.95'
C96	16°41'15"	1248.00'	S26°30'31"E	362.20'	363.48'
C97	17°59'25"	352.00'	N27°09'36"W	110.07'	110.52'
C98	18°37'07"	582.00'	N27°28'27"W	188.29'	189.12'
C99	16°16'58"	1018.00'	S26°18'23"E	288.33'	289.30'
C100	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C101	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C102	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C103	19°56'02"	327.00'	N28°07'55"W	113.19'	113.77'
C104	91°18'55"	50.00'	N82°26'28"W	71.52'	79.69'
C105	18°37'07"	607.00'	N27°28'27"W	196.38'	197.25'
C106	19°01'50"	993.00'	N27°40'49"W	328.31'	329.82'
C107	86°41'52"	25.00'	S9°27'24"W	34.32'	37.83'
C108	15°43'37"	843.08'	S26°01'43"E	230.69'	231.41'
C109	19°56'02"	757.00'	S28°07'55"E	262.04'	263.37'
C110	24°14'23"	1057.00'	S50°13'07"E	443.85'	447.18'
C111	29°07'47"	843.00'	S47°46'26"E	423.99'	428.59'
C112	23°05'33"	843.00'	S21°39'46"E	337.47'	339.76'
C113	90°00'00"	25.00'	S55°06'59"E	35.36'	39.27'
C114	80°00'26"	268.00'	N39°52'48"E	344.56'	374.23'
C115	39°58'14"	275.00'	N50°03'24"W	187.98'	191.85'
C116	24°14'23"	482.00'	N50°13'07"W	202.40'	203.92'
C118	35°46'38"	25.00'	S70°41'38"W	15.36'	15.61'
C119	23°42'02"	75.00'	N63°45'05"E	30.80'	31.02'
C120	23°42'02"	75.00'	N63°45'05"E	30.80'	31.02'

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:16:54 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:57:27 AM, Harris

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 10, 2025

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
(X) Fire and Rescue – Brian Johnson, Gerard Bauer
(X) Police – Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill
(X) Ezee Fiber – John Muldrow

FROM: Development Services Department, Planning & Zoning Division

RE: 11.7.25 REVISIONS – DSD #22-210-00004 – Lomas Encantadas 1D, Phase 1A / Preliminary Plat Amendment

The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1D, Phase 1A Subdivision. The proposed Preliminary Plat Amendment removes Phases 1B and 2 and removes Tract F within Phase 1A (replaced with 2 additional lots & landscape Tract D). Tract F, the drainage pond tract to be dedicated to the City, has been reconfigured to match the corresponding construction plans. LE 1D, Phase 1A will now consist of 46 lots and 6 tracts, all zoned R-4: Single-Family Residential District. Total plat acreage is approximately 57.4437 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, November 21, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(X) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 ft driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval before the full plan set is submitted.

Fire Marshal Brian Johnson — Reviewer
11/13/2025 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 10, 2025

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
(X) Fire and Rescue – Brian Johnson, Gerard Bauer
(X) Police – Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill
(X) Ezee Fiber – John Muldrow

FROM: Development Services Department, Planning & Zoning Division

RE: 11.7.25 REVISIONS – DSD #22-210-00004 – Lomas Encantadas 1D, Phase 1A / Preliminary Plat Amendment

The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1D, Phase 1A Subdivision. The proposed Preliminary Plat Amendment removes Phases 1B and 2 and removes Tract F within Phase 1A (replaced with 2 additional lots & landscape Tract D). Tract F, the drainage pond tract to be dedicated to the City, has been reconfigured to match the corresponding construction plans. LE 1D, Phase 1A will now consist of 46 lots and 6 tracts, all zoned R-4: Single-Family Residential District. Total plat acreage is approximately 57.4437 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, November 21, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

For note 8, please clarify which entity the easement is being dedicated to.

Reviewer _____ Date _____

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-220-00011

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

SUBJECT:
Final Plat. The Applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1D, Phase 1A Subdivision, consisting of 46 Lots and 7 Tracts zoned R-4: Single-Family Residential District on the property legally described as Lomas Encantadas, Tract 12-A-1-A-1. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The Applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1D, Phase 1A Subdivision, consisting of 46 Lots and 7 Tracts zoned R-4: Single-Family Residential District on the property legally described as Lomas Encantadas, Tract 12-A-1-A-1.

The total plat acreage comprises 57.4439 acres, with approximately 5.8528 lot acres and 48.6820 acres of total tract acreage. The Final Plat additionally dedicates 1.9098 acres of public street right-of-way to the City of Rio Rancho.

The proposed subdivision is part of the Lomas Encantadas Master Plan, originally adopted in 2004 and most recently amended on May 22, 2025 under Resolution No. 55, Enactment No. 25-054.

The original Preliminary Plat for Lomas Encantadas 1D, Phase 1 & 2 was originally approved with conditions by the Planning and Zoning Board on April 26, 2022 under Case No. 22-210-00004 and was subsequently extended at the April 11, 2023 Planning and Zoning Board Meeting.

An extended Preliminary Plat Amendment was approved by the Planning and Zoning Board on March 12, 2024. This Amendment split Phase 1 into Phases 1A & 1B, as well as made modifications to existing lots within the subdivision.

A Preliminary Plat Extension for LE 1D, Phases 1A, 1B, & 2 was approved by the Planning and Zoning Board on January 14, 2025.

The subject Final Plat application is being heard concurrently with Preliminary Plat Amendment Case #22-210-00004; the Preliminary Plat Amendment makes the following changes:

- Phases 1B & 2 removed from the subject plat. The new Tract 12-A-1-A-1-A, comprising approx. 37.7720 acres, will be created.
- In Phase 1A, two lots and a landscape/drainage tract (Tract D) have replaced the original Tract F.

- Tract L, a drainage pond to be dedicated to the City of Rio Rancho, has been changed to Tract F; this new tract has been modified to align with current construction plans. Tract F comprises approximately 8.0360 acres.
- The existent Unit 20, Block 155, Lots 34-41 and a portion of Lot 'Arroyo' shall be vacated and attributed to the new Tract F and new Tract 12-A-1-A-1-A; approximately 12.6381 acres.
- Lot count reduced to 46 Lots; Tract count reduced to 7 tracts.

Lomas Encantadas 1D, Phase 1A is located on the north side of Paseo del Volcan, a principal arterial, and shall be accessed via Camino Encantadas NE, a future minor arterial.

I. GENERAL INFORMATION

A. Dry Utilities/Gas: The Applicant is responsible for coordinating the installation of all dry utilities with Centurylink, Sparklight, Comcast, Ezee Fiber, PNM, and Gas Company of New Mexico.
B. Water and Wastewater Availability: A water and wastewater availability approval letter dated April 12, 2022 was granted by the Utilities Department for the Lomas Encantadas 1D, Phases 1 & 2 Subdivision.
C. Drainage: Drainage is per the Drainage Study for Lomas Encantadas Unit 1D, Phases 1 & 2, dated June 2025. The subject plat includes a tract (Tract F) dedicated to the City of Rio Rancho for use as a drainage pond, and Tract A (adjacent to Tract F) is being dedicated for drainage and owned by SSCAFCA.
D. Roads & Sidewalks: All roads within LE 1D, Phase 1A are standard 50' residential rights-of-way, with 5' sidewalks on each side, dedicated to the City of Rio Rancho. There are approximately 1.9098 acres of new road dedicated to the City. The proposed rights-of-way would comply with the design standards for streets set out in R.O. 2003 § 155.41.
E. Recreation Facilities/Open Space: Tracts C & E will serve as private landscaping tracts, dedicated to and to be maintained by the Lomas Encantadas Master Association.
F. Easements: There are existent 10' Public Utility Easements (PUE) along the interior of the northern, southern, eastern, and partial western boundaries of the existent LE, Tract 12-A-1-A-1, to remain. The plat includes two existing 50' radius turn around easements at the ends of Dune Rd NE and Zodiac Rd NE, both to remain. A 20' Drainage and Public Utility Easement, granted to the City of Rio Rancho, has been established along the eastern boundary of Tract D.
G. Public Site Dedications: Tract F shall be dedicated as a drainage pond, to be owned and maintained by the City of Rio Rancho. Tract A shall be dedicated as a drainage easement, to be owned and maintained by SSCAFCA.
H. Vacations: The LE 1D, Phase 1A plat will vacate an approximately 12.6381 acre portion of land comprised of Lots 34 thru 41 and a portion of Lot Arroyo of Block 155, Unit 20; this includes vacation of lot lines, vacation of existing 5' internal utility and drainage easements within these specific lots, as well as vacation of a portion of Dune Rd NE. The plat additionally vacates existing 10' Public Utility Easements along the portion of Dune Rd NE being vacated.
I. Variances: None.

II. CONFORMANCE WITH RIO RANCHO MUNICIPAL CODE CHAPTER 155 SUBDIVISIONS

The proposed plat would be in conformance with the subdivision design standards in R.O. 2003 Chapter 155. Staff recommends the Planning and Zoning Board find this criteria has been met.

III. CONFORMANCE WITH THE ZONING ORDINANCE

The proposed lots would comply with the dimensional standards of the R-4: Single-Family Residential District as laid out in R.O. 2003 § 154.50. The proposed lots would range in size from 0.1173 acres (approximately 5,109.59 sf) to 0.2201 acres (approximately 9,587.562 sf), in compliance with the 4,000 sf minimum lot area of the R-4: Single Residential District. The proposed lots would also tentatively comply with the minimum allowable lot width of 40 ft, with a lot width

range of approximately 40' at front R-4 setback to 61.6'. A condition of approval is for the Applicant to provide lot width at front R-4 setback for Lots 15 & 16 in Block 1 to ensure minimum R-4 lot width compliance.

Staff recommends the Planning and Zoning Board find the proposed Final Plat tentatively conforms to the requirements of R.O. 2003 Chapter 154 Planning and Zoning, pending provision of lot width at front R-4 setback for Lots 15 & 16 in Block 1. Criteria is satisfied.

IV. CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN & LOMAS ENCANTADAS MASTER PLAN

In Chapter 5, Land Use Element, a policy is to “encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan”, (5.6.3, Policy L-1). This application would be an action in meeting the policy of encouraging planned development in a Master Planned area (Lomas Encantadas Master Plan).

Staff recommends the Board finds the plat to be in conformance with the Lomas Encantadas Master Plan, as the subject subdivision furthers the character of the previously established R-4: Single-Family Residential District zoning south of the subject subdivision in Lomas Encantadas 1G, Phases 1, 2, 3A & 3B. The aforementioned phases were originally part of Lomas Encantadas Tract 12, which was established as R-4: Single-Family Residential zoning per Ordinance No. 36, Enactment No. 21-02, approved by the Governing Body January 14, 2021.

Staff finds the subject LE 1D, Phase 1A plat furthers the continuity of the existent R-4: Single-Family zoning. As Phases 1B and 2 have been duly removed, there is further opportunity for expansion and for provision of further recreational amenities within LE, Tract 12-A-1-A-1 as it continues to develop. This application meets all Policy L-1 requirements, furthering a specific community character, with considerations for storm drainage, landscaping, and circulation within the City of Rio Rancho. Criteria is satisfied.

V. CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT

Staff finds the proposed Final Plat is consistent with the Preliminary Plat Amendment, being heard concurrently on December 16, 2025 by the Planning and Zoning Board. As both the Preliminary Plat Amendment and Final Plat are being heard at the same meeting, should it be found the Final Plat has any discrepancies not previously caught by staff, a condition of approval has been added to state, "All acreages, lot and tract counts, and subdivision boundaries shall align with the approved Preliminary Plat Amendment." Criteria is satisfied.

VI. CONFORMANCE WITH CITY POLICIES AND REGULATIONS
The application and associated materials were provided to the following departments:

DSD Planning	Comments throughout ABM and in "Reviewer Comments."
DSD Engineering	No adverse comments.
Rio Rancho Fire & Rescue	Comments attached in "Reviewer Comments."
Parks, Recreation, & Community Services	No adverse comments.
SSCAFCA	Comments attached in "Reviewer Comments."
Rio Rancho Police	No comments received.
Rio Rancho Public Schools	No comments received.
MRMPO	No comments received.

FINDING: Criteria is satisfied.

SURROUNDING LAND USE/ZONING: Surrounding land is zoned R-1: Single-Family Residential District to the north, east, and west, with R-4: Single-Family Residential District to the south.

NOTIFICATIONS: No legal notification necessary for Final Plat applications.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Final Plat with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the Applicant's request for approval of a Final Plat.
2. The Applicant has the authority to apply for a Final Plat.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The Final Plat conforms to the requirements of Rio Rancho Municipal Code (R.O. 2003) Chapter 155: Subdivisions.
2. The Final Plat conforms to the R-4: Single-Family Residential zoning district requirements, pending provision of lot width at front R-4 setback for Lots 15 & 16 in Block 1.
3. The Final Plat is consistent with the Preliminary Plat Amendment as approved by the Planning and Zoning Board on December 16, 2025.
4. Completion of infrastructure or subdivision bond and subdivision improvement agreement is required prior to recording of Final Plat.
5. Plat will be Book 37, Pages 90-96.
6. The Applicant shall address all staff comments prior to submitting for signatures, including but not limited to:

a. Address all items in the attached document "Reviewer Comments."
b. Remove vacation notes from the portion of Tract A being retained.
c. Provide lot widths at front R-4 setback for Lots 15 & 16 in Block 1 to ensure compliance with minimum R-4 lot width standards.
d. All acreages, lot and tract counts, and subdivision boundaries shall align with the approved Preliminary Plat Amendment.
e. Signature Block for City Mayor shall be included on plat for dedication and ownership of Tract F.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the Final Plat with findings and conditions.
2. Approve the Final Plat with amendments to recommendations and/or conditions.
3. Deny the Final Plat.
4. Postpone the item and continue the public hearing for the Final Plat for further review.

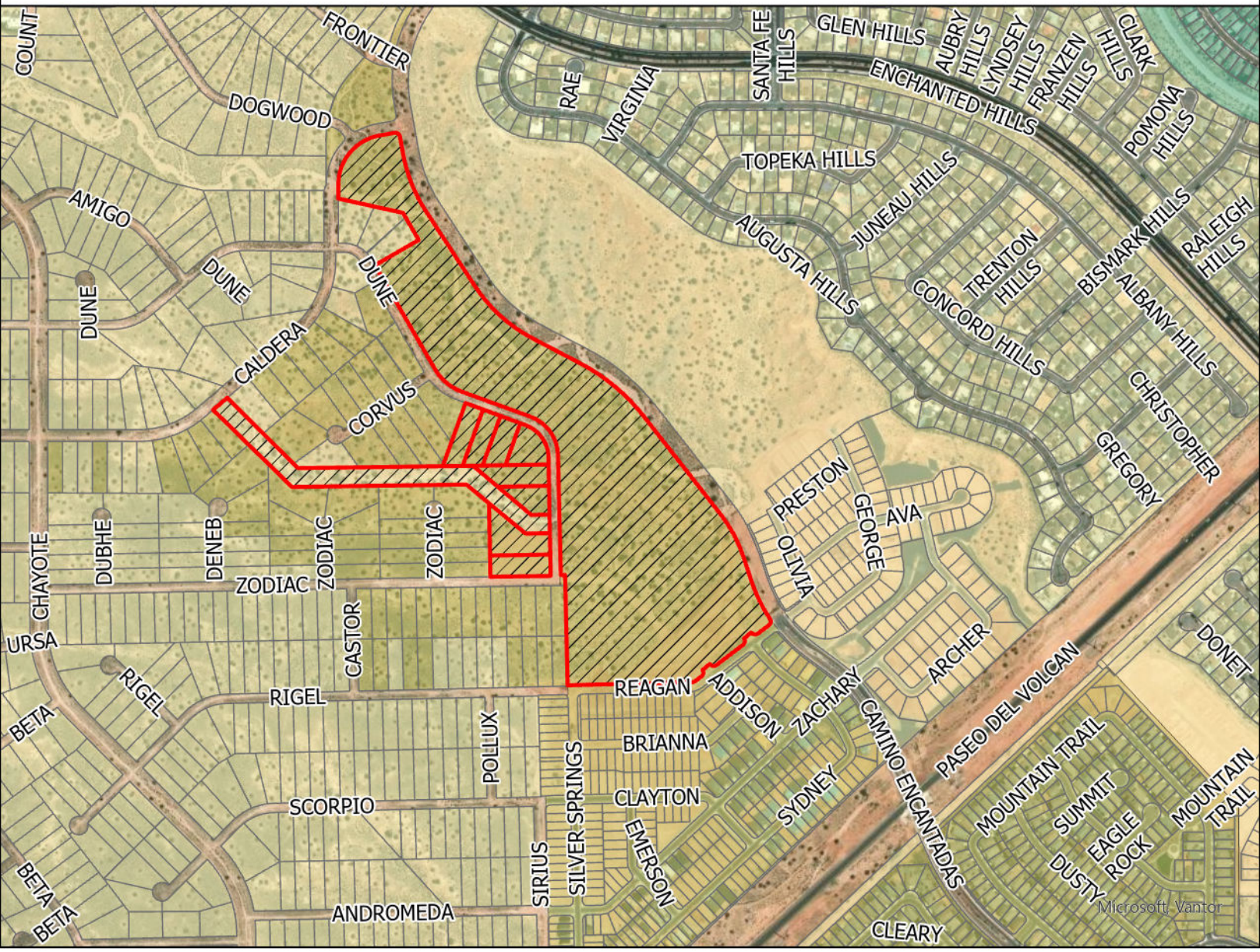
DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location Map
ATTACHMENT: Application
ATTACHMENT: Authorization

ATTACHMENT: Final Plat Checklist
ATTACHMENT: Final Plat
ATTACHMENT: Amended Preliminary Plat
ATTACHMENT: Preliminary Plat Amendment Changes
ATTACHMENT: Reviewer Comments

LOMAS ENCANTADAS 1D, PHASE 1A
LE, TRACT 12-A-1-A-1
FINAL PLAT



GIS
Moving Spatial Data Forward

N
W
E
S

Legend

Zoning
- R-1
- R-4
- SU
- Subject Properties

0 0.040.07 0.15 0.22 0.3 0.38 Miles

DISCLAIMER: All information on this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Tim Dvorak, 12/3/2025

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☒ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name:	LOMAS ENCANTADAS DEVELOPMENT COMPANY		Phone: 505-389-2191
Address:	409 NM HWY 528 NE		E-Mail: BryanA@aswinc.com
City:	RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest:	OWNER	List Owners:	LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)	

Agent Name:	HUITT-ZOLLARS, INC.		Phone: 505-892-5141
Address:	333 RIO RANCHO DRIVE NE, SUITE 101		E-Mail: dduneman@huitt-zollars.com
City:	RIO RANCHO	State: NM	ZIP Code: 87124

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

FINAL PLAT SUBMITTAL FOR LOMAS ENCANTADAS UNIT 1D PHASE 1A

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Lomas Encantadas	Block(s): Tract 12-A-1-A-1 / 155	Lot(s): 34-41, ARROYO
Existing Zoning: R-4 / R-1	Proposed Zoning: R-4	
No. of existing lots: 10	No. of proposed lots: 46	Total area of site (acres) 54.3068

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: DONNIE DUNEMAN	Applicant:	Agent: HUITT-ZOLLARS, INC.
Signature:		Date: 12/2/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

Form revised June 2014

Lomas Encantadas Development Company
409 Rio Rancho Blvd.
Rio Rancho, NM 87124

March 9, 2022

Ms. Maida Rubin
Planning and Zoning Manager
Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Dear Ms. Rubin:

Please accept this letter as our authorization to have Huitt-Zollars act as our agent for the following property:

Lomas Encantadas 1D

Lomas Encantadas Tract 12

If you have any questions regarding the request please feel free to contact me at 505-389-2191.

Sincerely,



Bryan Aragon, PE
Land Development Coordinator

CHECKLIST FOR SUBMITTAL OF FINAL PLATS

Required Documentation

The application will not be accepted for review until the documentation listed below is provided and deemed complete. "Yes" indicates that the information is provided and complete. "No" indicates the information was not provided and is not applicable. All "No" responses shall be clarified in writing by the applicant or agent.

Letter of Authorization – *1 copy*

Yes	No	
☒	☐	Letter of authorization from applicant if application is to be managed by another representative. Letter must include name of subdivision, agent and signature of applicant.

Findings of Fact – *7 copies*

Yes	No	
		PRELIMINARY PLAT AMENDMENT BEING HEARD AT SAME MEETING AS FINAL PLAT
☒	☐	Copy of Findings of Fact noting conditions of preliminary plat approval.

Final Plat – *7 paper copies (folded) NOTE: An additional 15 copies will need to be provided after staff has reviewed and the plat is scheduled for PZ Board hearing.*

Yes	No		
		A.	**IDENTIFICATION**
☒	☐		Subdivision name
☒	☐		Date of Plat
☒	☐		Scale (1 inch to 200 feet, preferably 1 inch to 100 feet), Equivalent and Graphic
☒	☐		North Arrow
☒	☐		Location Map, Scale, North Arrow & Reference to Zoning Atlas Page #
☒	☐		Reference To:
		(A)	Federal Section
		(B)	Projected Section
		(C)	Land Grant
		(D)	County and City Control Systems

Yes	No	
☒	☐	Disclosure Statement

B. MONUMENTS

☒	☐	Subdivision Control Monuments
		(A) Centerline Monumentation
		(B) Block Control with Surveyor's Registration Number
		(C) Type of Corners Found or Set
		(D) Bond
☒	☐	Permanent Survey Monuments
		(A) Type of Monuments
		(B) Monuments, Existing or Set
		(C) X and Y Coordinates (N.M.S.P.)
		(D) Reference Zone
		(E) Delta Alpha
		(F) Combined Ground to Grid Factor
		(G) Bond
☒	☐	Bench Marks
		(A) Location Found or Set
		(B) Bond

C. PERIMETER

☒	☐	Written Description, Metes & Bounds
☒	☐	Bearing in Degrees, Minutes & Seconds
☒	☐	Distances in Feet & Hundredths
☒	☐	Record Distances & Bearings

Yes	No	
☒	☐	Measured Distances & Bearings
☒	☐	Basis for Bearings Shall Be Grid or Rotation Factor to Grid
☒	☐	Total Gross Acreage of Subdivision
☒	☐	Property Corners Found or Set
☒	☐	Property Lines Eliminated Shown as Dashed Line

D. BLOCK AND LOT

☒	☐	Block Identification
☒	☐	Lot Identification
☒	☐	Bearing on Non-Radial Lines
☒	☐	Bearing on Non-Perpendicular Lines
☒	☐	Distances Lot Perimeter

E. ADJACENT LAND

☒	☐	The Location and Dimension of Streets that Intersect the Boundary or Boundary Streets of the Subject Subdivision
☒	☐	Reference to Recorded Subdivision Plats or Adjoining Lands by Recorded Name File, Date and City Book and Page Number
☒	☐	Graphic Presentation, by Dashes, Lines or Lots Contiguous to Boundary of Subdivision

F. STREET RIGHT-OF-WAY

☒	☐	Name of Streets (Ensure No Duplication)
☒	☐	Right-of-Way Width Noted
☒	☐	Centerline Data, Tangent Distances & Bearings
☒	☐	Centerline Data, Curves, Radius, Central Angles, Arc
☒	☐	Mileage of Streets Created: Total, Full-Width, Half-Width
☐	☒	Street Vacation Application Number N/A

Yes	No	
☒	☐	Private Streets or Access Easements so Designated N/A
☒	☐	Identify Private Way or Street Documentation Addressing Lots Serviced and Maintenance Responsibility N/A

G. EASEMENTS

☒	☐	All Easements of Record or Apparent are Shown
☒	☐	Location by Distance & Bearing
☒	☐	Dimension
☒	☐	Purpose
☒	☐	Proposed Shown in Dashed Lines and Labeled
☒	☐	Existing Shown in Dashed Lines and Labeled with Recordation Data
☒	☐	Vacated Shown in Ghost Lines and Labeled
☒	☐	Apparent Shown and Labeled
☒	☐	Limitations

H. DRAINAGE RIGHT-OF-WAY

☒	☐	Location
☒	☐	Dimension

I. PUBLIC AREAS

☒	☐	Location
☒	☐	Dimension
☒	☐	Purpose

J. FREE CONSENT

☒	☐	Statement that the subdivision is with free consent and in accordance with the desires of the subdivider

Yes	No	
K.		**CERTIFICATIONS**
☒	☐	Jurisdictional Affidavit
☒	☐	Certification and seal of surveyor that plat was prepared in accordance with the Minimum Standards for Surveying in New Mexico and the City of Rio Rancho subdivision ordinance
☒	☐	Jurisdictional affidavit by surveyor stating that the subject property is within the platting jurisdiction of the City of Rio Rancho
☒	☐	Certification by either the Planning and Zoning Board Chairman (if plat approved at a Planning and Zoning Board hearing) or by the Development Services Department Director (if approved administratively as a summary plat)
☒	☐	Certification of City Clerk noting date plat was approved by the Planning and Zoning Board or by the Development Services Department Director (whichever is applicable)
☒	☐	Certification of franchised utility companies (Cable One, Qwest, PNM) and Department of Public Works
☒	☐	Certification of County Treasurer that all current and previous property taxes have been paid in full
☒	☐	Certification of County Clerk noting date, time and recording information
L.		**DEDICATION**
☒	☐	Signed statement by the subdivider dedicating street and drainage right-of-way and other appropriate lands for public use in fee simple and granting all required easement for public use
☒	☐	Notary signature
M.		**ACKNOWLEDGMENT**
☒	☐	Acknowledged in the manner required for the acknowledgment of deeds
☒	☐	Notary signature
N.		**SURVEY**
☒	☐	Certification by land surveyor meeting the minimum requirements for monuments and surveys of Chapter II.6 of the City of Rio Rancho Design Process Manual

Yes No

☒ ☐ Digital submittals are required and must contain a minimum of the following: Coordinate system

(A) Data shall be ground coordinates tied to the New Mexico State Plane, Central Meridian: Datum, NAD83

(B) The submittal shall disclose the coordinate system and datum

☒ ☐ Content

(A) A single drawing in model space showing only parcel lines, street center lines, and easement lines

(B) Only Final Plat data will be provided

(C) Parcel lines shall be in one separate layer

(D) Street center lines shall be in one separate layer

(D) Access easement lines and all other easements that are 20 feet wide or greater shall be in a second separate layer

(E) All other easement lines shall be in a third separate layer

☒ ☐ File format

(A) DXF files in ASCII format. Other formats directly compatible with Arc/Info GIS may be accepted (i.e. shapefiles, coverage export files)

(B) Files may be transmitted as PDF attachments to e-mail, Flash Drive or CD-ROM

(C) One hard copy of the final plat shall accompany the electronic submittal

☒ ☐ File names

(A) <DSD Project#>.dxf used as a standard naming convention

☒ ☐ Quality assurance

(A) DXF file submitted shall be validated by a Records and GIS Section designee as a condition to final sign-off

(B) Validation review will be performed in a timely manner

Final Construction Plans – *7 copies*

Yes	No	ON FILE
☒	☐	Final construction plans (100% complete) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Drainage Report – *3 copies*

Yes	No	ON FILE
☒	☐	Drainage Report drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Soils Analysis – *3 copies*

Yes	No	ON FILE
☒	☐	Soils analysis (geotechnical report) drafted to the standards noted in the Development Process Manual and revised to address any comments from preliminary plat review.

Traffic Impact Analysis – *3 copies*

Yes	No	ON FILE
☒	☐	Traffic impact analysis drafted to the standards noted in the Development Process Manual and revised to address any comments from the preliminary plat review.
☒	☐	Documentation of New Mexico Department of Transportation (NMDOT) approval of access to state highway. N/A

Infrastructure List – *7 copies*

Yes	No	
☒	☐	List of all proposed onsite and offsite infrastructure improvements within public right-of-way or publically-held easements, including, but not limited to roads (street name, description of improvement, point of beginning and end), drainage (proposed legal description, description of improvement, location), and water and wastewater lines (line size, point of beginning and end).

Engineer's Opinion of Probable Cost – *2 copies*

Yes	No	
☒	☐	List of costs of proposed infrastructure improvements (onsite and offsite) drafted to the standards noted in the Development Process Manual. This cost estimate will form the basis of the financial guarantee (if applicable).

N/A

Development Agreement – *3 copies*

Yes	No	ON FILE
☒	☐	Development Agreement drafted to the standards noted in the Development Process Manual (if applicable).

Covenants – *3 copies*

Yes	No	ON FILE
☒	☐	Draft of covenants that notes private improvements to be maintained by association and dues to be paid by association members if proposing privately owned and maintained infrastructure typically dedicated to and maintained by the City (if applicable)

Signature

I have reviewed the Final Plat Application and find it complete.

Name (Print): Donald Duneman, PE ☐ Applicant ☒ Agent

Signature: _____ Date: 12/2/25

For Office Use Only

I have reviewed the Final Plat Application and find it ☐ complete ☐ incomplete.

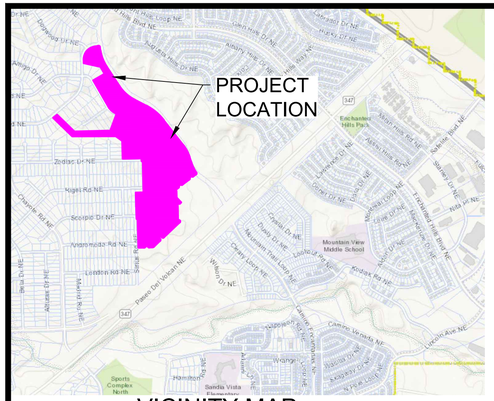
Name (Print): _____ Title: _____

Signature: _____ Date: _____

Case No.: _____

If incomplete, date that application was brought into compliance: _____

_____



VICINITY MAP

NOT TO SCALE

ZONE ATLAS SHEET NO. 132, 133 and 146

NOTES

1. Basis of Bearings: the line between found brass cap monuments NM44-R1B and NM44-R1C being N. 53°58'54" W. on former New Mexico State Road No. 44 (N.M.S.R. 550).
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.999661263 .
4. Elevations are NAVD88.
5. No buildings are existing on the surveyed property.

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide and five (5) foot wide public utility easements adjacent to the outside boundary of Tract 12-A-1-A-1, as shown on Lomas Encantadas Unit 1-G, Phase 3B Subdivision, said easements to remain as granted.

There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Sydney Drive NE from Block 1, Lot 12 and Lot 13. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Reagan Road NE from Block 1, Lot 1.

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to all road rights-of-way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

All property corners are set with a 5/8" x 18" rebar with yellow plastic cap stamped J. HARRIS PS 30537, or nail with shiner stamped J. HARRIS PS 30537 (unless otherwise indicated).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) are record where different from actual field survey.

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

D.E. - Drainage Easement

P.L.E. - Private Landscaping Easement

P.L.W.Q.E. - Private Landscaping / Water Quality Easement

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Corner Lot Frontage

SURVEYOR'S CERTIFICATE

I, James D. Harris, New Mexico Registered Land Surveyor No. 30537, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

12-3-25

James D. Harris, NMPS No .30537 Date

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR

12-3-25

JURISDICTIONAL AFFIDAVIT

I, James D Harris, New Mexico Registered Land Surveyor No. 30537, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

12-3-25

James D. Harris NMPS No. 30537 Date

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR

12-3-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 12/3/2025 12:27:07 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-REV2.dwg
Last Saved:12/3/2025 12:26:05 PM, jharris

DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO VACATE EXISTING 10' WIDE AND 5' WIDE 'PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNER TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON. SAID OWNER(S) TO VACATE LOTS 34 THRU 41 AND A PORTION OF LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '12-A-1-A-1' INTO 46 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 7 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '12-A-1-A-1-A', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY SSCAFCA. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'B' & 'D' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENTS. TRACT 'D' IS ALSO HEREBY RESERVED AS A PUBLIC UTILITY EASEMENT, OWNED AND MAINTAINED MY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'C' & 'E' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'F' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE POND, TO BE DEDICATED, OWNED, AND MAINTAINED BY THE CITY OF RIO RANCHO FOR PUBLIC USE. FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC

Jarrod D. Likar, Vice President - Land Development

STATE OF NEW MEXICO)
)SS
COUNTY OF SANDOVAL)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of Land Development Lomas Encantadas Development Company, LLC, a New Mexico Limited Liability Company organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said company as the free act and deed of said company.

Notary Public

My Commission Expires_____

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

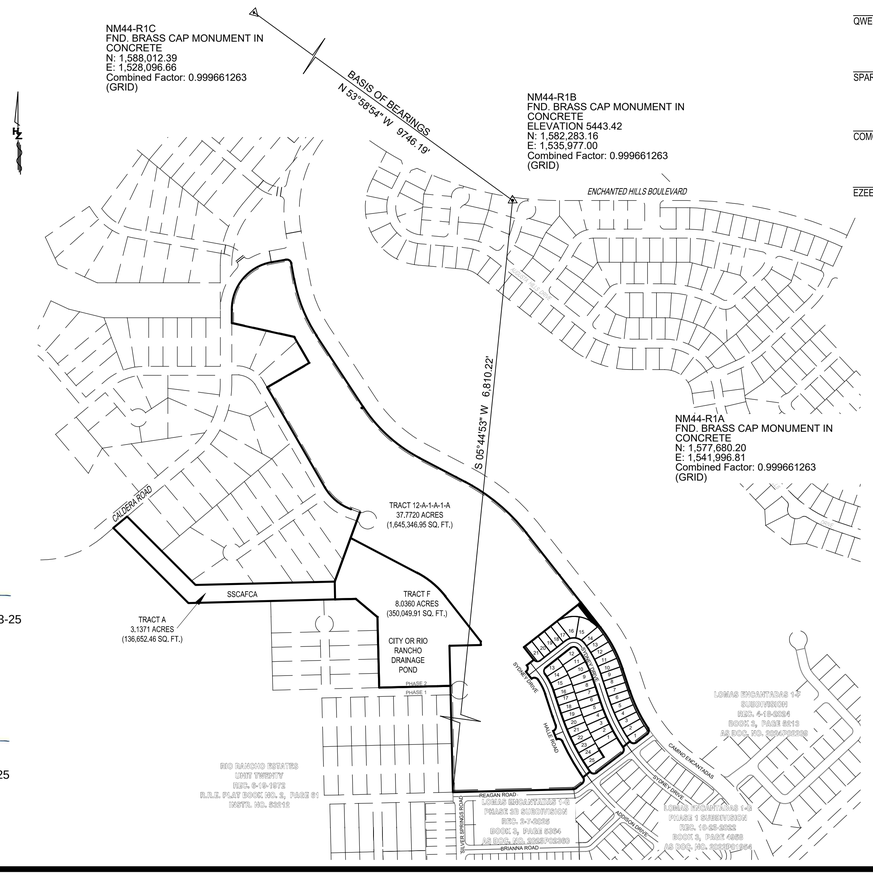
Dave Gatterman, Executive Engineer

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Dave Gatterman, who being by me duly sworn, did say that he is the Executive Engineer of Southern Sandoval County Arroyo Flood Control Authority, a political subdivision of the State of New Mexico and that he signed this instrument on behalf of SSCAFCA as the free act and deed of said corporation.

Notary Public

My Commission Expires_____



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. CITY OF RIO RANCHO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF STORM DRAIN LINES, MANHOLES AND INLETS; SANITARY SEWER LINES, MANHOLES AND SERVICE LINES; WATER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE STORM, SANITARY SEWER AND WATER SERVICES.

B. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

C. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

D. QWEST CORPORATION D/B/A CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

E. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

F. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

G. EZEE FIBER FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), SPARKLIGHT, COMCAST AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC , SPARKLIGHT, COMCAST AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED UTILITY COMPANY REPRESENTATIVES

CITY OF RIO RANCHO DATE

PNM ELECTRIC SERVICES DATE

NM GAS COMPANY DATE

QWEST D/B/A/CENTURYLINK QC DATE

SPARKLIGHT DATE

COMCAST DATE

EZEE FIBER DATE

PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENTS AS NOTED AND SHOWN HEREON.
2. TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON.
3. TO VACATE PORTIONS OF UNIT TWENTY, INCLUDING LOTS 34 THRU 41 AND PORTION OF ARROYO WITHIN BLOCK 155, REPLAT AND CONSOLIDATE WITH PREVIOUSLY PLATTED PROPERTIES.
4. TO DIVIDE TRACT '12-A-1-A-1' INTO 46 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 7 TRACTS AS SHOWN HEREON.
5. TRACT 'A' TO BE DEDICATED AS A DRAINAGE EASEMENT OWNED AND MAINTAINED BY SSCAFCA AS NOTED AND SHOWN HEREON.
6. TRACTS 'C' AND 'E' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
7. TRACTS 'B' AND 'D' TO BE DEDICATED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
8. TRACT 'F' TO BE DEDICATED AS A DRAINAGE POND OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO AS NOTED AND SHOWN HEREON.
9. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
10. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-D PHASE 1A		PLAT ACRES	57.4439
NO. OF LOTS:	46	LOT ACRES:	5.8528
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	7	TRACT ACRES:	49.6820
NO. OF EXIST. TRACTS:		2	
NO. OF EXIST. LOTS		8	
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:		0.3243	
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:		1.9098	
ROAD MILES VACATED:		0.2116	

FINAL PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61,
AS DOCUMENT NUMBER 53212
WITHIN SECTIONS 22, 26, 27 & 28, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 7

DECEMBER 2025

LEGAL DESCRIPTION:

A Tract of land being all of Tract 12-A-1-A-1, Lomas Encantadas Unit 1-G Phase 3B Subdivision plat, recorded on February 7, 2025, in Book 3, Page 5364, as Document Number 2025P02360, being located within Sections 22, 23, 26 and 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

and

A Tract of land being all of Lots 34 thru 41 and Tract Arroyo of Block 155, Unit Twenty, recorded on June 19, 1972 in Book 2, Page 61 as Document Number 53212, being located within Section 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, Rio Rancho Estates, Sandoval County, New Mexico.

Said Tract contains 57.4439 acres, more or less, (46) Lots, (7) Tracts.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC
409 NM-528 NE,
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
DONALD DUNEMAN, PHONE NO. (505) 892-5141

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Noel C. Davis, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Chairman

TREASURER'S CERTIFICATE

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer A. Taylor, Sandoval County Treasurer Date

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES _____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK DATE

Book Page

FINAL PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

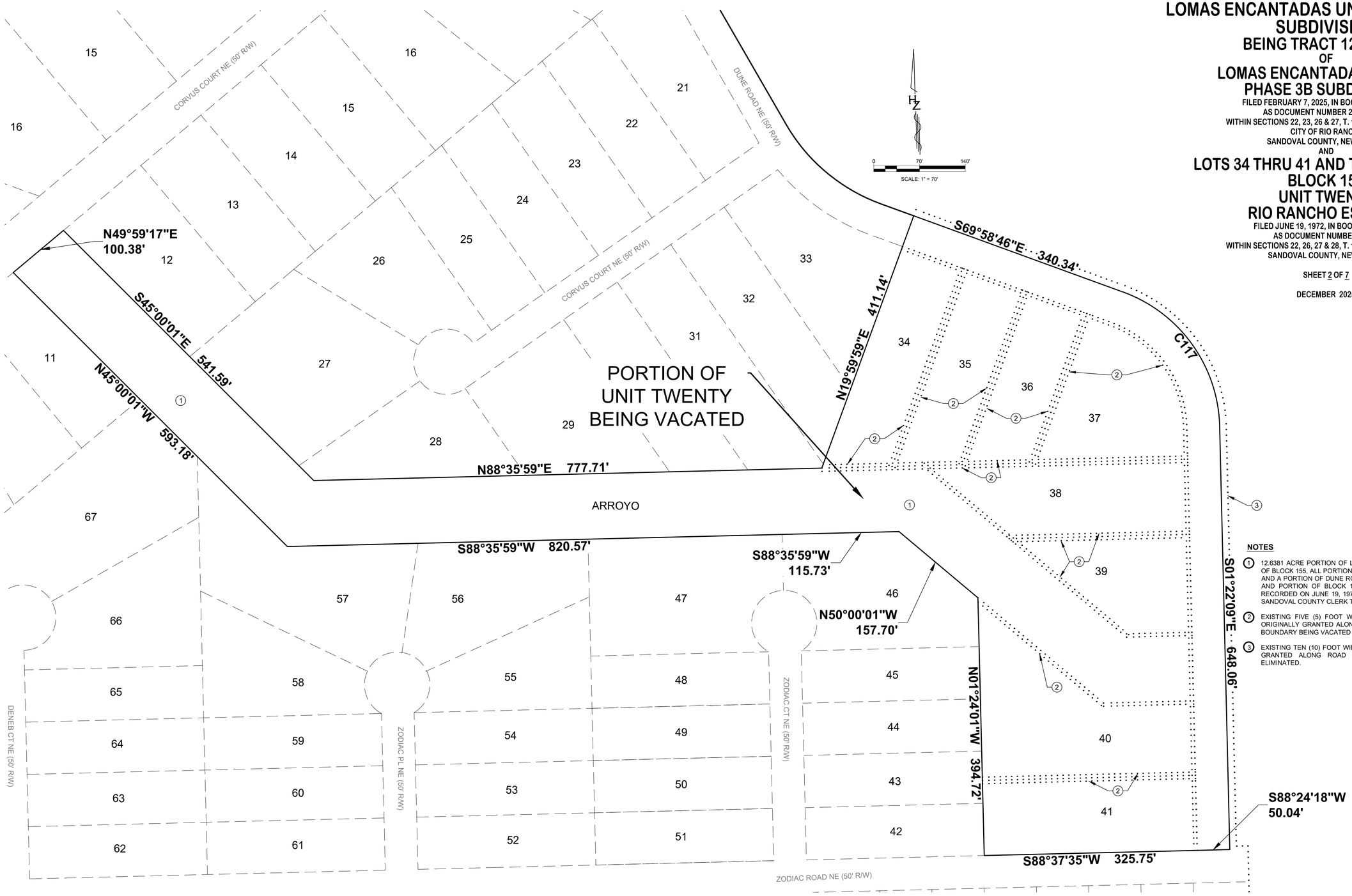
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61,
AS DOCUMENT NUMBER 53212
WITHIN SECTIONS 22, 26, 27 & 28, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 7

DECEMBER 2025



NOTES

1. 12.6381 ACRE PORTION OF LAND, BEING COMPRISED OF LOTS 34 THRU 41 OF BLOCK 155, ALL PORTIONS OF AN EXISTING ARROYO WITHIN BLOCK 155, AND A PORTION OF DUNE ROAD N.E. FROM PLAT OF BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY RIO RANCHO ESTATES AS RECORDED ON JUNE 19, 1972, IN BOOK 2 PAGE 61 IN THE OFFICE OF THE SANDOVAL COUNTY CLERK TO BE VACATED BY THE FILING OF THIS PLAT.
2. EXISTING FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENTS AS ORIGINALLY GRANTED ALONG ALL SIDES OF EACH LOT WITHIN THE PLAT BOUNDARY BEING VACATED ARE BEING ELIMINATED.
3. EXISTING TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT AS ORIGINALLY GRANTED ALONG ROAD RIGHT-OF-WAY BEING VACATED IS BEING ELIMINATED.

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

12-3-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 12/3/2025 12:27:31 PM, By:Harris, James
H:\proj\R3150141.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-REV2.dwg
Last Saved 12/3/2025 12:26:05 PM, Harris

FINAL PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61,
AS DOCUMENT NUMBER 53212
WITHIN SECTIONS 22, 26, 27 & 28, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 7

DECEMBER 2025

TRACT 12-A-1-A-1-A
37.7720 ACRES
(1,645,346.95 SQ. FT.)

TRACT F
8.0360 ACRES
(350,049.91 SQ. FT.)

SCALE: 1" = 60'

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12 TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954,
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364, AS DOCUMENT NUMBER 2025P02360.
6. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
7. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF RIO RANCHO (GRANTED BY THIS PLAT)
8. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
AC - Acres
R/W - Right-of-Way
"F" - Corner Lot Frontage

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
12-3-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 12/3/2025 12:29:26 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-REV2.dwg
Last Saved:12/3/2025 12:26:05 PM, jharris

Book Page

FINAL PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

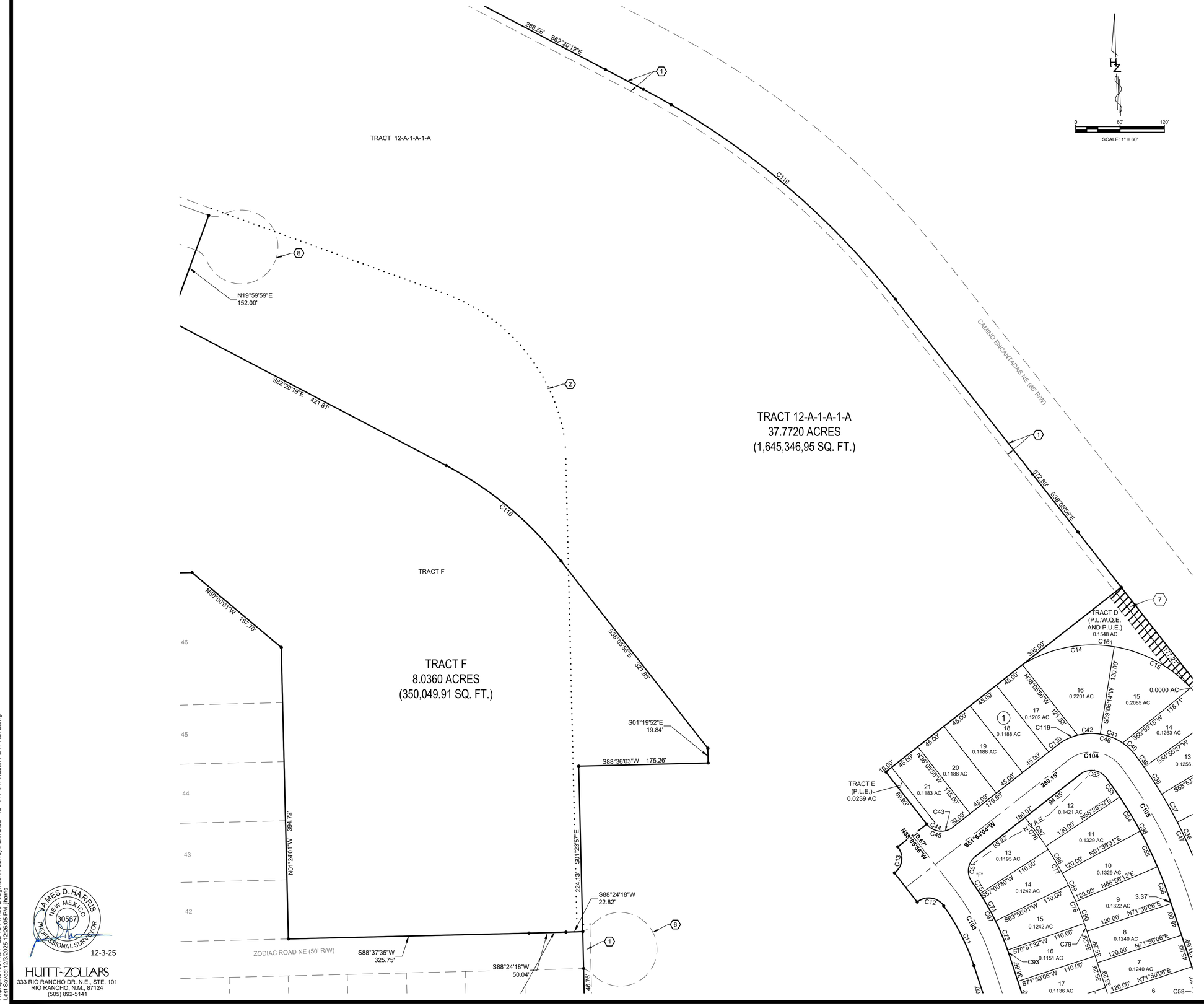
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61,
AS DOCUMENT NUMBER 53212
WITHIN SECTIONS 22, 26, 27 & 28, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 4 OF 7

DECEMBER 2025


TRACT 12-A-1-A-1-A
TRACT F
TRACT 12-A-1-A-1-A
37.7720 ACRES
(1,645,346.95 SQ. FT.)
TRACT F
8.0360 ACRES
(350,049.91 SQ. FT.)
289.56' S62°20'19"E
C110
CAMINO ENCANTADAS NE (66' R/W)
672.80' S38°05'56"E
S62°20'19"E 421.61'
C116
N50°00'01"W 157.70'
N01°24'01"W 394.72'
S38°05'56"E 921.85'
S01°19'52"E 19.84'
S88°36'03"W 175.26'
S01°23'57"E 224.13'
S88°24'18"W 22.82'
S88°37'35"W 325.75'
S88°24'18"W 50.04'
46.76'
ZODIAC ROAD NE (50' R/W)
N19°59'59"E 152.00'
TRACT D (P.L.W.Q.E. AND P.U.E.) 0.1548 AC
TRACT E (P.L.E.) 0.0239 AC
C104
C105
C103
C161
C119
C42
C41
C46
C120
C43
C44
C45
C12
C11
C52
C53
C54
C55
C56
C57
C58
C59
C60
C61
C62
C63
C64
C65
C66
C67
C68
C69
C70
C71
C72
C73
C74
C75
C76
C77
C78
C79
C80
C81
C82
C83
C84
C85
C86
C87
C88
C89
C90
C91
C92
C93
C94
C95
C96
C97
C98
C99
C100
C101
C102
C106
C107
C108
C109
C111
C112
C113
C114
C115
C117
C118
C121
C122
C123
C124
C125
C126
C127
C128
C129
C130
C131
C132
C133
C134
C135
C136
C137
C138
C139
C140
C141
C142
C143
C144
C145
C146
C147
C148
C149
C150
C151
C152
C153
C154
C155
C156
C157
C158
C159
C160

FINAL PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61,
AS DOCUMENT NUMBER 53212
WITHIN SECTIONS 22, 26, 27 & 28, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 5 OF 7

DECEMBER 2025

TRACT 12-A-1-A-1-A
37.7720 ACRES
(1,645,346.95 SQ. FT.)

0 70' 140'
SCALE: 1" = 70'

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
AC - Acres
R/W - Right-of-Way
"F" - Corner Lot Frontage

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12 TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954,
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364, AS DOCUMENT NUMBER 2025P02360.
6. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
7. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF RIO RANCHO (GRANTED BY THIS PLAT)
8. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

N49°59'17"E 100.38'
S45°00'01"E 541.59'
N45°00'01"W 593.18'
N88°35'59"E 777.71'
S88°35'59"W 820.57'
TRACT A
3.1371 ACRES
(136,652.43 SQ. FT.)
SSCAFCA
N01°24'01"W 100.00'
N01°24'01"W 100.00'
S88°35'59"W 115.73'
N60°00'01"W 157.70'
N01°24'01"W 394.72'
C115
N19°59'59"E 152.00'
N19°59'59"E 259.14'
S62°20'19"E 421.81'
C116
TRACT F
8.0360 ACRES
(350,049.91 SQ. FT.)
S38°05'36"E 921.95'
S01°19'52"E 19.84'
S88°36'03"W 175.26'
CITY OF RIO RANCHO
DRAINAGE POND
224.13'
S01°23'57"E
S88°24'18"W 22.82'
S88°37'35"W 325.75'
S88°24'18"W 50.04'
46.76'
S88°24'18"W 50.04'

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
12-3-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 12/3/2025 12:30:30 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-REV2.dwg
Last Saved:12/3/2025 12:26:05 PM, jharris

Book Page

FINAL PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

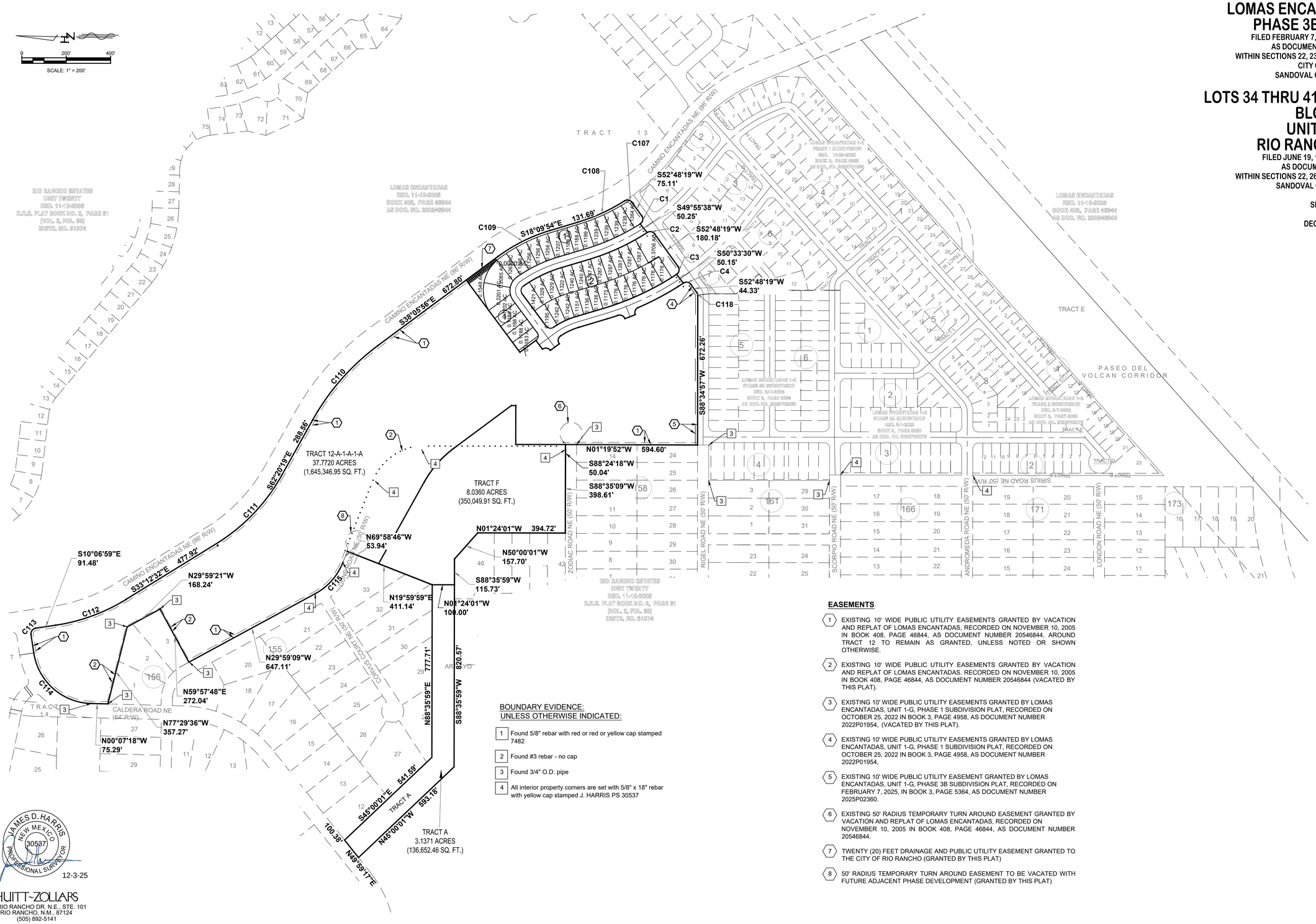
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61,
AS DOCUMENT NUMBER 53212
WITHIN SECTIONS 22, 26, 27 & 28, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 6 OF 7

DECEMBER 2025



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" rebar with red or red or yellow cap stamped 7482
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe
4. All interior property corners are set with 5/8" x 18" rebar with yellow cap stamped J. HARRIS PS 30537

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12 TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954,
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364, AS DOCUMENT NUMBER 2025P02360.
6. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844.
7. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF RIO RANCHO (GRANTED BY THIS PLAT)
8. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
12-3-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 12/3/2025 12:30:47 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-REV2.dwg
Last Saved 12/3/2025 12:26:05 PM, jharris

Book Page

FINAL PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61,
AS DOCUMENT NUMBER 53212
WITHIN SECTIONS 22, 26, 27 & 28, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

DECEMBER 2025

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	93°02'19"	25.00'	N80°40'32"W	36.28'	40.60'
C2	87°15'11"	25.00'	S9°10'44"W	34.50'	38.07'
C3	92°20'33"	25.00'	N81°01'25"W	36.07'	40.29'
C4	87°50'05"	25.00'	S8°53'17"W	34.68'	38.33'
C5	28°57'23"	25.00'	S67°17'01"W	12.50'	12.63'
C6	6°49'14"	25.00'	S85°10'19"W	2.97'	2.98'
C7	8°56'09"	1298.00'	N29°15'50"W	202.23'	202.44'
C8	87°50'03"	25.00'	S68°42'47"E	34.68'	38.32'
C9	87°50'03"	25.00'	S23°27'11"W	34.68'	38.32'
C10	2°17'57"	1298.00'	N19°18'52"W	52.08'	52.09'
C11	17°17'18"	302.00'	S26°48'32"E	90.78'	91.12'
C12	92°38'45"	25.00'	N81°46'33"W	36.16'	40.42'
C13	90°00'00"	25.00'	N6°54'04"E	35.36'	39.27'
C14	40°57'25"	181.13'	S78°53'23"W	126.74'	129.48'
C15	37°53'22"	181.13'	N61°41'13"W	117.61'	119.78'
C16	3°02'22"	747.00'	N36°34'45"W	39.62'	39.63'
C17	3°57'12"	747.00'	N33°04'57"W	51.53'	51.54'
C18	3°57'12"	747.00'	N29°07'45"W	51.53'	51.54'
C19	3°57'12"	747.00'	N25°10'33"W	51.53'	51.54'
C20	3°57'12"	747.00'	N21°13'20"W	51.53'	51.54'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C21	1°04'51"	747.00'	N18°42'19"W	14.09'	14.09'
C22	2°17'37"	853.00'	N19°18'42"W	34.14'	34.15'
C23	2°57'13"	853.00'	N21°56'07"W	43.97'	43.97'
C24	2°57'13"	853.00'	N24°53'19"W	43.97'	43.97'
C25	2°57'13"	853.00'	N27°50'32"W	43.97'	43.97'
C26	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C27	2°57'09"	853.00'	N33°44'55"W	43.95'	43.95'
C28	1°47'22"	968.00'	S33°10'02"E	30.23'	30.23'
C29	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C30	2°57'13"	968.00'	S27°50'32"E	49.89'	49.90'
C31	2°57'13"	968.00'	S24°53'20"E	49.89'	49.90'
C32	2°57'13"	968.00'	S21°56'07"E	49.89'	49.90'
C33	2°17'37"	968.00'	S19°18'42"E	38.75'	38.75'
C34	1°04'18"	631.68'	S18°42'20"E	11.81'	11.81'
C35	3°57'20"	631.68'	S21°13'08"E	43.60'	43.61'
C36	3°57'20"	631.68'	S25°10'28"E	43.60'	43.61'
C37	3°57'20"	631.68'	S29°07'48"E	43.60'	43.61'
C38	3°57'20"	631.68'	S33°05'07"E	43.60'	43.61'
C39	1°43'33"	631.68'	S35°55'33"E	19.03'	19.03'
C40	19°00'49"	75.00'	S46°17'45"E	24.77'	24.89'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C41	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C42	23°30'08"	75.00'	N87°21'10"E	30.55'	30.76'
C43	36°52'12"	25.00'	N70°20'10"E	15.81'	16.09'
C44	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C45	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C46	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C47	18°37'41"	631.68'	N27°28'27"W	204.47'	205.37'
C48	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C49	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C50	19°56'02"	747.00'	S28°07'55"E	258.58'	259.89'
C51	88°03'23"	25.00'	S7°52'23"W	34.75'	38.42'
C52	91°18'55"	25.00'	N82°26'28"W	35.76'	39.84'
C53	3°07'51"	582.00'	N35°13'06"W	31.80'	31.80'
C54	5°17'41"	582.00'	N31°00'19"W	53.76'	53.78'
C55	5°17'41"	582.00'	N25°42'38"W	53.76'	53.78'
C56	4°53'54"	582.00'	N20°36'51"W	49.74'	49.76'
C58	0°22'08"	1018.00'	N18°20'57"W	6.55'	6.55'
C59	2°29'01"	1018.00'	N19°46'32"W	44.12'	44.13'
C60	2°29'01"	1018.00'	N22°15'33"W	44.12'	44.13'
C61	2°29'01"	1018.00'	N24°44'34"W	44.12'	44.13'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C62	2°29'01"	1018.00'	N27°13'36"W	44.12'	44.13'
C63	2°29'01"	1018.00'	N29°42'37"W	44.12'	44.13'
C64	3°24'22"	1018.00'	N32°39'18"W	60.51'	60.52'
C65	1°06'40"	1248.00'	S34°13'25"E	24.20'	24.20'
C66	2°14'10"	1248.00'	S32°33'00"E	48.71'	48.71'
C67	2°14'10"	1248.00'	S30°18'50"E	48.71'	48.71'
C68	2°14'10"	1248.00'	S28°04'39"E	48.71'	48.71'
C69	2°14'10"	1248.00'	S25°50'29"E	48.71'	48.71'
C70	2°14'10"	1248.00'	S23°36'19"E	48.71'	48.71'
C71	2°14'10"	1248.00'	S21°22'08"E	48.71'	48.71'
C72	2°05'09"	1248.00'	S19°12'28"E	45.43'	45.44'
C73	6°55'31"	352.00'	S22°36'13"E	42.52'	42.55'
C74	6°55'31"	352.00'	S29°31'44"E	42.52'	42.55'
C75	3°09'49"	352.00'	S34°34'24"E	19.43'	19.44'
C76	4°26'46"	462.00'	N35°52'33"W	35.84'	35.85'
C77	4°38'01"	462.00'	N30°40'29"W	37.35'	37.36'
C78	3°55'20"	462.00'	N21°06'08"W	31.62'	31.63'
C79	0°58'34"	462.00'	N18°39'11"W	7.87'	7.87'
C80	1°43'02"	1138.00'	N19°23'32"W	34.10'	34.10'
C81	1°28'11"	1138.00'	N21°45'08"W	29.19'	29.19'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C82	1°13'20"	1138.00'	N24°06'44"W	24.28'	24.28'
C83	1°15'41"	1138.00'	N25°21'14"W	25.05'	25.05'
C84	1°30'32"	1138.00'	N27°42'50"W	29.97'	29.97'
C85	1°45'23"	1138.00'	N30°04'26"W	34.88'	34.88'
C86	2°14'10"	1138.00'	N32°33'00"W	44.41'	44.42'
C87	4°26'46"	462.00'	S35°52'33"E	35.84'	35.85'
C88	4°38'01"	462.00'	S30°40'29"E	37.35'	37.36'
C89	3°00'11"	462.00'	S24°33'53"E	24.21'	24.22'
C90	3°55'20"	462.00'	S21°06'08"E	31.62'	31.63'
C91	1°43'02"	1138.00'	S19°23'32"E	34.10'	34.10'
C92	1°28'11"	1138.00'	S21°45'08"E	29.19'	29.19'
C93	1°15'41"	1138.00'	S25°21'14"E	25.05'	25.05'
C93	0°58'34"	352.00'	S18°39'11"E	6.00'	6.00'
C94	1°30'32"	1138.00'	S27°42'50"E	29.97'	29.97'
C95	2°42'58"	1138.00'	S32°18'36"E	53.94'	53.95'
C96	16°41'15"	1248.00'	S26°30'31"E	362.20'	363.48'
C97	17°59'25"	352.00'	N27°09'36"W	110.07'	110.52'
C98	18°37'07"	582.00'	N27°28'27"W	188.29'	189.12'
C99	16°16'58"	1018.00'	S26°18'23"E	288.33'	289.30'
C100	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'

CURVE TABLE

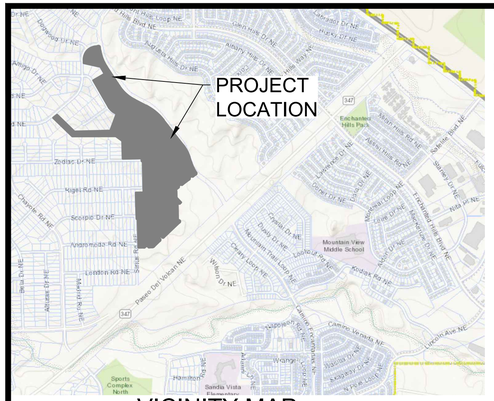
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C101	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C102	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C103	19°56'02"	327.00'	N28°07'55"W	113.19'	113.77'
C104	91°18'55"	50.00'	N82°26'28"W	71.52'	79.69'
C105	18°37'07"	607.00'	N27°28'27"W	196.38'	197.25'
C106	19°01'50"	993.00'	N27°40'49"W	328.31'	329.82'
C107	86°41'52"	25.00'	S9°27'24"W	34.32'	37.83'
C108	15°43'37"	843.08'	S26°01'43"E	230.69'	231.41'
C109	19°56'02"	757.00'	S28°07'55"E	262.04'	263.37'
C110	24°14'23"	1057.00'	S50°13'07"E	443.85'	447.18'
C111	29°07'47"	843.00'	S47°46'26"E	423.99'	428.59'
C112	23°05'33"	843.00'	S21°39'46"E	337.47'	339.76'
C113	90°00'00"	25.00'	S55°06'59"E	35.36'	39.27'
C114	80°00'26"	268.00'	N39°52'48"E	344.56'	374.23'
C115	39°58'14"	275.00'	N50°03'24"W	187.98'	191.85'
C116	24°14'23"	482.00'	N50°13'07"W	202.40'	203.92'
C117	68°39'30"	225.00'	S35°47'13"E	253.78'	269.62'
C119	23°42'02"	75.00'	N63°45'05"E	30.80'	31.02'
C120	23°42'02"	75.00'	N63°45'05"E	30.80'	31.02'

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

12-3-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 12/3/2025 12:31:01 PM, By:Harris, James
H:\proj\R3150\14.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-REV2.dwg
Last Saved: 12/3/2025 12:26:05 PM, Harris



VICINITY MAP

NOT TO SCALE

ZONE ATLAS SHEET NO. 132, 133 and 146

NOTES

1. Basis of Bearings: the line between found brass cap monuments NM44-R1B and NM44-R1C being N. 53°58'54" W. on former New Mexico State Road No. 44 (N.M.S.R. 550).
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.999661263 .
4. Elevations are NAVD88.
5. No buildings are existing on the surveyed property.

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide and five (5) foot wide public utility easements adjacent to the outside boundary of Tract 12-A-1-A, as shown on Lomas Encantadas Unit 1-D, Phase 1 & 2 Subdivision, said easements to remain as granted.

There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Sydney Drive NE from Phase 1 Block 5, Lot 12, Phase 2 Block 3, Lots 1 & 20 and Phase 1 Block 2, Lots 12 & 13. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Silver Springs Road NE from Phase 1 Block 3, Lots 1 & 10, Phase 1 Block 4, Lots 1 & 7. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Reagan Rd NE from Phase 1 Block 5 Lot 1, Phase 1 Block 3, Lot 22 and Phase 1 Block 1, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Halle Road NE from Phase 1 Block 3, Lot 17. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Emily Road NE from Phase 2 Block 2, Lots 1 & 27.

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to all road rights-of-way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

All property corners are set with a 5/8" x 18" rebar with yellow plastic cap stamped J. HARRIS PS 30537, or nail with shiner stamped J. HARRIS PS 30537 (unless otherwise indicated).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) are record where different from actual field survey.

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

D.E. - Drainage Easement

P.L.E. - Private Landscaping Easement

P.L.W.Q.E. - Private Landscaping / Water Quality Easement

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Corner Lot Frontage

SURVEYOR'S CERTIFICATE

I, James D. Harris, New Mexico Registered Land Surveyor No. 30537, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

James D. Harris, NMPS No .30537 — Date 11-7-25

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR — 11-7-25

JURISDICTIONAL AFFIDAVIT

I, James D Harris, New Mexico Registered Land Surveyor No. 30537, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

James D. Harris NMPS No. 30537 — Date 11-7-25

JAMES D. HARRIS NEW MEXICO 30587 PROFESSIONAL SURVEYOR — 11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:03:42 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO VACATE EXISTING 10' WIDE AND 5' WIDE 'PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNER TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON. SAID OWNER(S) TO VACATE LOTS 34 THRU 41 AND A PORTION OF LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '12-A-1-A' INTO 46 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 7 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '12-A-1-A-1', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE EASEMENT, OWNED AND MAINTAINED BY SSCAFCA. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'B' & 'D' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENTS. TRACT 'D' IS ALSO HEREBY RESERVED AS A PUBLIC UTILITY EASEMENT, OWNED AND MAINTAINED MY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'C' & 'E" AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'F' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE POND, OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO FOR PUBLIC USE. FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC

Jarrod D. Likar, Vice President - Land Development

STATE OF NEW MEXICO)
)SS
COUNTY OF SANDOVAL)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of Land Development Lomas Encantadas Development Company, LLC, a New Mexico Company organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said company as the free act and deed of said company.

Notary Public

My Commission Expires_____

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

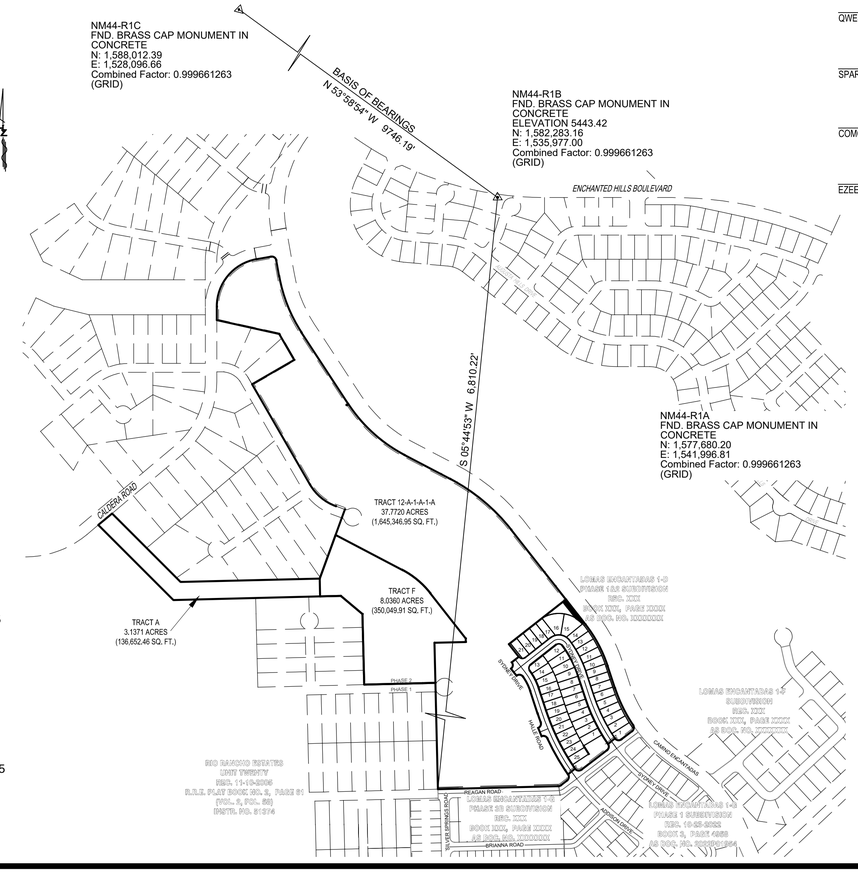
Dave Gatterman, Executive Engineer

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Dave Gatterman, who being by me duly sworn, did say that he is the Executive Engineer of Southern Sandoval County Arroyo Flood Control Authority, a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. CITY OF RIO RANCHO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF STORM DRAIN LINES, MANHOLES AND INLETS; SANITARY SEWER LINES, MANHOLES AND SERVICE LINES; WATER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE STORM, SANITARY SEWER AND WATER SERVICES.
B. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
C. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
D. QWEST CORPORATION D/B/A CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
E. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
F. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
G. EZEE FIBER FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), SPARKLIGHT, COMCAST AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC , SPARKLIGHT, COMCAST AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED UTILITY COMPANY REPRESENTATIVES

CITY OF RIO RANCHO — DATE

PNM ELECTRIC SERVICES — DATE

NM GAS COMPANY — DATE

QWEST D/B/A/CENTURYLINK QC — DATE

SPARKLIGHT — DATE

COMCAST — DATE

EZEE FIBER — DATE

PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENTS AS NOTED AND SHOWN HEREON.
2. TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON.
3. TO VACATE PORTIONS OF UNIT TWENTY, REPLAT AND CONSOLIDATE WITH PREVIOUSLY PLATTED PROPERTIES.
4. LOTS 34 THRU 41 AND LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON.
5. TO DIVIDE TRACT '12-A-1' INTO 46 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 7 TRACTS AS SHOWN HEREON.
6. TRACTS 'C' AND 'E' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
7. TRACTS 'B' AND 'D' TO BE DEDICATED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
8. TRACT 'A' TO BE DEDICATED AS A DRAINAGE EASEMENT OWNED AND MAINTAINED BY SSCAFCA AS NOTED AND SHOWN HEREON.
9. TRACT 'F' TO BE DEDICATED AS A DRAINAGE POND OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO AS NOTED AND SHOWN HEREON.
10. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
11. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-D PHASE 1A		PLAT ACRES	57.4439
NO. OF LOTS:	46	LOT ACRES:	5.8528
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	7	TRACT ACRES:	49.6820
NO. OF EXIST. TRACTS:	2		
NO. OF EXIST. LOTS	8		
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:	0.3243		
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:	1.9098		
ROAD MILES VACATED:	0.2116		

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 7

NOVEMBER 2025

LEGAL DESCRIPTION:

A Tract of land being all of Tract 12-A-1-A-1, Lomas Encantadas Unit 1-G Phase 3B Subdivision plat, recorded on February 7, 2025, in Book 3, Page 5364, as Document Number 2025P02360, being located within Sections 22, 23, 26 and 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

and

A Tract of land being all of Lots 34 thru 41 and Tract Arroyo of Block 155, Unit Twenty, recorded on June 19, 1972 in Book 2, Page 61 as Document Number 53212, being located within Section 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, Rio Rancho Estates, Sandoval County, New Mexico.

Said Tract contains 57.44 acres, more or less, (46) Lots, (7) Tracts.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC
409 NM-528 NE,
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
DONALD DUNEMAN, PHONE NO. (505) 892-5141

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Noel C. Davis, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Chairman

RIO RANCHO DEVELOPMENT SERVICS DEPARTMENT

Approved this _____ day of _____ 20____.

Amy Rincon, Director

TREASURER'S CERTIFICATE

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer A. Taylor, Sandoval County Treasurer — Date

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES _____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK — DATE

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

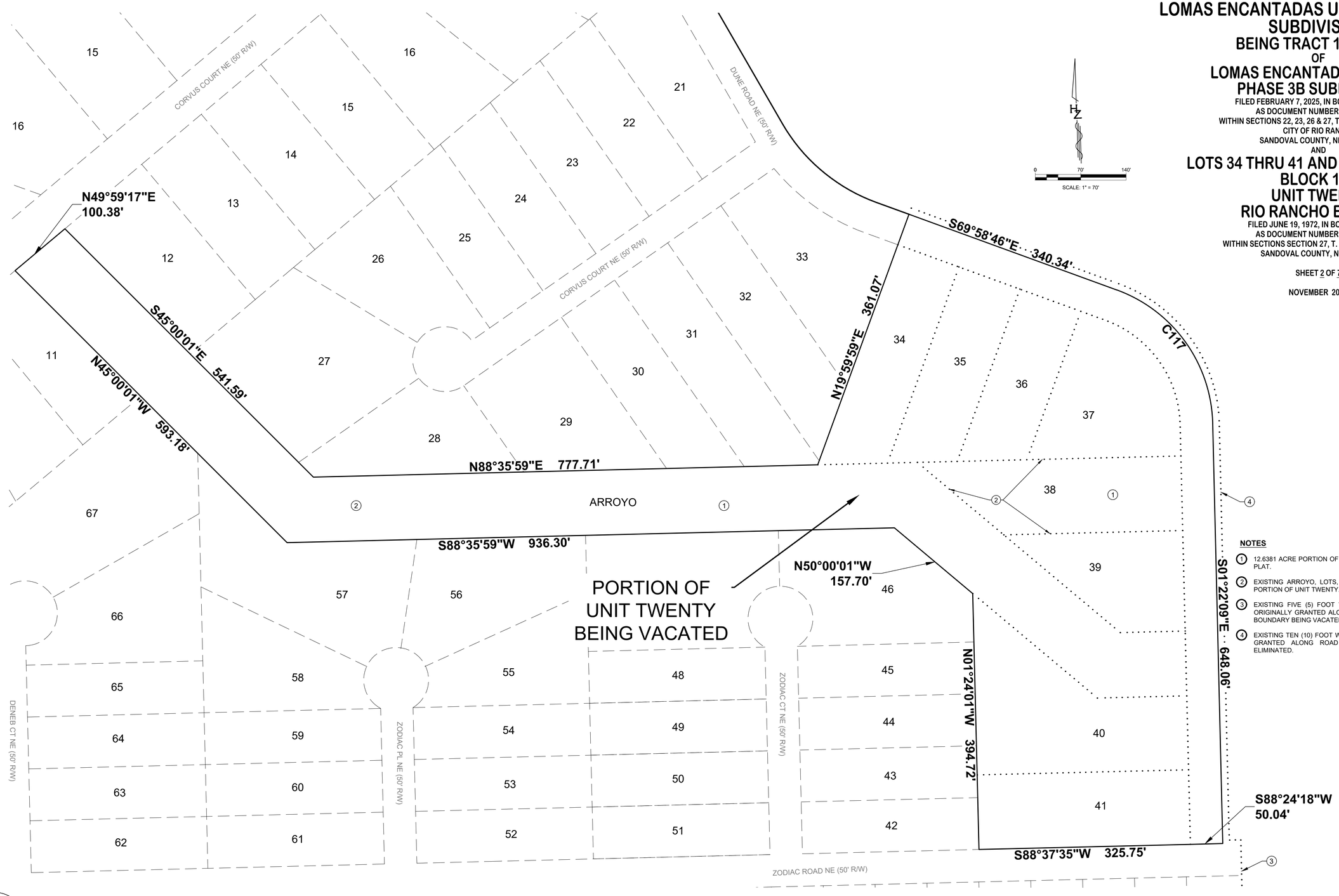
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 7

NOVEMBER 2025



NOTES

1. 12.6381 ACRE PORTION OF UNIT TWENTY VACATED BY THE FILING OF THIS PLAT.
2. EXISTING ARROYO, LOTS, AND ROADS TO BE ELIMINATED WITHIN SAID PORTION OF UNIT TWENTY.
3. EXISTING FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENTS AS ORIGINALLY GRANTED ALONG ALL SIDES OF EACH LOT WITHIN THE PLAT BOUNDARY BEING VACATED ARE BEING ELIMINATED.
4. EXISTING TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT AS ORIGINALLY GRANTED ALONG ROAD RIGHT-OF-WAY BEING VACATED IS BEING ELIMINATED.

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:08:42 PM, By:Harris, James
H:\proj\R3150\14.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATSILE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved: 11/7/2025 11:51:27 AM, jharris

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

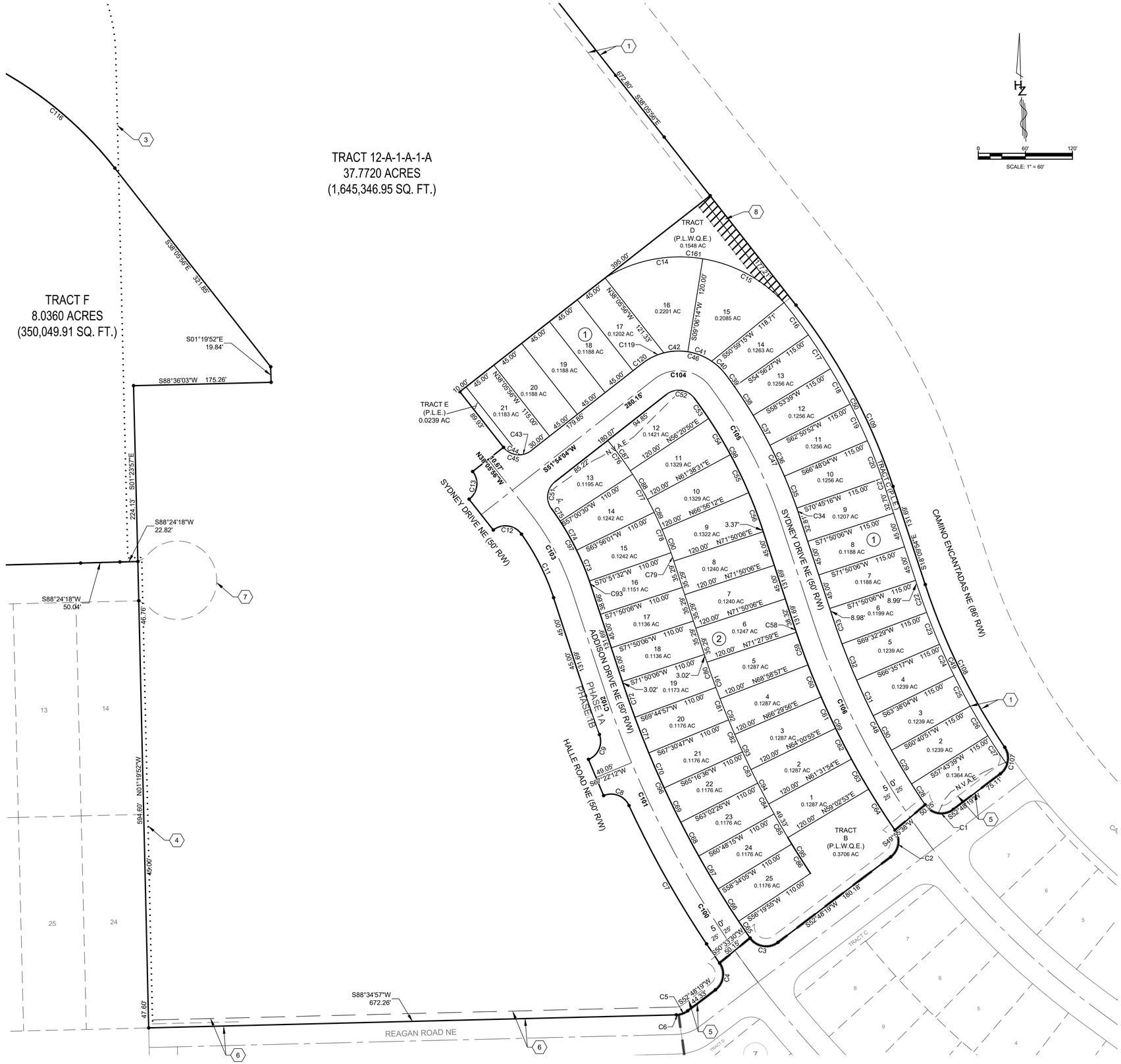
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 7

NOVEMBER 2025



EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

ABBREVIATIONS:

D.E.	-	Drainage Easement
P.L.E.	-	Private Landscaping Easement
P.L.W.Q.E.	-	Private Landscaping / Water Quality Easement
N.V.A.E.	-	No Vehicle Access Easement
P.U.E.	-	Public Utility Easement
RAD	-	Radial bearing
AC	-	Acres
R/W	-	Right-of-Way
"F"	-	Corner Lot Frontage

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:11:00 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

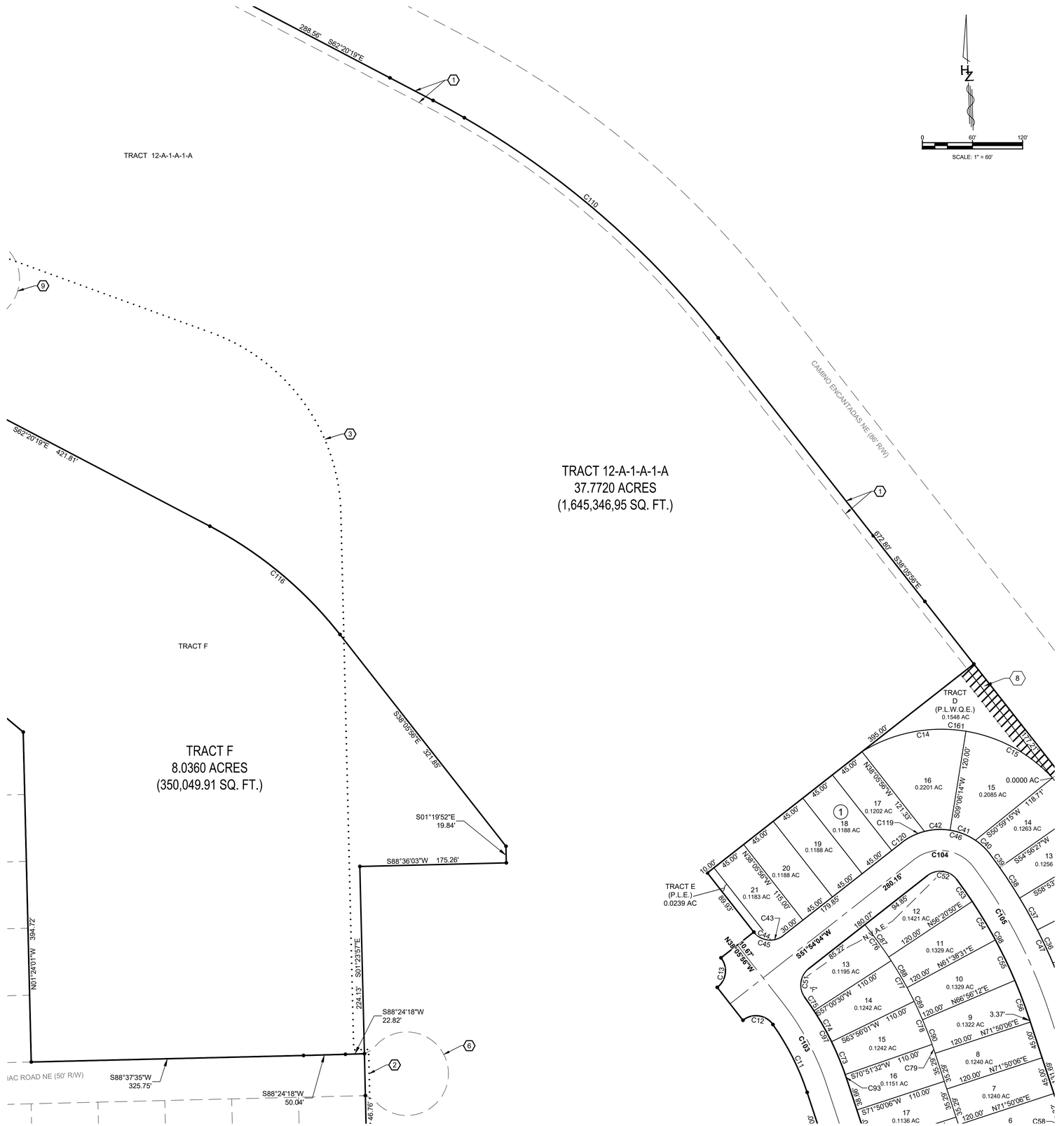
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO
BLOCK 155
UNIT TWENTY
RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 4 OF 7

NOVEMBER 2025



SCALE: 1" = 60'

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT. RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

ABBREVIATIONS:

D.E.	-	Drainage Easement
P.L.E.	-	Private Landscaping Easement
P.L.W.Q.E.	-	Private Landscaping / Water Quality Easement
N.V.A.E.	-	No Vehicle Access Easement
P.U.E.	-	Public Utility Easement
RAD	-	Radial bearing
AC	-	Acres
R/W	-	Right-of-Way
"F"	-	Corner Lot Frontage

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Book Page

Plotted: 11/7/2025 12:11:33 PM. By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, harris

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 5 OF 7

NOVEMBER 2025

TRACT 12-A-1-A-1-A
37.7720 ACRES
(1,645,346.95 SQ. FT.)

0 70' 140'
SCALE: 1" = 70'

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
AC - Acres
R/W - Right-of-Way
"F" - Corner Lot Frontage

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

N43°59'17"E 100.36'
S45°00'01"E 941.59'
N45°00'01"W 565.16'
N88°35'59"E 777.71'
TRACT A
3.1371 ACRES
(136,652.46 SQ. FT.)
100' DRAINAGE EASEMENT PER BOOK 2, PAGE 61 OF UNIT TWENTY, RIO RANCHO ESTATES
S88°35'59"W 820.57'
N01°24'01"W 100.00'
N19°59'59"E 259.14'
C115
C116
PHASE 2
PHASE 1
S62°20'19"E 421.81'
TRACT F
8.0360 ACRES
(350,049.91 SQ. FT.)
S88°35'59"W 115.73'
N50°00'01"W 157.70'
N01°24'01"W 394.72'
S38°08'56"E 327.68'
S01°19'52"E 19.84'
S88°36'03"W 175.26'
S01°25'57"E 224.13'
S88°24'18"W 22.82'
S88°37'35"W 325.75'
S88°24'18"W 50.04'
46.76'

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:11:55 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SILE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

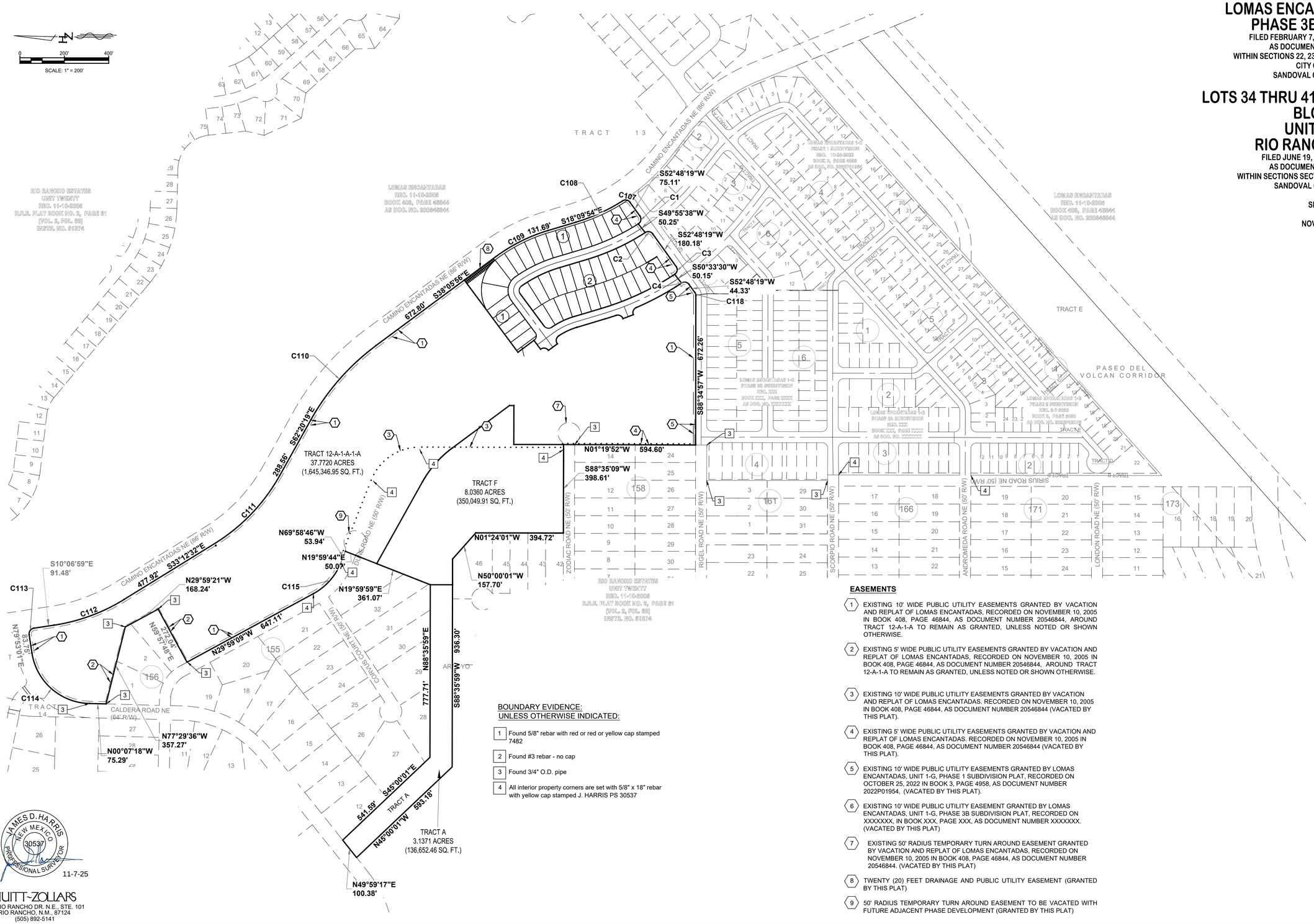
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO
BLOCK 155
UNIT TWENTY
RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 6 OF 7

NOVEMBER 2025



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" rebar with red or red or yellow cap stamped 7482
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe
4. All interior property corners are set with 5/8" x 18" rebar with yellow cap stamped J. HARRIS PS 30537

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:16:34 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

NOVEMBER 2025

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	93°02'19"	25.00'	N80°40'32"W	36.28'	40.60'
C2	87°15'11"	25.00'	S9°10'44"W	34.50'	38.07'
C3	92°20'33"	25.00'	N81°01'25"W	36.07'	40.29'
C4	87°50'05"	25.00'	S8°53'17"W	34.68'	38.33'
C5	28°57'23"	25.00'	S67°17'01"W	12.50'	12.63'
C6	6°49'14"	25.00'	S85°10'19"W	2.97'	2.98'
C7	8°56'09"	1298.00'	N29°15'50"W	202.23'	202.44'
C8	87°50'03"	25.00'	S68°42'47"E	34.68'	38.32'
C9	87°50'03"	25.00'	S23°27'11"W	34.68'	38.32'
C10	2°17'57"	1298.00'	N19°18'52"W	52.08'	52.09'
C11	17°17'18"	302.00'	S26°48'32"E	90.78'	91.12'
C12	92°38'45"	25.00'	N81°46'33"W	36.16'	40.42'
C13	90°00'00"	25.00'	N6°54'04"E	35.36'	39.27'
C14	40°57'25"	181.13'	S78°53'23"W	126.74'	129.48'
C15	37°53'22"	181.13'	N61°41'13"W	117.61'	119.78'
C16	3°02'22"	747.00'	N36°34'45"W	39.62'	39.63'
C17	3°57'12"	747.00'	N33°04'57"W	51.53'	51.54'
C18	3°57'12"	747.00'	N29°07'45"W	51.53'	51.54'
C19	3°57'12"	747.00'	N25°10'33"W	51.53'	51.54'
C20	3°57'12"	747.00'	N21°13'20"W	51.53'	51.54'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C21	1°04'51"	747.00'	N18°42'19"W	14.09'	14.09'
C22	2°17'37"	853.00'	N19°18'42"W	34.14'	34.15'
C23	2°57'13"	853.00'	N21°56'07"W	43.97'	43.97'
C24	2°57'13"	853.00'	N24°53'19"W	43.97'	43.97'
C25	2°57'13"	853.00'	N27°50'32"W	43.97'	43.97'
C26	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C27	2°57'09"	853.00'	N33°44'55"W	43.95'	43.95'
C28	1°47'22"	968.00'	S33°10'02"E	30.23'	30.23'
C29	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C30	2°57'13"	968.00'	S27°50'32"E	49.89'	49.90'
C31	2°57'13"	968.00'	S24°53'20"E	49.89'	49.90'
C32	2°57'13"	968.00'	S21°56'07"E	49.89'	49.90'
C33	2°17'37"	968.00'	S19°18'42"E	38.75'	38.75'
C34	1°04'18"	631.68'	S18°42'20"E	11.81'	11.81'
C35	3°57'20"	631.68'	S21°13'08"E	43.60'	43.61'
C36	3°57'20"	631.68'	S25°10'28"E	43.60'	43.61'
C37	3°57'20"	631.68'	S29°07'48"E	43.60'	43.61'
C38	3°57'20"	631.68'	S33°05'07"E	43.60'	43.61'
C39	1°43'33"	631.68'	S35°55'33"E	19.03'	19.03'
C40	19°00'49"	75.00'	S46°17'45"E	24.77'	24.89'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C41	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C42	23°30'08"	75.00'	N87°21'10"E	30.55'	30.76'
C43	36°52'12"	25.00'	N70°20'10"E	15.81'	16.09'
C44	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C45	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C46	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C47	18°37'41"	631.68'	N27°28'27"W	204.47'	205.37'
C48	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C49	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C50	19°56'02"	747.00'	S28°07'55"E	258.58'	259.89'
C51	88°03'23"	25.00'	S7°52'23"W	34.75'	38.42'
C52	91°18'55"	25.00'	N82°26'28"W	35.76'	39.84'
C53	3°07'51"	582.00'	N35°13'06"W	31.80'	31.80'
C54	5°17'41"	582.00'	N31°00'19"W	53.76'	53.78'
C55	5°17'41"	582.00'	N25°42'38"W	53.76'	53.78'
C56	4°53'54"	582.00'	N20°36'51"W	49.74'	49.76'
C58	0°22'08"	1018.00'	N18°20'57"W	6.55'	6.55'
C59	2°29'01"	1018.00'	N19°46'32"W	44.12'	44.13'
C60	2°29'01"	1018.00'	N22°15'33"W	44.12'	44.13'
C61	2°29'01"	1018.00'	N24°44'34"W	44.12'	44.13'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C62	2°29'01"	1018.00'	N27°13'36"W	44.12'	44.13'
C63	2°29'01"	1018.00'	N29°42'37"W	44.12'	44.13'
C64	3°24'22"	1018.00'	N32°39'18"W	60.51'	60.52'
C65	1°06'40"	1248.00'	S34°13'25"E	24.20'	24.20'
C66	2°14'10"	1248.00'	S32°33'00"E	48.71'	48.71'
C67	2°14'10"	1248.00'	S30°18'50"E	48.71'	48.71'
C68	2°14'10"	1248.00'	S28°04'39"E	48.71'	48.71'
C69	2°14'10"	1248.00'	S25°50'29"E	48.71'	48.71'
C70	2°14'10"	1248.00'	S23°36'19"E	48.71'	48.71'
C71	2°14'10"	1248.00'	S21°22'08"E	48.71'	48.71'
C72	2°05'09"	1248.00'	S19°12'28"E	45.43'	45.44'
C73	6°55'31"	352.00'	S22°36'13"E	42.52'	42.55'
C74	6°55'31"	352.00'	S29°31'44"E	42.52'	42.55'
C75	3°09'49"	352.00'	S34°34'24"E	19.43'	19.44'
C76	4°26'46"	462.00'	N35°52'33"W	35.84'	35.85'
C77	4°38'01"	462.00'	N30°40'29"W	37.35'	37.36'
C78	3°55'20"	462.00'	N21°06'08"W	31.62'	31.63'
C79	0°58'34"	462.00'	N18°39'11"W	7.87'	7.87'
C80	1°43'02"	1138.00'	N19°23'32"W	34.10'	34.10'
C81	1°28'11"	1138.00'	N21°45'08"W	29.19'	29.19'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C82	1°13'20"	1138.00'	N24°06'44"W	24.28'	24.28'
C83	1°15'41"	1138.00'	N25°21'14"W	25.05'	25.05'
C84	1°30'32"	1138.00'	N27°42'50"W	29.97'	29.97'
C85	1°45'23"	1138.00'	N30°04'26"W	34.88'	34.88'
C86	2°14'10"	1138.00'	N32°33'00"W	44.41'	44.42'
C87	4°26'46"	462.00'	S35°52'33"E	35.84'	35.85'
C88	4°38'01"	462.00'	S30°40'29"E	37.35'	37.36'
C89	3°00'11"	462.00'	S24°33'53"E	24.21'	24.22'
C90	3°55'20"	462.00'	S21°06'08"E	31.62'	31.63'
C91	1°43'02"	1138.00'	S19°23'32"E	34.10'	34.10'
C92	1°28'11"	1138.00'	S21°45'08"E	29.19'	29.19'
C93	1°15'41"	1138.00'	S25°21'14"E	25.05'	25.05'
C93	0°58'34"	352.00'	S18°39'11"E	6.00'	6.00'
C94	1°30'32"	1138.00'	S27°42'50"E	29.97'	29.97'
C95	2°42'58"	1138.00'	S32°18'36"E	53.94'	53.95'
C96	16°41'15"	1248.00'	S26°30'31"E	362.20'	363.48'
C97	17°59'25"	352.00'	N27°09'36"W	110.07'	110.52'
C98	18°37'07"	582.00'	N27°28'27"W	188.29'	189.12'
C99	16°16'58"	1018.00'	S26°18'23"E	288.33'	289.30'
C100	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'

CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C101	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C102	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C103	19°56'02"	327.00'	N28°07'55"W	113.19'	113.77'
C104	91°18'55"	50.00'	N82°26'28"W	71.52'	79.69'
C105	18°37'07"	607.00'	N27°28'27"W	196.38'	197.25'
C106	19°01'50"	993.00'	N27°40'49"W	328.31'	329.82'
C107	86°41'52"	25.00'	S9°27'24"W	34.32'	37.83'
C108	15°43'37"	843.08'	S26°01'43"E	230.69'	231.41'
C109	19°56'02"	757.00'	S28°07'55"E	262.04'	263.37'
C110	24°14'23"	1057.00'	S50°13'07"E	443.85'	447.18'
C111	29°07'47"	843.00'	S47°46'26"E	423.99'	428.59'
C112	23°05'33"	843.00'	S21°39'46"E	337.47'	339.76'
C113	90°00'00"	25.00'	S55°06'59"E	35.36'	39.27'
C114	80°00'26"	268.00'	N39°52'48"E	344.56'	374.23'
C115	39°58'14"	275.00'	N50°03'24"W	187.98'	191.85'
C116	24°14'23"	482.00'	N50°13'07"W	202.40'	203.92'
C118	35°46'38"	25.00'	S70°41'38"W	15.36'	15.61'
C119	23°42'02"	75.00'	N63°45'05"E	30.80'	31.02'
C120	23°42'02"	75.00'	N63°45'05"E	30.80'	31.02'

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:16:54 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:57:27 AM, Harris

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND LOT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

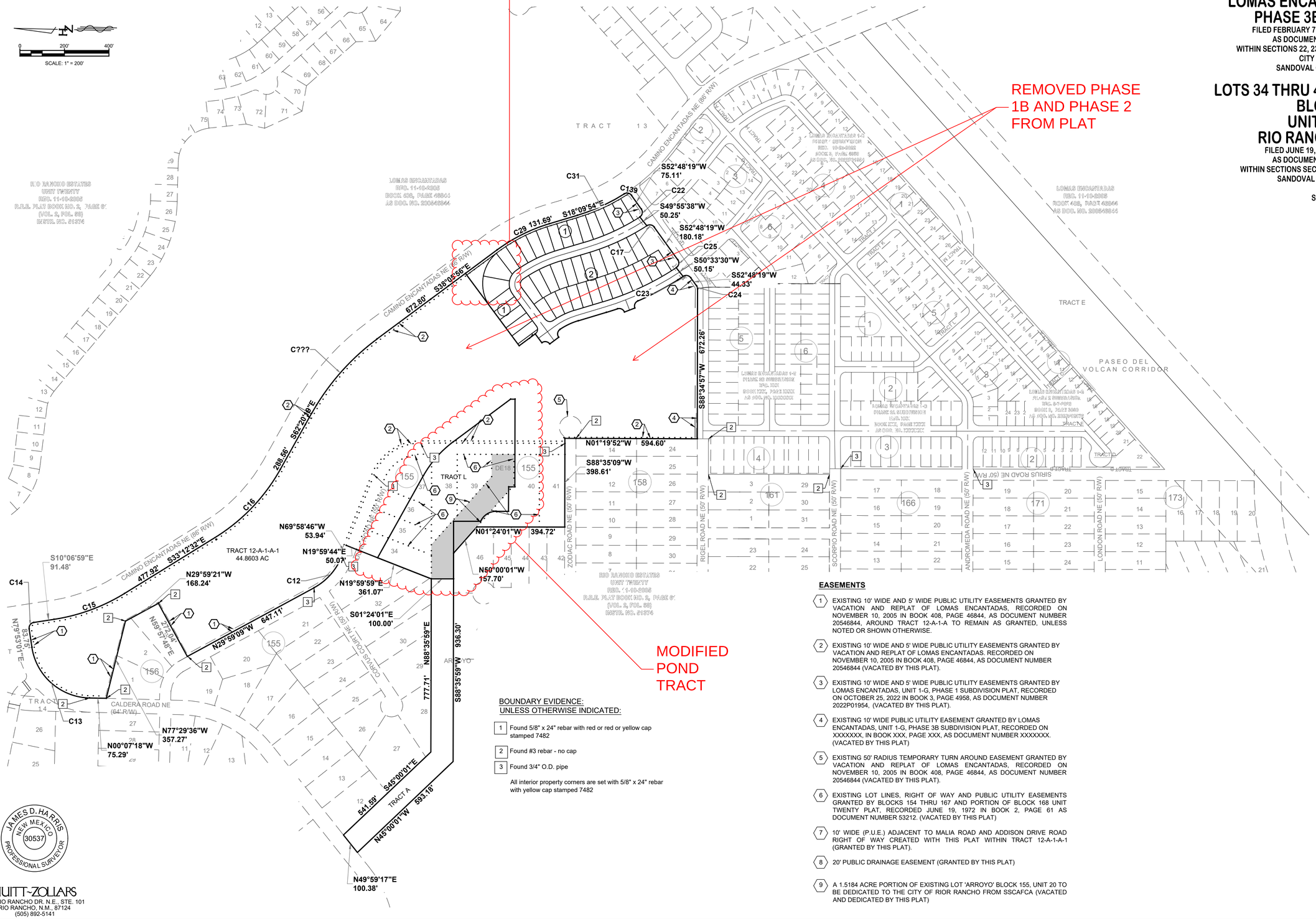
SHEET 5 OF 5

MAY 2025

REMOVED POND TRACT AND ADDED 2 LOTS AND LANDSCAPING/DRAINAGE EASEMENT TRACT

REMOVED PHASE 1B AND PHASE 2 FROM PLAT

MODIFIED POND TRACT



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" x 24" rebar with red or red or yellow cap stamped 7482
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe

All interior property corners are set with 5/8" x 24" rebar with yellow cap stamped 7482

EASEMENTS

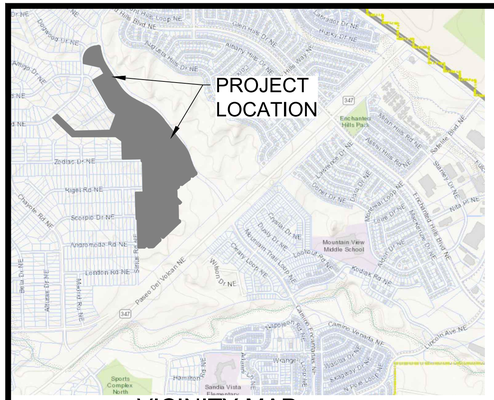
1. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
3. EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
4. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
5. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
6. EXISTING LOT LINES, RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS GRANTED BY BLOCKS 154 THRU 167 AND PORTION OF BLOCK 168 UNIT TWENTY PLAT, RECORDED JUNE 19, 1972 IN BOOK 2, PAGE 61 AS DOCUMENT NUMBER 53212. (VACATED BY THIS PLAT)
7. 10' WIDE (P.U.E.) ADJACENT TO MALIA ROAD AND ADDISON DRIVE ROAD RIGHT OF WAY CREATED WITH THIS PLAT WITHIN TRACT 12-A-1-A1 (GRANTED BY THIS PLAT).
8. 20' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
9. A 1.5184 ACRE PORTION OF EXISTING LOT 'ARROYO' BLOCK 155, UNIT 20 TO BE DEDICATED TO THE CITY OF RIOR RANCHO FROM SSCAFCA (VACATED AND DEDICATED BY THIS PLAT)

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 5/30/2025 3:27:57 PM, By:Huerta, Dominic
H:\proj\R3150\14.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT.dwg
Last Saved:5/30/2025 3:27:02 PM, dhuerta

Book Page



VICINITY MAP

NOT TO SCALE

ZONE ATLAS SHEET NO. 132, 133 and 146

NOTES

1. Basis of Bearings: the line between found brass cap monuments NM44-R1B and NM44-R1C being N. 53°58'54" W. on former New Mexico State Road No. 44 (N.M.S.R. 550).
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.999661263 .
4. Elevations are NAVD88.
5. No buildings are existing on the surveyed property.

NOTES: UNLESS OTHERWISE INDICATED:

Existing ten (10) foot wide and five (5) foot wide public utility easements adjacent to the outside boundary of Tract 12-A-1-A, as shown on Lomas Encantadas Unit 1-D, Phase 1 & 2 Subdivision, said easements to remain as granted.

There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Sydney Drive NE from Phase 1 Block 5, Lot 12, Phase 2 Block 3, Lots 1 & 20 and Phase 1 Block 2, Lots 12 & 13. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Silver Springs Road NE from Phase 1 Block 3, Lots 1 & 10, Phase 1 Block 4, Lots 1 & 7. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Reagan Rd NE from Phase 1 Block 5 Lot 1, Phase 1 Block 3, Lot 22 and Phase 1 Block 1, Lot 1. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Halle Road NE from Phase 1 Block 3, Lot 17. There is a (1) foot wide "NO VEHICULAR ACCESS EASEMENT" to prevent vehicle access to Emily Road NE from Phase 2 Block 2, Lots 1 & 27.

There is a ten (10) foot wide public utility easement within all new lots and tracts adjacent to all road rights-of-way being granted hereon except for corner lots where the easement width adjacent to the side street is only five (5) feet wide. There is also a five (5) foot wide public utility easement within all lots and tracts on all other side and rear property lines.

All property corners are set with a 5/8" x 18" rebar with yellow plastic cap stamped J. HARRIS PS 30537, or nail with shiner stamped J. HARRIS PS 30537 (unless otherwise indicated).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) are record where different from actual field survey.

Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

D.E. - Drainage Easement

P.L.E. - Private Landscaping Easement

P.L.W.Q.E. - Private Landscaping / Water Quality Easement

N.V.A.E. - No Vehicle Access Easement

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way

"F" - Corner Lot Frontage

SURVEYOR'S CERTIFICATE

I, James D. Harris, New Mexico Registered Land Surveyor No. 30537, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

James D. Harris, NMPS No .30537 — Date 11-7-25

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR

11-7-25

JURISDICTIONAL AFFIDAVIT

I, James D Harris, New Mexico Registered Land Surveyor No. 30537, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

James D. Harris NMPS No. 30537 — Date 11-7-25

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR

11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:03:42 PM, By:Harris, James
H:\proj\R3150\14.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, harris

DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO VACATE EXISTING 10' WIDE AND 5' WIDE 'PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNER TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON. SAID OWNER(S) TO VACATE LOTS 34 THRU 41 AND A PORTION OF LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE TRACT '12-A-1-A' INTO 46 R-4 SINGLE FAMILY RESIDENTIAL LOTS AND 7 TRACTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON AND TO THE GRANTING OF 1' WIDE 'NO VEHICULAR ACCESS EASEMENTS' AS SHOWN AND NOTED HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT '12-A-1-A-1', AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'A' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE EASEMENT, OWNED AND MAINTAINED BY SSCAFCA. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'B' & 'D' AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENTS. TRACT 'D' IS ALSO HEREBY RESERVED AS A PUBLIC UTILITY EASEMENT, OWNED AND MAINTAINED MY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS 'C' & 'E" AS SHOWN HEREON, SAID TRACTS ARE HEREBY RESERVED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACT 'F' AS SHOWN HEREON, SAID TRACT IS HEREBY RESERVED AS A DRAINAGE POND, OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO FOR PUBLIC USE. FURTHERMORE, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF THE ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON, TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC USE. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

Zoning Comments Page 1 of 6

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC

Jarrod D. Likar, Vice President - Land Development

STATE OF NEW MEXICO)
)SS
COUNTY OF SANDOVAL)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jarrod D. Likar, who being by me duly sworn, did say that he is the Vice President of Land Development Lomas Encantadas Development Company, LLC, a New Mexico Company organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said company as the free act and deed of said company.

Notary Public

My Commission Expires_____

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY

Dave Gatterman, Executive Engineer

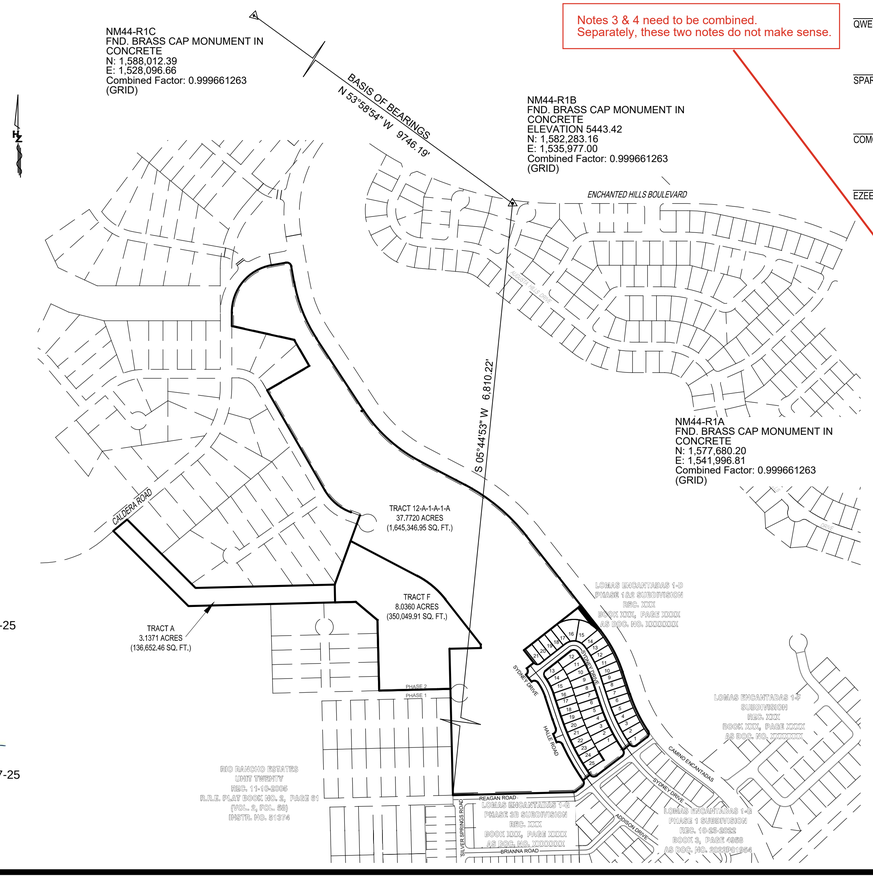
STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Dave Gatterman, who being by me duly sworn, did say that he is the Executive Engineer of Southern Sandoval County Arroyo Flood Control Authority, a New Mexico Corporation organized under the laws of the State of New Mexico and that he signed this instrument on behalf of said corporation as the free act and deed of said corporation.

Notary Public

My Commission Expires_____

Notes 3 & 4 need to be combined. Separately, these two notes do not make sense.



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. CITY OF RIO RANCHO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF STORM DRAIN LINES, MANHOLES AND INLETS; SANITARY SEWER LINES, MANHOLES AND SERVICE LINES; WATER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE STORM, SANITARY SEWER AND WATER SERVICES.

B. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

C. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

D. QWEST CORPORATION D/B/A CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

E. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

F. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

G. EZEE FIBER FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), SPARKLIGHT, COMCAST AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC , SPARKLIGHT, COMCAST AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED UTILITY COMPANY REPRESENTATIVES

CITY OF RIO RANCHO — DATE

PNM ELECTRIC SERVICES — DATE

NM GAS COMPANY — DATE

QWEST D/B/A/CENTURYLINK QC — DATE

SPARKLIGHT — DATE

COMCAST — DATE

EZEE FIBER — DATE

Remove DSD Director's Signature Block

PURPOSE OF PLAT

1. TO VACATE EXISTING 10' WIDE AND 5' WIDE PUBLIC UTILITY EASEMENTS AND TO VACATE EXISTING 50' RADIUS TEMPORARY TURNAROUND AND 50' RADIUS TEMPORARY PUBLIC ACCESS EASEMENTS AS NOTED AND SHOWN HEREON.
2. TO VACATE A PORTION OF CITY OF RIO RANCHO STREET RIGHT OF WAY AS NOTED AND SHOWN HEREON.
3. TO VACATE PORTIONS OF UNIT TWENTY, REPLAT AND CONSOLIDATE WITH PREVIOUSLY PLATTED PROPERTIES.
4. LOTS 34 THRU 41 AND LOT ARROYO, BLOCK 155, UNIT TWENTY, RIO RANCHO ESTATES AS SHOWN HEREON.
5. TO DIVIDE TRACT '12-A-1' INTO 46 R-4 SINGLE FAMILY RESIDENTIAL UNITS AND 7 TRACTS AS SHOWN HEREON.
6. TRACTS 'C' AND 'E' TO BE DEDICATED AS PRIVATE LANDSCAPING EASEMENTS, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
7. TRACTS 'B' AND 'D' TO BE DEDICATED AS A PRIVATE LANDSCAPING / WATER QUALITY EASEMENT, OWNED AND MAINTAINED BY THE LOMAS ENCANTADAS MASTER ASSOCIATION INC. AS NOTED AND SHOWN HEREON.
8. TRACT 'A' TO BE DEDICATED AS A DRAINAGE EASEMENT OWNED AND MAINTAINED BY SSCAFCA AS NOTED AND SHOWN HEREON.
9. TRACT 'F' TO BE DEDICATED AS A DRAINAGE POND OWNED AND MAINTAINED BY THE CITY OF RIO RANCHO AS NOTED AND SHOWN HEREON.
10. TO GRANT EASEMENTS AS NOTED AND SHOWN HEREON.
11. DEDICATE THE STREET RIGHTS OF WAY AS SHOWN TO THE CITY OF RIO RANCHO FOR PUBLIC USE.

SUBDIVISION DATA

SUBDIVISION: LOMAS ENCANTADAS UNIT 1-D PHASE 1A		PLAT ACRES	57.4439
NO. OF LOTS:	46	LOT ACRES:	5.8528
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	7	TRACT ACRES:	49.6820
NO. OF EXIST. TRACTS:		2	
NO. OF EXIST. LOTS		8	
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:		0.3243	
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:		1.9098	
ROAD MILES VACATED:		0.2116	

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 7

NOVEMBER 2025

LEGAL DESCRIPTION:

A Tract of land being all of Tract 12-A-1-A-1, Lomas Encantadas Unit 1-G Phase 3B Subdivision plat, recorded on February 7, 2025, in Book 3, Page 5364, as Document Number 2025P02360, being located within Sections 22, 23, 26 and 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

and

A Tract of land being all of Lots 34 thru 41 and Tract Arroyo of Block 155, Unit Twenty, recorded on June 19, 1972 in Book 2, Page 61 as Document Number 53212, being located within Section 27, Township 13 North, Range 3 East, New Mexico Principal Meridian, Rio Rancho Estates, Sandoval County, New Mexico.

Said Tract contains 57.44 acres, more or less, (46) Lots, (7) Tracts.

SUBDIVIDER:

LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC
409 NM-528 NE,
RIO RANCHO, NM 87124
JARROD LIKAR, PHONE NO. (505) 896-9037

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE NE, SUITE 101
RIO RANCHO, NM 87124
DONALD DUNEMAN, PHONE NO. (505) 892-5141

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Noel C. Davis, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Chairman

RIO RANCHO DEVELOPMENT SERVICS DEPARTMENT

Approved this _____ day of _____ 20____.

Amy Rincon, Director

TREASURER'S CERTIFICATE

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer A. Taylor, Sandoval County Treasurer — Date

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK — DATE

Book Page

Zoning Comments Page 2 of 6

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

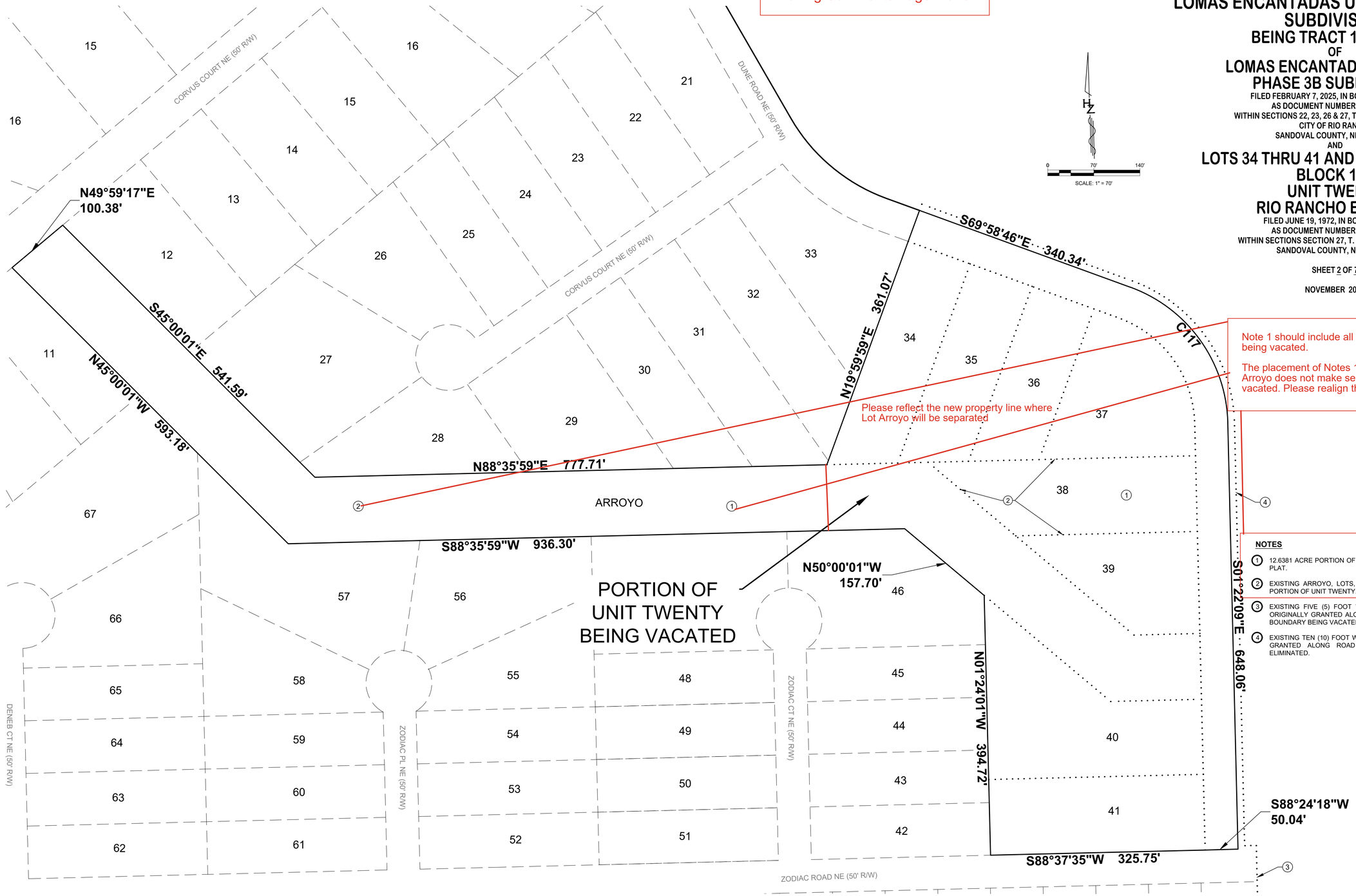
LOTS 34 THRU 41 AND TRACT ARROYO
BLOCK 155
UNIT TWENTY
RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 7

NOVEMBER 2025

SCALE: 1" = 70'



NOTES

1. 12.6381 ACRE PORTION OF UNIT TWENTY VACATED BY THE FILING OF THIS PLAT.
2. EXISTING ARROYO, LOTS, AND ROADS TO BE ELIMINATED WITHIN SAID PORTION OF UNIT TWENTY.
3. EXISTING FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENTS AS ORIGINALLY GRANTED ALONG ALL SIDES OF EACH LOT WITHIN THE PLAT BOUNDARY BEING VACATED ARE BEING ELIMINATED.
4. EXISTING TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT AS ORIGINALLY GRANTED ALONG ROAD RIGHT-OF-WAY BEING VACATED IS BEING ELIMINATED.

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:08:42 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SLE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, Harris

Zoning Comments Page 3 of 6

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 3 OF 7

NOVEMBER 2025

TRACT 12-A-1-A-1-A
37.7720 ACRES
(1,645,346.95 SQ. FT.)

TRACT F
8.0360 ACRES
(350,049.91 SQ. FT.)

SCALE: 1" = 60'

Easement Note 2 is missing. Please reflect appropriately on this sheet

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

ABBREVIATIONS:

D.E.	-	Drainage Easement
P.L.E.	-	Private Landscaping Easement
P.L.W.Q.E.	-	Private Landscaping / Water Quality Easement
N.V.A.E.	-	No Vehicle Access Easement
P.U.E.	-	Public Utility Easement
RAD	-	Radial bearing
AC	-	Acres
R/W	-	Right-of-Way
"F"	-	Corner Lot Frontage

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:11:00 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

Zoning Comments Page 4 of 6

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

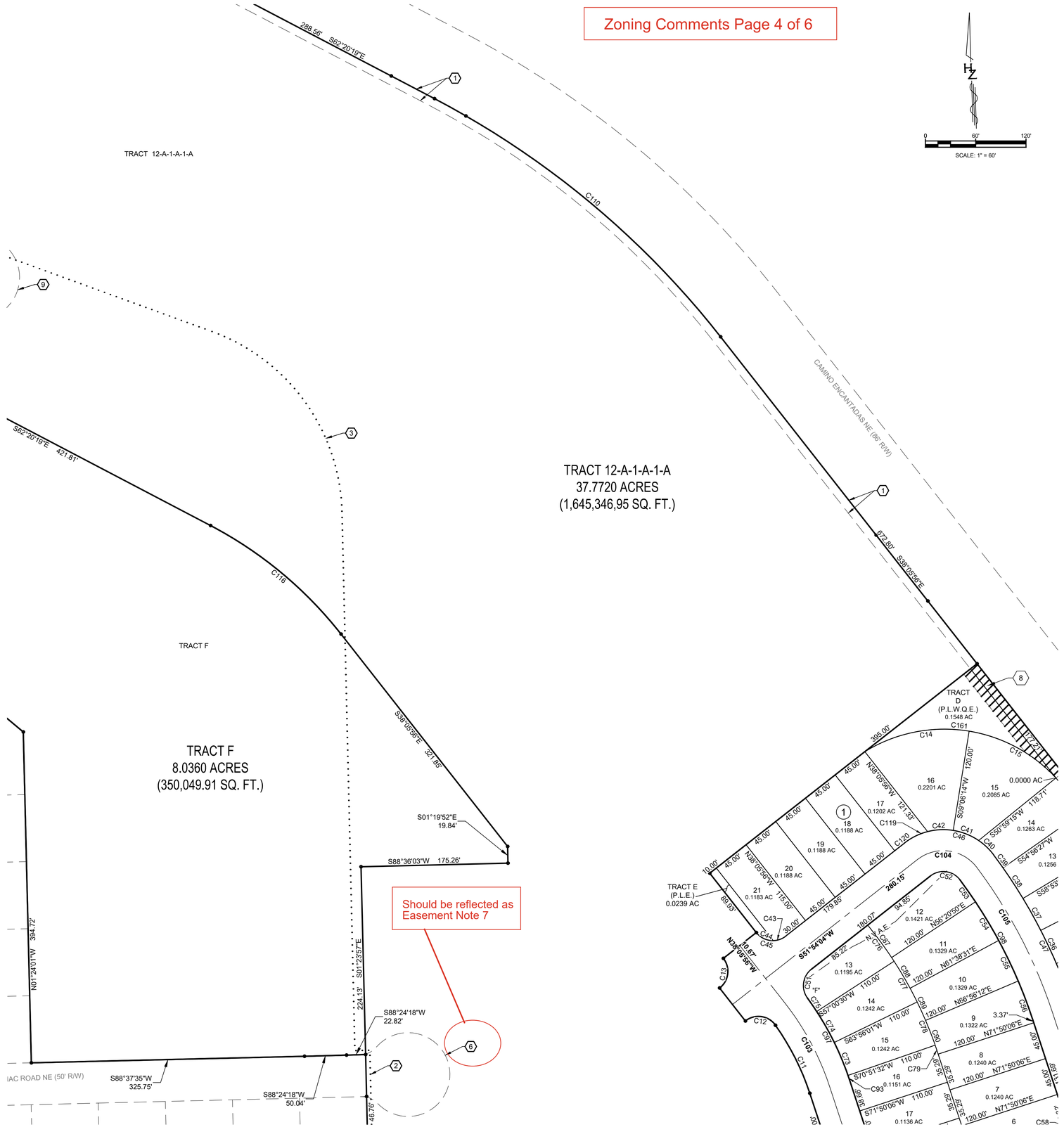
FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 4 OF 7

NOVEMBER 2025



EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
AC - Acres
R/W - Right-of-Way
"F" - Corner Lot Frontage

JAMES D. HARRIS NEW MEXICO 30537 PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:11:33 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

Zoning Comments Page 5 of 6

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 5 OF 7

NOVEMBER 2025

TRACT 12-A-1-A-1-A
37.7720 ACRES
(1,645,346.95 SQ. FT.)

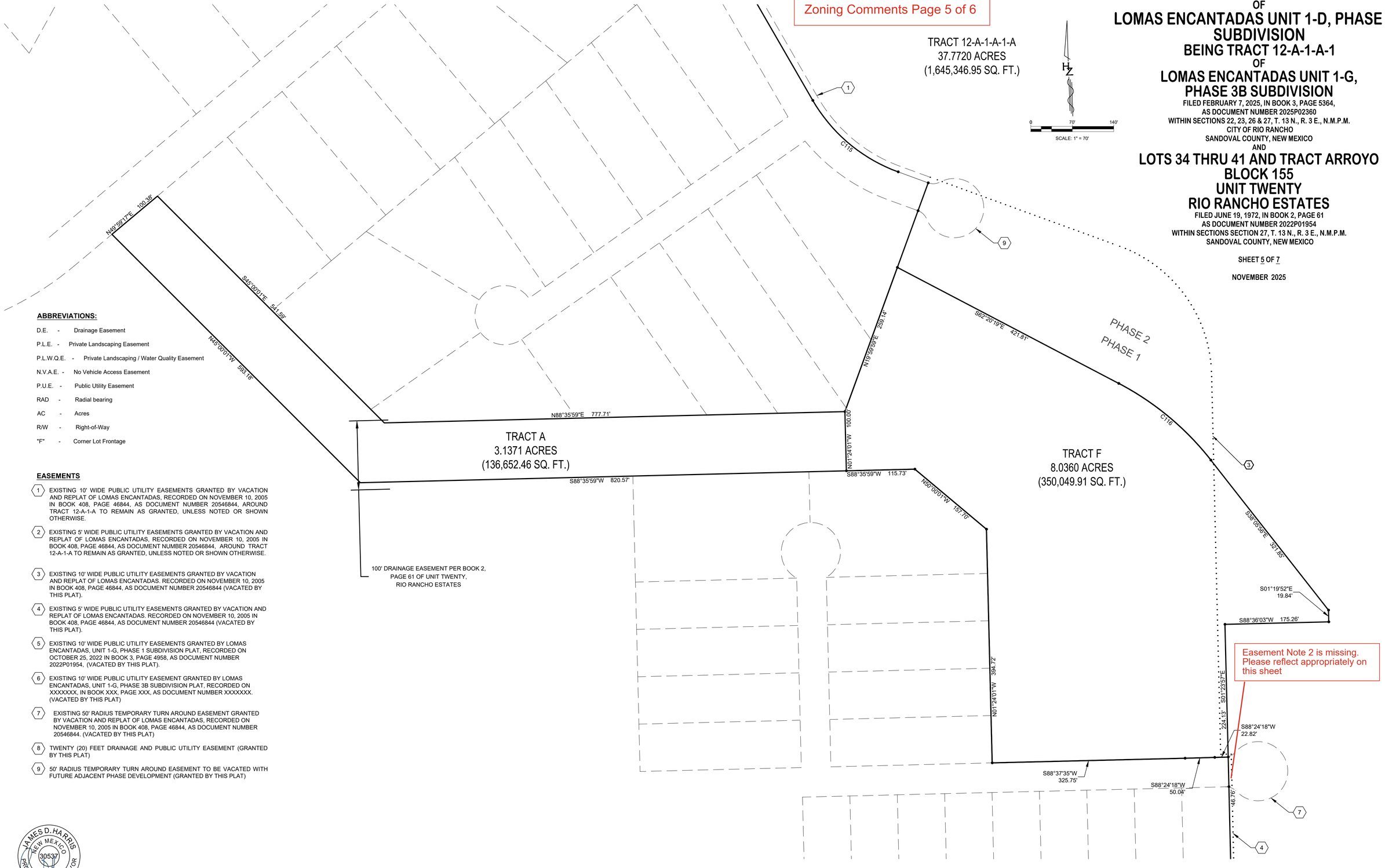
SCALE: 1" = 70'

ABBREVIATIONS:

D.E. - Drainage Easement
P.L.E. - Private Landscaping Easement
P.L.W.Q.E. - Private Landscaping / Water Quality Easement
N.V.A.E. - No Vehicle Access Easement
P.U.E. - Public Utility Easement
RAD - Radial bearing
AC - Acres
R/W - Right-of-Way
"F" - Corner Lot Frontage

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)



Easement Note 2 is missing. Please reflect appropriately on this sheet

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:11:55 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLAT\SILE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

Zoning Comments Page 6 of 6

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

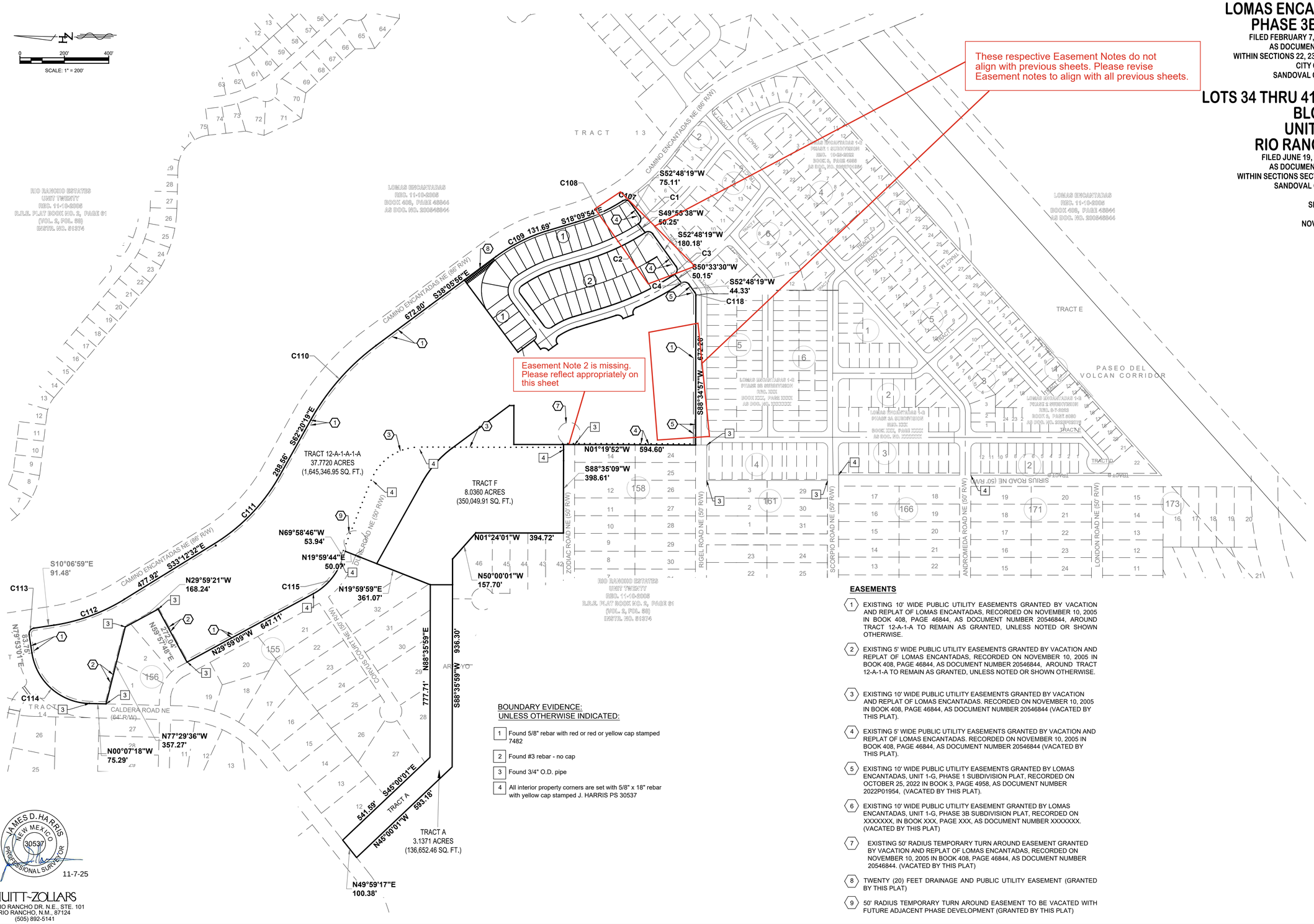
FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

SHEET 6 OF 7

NOVEMBER 2025

These respective Easement Notes do not align with previous sheets. Please revise Easement notes to align with all previous sheets.

Easement Note 2 is missing. Please reflect appropriately on this sheet



BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" rebar with red or red or yellow cap stamped 7482
2. Found #3 rebar - no cap
3. Found 3/4" O.D. pipe
4. All interior property corners are set with 5/8" x 18" rebar with yellow cap stamped J. HARRIS PS 30537

EASEMENTS

1. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
2. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844, AROUND TRACT 12-A-1-A TO REMAIN AS GRANTED, UNLESS NOTED OR SHOWN OTHERWISE.
3. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
4. EXISTING 5' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS. RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844 (VACATED BY THIS PLAT).
5. EXISTING 10' WIDE PUBLIC UTILITY EASEMENTS GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 1 SUBDIVISION PLAT, RECORDED ON OCTOBER 25, 2022 IN BOOK 3, PAGE 4958, AS DOCUMENT NUMBER 2022P01954, (VACATED BY THIS PLAT).
6. EXISTING 10' WIDE PUBLIC UTILITY EASEMENT GRANTED BY LOMAS ENCANTADAS, UNIT 1-G, PHASE 3B SUBDIVISION PLAT, RECORDED ON XXXXXXX, IN BOOK XXX, PAGE XXX, AS DOCUMENT NUMBER XXXXXXX. (VACATED BY THIS PLAT)
7. EXISTING 50' RADIUS TEMPORARY TURN AROUND EASEMENT GRANTED BY VACATION AND REPLAT OF LOMAS ENCANTADAS, RECORDED ON NOVEMBER 10, 2005 IN BOOK 408, PAGE 46844, AS DOCUMENT NUMBER 20546844. (VACATED BY THIS PLAT)
8. TWENTY (20) FEET DRAINAGE AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
9. 50' RADIUS TEMPORARY TURN AROUND EASEMENT TO BE VACATED WITH FUTURE ADJACENT PHASE DEVELOPMENT (GRANTED BY THIS PLAT)

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR
11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:16:34 PM, By:Harris, James
H:\proj\R3150\4.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:51:27 AM, jharris

Book Page

PRELIMINARY PLAT
OF
LOMAS ENCANTADAS UNIT 1-D, PHASE 1A SUBDIVISION
BEING TRACT 12-A-1-A-1
OF
LOMAS ENCANTADAS UNIT 1-G, PHASE 3B SUBDIVISION

FILED FEBRUARY 7, 2025, IN BOOK 3, PAGE 5364,
AS DOCUMENT NUMBER 2025P02360
WITHIN SECTIONS 22, 23, 26 & 27, T. 13 N., R. 3 E., N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
AND

LOTS 34 THRU 41 AND TRACT ARROYO BLOCK 155 UNIT TWENTY RIO RANCHO ESTATES

FILED JUNE 19, 1972, IN BOOK 2, PAGE 61
AS DOCUMENT NUMBER 2022P01954
WITHIN SECTIONS SECTION 27, T. 13 N., R. 3 E., N.M.P.M.
SANDOVAL COUNTY, NEW MEXICO

NOVEMBER 2025

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	93°02'19"	25.00'	N80°40'32"W	36.28'	40.60'
C2	87°15'11"	25.00'	S9°10'44"W	34.50'	38.07'
C3	92°20'33"	25.00'	N81°01'25"W	36.07'	40.29'
C4	87°50'05"	25.00'	S8°53'17"W	34.68'	38.33'
C5	28°57'23"	25.00'	S67°17'01"W	12.50'	12.63'
C6	6°49'14"	25.00'	S85°10'19"W	2.97'	2.98'
C7	8°56'09"	1298.00'	N29°15'50"W	202.23'	202.44'
C8	87°50'03"	25.00'	S68°42'47"E	34.68'	38.32'
C9	87°50'03"	25.00'	S23°27'11"W	34.68'	38.32'
C10	2°17'57"	1298.00'	N19°18'52"W	52.08'	52.09'
C11	17°17'18"	302.00'	S26°48'32"E	90.78'	91.12'
C12	92°38'45"	25.00'	N81°46'33"W	36.16'	40.42'
C13	90°00'00"	25.00'	N6°54'04"E	35.36'	39.27'
C14	40°57'25"	181.13'	S78°53'23"W	126.74'	129.48'
C15	37°53'22"	181.13'	N61°41'13"W	117.61'	119.78'
C16	3°02'22"	747.00'	N36°34'45"W	39.62'	39.63'
C17	3°57'12"	747.00'	N33°04'57"W	51.53'	51.54'
C18	3°57'12"	747.00'	N29°07'45"W	51.53'	51.54'
C19	3°57'12"	747.00'	N25°10'33"W	51.53'	51.54'
C20	3°57'12"	747.00'	N21°13'20"W	51.53'	51.54'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C21	1°04'51"	747.00'	N18°42'19"W	14.09'	14.09'
C22	2°17'37"	853.00'	N19°18'42"W	34.14'	34.15'
C23	2°57'13"	853.00'	N21°56'07"W	43.97'	43.97'
C24	2°57'13"	853.00'	N24°53'19"W	43.97'	43.97'
C25	2°57'13"	853.00'	N27°50'32"W	43.97'	43.97'
C26	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C27	2°57'09"	853.00'	N33°44'55"W	43.95'	43.95'
C28	1°47'22"	968.00'	S33°10'02"E	30.23'	30.23'
C29	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C30	2°57'13"	968.00'	S27°50'32"E	49.89'	49.90'
C31	2°57'13"	968.00'	S24°53'20"E	49.89'	49.90'
C32	2°57'13"	968.00'	S21°56'07"E	49.89'	49.90'
C33	2°17'37"	968.00'	S19°18'42"E	38.75'	38.75'
C34	1°04'18"	631.68'	S18°42'20"E	11.81'	11.81'
C35	3°57'20"	631.68'	S21°13'08"E	43.60'	43.61'
C36	3°57'20"	631.68'	S25°10'28"E	43.60'	43.61'
C37	3°57'20"	631.68'	S29°07'48"E	43.60'	43.61'
C38	3°57'20"	631.68'	S33°05'07"E	43.60'	43.61'
C39	1°43'33"	631.68'	S35°55'33"E	19.03'	19.03'
C40	19°00'49"	75.00'	S46°17'45"E	24.77'	24.89'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C41	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C42	23°30'08"	75.00'	N87°21'10"E	30.55'	30.76'
C43	36°52'12"	25.00'	N70°20'10"E	15.81'	16.09'
C44	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C45	90°00'00"	25.00'	N83°05'56"W	35.36'	39.27'
C46	91°18'55"	75.00'	N82°26'28"W	107.28'	119.53'
C47	18°37'41"	631.68'	N27°28'27"W	204.47'	205.37'
C48	15°59'29"	968.00'	N26°09'38"W	269.29'	270.17'
C49	17°03'36"	853.00'	S26°41'42"E	253.05'	253.98'
C50	19°56'02"	747.00'	S28°07'55"E	258.58'	259.89'
C51	88°03'23"	25.00'	S7°52'23"W	34.75'	38.42'
C52	91°18'55"	25.00'	N82°26'28"W	35.76'	39.84'
C53	3°07'51"	582.00'	N35°13'06"W	31.80'	31.80'
C54	5°17'41"	582.00'	N31°00'19"W	53.76'	53.78'
C55	5°17'41"	582.00'	N25°42'38"W	53.76'	53.78'
C56	4°53'54"	582.00'	N20°36'51"W	49.74'	49.76'
C58	0°22'08"	1018.00'	N18°20'57"W	6.55'	6.55'
C59	2°29'01"	1018.00'	N19°46'32"W	44.12'	44.13'
C60	2°29'01"	1018.00'	N22°15'33"W	44.12'	44.13'
C61	2°29'01"	1018.00'	N24°44'34"W	44.12'	44.13'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C62	2°29'01"	1018.00'	N27°13'36"W	44.12'	44.13'
C63	2°29'01"	1018.00'	N29°42'37"W	44.12'	44.13'
C64	3°24'22"	1018.00'	N32°39'18"W	60.51'	60.52'
C65	1°06'40"	1248.00'	S34°13'25"E	24.20'	24.20'
C66	2°14'10"	1248.00'	S32°33'00"E	48.71'	48.71'
C67	2°14'10"	1248.00'	S30°18'50"E	48.71'	48.71'
C68	2°14'10"	1248.00'	S28°04'39"E	48.71'	48.71'
C69	2°14'10"	1248.00'	S25°50'29"E	48.71'	48.71'
C70	2°14'10"	1248.00'	S23°36'19"E	48.71'	48.71'
C71	2°14'10"	1248.00'	S21°22'08"E	48.71'	48.71'
C72	2°05'09"	1248.00'	S19°12'28"E	45.43'	45.44'
C73	6°55'31"	352.00'	S22°36'13"E	42.52'	42.55'
C74	6°55'31"	352.00'	S29°31'44"E	42.52'	42.55'
C75	3°09'49"	352.00'	S34°34'24"E	19.43'	19.44'
C76	4°26'46"	462.00'	N35°52'33"W	35.84'	35.85'
C77	4°38'01"	462.00'	N30°40'29"W	37.35'	37.36'
C78	3°55'20"	462.00'	N21°06'08"W	31.62'	31.63'
C79	0°58'34"	462.00'	N18°39'11"W	7.87'	7.87'
C80	1°43'02"	1138.00'	N19°23'32"W	34.10'	34.10'
C81	1°28'11"	1138.00'	N21°45'08"W	29.19'	29.19'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C82	1°13'20"	1138.00'	N24°06'44"W	24.28'	24.28'
C83	1°15'41"	1138.00'	N25°21'14"W	25.05'	25.05'
C84	1°30'32"	1138.00'	N27°42'50"W	29.97'	29.97'
C85	1°45'23"	1138.00'	N30°04'26"W	34.88'	34.88'
C86	2°14'10"	1138.00'	N32°33'00"W	44.41'	44.42'
C87	4°26'46"	462.00'	S35°52'33"E	35.84'	35.85'
C88	4°38'01"	462.00'	S30°40'29"E	37.35'	37.36'
C89	3°00'11"	462.00'	S24°33'53"E	24.21'	24.22'
C90	3°55'20"	462.00'	S21°06'08"E	31.62'	31.63'
C91	1°43'02"	1138.00'	S19°23'32"E	34.10'	34.10'
C92	1°28'11"	1138.00'	S21°45'08"E	29.19'	29.19'
C93	1°15'41"	1138.00'	S25°21'14"E	25.05'	25.05'
C93	0°58'34"	352.00'	S18°39'11"E	6.00'	6.00'
C94	1°30'32"	1138.00'	S27°42'50"E	29.97'	29.97'
C95	2°42'58"	1138.00'	S32°18'36"E	53.94'	53.95'
C96	16°41'15"	1248.00'	S26°30'31"E	362.20'	363.48'
C97	17°59'25"	352.00'	N27°09'36"W	110.07'	110.52'
C98	18°37'07"	582.00'	N27°28'27"W	188.29'	189.12'
C99	16°16'58"	1018.00'	S26°18'23"E	288.33'	289.30'
C100	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C101	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C102	19°01'50"	1273.00'	N27°40'48"W	420.88'	422.82'
C103	19°56'02"	327.00'	N28°07'55"W	113.19'	113.77'
C104	91°18'55"	50.00'	N82°26'28"W	71.52'	79.69'
C105	18°37'07"	607.00'	N27°28'27"W	196.38'	197.25'
C106	19°01'50"	993.00'	N27°40'49"W	328.31'	329.82'
C107	86°41'52"	25.00'	S9°27'24"W	34.32'	37.83'
C108	15°43'37"	843.08'	S26°01'43"E	230.69'	231.41'
C109	19°56'02"	757.00'	S28°07'55"E	262.04'	263.37'
C110	24°14'23"	1057.00'	S50°13'07"E	443.85'	447.18'
C111	29°07'47"	843.00'	S47°46'26"E	423.99'	428.59'
C112	23°05'33"	843.00'	S21°39'46"E	337.47'	339.76'
C113	90°00'00"	25.00'	S55°06'59"E	35.36'	39.27'
C114	80°00'26"	268.00'	N39°52'48"E	344.56'	374.23'
C115	39°58'14"	275.00'	N50°03'24"W	187.98'	191.85'
C116	24°14'23"	482.00'	N50°13'07"W	202.40'	203.92'
C118	35°46'38"	25.00'	S70°41'38"W	15.36'	15.61'
C119	23°42'02"	75.00'	N63°45'05"E	30.80'	31.02'
C120	23°42'02"	75.00'	N63°45'05"E	30.80'	31.02'

JAMES D. HARRIS
NEW MEXICO
30537
PROFESSIONAL SURVEYOR

11-7-25

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/7/2025 12:16:54 PM, By:Harris, James
H:\proj\R315014.01 - LE 1D Ph1\05 Design\05.11 Survey\PLATS\LE - 1D - PH 1A PRELIM PLAT-OPTION 1.dwg
Last Saved:11/7/2025 11:57:27 AM, Harris

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 10, 2025

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
(X) Fire and Rescue – Brian Johnson, Gerard Bauer
(X) Police – Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill
(X) Ezee Fiber – John Muldrow

FROM: Development Services Department, Planning & Zoning Division

RE: 11.7.25 REVISIONS – DSD #22-210-00004 – Lomas Encantadas 1D, Phase 1A / Preliminary Plat Amendment

The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1D, Phase 1A Subdivision. The proposed Preliminary Plat Amendment removes Phases 1B and 2 and removes Tract F within Phase 1A (replaced with 2 additional lots & landscape Tract D). Tract F, the drainage pond tract to be dedicated to the City, has been reconfigured to match the corresponding construction plans. LE 1D, Phase 1A will now consist of 46 lots and 6 tracts, all zoned R-4: Single-Family Residential District. Total plat acreage is approximately 57.4437 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, November 21, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(X) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 ft driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval before the full plan set is submitted.

Fire Marshal Brian Johnson — Reviewer
11/13/2025 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 10, 2025

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Patrick Kingsbury
(X) Fire and Rescue – Brian Johnson, Gerard Bauer
(X) Police – Scott Pope
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Aaron Hill
(X) Ezee Fiber – John Muldrow

FROM: Development Services Department, Planning & Zoning Division

RE: 11.7.25 REVISIONS – DSD #22-210-00004 – Lomas Encantadas 1D, Phase 1A / Preliminary Plat Amendment

The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1D, Phase 1A Subdivision. The proposed Preliminary Plat Amendment removes Phases 1B and 2 and removes Tract F within Phase 1A (replaced with 2 additional lots & landscape Tract D). Tract F, the drainage pond tract to be dedicated to the City, has been reconfigured to match the corresponding construction plans. LE 1D, Phase 1A will now consist of 46 lots and 6 tracts, all zoned R-4: Single-Family Residential District. Total plat acreage is approximately 57.4437 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, November 21, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

For note 8, please clarify which entity the easement is being dedicated to.

Reviewer _____ Date _____

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-410-00008

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

SUBJECT:
Master Plan Amendment. The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as Unit 13, Block 70, Lot 11, and Unit 13, Block 69, Lots 88, 89 and 19. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as Unit 13, Block 70, Lot 11 and Unit 13, Block 69, Lots 88, 89 and 19.

The original High Range 6 Master Plan was approved on April 25, 2024, per Resolution No. 35, Enactment No. 24-034, and has not been amended since it's approval. The applicant has since acquired four more lots and the Master Plan Amendment seeks to incorporate the four lots into the proposed High Range 6 Subdivision. The overall High Range 6 plan acreage will be updated from 102 acres to 104 acres, due to the addition of the four lots.

A concurrent Zone Map Amendment to rezone the lots from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential, is being heard under case #25-100-00015.

REVIEW CRITERIA:

The Rio Rancho Comprehensive Plan defines a master plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body." Policy L-1 (5.6.3) of the Comprehensive Land Use Plan states: "Encourage master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and

design in the master plan."

The current boundaries of the Master Plan will remain largely the same, but will be slightly extended to include Unit 13, Block 70, Lot 11 and Unit 13, Block 69, Lots 88, 89 and 19. The exhibits have been updated to reflect the new boundary, and are included as an attachment. In their justification, the applicant states: "The purpose of this amendment is to expand the existing master plan boundary by incorporating four previously excluded parcels. This addition necessitates updates to the Phase 1 lot layout, roadway network, grading, and utility exhibits."

The applicant further states, "the original Phase 1 layout encompassed 323 single-family lots. The proposed Phase 1 layout is now divided into two sub-phases: Phase 1A with 118 lots and Phase 1B with 161 lots, resulting in a total of 279 lots, as detailed in the attached Lotting Plan exhibit. With the revised Phase 1 area of 53 acres, the density of Phase 1 is approximately 5.2 dwelling units per acre (du/ac). Considering the future Phase 2 area (140 lots in 40 acres), the overall project density remains approximately 4.5 du/ac."

The applicant goes on to explain how, "the revised layout for Phase 1 includes provisions for four HOA-maintained pocket parks, featuring walking trails and seating areas. The total area allocated for these parks is 1.16 acres, comprising 0.46 acres in Phase 1A and 0.70 acres in Phase 1B. In accordance with the approved Master Plan, the required neighborhood park will be situated within Phase 2, and the HOA-maintained pocket parks in Phase 1 serve to enhance the overall development. The inclusion of the additional lots in Block 69 enables a roadway connection to the existing Broadmoor Boulevard and Havencrest intersection, situated west of the project site. This intersection is intended to function as a right-in, right-out access point. A right-turn deceleration lane and taper are proposed for northbound traffic."

Staff recommends the Planning and Zoning Board finds that the proposed boundary amendment is in compliance with both the Comprehensive Plan and the Lomas Negras Specific Area Plan. The request will enable the removal of antiquated platted lots, improved access to the subdivision, and a more cohesive lot layout. Criteria is satisfied.

SITE ANALYSIS: The High Range 6 Master Plan currently comprises approximately 102 acres, with an intended build-out of 463 lots, (323 lots in phase 1 and 140 lots in phase 2). Current zoning consists of R-5: Single-Family Residential (Phases I & II). This Master Plan is bounded by Inca Rd NE to the south, Bedivere St SE to the west, Montezuma Blvd NE to the north, and Excalibur St NE to the east. Wild Horse Rd NE runs east to west through the master plan, separating Phases I & II.

The proposed change will enable the Master Plan area to be comprised of 104 acres in total with an intended build-out of 279 lots in phase one now, a reduction from 323 previously planned. The site will now have a portion bounded by Broadmoor Blvd NE, but this is only through an access point - no residences will be immediately abutting Broadmoor Blvd NE.

LAND USE: No proposed changes. The lot added which will be developed with residential lots has a Low/Medium Density land use. The updated lot layout and additional properties has resulted in modified locations of pocket parks throughout phase 1.

GRADING & DRAINAGE: With the addition of the lots in Block 69, a new storm drain connection to the existing infrastructure in Havencrest, west of the project site, is proposed. A revised conceptual grading plan is included as part of this submittal.

CIRCULATION: The inclusion of the additional lots in Block 69 enables a roadway connection to the existing Broadmoor Blvd and Havencrest intersection. The addition of the lot in Block 70 allows an altered street layout with one less out-parcel in the southwest corner of Phase 1. Street names

have also been revised in this amendment.

Goal L-2 of the Comprehensive Plan states, "Encourage consolidation of lots to promote a variety of land uses in a planned manner." Staff finds that this amendment further the intent of the Comprehensive Plan to resolve antiquated platting which inhibits the development process; Criteria is satisfied.

PHASING AND FINANCING: Phase 1 of the subdivision will now be split into two sub-phases 1A and 1B, with phase 1 consisting of 118 lots and phase 1B consisting of 161 lots (279 lots total). Phase 2 will be unchanged with this amendment.

DESIGN STANDARDS: No proposed changes.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - Comments within document.
DSD Engineering - Comments to follow.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - "IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Fire Hydrants shall be no more than 500 ft. driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval before the full plan set is submitted."
Police Department - No comments provided.
SSCAFCA - No comments provided.
MRCOG - No comments provided.
Parks, Recreation, and Community Services - "Per the changes to (pocket) park land location – and description of 1.16 acres in the current application and Phases 1A and 1B, and reference to remaining required park land in Phase 2, the applicant must know that the construction plans for each pocket park must be reviewed by the City, including PRCS before construction, that the land must be functional (not just hardscape landscaping – ie people must be able to recreate within each of the different pocket parks, they cannot be passive), and not be built on land with extreme slopes, ponding, etc. to be considered as meeting the required park land requirements of the subdivision. Per the original Master Plan a total of 3.93 acres of developed park land is required for this subdivision, so it is assumed that the remaining 2.77 acres of functional, developed park land is still proposed in High Range 6, Phase 2. PRCS does not have any comments on the ZMA at this time. PRCS defers to DSD for any additional recommendations, requirements or approvals."

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan Amendment requests. A legal advertisement was placed in the December 1, 2025 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, subject to the following findings below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a master plan amendment.
2. The applicant has the authority to apply for an amendment to the High Range 6 Master Plan.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT:
1. The proposed Master Plan Amendment to the High Range 6 Master Plan to does not adversely

affect the intended character of the Master Plan area.
2. The proposed Master Plan Amendment is consistent with the goals and elements of the Comprehensive Plan.
3. The proposed Master Plan Amendment is consistent with the Lomas Negras Specific Area Plan.

ALTERNATIVES:

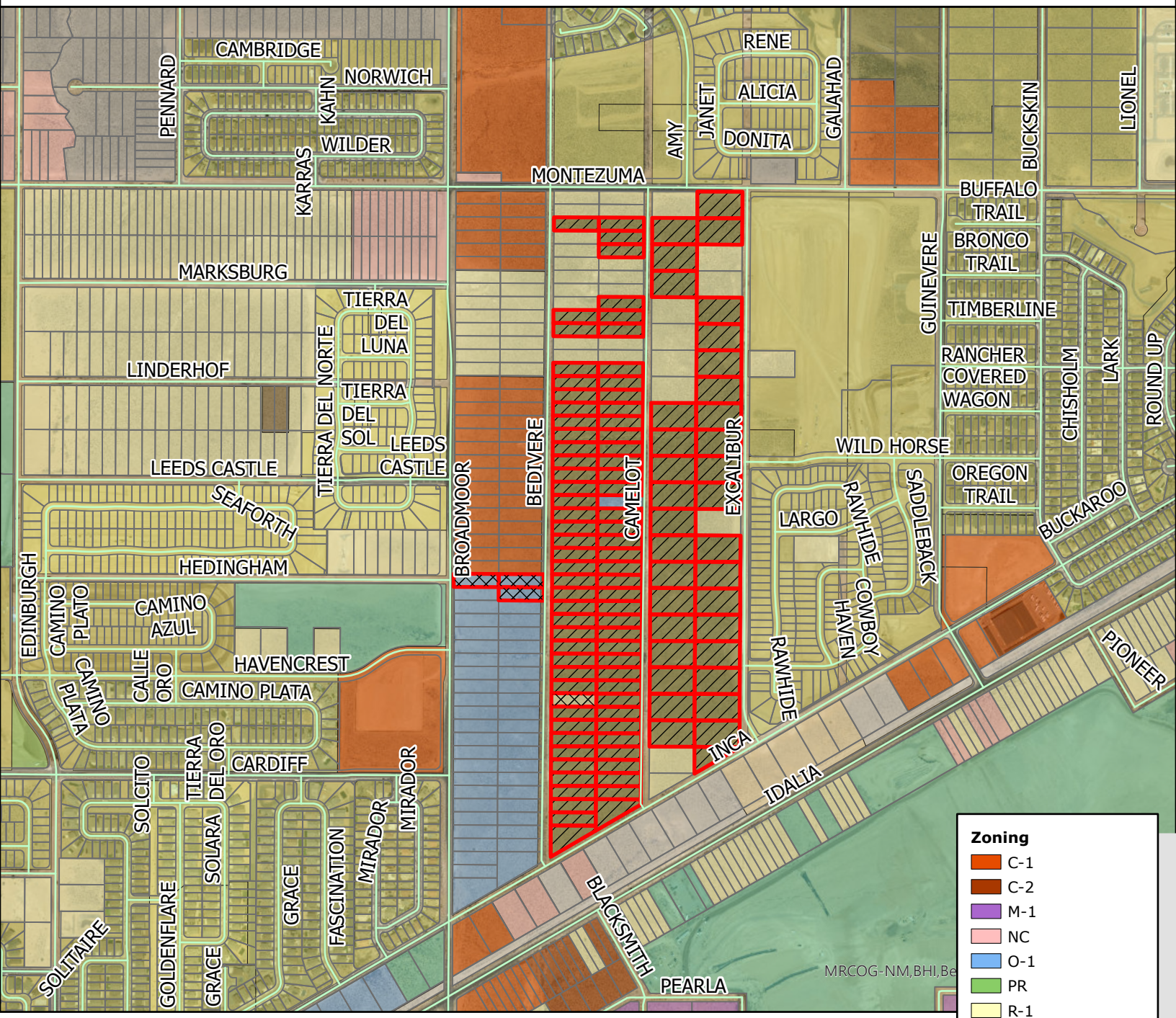
The Planning and Zoning Board may:
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Agent Authorization.pdf
ATTACHMENT: HR6 Master Plan Amendment Letter.pdf
ATTACHMENT: Exhibit_LOCATION MAP-.pdf
ATTACHMENT: Exhibit_LOTTING PLAN.pdf
ATTACHMENT: Exhibit_HOA PARKS.pdf
ATTACHMENT: Exhibit_CONCEPTUAL UTILITY PLAN.pdf
ATTACHMENT: Exhibit_CONCEPTUAL GRADING PLAN.pdf
ATTACHMENT: Reproduction of Notices_.pdf
ATTACHMENT: Current High Range 6 Master Plan.pdf
ATTACHMENT: Draft_Resolution_HR6MPA_BMB.doc

HIGH RANGE 6
ZONE MAP AMENDMENT
MASTER PLAN AMENDMENT



Zoning

- C-1
- C-2
- M-1
- NC
- O-1
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Subject Properties
- MPA & ZMA Lots

0 0.05 0.1 0.2 Miles

N
W E
S

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Liz Ruiz Carlos
11/20/25

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☒ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☒ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☒ Subdivision Variance	☐ Variance
			☒ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: High Range 6 Development, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: High Range 6 Development, LLC	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) X	
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Preliminary Plat for High Range 6 Subdivision Phase 1A

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

LOTS 19, 88, & 89, BLOCK 69; LOTS 1 THRU 12 THRU 29,70 THRU 72, & 74 THRU 96, BLOCK 70; LOTS 3 THRU 13, 34, 35, & 37 THRU 45, BLOCK 71

Subdivision/Unit : Rio Rancho Estates Unit 13	Block(s): 69, 70, & 71	Lot(s):
Existing Zoning: R-5, O-1, and R-1	Proposed Zoning: R-5	
No. of existing lots: 80	No. of proposed lots: 118	Total area of site (acres) 53.3055

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **10/23/2025**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

Form revised June 2014

City of Rio Rancho

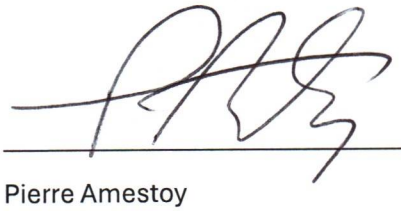
3200 Civic Center Circle NE

Rio Rancho, NM 87144

RE: Agent Authorization Letter – City of Rio Rancho – High Range 6 Subdivision, Phase 1A and 1B, Rio Rancho Estates, Unit 13 being comprised of Lots 18, 88&89, Block 69 together with Lots 1-29, 70-72, 74-96, Block 70 together with lots 3-13, 34-35, 37-45, Block 71

As owner of said property listed above, I authorize Isaacson & Arfman, Inc. and their designated representatives Justin Simenson or other designated members of Isaacson and Arfman, Inc. to act as agent for all matters relating to the request for Preliminary Plat, Final Plat, and Site Plan.

Feel free to contact me if you have any questions or concerns.



Pierre Amestoy

Amestoy Construction and Development II, LLC

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

October 14, 2025

City of Rio Rancho
Planning Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: High Range 6 Subdivision Master Plan Amendment Request

Dear City of Rio Rancho Planning Department,

Isaacson & Arfman, acting as agents for High Range 6 Development, LLC, respectfully request approval for the following amendments to the High Range 6 Master Plan. The purpose of this amendment is to expand the existing master plan boundary by incorporating four previously excluded parcels. This addition necessitates updates to the Phase 1 lot layout, roadway network, grading, and utility exhibits.

Project Background
The initial application for the High Range 6 Master Plan (Case #23-400-00003) and related concurrent applications, including the Zone Map Amendment (Case #23-100-00008) and Specific Area Plan Amendment (Case #23-410-00006), were previously approved by the City of Rio Rancho Planning & Zoning and Governing Bodies. These applications were originally submitted with LGI Homes as the developer, represented by Coe & Van Loo Consultants, Inc. (CVL).

Following these approvals, LGI Homes terminated their purchase agreement. High Range 6 Development, LLC, the new developer identified in this amendment, is currently under contract for the Phase 1 portion of the master plan. This amendment does not propose any changes to Phase 2 area.

Proposed Changes
Four existing out-parcels, specifically Rio Rancho Estates Unit 13, Lot 11 of Block 70, and Lots 19, 88, and 89 of Block 69, have been acquired to optimize the residential lot layout and enhance roadway network functionality. We are concurrently requesting that these four parcels be rezoned to R-5 (Single-Family Residential), aligning with the zoning changes established in the previously approved master plan and concurrent applications.

The original Phase 1 layout encompassed 323 single-family lots. The proposed Phase 1 layout is now divided into two sub-phases: Phase 1A with 118 lots and Phase 1B with 161 lots, resulting in a total of 279 lots, as detailed in the attached Lotting Plan exhibit. With the revised Phase 1 area of 53 acres, the density of Phase 1 is approximately 5.2 dwelling units per acre (du/ac). Considering the future Phase 2 area (140 lots in 40 acres), the overall project density remains approximately 4.5 du/ac.

The revised layout for Phase 1 includes provisions for four HOA-maintained pocket parks, featuring walking trails and seating areas. The total area allocated for these parks is 1.16 acres, comprising 0.46 acres in Phase 1A and 0.70 acres in Phase 1B. In accordance with the approved Master Plan, the required neighborhood park will be situated within Phase 2, and the HOA-maintained pocket parks in Phase 1 serve to enhance the overall development.

The inclusion of the additional lots in Block 69 enables a roadway connection to the existing Broadmoor Boulevard and Havencrest intersection, situated west of the project site. This intersection is intended to function as a right-in, right-out access point. A right-turn deceleration lane and taper are proposed for northbound traffic.

Drainage in Phase 1 has been revised to better integrate with the natural terrain. The additional lots in Block 69 facilitate a storm drain connection to the existing infrastructure in Havencrest, west of the project site. A revised conceptual grading plan is attached for your review. A comprehensive drainage report and detailed grading and drainage plan for Phase 1 will be submitted with the preliminary plat for Phase 1A.

A revised utility plan is included to reflect the updated layout. Notably, proposed changes to the sanitary sewer system will now follow the natural terrain and discharge along the same alignment as the storm drain, westward to the existing sewer line in Havencrest. We have collaborated with the Rio Rancho Utilities Department, and they have confirmed their acceptance of the revised plan.

Zoning Implications
The current zoning of the parcels to be added, as identified above, is R-1 (Single-Family Residential District) and O-1 (Office District). The proposed zoning for the entire project is R-5 (Single-Family Residential District), which is consistent with the previously approved master plan and the Lomas Negras Specific Area Plan (MDR).

Justification for Master Plan Amendment
As established in the approved master plan, there is a clear market demand for single-family residential development in Rio Rancho. This amendment enhances the design and functionality of the subdivision by addressing antiquated platting and checkerboard ownership issues. Furthermore, these proposed changes are consistent with the City of Rio Rancho Comprehensive Plan goals and policies regarding master planning, walkability, open space, drainage, and utilities, and they offer improved integration with the adjacent High Range 4 and High Range 5 Master Plans.

Attached exhibits for your review include:

- Location Map, illustrating the lots being added with this amendment
- Lotting Plan, detailing the revised Phase 1 lot layout, density, and roadway network
- HOA Park Exhibit, displaying the revised Phase 1 HOA-maintained pocket park locations and sizes
- Conceptual Grading Plan, showing the revised Phase 1 drainage discharge
- Conceptual Utility Plan, depicting the revised Phase 1 utility layout and sanitary sewer outfall

Please do not hesitate to contact me via phone or email with any questions or comments.
Sincerely,
Isaacson & Arfman, Inc.

Justin Thor Simenson
President

PREVIOUS
HIGH RANGE 6
MASTER PLAN
PHASE 2 LOTS

PREVIOUS
HIGH RANGE 6
MASTER PLAN
PHASE 1 LOTS

ADDITIONAL
HIGH RANGE 6
MASTER PLAN
PHASE 1 LOTS

HIGH RANGE 6
MASTER PLAN AMENDMENT
LOCATION MAP

M:\PROJECTS\2700-2799\2726\DWG\- EXHIBITS\2726 C-701 LOTTING PLAN.dwg Justin Simenson 8/28/2025 4:51 PM

HIGH RANGE 6 SUBDIVISION PHASES 1A & 1B

RIO RANCHO, NM

PHASE 1A

PHASE 1B

LOT COUNTS

PHASE 1A (118 TOTAL LOTS)

40'x115' = 79 LOTS

50'x115' = 39 LOTS

PHASE 1B (161 TOTAL LOTS)

40'x115' = 116 LOTS

50'x115' = 45 LOTS

SCALE 1"=80'

SCCS MONUMENT AND BENCHMARK

No	Date	Description

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER: IA 2726
FILE: -
DRAWN BY: --
CHECKED BY: --
DATE: --

SHEET NUMBER: C-100

SHEET TITLE: LOTTING PLAN 08/20/2025

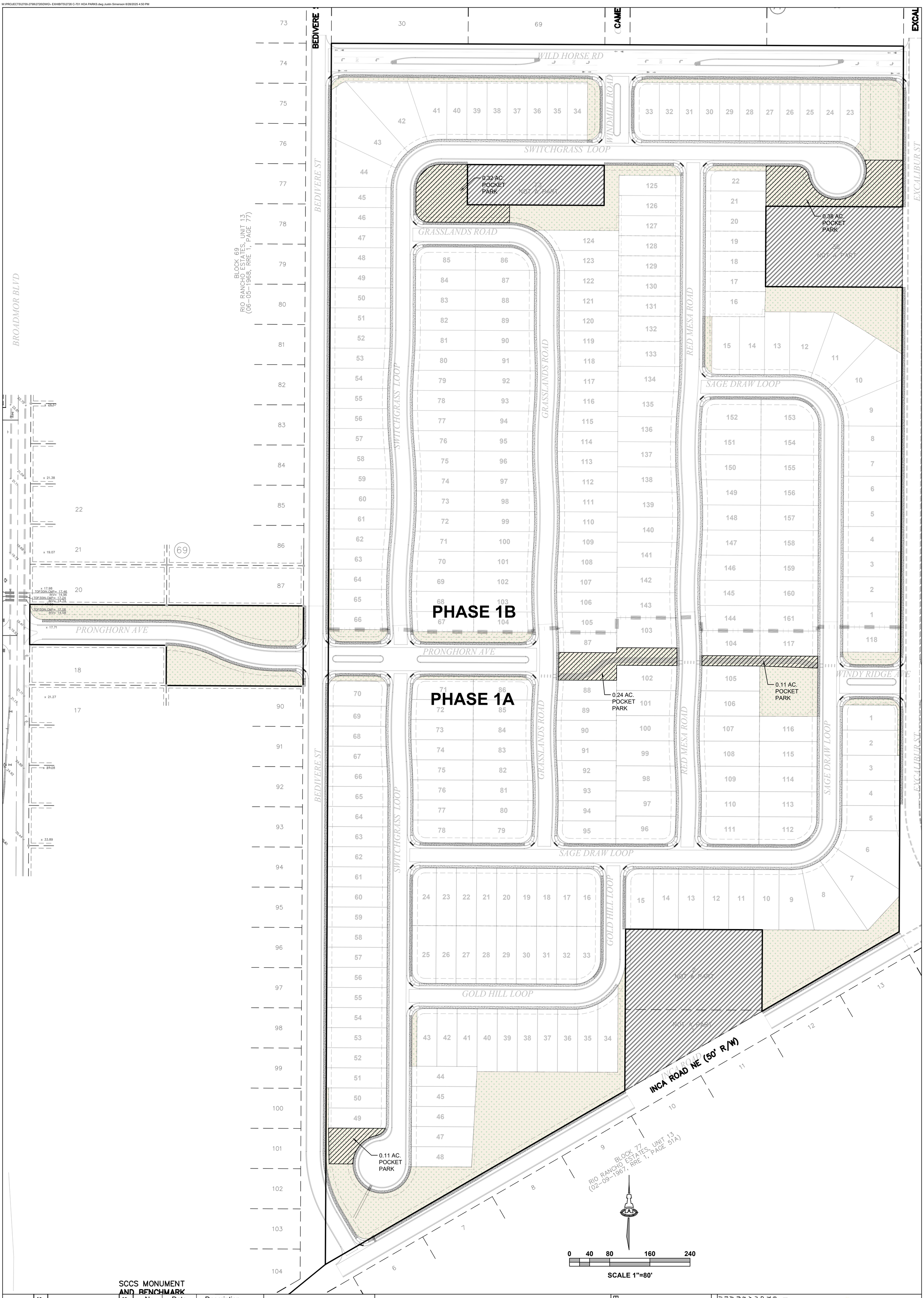
Engineer

NOT FOR CONSTRUCTION

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

M:\PROJECTS\2700-2799\2726\DWG\- EXHIBITS\2726 C-701 HOA PARKS.dwg Justin Simenson 8/28/2025 4:50 PM



C-100

SHEET NUMBER

HOA PARKS

SHEET TITLE

No	Date	Description

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER:	IA 2726
FILE:	-
DRAWN BY:	--
CHECKED BY:	--
DATE:	--

HIGH RANGE 6 SUBDIVISION
PHASES 1A & 1B

RIO RANCHO, NM

Engineer

NOT FOR CONSTRUCTION

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

CONNECT SAS, WATER, TO EXISTING LINES IN EXCALIBUR

HIGH RANGE 5 PHASE 1 BY OTHERS

CONNECT SAS, WATER, TO EXISTING LINES IN EXCALIBUR

PHASE 2 BY OTHERS

SCALE 1"=100'

0 50 100 200 300

SAS MH 45
RIM=5510.05
MAX DEPTH=6.55
INV(E)=5503.50
INV(W)=5503.60
INV(S)=5503.70

SAS MH 38
RIM=5523.93
MAX DEPTH=6.93
INV(W)=5517.20
INV(E)=5517.00

SAS MH 25
RIM=5552.25
MAX DEPTH=11.47
INV(S)=5540.77
INV(NW)=5540.87

SAS MH 24
RIM=5544.31
MAX DEPTH=8.51
INV(S)=5535.80
INV(N)=5535.90

SAS MH 26
RIM=5553.42
MAX DEPTH=11.31
INV(SE)=5542.11
INV(W)=5542.21

SAS MH 22
RIM=5551.62
MAX DEPTH=8.58
INV(N)=5543.04
INV(SW)=5543.14

SAS MH 23
RIM=5553.32
MAX DEPTH=8.31
INV(NE)=5545.01
INV(W)=5545.11

SAS MH 21
RIM=5537.73
MAX DEPTH=10.25
INV(E)=5527.48
INV(S)=5527.68
INV(N)=5527.68

SAS MH 37
RIM=5531.76
MAX DEPTH=9.93
INV(W)=5521.93
INV(E)=5521.83
INV(S)=5522.03

SAS MH 14
RIM=5548.21
MAX DEPTH=10.31
INV(W)=5537.90
INV(S)=5538.10
INV(N)=5538.10

SAS MH 28
RIM=5554.69
MAX DEPTH=8.33
INV(N)=5546.36

SAS MH 39
RIM=5545.07
MAX DEPTH=8.30
INV(N)=5536.78
INV(S)=5536.88

SAS MH 27
RIM=5555.10
MAX DEPTH=8.73
INV(E)=5546.37
INV(S)=5546.37
INV(N)=5546.37

SAS MH 29
RIM=5551.89
MAX DEPTH=8.34
INV(S)=5543.55
INV(N)=5543.65

SAS MH 35
RIM=5528.89
MAX DEPTH=13.79
INV(W)=5515.10
INV(E)=5521.60

SAS MH 33
RIM=5558.30
MAX DEPTH=9.99
INV(NW)=5548.31
INV(S)=5548.31

SAS MH 34
RIM=5553.61
MAX DEPTH=9.67
INV(S)=5543.94
INV(N)=5544.04

SAS MH 13
RIM=5543.94
MAX DEPTH=8.97
INV(W)=5534.97
INV(E)=5535.07
INV(S)=5535.17
INV(N)=5535.17

SAS MH 19
RIM=5555.20
MAX DEPTH=7.40
INV(W)=5547.80
INV(E)=5547.80

SAS MH 36
RIM=5535.79
MAX DEPTH=9.96
INV(E)=5525.83
INV(W)=5525.93

SAS MH 20
RIM=5557.11
MAX DEPTH=7.11
INV(W)=5550.00

PHASE 1B

PHASE 1A

SAS MH 18
RIM=5553.27
MAX DEPTH=7.89
INV(N)=5545.38

FUTURE SAS MH 42
RIM=5539.44
MAX DEPTH=12.13
INV(E)=5527.31
INV(W)=5527.41

SAS MH 32
RIM=5557.96
MAX DEPTH=10.41
INV(W)=5547.55
INV(SE)=5547.65

SAS MH 30
RIM=5550.89
MAX DEPTH=9.56
INV(S)=5541.33
INV(N)=5541.43

SAS MH 12
RIM=5540.26
MAX DEPTH=9.69
INV(W)=5530.57
INV(E)=5530.67
INV(S)=5530.77
INV(N)=5530.77

SAS MH 17
RIM=5555.53
MAX DEPTH=6.75
INV(N)=5548.78

SAS MH 40
RIM=5548.50
MAX DEPTH=8.68
INV(E)=5539.82
INV(SW)=5539.92

SAS MH 41
RIM=5551.94
MAX DEPTH=9.55
INV(NE)=5542.39
INV(S)=5542.49

SAS MH 31
RIM=5556.15
MAX DEPTH=10.50
INV(S)=5545.65
INV(E)=5545.85
INV(N)=5545.65

SAS MH 15
RIM=5552.50
MAX DEPTH=9.85
INV(N)=5542.65
INV(S)=5542.75
INV(E)=5542.85

SAS MH 16
RIM=5561.24
MAX DEPTH=14.48
INV(N)=5546.76
INV(S)=5546.86
INV(E)=5546.96

FUTURE SAS MH 43
RIM=5551.38
MAX DEPTH=13.48
INV(E)=5537.90
INV(N)=5538.00

SAS MH 11
RIM=5532.52
MAX DEPTH=5.45
INV(W)=5527.07
INV(E)=5527.17

SAS MH 10
RIM=5525.16
MAX DEPTH=9.39
INV(W)=5515.77
INV(E)=5515.87

SAS MH 9
RIM=5510.07
MAX DEPTH=3.62
INV(W)=5506.45
INV(E)=5506.55

24"SD

48"SD

SAS MH 8
RIM=5507.22
MAX DEPTH=3.63
INV(W)=5503.60
INV(E)=5503.70

SAS MH 7
RIM=5501.37
MAX DEPTH=3.62
INV(W)=5497.75
INV(E)=5497.85

SAS MH 6
RIM=5498.99
MAX DEPTH=3.63
INV(SW)=5495.37
INV(E)=5495.47

SAS MH 5
RIM=5496.15
MAX DEPTH=3.62
INV(SW)=5492.53
INV(NE)=5492.63

SAS MH 4
RIM=5491.85
MAX DEPTH=3.62
INV(W)=5488.23
INV(NE)=5488.33

SAS MH 3
RIM=5488.98
MAX DEPTH=3.63
INV(W)=5485.36
INV(E)=5485.46

SAS MH 2
RIM=5472.04
MAX DEPTH=3.62
INV(W)=5468.42
INV(E)=5468.52

SAS MH 1
RIM=5468.65
MAX DEPTH=3.52
INV(E)=5465.13

30"SD

42"SD

48"SD

66"SD

SEE INSET RIGHT

CONNECT SAS TO EXISTING LINE IN HAVENCREST

TIERRA DEL NORTE LOOP

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

NOT FOR CONSTRUCTION

Engineer

HIGH RANGE 6 SUBDIVISION
PHASES 1A & 1B
RIO RANCHO, NM

DESIGN
ISSUE: DEVELOPMENT
PROJECT NUMBER: IA 2726
FILE: -
DRAWN BY: --
CHECKED BY: --
DATE: --

No	Date	Description

SHEET TITLE

CONCEPTUAL UTILITY PLAN

SHEET NUMBER

C-100

K:\PROJECTS\2020-21\IA2726\DESIGN_EXHIBITS\CIVIL\01 CONCEPTUAL UTILITY PLAN.dwg, Justin Sherman 5/26/2021 5:02 PM

CONNECT STORM TO EXISTING LINES IN EXCALIBUR

HIGH RANGE 5 PHASE 1 BY OTHERS

CONNECT STORM TO EXISTING LINES IN EXCALIBUR

POND TO CONTROL DISCHARGE AND PROVIDE SWQ

POND TO CONTROL DISCHARGE AND PROVIDE SWQ

PHASE 2 BY OTHERS

PHASE 1B

PHASE 1A

POND TO CONTROL DISCHARGE AND PROVIDE SWQ

POND TO CONTROL DISCHARGE AND PROVIDE SWQ

0 50 100 200 300

SCALE 1"=100'

CONNECT STORM TO EXISTING TERMINUS IN HAVENCREST

TIERRA DEL NORTE LOOP

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

NOT FOR CONSTRUCTION

Engineer

HIGH RANGE 6 SUBDIVISION PHASES 1A & 1B

RIO RANCHO, NM

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER: IA 2726
FILE: -
DRAWN BY: --
CHECKED BY: --
DATE: --

No	Date	Description

SHEET TITLE

CONCEPTUAL GRADING PLAN

SHEET NUMBER

C-100

M:\PROJECTS\2020\2726\DESIGN_EXHIBITS\PDF\2726 CONCEPTUAL GRADING PLAN.dwg Justin Silverman 6/8/2020 4:39 PM

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

November 20, 2025

RE: **Master Plan Amendment/Zone Map Amendment**
Case No. 25-410-00006/ 25-100-00015
High Range 6 (U13, Blk 70, Lot 11; U13, Blk 69, Lots 88, 89, and 19)

Dear Property Owner:

You are receiving this letter because your property is affected by a land development decision being made by the Planning and Zoning Board and Governing Body.

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The applicant concurrently requests approval of a Zone Map Amendment, to rezone the properties from R-1: Single-Family Residential and O-1: Single-Family Residential, to R-5: Single-Family Residential. The properties total 2 acres and the expanded acreage of the plan totals 53 acres.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, December 16, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. The Governing Body will consider the request and make their decision, the following **Thursday, December 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board and Governing Body. You may send comments to lruizcarlos@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505.896.8785 if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

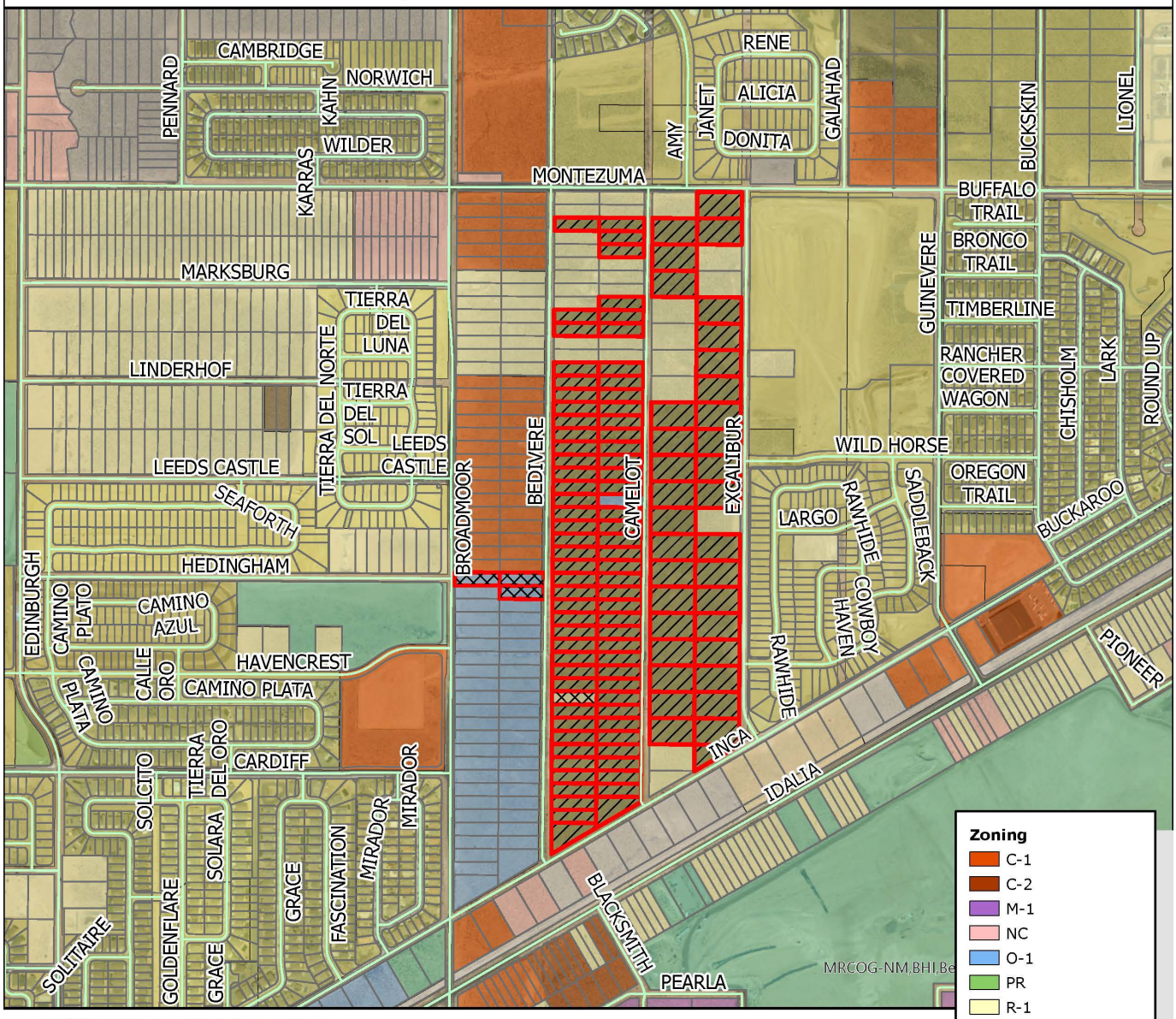
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

HIGH RANGE 6
ZONE MAP AMENDMENT
MASTER PLAN AMENDMENT



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Liz Ruiz Carlos
11/20/25

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, December 16, 2025:

Zone Map Amendment
Case #25-100-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment, to rezone the properties legally described as: U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19; from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The properties total 2 acres.

Master Plan Amendment
Case #25-410-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The expanded Master Plan would encompass 53 acres.

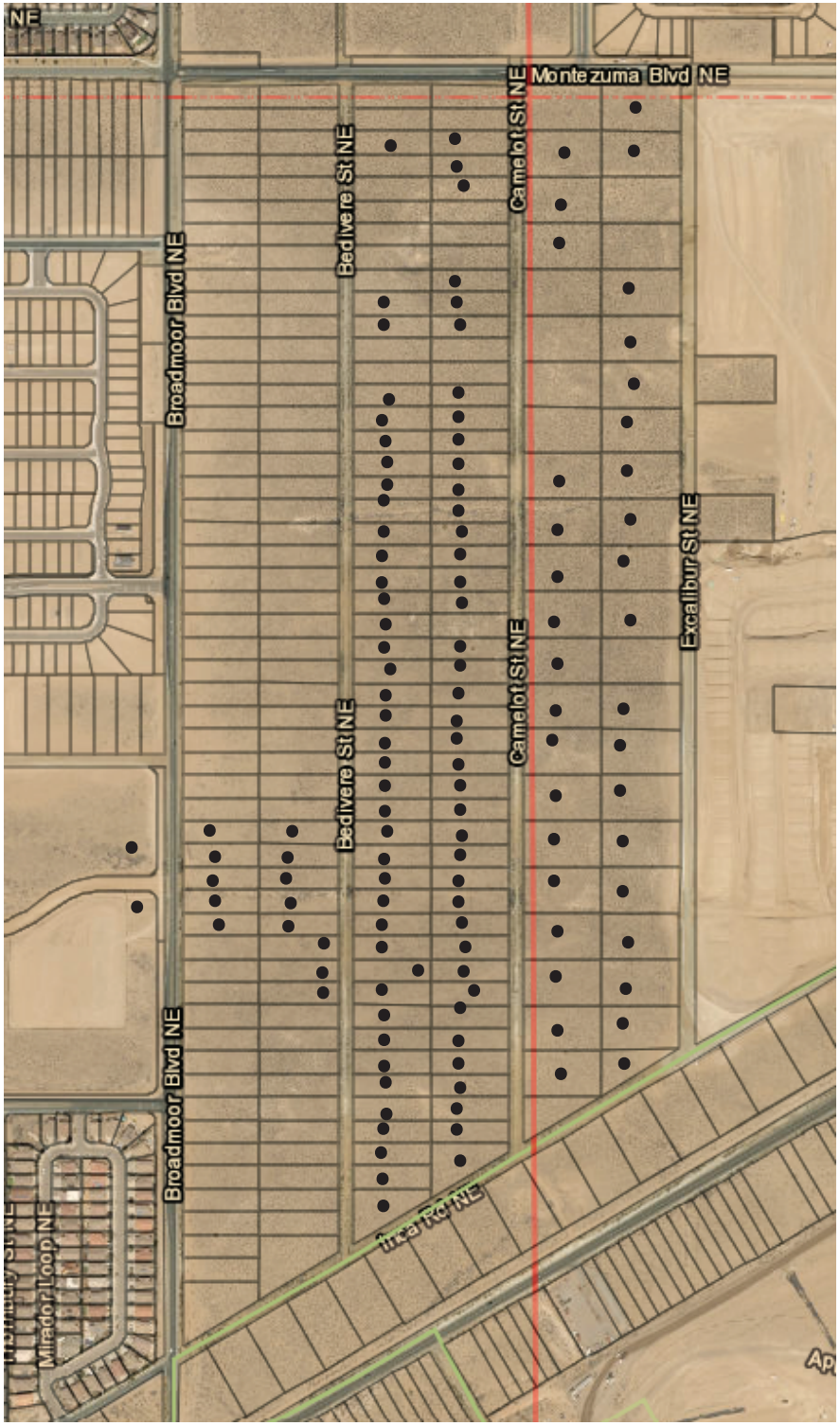
Master Plan Amendment
Case #25-410-00007

The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: December 1, 2025



Notice Map: • - First Class mail to affected property owners and to property owners within 100ft of the Zone Change Request



November 27, 2023
Revised: February 16, 2024
March 27, 2024

High Range 6

City of Rio Rancho, New Mexico

MASTER PLAN

CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014
CVL Job No: 1-01-04022-01

Master Plan

for

High Range 6

City of Rio Rancho, New Mexico

Developer

LGI Homes
9105 East Del Camino Drive, Suite 118
Scottsdale, AZ 85258
Attn: Rick Tayrien

Planning/Civil Engineering Consultant

CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014
Attn: Julie Vermillion
Phone: (602) 264-6831
Email: jvermillion@cvlci.com

Contents

1. Introduction. 1
2. Existing Conditions 3
3. Proposed Land Use, Zoning and Density 6
4. City of Rio Rancho Plans and Policies 8
    Corridor Overlay Zone 8
    Lomas Negras Specific Area Plan 9
5. Transportation 14
6. Conceptual Drainage Plan. 15
7. Conceptual Utility Plan 17
8. Design Guidelines 18
9. Implementation 24
10. Conclusion 25

Exhibits

Site Vicinity Map . . . . . Exhibit A
Nearby Ongoing Subdivisions . . . . . Exhibit B
Phasing Plan. . . . . Exhibit C
Existing Zoning . . . . . Exhibit D
Proposed Zoning . . . . . Exhibit E
Existing Specific Area Plan . . . . . Exhibit F
Proposed Specific Area Plan. . . . . Exhibit G
Conceptual Site Plan . . . . . Exhibit H
Proximity to Activity Nodes. . . . . Exhibit I
Conceptual Paving Plan . . . . . Exhibit J
Drainage Plan. . . . . Exhibit K
Conceptual Utility Plan . . . . . Exhibit L
Wild Horse Road Section . . . . . Exhibit M
Wall and Entry Monument Elevations . . . . . Exhibit N
Plant Palette . . . . . Exhibit O

1. Introduction

CVL Consultants on behalf of and in conjunction with LGI Homes, is proceeding with companion Master Plan, Zone Map Amendment, and Specific Area Plan Amendment requests to establish the entitlements required for development of the subject single-family residential community known hereto as High Range 6.

High Range 6 is an approximately 102-acre portion of land located at the northeast corner of Inca Road NE and Bedivere Street NE in Rio Rancho, New Mexico (City). The site is currently platted as a portion of Rio Rancho Estates Unit 13, Blocks 70 and 71, and bound by Montezuma Boulevard NE on the north, Inca Road NE on the south, Excalibur Street NE on the east, and Bedivere Street NE on the west (the Property). (See Exhibit A, Site Vicinity Map).

The design proposed with this Master Plan represents project visioning conducted by the homebuilder, LGI Homes, who are taking on this project with the objective of creating a new and attractive master planned community to serve as a continuation of the High Range 5 neighborhood to the east. This vision is brought to life in the extension of the 8' multi-use trail along Wild Horse Road and the planned amenities for the proposed pocket park and neighborhood park, described further in this proposal. Opportunities are provided for added landscaping with landscape tracts wrapping around the perimeter of the Project to enhance the streetscape.

This proposal addresses the opportunities and challenges of the Property, including its checkerboard ownership and outparcels, topography, and access constraints, while featuring an appropriate land use solution for this long undeveloped parcel. The High Range 6 Master Plan is consistent with and complementary to the surrounding developments in the area and this request for a single-family detached community on the Property is supported by a market need in this growing area of Rio Rancho. (See Exhibit B, Nearby Ongoing Subdivisions).

Master Plan Overview and Process

The entitlement process for the proposed community consists of companion Master Plan, Zone Map Amendment, and Specific Area Plan Amendment requests to amend the current entitlements on the Property to support this proposal. This Master Plan serves as a framework for the proposed land assemblage to create the approximately 102-acre development site. The specific parcels currently anticipated for inclusion and exclusion of the Master Plan are detailed further in this proposal. They are subject to change during this process and, as such, the acreages provided herein are conceptual and based on the estimated 102-acre overall project boundary for consistency.

A Zone Map Amendment is requested to revise the underlying zoning districts from the existing patchwork zoning of R-1 Single-Family Residential (±90 acres) & O-1 Office (±12 acres) to overall R-5 Single-Family Residential zoning (±102 acres) to permit High Range 6 as proposed. (Refer to Exhibits D and E, Existing and Proposed Zoning.)

The requested amendment to the Lomas Negras Specific Area Plan seeks to revise the existing ±12-acre Office designation on the Property to Medium Density Residential land use to permit overall Medium Density Residential for the community (±102 acres). (Refer to Exhibits F and G, Existing and Proposed Specific Area Plan.)

Approval of the above-mentioned requests is required to facilitate the development of the approximately 102-acre High Range 6 community described within this Master Plan. Preliminary and final subdivision plats for the first phase of development, the southern ±57 acres of High Range 6 known as Phase 1 are anticipated shortly after Master Plan approval and intended for 323 single-family lots. (Refer to Exhibit H, Conceptual Site Plan.) The northern ±45-acre portion is anticipated for future development as Phase 2 and planned for 140 single-family lots. Site design for Phase 2 will be prepared later in the development process. As a whole, High Range 6 proposes the future creation and subdivision of approximately 463 single-family residential lots at 4.5 dwelling units per acre (du/ac) with an anticipated minimum 3.93 acres reserved for the purpose of parks or recreational facilities for the future residents of the subdivision, pending the final lot count. (See Exhibit C, Phasing Plan). All acreages, lot counts, and park space calculations provided herein by this Master Plan are intended for conceptual planning purposes and will be finalized during the development process.

The above-mentioned requests will define the general parameters of the Project and its design guidelines, which are set forth by this Master Plan and to be reflected on all upcoming development plans.

The objectives of the High Range 6 Master Plan maintain consistency with the High Range 5 neighborhood to the east, as detailed below.

- Eradicate the antiquated platting and checkerboard ownership that hinder the growth of the City of Rio Rancho;
- Designate the preferred zoning for the subject property;
- Provide high quality, medium density single-family residential development within this area of Rio Rancho;

- Implement the goals and policies of the City of Rio Rancho Comprehensive Plan and the Lomas Negras Special Area Plan; and
- Integrate land use, recreation facilities, drainage, and utilities into a comprehensive, master development plan.

2. Existing Conditions

In accordance with City guidelines, this portion of the Master Plan describes the natural features of the site, surrounding land use and zoning, proximity to activity nodes, existing antiquated platting and land assemblage efforts, transportation, and existing infrastructure in relation to the Property.

Natural Features

The site consists of approximately 102 acres of primarily rolling grassland hills with shrubs sparsely covering the surface within a high-desert environment. The Sandia Mountains to the east provide attractive views for residents. Existing vegetation of indian rice grass, blue grama, and ring and bush muhly are dominant grass species and cholla, prickly pear, and narrow leaf yucca are common to the area. Fauna such as quail, cottontail rabbit, jackrabbit, and coyotes are common to the area as well.

Surrounding Zoning and Land Use

The zoning and land uses surrounding the Project are identified in the table below.

Direction	Zoning	Land Use
North	R-4	Undeveloped land planned for Broadmoor Heights, a single-family residential master planned community.
South	Unzoned with one NC parcel	Undeveloped land platted as Rio Rancho Estates Unit 13, Block 77.
East	R-4 with three outparcels zoned R-1	Undeveloped land planned for High Range 5, a single-family residential master planned community. Undeveloped out parcels platted as Rio Rancho Estates Unit 13, Block 72.
West	R-1, C-1, O-1	Undeveloped land platted as Rio Rancho Estates Unit 13, Block 69.

High Range 6 is composed of two residential phases with shared open space and recreation facilities, as further described within this narrative. The proposed community is an appropriate land use for this Property that will complement the surrounding neighborhoods listed in the proceeding table and support the growth planned in this area of Rio Rancho.

Proximity to Activity Nodes

High Range 6 is centrally located between several activity nodes within Rio Rancho. Several of the surrounding activity nodes are featured in the list below.

- The Rio Rancho City Center, UNM Sandoval Regional Medical Center, and V. Sue Cleveland High School are located within 2 miles north of the Property.
- Shining Stars Preschool, High Range Dog Park, and Rio Rancho Middle School are located within one and one half miles east of the Property.
- Colorado Mountain Park, Rio Rancho Ram Stadium, Rio Rancho High School, Lincoln Middle School, Rio Rancho Sports Complex, Loma Colorado Park, Rio Rancho Aquatic Center, Loma Colorado Main Library, and the McDermott Athletic Center are located within 2 miles south of the Property.
- Commercial retail is located within two miles south and southwest with a larger commercial center located less than three miles south of the Property.

Refer to Exhibit I, Proximity to Activity Nodes, for a detailed illustration of the featured activity nodes.

Antiquated Platting

The Property is spread across several undeveloped parcels of checkerboard ownership platted as a portion of Rio Rancho Estates Unit 13, Blocks 70 and 71. At the time that Unit 13 was annexed and platted, it was common to have a development pattern with streets laid out in a grid with rectangular one-acre residential parcels adjacent to the streets. This development pattern created long blocks of checkerboard ownership and antiquated platting that is in contrary to and does not further the City's goals and standards for development. Rio Rancho Estates Unit 13 is an example of antiquated platting which serves to be a common constraint within Rio Rancho and poses a significant challenge for land development. A few of the key challenges associated with antiquated platting include access issues and inadequate street layout, insufficient lot sizes, diversity of ownership, and obsolete and impractical planning practices.

Rio Rancho's Vision 2020 Integrated Comprehensive Plan (ICP) recognizes that this antiquated platting is a major obstacle to growth and promotes land assemblage to address the issue. In accordance with the City's vision for growth, High Range 6 intends to improve upon the existing entitlements by establishing the framework and site design required for the development of a master planned, single-family residential community.

Land Assemblage Summary

The High Range 6 Master Plan is the outcome of pursuing the assemblage of the 141 parcels of Rio Rancho Estates Unit 13, Blocks 70 and 71 to create the approximately 102-acre development site. The developers of High Range 6 have made an attempt to reach out to the current land ownership of all parcels within the Plan area of this proposal with an offer to acquire their properties. These efforts were successful for several parcels but some outlying parcels are anticipated to be excluded. A summary of the current land assemblage efforts is provided in the following subsection.

The 112 parcels that have been confirmed for inclusion in the Master Plan at this time are described below.

- Rio Rancho Estates Unit 13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, and 74-96.
- Rio Rancho Estates Unit 13, Block 71, Lots 3-15, 20-22, 24-25, 28-35, and 37-45.

The 29 outparcels detailed in the following list are currently excluded from the High Range 6 community.

- Rio Rancho Estates Unit 13, Block 70, Lots 11, 37-38, 41-46, 48-51, 55-57, 61-62, and 73.
- Rio Rancho Estates Unit 13, Block 71, Lots 1-2, 16-19, 23, 26-27, and 36.

As stated above, land ownership has remained unresponsive for some outlying parcels that are anticipated to be excluded as a result. Of these parcels, Rio Rancho Estates Unit 13, Block 70, Lot 73 is the only outlying parcel with existing O-1 Office zoning. This zoning was established concurrently with the Lomas Negras Specific Area Plan in 2008 under Case No. 08-100-00031, which served as a revision from the original designation of "Unzoned" as the land was never officially zoned when it was annexed into the City in 1995. As with the prior zoning case, land ownership of this subject parcel and all other parcels within the Plan area of this proposal have received proper notice and have been given a full opportunity to present their views. Property owners within the Plan area of this proposal are permitted by right to submit land use and zoning applications if there is a future desire to deviate from the designations established herein by the High Range 6 Master Plan.

The High Range 6 Master Plan intends to assemble these parcels through the cohesive visioning and site design proposed for development of the community. The parcels included and/or excluded from the Master Plan are undergoing further coordination. Flexibility regarding the parcels specified above is requested as the Property moves forward through the development process. Access will be provided for all outparcels.

Roadway System

Access to the High Range 6 internal street network will be via two entrance roads off of Bedivere Street and two entrance road connections off of Excalibur Street. Access to the major roadway network will be gained through the Inca Road intersection with Guinevere Street, south to Idalia or east to Loma Colorado Boulevard and through the Bedivere Street intersection with Montezuma Boulevard, west to Broadmoor Boulevard. The City's major roadway network provides access to the major activity nodes detailed above.

Existing Infrastructure

Existing water and sewer utility systems are available to serve High Range 6. The water supply source is proposed to come from an existing 10-inch line in Excalibur and an existing 20-inch line in Montezuma.

Sewer connection is anticipated at the far northeast corner connecting to the existing sanitary sewer line at the intersection of Excalibur Street and Montezuma Boulevard. Two additional connections are anticipated in Excalibur Street at its intersection with the two proposed entrance roads for Phase 1.

3. Proposed Land Use, Zoning and Density

This chapter includes a summary of the proposed land use and zoning for the community along with an analysis of the featured goals, objectives, and policies of the City of Rio Rancho Comprehensive Plan and the Lomas Negras Special Area Plan that are furthered by the High Range 6 Master Plan.

Land Use

High Range 6 is intended to provide an affordable housing option for current and future Rio Rancho residents. It is designed to complement the single-family development to the east and the surrounding area and remains consistent with the primary land use identified on the Property by the Lomas Negras Specific Area Plan.

As a whole, High Range 6 proposes the future creation and subdivision of approximately 463 single-family residential lots at 4.5 dwelling units per acre (du/ac) with an anticipated minimum 3.93 acres reserved for the purpose of parks or recreational facilities for the future residents of the subdivision, pending the final lot count at ultimate buildout. The parks / recreational facilities are planned to be provided by the combination of a neighborhood park and smaller pocket park

proposed for the community. A continuation of the multi-use trail to the east along Wild Horse Road is planned to serve residents of High Range 6 as well as residents of the other subdivisions in the area.

The acreages provided below serve as an overview for the intended land use distribution for the community at ultimate build-out. These acreages are provided for conceptual purposes to demonstrate the intent for the future development and are subject to change as the site plan is refined during the development process.

Category	Plan Area
Medium Density Single-Family Residential	± 66.7 acres
Parks	± 3.93 acres
Common Areas	± 2.15 acres
Drainage Facilities	± 5.96 acres
Roads	± 23.63 acres
Total	**± 102.37 acres**

Zoning

The proposed zoning for High Range 6 is R-5: Single-Family Residential, which requires a minimum lot width of 35 feet and a minimum lot size of 2,500 square feet. All of the lots within High Range 6 are designed with a minimum lot width of 35 feet and lot depth of 100 feet, exceeding the minimum lot area requirements of the R-5 zoning district. Setbacks, height, and other development standards are addressed further in this proposal.

Density

High Range 6 is a medium density, single-family residential development. A total of 463 lots are proposed at ultimate build-out for a density of approximately 4.5 dwelling units per acre.

Parks and Common Areas

A pocket park and neighborhood park is planned within Phase 2. The parks are anticipated to total 3.93 acres in size in accordance with the parks requirement established by the City of Rio Rancho and shall count towards this requirement. This acreage is subject to change pending the final lot count at ultimate build-out. The proposed park and recreation facilities will serve the community residents as well as residents in the area. Park amenities will be determined in conjunction with City of Rio Rancho Parks and Recreation and may feature amenity options including but not limited to children's play area, basketball court, walking paths, parking, trees, passive

seating nodes, event and community gathering spaces, passive and active turf areas, and/or similar amenity options to be determined. The developer will design and construct the park and recreation facilities.

In addition to the proposed neighborhood park and pocket park, High Range 6 includes several common areas planned throughout the development, including landscape buffers along the perimeter and small tracts at the primary entries and intersections. Landscape improvements are anticipated in these common areas to provide an attractive character for the community. The neighborhood park and other planned recreational facilities developed as part of the High Range 6 Master Plan shall be owned and maintained by the HOA.

Trails

Wild Horse Road is a collector road that runs east-west between High Range 6 Phases 1 and 2. It is designed with adequate right-of-way to accommodate an 8-foot multi-use trail along its north side in Phase 2. The multi-use trail provides an alternative to vehicle travel in the area and will provide a link to other parks within the Lomas Negras Specific Area Plan, as well as a connection to the High Range 5 neighborhood park to the east. The multi-use trail will be designed and constructed in accordance with the City of Rio Rancho Development Standards. (Refer to Exhibit M, Wild Horse Road Section.)

4. City of Rio Rancho Plans and Policies

Corridor Overlay Zone

Portions of the Property are subject to the COZ Corridor Overlay Zone. The zoning overlay was adopted in 2008 through an amendment to the Lomas Negras Specific Area Plan under Ordinance No. 57. The zoning overlay was intended to establish access, floodplain, and design standards on specific parcels in the area.

The affected parcels intended to be included in High Range 6 are described below.

- Rio Rancho Estates Unit 13, Block 70, Lots 24-35, 64-72 and 74-75.
- Rio Rancho Estates Unit 13, Block 71, Lot 24.

Ordinance No. 57 also included an overlay for future rights-of-way and street setbacks to be provided in addition to the setbacks required for each zoning district. The additional standards that apply to High Range 6 are listed below.

- Collector street: 34-foot setback from centerline.
- Minor arterial street: 53-foot setback from centerline.

- Principal arterial street: 78-foot setback from centerline.

The site design for High Range 6 complies with all applicable COZ standards. Furthermore, the street section proposed for the collector street, Wild Horse Road, provides 68 feet of right-of-way which exceeds the standards in the Corridor Overlay Zone. The community does not provide driveway access to residential lots from Wild Horse Road.

Lomas Negras Specific Area Plan

The Project supports the City's goals, objectives, and vision by providing a land use that is compatible with the Lomas Negras Specific Area Plan (SAP) designation of Medium Density Residential (MDR). The anticipated site design is consistent with and conforms to the MDR land use currently designated on the majority of the site. An amendment is requested to update the existing ±12-acre portion of Office land use designated on the Property. The requested amendment will remove the split land use designation and allow for a cohesive plan that will contain residential densities which complement the existing and proposed development in the surrounding area.

As described below, this request conforms with the key concepts identified for future growth within the SAP and complies with the permitted uses under the requested MDR designation. The proposed amendment to the plan is consistent with the SAP Goals and Objectives and will bring a new and desirable community to Rio Rancho.

Land Use

The Lomas Negras SAP encourages the consolidation of lots and platting action to bring land up to meet the City's current development standards. The following land use goal is furthered by the High Range 6 Master Plan:

Land Use Goal: Promote a variety of housing choices including low- and medium density single-family residential uses and high density multi-family residential uses.

The High Range 6 Master Plan furthers the above goal by implementing medium density residential use through a Zone Map Amendment to R-5: Single-family Residential. The medium density residential use proposed increases the availability of affordable housing opportunities and brings a diversity of housing types to the City.

Utilities

The High Range 6 Master Plan furthers the SAP's utilities goal, objective, and policy by coordinating and linking to existing water and sewer utility infrastructure within adjacent roadways.

Utilities Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Plan area.

Utilities Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Plan area.

Existing water and sewer utility systems are available to serve High Range 6 as described further in this proposal. All proposed utility systems and plans will be designed per the standards of the City and utility company to be submitted for review and approval during the development process. Additional coordination with the providers will be made to confirm adequate servicing.

The service and utility providers intended to serve the community are listed below.

Service	Provider
Water	City of Rio Rancho Utilities
Sewer	City of Rio Rancho Utilities
Electric	Public Service Company of New Mexico (PNM)
Gas	New Mexico Gas Company (NMGC)
Telephone / Cable	Lumin (Qwest Corporation) / Sparklight

Community Facilities

The High Range 6 Master Plan expands the City of Rio Rancho's parks inventory through the provision of a neighborhood park and multi-use trail, furthering the Community Facilities goal featured below.

Community Facilities Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

As previously mentioned, the neighborhood park and multi-use trail will serve the residents of High Range 6, the adjacent High Range 5 to the east, and other residents in the area.

City of Rio Rancho Comprehensive Plan

The High Range 6 Master Plan is consistent with the goals and policies established by the City of Rio Rancho Comprehensive Plan. The following analysis describes how the High Range 6 Master Plan achieves and furthers the City's goals and policies.

Annexation, Antiquated Platting, and Addressing

The intent of the Annexation, Antiquated Platting, and Addressing element of the Comprehensive Plan is to ensure the challenges associated with antiquated platting are resolved throughout Rio Rancho through proper platting and addressing practices.

Antiquated platting and checkerboard ownership existing on the Property presents a significant challenge to development and land assemblage. As stated above, High Range 6 intends to improve upon the existing entitlements by assembling the land and establishing the framework required for the development of a master planned, single-family residential community.

Conservation and the Natural Environment

The intent of the Conservation and the Natural Environment element of the Comprehensive Plan is to ensure that sustainability is a key component of the City's growth. As development occurs, concerns regarding water quality, air quality, water conservation, energy conservation, geological features, and soil conditions should be considered by the City of Rio Rancho when development decisions are made.

The Conservation and the Natural Environment goal identified below is furthered by the High Range 6 Master Plan.

Goal 1: Preserve water resources.

In an effort to address concerns regarding water resources, the High Range 6 Master Plan features xeriscape landscape requirements in the Design Guidelines section provided below. Preferred plant materials include native shrubs, trees, and grasses, as identified in Exhibit O, Plant Palette.

Land Use

The intent of the Land Use element of the Comprehensive Plan is to provide land use guidance for population growth by identifying and proposing the location of different types of development and land uses. The High Range 6 Master Plan furthers the featured Land Use policy identified below.

Policy 1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

The High Range 6 Master Plan establishes the desired community character through the Design Guidelines defined further in this proposal. The Design Guidelines addresses building setbacks, architectural colors and finishes, and landscape requirements. The development includes a pocket park and neighborhood park along with a multi-use trail to meet the recreational needs of residents. Conceptual Paving, Drainage, and Utility Plans were prepared to address the above-mentioned engineering items and are attached for reference.

Population and Housing

The intent of the Population and Housing Element of the Comprehensive Plan is to ensure that housing is available to all sectors of the population and to guide development to key areas that are fundamental to the development of the City.

The High Range 6 Master Plan furthers the following Population and Housing goals and policies as identified in the list below.

Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Policy 7: Support residential developments with appropriate amenities for families and children.

The High Range 6 community is designed to provide an attractive single-family neighborhood. The development includes a pocket park and neighborhood park with a multi-use trail that will help serve the multi-generational needs of the community.

Transportation

The Transportation element of the Comprehensive Plan encourages a multi-modal transportation network to meet long-term local and regional circulation needs. The featured transportation goals, policies, and objectives listed below are applicable to the High Range 6 Master Plan.

Goal TR-1: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet federal, state, and regional and local requirements.

Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle, and pedestrian facilities).

Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant.

All new streets within High Range 6 will be constructed to meet City of Rio Rancho standards. Furthermore, High Range 6 is linked to the High Range 5 neighborhood to the east through the provision of a multi-use trail along Wild Horse Road, the east-west collector street running through the center of High Range 6. Wild Horse Road will also link High Range 6 to future development to the west toward Broadmoor Boulevard. The multi-use trail will provide greater balance to the transportation system by providing an option for residents to bike and walk.

Parks and Recreation

The intent of the Parks and Recreation element of the Comprehensive Plan is to ensure that amenities such as parks and recreational facilities are provided for City residents. The goals met by the High Range 6 Master Plan are listed below.

Goal PR-1: Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.

Goal PR-2: Be responsive to the recreational needs of the community.

As previously mentioned, the High Range 6 Master Plan furthers these goals by providing a pocket park and neighborhood park along with a multi-use trail along Wild Horse Road to create a quality community environment. Park site plans and final locations of recreational facilities shall be provided later in the development process and shall be subject to approval by Rio Rancho Parks and Recreation Department.

Urban Design

The Urban Design element of the Comprehensive Plan ensures that development will follow design standards that achieve the creation of community identity and aesthetic quality. Relevant goals furthered by the High Range 6 Master Plan are listed below.

Goal UD-2: Create traditional neighborhood patterns that support a sense of place.

Goal UD-6: Support development that links neighborhoods and encourages the use of all modes of transportation.

As stated above, High Range 6 is linked to the High Range 5 neighborhood to the east through the provision of a multi-use trail along Wild Horse Road, the east-west collector street running through the center of High Range 6. Wild Horse Road will also link High Range 6 to future development to the west toward Broadmoor Boulevard.

As demonstrated above, these Urban Design goals are furthered by the High Range 6 layout which creates a traditional neighborhood development pattern with multiple points of access to the existing street system and adjacent neighborhoods.

5. Transportation

Overview

The newly planned High Range 6 is to be located contiguous to the established High Range subdivision located west of the Unit 5 subdivision that is currently in the city approval process. The new development phase is to be situated north of Inca Road, south of the future Montezuma Boulevard, west of the future Excalibur Street, and east of the future Bedivere Street alignment. High Range 6 will have access to Idalia Road via the Guinevere Street intersection, located 0.25 miles east of the site. The Guinevere Street intersection is to be located about 0.65 miles southwest of Loma Colorado Boulevard and about 0.68 miles northeast of Broadmoor Boulevard. Access will also be available to the future Montezuma Boulevard to the north via Bedivere Street as well as via Excalibur Street. East/west access to Loma Colorado Boulevard and the other site development phases will be possible via Inca Road, an internal local collector street parallel to Idalia Road.

Located near the northerly reaches of the developing Rio Rancho area, major employment centers of the greater Albuquerque and Rio Rancho areas are generally located to the south and east.

The site will be developed in two construction phases with a total of 463 single family dwelling units at full build-out. Access to the High Range 6 internal street network will be via three entrance road connections off Excalibur Street, two entrance roads off Bedivere Street, and one entrance road connection off Montezuma Boulevard. Along the north boundary of High Range 6, Montezuma Boulevard was partially constructed with Broadmoor Heights. High Range 6 will construct its adjacent half street of Montezuma Boulevard and align a right-in right-out entrance with Amy Road. The full build-out of Montezuma Boulevard will be 82-foot wide (106-foot right-of-way) extending west from the proposed High Range Unit 5. The main entrance road (Wild Horse Road) will be a 50-foot wide collector street (68-foot right-of-way) extending west from the proposed High Range Unit 5. There will be a 8-foot wide multi-use trail on the north side and a 5-foot wide sidewalk on the south side. Access to the major roadway network will be gained through the Inca Road intersection with Guinevere Street, south to Idalia or east to Loma Colorado Boulevard. In addition, Inca Road will extend west to Broadmoor Boulevard allowing access to Idalia Road to the south and Montezuma Boulevard to the north. Bedivere Street will be extended north to Montezuma Boulevard, allowing access to Broadmoor Boulevard to the west. All internal streets in the subdivision will have a 30-foot wide paved section. All new streets within High Range 6 will be constructed to meet City of Rio Rancho standards. This includes the perimeter streets of Excalibur, Bedivere, Inca Road, and Montezuma Boulevard.

Based on existing topography of High Range 6, the proposed linear site layout allows the development to follow the existing terrain more closely and limits roadway alignments that may be against the downward gradient of existing slopes when compared to curvilinear alignments. Additionally, open space corridors between adjacent rear yards will allow space for natural grading and ultimately reducing excessive retaining wall heights throughout the site. (Refer to Exhibit J, Conceptual Paving Plan.)

6. Conceptual Drainage Plan

Plan Area Description

The proposed High Range 6 subdivision will be completed in 2 Phases. The first phase will consist of 323 single family residential lots, while the second phase will consist of 140 single family residential lots. The entire site covers approximately 102 acres. The project site is not encumbered by a FEMA 100-year floodplain and is located within Zone X (refer to FEMA FIRM panels 35043C1900D and 35043C1893D, dated 3/18/2008). Zone X is defined by FEMA as “Area of Minimal Flood Hazard”.

Existing Conditions

The general topography in the area slopes away from the site, as it is located on a set of regional highpoints. The southmost portion of the site drains southwest via an earthen flow path up to and beyond Idalia Road NE. The eastern portion of the site drains east towards three offsite detention ponds some distance east of High Range 6. The northern portion drains northeast, also towards these three eastern detention ponds. Offsite flows only affect Phase 2, as there are three small offsite subbasins northwest of the future Bedivere Street NE, which historically drain east across the site toward the previously mentioned three offsite detention ponds.

Developed Conditions

With developed conditions, the minor offsite flows originating northwest of Bedivere Street NE will be routed through detention ponds in the future High Range 6 Phase 2, with some portion possibly travelling via Wild Horse Road NE and Montezuma Boulevard NE before reaching detention ponds within High Range 5 and continuing to their ultimate outfall east.

Onsite runoff for the southernmost portion of the site will enter the two onsite southern detention ponds before being released towards its historic flow path, which is earthen and travels southwest up to and beyond Idalia Road NE. The eastern portion of Phase 1 will enter an onsite detention pond, before heading east and being intercepted by a 24" pipe that leads to a High Range 5 detention pond. The western portion of Phase 1 will drain to an onsite detention pond at the western edge of the property before being released to another earthen existing outfall. The northern portion of Phase 1 will drain northeast to an onsite detention pond before being released toward a proposed 42" pipe that is associated with a proposed storm system and detention pond within High Range 5. Lastly, all of the proposed High Range 6 Phase 2 onsite runoff will be routed to onsite detention ponds before being bled off to storm systems in High Range 5 Phase 2 and detention ponds associated with that subdivision.

All released flows from detention ponds will not exceed the historic runoff peak discharges produced by the site, such that downstream flow patterns are not disturbed. The detention ponds will be sized to provide capacity for 100-year 6-hour storm plus 1 foot of freeboard and empty within 24 hours. This is to meet pond capacity and water quality requirements in accordance with the City of Rio Rancho Development Manual – Vol II. More analysis will be completed in a future drainage submittal as the subdivision plats for High Range move forward. (Refer to Exhibit K, Conceptual Drainage Plan.)

7. Conceptual Utility Plan

This section describes water and sewer infrastructure and services. High Range 6 shall be serviced by the City of Rio Rancho Utility Department.

Water

The existing north half of the High Range 6 property slopes from west to east while the south half of the property is split by a ridge line. High Range 6 ranges in elevation from 5,575 feet to 5,487 feet.

The water supply source is proposed to come from an existing 10-inch line in Excalibur and an existing 20-inch line in Montezuma. An 8-inch line would be extended in Bedivere Street with two stubs to the west for future development. This 8-inch line would be looped to a new 8-inch line in Inca Road, which would extend eastward where it will connect to the existing 8-inch waterline just west of Bedivere Street.

An 8-inch line will be looped throughout the proposed development extending from the two entrance roads off Bedivere Street on the west side and looped to the existing 10-inch waterline in Excalibur Street at three entrance road locations on the east side of the site.

All waterlines within High Range 6 are proposed to be 8-inch lines with all the appropriate valves and fire hydrants.

Sanitary Sewer

The High Range 6 subdivision will be serviced through an internal 8-inch gravity line with manholes as necessary to meet City of Rio Rancho design standards along with sanitary sewer services to each lot. The topography within the northern half of the project site falls from west to east while the south half of the property is split by a ridge line.

Based on the topography, the proposed subdivision will require up to three separate sanitary sewer connections and a potential lift station located in High Range 6 Phase 1 located near Bedivere Street to drain the site properly. One connection will be at the far northeast corner connecting to the existing sanitary sewer line at the intersection of Excalibur Street and Montezuma Boulevard. The additional two connections will be in Excalibur Street at the intersection with the two entrance roads. Several 8-inch stub-outs will be provided to the property to the west in Bedivere Street.

The proposed sewer design for High Range 6 Phase 1 has options between having a deep sewer or needing a lift station along Bedivere Street. The existing topography along the portion of Bedivere Street in Phase 1 creates a local valley with the ridge lines rising more than 20 feet in all directions. Servicing the existing platted lots west of Bedivere Street by gravity sewer would require manholes exceeding depths of 30 feet. Alternatively, a lift station would resolve the issue of deep sewer line and manholes but would create an additional future maintenance for the City of Rio Rancho. (Refer to Exhibit L, Conceptual Utility Plan.)

8. Design Guidelines

Introduction

The Design Guidelines established for High Range 6 are proposed as a continuation of the High Range 5 neighborhood to the east for cohesion and consistency between the two residential developments. The desired character of design features common to the community, such as grading, landscape, signage, lighting, walls, setback, pedestrian connections, and architecture, are expressed in the guidelines identified below. These design guidelines help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The Design Guidelines are primarily intended for use by homebuilders. Guidelines using the term "shall" and "will" are mandatory. These guidelines do not supersede specific requirements under the Rio Rancho Zoning Code. Where conflicts occur between these design guidelines and City regulations, the more restrictive shall apply.

The Design Guidelines address site planning, pedestrian amenities, multi-use trail, building design and materials, setbacks, landscape, walls, entry signs, lighting, and utilities to create the visual image desired for High Range 6. The Design Guidelines are intended to be complementary to the surrounding area while maintaining the unique neighborhood identity established by the prior High Range Master Plans.

General Site Planning

- Development within High Range 6 shall comply with the City of Rio Rancho Subdivision Ordinance.
- Residential lots developed as part of this Master Plan are prohibited from fronting or having driveway access to a collector or major local street.
- The typical lot shall be a minimum of 35 feet in width with a minimum lot area of 2,500 square feet per the regulations of the R-5 zoning district.

- Lots that face streets at the front and rear shall be limited to one driveway access from the front facing street. A solid wall shall be provided at the rear yard of these properties to ensure no access from the secondary street frontage.
- Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.

Pedestrian Amenities

- All pedestrian paths shall be designed to be accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
- Sidewalks shall be five feet in width throughout the subdivision, with the exception of the north side of Wild Horse Road, which shall contain the 8-foot multi-use trail.
- To the maximum extent feasible, all residential streets, parks, trails, and common open space areas shall be designed to create a connected system that promotes pedestrian circulation and access.
- All pedestrian walkways and trails shall be designed to be accessible and consistent with the Americans with Disabilities Act Criteria for Barrier-Free Design.

Multi-Use Trail

The Lomas Negras SAP calls for an 8-foot multi-use trail within the right-of-way of the east-west collector road (Wild Horse Road) through Phase 2 of the High Range 6 project area. The High Range 6 Master Plan provides a 68-foot right-of-way for Wild Horse Road that is designed to accommodate the multi-use trail.

- The multi-use trail shall be 8 feet in width, designed to be ADA-compliant, and constructed to AASHTO standards, or equivalent.
- The multi-use trail shall be located on the north side of Wild Horse Road.

For an illustration refer to Exhibit M, Wild Horse Road Section.

Building Design and Materials

Architectural style is not regulated by the City of Rio Rancho. However, certain common design elements should be complementary to and enhance the community image. The architectural design should respond to climate, views, solar exposure, and aesthetic considerations. The architectural design elements shall be enforced through an Architectural Review Committee (ARC) established through the Homeowners' Association (HOA) shared between High Range 5 and High Range 6. The ARC will be formed at the time of final plat approval.

- Residential building heights shall not exceed 32 feet in height and shall be consistent with the City Comprehensive Zoning Code.
- Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, sage green, and tan. High intensity colors, such as metallic, black, or florescent colors, are prohibited.
- Stucco colors should vary and there shall be no more than two houses in a row with the same stucco color.
- Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, maroon, brown, and green.
- Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
- Exterior doors, including garage doors, shall be stained or painted wood or painted metal and shall match the architectural theme of the dwelling.
- Accent materials may consist of rock, wood, tile, or brick.
- All vinyl or metal window frames must be either recessed or projected a minimum of 2-inches if they are adjacent to stucco or stone, unless they are wood encased.

Yard Walls

Walls and fences will serve to provide security, screening of unsightly areas, and visual relief. A consistent approach to wall design, quality, and height will provide visual continuity. Walls are considered an integral part of the site design and shall include:

- 6-foot CMU block with stucco finish.
- Yard walls shall not be constructed of unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Perimeter Walls

The perimeter wall surface shall be finished with a combination of:

- Smooth and split-face CMU block.
- A continuous 4-inch cap that projects 2 inches out from the wall surface on the public side of the wall.
- Project identification medallion facing public rights-of-way along Montezuma Boulevard, Inca Road, Bedivere Street, and Excalibur Street.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

View Fence

To enhance the aesthetics of the High Range 6 community, a view fence shall enclose the drainage ponds. The view fences shall include:

- Smooth-face CMU block for the base and pilasters.
- Tubular steel fence panels between the pilasters.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Entry Signage

Signage should enhance the overall attractive character of the community and provide project identification. A common design theme for signage will enhance the community image of High Range 6. Size and placement of entry monument signs should be considered an integral part of the site development process.

- Entry signage shall be monument style. The entryway monument shall not exceed 5 feet in height and 14 feet in length.
- Entry monument signs shall be designed and sited to allow adequate sight distance at roadway intersections.

(Refer to Exhibit N, Wall and Entry Monument Elevations.)

Lighting

The objective of the lighting guidelines is to provide lighting that enhances the safety, security, and visual aesthetic of High Range 6. Careful attention to lighting detail will contribute to a cohesive community feel and image.

- Outdoor lighting shall conform to state and local safety illumination standards and the existing City of Rio Rancho Outdoor Lighting Ordinance.

- Lighting should be located to enhance the safety of pedestrian and vehicular flows at key points along roadways. Street lights should be limited to intersections, tight curves, cul-de-sacs, and pedestrian crosswalks.
- The developer is responsible for obtaining any applicable approvals and permits prior to installation of lighting. Where any provisions of federal, state, county, or city statues, codes, or laws conflict with any provisions of these design guidelines, the more restrictive shall govern unless otherwise regulated by law.

Setbacks

The use of setbacks provides space for visually attractive streetscapes and allows for adequate spacing and fire access between homes.

- The front setback shall be a minimum of 10 feet with a minimum of 15 to a side loaded garage and 20 feet to a front loaded garage. The livable portion of the dwelling shall have a minimum offset of 5 feet from the garage in order to avoid a garage-dominated landscape. The use of courtyards, porches, or other design features may be used to accomplish this. The offset shall vary a minimum of every 3 lots.
- The rear setback shall be a minimum of 15 feet.
- The side setback shall be a minimum of 5 feet for a total of 10 feet between structures.
- Corner lots shall have a minimum 10-foot setback.

Landscape

The High Range 6 Master Plan promotes the use of native and naturalized plant species that perform well in an arid environment and conserve water. A landscape palette is included as Exhibit O, Plant Palette, to identify the landscaping proposed within this Master Plan.

- Shrubs and/or boulders shall be provided along rights-of-way where front yards face the street, in a group of three. For example, two boulders and one shrub, one boulder and two shrubs, or three shrubs. The shrubs/boulders shall be provided in the planting strip between the back of curb and the public sidewalk.
- Street trees shall be provided along rights-of-way where side yards face the street, at a frequency of one tree per 50 feet and a maximum of two trees per side yard frontage. The street trees should be provided in the planting strip between the back of curb and the sidewalk; however, where planting strips are not present, the street trees shall be provided within 20 feet of the back of curb.

- Builders are required to provide front yard landscaping for each residential unit.
- Front yard residential landscapes shall include 1 Tree, 3 Shrubs, and 2 Accent boulders.
- The landscape within the planting strip adjacent to residential lots shall be maintained by the individual lot owner. Individual lot owners shall be responsible for the maintenance of the landscape on their property and the landscape strip between the back of curb and sidewalk within the public right-of-way.
- All plant material, including trees, shrubs, groundcover, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
- Landscapes shall employ xeric principles of design and is encouraged to incorporate water harvesting to the extent possible.

Site Utilities and Screening

Screening is required to minimize the visual impact associated with utility equipment and structures.

- All permanent utilities shall be located underground.
- Mechanical roof top units shall be screened from public view by the use of parapets or equivalent.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right- of-way as practical and allow adequate clearance for safe operation, maintenance, and repair purposes.

9. Implementation

The implementation of the High Range 6 Master Plan shall occur at the time of development.

1. All infrastructure should be planned and coordinated with City of Rio Rancho Public Infrastructure, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
2. National Standards for emergency response times shall be upheld; therefore, facility planning shall be coordinated upon subdivision occurrence.
3. All interior street locations and alignments are conceptual and subject to minor adjustment. Final location and alignment of internal streets shall be determined at the time of subdivision plat.
4. All streets shall be dedicated to the City of Rio Rancho at subdivision plat.
5. The subdivision design and dwelling units shall be developed in accordance with the High Range 6 Master Plan and the City of Rio Rancho Ordinances.
6. A Development Agreement shall be submitted and approved at the time of subdivision plat.
7. Property owners within the Plan area of this proposal are permitted by right to submit land use and zoning applications if there is a future desire to deviate from the designations established herein by the High Range 6 Master Plan.
8. Architectural design elements shall be enforced through an Architectural Review Committee (ARC) established through the Homeowners' Association (HOA) shared between High Range 5 and High Range 6. The ARC will be formed at the time of final plat approval.
9. High Range 6 serves as a continuation of the approved High Range subdivisions and features a new neighborhood park, pocket park, and lot size to create the opportunity for diverse housing product options tailored to the current market. The trail along Wild Horse Road NE in High Range 5 continues through High Range 6 for pedestrian connectivity between the subdivisions and their respective parks.
10. High Range 6 will be completed in two phases as identified on the Phasing Plan provided as Exhibit C. Bedivere Street NE will terminate at the phase line in Phase 1 to be continued north with Phase 2 to Montezuma Road NE. Phase 1 will include Inca Road NE half street improvements which will continue southwest to Broadmoor Boulevard NE.

10. Conclusion

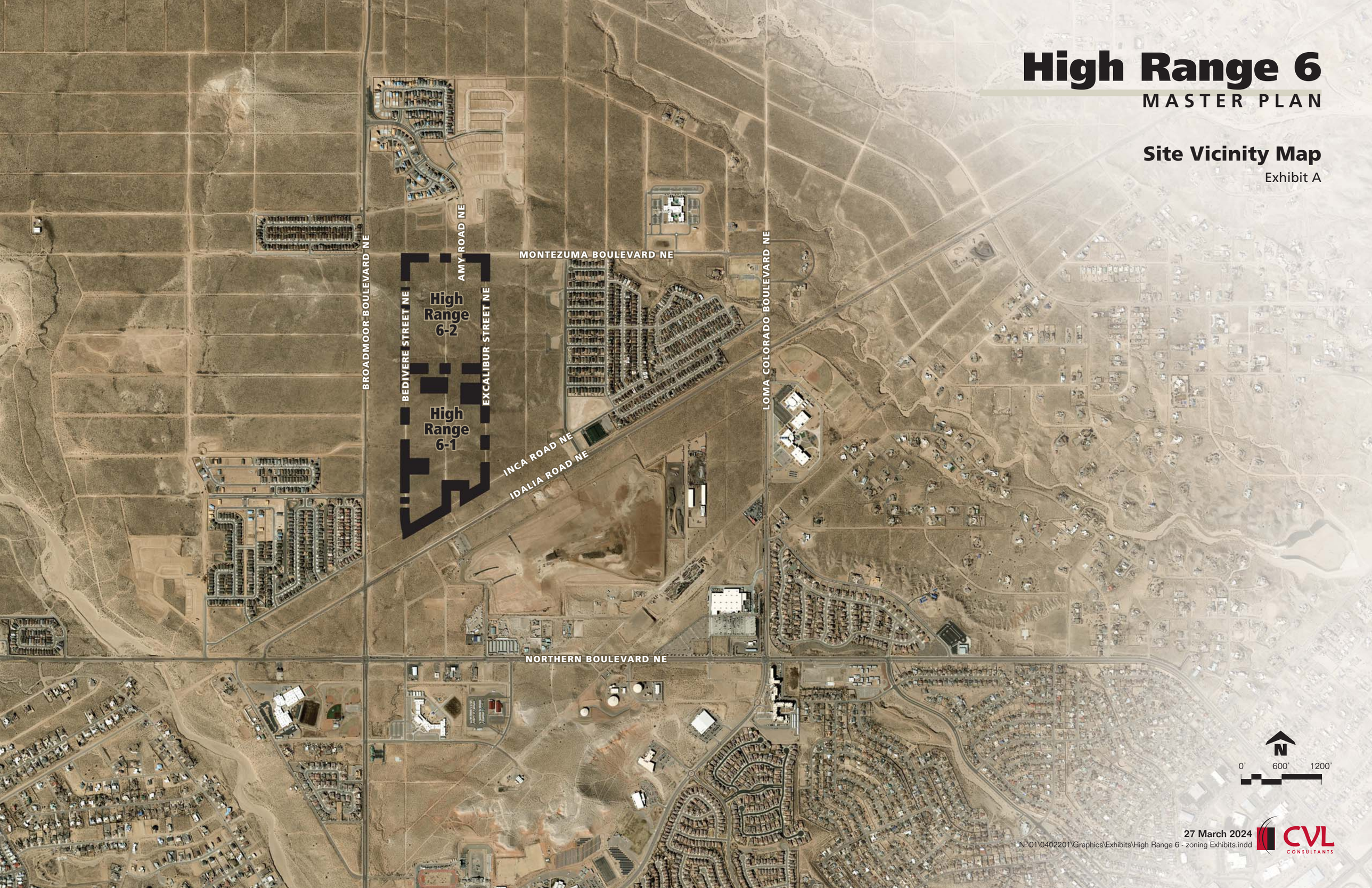
High Range 6 improves upon the existing entitlements to create an attractive addition to the existing High Range communities in the area. The intent for High Range 6 is to transform the existing site into a master planned community that will add to the growth already at work in the area and bring a new and attractive residential development to Rio Rancho. The proposed plan is well suited for the site and improves upon the existing entitlements to fulfill current market demand. This community provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of Rio Rancho.

High Range 6

MASTER PLAN

Site Vicinity Map

Exhibit A



27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

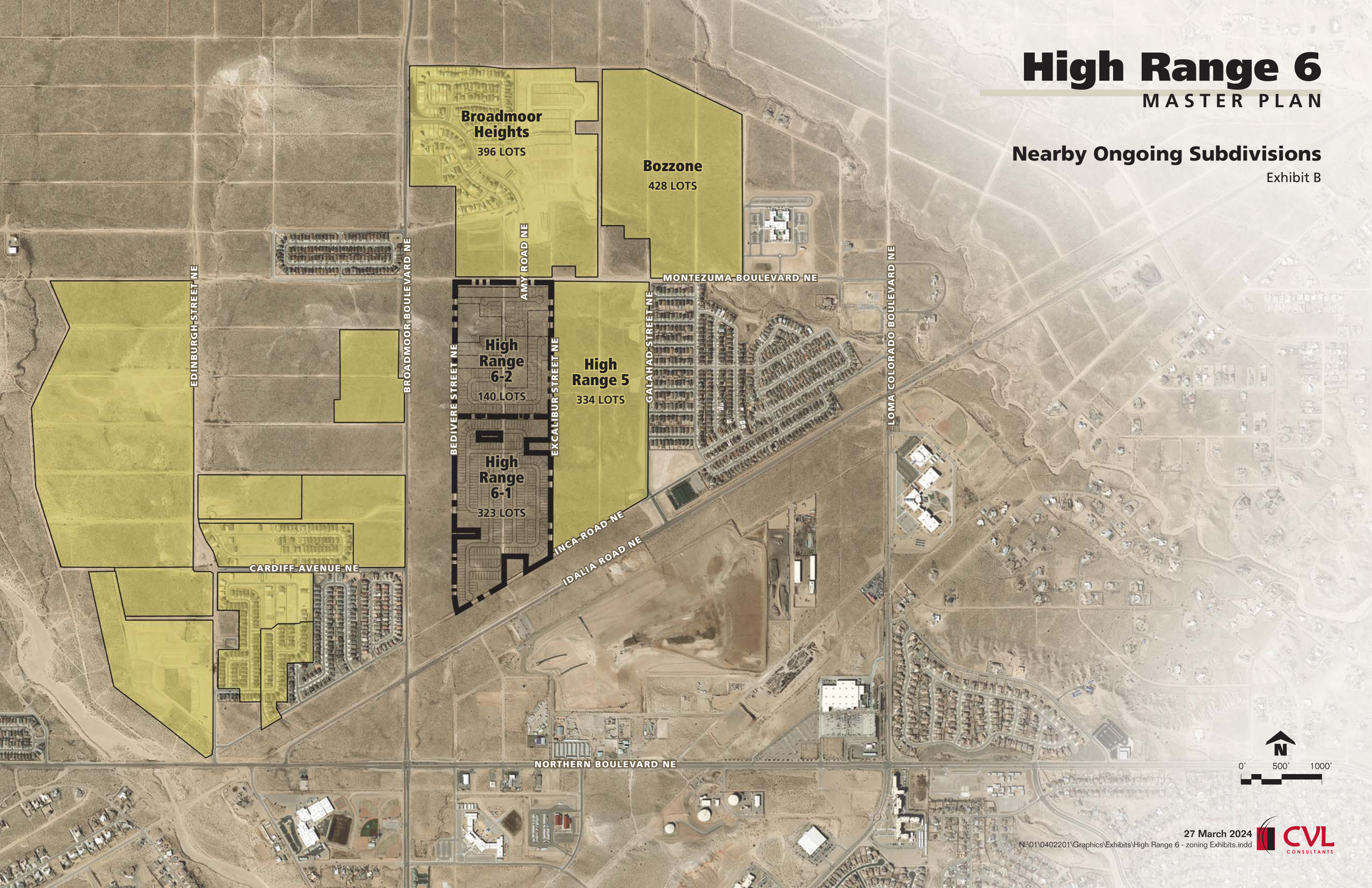
CVL CONSULTANTS

High Range 6

MASTER PLAN

Nearby Ongoing Subdivisions

Exhibit B



27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6

MASTER PLAN

Phasing Plan

Exhibit C

HIGH RANGE 5

EXCALIBUR STREET NE

AMY ROAD NE

MONTEZUMA ROAD NE

PHASE 2

WILD HORSE ROAD NE

PHASE 1

INCA RD NE

BEDIVERE STREET NE

BEDIVERE STREET NE TERMINATES IN
PHASE 1 TO BE CONTINUED WITH PHASE 2

INCA ROAD NE HALF STREET
IMPROVEMENTS EXTEND
TO BROADMOOR BOULEVARD NE

N

0' 100' 200'

27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6
MASTER PLAN

Existing Zoning
Exhibit D

BROADMOOR BOULEVARD NE
BEDIVERE STREET NE
AMY ROAD NE
EXCALIBUR STREET NE
GALAHAD STREET NE
MONTEZUMA BOULEVARD NE
INCA ROAD NE
IDALIA ROAD NE

High Range 6-2
High Range 6-1

O-1
R-1
C-1
R-4
NC
unzoned

LEGEND

- R-1
- R-2
- R-4
- NC
- C-1
- C-2
- SU
- O-1
- M-1
- MH
- unzoned
- TZ
- Site

N

0' 300' 600'

27 March 2024
N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6
MASTER PLAN

Proposed Zoning
Exhibit E

BROADMOOR BOULEVARD NE
BEDIVERE STREET NE
AMY ROAD NE
EXCALIBUR STREET NE
GALAHAD STREET NE
MONTEZUMA BOULEVARD NE
INCA ROAD NE
IDALIA ROAD NE

High Range 6-2
R-5
R-5
R-1
R-5
High Range 6-1
R-1
R-1
unzoned
C-1
O-1
R-4
R-4
NC

LEGEND

- R-1
- R-2
- R-4
- R-5
- NC
- C-1
- C-2
- SU
- O-1
- M-1
- MH
- unzoned
- TZ
- Site

N

0' 300' 600'

27 March 2024
N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6

MASTER PLAN

Existing Specific Area Plan

Exhibit F

BROADMOOR BOULEVARD NE
BEDIVERE STREET NE
AMY ROAD NE
EXCALIBUR STREET NE
GALAHAD STREET NE
MONTEZUMA BOULEVARD NE
INCA ROAD NE
IDALIA ROAD NE

High Range 6-2
Medium Density Residential
Office Corridor
Office Corridor
High Range 6-1
Medium Density Residential

LOMAS NEGRAS LEGEND

- Community Center
- Neighborhood Center
- Neighborhood Corridor
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Vacant
- SU/R-6
- ROW
- Site

LOMAS NEGRAS FUTURE LAND USE TABLE

LAND USE	ZONING DISTRICTS	ACREAGE	%	DENSITY	POPULATION
Community Center	C-2 designated (C-1, SU/MU, MU/A, R-6)	13.2	1.3%	–	–
Neighborhood Center	C-1 designated (CMU, O-1, O-2, SU/MU, MU/A, R-3)	32.0	3.3%	–	–
Neighborhood Corridor	C-1 designated CMU designated* (O-1, SU/MU, MU/A, R-3)	37.7 0.0	3.8% 0.0%	–	–
Office Corridor	O-1 designated O-2 designated	36.7 15.0	3.7% 1.5%	–	–
High Density Residential	R-6, R-3 undesignated	9.1 19.3 24.5	0.9% 2.0% 2.5%	32.0 36.0 34.0	291 1,055 1,401
Medium Density Residential	R-4 R-5 undesignated	152.5 0.0 330.3	15.5% 0% 33.7%	10.9 17.4 11.8	1,662 0 3,113
Low Density Residential	R-1 R-2 undesignated	70.0 45.1 151.2	7.2% 4.6% 9.2%	6.2 8.7 7.5	168 392 1,134
Vacant	–	45.0 90.2	–	–	–
Parks and Schools	OS, PR, SU-schl (dedicated)	15.5	1.6%	–	–
Streets, Drainage, Utility ROW	–	89.7	9.1%	–	–

*Neighborhood Corridor: CMU on south side of Montezuma will be C-1 if lots consolidated.

N

0' 300' 600'

27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6
MASTER PLAN

Proposed Specific Area Plan
Exhibit G

BROADMOOR BOULEVARD NE
BEDIVERE STREET NE
AMY ROAD NE
EXCALIBUR STREET NE
GALAHAD STREET NE
MONTEZUMA BOULEVARD NE
INCA ROAD NE
IDALIA ROAD NE

High Range 6-2
Medium Density Residential
High Range 6-1
Medium Density Residential

LOMAS NEGRAS LEGEND

- Community Center
- Neighborhood Center
- Neighborhood Corridor
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Vacant
- SU/R-6
- ROW
- Site

LOMAS NEGRAS FUTURE LAND USE TABLE

LAND USE	ZONING DISTRICTS	ACREAGE	%	DENSITY	POPULATION
Community Center	C-2 designated (C-1, SU/MU, MU/A, R-6)	13.2	1.3%	–	–
Neighborhood Center	C-1 designated (CMU, O-1, O-2, SU/MU, MU/A, R-3)	32.0	3.3%	–	–
Neighborhood Corridor	C-1 designated CMU designated* (O-1, SU/MU, MU/A, R-3)	37.7 0.0	3.8% 0.0%	–	–
Office Corridor	O-1 designated O-2 designated	**24.7** 15.0	**2.5%** 1.5%	–	–
High Density Residential	R-6, R-3 undesignated	9.1 19.3 24.5	0.9% 2.0% 2.5%	32.0 36.0 34.0	291 1,055 1,401
Medium Density Residential	R-4 R-5 undesignated	152.5 **102.0** **228.3**	15.5% **10.4%** **23.3%**	10.9 17.4 11.8	1,662 **1,774** **2,693**
Low Density Residential	R-1 R-2 undesignated	70.0 45.1 151.2	7.2% 4.6% 9.2%	6.2 8.7 7.5	168 392 1,134
Vacant	–	45.0 90.2	–	–	–
Parks and Schools	OS, PR, SU-schl (dedicated)	15.5	1.6%	–	–
Streets, Drainage, Utility ROW	–	89.7	9.1%	–	–

*Neighborhood Corridor: CMU on south side of Montezuma will be C-1 if lots consolidated.

N
0' 300' 600'

27 March 2024
N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6

MASTER PLAN

Conceptual Site Plan

Exhibit H

HIGH RANGE 5

EXCALIBUR STREET NE

NORTHERN SKY ROAD NE

CAMELOT LOOP NE

BASIN

NOT A PART

PARK

AMY ROAD NE

BRONCO TRAIL COURT NE

WILD HORSE ROAD NE

OUTLAW LOOP NE

RAWHIDE LOOP NE

RUSTLER LOOP NE

SADDLE HORN ROAD NE

INCA ROAD NE

IDALIA ROAD NE

HOA LANDSCAPE TRACT (TYP.)

CAMELOT STREET NE

TRAIL BLAZER ROAD NE

OUTLAW LOOP NE

OUTLAW DRIVE NE

RUSTLER LOOP NE

MONTEZUMA BOULEVARD NE

WESTERN SKY ROAD NE

TIMBERLINE COURT NE

POCKET PARK

PHASE 1

PHASE 2

8' MULTI-USE TRAIL

BEDIVERE STREET NE

BROADMOOR BOULEVARD NE

BEDIVERE STREET NE TERMINATES AT PHASE LINE IN PHASE 1 TO BE CONTINUED WITH PHASE 2

INCA ROAD NE HALF STREET IMPROVEMENTS EXTEND TO BROADMOOR BOULEVARD NE

Overall Site Data	
Gross Area	±102.37 acres
Typical Lot Sizes	35' x 100' 45' x 100'
Lot Count	±463 lots
Density	±4.5 du/ac
Park Area	±3.93 acres

Note: Illustrations and site data are subject to adjustment. Final site design, lot sizes, excluded parcels, parks, and areas will be finalized during the development process.

N

0' 100' 200'

27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

High Range 6
MASTER PLAN

Proximity to Activity Nodes
Exhibit I

2-Mile Radius

UNM Sandoval Regional Medical Center

Rio Rancho City Center

V. Sue Cleveland High School

PASEO DEL VOLCAN BOULEVARD NE

UNSER BOULEVARD NE

MONTEZUMA BOULEVARD NE

Shining Stars Preschool

BEDIVERE STREET NE

EXCALIBUR STREET NE

High Range Park & Dog Park

Rio Rancho Middle School

SITE

INCA ROAD NE

IDALIA ROAD NE

LOMA COLORADO BOULEVARD NE

Commercial Center
Walgreens, Gas, Restaurant, Future

Commercial Center
Lowes, Gas, Future Retail

NORTHERN BOULEVARD NE

The McDermott Athletic Center

Loma Colorado Main Library

Colorado Mountain Park

Rio Rancho Ram Stadium

Rio Rancho Aquatic Center

Rams Baseball Field

Loma Colorado Park

Rio Rancho High School

Rio Rancho Sports Complex

Lincoln Middle School

HIGH RESORT BOULEVARD SE

Commercial Center
Grocery, Target, Gas, Restaurants, Auto Support

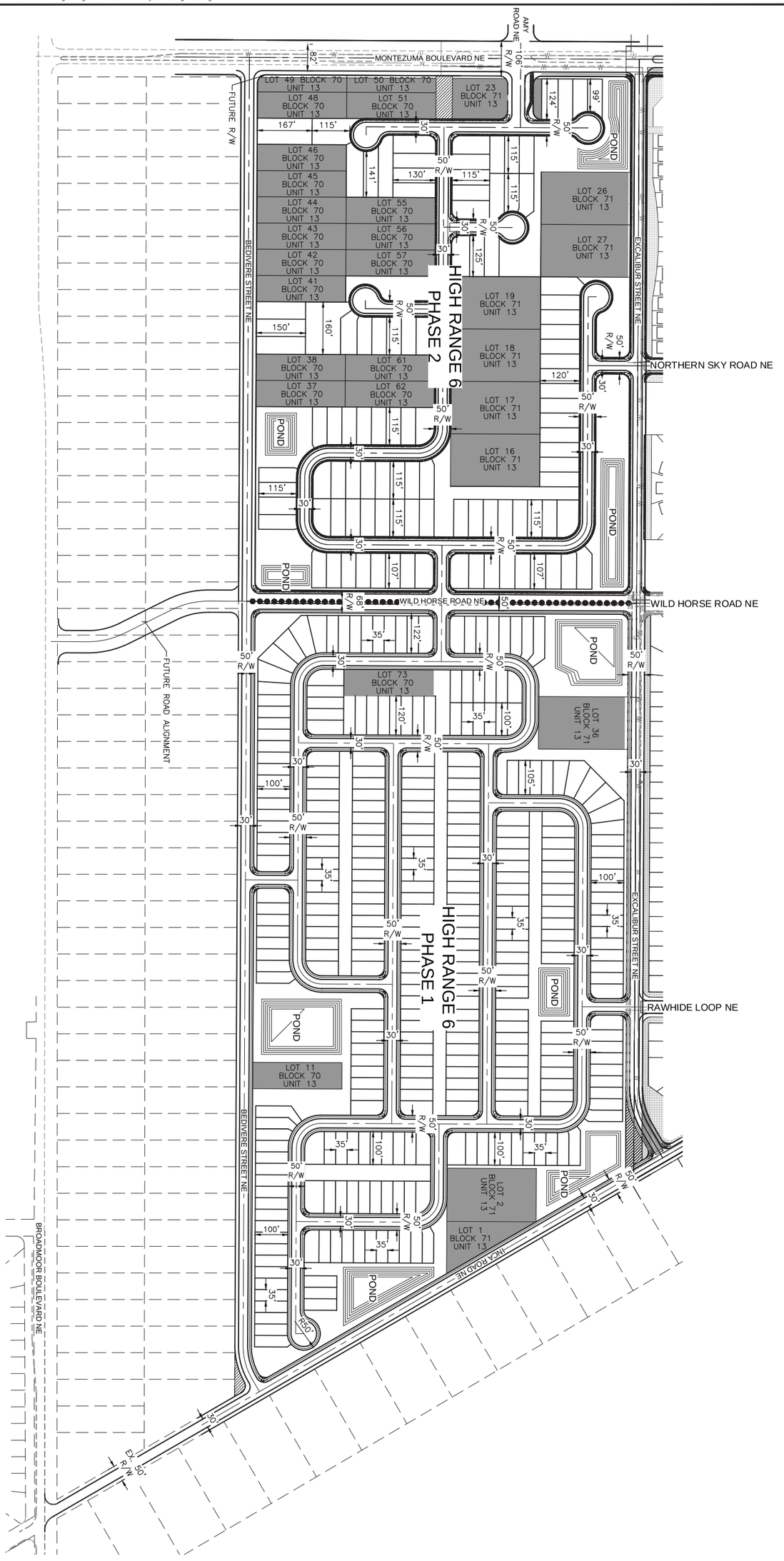
N

0' 1200' 2400'

27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS



CONCEPTUAL PAVING PLAN

HIGH RANGE 6

CITY OF RIO RANCHO, NEW MEXICO

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

SHEET 01 OF 01

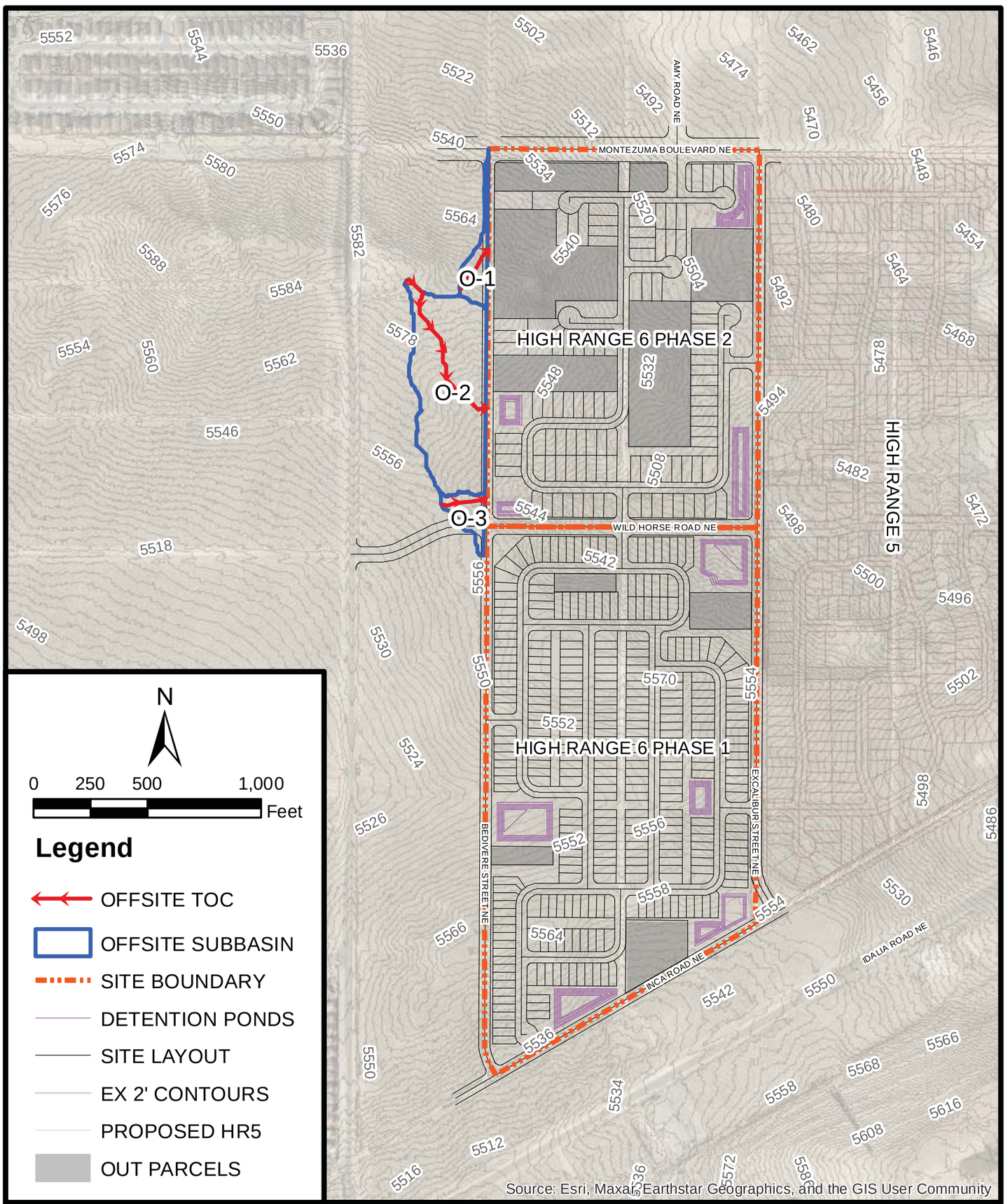
CVL Project #: 01-040202-01

CVL Contact: D. CHUBIN

© 2023 Coe & Van Loo Consultants, Inc.
All rights reserved.
Unauthorized use or duplication of this document is strictly prohibited.

High Range 6
MASTER PLAN

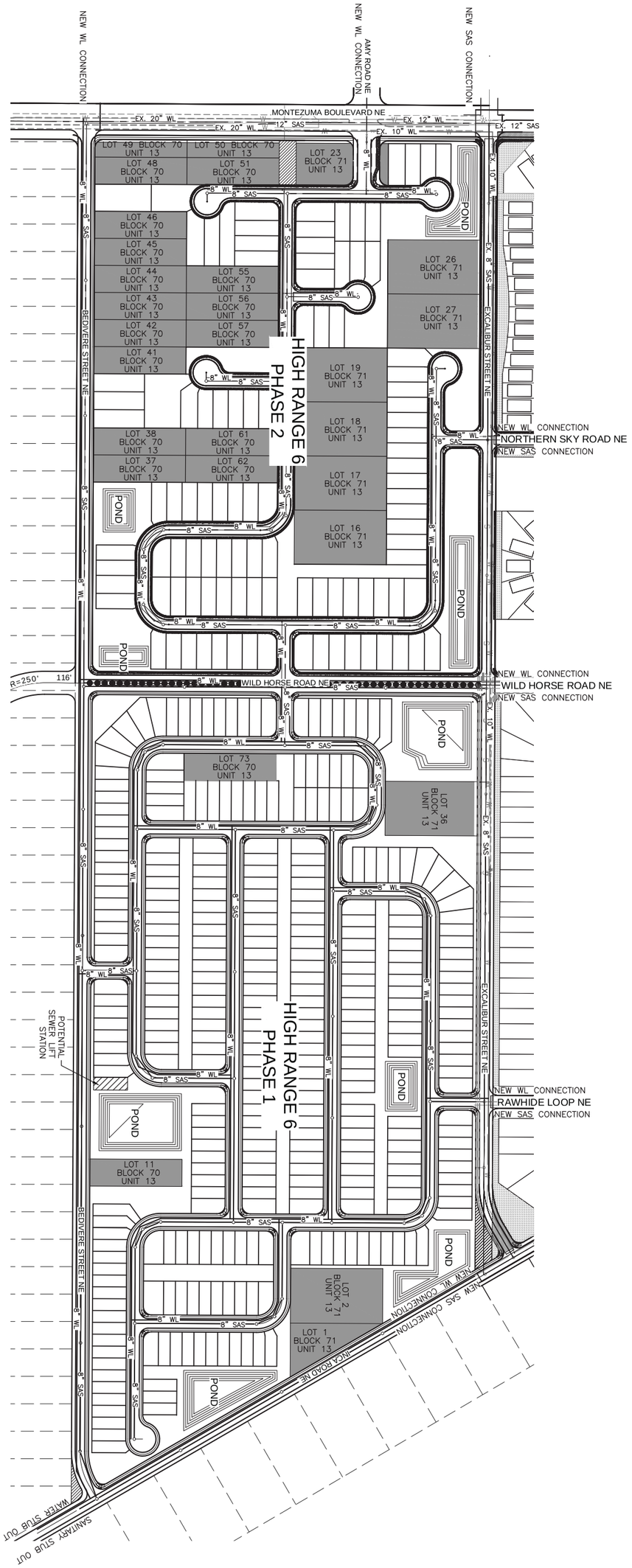
Conceptual Paving Plan
Exhibit J



CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

HIGH RANGE 6	JOB NO. 1-01-04022-01
OFFSITE DRAINAGE MAP	EXHIBIT

N:\01\0402201\Hydro\High Range Unit 6\2_Preliminary Drainage Study\GIS\Exhibits\Offsite_Drainage_Map.mxd



SHEET 01 OF 01	CONCEPTUAL UTILITY PLAN	NO. / REVISION / DATE	CVL CONSULTANTS
CVL Contact: D. CHUBIN CVL Project #: 01-0402-01	HIGH RANGE 6 CITY OF RIO RANCHO, NEW MEXICO	**Coe & Van Loo Consultants, Inc.**	4550 North 12th Street Phoenix, Arizona 85014 602-264-6831 www.cvlci.com

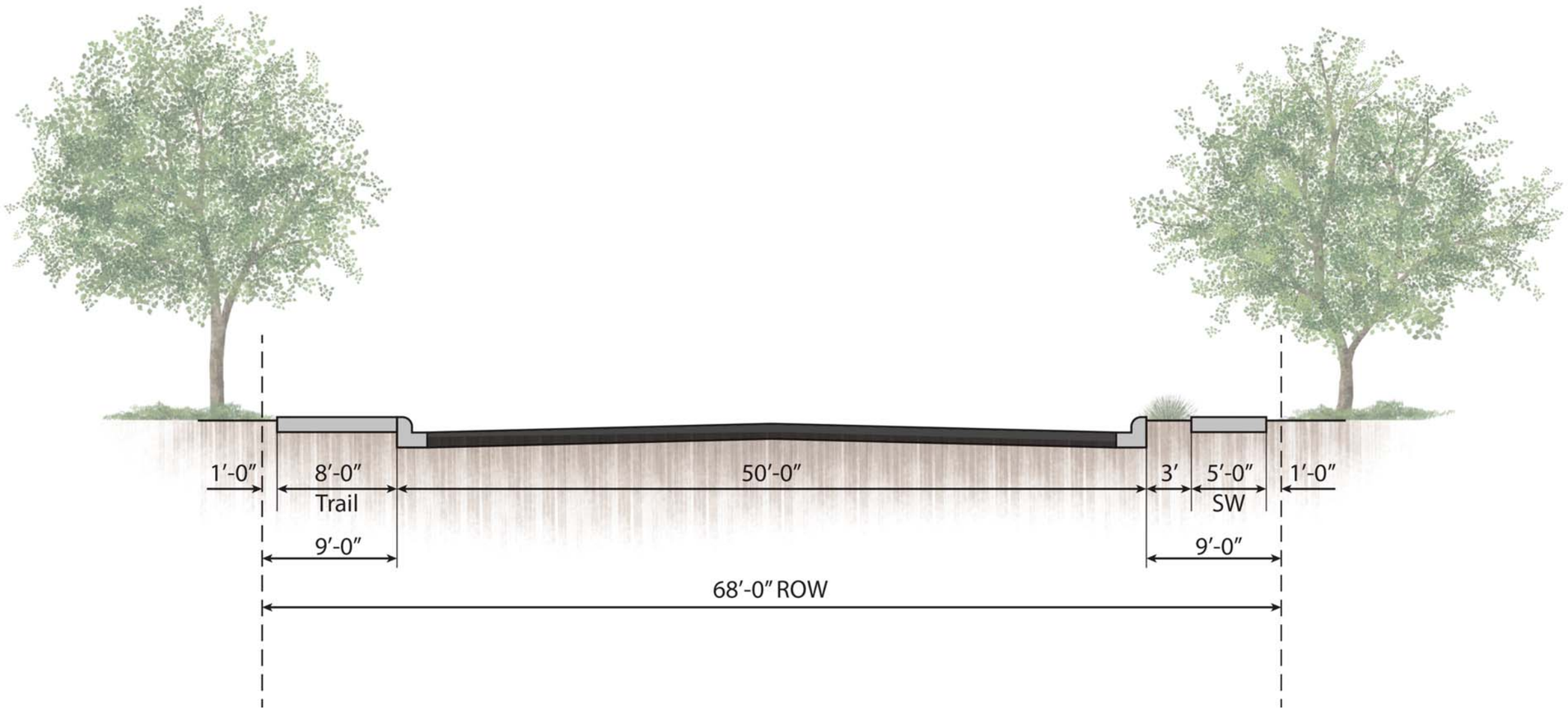
© 2023 Coe & Van Loo Consultants, Inc. ALL RIGHTS RESERVED
This drawing is the property of Coe & Van Loo Consultants, Inc. and is not to be used in whole or in part without written permission.

High Range 6
MASTER PLAN

Conceptual Utility Plan
Exhibit L

High Range 6
MASTER PLAN

Road Sections
Exhibit M



WILD HORSE ROAD SECTION

N

0′ 100′ 200′

27 March 2024
N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

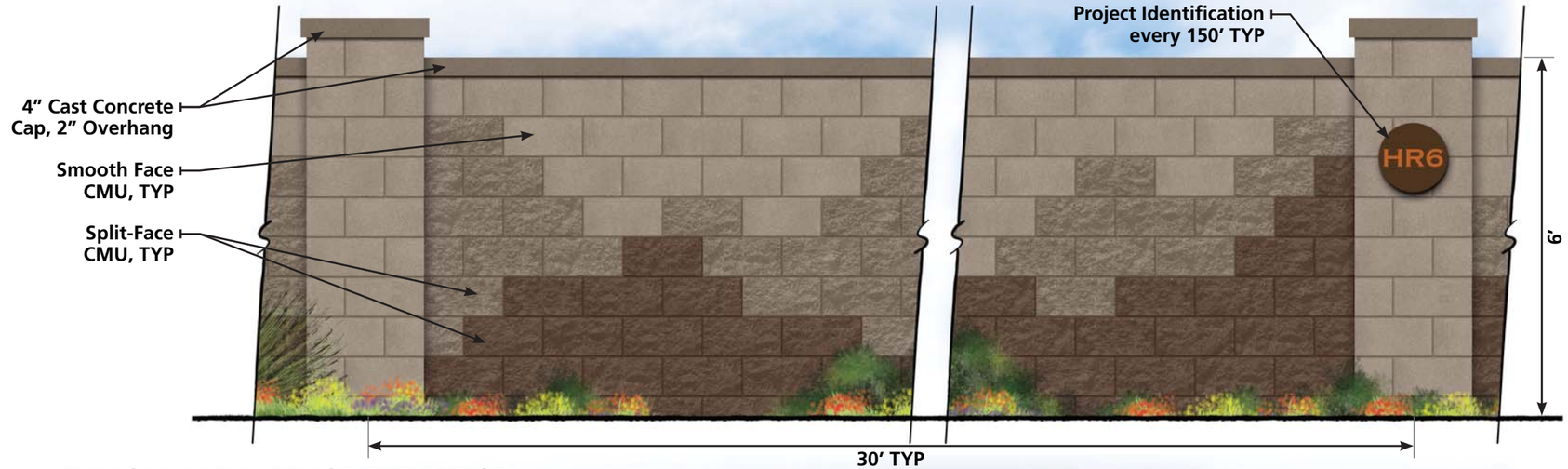
CVL CONSULTANTS

High Range 6

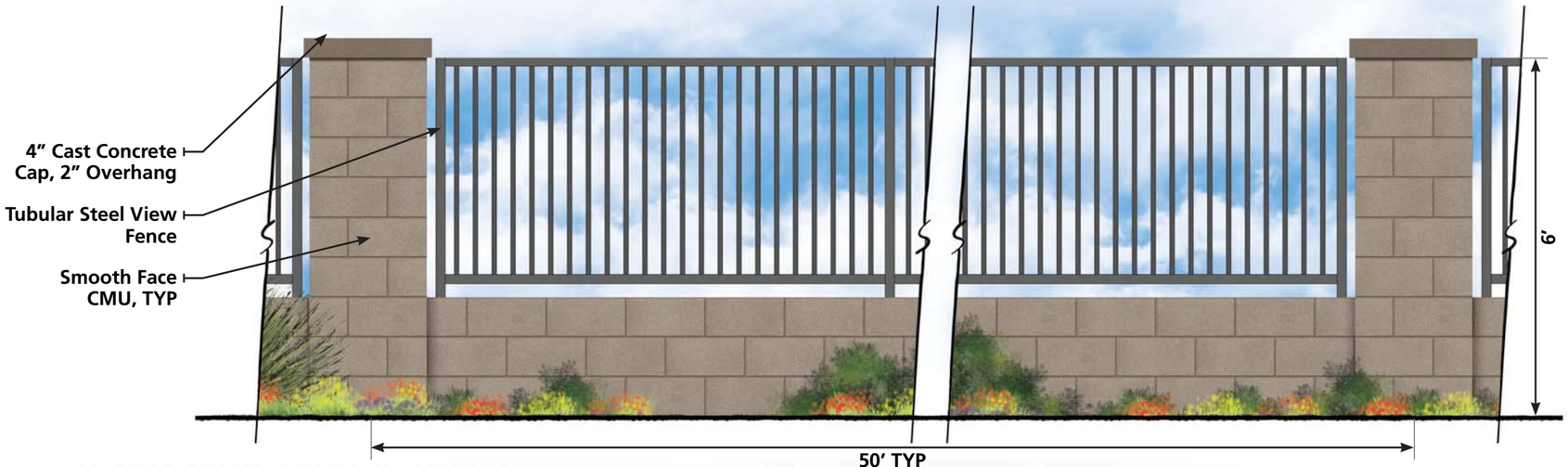
MASTER PLAN

Wall and Entry Monument Elevations

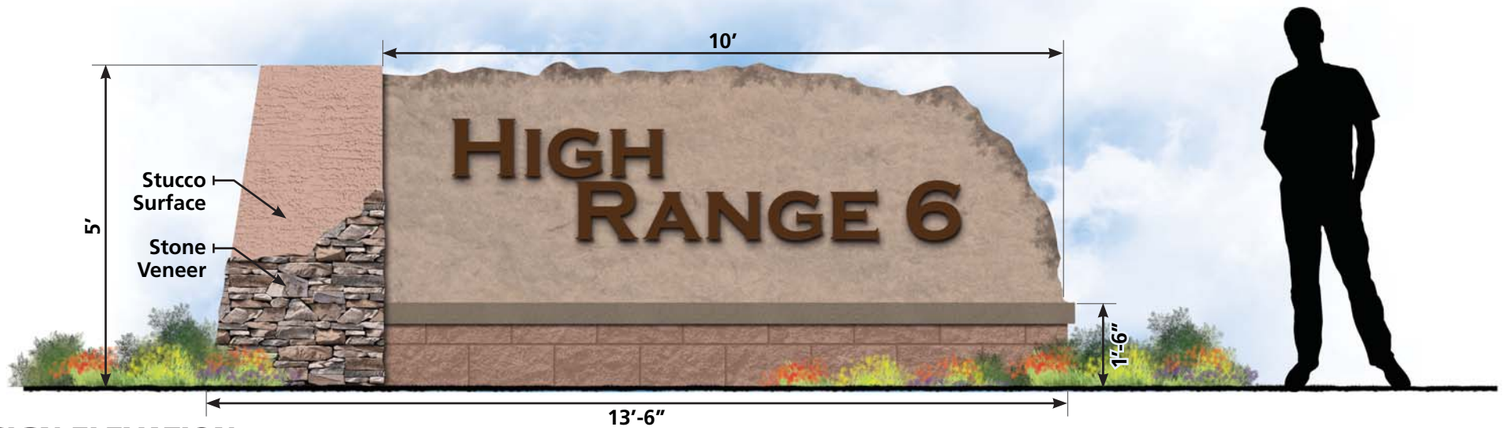
Exhibit N



TYPICAL VIEW FENCE ELEVATION



TYPICAL VIEW FENCE ELEVATION



ENTRY SIGN ELEVATION

N

0' 100' 200'

27 March 2024

N:\01\0402201\Graphics\Exhibits\High Range 6 - zoning Exhibits.indd

CVL CONSULTANTS

Landscape plans within High Range 6 should emphasize plant materials with low to medium water requirements and xeriscape principles of design, to the extent feasible. The following plant palette is not intended to limit plant selection, but rather to provide guidance only.

SCIENTIFIC NAME	COMMON NAME
TREES	
Acer tartaricum 'Hot Wings'	Hot Wings Maple
Chilopsis linearis 'Bubba'	Desert Willow
Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Fraxinus velutina 'Modesto'	Modesto Ash
Gleditsia T. 'Imperial'	Imperial Honeylocust
Juniperus scopulorum	Skyrocket Juniper
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia indica 'Whit II'	Crape Myrtle
Pinus eldarica	Afghan Pine
Pinus nigra	Austrian Pine
Pistachia chinensis	Chinese Pistache
Platanus a. 'Bloodgood'	London Plane Tree
Pyrus calleryana 'Cleveland'	Flowering Pear
Quercus shumardii	Shumard Oak
Vitex agnus-castus	Chaste Tree
SHRUBS	
Arctostaphylos pungens	Pointleaf Manzanita
Buddleia davidii 'Nanhoensis'	Butterfly Bush
Caryopteris clandonensis	Blue Mist
Cotoneaster apiculatus	Cranberry Cotoneaster
Ephedra spp.	Joint Fir
Erysimum 'Bowles Mauve'	Bowles Mauve Wallflower
Fallugia paradoxa	Apache Plume
Gallardia grandiflora 'Fanfair'	Blanket Flower
Helichrysum augustifolia	Curry Plant
Hemerocallis hybrid	Daylily
Hymenoxys acaulis	Angelita Daisy
Lavandula augustifolia	English Lavender
Nandina domestica 'Firepower'	Dwarf Heavenly Bamboo
Perovskia atriplicifolia	Russian Sage
Pinus mugo mugo	Mugo Pine
Potentilla fruticosa	Shrubby Cinquefoil
Prunus besseyi	Western Sand Cherry

High Range 6

MASTER PLAN

Plant Palette

Exhibit O.1

27 March 2024

N:\01\0402201\Graphics\Exhibits\HighRange6-zoningExhibits.indd

CVL CONSULTANTS

SHRUBS, cont.	
Rhaphiolepis indica	India Hawthorn
Rhus trilobata 'Autumn Amber'	Creeping Three-leaf Sumac
Rosmarinus officinalis	Rosemary
Salvia greggii 'furman's red'	Cherry Sage
Salvia dorrii	Purple Sage
Sedum spectabile	Stonecrop
DESERT ACCENTS	
Agave havardiana	Havard Agave
Hesperaloe parviflora	Red/yellow Flowering Yucca
Nolina microcarpa	Beargrass
ORNAMENTAL GRASSES	
Bouteloua g. 'Blond Ambition'	Blond Ambition Blue Grama
Calamagrostis a. 'Karl Foerster'	Karl Foerster Reed Grass
Helictotrichon sempervirens	Blue Avena Grass
Miscanthus spp.	Maiden Grass
Muhlenbergia c. 'Regal Mist'	Muhly Grass
VINES	
Campsis radicans	Trumpet Vine
Rosa banksiae	Lady Banks Rose
TURFGRASS	
Turfgrass revielle	Bluegrass Sod
NATIVE GRASSES	
Blue Grama	Bouteloua Gracilis
Buffalo Grass	Bouteloua dactyloides

High Range 6

MASTER PLAN

Plant Palette

Exhibit O.2

27 March 2024

N:\01\0402201\Graphics\Exhibits\HighRange6-zoningExhibits.indd

CVL CONSULTANTS



CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

A RESOLUTION AMENDING THE HIGH RANGE 6 MASTER PLAN

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addressed land use in master planned communities; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Lomas Negras 20 Specific Area Plan on June 25, 2008, under Resolution No. 56, Enactment No. 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No.75, Enactment 09-74; February 23, 2011, pursuant to Resolution No. 15, Enactment No. 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023, pursuant to Resolution No. 123, Enactment No. 23-124; April 25, 2024, pursuant to Resolution No. 34, Enactment No. 24-033; and April 24, 2025, pursuant to Resolution No. 43, Enactment No. 25-043; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the High Range 6 Master Plan on April 25, 2024, pursuant to Resolution No. 35, Enactment No. 24-034; and

WHEREAS: in order to expand the boundary of the High Range 5 Master Plan to include Unit 13, Block 70, Lot 11; and Unit 13, Block 69, Lots 88, 89, and 19;

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the High Range 6 Master Plan at their meeting held on December 16, 2025, and have made recommendation to the Governing Body on the adoption of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 25-410-00008) to the High Range 6 Master Plan at their meeting held December 18, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan and Lomas Negras Specific Area Plan.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the High Range 6 Master Plan to include Unit 13, Block 70, Lot 11, and Unit 13, Block 69, Lots 88, 89, and 19; per the attached exhibits.

Section 2. Effective Date:
This Resolution shall take effect immediately upon adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-100-00015

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment for for the property legally described as Unit 13, Block 70, Lot 11, From R-1: Single-Family Residential to R-5: Single-Family Residential, and Unit 13, Block 69, Lots 88, 89, and 19, from O-1: Office to R-5: Residential. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment for the lots legally described as Unit 13, Block 70, Lot 11; Unit 13, Block 69, Lots 88, 89 and 19 to rezone the properties from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The subject properties total approximately 2 acres. Lot 11 is addressed off of Bedivere St NE (a residential road) and is currently zoned R-1: Single-Family Residential. Lots 88 and 89 are addressed off of Bedivere St NE (a residential road), while Lot 19 is addressed off of Broadmoor Blvd NE (a minor arterial road); all three lots are zoned O-1: Office.

The adopted Generalized Land Use Map (GLUM), Map L-2 of the City Comprehensive Plan identifies the subject properties as "Low/Medium Density Residential" and "Commercial (Neighborhood Community), Mixed-Use, Office." Concurrent to this Zone Map Amendment request, is an amendment to the High Range 6 Master Plan, to incorporate the lots into the plan and updated all related exhibits for the inclusion of these lots.

REVIEW CRITERIA: City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.

Staff recommends the Planning and Zoning Board find that the application, presented as an attachment, meets the submittal requirements for the proposed zoning request. Criteria is satisfied.

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change:

(D) The following policies for deciding zone map change applications pursuant to the City zoning code are hereby adopted:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and

general welfare of the City.

The applicant states: "The current zoning of the parcels to be added, as identified above, is R-1 (Single-Family Residential District)
and O-1 (Office District). The proposed zoning for the entire project is R-5 (Single-Family Residential District), which is consistent with the previously approved master plan and the Lomas Negras Specific Area Plan (MDR)."

Staff recommends that the Planning & Zoning Board find that the proposed zoning is consistent with the health, safety, morals and general welfare of the City. The requested Zone Map Amendment would bring the zoning in-line with the surrounding area and High Range 6 Subdivision. It would also further facilitate additional housing dwellings in the City of Rio Rancho, providing residents with increased housing options in a growing area of the City, consistent with surrounding developments, and consistent with the morals and welfare of the City. Criteria is satisfied.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should be made.

The applicant states: "As established in the approved master plan, there is a clear market demand for single-family residential
development in Rio Rancho. This amendment enhances the design and functionality of the subdivision by addressing antiquated platting and checkerboard ownership issues."

Staff recommends that the Planning & Zoning Board find that the zone change will bring added stability to the area as it will address the current spot zone designation of Lot 11, given its proximity to the currently zoned R-5 properties within the High Range 6 Master Plan area. The request will allow for stability of land use by zoning the lot, and the other three lots, consistently with surrounding properties and enabling them to develop as part of the High Range 6 subdivision. Criteria is satisfied.

(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The applicant states: "Furthermore, these proposed changes are consistent with the City of Rio Rancho Comprehensive Plan goals and policies regarding master planning, walkability, open space, drainage, and utilities, and they offer improved integration with the adjacent High Range 4 and High Range 5 Master Plans."

Staff recommends that the Planning & Zoning Board find that the zone change is consistent with adopted elements of the Comprehensive Plan including Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner; Goal A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable; and Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

Staff recommends the Board find that the zone change also meets the Goals and Objectives of the Lomas Negras Specific Area Plan, in that it enables a variety of housing. Criteria is satisfied.

(4) The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City’s incorporation and adoption of its own zoning code or on land annexed by the City; or

(b) Changed neighborhood or community conditions justify the change; or
(c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

In response to criteria B, the applicant states that: "As established in the approved master plan, there is a clear market demand for single-family residential development in Rio Rancho. This amendment enhances the design and functionality of the subdivision by addressing antiquated platting and checkerboard ownership issues."

Staff recommends that the Planning & Zoning Board find that the existing zoning is inappropriate because a different zoning type would be more advantageous for the community. The proposed R-5: Single-Family Residential zoning designation serves as a more cohesive zoning designation given the surrounding R-5 zoned High Range 5 community; as well as provides a more varied mix of housing strategies, per goal PH-6 of the comprehensive plan. The request also re-zones an antiquated platted R-1 zoned lot into a higher density R-5 zoned property to enable further development of a planned subdivision. Criteria is satisfied.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone.
Staff recommends that the Planning and Zoning Board find that the cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the change in zoning designation. Criteria is satisfied.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Staff recommends that the Planning and Zoning Board find that the zoning request does not involve apartment, office, or commercial zoning. Criteria is satisfied.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when: The change will clearly facilitate realization of the comprehensive Plan and any applicable adopted sector development plan or area development plan; or the area of the proposed zone change is different form surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states, "The proposed zoning for the entire project is R-5 (Single-Family Residential District), which is consistent with the previously approved master plan and the Lomas Negras Specific Area Plan (MDR);...these proposed changes are consistent with the City of Rio Rancho Comprehensive Plan goals and policies regarding master planning, walkability, open space, drainage, and utilities, and they offer improved integration with the adjacent High Range 4 and High Range 5 Master Plans."

Staff recommends that the Planning and Zoning Board find that the requested zone map amendment will bring the lots into cohesion with the rest of the surrounding R-5 that makes up the High Range 6 development. Criteria is satisfied.

SURROUNDING LAND USE/ZONING: The neighboring properties to the north and east are zoned

R-4: Single-Family Residential, while the properties to the west are zoned R-1: Single-Family Residential, O-1: Office, and C-1: Retail Commercial. The neighboring properties to the south are unzoned, as well as zoned NC: Neighborhood Commercial, and R-3: Multi-Family.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan Amendment requests. A legal advertisement was placed in the December 1, 2025 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: See comments for case #25-410-00008

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, subject to the following findings below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The proposed ordinance change would be consistent with the health, safety, morals, and general welfare of the City by promoting a variety of housing options and consolidating antiquated platted lots into a Master Planned area.
2. The applicant has provided sound justification, in a narrative dated October 14, 2025 for the proposed zone change, and the zone map amendment would provide for stability of zoning with surrounding zoning and future uses.
3. The proposed zone map amendment would be consistent with the adopted elements, goals, policies, and objective of the Comprehensive Plan and Lomas Negras Specific Area Plan, including antiquated platting, population and housing, and land use goals and policies.
4. The applicant has demonstrated that the R-5: Single-Family Residential zoning designation would be more advantageous zoning for the subject property.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
6. The applicant has provided sufficient justification that the zone map amendment request is not solely based on the properties' location. 7. The requested zone map amendment would not create a "spot zone."

SPECIFIC CONDITIONS OF APPROVAL:

1. Approval of the Zone Map Amendment is pending approval of Master Plan Amendment case no. 25-410-00008.

If the Board determines the proposed zone map amendment is not justified, the following findings are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:

The Planning and Zoning Board may:

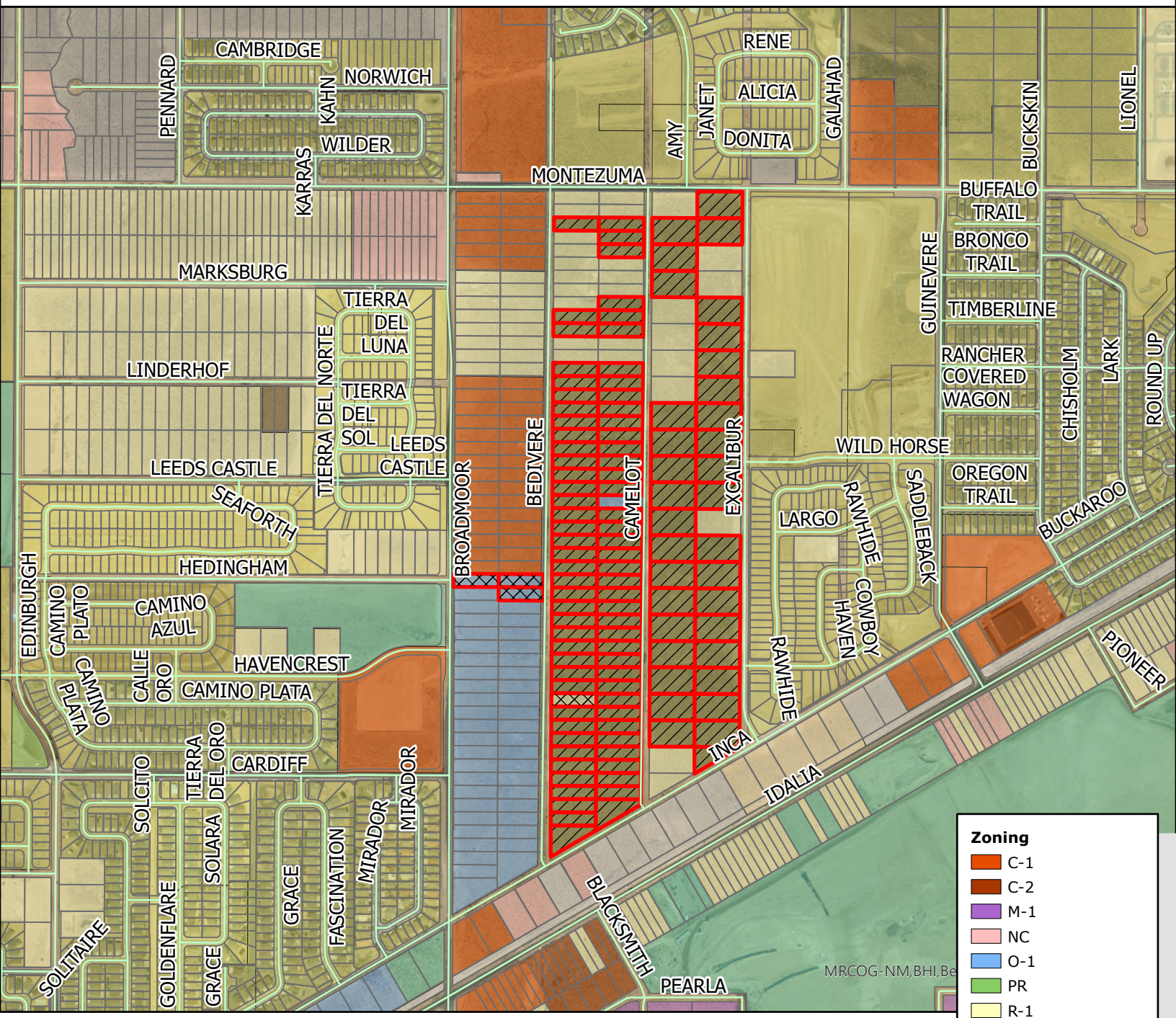
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Exhibit_LOTTING PLAN.pdf
ATTACHMENT: HR6 Master Plan Amendment Letter.pdf
ATTACHMENT: Exhibit_LOCATION MAP.pdf
ATTACHMENT: Agent Authorization - signed.pdf
ATTACHMENT: Reproduction_of_Notices_PZB.pdf
ATTACHMENT: Draft_Ordinance_ZMA_BMB.docx

HIGH RANGE 6
ZONE MAP AMENDMENT
MASTER PLAN AMENDMENT



Zoning

- C-1
- C-2
- M-1
- NC
- O-1
- PR
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- SU
- TZ
- Unzoned
- Subject Properties
- MPA & ZMA Lots

0 0.05 0.1 0.2 Miles

N
W E
S

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Liz Ruiz Carlos
11/20/25

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☒ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☒ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☒ Subdivision Variance	☐ Variance
			☒ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: High Range 6 Development, LLC		Phone: (505) 822-0044
Address: 4461 Irving Blvd NW		E-Mail: pja@amestoy.net
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner	List Owners: High Range 6 Development, LLC	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) X	
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Preliminary Plat for High Range 6 Subdivision Phase 1A

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

LOTS 19, 88, & 89, BLOCK 69; LOTS 1 THRU 12 THRU 29,70 THRU 72, & 74 THRU 96, BLOCK 70; LOTS 3 THRU 13, 34, 35, & 37 THRU 45, BLOCK 71

Subdivision/Unit : Rio Rancho Estates Unit 13	Block(s): 69, 70, & 71	Lot(s):
Existing Zoning: R-5, O-1, and R-1	Proposed Zoning: R-5	
No. of existing lots: 80	No. of proposed lots: 118	Total area of site (acres) 53.3055

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Justin Thor Simenson	Applicant:	Agent: X
Signature:		Date: **10/23/2025**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

Form revised June 2014

M:\PROJECTS\2700-2799\2726\DWG\- EXHIBITS\2726 C-701 LOTTING PLAN.dwg Justin Simenson 8/28/2025 4:51 PM

HIGH RANGE 6 SUBDIVISION PHASES 1A & 1B

RIO RANCHO, NM

PHASE 1A

PHASE 1B

LOT COUNTS

PHASE 1A (118 TOTAL LOTS)

40'x115' = 79 LOTS

50'x115' = 39 LOTS

PHASE 1B (161 TOTAL LOTS)

40'x115' = 116 LOTS

50'x115' = 45 LOTS

SCALE 1"=80'

SCCS MONUMENT AND BENCHMARK

No	Date	Description

DESIGN
ISSUE: DEVELOPMENT

PROJECT NUMBER: IA 2726
FILE: -
DRAWN BY: --
CHECKED BY: --
DATE: --

SHEET NUMBER: C-100

SHEET TITLE: LOTTING PLAN 08/20/2025

Engineer

NOT FOR CONSTRUCTION

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

October 14, 2025

City of Rio Rancho
Planning Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: High Range 6 Subdivision Master Plan Amendment Request

Dear City of Rio Rancho Planning Department,

Isaacson & Arfman, acting as agents for High Range 6 Development, LLC, respectfully request approval for the following amendments to the High Range 6 Master Plan. The purpose of this amendment is to expand the existing master plan boundary by incorporating four previously excluded parcels. This addition necessitates updates to the Phase 1 lot layout, roadway network, grading, and utility exhibits.

Project Background
The initial application for the High Range 6 Master Plan (Case #23-400-00003) and related concurrent applications, including the Zone Map Amendment (Case #23-100-00008) and Specific Area Plan Amendment (Case #23-410-00006), were previously approved by the City of Rio Rancho Planning & Zoning and Governing Bodies. These applications were originally submitted with LGI Homes as the developer, represented by Coe & Van Loo Consultants, Inc. (CVL).

Following these approvals, LGI Homes terminated their purchase agreement. High Range 6 Development, LLC, the new developer identified in this amendment, is currently under contract for the Phase 1 portion of the master plan. This amendment does not propose any changes to Phase 2 area.

Proposed Changes
Four existing out-parcels, specifically Rio Rancho Estates Unit 13, Lot 11 of Block 70, and Lots 19, 88, and 89 of Block 69, have been acquired to optimize the residential lot layout and enhance roadway network functionality. We are concurrently requesting that these four parcels be rezoned to R-5 (Single-Family Residential), aligning with the zoning changes established in the previously approved master plan and concurrent applications.

The original Phase 1 layout encompassed 323 single-family lots. The proposed Phase 1 layout is now divided into two sub-phases: Phase 1A with 118 lots and Phase 1B with 161 lots, resulting in a total of 279 lots, as detailed in the attached Lotting Plan exhibit. With the revised Phase 1 area of 53 acres, the density of Phase 1 is approximately 5.2 dwelling units per acre (du/ac). Considering the future Phase 2 area (140 lots in 40 acres), the overall project density remains approximately 4.5 du/ac.

The revised layout for Phase 1 includes provisions for four HOA-maintained pocket parks, featuring walking trails and seating areas. The total area allocated for these parks is 1.16 acres, comprising 0.46 acres in Phase 1A and 0.70 acres in Phase 1B. In accordance with the approved Master Plan, the required neighborhood park will be situated within Phase 2, and the HOA-maintained pocket parks in Phase 1 serve to enhance the overall development.

The inclusion of the additional lots in Block 69 enables a roadway connection to the existing Broadmoor Boulevard and Havencrest intersection, situated west of the project site. This intersection is intended to function as a right-in, right-out access point. A right-turn deceleration lane and taper are proposed for northbound traffic.

Drainage in Phase 1 has been revised to better integrate with the natural terrain. The additional lots in Block 69 facilitate a storm drain connection to the existing infrastructure in Havencrest, west of the project site. A revised conceptual grading plan is attached for your review. A comprehensive drainage report and detailed grading and drainage plan for Phase 1 will be submitted with the preliminary plat for Phase 1A.

A revised utility plan is included to reflect the updated layout. Notably, proposed changes to the sanitary sewer system will now follow the natural terrain and discharge along the same alignment as the storm drain, westward to the existing sewer line in Havencrest. We have collaborated with the Rio Rancho Utilities Department, and they have confirmed their acceptance of the revised plan.

Zoning Implications
The current zoning of the parcels to be added, as identified above, is R-1 (Single-Family Residential District) and O-1 (Office District). The proposed zoning for the entire project is R-5 (Single-Family Residential District), which is consistent with the previously approved master plan and the Lomas Negras Specific Area Plan (MDR).

Justification for Master Plan Amendment
As established in the approved master plan, there is a clear market demand for single-family residential development in Rio Rancho. This amendment enhances the design and functionality of the subdivision by addressing antiquated platting and checkerboard ownership issues. Furthermore, these proposed changes are consistent with the City of Rio Rancho Comprehensive Plan goals and policies regarding master planning, walkability, open space, drainage, and utilities, and they offer improved integration with the adjacent High Range 4 and High Range 5 Master Plans.

Attached exhibits for your review include:

- Location Map, illustrating the lots being added with this amendment
- Lotting Plan, detailing the revised Phase 1 lot layout, density, and roadway network
- HOA Park Exhibit, displaying the revised Phase 1 HOA-maintained pocket park locations and sizes
- Conceptual Grading Plan, showing the revised Phase 1 drainage discharge
- Conceptual Utility Plan, depicting the revised Phase 1 utility layout and sanitary sewer outfall

Please do not hesitate to contact me via phone or email with any questions or comments.
Sincerely,
Isaacson & Arfman, Inc.

Justin Thor Simenson
President

PREVIOUS
HIGH RANGE 6
MASTER PLAN
PHASE 2 LOTS

PREVIOUS
HIGH RANGE 6
MASTER PLAN
PHASE 1 LOTS

ADDITIONAL
HIGH RANGE 6
MASTER PLAN
PHASE 1 LOTS

HIGH RANGE 6
MASTER PLAN AMENDMENT
LOCATION MAP

City of Rio Rancho

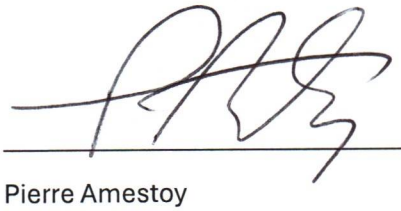
3200 Civic Center Circle NE

Rio Rancho, NM 87144

RE: Agent Authorization Letter – City of Rio Rancho – High Range 6 Subdivision, Phase 1A and 1B, Rio Rancho Estates, Unit 13 being comprised of Lots 18, 88&89, Block 69 together with Lots 1-29, 70-72, 74-96, Block 70 together with lots 3-13, 34-35, 37-45, Block 71

As owner of said property listed above, I authorize Isaacson & Arfman, Inc. and their designated representatives Justin Simenson or other designated members of Isaacson and Arfman, Inc. to act as agent for all matters relating to the request for Preliminary Plat, Final Plat, and Site Plan.

Feel free to contact me if you have any questions or concerns.



Pierre Amestoy

Amestoy Construction and Development II, LLC

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

November 20, 2025

RE: **Master Plan Amendment/Zone Map Amendment**
Case No. 25-410-00006/ 25-100-00015
High Range 6 (U13, Blk 70, Lot 11; U13, Blk 69, Lots 88, 89, and 19)

Dear Property Owner:

You are receiving this letter because your property is affected by a land development decision being made by the Planning and Zoning Board and Governing Body.

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The applicant concurrently requests approval of a Zone Map Amendment, to rezone the properties from R-1: Single-Family Residential and O-1: Single-Family Residential, to R-5: Single-Family Residential. The properties total 2 acres and the expanded acreage of the plan totals 53 acres.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, December 16, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. The Governing Body will consider the request and make their decision, the following **Thursday, December 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board and Governing Body. You may send comments to lruizcarlos@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505.896.8785 if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

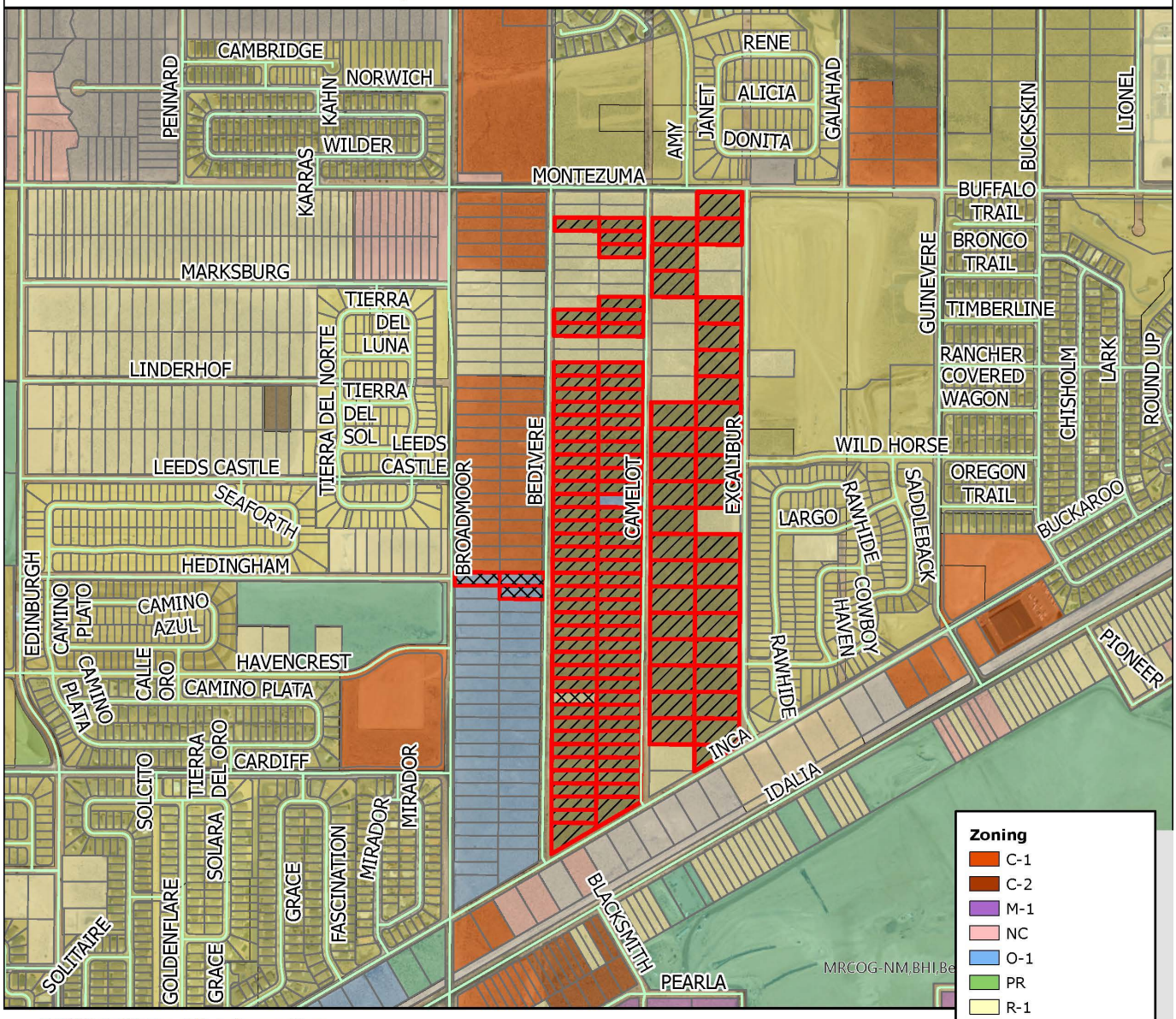
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

HIGH RANGE 6
ZONE MAP AMENDMENT
MASTER PLAN AMENDMENT



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map courtesy of Liz Ruiz Carlos
11/20/25

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, December 16, 2025:

Zone Map Amendment
Case #25-100-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment, to rezone the properties legally described as: U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19; from R-1: Single-Family Residential and O-1: Office, to R-5: Single-Family Residential. The properties total 2 acres.

Master Plan Amendment
Case #25-410-00008

The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as U13, Blk 70, lot 11; U13, Blk 69, lots 88, 89 and 19. The expanded Master Plan would encompass 53 acres.

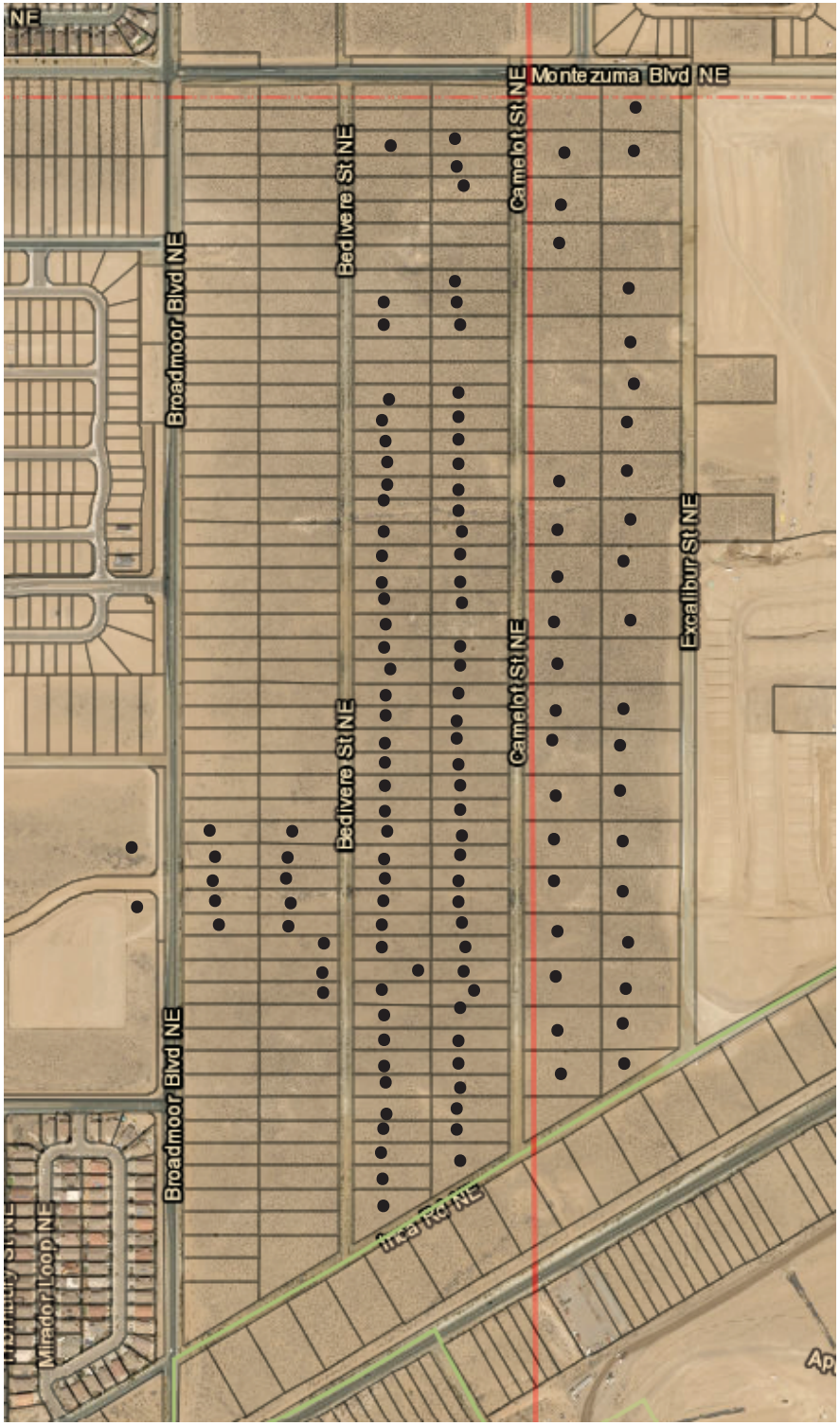
Master Plan Amendment
Case #25-410-00007

The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: December 1, 2025



Notice Map: • - First Class mail to affected property owners and to property owners within 100ft of the Zone Change Request

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 13, BLOCK 70, LOT 11, FROM R-1: SINGLE-FAMILY RESIDENTIAL TO R-5: SINGLE-FAMILY RESIDENTIAL, AND UNIT 13, BLOCK 69, LOTS 88, 89, AND 19, FROM O-1: OFFICE TO R-5: SINFLE-FAMILY RESIDENTIAL, IDENTIFYING CONDITIONS OF DEVELOPMENT, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 23-100-00008; and

WHEREAS: the City of Rio Rancho adopted the Lomas Negras Specific Area Plan on June 25, 2008 pursuant to Resolution No. 56 Enactment No. 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No. 75 Enactment No. 09-74; February 23, 2011, pursuant to Resolution No. 15 Enactment No. 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023, pursuant to Resolution No.123, Enactment No. 23-124; April 25, 2024, pursuant to Resolution No. 34, Enactment No. 24-033; and on April 24, 2025, pursuant to Resolution No. 43, Enactment No. 25-043; and

WHEREAS: the City of Rio Rancho adopted the High Range 6 Master Plan on April 25, 2024, pursuant to Resolution No. 35, Enactment No. 24-034, and amended on December 16, 2025 pursuant to Resolution No.__, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on December 16, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the

affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on December 18, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. Rezoning of property and Change in Land Use.
The Official Zone Ordinance is hereby amended on approximately 2 acres, from R-1: Single-Family Residential Zoning District and O-1: Office, to R-5: Single-Family Residential Zoning District, on the lands legally described as:

Unit 13, Block 70, Lot 11, as shown on the plat entitled: “S.E. PORTION OF UNIT THIRTEEN RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO” filed in the office of the County Clerk of Sandoval County, New Mexico on February 9, 1967 (RRE Book 1, Page 51-A); and

Unit 13, Block 69, Lots 88, 89, and 19, as shown on the plat entitled: “REPLAT PORTIONS OF UNITS TWELVE AND THIRTEEN RIO RANCHO ESTATES TOWN OF ALAMEDA GRANT SANDOVAL COUNTY NEW MEXICO” filed in the office of the County Clerk of Sandoval County, New Mexico on June 5, 1968 (RRE Book 1, Page 77).

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:

A. The property identified in Section 1, above, is subject to all requirements of the R-5: Single-Family Residential District; as set forth in R.O. 2003 Section 154.12 (as of the effective date of this ordinance or as subsequently amended).
B. Design standards, regulations, land use, and other restrictions for the properties identified in Section 1, above, shall conform to any applicable development regulations listed in the High Range 6 Master Plan.

Section 3. Severability Clause. If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,

clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 4. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-410-00007

AGENDA DATE:
December 16, 2025

DEPARTMENT:
Development Services

SUBJECT:
Master Plan Amendment. The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 lots) to the plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, as well as to update zoning and land uses, the transportation plan, economic development, conceptual drainage, project theming, and utility plans.

The original Papillon Master Plan was adopted on February 12, 2020. Since the plan's adoption, no amendments have been approved. However, the applicant did previously apply for an amendment to expand the plan boundary by 218.91 acres (191 lots); this request was heard by the Planning and Zoning Board on July 8, 2025, with the Planning and Zoning Board voting 4-2 to recommend denial to the Governing Body. The request was withdrawn before the scheduled Governing Body hearing. A concurrent Zone Map Amendment to rezone 307.78 acres from TZ: Transitional Zoning and OS: Open Space to R-2: Single Family Residential, R-4: Single Family Residential, R-1: Single Family Residential, and C-1: Retail Commercial was heard under case #25-100-00004, with the Planning and Zoning Board voting 4-2 to recommend approval to the Governing Body. This request was also withdrawn before the scheduled Governing Body Meeting.

The current application features a smaller expansion area as part of the MPA request, and originally featured a concurrent Zone Map Amendment Request. The original request included less cohesive ownership with less than 100% of the expanded area under ownership. The ZMA request has since been withdrawn.

REVIEW CRITERIA: The Rio Rancho Comprehensive Plan defines a master plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body." The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan.

Staff has used the list as the guiding policy on whether the amendments fit with Master Plans in general.

Policy L-1 (5.6.3) of the Comprehensive Land Use Plan states: "Encourage master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

The current boundaries of the Master Plan will change to reflect the addition of 97.8 acres (104 parcels) to the plan. The plan exhibits have been updated to reflect the new layout and boundaries.

In their justification, the applicant states: "The Master Plan Amendment will support additional growth in this area of Rio Rancho, which is located adjacent to the Mariposa community with convenient access to Mariposa Parkway and Unser Boulevard. The Master Plan Amendment will allow for the planning and implementation of infrastructure funding and replating of the antiquated lots. The Master Plan Amendment proposes integrating naturalized arroyos, trails, and water quality ponds to enhance aesthetics as well as water reuse and recycling. The master plan focus heavily on open space, trails, and pocket parks connecting between residential neighborhoods."

Staff recommends the Planning and Zoning Board finds that the proposed amendments improve upon the existing site design by incorporating a variety of uses, both residential and non-residential; as well as by establishing a uniform character and design for those proposed uses. Offering more varied housing options and encouraging mixed-use development are also goals of the Comprehensive Plan. The request to expand the Papillon Master Plan will enable the consolidation and elimination of antiquated platted lots and allow for planned infrastructure development. Staff recommends the Board finds that the amendment is in compliance with the Comprehensive Plan.

SITE ANALYSIS: The original boundary of the Papillon Master Plan consists of 389 acres, including open space, roadways, and parcels. The extension adds 54.5 acres to the North and 43.3 acres to the South.

The proposed master plan area is bounded by the Mariposa Master Plan area to the north, Unser Blvd NE to the south (Principal Arterial road), Minneola Rd NE (Residential Road) to the east, and Mons Rd NE (Residential road) to the West. The area as it currently exists, is comprised of TZ: Transitional Zoning, OS: Open Space, and R-4: Single-Family Residential.

LAND USE: The adopted Generalized Land Use Map (GLUM), Map L-2 of the City Comprehensive Plan identifies the subject properties as "Future Planning," and "Park, Open Space, Drainage" and would be amended to the "Low/Medium Density Residential," "Park, Open Space, Drainage," and "Commercial, Mixed-Use, and Office" land uses for the properties involved.

GRADING & DRAINAGE: The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency’s Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

CIRCULATION: The transportation plan has been updated to reflect current conditions and proposed expansion area. The expansion areas have proposed access points to current and proposed arterial roads, these include: from Mariposa Parkway in each direction and Unser Blvd via Wimmera and Tarbes/Arras Lane to Onenonta Road.

UTILITIES: The Master Plan proposed connecting through water lines to the Mariposa Booster Station and Well 15. The plan describes a new 12-inch waterline that will connect to the 14inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this

portion of the system.

The Master Plan proposes for wastewater that a lift station will be constructed and designed to accommodate Papillon sewer flows. The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waste Water Plant (WWTP 5).

Water and Wastewater availability will be confirmed prior to any future platting steps and may be modified from the proposals in the Master Plan based on capacities of the Waste Water Treatment Plant.

DESIGN STANDARDS: Development standards in regards to landscaping, residential design, round-a-bout sculptures, perimeter walls, and entry monuments have been updated. The Master Plan includes exhibits for sculptures and entry signage.

PHASING AND FINANCING: The phasing for the master plan area has been updated to reflect four phases of development.

NOTIFICATIONS: Notifications were sent to affected property owners. A legal advertisement was placed in the December 1, 2025 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - See staff comments memo.
DSD Engineering - See staff comments memo and supplemental attachment.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - See staff comments memo.
Police Department - No comments provided.
SSCAFCA - See staff comments memo.
MRCOG - No comments provided.
Parks, Recreation, and Community Services - See staff comments memo and supplemental attachment.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, subject to the following findings below:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for a Master Plan Amendment.
2. The applicant has the authority to apply for an amendment to the Papillon Master Plan.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR APPROVAL:
1. The proposed Master Plan Amendment is consistent with the goals and elements of the Comprehensive Plan.
2. The proposed Master Plan Amendment is for an expansion area with complete and uniform ownership.
3. Signage in the Master Plan shall be per Rio Rancho Municipal Code Chapter 156 Sign Regulations.
4. Proposed Plans for Waste-Water are subject to availability of Waste-Water Treatment Plant 5.
5. Any spelling and grammatical errors as noted in the attached comments memo shall be addressed.

If the Board determines the proposed Master Plan Amendment is not justified, the following findings are recommended for denial.

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed Master Plan is not consistent with the goals and elements of the Comprehensive Plan.

ALTERNATIVES:

The Planning and Zoning Board may:
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application_LOA.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: CLEAN Master Plan.pdf
ATTACHMENT: REDLINED Master Plan.pdf
ATTACHMENT: Staff Comments Memo.pdf
ATTACHMENT: Engineering Comments.pdf
ATTACHMENT: Parks Comments.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: DRAFT_Resolution_BMB.doc

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

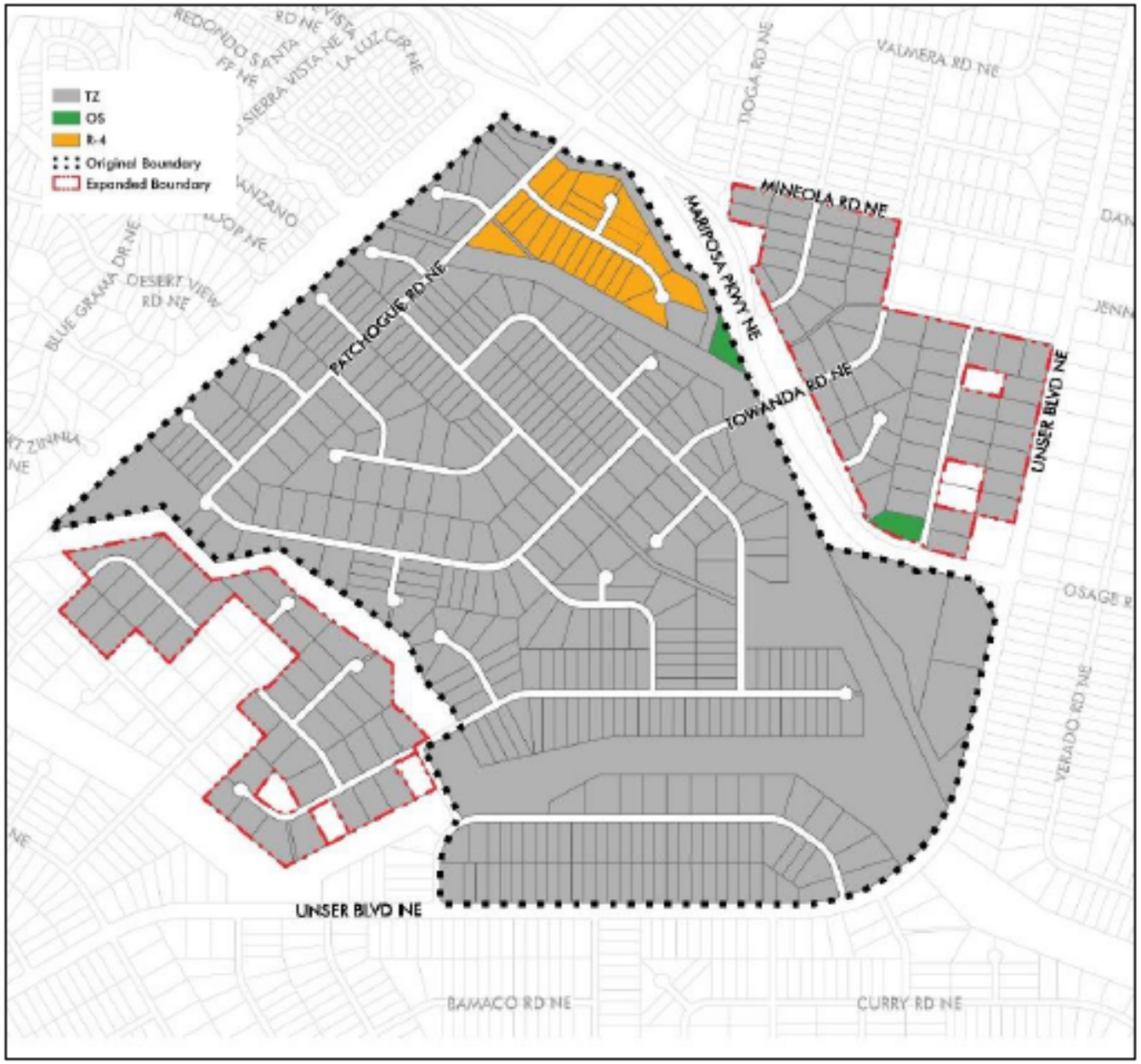


Figure 2 - Existing Zoning

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	■ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			■ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

Please Print In Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest, Inc.		Phone: (505)896-9009
Address: 333 Rio Rancho Blvd NE, Suite 202		E-Mail: jarrodl@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner of majority of lots in planning area	List Owners:	
Deed or Ownership Verification Provided: (Initials) NA	Letter of Authorization Provided: (Initials) B.A.	

Agent Name: Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Master Plan Amendment request to update the Papillon Village Master Plan to expand the acreage and
Zone Map Amendment request to change the TZ and OS zoning to R-1, R-2, C-1 and expand the R-4 zoning.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 25	Block(s): See Appendix	Lot(s):
Existing Zoning: TZ, R-4, OS	Proposed Zoning: R-1, R-2, R-4, C-1	
No. of existing lots:	No. of proposed lots: 104	Total area of site (acres) 486.8 acres

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Jim Strozier	Applicant: AMREP Southwest, Inc.	Agent: Consensus Planning Inc.
Signature:		Date: 10/06/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

Form revised June 2014

May 20, 2024

City of Rio Rancho

3200 Civic Circle NE

Rio Rancho, NM 87144

Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent AMREP Southwest for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

AMREP Southwest

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

October 6, 2025

Mr. Fred Radosevich, Chair
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Request for Master Plan Amendment and Zone Map Amendment

Dear Chair Radosevich,

The purpose of this letter is to provide justification for a Master Plan Amendment and Zone Map Amendment to the Papillon Village Master Plan. The existing Master Plan encompasses 389 acres; the Master Plan Amendment will add 104 new parcels, totaling 97.8 acres. Additionally, this request is to rezone the AMREP Southwest, Inc. parcels within the Papillon Master Plan to R-1: Single-Family Residential, R-2: Single-Family Residential, R-4: Single-Family Residential, and C-1: Retail Commercial, zoning in accordance with the Master Plan. The request will enable the development of future housing, retail, public facilities, and infrastructure expansions in a rapidly growing part of the city.

There are six out parcels in the expansion area that are not AMREP-owned and will not be included in the expansion area boundary acreage.

The legal description of the Expansion/ZMA parcels will be included as an Appendix.

SITE HISTORY

In September 1998, the New Mexico Boundary Commission ordered the annexation of this area along with a total of 12,187 acres of land into the City of Rio Rancho. In response, on November 4, 1998, the City rezoned the property from "Unzoned" to T-Z: Transitional Zoning that included an area comprised of all or a portion of Rio Rancho Estates Units 13, 21, 22, and 25, as well as the unplatted AMREP Hawk Site property as follows:

On November 4, 1998, the Governing Body of the City of Rio Rancho amended the newly annexed territory as a Transitional Zoning (TZ) District to provide interim zoning in the area until such time as long-term land use and development policies for the area can be determined through Ordinance 24, Enactment No. 98-025.

Since the adoption of Ordinance 24, Enactment No. 98-025, the site has been vacant. There has been development in the surrounding area, primarily the Mariposa Master Plan which changed the TZ zoning to OS, R-1, R-4, R-5: Single-Family Residential, MU-A: Mixed Use Activity Center, and E-1: Estate Residential. The Papillon Village Master Plan includes a small area of the TZ zone that was previously changed to R-4 south of the Mariposa Master Plan.

On July 27, 2023, the Governing Body of the City of Rio Rancho amended the zoning classification and official zoning map for the property legally described as Rio Rancho Estates Unit 25, Block 127, Lots 1-24, from TZ: Transitional Zoning to R-4: Single-Family Residential through Ordinance No. 11, Enactment No. 23-12.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA

PAPILLON VILLAGE MASTER PLAN

On February 12, 2020, The City of Rio Rancho Governing Body adopted the Papillon Village Master Plan. Since the adoption of the plan there have not been any amendments. The original adoption is listed as follows:

On February 12, 2020, the City of Rio Rancho Governing Body adopted Resolution No. 10, Enactment No. 20-008, accepting the Papillon Village Master Plan for the approximate 385 acres of property within the Rio Rancho Estates Unit 25, and generally bounded on the north and west by the Mariposa development and Mariposa Parkway, on the south and east by Unser Boulevard, and the southwest by an arroyo abutting Blocks 118, 116, and 113 and including any and all abutting right of way.

PLANNING CONTEXT

The Papillon Village Master Plan is located in the northwestern corner of the city, adjacent to the Mariposa Master Plan. The master plan is currently 389 acres in size and intended to support families with a wide range of incomes and lifestyles. The subject property is adjacent to Unser Boulevard, a principal arterial roadway, Mariposa Parkway, a minor arterial road; muti-modal trials; and bike paths. Since the adoption of the master plan in 2020 the site has been undeveloped and remained zoned T-Z, which has always been intended to be amended to support future development. In recent years, there has been rapid growth in this area of the City of Rio Rancho due to the Mariposa Master Plan, which is adjacent to the Papillon Village Master Plan to the northwest. The properties to the east, north, and south of the Papillon Village Master Plan area remain vacant.

TABLE 1: SURROUNDING ZONING AND LAND USE

Direction	**Zoning**	**Land Use**
North	OS: Open Space, R-4: Single-Family Residential	Open Space, Single-Family Housing
South	TZ: Transitional Zoning	Vacant
East	TZ: Transitional Zoning	Vacant
West	OS: Open Space, R-1: Single-Family Residential, R-4: Single-Family Residential	Open Space, Single-Family Housing

THE REQUESTS

The request seeks approval for a Master Plan Amendment to the Papillon Village Master Plan, which would modify and update the boundary, zoning, and land uses, as well as the transportation plan, economic development, conceptual drainage, project theming, and utility plans. The Original boundary consists of 389 acres, including open space, roadways, and parcels. The extension adds 54.5 acres from 59parcels to the North and 43.3 acres from 45 parcels to the South.

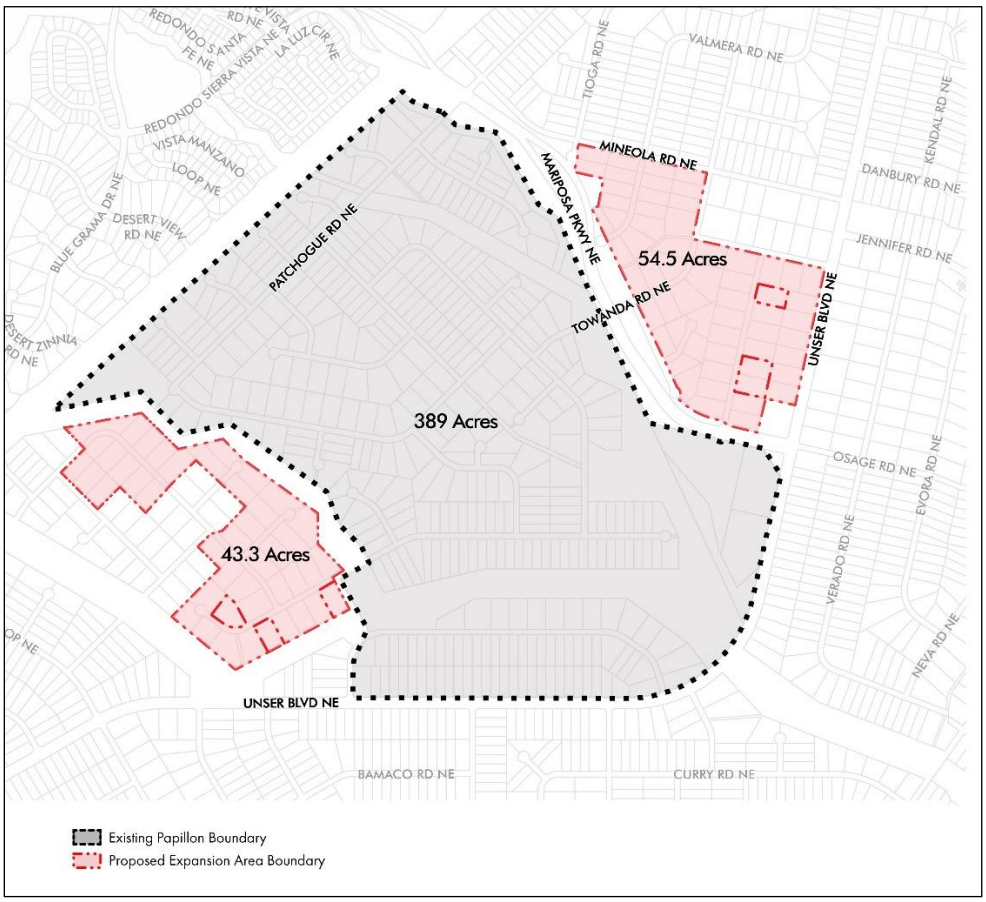


Figure 1 – Papillon Village Master Plan Original Boundary (outlined in dashed black line) and Expansion Areas (outlined in dashed red line).

The Zone Map Amendment request is seeking approval to change the current TZ: Transitional Zone and OS: Open Space zoning to R-1: Single-Family Residential, R-2: Single-Family Residential, C-1: Retail Commercial, and expand the existing R-4: Single-Family Residential zoning for the parcels owned by AMREP Southwest. The approval of the Zone Map Amendment will allow for the implementation of the development specified in the Papillon Village Master Plan Amendment.

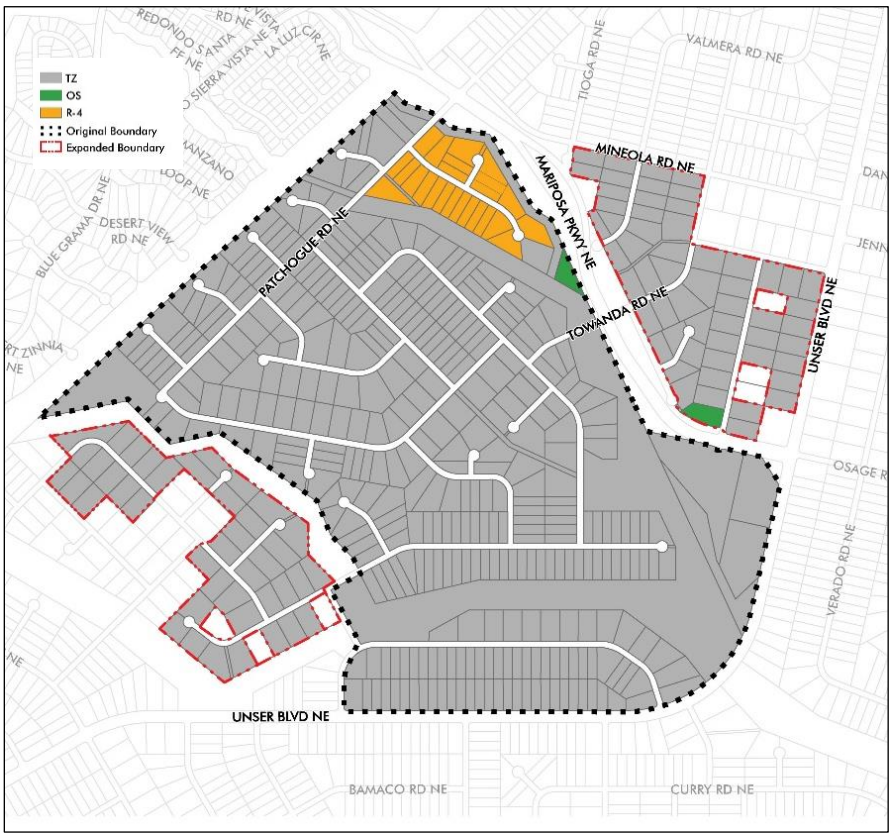


Figure 2 - Existing Zoning

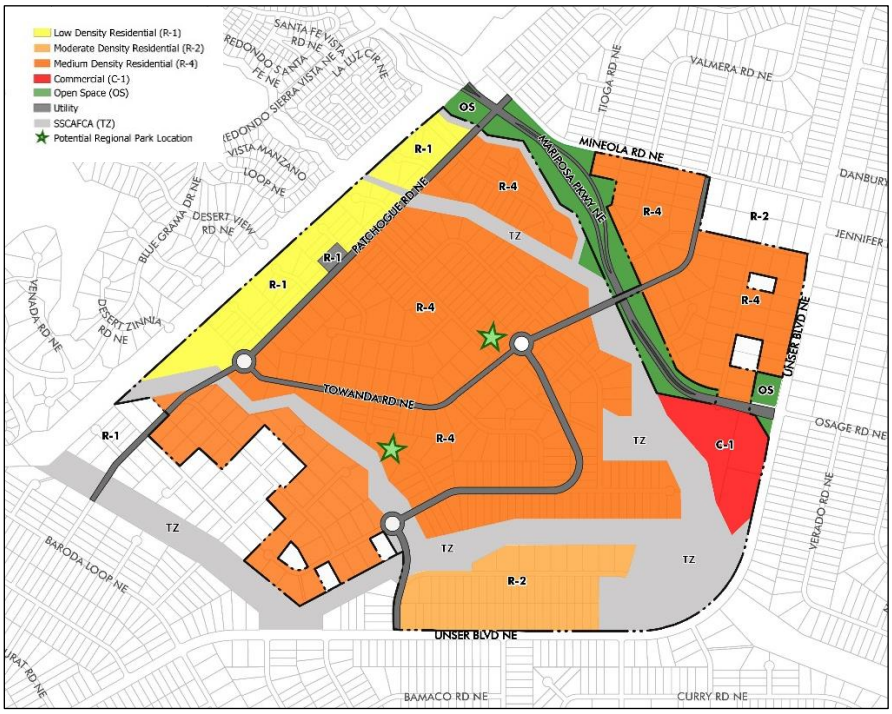


Figure 3 – Proposed Zoning

The Master Plan Amendment will support additional growth in this area of Rio Rancho, which is located adjacent to the Mariposa community with convenient access to Mariposa Parkway and Unser Boulevard. The Master Plan Amendment and Zone Map Amendment

will allow for the planning and implementation of infrastructure funding and replating of the antiquated lots. The Master Plan Amendment proposes integrating naturalized arroyos, trails, and water-quality ponds to enhance aesthetics and support water reuse and recycling. The master plan focuses heavily on open space, trails, and pocket parks connecting residential neighborhoods.

RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the request for a Master Plan Amendment and Zone Map Amendment to the property aligns with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting with the City of Rio Rancho where desirable.

POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.

Applicant Response: *The adopted Papillon Village Master plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by* removing the TZ zone and replacing it with R-4.

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution

Applicant Response: *These requests will meet federal, state, regional, and local water quality standards through corradiated, long-term strategies through the implementation of an approved master drainage plan as part of the Papillon Village Master Plan Amendment. The master drainage plan will ensure that all future development meets water requirements and water quality standards. The owner has and will continue to coordinate with SSCAFCA as the final drainage and green stormwater infrastructure.*

POLICY CON-12: Develop and protect a public open space network.

Applicant Response: *These requests will ensure the development and protection of public open space networks because the Master Plan Amendment will update trail networks throughout the master plan. The amendment will include expansion of existing multi-use trails along the new locall roads and along the existing arroyos throughout the Master Plan.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

GOAL L-3: Maintain a balance of land uses throughout the City.

Applicant Response: *These requests will maintain a balance of land use throughout the City because the proposed R-1, R-2, C-1 zone amendment and R-4 and OS zone expansions will allow for residential development that is consistent with the adjacent residential development (Mariposa) and will bring services to an expanding area of the city. These zones will allow for a balanced land use mix within the Papillon Village Master Plan that will also be beneficial to the surrounding areas.*

POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location and design in the master plan.

Applicant Response: *These requests encourage the master planning of developments that establish a community character because the Master Plan Amendments will expand the Master Plan area, enhance the design standards of the community, lay out proposed zoning to support residential, commercial, and education development, and adopt a drainage master plan for the area. The amendment to the master plan will ensure that all future development meets all water quality requirements and develops storm water infrastructure for the existing arroyos. The amendment will also update theming for the master plan development, transportation plans, and trail system.*

GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.

POLICY PH-7: Support residential developments with appropriate amenities for families with children.

Applicant Response: *These requests support residential development with appropriate amenities for families with children because the Zone Map Amendment with implement single-family zoning, commercial zoning, and zoning that will be appropriate for the future development of a school. The Master Plan Amendment will include an updated land use map to show where future locations of residential and school development will be and how there will be an expansion of the multi-modal transportation network to support families with children's lifestyles.*

GOAL TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).

Applicant Response: *The Master Plan supports a balanced transportation system that provides access to a variety of transportation options by updating the transportation plan in the Master Plan to meet future development. The amendment to the master plan includes the development of residential roads throughout the proposed neighborhoods, a continuation of the existing multi-use trail along Mariposa Parkway, bike lanes, and develop a connection of bike paths throughout the area to support all modes of transportation.*

POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Applicant Response: *These requests will support the design of streets and highways to respect the surrounding uses, natural features and community amenities through a trip generation study to ensure that residential development will not negatively impact level of service on adjacent roadways and the installation of needed infrastructure.*

GOAL PF-1: Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.

Applicant Response: *These requests will provide a broad range of services and public facilities that meet the needs of current and future City residents by incorporating a drainage master plan, multi-use trails, roadways, and sewer lines into the Papillon Village Master Plan through this proposed amendment. The amendments to the master plan will incorporate drainage and sewer infrastructure that is suitable for all development within the planned area. There will also be updates to the streets, trails, and multi-use paths within the planned area that are supported by the SSCAFCA Quality of Life Plan and will support the quality of life for all future residents.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.

POLICY UD-1: Identify specific areas within the city where growth should be focused.

Applicant Response: *The Papillon Village Master Plan created and supports a growth area and provides a framework for future public infrastructure in one of the rapidly growing areas of the City of Rio Rancho. The Zone Map Amendment and Master Plan Amendment will create the opportunity to meet housing needs in the city, create a new school for the growing population, and expand public infrastructure to support new development. These requests is also an opportunity for the Papillon Village Master Plan to meet the current zoning standards set by the City of Rio Rancho. The current TZ zone is not a zone that supports development therefore, the proposed zoning will allow for development to occur within an established master plan.*

GOAL EDP-3: Enhance the tax base.

Applicant Response: *These requests will enhance the tax base because the Zone Map Amendment for the C-1 zone will bring commercial development to a developing area of the city. Currently there is no commercial development in the northwestern corner of the city where the Master Plan is located. This request will allow for development that will spur economic development, providing jobs and needed services to the surrounding communities. The Master Plan also provides needed growth to an area with existing underutilized infrastructure and facilities.*

POLICY EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the developer, City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

Applicant Response: *Throughout the development of the Papillon Village Master Plan, the applicant will ensure collaboration between the City and SSCAFCA to ensure the plans are in support of the Comprehensive Plan and Quality of Life Plan.*

ZONE MAP AMENDMENT POLICY COMPLIANCE

(D) The following policies for deciding zone map change applications pursuant to the City Zone Code are:

1. A proposed zone change must be found to be consistent with health, safety, morals, and general welfare of the City.

Applicant Response: *The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City through the implementation of these zone changes to allow for future development of residential housing, commercial services, a school, and improving public infrastructure in a growing part of the city. This future development within the Papillon Village Master Plan through the implementation of the zone changes will support housing needs and economic development in the north part of the city currently experiencing rapid growth.*

2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

Applicant Response: *The proposed Zone Map Amendment, if granted, will change the existing TZ zone to R-1, R-2, C-1, and expand the R-4 and OS zones for the future development of residential housing, retail, a school, and the expansion of multi-use trails, bike paths, and other public infrastructure in the Papillon Village Master Plan. The TZ zone is not appropriate by its design*.

3. A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto include privately developed area plans which have been adopted by the City.

Applicant Response: *The proposed Zone Map Amendment is consistent with the City of Rio Rancho Comprehensive Plan. The Comprehensive Plan policy analysis is included in a prior section of this letter. It furthers the goals and policies of the Comprehensive Plan in the following ways: it ensures a land use pattern that Encourages the Comprehensive Plan's vision of this areas being a Growth node with increasing housing supply, link to neighborhoods as the site is located adjacent to major thoroughfares and a multi-use trail that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho.*

4. The applicant must demonstrate the existing zoning is inappropriate because:
    a. there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
    b. changed neighborhood or community conditions justify the change, or
    c. a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant Response: *The existing zoning is inappropriate due to the changed neighborhood or community conditions with the Mariposa development, Fire Station, and Mariposa Parkway. The public need will be best served by changing the zoning to align with goals and*

policies of the Comprehensive Plan and support the Affordable Housing Plan to provide housing for various income levels.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant Response: *The cost of land or other economic considerations are not the determining factor behind this request. The proposed Zone Map Amendment clearly furthers the Comprehensive Plan's goals and policies to develop a master planned community that balances land uses, provides housing, commercial services, and education services in a growing area of the city. These zone changes will allow for development that will support the adjacent neighborhoods and increase the housing supply and economic revenue in the city.*

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Applicant Response: *The proposed Zone Map Amendment will allow the development of new residential housing options, a future school, and commercial services in a growing area of the city. The subject site is adjacent to Unser Boulevard, a principal arterial road, Mariposa Parkway, a minor arterial road, muti-modal trials, and bike paths that connect through to the surrounding Mariposa neighborhoods. The proposed zone changes will allow for the development of residential housing, commercial services, education services, expansion of multi-modal trails and bike paths, and expansion of infrastructure for future development.*

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

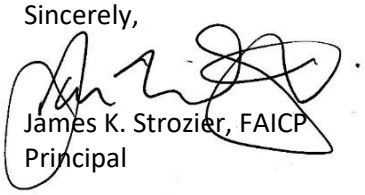
1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; OR
2. the area of the proposed zone change is different from surrounding land because it will function as a transition between adjacent zones; because the site is not suitable for the use allowed in any adjacent zone due to topography, 7 | Page traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: *The proposed Zone Map Amendment to change the TZ zone to R-1, R-2, C-1, and expand the R-4 and OS zone will not create a temporary spot zone. The subject property is adjacent to R-1 and R-4 zoning to the west and surrounded by TZ zoning to the north, south, and east. The only development that surrounds the subject property currently is the Mariposa Master Plan Development, while the rest of the surrounding land is vacant. The purpose of the TZ zone is to be a transitionary zone until the appropriate zoning is determined for future development that is consistent with the City's Comprehensive Plan and Papillon Master Plan as amended. The subject property is in a growing area of the City of Rio Rancho and the surrounding TZ is subject to change as development proceeds, which would give the opportunity to develop R-2 and C-1 zoning around the subject properties in the future.*

CONCLUSION

The Papillon Village Master Plan is an important next step for this part of Rio Rancho. On behalf of AMREP Southwest, Inc., we respectfully request the Planning and Zoning Board approve this request to update the Master Plan for the subject area and implement zoning that helps realize the goals and visions of the Master Plan. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal



Papillon Village Master Plan

Prepared for: AMREP Southwest, Inc.
Prepared by: Consensus Planning

Adopted: ~~2024~~

PAPILLON VILLAGE
MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED 2024 AMENDMENT

PREPARED BY:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Souder, Miller & Associates
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

ADOPTED FEBUARY 12, 2020

PREPARED FOR:

AMREP Southwest, Inc.

PREPARED BY:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Huitt Zollars, Inc.
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

Table of Contents

Chapter 1.	Introduction	1
Chapter 2.	Existing Conditions	5
Chapter 3.	Proposed Land Use	10
Chapter 4.	Comprehensive Plan Integration	17
Chapter 5.	Development Guidelines	23
Chapter 6.	Community Facilities	27
Chapter 7.	Transportation Plan	31
Chapter 8.	Conceptual Drainage Plan	35
Chapter 9.	Conceptual Utility Plan	39
Chapter 10.	Implementation & Phasing	43

This page left intentionally blank.

Introduction

This document is a Master Plan for an expected 487-acre residential community with drainage and water feature amenities, commercial, and future school site located within Rio Rancho, New Mexico to the northwest of Unser Boulevard NW and southwest of Mineola Road (see FIGURE 1: CONTEXT MAP). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community amenities including develop a conceptual drainage plan, transportation (multi-use trail, bike lane, and bridge), address future infrastructure, and utility needs.

PLANNING PROCESS

The planning process was initiated in 2024 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Souder, Miller & Associates, Inc., to amend the previous Papillon Village Master Plan and supplemental information regarding drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use. The Papillon Village Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

PLAN BOUNDARY

The Master Plan boundary is bordered by the Mariposa Community to the west, Mineola Road on the north, and Unser Blvd to the south and east boundary. The planning area was determined based, in part, on the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area

around the Unser Boulevard and Mariposa Parkway intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached prerecession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure adequate land is available for needed housing development in the foreseeable future.

The boundaries include two major roadways, Unser Boulevard on the south and east sides and Mineola Road to the northeast. Mariposa Parkway is adjacent the northwestern boundary and serves as the main entrance of the Mariposa community. Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical constraint to growth in that direction. The revised master plan incorporates open spaces, HOA-maintained landscape treats, commercial zones, and educational facilities.

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes on smaller lots and commercial development near the Unser and Mariposa Parkway intersection.
- Coordinate development of drainage solutions with SSCAFCA including any pro-posed facilities in the immediate vicinity along Mariposa Parkway.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways. Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

PUBLIC OUTREACH

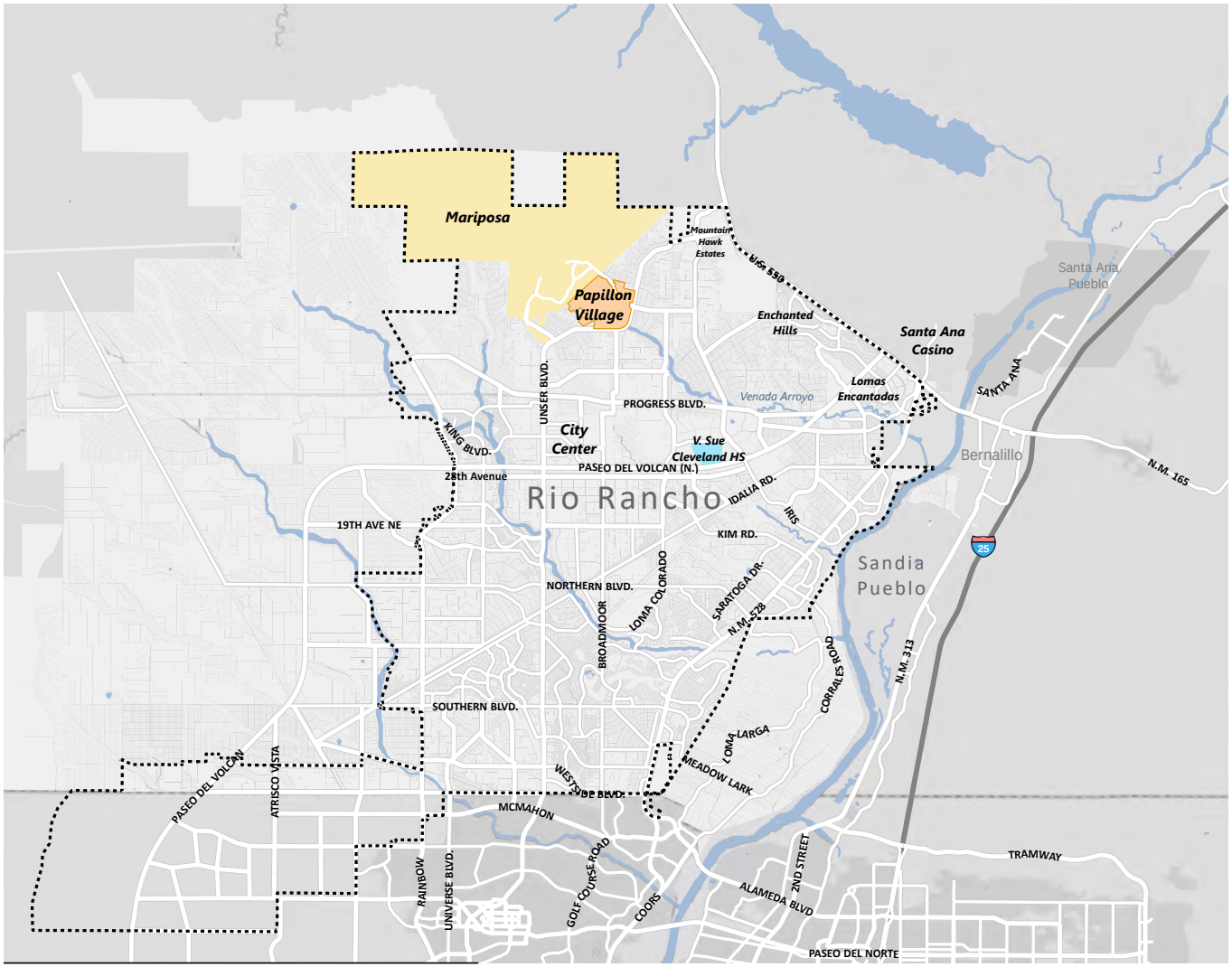
In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots. AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village constitutes a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.



Site Photo 1: Mineola Road NE Near Unser

FIGURE 1: CONTEXT MAP



PAPILLON VILLAGE
MASTER PLAN AMENDMENT
MASTER PLAN CONTEXT

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
SMA
Souder, Miller & Associates

1"=2 miles
0 .5 1 2 Miles
NORTH

9/19/2025

This page left intentionally blank.

Existing Conditions

The 651-acre Master Plan Area is currently undeveloped. To the west of Patchogue Road, there are some existing single-family residences but the land is primarily vacant. Apart from the residential communities in Mariposa to the north, the vicinity within a 3-mile radius of the Planning Area has few residents. It has an estimated population of 2,400 people in 2022. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Mariposa, access to Unser Boulevard and nearby existing utility connections.

LOCATION

Papillon Village is located at the northern part of Rio Rancho, adjacent to the Mariposa community and bordered by Unser Boulevard and Mineola Road. The planning area is situated about 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

SITE TOPOGRAPHY & DRAINAGE

Souder Miller & Associates has conducted a drainage study using the Soil Conservation Service (SCS) Method as outlined in the SSCAFCA Hydrology Manual. The area receives an average annual precipitation of approximately 8 inches. The terrain in the contributing basins is generally characterized by gentle slopes, typically ranging from 1.5% to 6.0%, interspersed with brief, steep ridges where slopes can reach up to 33%. Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,800 feet at the northwest boundary to about 5,650 feet at the southern edge.

The existing network of dirt roads, established in the antiquating subdivision process along the 50-feet rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned below. Site grading will be necessary to facilitate future development.

The site includes five intermittent precursor channels of the Venada Arroyo, flowing from northwest to southeast, ranging in width from a few feet to about 80-feet. Due to ongoing erosion since the area was first platted, these arroyos have widened in recent years and require mitigation to manage the effects of stormwater run-off. As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Papillon Master plan aims to create a stormwater management plan to convey runoff from offsite, through the plan area to the southeast corner of the master plan area. The stormwater management plan aims to resolve the site's drainage challenges while preserving their corridors. The undeveloped Papillon Village subdivision site currently receives runoff from the Mariposa Subdivision via existing arroyos that flow from northwest to southeast. The plan intends for runoff from development areas to provide water quality and detention ponds prior to discharging into improved arroyos. The stormwater will be conveyed downstream through a series of energy dissipation structures that will be installed at the outlet of the proposed channels to prevent damage and mitigate erosion at the Unser Boulevard crossing.

SOILS & VEGETATION

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Grieta-Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.

The vegetation in the planning area comprises various grasses, shrubs, and small tree species typical to this part of New Mexico. These include oneseed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and various forms of cacti.

ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas facing developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

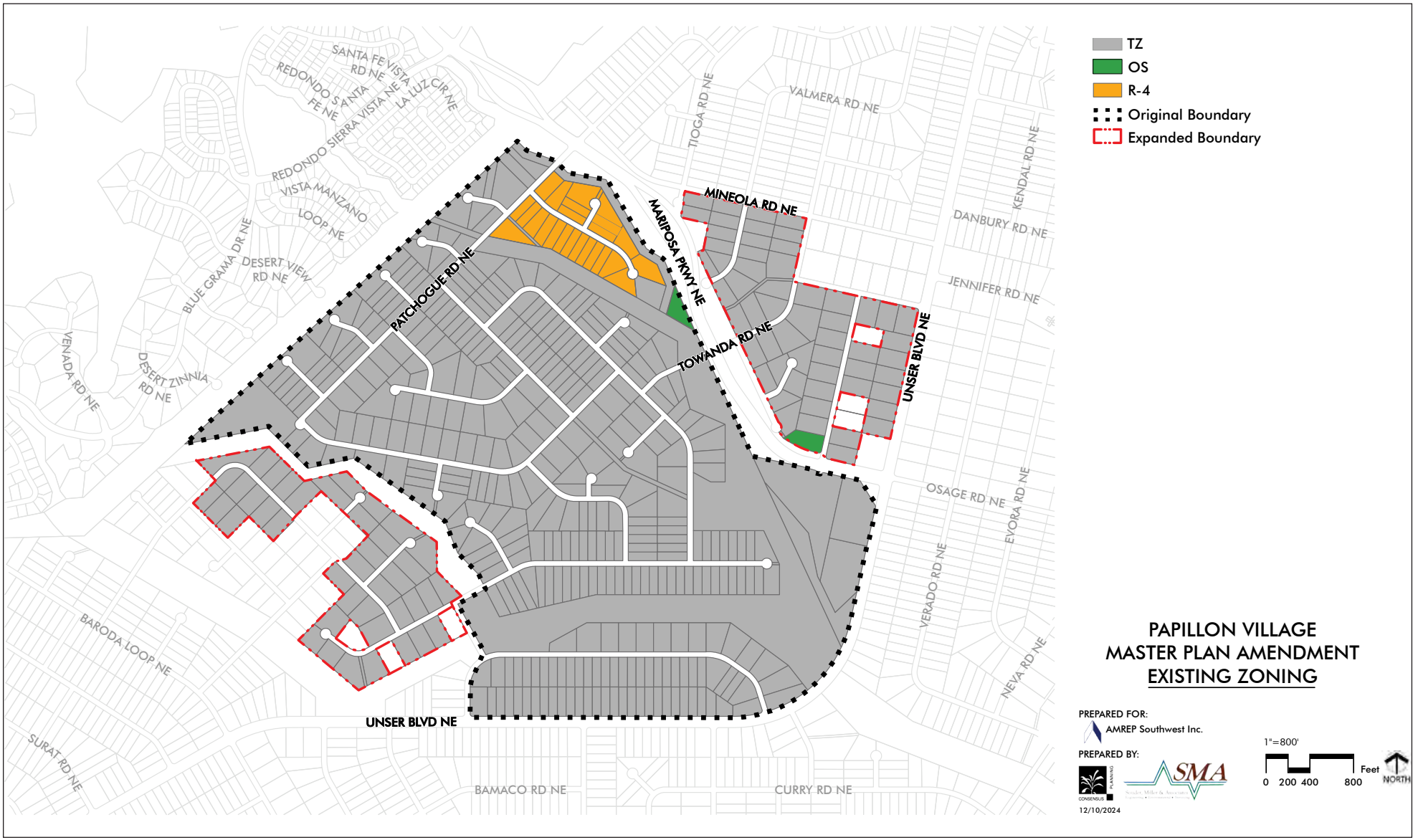
EXISTING ZONING

The existing zoning for the site is zoned: T-Z: Transitional Zoning. As per the Rio Rancho Municipal Code, the T-Z district permits low-density residential uses on an "interim basis for newly annexed areas," with all provisions of the R-1 District shall apply to those areas zoned T-Z." Additionally, no further subdivision is allowed, except for the consolidation of existing lots. Since the T-Z zone only allows very low-density residential development, the zoning will need to be changed in the future to accommodate medium-density single-family development and the commercial uses anticipated near the Unser Boulevard and Mariposa Parkway intersection.

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned as OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. These out parcels are not part of Mariposa, nor are they owned by the City of Rio Rancho of open space purposes. They are privately owned and will remain as the same zoning in the future.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4) at the northwest corner, along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The R-4 in the Northwest corner adjacent to Mariposa Parkway and Patchogue Road is currently vacant. Both the existing R-4 Zoning area and OS zoning along the entire Mariposa Park-way will remain as the same zoning for future development.

FIGURE 2: EXISTING ZONING





Site Photo 2: Arroyo on Patchogue Road NE

EXISTING INFRASTRUCTURE

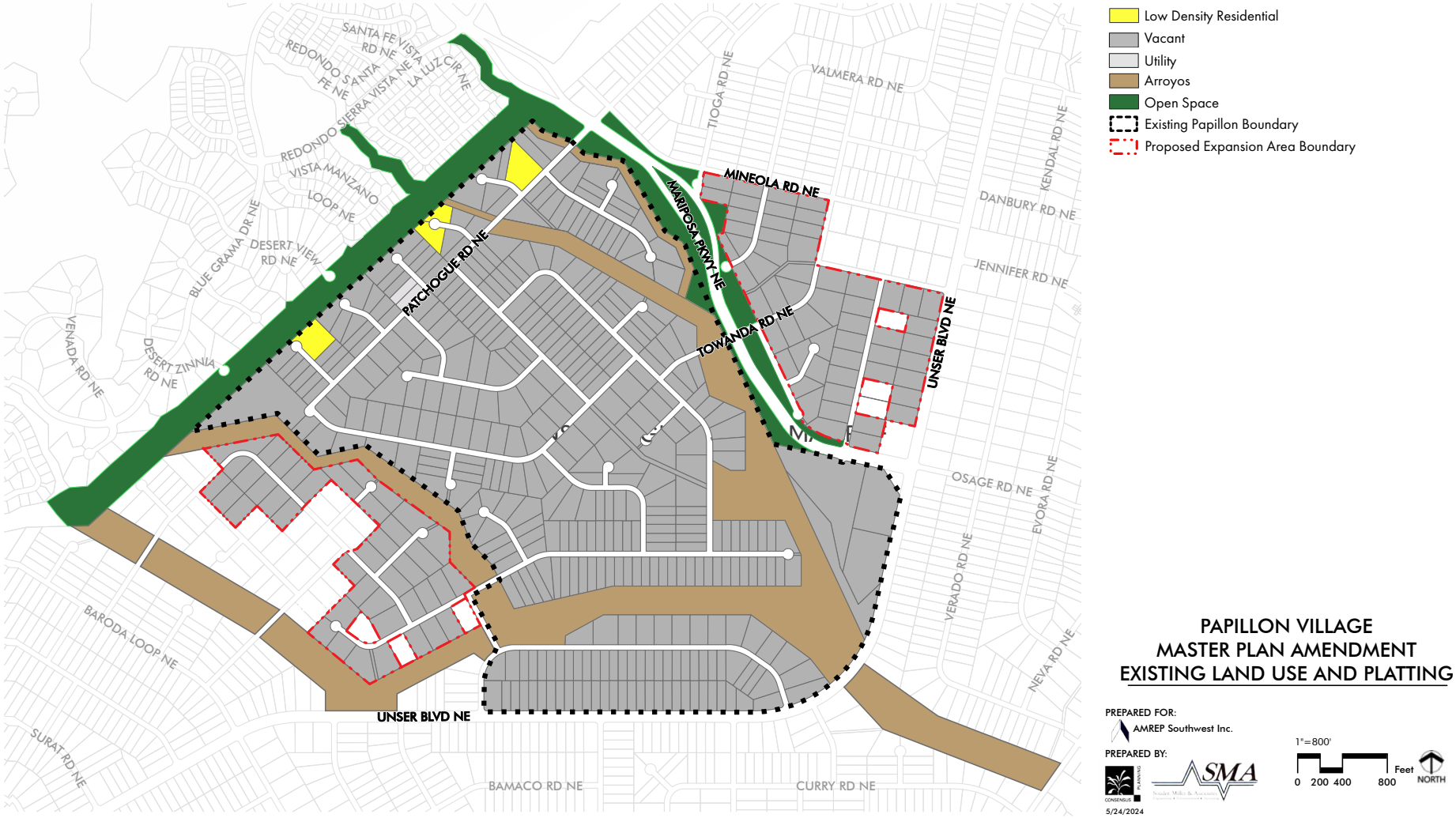
Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE, which have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE (see Site Photo Two). The nearest sanitary sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in CHAPTER 9: CONCEPTUAL UTILITY PLAN, and CHAPTER 10: IMPLEMENTATION & PHASING.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN.

EXISTING LAND USE AND PLATTING

The property within the Papillon Master Plan is mostly vacant, however, there are some existing land uses that impact the master plan as shown on the map below. One is that SSCAFCA owns a number of parcels that contain existing drainage facilities including natural arroyos and ponding areas. There are also several existing homes along the northwestern edge of the property northwest of Patchogue Road. The existing homes are developed on existing, platted R-1 lots. There are also two City facilities that have been developed for a utility and a fire station. These facilities provide needed services for both Mariposa and the future Papillon residents. Finally, there are also a number of open space tracts that are along Mariposa Parkway as it passes through the Papillon Master Plan that are owned and controlled by the Mariposa HOA.

FIGURE 3: EXISTING LAND USE AND PLATING



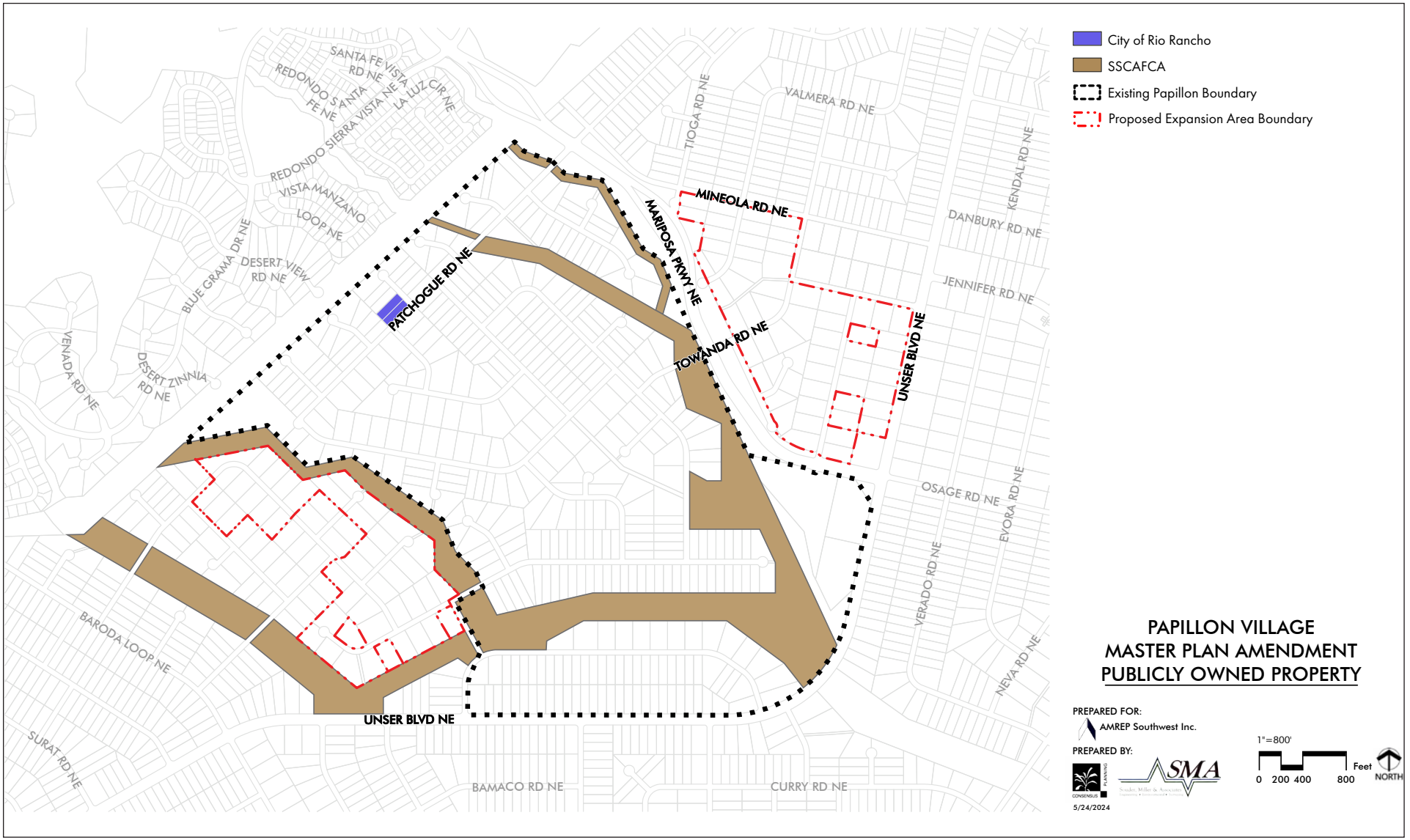
PUBLIC OWNERSHIP

The Papillon Master Plan includes several publicly owned properties. As depicted on the map below, the City of Rio Rancho owns two properties along the northwestern boundary of the plan area. Once of the properties is located at the northwest corner of Mariposa Parkway and Patchogue Road is an existing fire station that serves Mariposa as well as future residents of Papillon. Further south at the intersection of Patchogue Road and Ema Court is a City Utility property that includes City Well 15 and the Mariposa Booster Station. There are also a number of existing lots and tracts owned by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) for drainage corridors and planned ponding areas. The developer is working with SSCAFCA to refine the limits of the drainage ways based on improvements per the drainage management plan prepared by Souder Miller and Associates and discussed in the drainage section of this master plan.



Site Photo 3: Towanda Road North

FIGURE 4: PUBLICLY OWNED PROPERTY



This page left intentionally blank.

Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as if a "Future Planning" zone, currently without a designated land use. As a result, the area is zoned "T-Z: Transitional Zone," a district that transition into R-1, R-2, R-4, C-1, and OS for development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 1 and Figure 5: PROPOSED LAND USE AND ZONING, which show the location of the anticipated land

PROJECTED POPULATION

Based on the American Community Surveys (ACS) 2022 estimate of average household size of 2.72 people and the potential number of future residential lots, (2,060) the Master Plan Area is projected to have a population of approximately 5,603 residents full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to 5,830 people could call Papillon Village home.

Overall, Low-density residential areas occupies 35.8 acres (7.3%) of the site, medium density residential areas cover 287.1 acres (59.0%) and, moderate density residential areas comprise 34.5 acres (7.1%). Additionally, the site includes 16.9 acres (3.5%) designated for commercial and 1 acres classified as Utility. Approximately 17.5 acres is dedicated to parkland and 90.5 acres (18.6%) of dedicated drainage zoned TZ.

LAND USE	TOTAL ACRES	PERCENT TOTAL
Low Density Residential (R-1)	35.8	7.3%
Medium Density Residential (R-4)	287.1	59.0%
Moderate Density Residential (R-2)	34.5	7.1%
Commercial, Office, Mixed-Use (C-1)	16.9	3.5%
Drainage (TZ)	90.5	18.6%
Utility (U)	1.0	0.2%
ROW (Existing boundary)	20.0	4.1%
Park (Follows underlying zoning and is not included in Acreage Total	17.5	
Open Space (OS)	1.0	0.2%
Totals	486.8	100%

Table 1. Notes: Totals may not add to 100% due to rounding area.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. The arroyos will be improved with open space and trails and will continue to direct stormwater downstream to the Unser Boulevard crossing. Approximately 90.5 acres, or 18.6% of the Master Plan Area will be dedicated drainage areas. The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. In addition, the master Plan also proposed new trails and bike lane along the side of the arroyos to increase the non-vehicle mobility and walkability in the neighborhood.

PARKS

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately 17.5 acres of park space will be dedicated to support the estimated 5,800+ residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals.

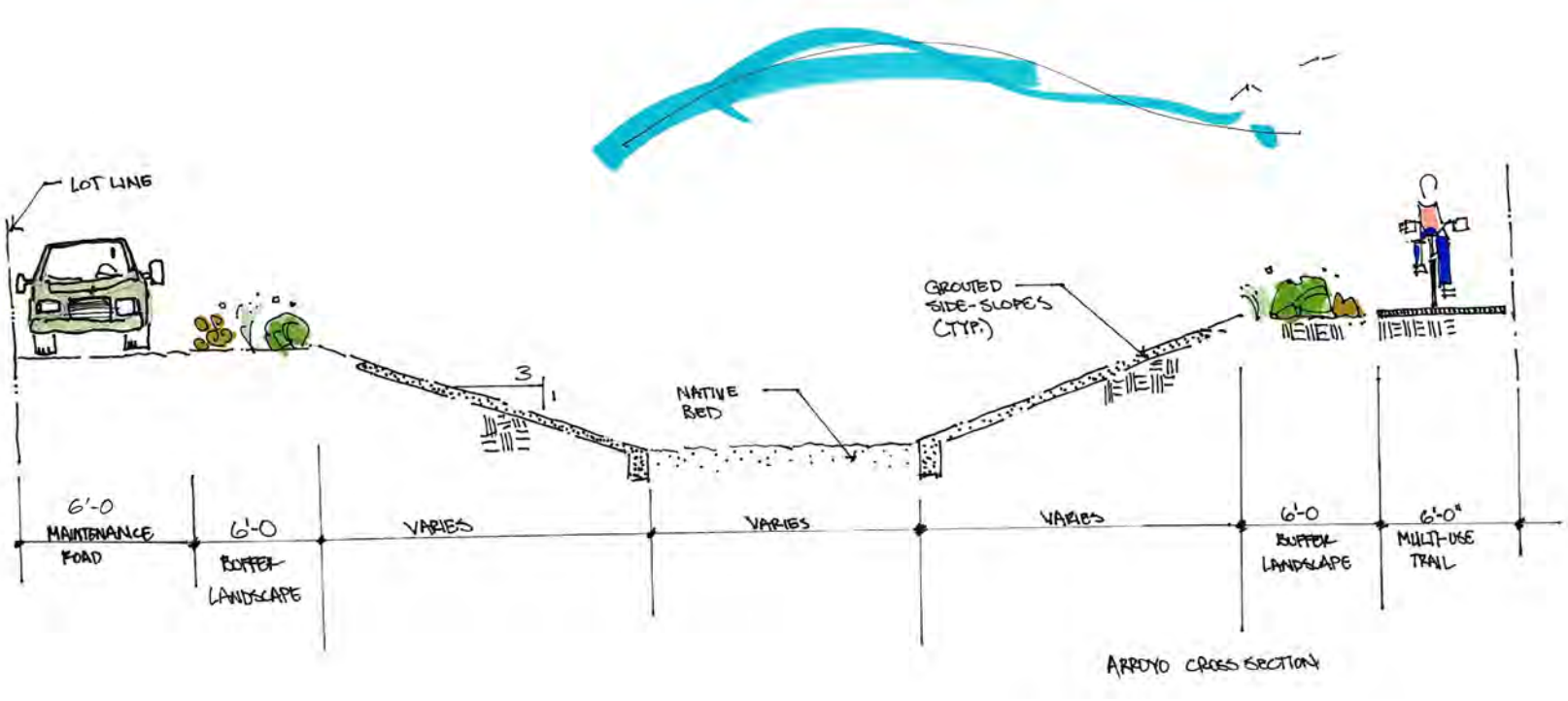


Diagram 1: Arroyo Cross Section

MEDIUM-DENSITY RESIDENTIAL (R-4)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the amended Papillon Master Plan proposed to rezone approximately 70% the traditional zone within the Papillon Village area into R-4 zoning for medium/moderate-density residential use to allow higher population density to develop/grow within the Master Plan area.

LOW/MODERATE-DENSITY RESIDENTIAL (R-1/R-2)

Several lots along the northwestern boundary of the plan area are designated for low-density residential use. This includes the area northwest of Patchogue Road, which already features single-family homes on existing large lots. Low-density residential zoning is also proposed for the southern portion of the plan area between Venada Arroyo and Unser Boulevard. The proposed land use reflects the existing ownership and likely development pattern. Additionally, a rectangular area at the northeast corner and lots adjacent to Unser Blvd at the south is proposed to be rezoned into the R-2 Single-Family Residential District. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zone supports low-density single-family homes, with a typical density of about one dwelling unit per lot, although the average gross density is generally much lower.

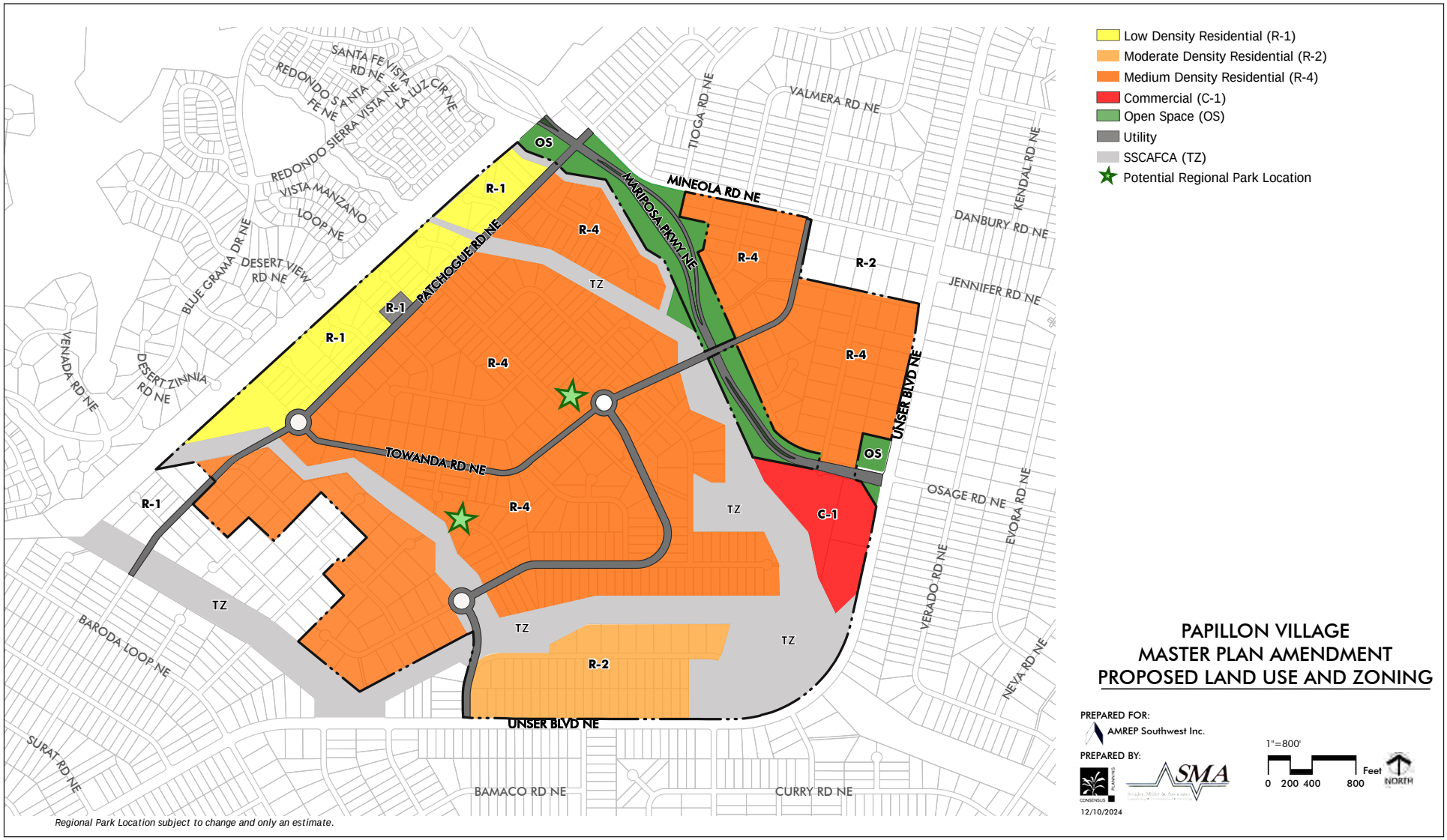
COMMERCIAL, OFFICE & MIXED-USE

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning was established alongside the adoption of the Mariposa Master Plan, although the property itself was not included in the Mariposa development. The subdivision plat dedicating the right-of-way for Mariposa allows for an entry with curb returns to this property, facilitating additional roadway access or a commercial driveway. Given its location with access to major roadways, the site is well-suited for commercial, office, or mixed uses.

FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection

FIGURE 5: PROPOSED LAND USE AND ZONING



Regional Park Location subject to change and only an estimate.

Comprehensive Plan Integration

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Papillon Village. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the southeast corner of the master plan area, the developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing.

- GOAL CON-1: Preserve water resources.
- GOAL CON-2: Preserve vegetation and natural resources.
- POLICY Con-9: Preserve and enhance native vegetation along arroyos identified in SSCAFCA's quality of Life Master Plan.
- POLICY CON-12: Develop and protect a public open space network.
- ACTION CON-10: Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. Additional land is allocated for potential educational purposes and commercial activities near the intersection of Mariposa Parkway and Unser Boulevard. The plan also includes a water detention pond with landscape design, along with pocket parks, open spaces, and trails. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- Goal L-1: Encourage mixed uses – retail, office, and Land Use residential centered on pedestrian-oriented developments along principal arterial roads.
- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that serve as main entrances for Papillon Village: Mariposa Parkway and Unser Blvd. The amended master plan also proposed bridges, bike trails, and pedestrian trails within the amended area. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- POLICY L-3: Promote and support development that incorporates walkability.
- POLICY L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.
- Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-1: Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.
- POLICY EDP-6: Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community.

CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

The conceptual drainage plan (see FIGURE 6: BIKE LANE, TRAIL, AND BRIDGE PLAN) retains the primary channel and tributaries of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-2: Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.
- GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
- POLICY CON-9: Preserve and enhance native strategies that address

- POLICY CON-12: Develop and protect a public open space network.
- ACTION PR-5: Develop a comprehensive bicycle and pedestrian transportation master plan.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- Policy L-2: Promote and support neighborhood scale retail activities that are consistent with residential development.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, and park spaces that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- Policy EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.
- Action EDR-4: Provide development incentives for large-scale development at the following retail priority locations: The Intersection of northern Boulevard & Unser Boulevard; the Southwest Corner of 528/Pat D'Arco Highway and Idalia Road; the Central Business District/Campus Center/Paseo Gateway; the intersection of Paseo Del Volcan and US 550; the intersection of Unser Boulevard and Paseo Del Volcan.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas. In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

Development Guidelines

The Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, a neighborhood park, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails, bike lane, and multi-use bridges can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway.

STREET LIGHTING

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and com-ply with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution and impacts such as light trespass.

LANDSCAPE DESIGN

The master plan proposes integrating water quality ponds into each parcel and adding new water detention ponds to enhance both aesthetics and infrastructure. Additionally, new vegetation and a trail system will be developed along the arroyos and in the southwest corner of the master plan area. Pocket parks are also planned to be incorporated into the future design of the Papillon Village Master Plan.

The landscape of this area is an important element in creating a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;
- Areas disturbed by grading activities shall be re-vegetated with native seeding;
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.



In addition, the develop Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

RESIDENTIAL DESIGN

In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged. Furthermore, Consensus Planning has developed monument signage, sculptures, and logos to enhance community identity. The thematic design, inspired by the name "Papillon Village," seeks to emulate the fluttering movement of a butterfly and incorporates water elements into the monument signage, enriching the aesthetic and cultural appeal of the area within the master plan.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

COMMERCIAL AND MIXED USE

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged.

walls, residential neighborhood entrances, and all documents associated with the development. The blue background with different steel butterflies gives the community a unique identity to separate it from other Rio Rancho neighborhoods. With the word "Papillon" translating to "butterfly" in French, the development has embraced the unique path a butterfly travels on throughout its life and reflected it in the design of its emblem.



Rendering 1: Emblem



Rendering 2. Sculptures

ROUND-A-BOUT SCULPTURES

The public art sculptures will showcase the path of a butterfly flying through the air with solid metal butterflies at the end of the path. Highlighting the uniqueness of the community through its physical features, the sculptures will be placed throughout the community in the center of the round-a-bouts. The sculpture will be composed of similar materials, stucco, concrete, and steel as the entry monument. The color of the sculpture will continue to be natural metals with orange and blue steel as accents. The bold accent colors and natural metal materials will bring a unique character to the community, while having a consistent theme that gives the community a sense of place.

ENTRY MONUMENTS

The entry monument signage will be located at the primary entrance to Papillon Village at the intersection of Mariposa Parkway and Tawanda Road. The entry monument will feature a variety of materials including stucco, concrete, and steel to create a visual path of a butterfly leading residents through the community to their home. The vertical elements will also provide a kinetic feel to the monument highlighting the sense of movement being portrayed. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural silver, gold, and copper metals with an accent of orange and blue steel. The location of the monument will be at the intersection of the street and a natural arroyo and includes a water feature that utilizes reuse water to ensure environmental sensitivity to the arid climate while creating a unique statement piece for the community.



Rendering 3. Monuments

This page left intentionally blank.

Community Facilities

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails, bike lanes, and bridges for pedestrian/vehicle that connect to the existing regional trail facilities.

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 5,830 people. This translates to about 17.5 acres of park land and 23.3 acres of open space per the City's Subdivision Ordinance.

There are two primary parks in the Master Plan Area with a total acreage of 18 acres located in the central part of the development, with easy accessiblity via Patchogue Road. The location for these parks are outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The park locations are strategically placed near the middle of the planning area along Patchogue Road and adjacent to an arroyo suitable for a trail connection. These parks will enhance connectivity for the residents of Papillon Village and surrounding communities. A significant number of smaller "pocket" parks will also be created, which will be tied into the proposed trail network and open space system outlined below.

A Homeowner's Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these micro-parks that will be scattered throughout the development and add to the overall acreage of park land provided for residents. The two neighborhood paks shall be dedicated to the city.

OPEN SPACE AND TRAILS

The trail system within the development area will be established based on the existing arroyo channels along the edges of the planning area, serving a dual function as active open space and stormwater management. The plan allocates approximately about 18 acres of open space and 116.5 acres of drainage which combined is much greater than the approximately 23.3 acres of open space land required to serve approximately 5,380 potential residents in this community – which exceed the City of Rio Rancho Comprehensive Plan goal of 4 acres of open space per 1,000 residents.

FIGURE 6: REGIONAL PARKS

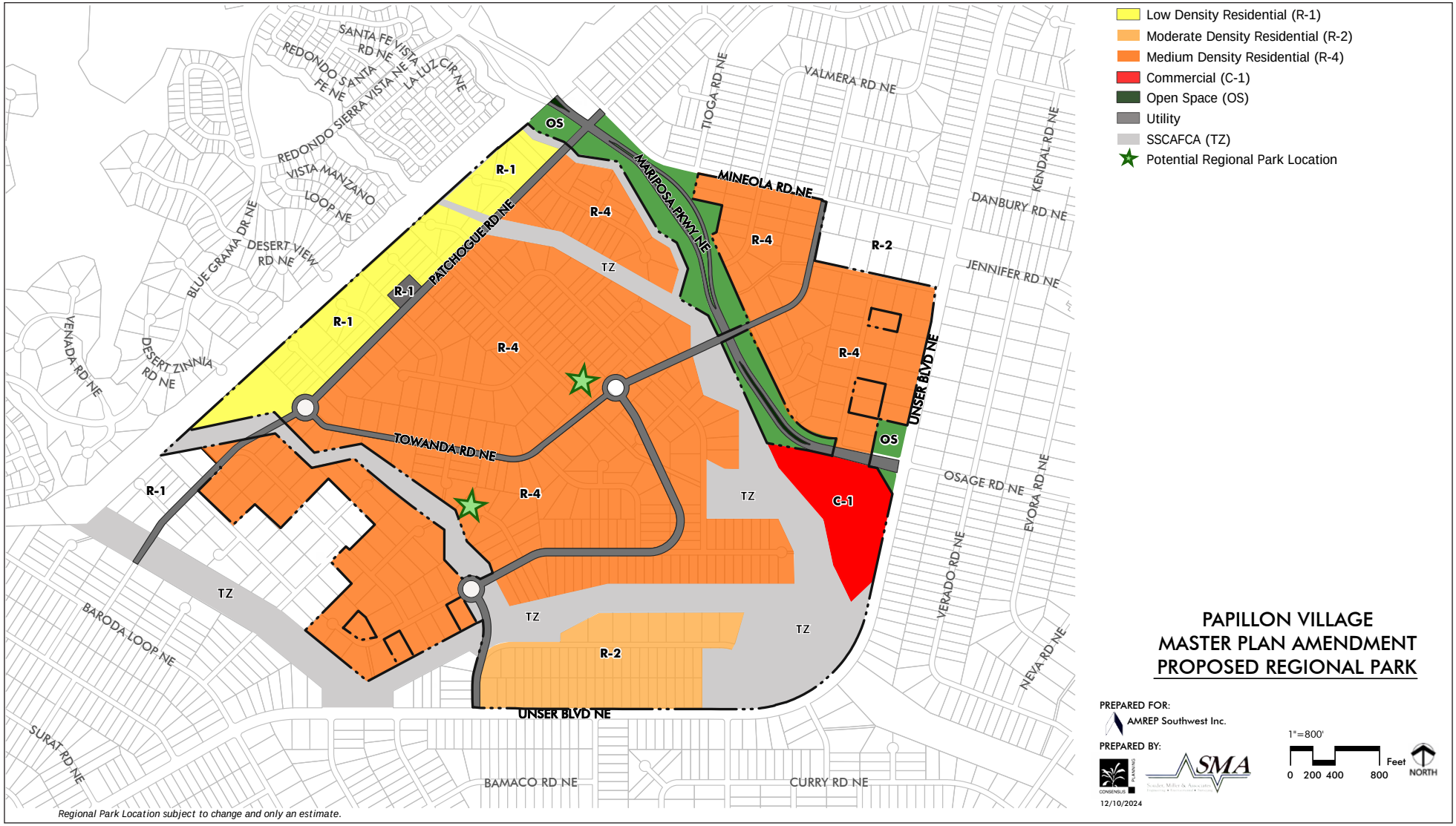
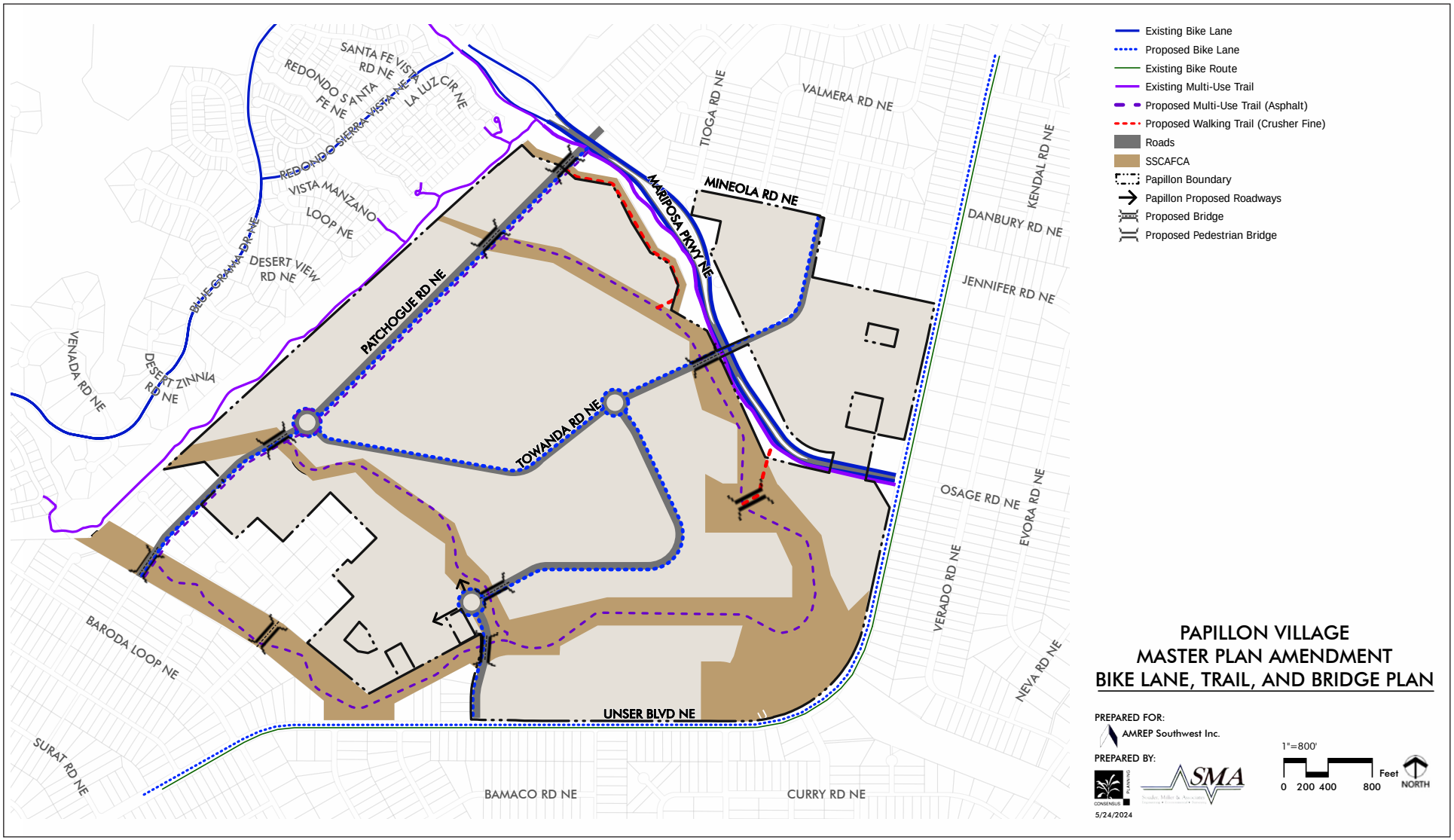


FIGURE 7: BIKE LANE, TRAIL, AND BRIDGE PLAN



Trails are planned throughout the southern part of the Master Plan area, which will link to the existing multi-use trail along the eastern boundary that runs parallel to Mariposa Parkway and continue along Unser Blvd. Access to these trails will be provided through a comprehensive sidewalk network that is integrated into the proposed infrastructure and road developments. Additionally, there is potential to extend these connections to the Mariposa trails, creating a larger network that may also incorporate other nearby arroyo corridors. Trails will be constructed to meet City of Rio Rancho standards, with a minimum width of 10 feet, 2 feet buffer ("recovery zone") on each side, signage, and pavement markings.

SCHOOLS

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:

- Vista Grande Elementary School, 3.3 miles to the east.
- Cielo Azul Elementary School 2.9 to the south.
- Colinas del Norte Elementary School 4.3 miles to the south.
- Sandia Vista Elementary 4.8 miles to the.
- Mountain View Middle School 5.3 to the east.
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed. With a projected population of approximately 4,000 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 800 students that will need to be served by area schools after full build out. This Master Plan identifies a potential school site shown on Figure 4 in CHAPTER 3: PROPOSED LAND USE. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location as well as those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the



Site Photo 4: Trail along Mariposa Parkway
underlying land use designation.

Transportation Plan

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a traffic study. The Planning Area is adjacent to Mariposa Parkway, which will function as one of the primary access roads to the Papillon Village development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, adjacent to the northeastern boundary of the Plan Area, is a four-lane minor arterial road with bike lanes that had an average weekday traffic volume of 2,623 cars per day in 2021. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of 4,886 cars per day in 2021. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Papillon exists, and access is available without adverse traffic impacts. The intersection between Mariposa Parkway and Unser Road serves as one of the primary entrances to the Mariposa community. The roadway infrastructure is notably well-developed, with multiple signs for the Mariposa community prominently displayed along Mariposa Parkway.

Future improvements to Unser Boulevard include flattening the horizontal curve immediately south of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Grama Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Grama Road shall be classified as a Minor Arterial. Blue Grama is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently share Mariposa Parkway, as the area develops and the connection from

Blue Grama to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Grama and that second any access to Unser.

SUBDIVISION ACCESS & ENTRYWAYS

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to Papillon is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

TRIP GENERATION STUDY

Souder, Miller, and Associates (SMA) conducted a Traffic Impact Analysis (TIA) for the proposed Papillon Village subdivision, located at the southwest and northwest corners of Unser Boulevard and Mariposa Parkway in Rio Rancho, NM. The development includes approximately 2,060 single-family residential lots, 17 acres of commercial space, and 13 acres for an elementary school.

The trip generation rates for the Papillon Village subdivision were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis used different Land Use Codes for residential, commercial, and school areas to estimate total weekday volumes and peak hour trips.

- Residential: 2,060 units generating 19,426 weekday trips, with 292 AM peak hour trips (ingress and egress) and 1,076 PM peak hour trips.
- Commercial: 163,350 ft^2 generating 1,808 weekday trips, with 193 AM peak hour trips and 182 PM peak hour trips.
- Elementary School: 643 students generating 1,460 weekday trips, with 257 AM peak hour trips and 57 PM peak hour trips.

The total traffic generation for the site, considering internal capture for commercial (15%) and school trips (30%), resulted in a projected off-site traffic generation of:

- *AM Peak Hour: 636 trips*
- *PM Peak Hour: 1,050 trips*

Trip Distribution and Traffic Assignments

Trip distributions followed a gravity model utilizing socioeconomic data from the Mid Region Council of Governments. The model allocated trips based on regional employment data and distance traveled:

- *1% to the west/north on U.S. Highway 550*
- *54% to the east/south on U.S. Highway 550*
- *45% to the south on Unser Boulevard*

INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

PROPOSED LOCAL ROADS

Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards. Specific pedestrian amenities such as wider mean dering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals. Several recommendations were made to mitigate anticipated traffic impacts. Develop all new intersections with one left turn and one right turn lane off the minor approaches, and a through lane where necessary. Install traffic signals at U.S. Highway 550 and NW Loop if warranted. Widen Unser Boulevard to meet full Principal Arterial standards, allowing for median stacking and additional gaps between eastbound and west-bound through vehicles.

The new Papillon Village proposed paved multi-use trails that weaves through the community, running along Barooa Loop, Unser Boulevard, Mineola Road, and connecting to Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. The master plan also includes the integration of a bike lane network along Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. Furthermore, the plan envisions the construction of bridges at all road and arroyo intersections within the area to improve pedestrian and vehicular circulation. These proposed bridges and trails aim to enhance connectivity throughout the community.

UNSER BOULEVARD ACCESS MANAGEMENT

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every 1/4-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

- Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
- Lots may be consolidated to reduce the number of access points; or
- A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.



Site Photo 6: East Bound from Unser

This page left intentionally blank.

Conceptual Drainage Plan

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

STORMWATER MANAGEMENT

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Offsite flows from the Mariposa Subdivision will be intercepted from existing detention ponds and conveyed through existing arroyos and routed through the proposed project site. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the existing arroyos. All offsite flows are assumed to be restricted to historical flowrates.

A drainage investigation was completed for the planning area that contributes runoff to Unser Boulevard in Rio Rancho, NM. The upper portion of the overall drainage basin consists of the Mariposa Subdivision and the lower portion is the proposed Papillon Village planning area.

To convey runoff through the proposed development, the existing SSCAFCA arroyos will be improved to serve as open channels. Like the arroyos in the existing condition of the site, the proposed channels will be within SSCAFCA right of way and will be owned and maintained by SSCAFCA.

The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. The proposed water quality and detention ponds will be designed and detailed with each developed subdivision.

The implementation of water quality and detention ponds, in each corresponding post-development basin is expected to reduce the

post-development 100-year 6-hour peak discharge rate within each basin to the pre-development 100-year 6-hour peak discharge rate to meet the requirements of the Rio Rancho DMP.

The proposed arroyos have been analyzed and the peak runoff flowrate within each channel was determined based on the 100-year 24-hour flow rates from the Mariposa subdivision, as identified in their record drawings, and the pre-development flowrates within the Papillon Village drainage basins. The pre-development Papillon Village flowrates were used with the assumption that each post development basin within the Papillon Village development will flow to a water quality and detention pond before discharging into the arroyos. These water detention ponds will be designed to reduce the post development peak flowrates within each basin to the pre-development rates.

These peak runoff flowrates influenced the design of each channel. Each channel will be trapezoidal with 3:1 side slopes. The sides of these channels will be grouted to mitigate erosion while the base will remain in their natural condition to allow for infiltration. A 1-foot deep toe at the base of the grouted side slopes will be installed to mitigate undercutting. To reduce the running slope and flow velocity within each channel, a series of 2-foot-tall gabion drop structures will be installed along the length of the channel. The number of drop structures and the dimensions of the channels vary.



Site Photo 7: Drainage Pipes Southeast Corner on Unser

The capacity of the existing culvert crossing at Unser Boulevard were analyzed as part of the Drainage Master Plan (DMP). The structure consists of 4- 5' diameter CMP culverts on grade, mitered to the road slope, and protected with a sloped headwall with an approximate roadway embankment height of 7.5'. From this analysis, it was determined that the existing structures are not currently sufficient to convey the 100-year 24-hour pre-development peak flow from the site which is approximately 952 cfs. To prevent the need for modifications to the existing infrastructure under Unser Boulevard, the proposed water quality and detention ponds within the Papillon Village Subdivisions will be constructed to detain excess runoff to ensure that the peak discharge from the site is less than the 830 cfs capacity of the existing Unser Boulevard Crossing.

Lastly, energy dissipation structures will be installed at the outlet of the proposed channels to prevent any damage and mitigate erosion at the Unser Boulevard Crossing. The developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing. A detailed design of this water feature and the analysis of its energy dissipating capabilities will be included in the final design.

FLOODPLAINS

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. The smaller or minor arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in FIGURE 7 and FIGURE 8.

FIGURE 7: PROPOSED ARROYO MODIFICATIONS MAP

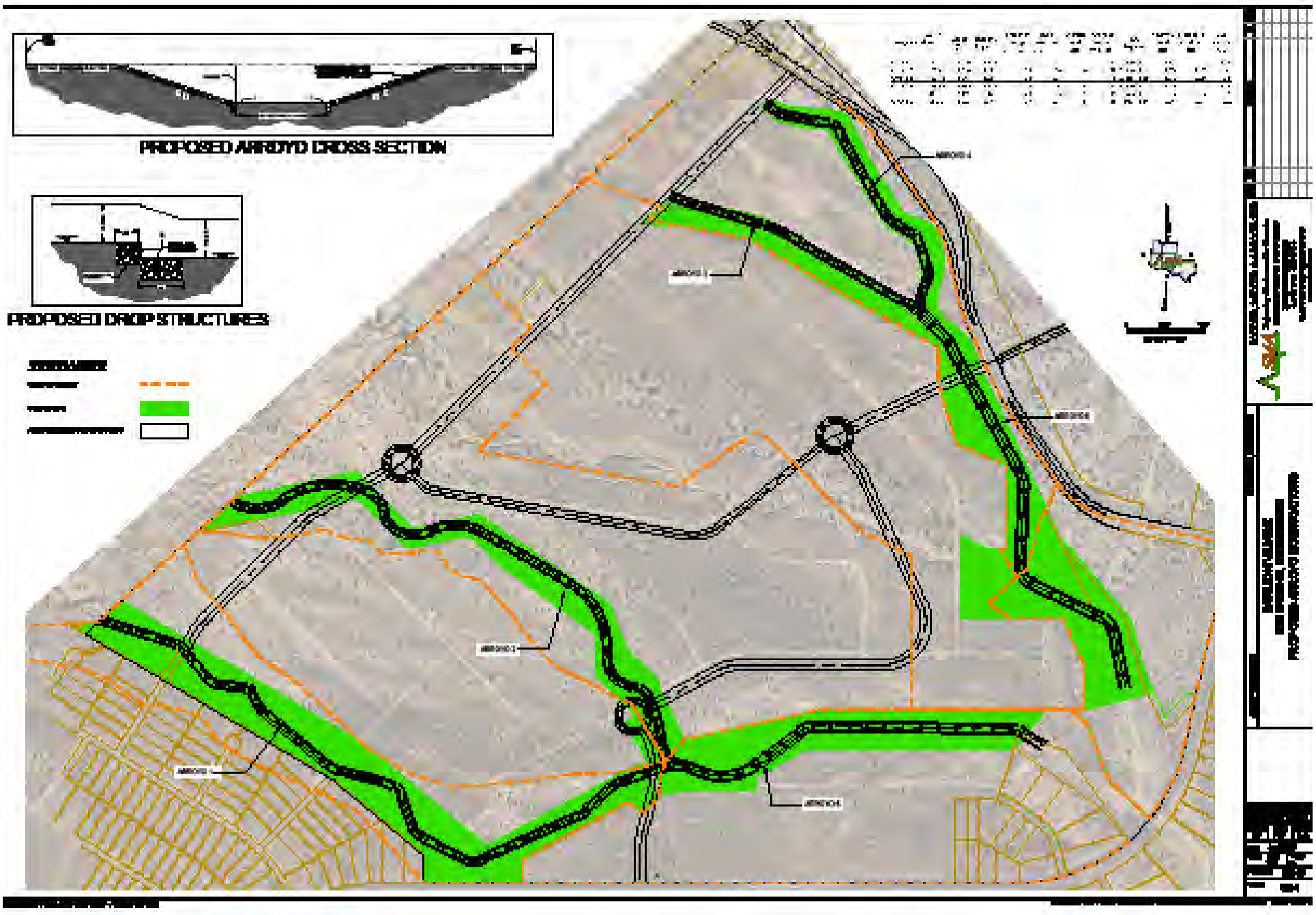
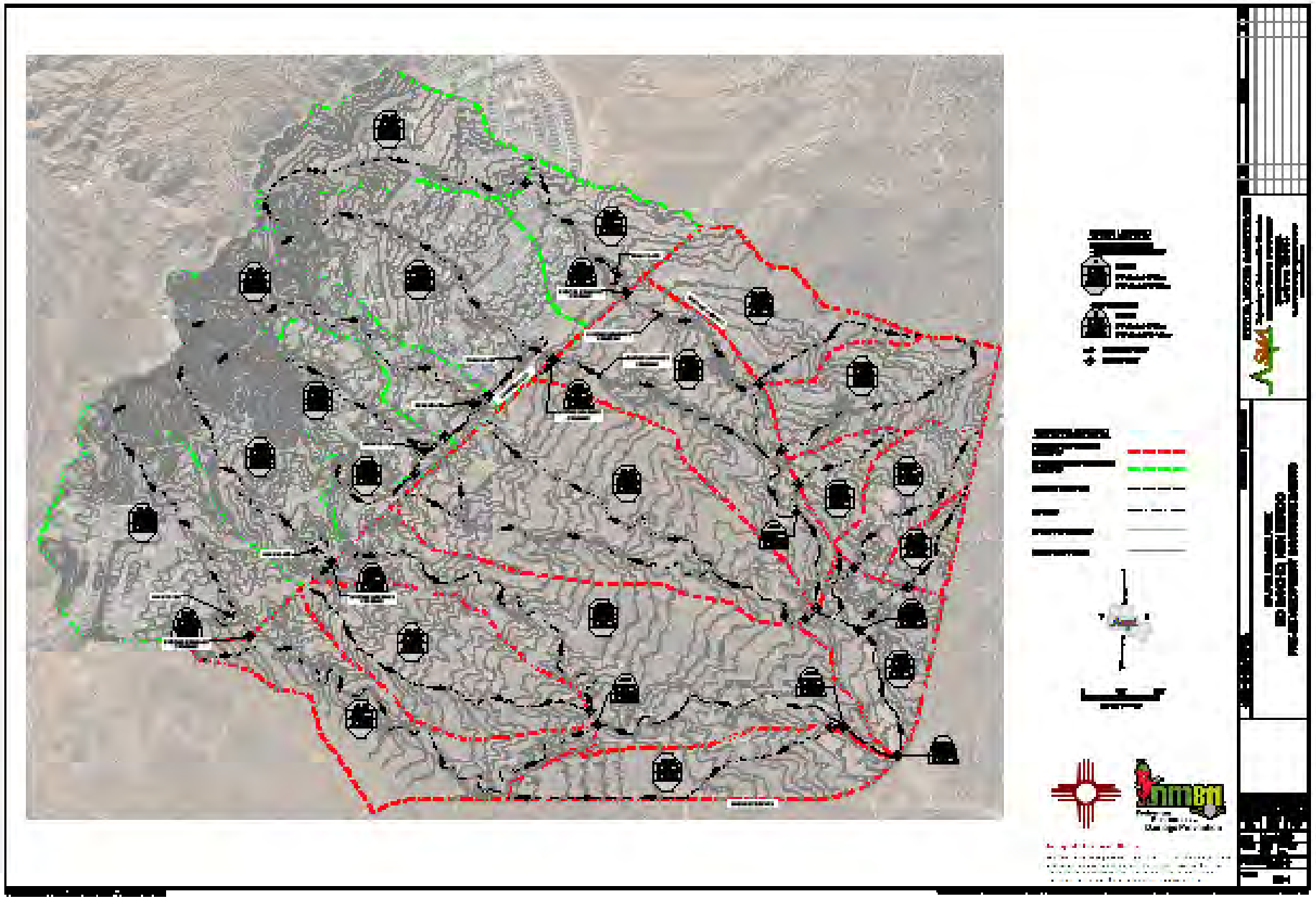


FIGURE 8: PRE-DEVELOPMENT DRAINAGE BASINS MAP



Conceptual Utility Plan

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

WATER

The proposed development is west of Unser Boulevard and north/south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'. Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. The FIGURE 9: PROPOSED DRAINAGE STRUCTURE shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchouge Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to

potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Papillon development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

WATER QUALITY POND

Papillon Village has proposed to construct several water quality ponds, strategically positioned at lower elevations on each parcel, divided by arroyos or existing/proposed roadways within the community. These ponds are designed to collect rainwater for reuse, supporting the City of Rio Rancho's long-term goal of creating a sustainable environment. Additionally, the plan includes four reuse discharge points located at the northwest boundary, where all existing arroyos intersect with Patchogue Road and Tamaqua Road. Furthermore, the open space area at the southeast corner along Unser Blvd is planned to have a designated water feature area to collect stormwater for sustainable purposes and reactional use.



Diagram 3: Water Quality Pond

Water quality ponds serve several purposes in the Papillon master plan: to enhance water quality by slowing water velocity and allowing sediment to settle, allowing non-potable water sources to percolate and recharge the aquifer, provide more lush landscapes and open spaces that benefit from reclaimed, and stormwater flows while accommodating trails and open space amenities for residents. Stormwater ponds are located at lower elevations and critical junctures to contain stormwater from minor rain events and overflow into the large stormwater conveyance systems. Ponds are envisioned to be protected from erosion by aggregates and have seeded/naturalized bottoms. Designs will provide maintenance access in all instances. Adjacent to the ponds are multi-use paved and soft-surface trails, shade structures and site furnishings.

SEWER

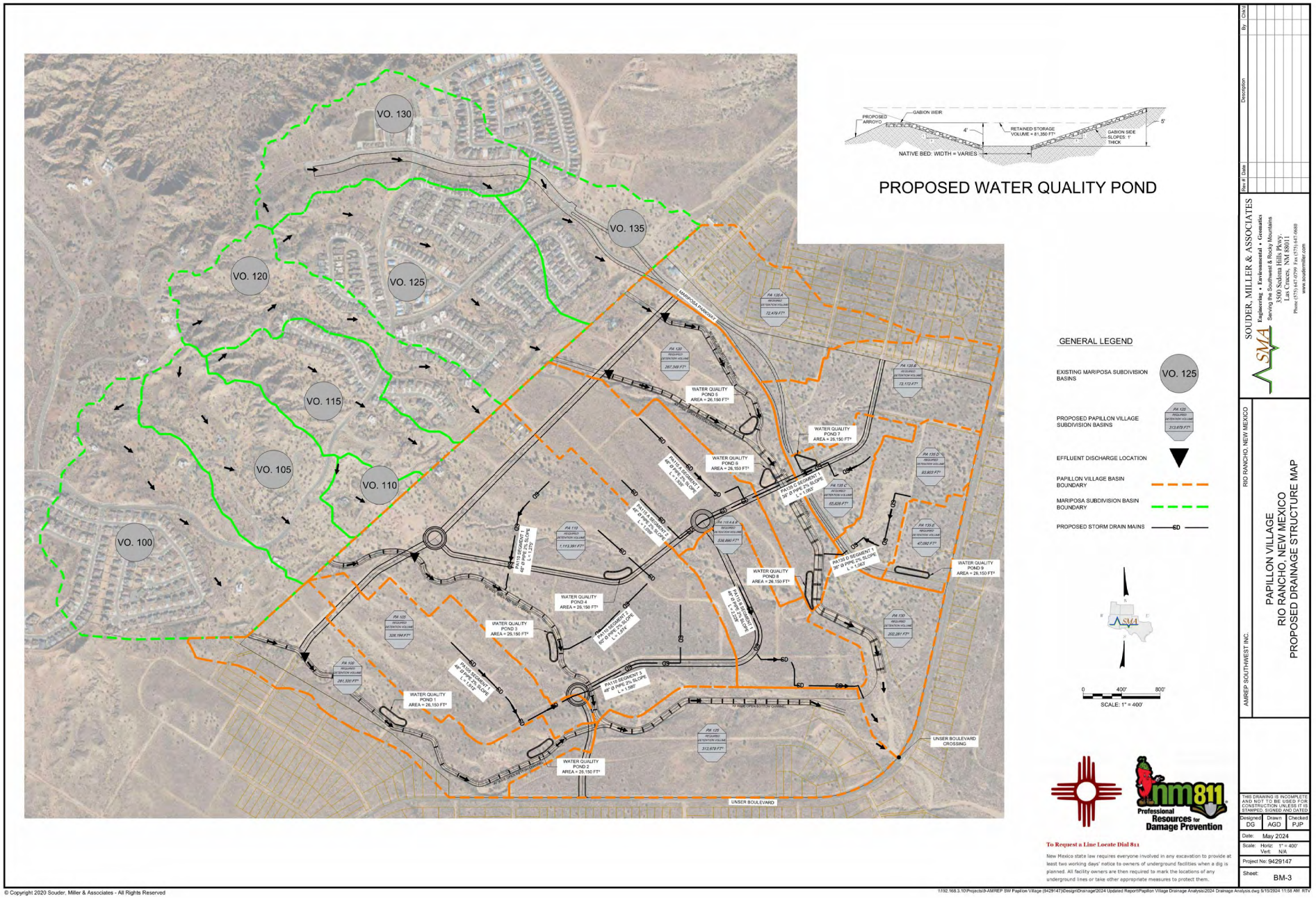
Sewer service for Papillon and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillon sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase. The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).

INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

FIGURE 9: PROPOSED DRAINAGE STRUCTURE MAP



© Copyright 2020 Souder, Miller & Associates - All Rights Reserved

This page left intentionally blank.

Implementation and Phasing

The implementation of the Papillon Village Master Plan will occur during future replatting and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

The majority property owner will pursue the establishment of an SAD or PID to provide financing for infrastructure improvements.

Construction of infrastructure and transportation improvements will be planned in co-ordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

Phase 1: Rezoning of the land and replatting of existing lots into new layout.

Phase 2: Establishment of a financing mechanism for infrastructure improvements.

Phase 3: Construction of major infrastructure, drainage, and transportation improvements.

Phase 4: Home building and community development.

INFRASTRUCTURE FINANCING MECHANISMS

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a Special Assessment District or Public Improvement District. These two mechanisms are described below.

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

Public Improvement Districts (PIDs): Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new sub-division, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PIDs on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PIDs involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PIDs. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

Special Assessment Districts: Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD. The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to especially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision platting by providing infrastructure to existing and future lots rather than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments of their properties.

END

PAPILLON

VILLAGE

MASTER PLAN

RIO RANCHO, NEW MEXICO

Adopted February 12, 2020

PAPILLON VILLAGE MASTER PLAN

~~Adopted February 12, 2020~~

~~Rio Rancho, New Mexico~~

CITY OF RIO RANCHO, NEW MEXICO ADOPTED 2024 AMENDMENT

PREPARED BY:
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Souder, Miller & Associates
333 Rio Rancho Boulevard,
Suite 101 Rio Rancho, NM 87124

ADOPTED FEBUARY 12, 2020

PREPARED FOR:
AMREP Southwest, Inc.

PREPARED BY:
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Huitt Zollars, Inc.
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

CONTENTS

Chapter 1.	Introduction	1
Chapter 2.	Existing Conditions	5
Chapter 3.	Proposed Land Use	~~9~~10
Chapter 4.	Comprehensive Plan Integration	~~13~~15
Chapter 5.	Development Guidelines	~~17~~19
Chapter 6.	Community ~~Amenities~~ Facilities	~~19~~22
Chapter 7.	Transportation Plan	~~21~~24
Chapter 8.	Conceptual Drainage Plan	~~27~~31
Chapter 9.	Conceptual Utility Plan	~~31~~37
Chapter 10.	Implementation & Phasing	~~35~~41

~~Appendices~~ ~~Appendix A: Trip Generation Study~~

This p~~P~~age left blank intentionally

CHAPTER 1

INTRODUCTION

This document is a Master Plan for ~~a new 389~~ an expected 654 ~~-~~acre residential community located within with drainage and water feature amenities, and future school site Rio Rancho, ~~NM~~ New Mexico to the northwest of Unser Boulevard NW and southwest of ~~Mariposa Parkway~~ Mineola Road (see FIGURE 1: CONTEXT MAP). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community ~~amenities including parks and trails,~~ develop a conceptual drainage plan, transportation (multi-use trail, bike lane, and bridge), and address future infrastructure, ~~transportation,~~ and utility needs.

Planning Process

The planning process was initiated in ~~the Summer of 2018~~ 2024 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Souder, Miller & Associates~~Huitt-Zollars~~, Inc. to ~~prepare this master plan~~ amend the previous Papillon Village Master Plan and supplemental information regarding ~~future~~ drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use.

~~Recommendations within the~~ The Papillon Village Master Plan was ~~were~~ developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

Plan Boundary

The Master Plan boundary is bordered by the Mariposa Community to the west, Mineola Road on the north, and Unser Blvd to the south and east boundary. The planning area was determined based, in part, on the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area around the Unser Boulevard and Mariposa Parkway intersection as a ~~preferred~~ growth node ~~and this plan will help facilitate growth within that node~~. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in **CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION** and **CHAPTER 9: CONCEPTUAL UTILITY PLAN.**

In order to facilitate ~~further~~ future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses ~~that may be used~~ as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop ~~with~~ anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached pre-recession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure ~~that there is~~ adequate land ~~planned~~ Foreseeable for ~~those uses for~~needed housing development ~~the~~in the foreseeable future.

~~Once the general location for this plan was determined, specific boundaries were established based on physical characteristics and restraints in the planning area, as well as determining an area of a size appropriate for the potential funding mechanisms anticipated to be pursued for the provision of needed infrastructure.~~ The ~~chosen~~ boundaries include two major roadways, Unser Boulevard on the south and east sides and ~~Mariposa Parkway~~ Mineola Road to the northeast. The Mariposa Parkway is adjacent the northwestern boundary ~~is also~~ and serves as the ~~boundary~~ main entrance of the Mariposa community. ~~, which ensures that this plan does not overlap with the Mariposa Master Plan and includes all surrounding lots within a plan without a gap.~~ Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical ~~restraint~~ constraint to growth in that direction ~~now~~. The revised master plan incorporates open spaces, HOA-maintained landscape treats, commercial zones, and educational facilities.

Plan Objectives

The objectives of this plan include:

- → D~~D~~esignate future land uses to allow for medium density, single-family homes on smaller lots and commercial development near the Unser and Mariposa Parkway intersection.
- ~~→ Determine the best financing mechanism (such as a Special Assessment District or Public Improvement District) to provide water, sewer, and roadway improvements to all lots within the Master Planned Area.~~
- → Coordinate development of drainage solutions with SSCAFCA including any proposed facilities in the immediate vicinity along Mariposa Parkway.
- ~~→ Determine the ideal location and amenities to provide for future parks, open space areas, and trails.~~
- → Develop a detailed transportation plan that ~~addresses future~~ improves traffic circulation, grants~~,~~ access to pedestrian walkways and bicycle trails~~,~~ and ensures connectivity both within the planning area and to adjacent roadways ~~utilizing only existing platted roadways~~.
- → Consider the most cost-effective ways to future development.

Public Outreach

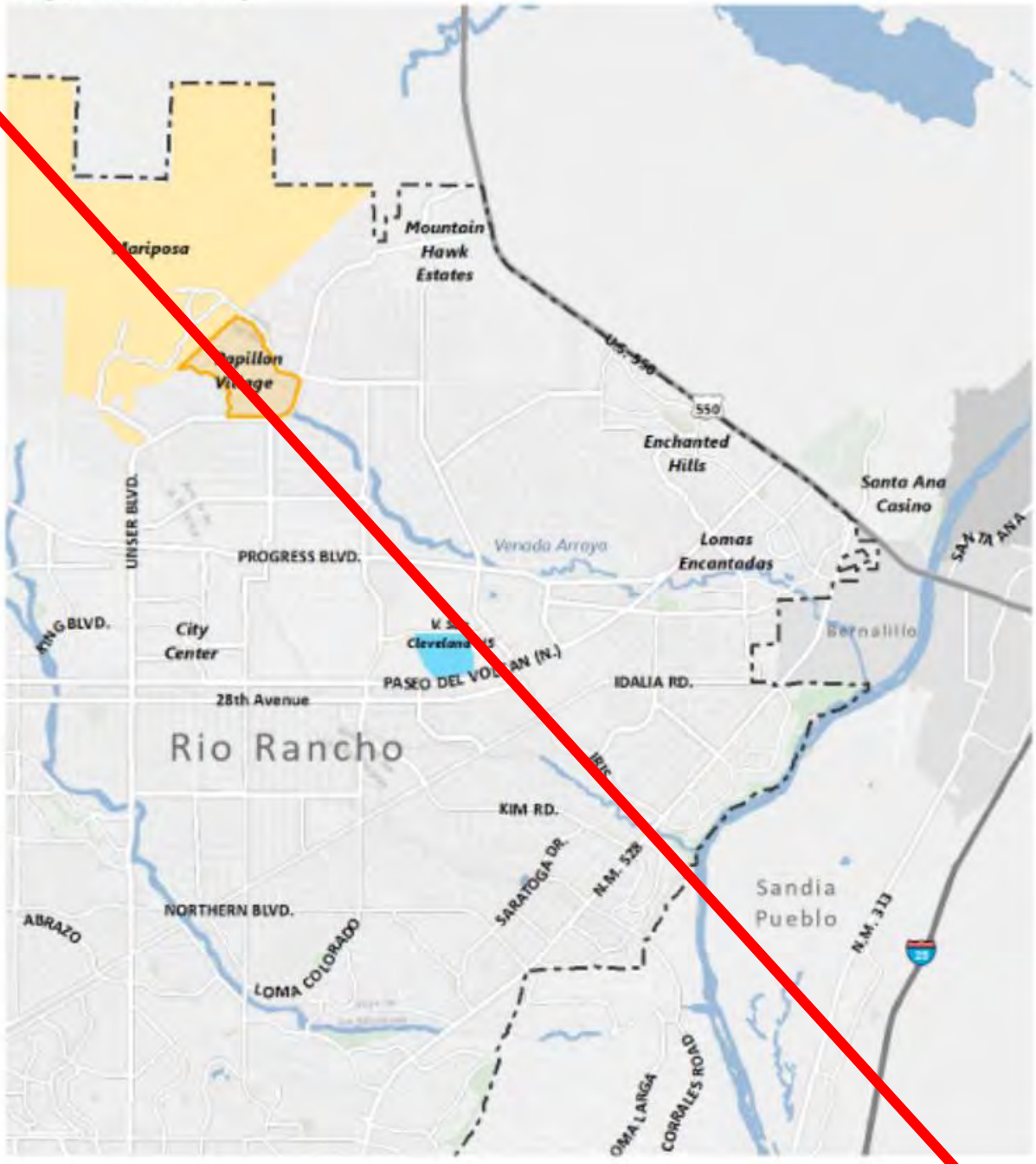
In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village

planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots.

AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village ~~makes up~~ constitutes a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.

Figure 1. Context Map

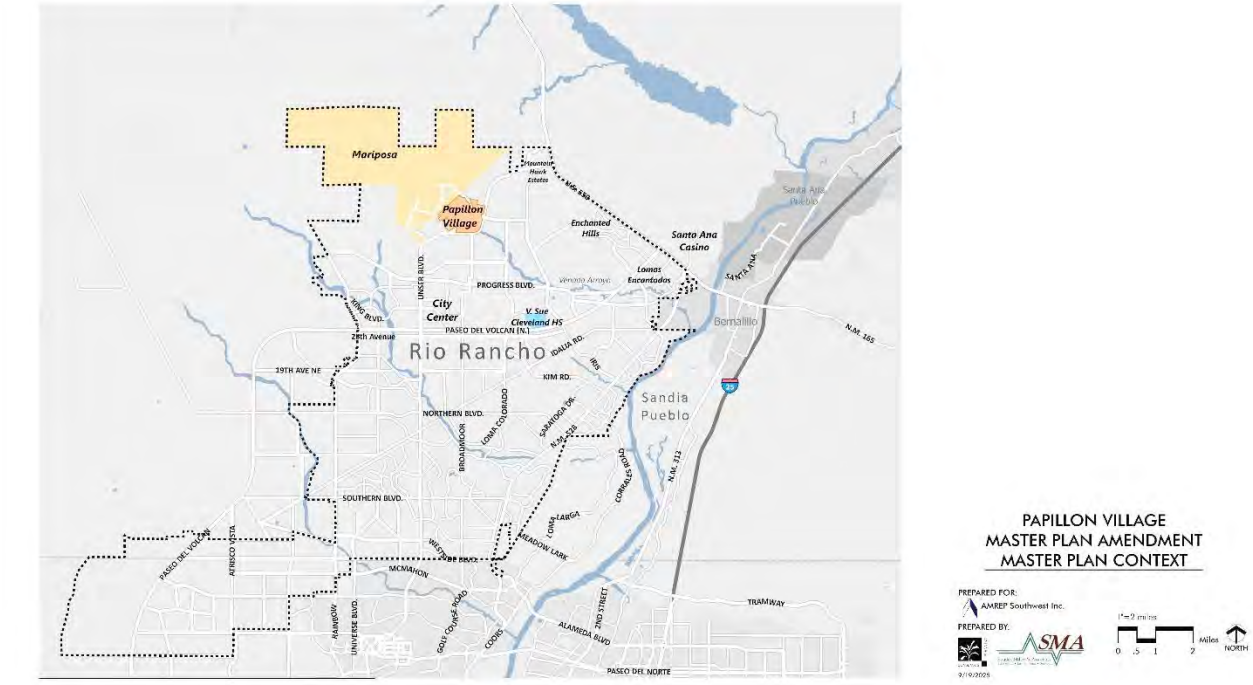


Master Plan Context

Prepared for:
AMREP Southwest, Inc.

Prepared by:
Consensus Planning, Inc.
Huitt Zollars, Inc.

Figure 1. Context Map



CHAPTER 2

EXISTING CONDITIONS

The ~~389 acres that make up the~~487-acre ~~-~~Master Plan Area ~~are~~is currently ~~mostly~~ undeveloped. ~~There are a few single-family homes that have been constructed to the north~~ To the west of Patchogue Road~~.~~, there are some existing single-family residences, but the land is primarily vacant. Apart from the ~~Excluding the~~ residential ~~neighborhoods~~ communities in Mariposa to the north, the ~~area~~ vicinity within a 3-mile radius of the Planning Area ~~is sparsely populated and had a 2016~~ estimated population of 2,400 people~~.~~ ~~Although relatively far away~~in ~~2016~~ 2022. Despite its ~~from~~distance from the center of Rio Rancho, this area is ~~well~~strategically-positioned to ~~support future growth~~ accommodate new housing development, given its ~~adjacency~~ proximity to Mariposa, access to Unser Boulevard, and ~~proximity to~~ nearby existing utility connections.

Location

Papillon Village is ~~in~~ located at the northern part of Rio Rancho, adjacent to the Mariposa community and ~~bounded~~ bordered by Unser Boulevard and ~~Mariposa Parkway~~ Mineola Road. The planning area is ~~approximately~~ situated about 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This strategic location ~~provides convenient~~ offers easy access to ~~major roadways for employment~~ main road, facilitating commutes to work, schools, shopping centers, and ~~leisure activities~~ recreational facilities.

Site Topography & Drainage

~~The topography of the planning area is generally flat (approximately 3% to 5% slopes), with small, gently rolling hills leading to the site's major drainage channels.~~ Souder Miller & Associates has conducted a drainage study using the Soil Conservation Service (SCS) Method as outlined in the SSCAFCA Hydrology Manual. The area receives an average annual precipitation of approximately 8 inches. The terrain in the contributing basins is gentle slopes, typically ranging from 1.5% to 6.0%, interspersed with brief, steep ridges where slopes can reach up to 33%. ~~Generally, the land slopes~~ Topographically, the landscape slopes downward from northwest to southeast, decreasing from a~~n high~~ elevation of ~~about~~ approximately 5,800 feet ~~along~~ at the northwest boundary, to ~~a low point of~~ about 5,650 feet ~~along~~ at the southern ~~boundary~~ edge.

The existing ~~dirt road~~ network ~~has been graded following~~ of dirt roads, established in the antiquating subdivision process along the 50-feet ~~existing 50-foot~~ rights-of-way ~~that were platted during the original subdivision process. Many~~

Over time, many of these roads have become eroded or ~~become~~ overgrown with vegetation ~~over the years~~. In ~~some cases~~ certain instances, the original roadway alignments ~~that were selected during the original platting may~~ no longer ~~offer the best~~ access or connectivity ~~due to the location of~~, particularly considering the arroyos ~~described~~ mentioned below. Site grading will ~~need to~~ be necessary to ~~completed to accommodate~~ facilitate future development.



~~Five~~ The site includes five intermittent~~,~~ precursor channels of the Venada Arroyo~~run through the site~~, flowing from the northwest to the southeast, ranging in width from a few feet to about 80-feet~~.~~. ~~These arroyos vary in size from a few feet wide to approximately 100 feet wide in some locations.~~ Due to ~~continued~~ ongoing erosion since the area was first platted, these arroyos have widened in recent years and ~~will need to be addressed to mitigate~~ require mitigation to manage the effects of ~~storm water runoff. As described in more detail in the **CHAPTER 8: CONCEPTUAL DRAINAGE PLAN**, SSCAFCA owns land to the southeast along the Venada Arroyo and plans to build~~ stormwater run-off. As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The papillon master plan aim to create a water detention pond ~~that will address~~ to manage stormwater flows from the multiple channels running through the site~~. This~~ and merge at the southeast corner of the master plan area. The water drainage pond facility, along with plans to ~~channelize and/or pipe stormwater flows, will address the drainage issues for the site.~~ channels, aims to resolve the site's drainage challenges while pervading their corridors. The undeveloped Papillon Village subdivision site currently receives runoff from the Mariposa Subdivision via existing arroyos that flow from northwest to southeast. The stormwater will continue downstream into the proposed water detention pond location at the southeast corner of the subdivision, enhancing both sustainability and aesthetic proposed.

Soils and Vegetation

~~The~~ According to the United States Department of Agriculture survey, the primary soil type in the planning area is *Grieta-Sheppard loamy fine sands*. These soils ~~will~~ generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and

trails due to the sandy composition of the soil~~that requires~~, which necessitates additional trail stabilization.

The v~~V~~egetation in the planning area ~~consists of several~~ comprises various grass, shrub, and small tree species typical to this part of New Mexico. These include one-seed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and ~~several~~ various forms of cacti~~, among others~~.

Antiquated Platting

Antiquated platting is one of the primary issues ~~throughout~~ across the undeveloped portions of northwestern Rio Rancho. ~~Starting~~ Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network ~~composed~~ of 50-foot rights-of-way. These areas were platted before Rio Rancho's subdivision controls ~~within the City of Rio Rancho required certain~~ mandated improvements ~~and dedications, including~~ such as parks, ~~s and~~ open space, and roadway access. ~~and, in many cases, the construction of roadway and access improvements. This has made development difficult in some areas~~ Consequently, some areas facing developmental challenges due to the ~~a~~ poorly connected roadway network ~~and unusual or~~ inefficient lot layouts, limited ~~as well as issues with~~ site access, a lack of infrastructure, and ~~a general lack~~ an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

Existing Zoning

The e~~E~~xisting zoning for the site is zoned T-Z: Transitional Zoning. As ~~stated in~~ per the Rio Rancho Municipal Code, the T-Z district permits low density residential uses on an "...interim basis for newly annexed areas. ~~All~~ with all provisions of the R-1 District shall apply to those areas zoned T-Z." ~~In addition~~Additionally, no further subdivision is allowed, except for the consolidation of the existing lots. ~~Because~~ ~~Since t~~The T-Z zone only allows for very low-density residential development, the area's zoning will need to be changed in the future to ~~allow for~~ accommodate medium density single-family development ~~to occur, as well as~~ and the commercial uses anticipated near the Unser Boulevard and Mariposa Parkway intersection. ~~Some areas may also be dedicated as parks or open space in the future, which may require additional zoning changes.~~

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned as OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. ~~It should be noted that it is~~ These out parcels are not ~~a~~ part of Mariposa, nor ~~is it~~ are they owned ~~for open space purposes~~ by the City of Rio Rancho ~~or other public entity. It is~~ of open space purposes. They are privately owned, and ~~a different zone district is appropriate~~ will remain as ~~described later~~ the same zoning in ~~this Master Plan~~the future.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4), at the northwest corner, along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The R-4 in the Northwest corner adjacent to Mariposa Parkway and Patchogue Road is currently vacant. Both the existing R-4 Zoning area and OS zoning along the entire Mariposa Park-way will remain as the same zoning for future development.

Existing Land Use and Platting

The property within the Papillon Master Plan is mostly vacant, however, there are some existing land uses that impact the master plan as shown on the map below. One is that SSCAFCA owns a number of parcels that contain existing drainage facilities including natural arroyos and ponding

areas. There are also several existing homes along the northwestern edge of the property northwest of Patchogue Road. The existing homes are developed on existing, platted R-1 lots. There are also two City facilities that have been developed for a utility and a fire station. These facilities provide needed services for both Mariposa and the future Papillon residents. Finally, there are also a number of open space tracts that are along Mariposa Parkway as it passes through the Papillon Master Plan that are owned and controlled by the Mariposa HOA.

Existing Infrastructure ~~& Roadways~~

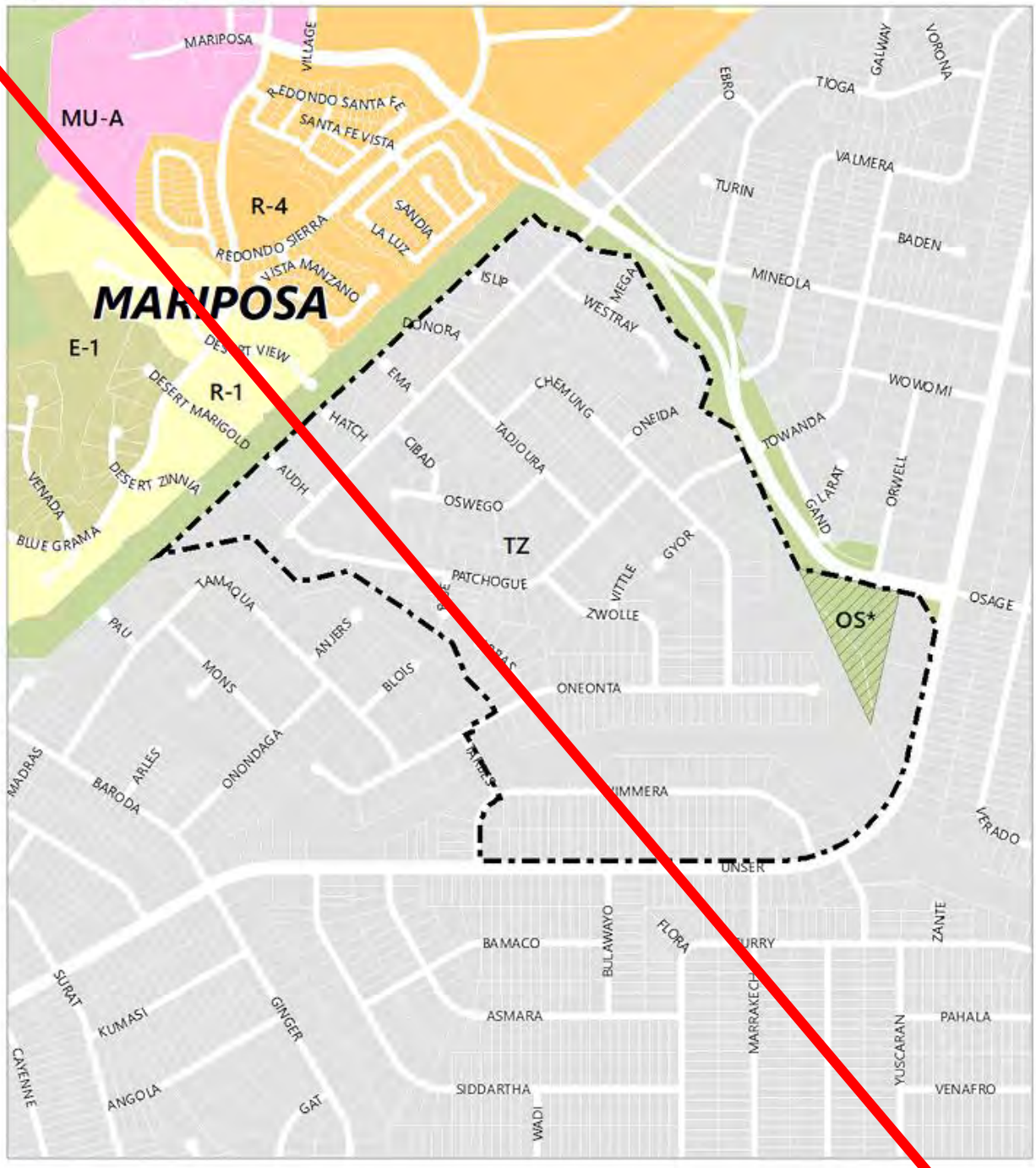
Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE ~~that~~ , which have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE (see Site Photo Two)~~.~~ The ~~closest~~nearest ~~-~~sanitary sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in **CHAPTER 9: CONCEPTUAL UTILITY PLAN**, and **CHAPTER 10: IMPLEMENTATION & PHASING**.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most ~~likely need~~likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in **CHAPTER 7: TRANSPORTATION PLAN**.



Site Photo 2 Arroyo on Patchogue Road NE

Figure 2. Existing Zoning



Zoning

E-1 MU-A Planning Area
R-1 OS
R-4 TZ

Prepared for:
AMREP Southwest, Inc.

Prepared by:
Consensus Planning, Inc.
Huitt Zollars, Inc.

0 500 1,000 2,000 FT

* The zoning of the cross-hatched tract appears to have been mapped based on the Mariposa Master Plan, but is not part of Mariposa or owned by its developer.

Figure 2. Existing Zoning

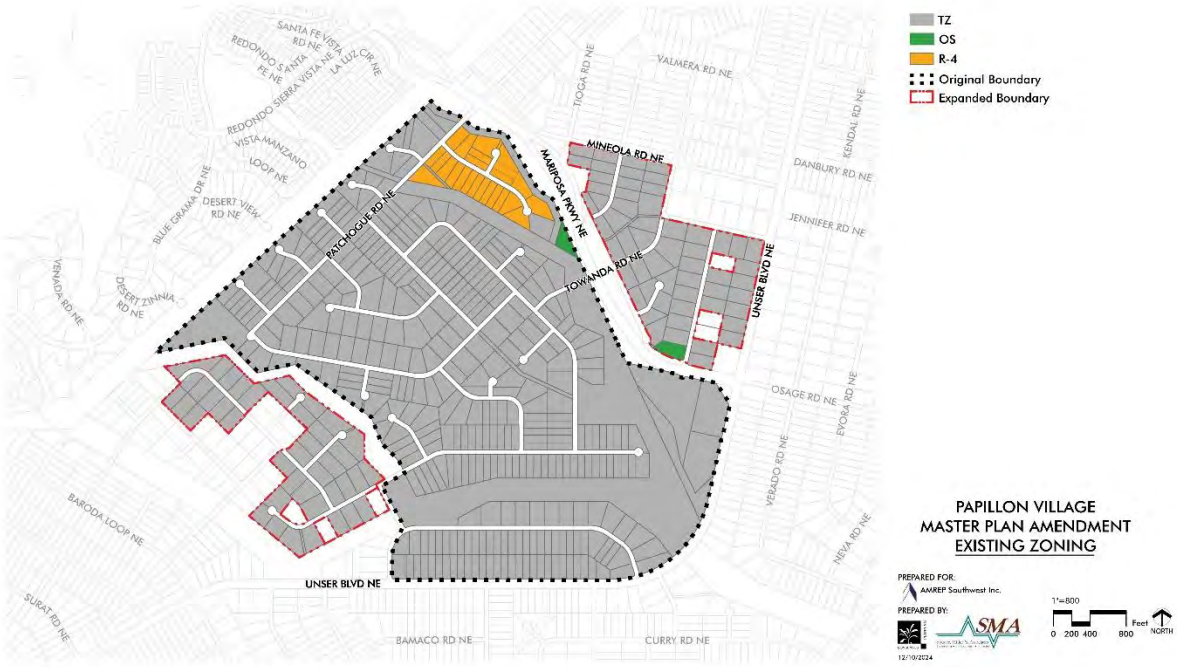


Figure 3: Existing Land Use and Plating



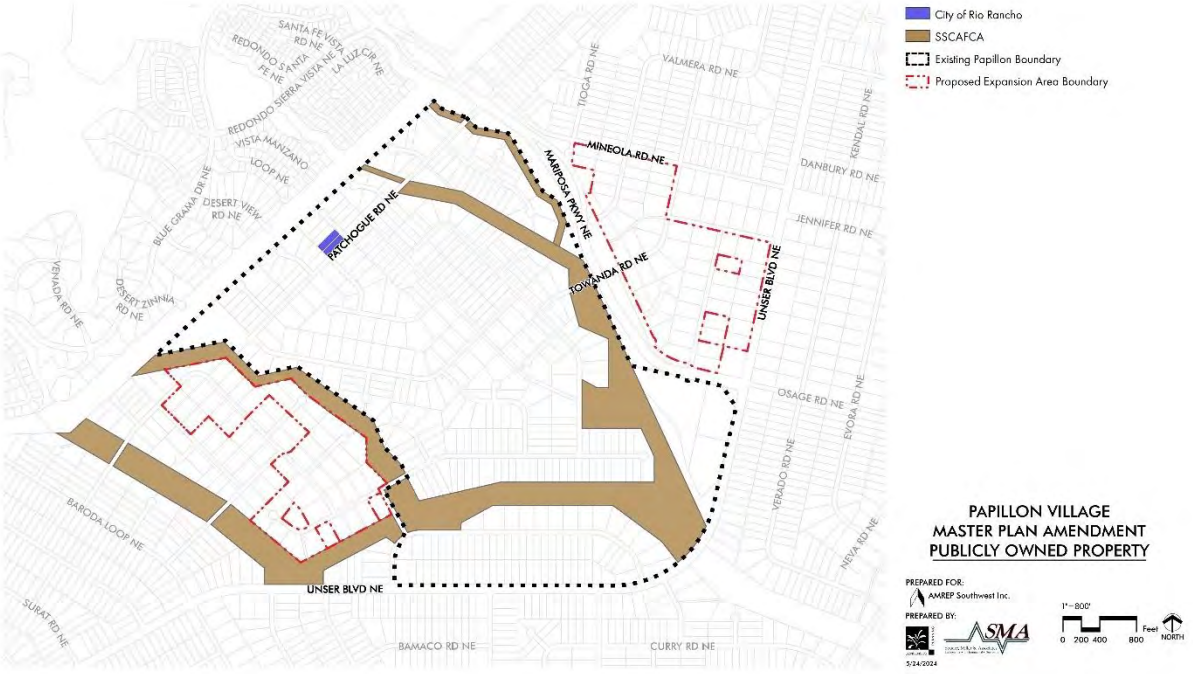
Public Ownership

The Papillon Master Plan includes several publicly owned properties. As depicted on the map below, the City of Rio Rancho owns two properties along the northwestern boundary of the plan area. Once of the properties is located at the northwest corner of Mariposa Parkway and Patchogue Road is an existing fire station that serves Mariposa as well as future residents of Papillon. Further south at the intersection of Patchogue Road and Ema Court is a City Utility property that includes City Well 15 and the Mariposa Booster Station. There are also a number of existing lots and tracts owned by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) for drainage corridors and planned ponding areas. The developer is working with SSCAFCA to refine the limits of the drainage ways based on improvements per the drainage management plan prepared by Souder Miller and Associates and discussed in the drainage section of this master plan.



Site Photo 3: Towanda Road North

Figure ~~3~~4: Publicly Owned Property



CHAPTER 3

PROPOSED LAND USE

The Generalized Land Use ~~Plan~~ Map (Glum) for the City of Rio Rancho ~~shows~~ identifies the Planning Area as ~~belonging to~~ if a "Future Planning" ~~area, with no~~ zone, currently without a designated land use ~~designation for the site~~. As a result, the area is ~~currently~~ zoned "T-Z: Transitional Zone," ~~which is a zoning~~ district that ~~converts to~~ R-1, R-2, R-4, C-1, and OS for ~~the purposes of~~ development purposes. To provide guidance for ~~the~~ future land use, this Plan proposes the land use ~~mix~~ shown in Table 1 and Figure ~~4~~5: proposed Land Use and Zoning, which show the location of the anticipated land use areas ~~and the land use~~ their perspective percentages.

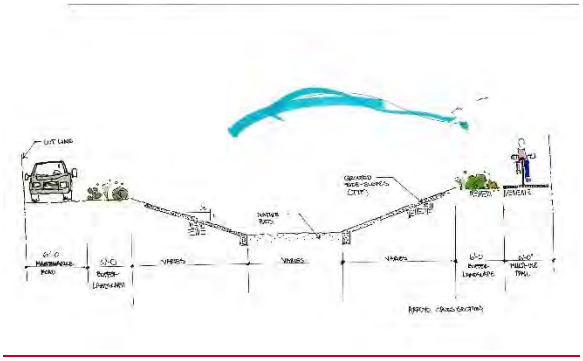
Projected Population

Based on the American Community ~~Survey's estimated~~ Surveys (ACS) ~~2016~~ 2022 estimate of average household size of 2.64 ~~(2.74 people)~~ and the potential number of future residential lots, (2,060) the Master Plan Area is projected to have a population of approximately ~~34,000~~ 5,438 residents ~~after~~ full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to ~~3,135~~ ~~4,033~~ 5,830 people could call Papillon Village home.

~~Overall, single-family land uses account for a majority (319 acres or 83%) of the site, followed by 37 acres (10%) for open space and drainage, approximately 17 acres (4.5%) of commercial, and about 10 acres (3%) for parks.~~

Overall, Low-density residential areas occupies 35.8 acres (7.3%) of the site, medium density residential areas cover 288.2 acres (59.2%) and, moderate density residential areas comprise 34.5 acres (7.1%). Additionally, the site includes 16.9 acres (3.5%) designated for commercial and 1 acre classified as Utility. Approximately 17.5 acres is dedicated to parkland and 90.5 acres (18.6%) of dedicated drainage zoned TZ

LAND USE	TOTAL ACRES	PERCENT TOTAL
Low Density Residential (R-1)	35.8	7.3%
Medium Density Residential (R-4)	288.2	59.2%
Moderate Density Residential (R-2)	34.5	7.1%
Commercial, Office, Mixed-Use (C-1)	16.9	3.5%
Drainage (TZ)	90.5	18.6%
Utility (U)	1.0	0.2%
ROW (Existing boundary)	20.0	4.1
Park (Follows underlying zoning and is not included in Acreage Total	17.5	
Totals	486.8	100%



~~Medium Density Residential~~

~~The majority of~~ Overall, ~~the Planning Area will consist of single-family homes on lot sizes generally ranging between 3,000 and 5,000 square feet. This is equivalent to the R-2, R-3, and R-4 zone districts from the City of Rio Rancho Zoning Code. Multifamily residential uses are not a planned component. Rezoning of this area to allow for medium density residential will facilitate the redevelopment of the antiquated platting with new subdivisions and related infrastructure that otherwise does not exist and may not for a long time.~~

Open Space & Drainage

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL DRAINAGE PLAN, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. Some of these channels will be retained as open space areas that will continue to direct stormwater to a proposed SSCAFCA ponding facility on the southeast edge of the planning area. Approximately 90.5 acres, or 18.6% of the Master Plan Area will be dedicated drainage areas. The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. In addition, the master Plan also proposed new trails and bike lane along the side of the arroyos to increase the non-vehicle mobility and walkability in the neighborhood.

Medium-Density Residential (R-4)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the amended Papillon Master Plan proposed to rezone approximately 70% the traditional zone within the Papillon Village area into R-4 zoning for medium/moderate-density residential use to allow higher population density to develop/grow within the Master Plan area.

Low/Moderate-Density Residential (R-1/R-2) ~~Density Residential~~

~~Along the northwestern boundary of the plan area, several lots are proposed as low density residential. This area northwest of Patchogue Road already contains single-family homes on the existing large lots, so keeping this area low density helps protect the character of the existing development with a transition across the roadway to the medium density residential rather than building on smaller lots immediately adjacent to these homes.~~

~~Low density residential is also proposed for the southern portion of the plan area between the Venada Arroyo and Unser Boulevard. AMREP Southwest does not own many of these lots, so the proposed land use reflects the existing ownership and likely development~~

~~pattern. It is anticipated to continue to correspond to the densities and uses allowed by its existing zoning unless a developer or landowner purchases additional lots in a consolidation effort. The current zone allows for low-density single-family homes, with a density of about 4 DUs/acre or less, although the average gross density is generally much lower.~~

Several lots along the northwestern boundary of the plan area are designated for low-density residential use. This includes the area northwest of Patchogue Road, which already features single-family homes on existing large lots. Low-density residential zoning is also proposed for the southern portion of the plan area between Venada Arroyo and Unser Boulevard. The proposed land use reflects the existing ownership and likely development pattern. Additionally, a rectangular area at the northeast corner and lots adjacent to Unser Blvd at the south is proposed to be rezoned into the R-2 Single-Family Residential District. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zone supports low-density single-family homes, with a typical density of about one dwelling unit per lot, although the average gross density is generally much lower.

Commercial, Office, and Mixed-Use

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning ~~appears to have been~~ was established alongside ~~in conjunction with~~ the adoption of the Mariposa Master Plan. ~~, but the property was not included in the Mariposa development.~~ The subdivision plat dedicating the right-of-way for Mariposa ~~Parkway includes the allowance for~~allows for an entry with curb returns to this property, facilitating additional ~~which is consistent with additional~~ roadway access or a commercial driveway. ~~Due to~~ Given its location with access to the major roadways, the site is well-suited for commercial, office, or mixed uses ~~are appropriate~~.

Parks

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately ~~10~~ 17.5 acres of park space ~~(3%)~~ will be dedicated to support the estimated ~~3,000+~~5,800+ residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals.

~~Open Space & Drainage~~

~~As described in the **CHAPTER 2: EXISTING CONDITIONS**, and **CHAPTER 9: CONCEPTUAL DRAINAGE PLAN**, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. Some of these channels will be retained as open space areas that will continue to direct stormwater to a proposed SSCAFCA ponding facility on the southeast edge of the planning area. Approximately 37 acres, or 10% percent of the Master Plan Area will be dedicated to open space and drainage areas. If needed for additional ponding, a portion of the medium density residential just north of the proposed Unser Dam location could accommodate that expansion.~~

Future Zoning

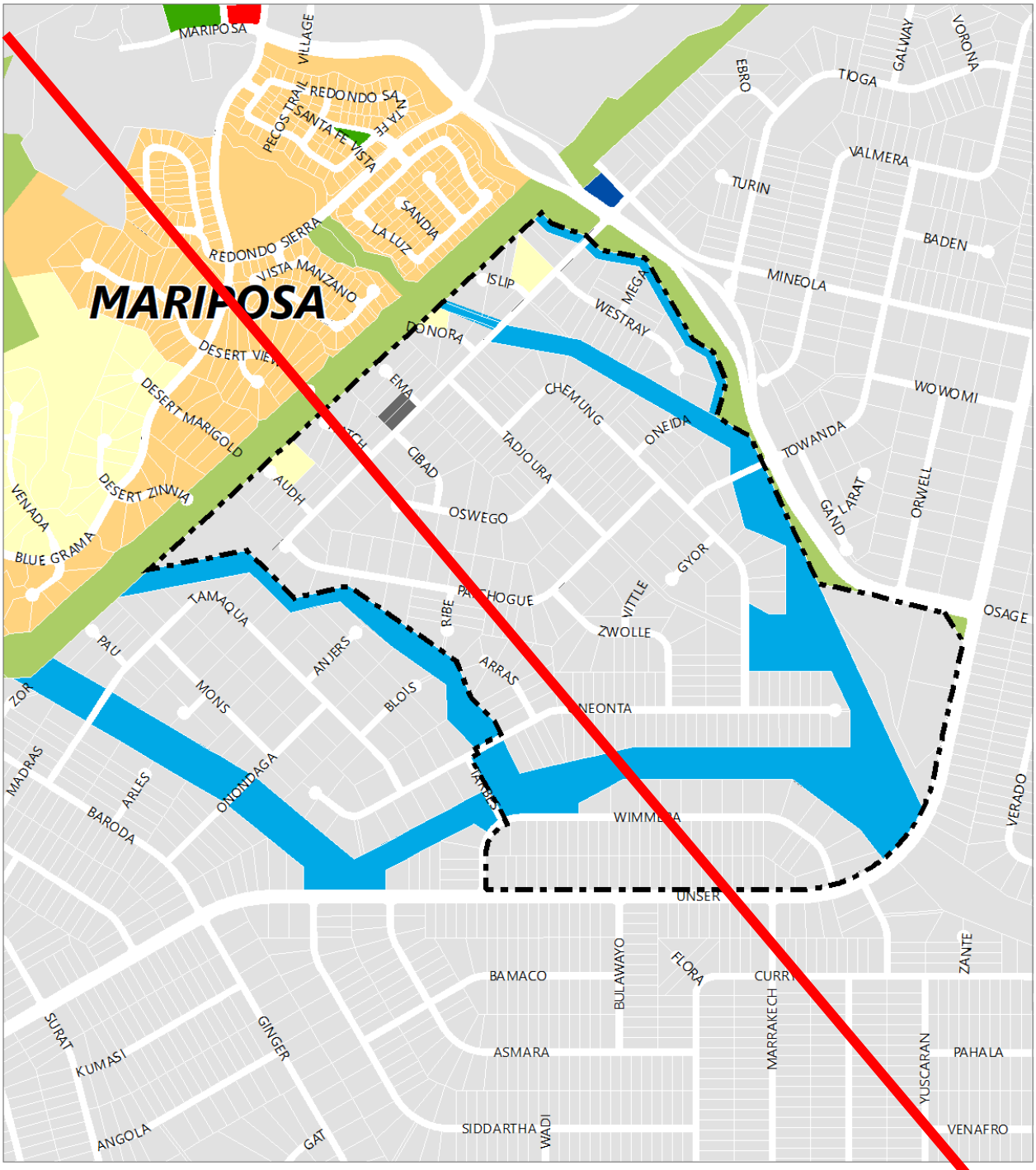
Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection.

Table 1. Overview of Land Uses and Estimated Number of Housing Units

LAND USE	ANTICPATED DUs/ACRE	TOTAL ACRES	PERCENT TOTAL	ANTICIPATED UNITS
Low Density Residential (LD)	1.5	70	18%	107
Medium Density Residential (MD)*	4.1	249	65%	1000
Commercial, Office, Mixed-Use (C)	N/A	17	4.5%	N/A
Parks (P)	N/A	10	3%	N/A
Open Space & Drainage (OS)	N/A	37	10%	N/A
Utility (U)	N/A	1.5	0.5%	N/A
Totals	**3.2**	**384.5**	**101%**	**1107**

*Notes: Totals may not add to 100% due to rounding. *Includes roads, right-of-way, and additional drainage features.*

~~Figure 3. Existing Land Use~~



Land Use

Land Use

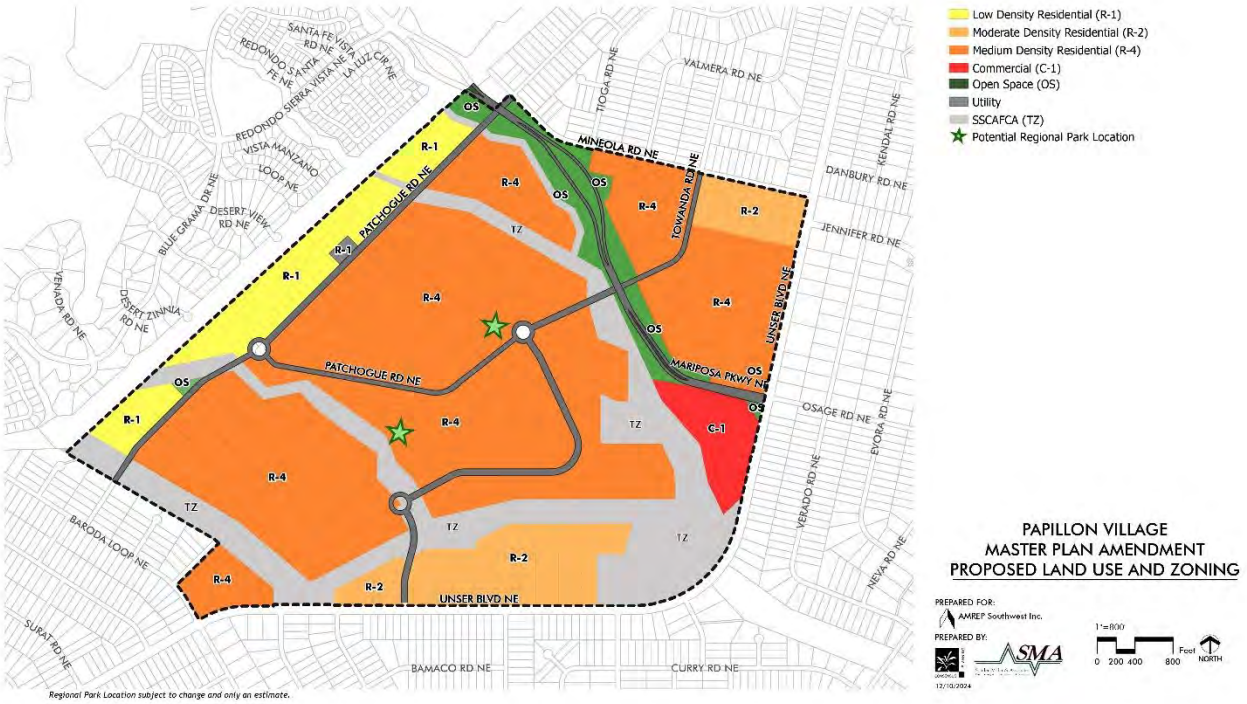
- Low Density Residential
- Medium Density Residential
- Commercial, Office, Mixed-Use
- Institutional
- Parks
- Open Space
- Drainage
- Utilities
- Vacant
- Planning Area

Prepared for:
AMREP Southwest, Inc.

Prepared by:
Consensus Planning, Inc.
Huitt Zollars, Inc.

0 500 1,000 2,000 FT

Figure 5: Proposed Land Use and Zoning



This page left blank intentionally

CHAPTER 4

COMPREHENSIVE PLAN INTEGRATION

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Papillon Village. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

Antiquated Platting

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- **GOAL A-1:** Eliminate antiquated platting within the City of Rio Rancho where desirable.
- **POLICY A-2:** Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- **POLICY A-3:** Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- **Action A-4:** Process Street name Change applications to address numbered streets that conflict with the street naming policy

The Master Plan ~~proposes to facilitate~~ facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

Conservation & Natural Environment

~~As described in other chapters, t~~The Master Plan aims ~~seeks~~ to preserve and enhance natural features whenever possible, with a special focus on ~~especially regarding~~ open space, natural drainage systems, and water reuse. At the southeast corner of the master plan area, a 6-acre recreational space has been designated for a new water retention pond, complete with landscaping. The ~~Plan~~ effort supports the ~~furthers the~~ following goals and policies of the Comprehensive Plan ~~goals and policies~~:

- **GOAL CON-1:** Preserve water resources.
- **GOAL CON-2:** Preserve vegetation and natural resources.
- **POLICY Con-9**: Preserve and enhance native vegetation along arroyos identified in SSCAFCA's quality of Life Master Plan.
- **POLICY CON-12:** Develop and protect a public open space network.
- **ACTION CON-10:** Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

~~The conceptual drainage plan (see **FIGURE 6**, page 23) retains the primary channel of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.~~

Land Use

As described in CHAPTER 3: LAND USE, ~~much of~~ the planning area ~~is proposed to support~~ primarily supports medium density single-family residential ~~uses, with additional~~ development. Additional land ~~set aside for~~ commercial activities near the intersection of Mariposa Parkway and Unser Boulevard ~~intersection, as well as~~. The plan also includes a water detention pond with landscape design, along with pocket parks, parks, open space, and trails. These proposed land uses ~~further~~ align with the following goals and policies of the Comprehensive Plan ~~goals and policies~~:

- **Goal L-1**: Encourage mixed uses – retail, office, and Land Use residential centered on pedestrian-oriented developments along principal arterial roads.
- **GOAL L-2:** Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- ~~**POLICY L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.~~
- ~~**POLICY L-3:** Promote and support development that incorporates walkability.~~

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that ~~respects~~ works with the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use-related elements, including circulation, building locations, and lot layouts.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. ~~The City~~ In 2024~~2~~, the (ACS) estimates City of Rio Rancho ~~is home of approximately 112 thousand~~with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports

several housing goals of the Comprehensive Plan including:

- **GOAL PH-3:** Promote a variety of housing types to meet the needs of all members of the community.
- **GOAL PH-4:** To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- **POLICY PH-5**: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- **POLICY PH-7:** Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide ~~another~~ new housing ~~option~~options for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

Transportation

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multimodal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that serve as main entrances for Papillon Village: Mariposa Parkway and Unser Blvd. The amended master plan also proposed bridges, bike trails, and pedestrian trails within the amended area. The proposed transportation plan described in CHAPTER 7 supports many of the Comprehensive Plan's goals and policies including:

- **GOAL TR-2:** Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- **Goal TR-3:** A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- **POLICY L-3:** Promote and support development that incorporates walkability.
- **POLICY L-4:** Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- **POLICY TR-11**: Ensure all rights-of-way and transportation facilities are ADA-compliant
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure~~.~~

Public Facilities

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- **GOAL PF-1:** Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- **POLICY PF-3:** Make land use recommendations based on the availability of adequate

public facilities necessary to support a proposed land use.

- **POLICY EDP-6:** Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community.

CHAPTER 9: CONCEPTUAL UTILITY PLAN and **CHAPTER 10: IMPLEMENTATION & PHASING** outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

The conceptual drainage plan (see FIGURE 6: BIKE LANE, TRAIL, AND BRIDGE PLAN) retains the primary channel and tributaries of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 18% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

Parks and Recreation

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- **GOAL PR-1:** Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.

- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.

- **POLICY PR-2:** Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.

- **GOAL CON-3:** Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.

- **POLICY CON-9:** Preserve and enhance native strategies that address the many contributors to air vegetation along arroyos identified in SSCAFCA's quality pollution.

- **POLICY CON-12:** Develop and protect a public open space network.

- **ACTION PR-5:** Develop a comprehensive bicycle and pedestrian transportation master plan.

~~The Master Plan Area will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently 3 acres of park space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.~~
The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons ~~and~~ 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

Urban Design

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- **GOAL UD-1:** Create focused growth areas

where existing public infrastructure can support higher density development.

- **GOAL UD-7:** Create subdivision linkages to open space recreational facilities.

- **POLICY UD-1:** Identify specific areas within the city where growth should be focused.

- **Policy L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

- **Policy L-2:** Promote and support neighborhood scale retail activities that are consistent with residential development.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, and park spaces that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract ~~additional employers.~~ Business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population expand the overall tax base.

- **GOAL EDP-3:** Enhance the tax base.

- **Policy EDP-6:** Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.

- **Policy EDP-8:** Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

- **Action EDR-4:** Provide development incentives for large-scale development at the following retail priority locations: The Intersection of northern Boulevard & Unser Boulevard; the

- Southwest Corner of 528/Pat D'Arco Highway and Idalia Road; the Central Business District/Campus Center/Paseo Gateway; the intersection of Paseo Del Volcan and US 550; the intersection of Unser Boulevard and Paseo Del Volcan.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated ~~spending by new residents.~~ also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas. In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

This page left blank intentionally

CHAPTER 5

DEVELOPMENT GUIDELINES

The Papillon Village is uniquely situated in proximity to the Mariposa Master Planned Community with assets such as the natural terrain and views of the Sandia Mountains. In order to take advantage of the location and assets, the Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee ~~may be utilized~~. Fire hydrants every 500' in residential area, every 300' in commercial area. All dead ends, cu-de-sacs shall follow requirements set in 2021 IFC, appendix D. Roads must be paved with active hydrants before any homes are allowed to be occupied.

Community Amenities

As described in more detail in **CHAPTER 6: COMMUNITY FACILITIES**, ~~a~~two neighborhood parks, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails, bile lane, and multi-use bridges can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway and in the Mariposa community.

Street Lighting

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and comply with the City of Rio Rancho's Outdoor Lighting

Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and downlit to ~~limit~~ minimize light pollution and minimize impacts such as light trespass.

Landscape Design

The master plan proposes integrating water quality ponds into each parcel and adding new water detention ponds to enhance both aesthetics and infrastructure. Additionally, new vegetation and a trail system will be developed along the arroyos and in the southwest corner of the master plan area. Pocket parks are also planned to be incorporated into the future design of the Papillon Village Master Plan.

The landscape of this area is an important element ~~to create~~ in creating a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;
- Areas disturbed by grading activities shall be re-vegetated with native ~~species~~seeding;
- Site landscaping must be installed in a timely manner after development occurs;
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.

In addition, the develop Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.



Diagram 2: Water Quality Pond

Residential Design

In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged. Furthermore, Consensus Planning has developed monument signage, sculptures, and logos to enhance community identity. The thematic design, inspired by the name "Papillon Village," seeks to emulate the fluttering movement of a butterfly

and incorporates water elements into the monument signage, enriching the aesthetic and cultural appeal of the area within the master plan.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

Commercial and Mixed Use

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged. Adequate pedestrian connections should be provided through parking areas, especially larger ones. Pedestrian and bicycle connections should also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas.

In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

Perimeter Wall Emblem

The emblem will be placed throughout the community on perimeter walls, residential neighborhood entrances, and all documents associated with the development. The blue background with different steel butterflies gives the community a unique identity to separate it from other Rio Rancho neighborhoods. With the word "Papillon" translating to "butterfly" in French, the development has embraced the unique path a butterfly travels on throughout its life and reflected it in the design of its emblem.

Round-a-Bout Sculptures

The public art sculptures will showcase the path of a butterfly flying through the air with solid metal butterflies at the end of the path. Highlighting the uniqueness of the community through its physical features, the sculptures will be placed throughout the community in the center of the round-a-bouts. The sculpture will be composed of similar materials, stucco, concrete, and steel as the entry monument. The color of the sculpture will continue to be natural metals with orange and blue steel as accents. The bold accent colors and natural metal materials will bring a unique character to the community, while having a consistent theme that gives the community a sense of place.



Rendering 2: Sculptures



Rendering 1: Emblem

Entry Monuments

The entry monument signage will be located at the primary entrance to Papillon Village at the intersection of Mariposa Parkway and Tawanda Road. The entry monument will feature a variety of materials including stucco, concrete, and steel to create a visual path of a butterfly leading residents through the community to their home. The vertical elements will also provide a kinetic feel to the monument highlighting the sense of movement being portrayed. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural silver, gold, and copper metals with an accent of orange and blue steel. The location of the monument will be at the intersection of the street and a natural arroyo and

includes a water feature that utilizes reuse water to ensure environmental sensitivity to the arid climate while creating a unique statement piece for the community.



Rendering 3: Mounments

This page left blank intentionally

CHAPTER 6

COMMUNITY AMENITIES

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho's Parks and Recreation standards (~~currently~~ 3 acres of park land and 4 acres of open space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails, bike lanes, and bridges for pedestrian/vehicle that connect to the existing ~~that connects to~~ regional trail facilities., ~~which includes trails located in Mariposa to the northwest of Papillon Village.~~

Parks

At full build-out, the total population in the Planning Area ~~could~~ expected reach ~~approximately 3,135~~ 5,830 people. This translates to about ~~10~~ 17.5 acres of ~~required~~ park land and ~~16~~23.3 acres of open space per the City's Subdivision Ordinance.

There are two primary parks in the Master Plan Area with a total of 18 acres ~~will be~~ located in the ~~western~~ central part of the development with easy ~~access~~accessiblity via Patchogue Road. The ~~generalized~~ location for ~~such a~~ these parks ~~is~~ are ~~shown on~~ outlined in Figure ~~4~~ 7 in CHAPTER ~~3~~6: ~~LAND USE~~COMMUNITY AMENITIES. ~~The identified location~~ Strategically placed near the middle of the planning area along Patchogue Road and adjacent to an arroyo ~~that could be utilized~~ suitable for a trail connection ~~provides great~~, this park will enhance ~~accessibility~~ connectivity for the residents of Papillon Village~~, as well as others to the north and west. The 5 to 10-acre park will be considered a neighborhood-scale park with these amenities.~~ and surrounding communities. A ~~Several~~ significant number of smaller "pocket" parks will also be created ~~— some of~~

which will be tied into the proposed trail network and open space system outlined below.

A Homeowner's Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these ~~micro-parks~~ pocket parks that will be scattered throughout the development and add to the overall acreage of park land provided for residents. The two neighborhood parks shall be dedicated to the city.

Open Space and Trails

The trail system within the development area will be established based on the ~~Open space will follow the~~ existing arroyo channels ~~on~~along the edges of the planning area ~~and will have, a~~serving a dual ~~use~~ function as active open space and stormwater management. ~~This translates to~~ The plan allocates approximately about ~~37~~ 18 acres of open space and 116.5 acres of drainage which combined is much~~open space~~ greater than the ~~far and approximately 16~~23.2 acres of ~~park~~open space land required to serve~~with~~ approximately ~~4,000~~5,830 potential residents in this community – which exceed~~ing~~s the City of Rio Rancho ~~exceeding the City's~~ Comprehensive Plan goal of ~~34~~ acres of open space per 1,000 residents.

Trails are planned ~~to follow~~ throughout the ~~proposed open space area in the south~~ southern part of the Master Plan area~~. These trails~~ which will ~~connect~~ link to the existing multi-use trail ~~on~~ along the eastern boundary ~~of the Planning Area~~ that runs parallel to Mariposa Parkway~~, which then connects to a second multi-use trail that runs along the southern boundary of Mariposa along the northern boundary of Papillon Village.~~ and continue along Unser Blvd. Access to these trails ~~from individual residences and subdivisions~~ will be ~~via~~ provided through a comprehensive sidewalk network that is ~~part of~~ integrated into the proposed ~~the overall~~ infrastructure ~~and roadway development proposed. There may also be an opportunity~~ road development. Additionally, there is potential to extend these connections ~~to further connect~~ to the Mariposa trails ~~and create~~ creating a larger network ~~for the area, including future planning of~~ that may also incorporate other nearby arroyo corridors ~~nearby~~.

Trails will be constructed to ~~follow~~meet City of Rio Rancho standards, with a minimum width of 10 feet, 2-~~foot~~feet buffer ("recovery zone") on each side, signage, and pavement markings.

Schools

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:



Site Photo 4: Trail along Mariposa Parkway

- Vista Grande Elementary School, 3.3 miles to the east;
- Cielo Azul Elementary School 2.9 to the south;
- Colinas del Norte Elementary School 4.3 miles to the south;
- Sandia Vista Elementary 4.8 miles to the;
- Mountain View Middle School 5.3 to the east;
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed, given the slow growth at Mariposa. With a projected population of approximately ~~3,135~~ 4,000 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional ~~500~~800 students that will need to be served by area schools after full build out.

Figure 6: ~~Bike Lane, Trail, and Bridge Plan~~ Regional Parks



Figure 7: Bike Lane, Trail, and Bridge Plan

This Master Plan identifies a potential school site shown on Figure 4 in CHAPTER 3: PROPOSED LAND USE. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location ~~and~~ as well as those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the underlying land use designation.

Site Photo 5: Pedestrian Pathway along Mariposa Parkway



CHAPTER 7

TRANSPORTATION PLAN

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a ~~trip generation~~ traffic study. The Planning Area is adjacent to Mariposa Parkway, which will function one of as the primary access roads to the Papillon Village development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

Major Roadways

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, ~~along~~ adjacent to the northeastern boundary of the Plan Area, is a four-lane minor arterial road with bike lanes that had an average weekday traffic volume of ~~731~~2,678 cars per day in ~~2017~~2022. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of ~~1,558~~ 2,623 cars per day in ~~2017~~2022. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding ~~Papillion~~ Papillon exists and access is available without adverse traffic impacts. The intersection between Mariposa Parkway and Unser Road serves as one of the primary entrances to the Mariposa community. The roadway infrastructure is notably well-developed, with multiple signs for the Mariposa community prominently displayed along Mariposa Parkway.

~~For its principal access route, Papillion Village will rely upon Mariposa Parkway which has previously been constructed to the ultimate typical section.~~ Future improvements to Unser Boulevard include flattening the horizontal curve immediately south of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Gram~~m~~a Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Gram~~m~~a Road shall be classified as a Minor Arterial. Blue Gra~~m~~ma is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently ~~all~~ share Mariposa Parkway, as the area develops and the connection from Blue Gra~~m~~ma to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Gra~~m~~ma and that second and access to Unser.

The Unser Boulevard and Mariposa Parkway intersection shall be signalized as traffic patterns exceed the current stop condition threshold. Additionally, the future Blue Gramma Road extension to Unser Boulevard may warrant signalization at future time.

Subdivision Access & Entryways

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to ~~the planning area~~ Papillon is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

Trip Generation Study

In 2024, ~~A trip generation study was conducted by Huitt-Zollars, Inc. as part of the Planning Process based on 1,000 single family residences and approximately 20 acres of commercial. The largest traffic impacts result from the proposed commercial uses, which are located at the Mariposa Parkway and Unser Boulevard intersection, where the additional traffic can be handled without adverse impacts.~~

~~The traffic counts at the three proposed access points to the residential component of Papillon Village range from 680 AWDT to 1240 AWDT, which will be managed through the improvements expected during development of the planning area.~~

~~Full Traffic Impact Analyses will be performed later as development is pursued to ensure the correct solutions are implemented based on specific needs.~~

Souder, Miller, and Associates (SMA) conducted a Traffic Impact Analysis (TIA) for the proposed Papillon Village subdivision, located at the southwest and northwest corners of Unser Boulevard and Mariposa Parkway in Rio Rancho, NM. The development includes approximately 2,060 single-family residential lots, 15 acres of commercial space, and 13 acres for an elementary school.

The trip generation rates for the Papillon Village subdivision were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis used different Land Use Codes for residential, commercial, and school areas to estimate total weekday volumes and peak hour trips.

- Residential: 2,060 units generating 19,426 weekday trips, with 292 AM peak hour trips (ingress and egress) and 1,076 PM peak hour trips.
- Commercial: 163,350 ft^2 generating 1,808 weekday trips, with 193 AM peak hour trips and 182 PM peak hour trips.
- Elementary School: 643 students generating 1,460 weekday trips, with 257 AM peak hour trips and 57 PM peak hour trips.

The total traffic generation for the site, considering internal capture for commercial (15%) and school trips (30%), resulted in a projected off-site traffic generation of:

- AM Peak Hour: 636 trips
- PM Peak Hour: 1,050 trips

Trip Distribution and Traffic Assignments:
Trip distributions followed a gravity model utilizing socioeconomic data from the Mid Region Council of Governments. The model allocated trips based on regional employment data and distance traveled:

- 1% to the west/north on U.S. Highway 550
- 54% to the east/south on U.S. Highway 550
- 45% to the south on Unser Boulevard

Intersection Analysis

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

Proposed Local Roads

~~No new rights-of-way are proposed for Papillon Village at this time. Existing platted roadways within Papillion will be improved to City of Rio Rancho Standards as phased development occurs. Should future development or subdivision applications consider platting additional rights-of-way or creating new subdivision entrances off from existing roadways, those proposal will be evaluated at that time and shall meet City of Rio Rancho standards for design and spacing.~~

~~Specific pedestrian amenities such as wider meandering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals.~~
Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards. Specific pedestrian amenities such as wider mean dering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals. Several recommendations were made to mitigate anticipated traffic impacts. Develop all new intersections with one left turn and one right turn lane off the minor approaches, and a through lane where necessary. Install traffic signals at U.S. Highway 550 and NW Loop if warranted. Widen Unser Boulevard to meet full Principal Arterial standards, allowing for median stacking and additional gaps between eastbound and westbound through vehicles.

The new Papillon Village proposed paved multi-use trails that weaves through the community, running along Barooa Loop, Unser Boulevard, Mineola Road, and connecting to Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. The master plan also includes the integration of a bike lane network along Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua

Road. Furthermore, the plan envisions the construction of bridges at all road and arroyo intersections within the area to improve pedestrian and vehicular circulation. These proposed bridges and trails aim to enhance connectivity throughout the community.

Unser Boulevard Access Management

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every ¼-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

- Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
- Lots may be consolidated to reduce the number of access points; or
- A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

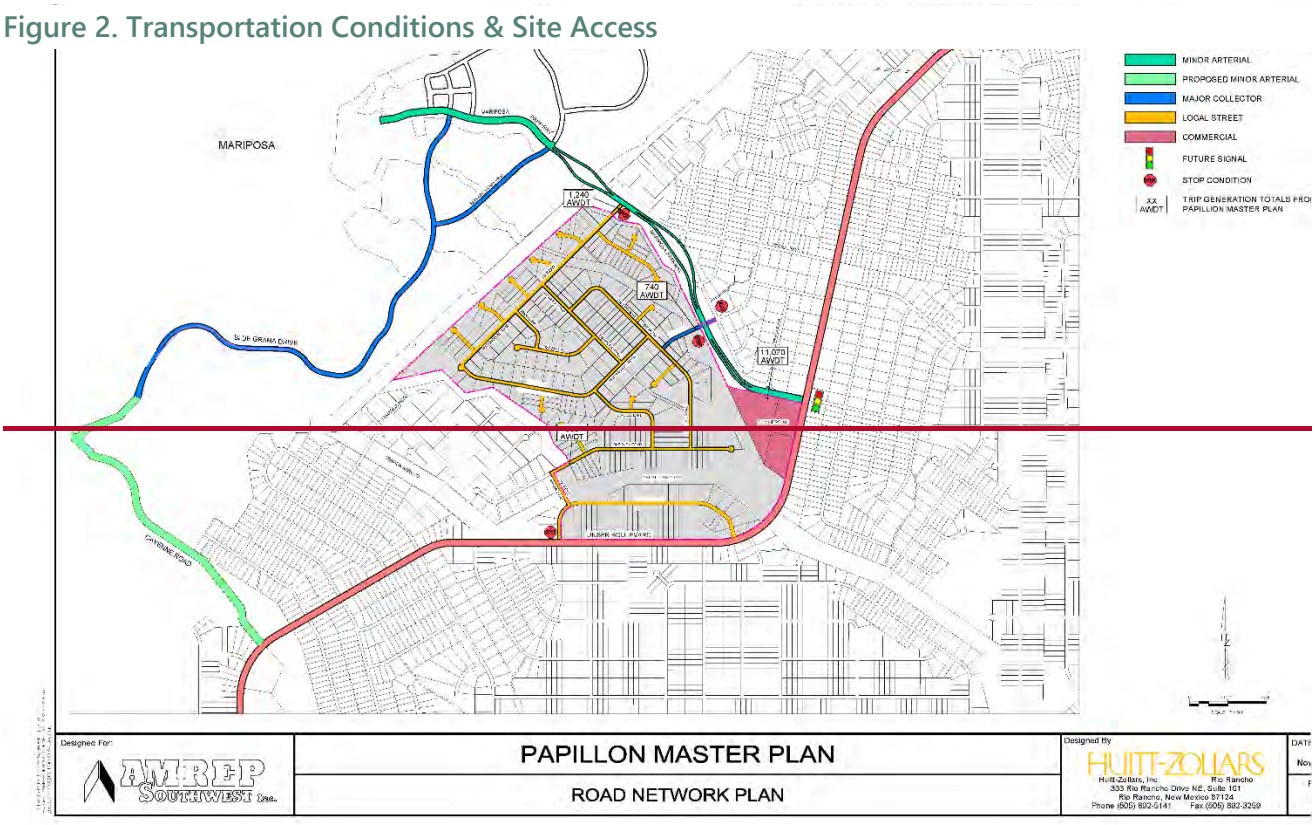
The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.



Site Photo 6: East Bound from Unser

This pPage left blank intentionally

Figure 2. Transportation Conditions & Site Access



The pPage left blank intentionally

CHAPTER 8

CONCEPTUAL DRAINAGE PLAN

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

Stormwater Management

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Off-site flows from Mariposa Subdivision will be intercepted from existing detention ponds through proposed storm drains and routed through the project site. ~~Off-site flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the storm drainage system. All offsite flows are assumed to be restricted to historical flowrates. First flush flow for the entire site shall be managed by Unser Dam. Developed onsite flows will be collected by an internal storm drain system and discharge into a proposed detention pond known as Unser Dam. The Unser Dam will collect onsite and off-site flows with a total watershed area of 1.8 square miles. It will discharge toward existing culverts in Unser Boulevard with an existing capacity of 500 CFS. Based on the preliminary design (Easterling, 2013 & 2014), Unser Dam will be a non-jurisdictional earthen dam with a 100-year runoff volume of 46 acre- feet~~. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the existing arroyos. All offsite flows are assumed to be restricted to historical flowrates.

A drainage investigation was completed for the planning area that contributes runoff to Unser Boulevard in Rio Rancho, NM. The upper portion of the overall drainage basin consists of the Mariposa Subdivision and the lower portion is the proposed Papillon Village planning area.

To convey runoff through the proposed development, the existing SSCAFCA arroyos will be improved to serve as open channels. Like the arroyos in the existing condition of the site, the proposed channels will be within SSCAFCA right of way and will be owned and maintained by SSCAFCA.

The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. The proposed water quality and detention ponds will be designed and detailed with each developed subdivision. The implementation of water quality and detention ponds, in each corresponding post-development basin is expected to reduce the post-development 100-year 6-hour peak discharge rate within each basin to the pre-development 100-year 6-hour peak discharge

rate to meet the requirements of the Rio Rancho DMP.

The proposed arroyos have been analyzed and the peak runoff flowrate within each channel was determined based on the 100-year 24-hour flow rates from the Mariposa subdivision, as identified in their record drawings, and the predevelopment flowrates within the Papillon Village drainage basins. The predevelopment Papillon Village flowrates were used with the assumption that each post development basin within the Papillon Village development will flow to a water quality and detention pond before discharging into the arroyos. These water detention ponds will be designed to reduce the post development peak flowrates within each basin to the pre-development rates.

These peak runoff flowrates influenced the design of each channel. Each channel will be trapezoidal with 3:1 side slopes. The sides of these channels will be grouted to mitigate erosion while the base will remain in their natural condition to allow for infiltration. A 1-foot deep toe at the base of the grouted side slopes will be installed to mitigate undercutting. To reduce the running slope and flow velocity within each channel, a series of 2-foot-tall gabion drop structures will be installed along the length of the channel. The number of drop structures and the dimensions of the channels vary.

The capacity of the existing culvert crossing at Unser Boulevard were analyzed as part of the Drainage Master Plan (DMP). The structure consists of 4- 5' diameter CMP culverts on grade, mitered to the road slope, and protected with a sloped headwall with an approximate roadway embankment height of 7.5'. From this analysis, it was determined that the existing structures are not currently sufficient to convey the 100-year 24-hour pre-development peak flow from the site which is approximately 952 cfs. To prevent the need for modifications to the existing infrastructure under Unser Boulevard, the proposed water quality and detention ponds within the Papillon Village Subdivisions will be constructed to detain excess runoff to ensure that the peak discharge from the site is less than the 830 cfs capacity of the existing Unser Boulevard Crossing.

Lastly, energy dissipation structures will be installed at the outlet of the proposed channels to prevent any damage and mitigate erosion at the Unser Boulevard Crossing. The developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing. A detailed design of this water feature and the analysis of its energy dissipating capabilities will be included in the final design.

Floodplains

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. ~~Many of these~~ The smaller or minor arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in Figure ~~6~~7 and Figure 8.



Site Photo 7: Drainage Pipes Southeast Corner on Unser

Figure ~~67~~. ~~Conceptual Drainage Plan~~

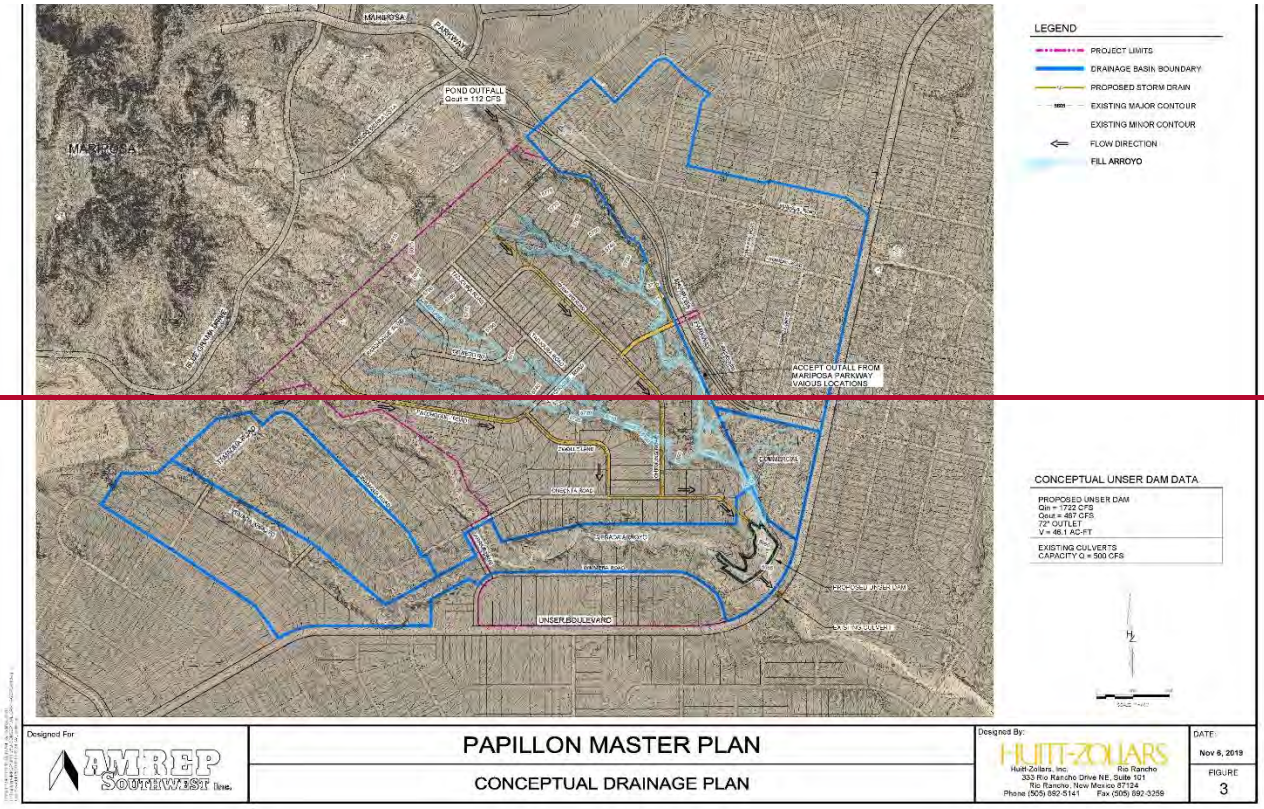


Figure ~~67~~. Proposed Arroyo Modifications

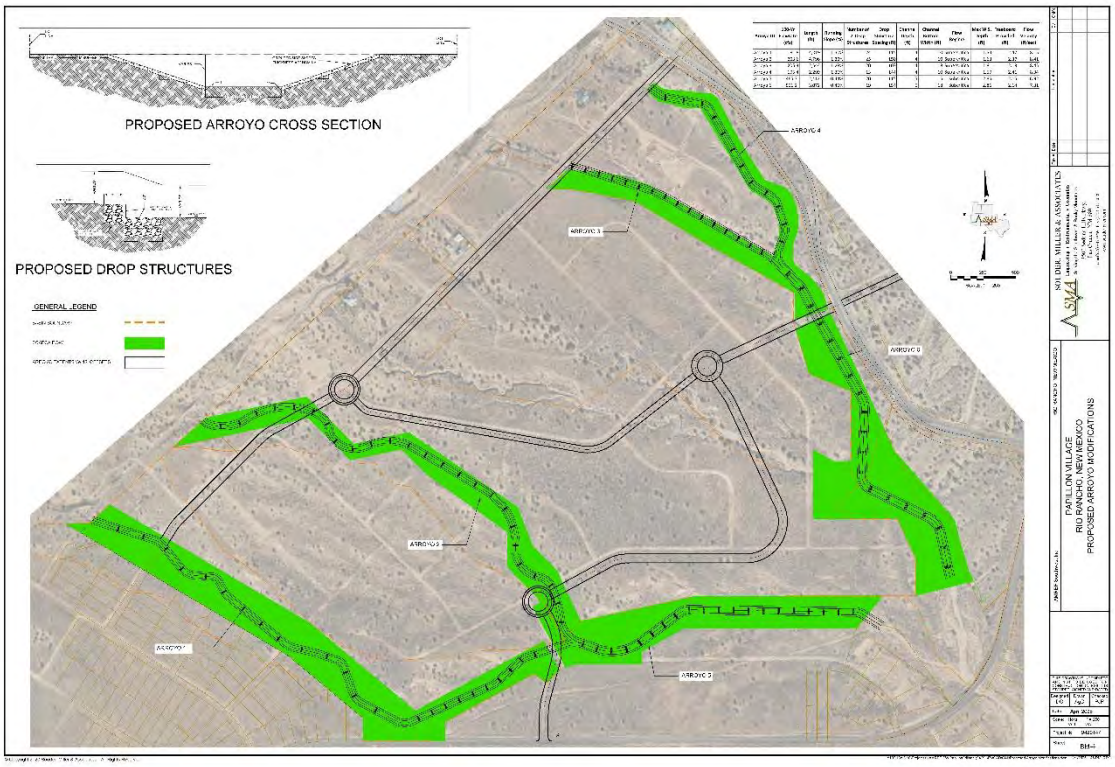
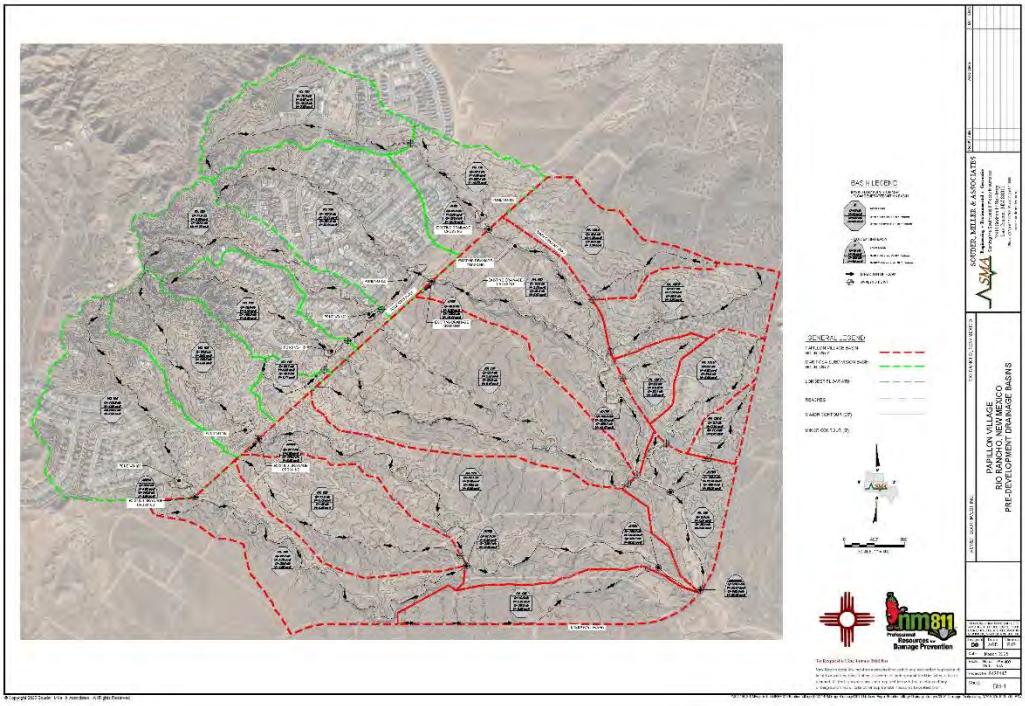


Figure ~~68~~. Pre-development Drainage Basins Map



The pPage left blank intentionally

CHAPTER 9

CONCEPTUAL UTILITY PLAN

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

Water

The proposed development is west of Unser Boulevard and north/south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'.

Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. ~~The Conceptual Utility Plan (Figure 7)~~ The Figure 9: Proposed Drainage Structure shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchouge Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and

connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to ~~Papillion~~ Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the ~~Papillion~~ Papillon development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

Water Quality Pond

Papillon Village has proposed to construct several water quality ponds, strategically positioned at lower elevations on each parcel, divided by arroyos or existing/proposed roadways within the community. These ponds are designed to collect rainwater for reuse, supporting the City of Rio Rancho's long-term goal of creating a sustainable environment. Additionally, the plan includes four reuse discharge points located at the northwest boundary, where all existing arroyos intersect with Patchogue Road and Tamaqua Road. Furthermore, the open space area at the southeast corner along Unser Blvd is planned to have a designated water feature area to collect stormwater for sustainable purposes and reactional use.

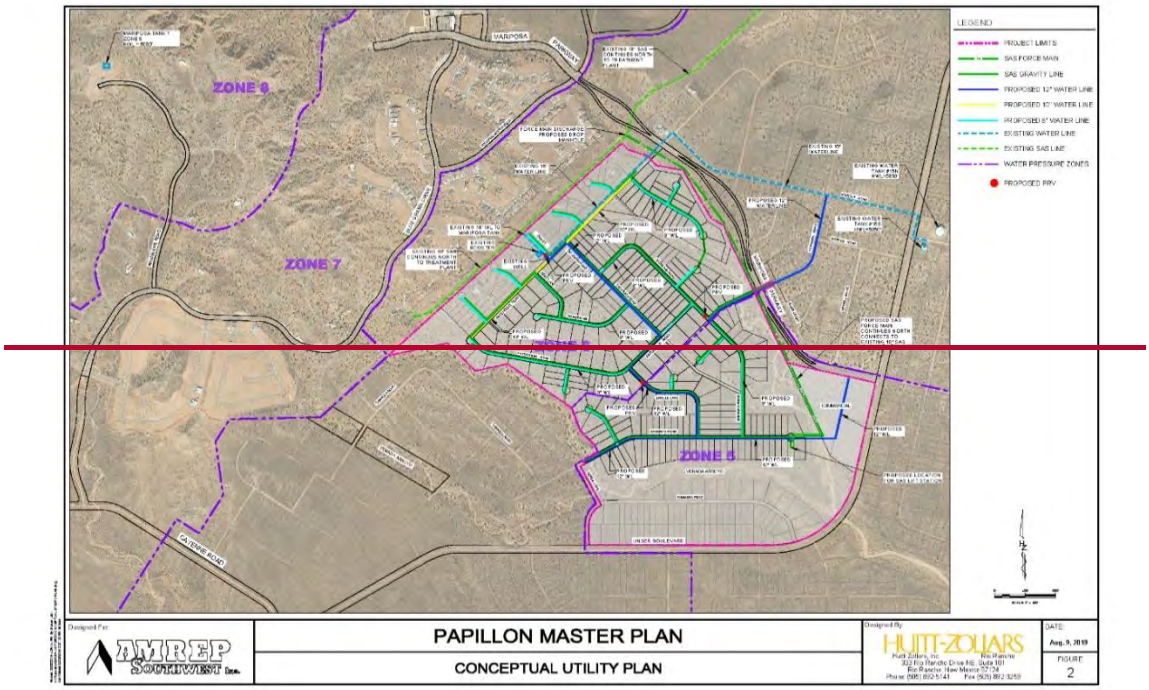
Water quality ponds serve several purposes in the Papillon master plan: to enhance water quality by slowing water velocity and allowing sediment to settle, allowing non-potable water sources to percolate and recharge the aquifer, provide more lush landscapes and open spaces that benefit from reclaimed, and stormwater flows while accommodating trails and open space amenities for residents. Stormwater ponds are located at lower elevations and critical junctures to contain stormwater from minor rain events and overflow into the large stormwater conveyance systems. Ponds are envisioned to be protected from erosion by aggregates and have seeded/naturalized bottoms. Designs will provide maintenance access in all instances. Adjacent to the ponds are multiuse paved and soft-surface trails, shade structures and site furnishings.

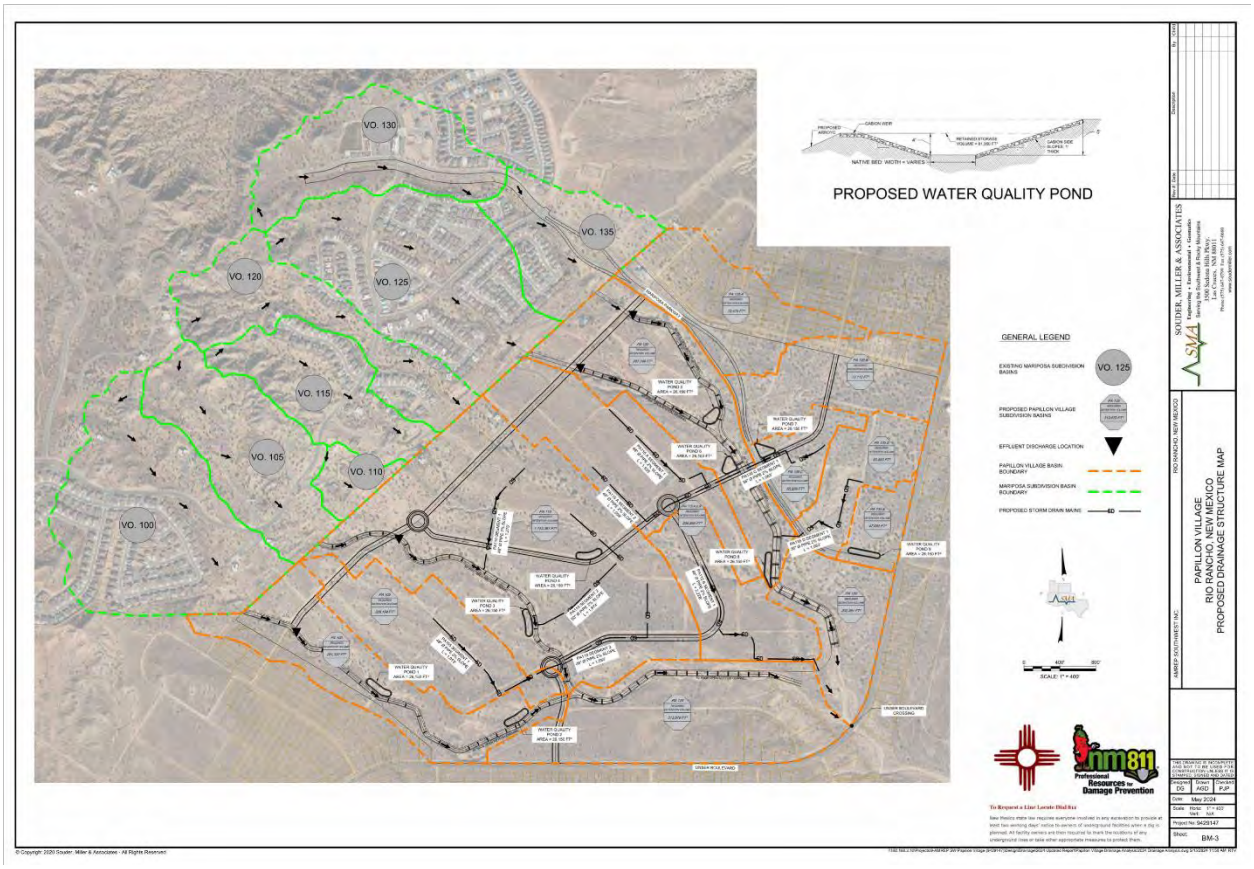
Sewer

Sewer service for ~~Papillion~~ Papillon and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillion sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase.

The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of ~~Papillion~~ Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).

Figure 3. Conceptual Utility Plan





The p~~P~~age left blank intentionally

CHAPTER 10

IMPLEMENTATION & PHASING

The implementation of the Papillon Village Master Plan will occur during future replatting, ~~through zone map amendments,~~ and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build-out of the Planning Area.

Implementation Actions

1. The majority property owner will pursue the establishment of a SAD or PID to provide financing for infrastructure improvements.
2. Construction of infrastructure and transportation improvements will be planned in coordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.
3. The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).

~~4. Prior to replatting or any development, the majority property owners will initiate rezoning of affected parcels to follow the adopted land use plan.~~

~~5.~~4. To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

~~6.~~5. ~~Incorporation~~The incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

Phasing

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

Phase 1: Rezoning of the land and replatting of existing lots into new layout.

Phase 2: Establishment of a financing mechanism for infrastructure improvements.

Phase 3: ~~Phase 2:~~ Construction of major infrastructure, drainage, and transportation improvements.

~~**Phase 3:** Rezoning of the land and replatting of existing lots into new layout.~~

Phase 4: Home building and community development.

Infrastructure Financing Mechanisms

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a

Special Assessment District or Public Improvement District. These two mechanisms are described below.

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

Public Improvement Districts (PIDs): Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new subdivision, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are ~~particularly~~ needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PID on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PIDs involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PIDs. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

Special Assessment Districts: Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD.

The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to ~~specially~~especially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision platting by providing infrastructure to existing and future lots rather ~~that~~ than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

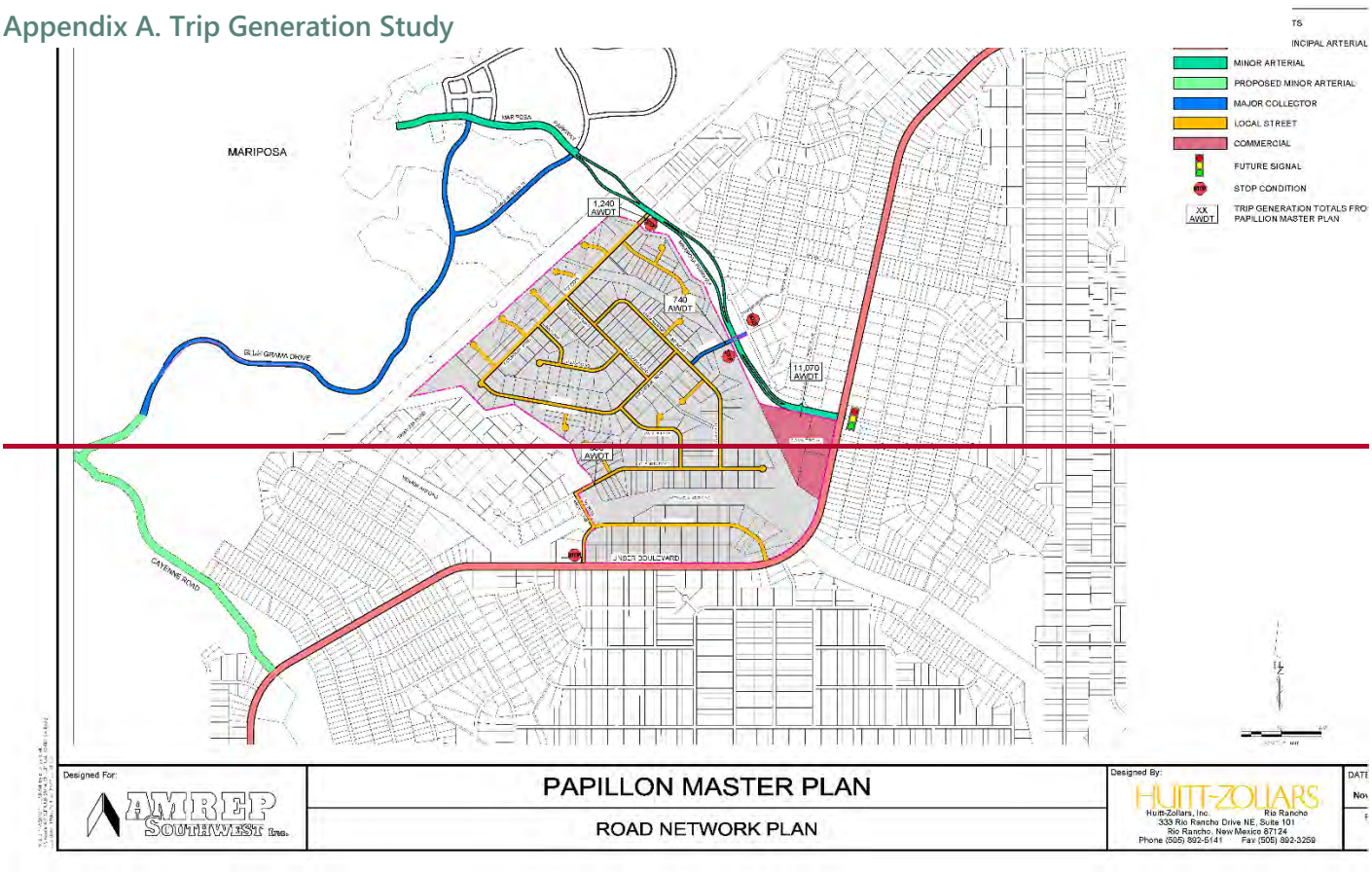
If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments ~~on~~of their properties.

~~APPENDICES~~

~~Appendix A. Trip Generation Study~~

~~*Page left blank intentionally*~~*END*

Appendix A. Trip Generation Study



APPENDIX
EXPANSION/ZMA PARCELS

Block	Lot	StrAddr	ZipCode	Acres
113	2	2718 ONEONTA RD NE	87144	0.983236
113	4	2702 ONEONTA RD NE	87144	0.962509
113	5	2634 ONEONTA RD NE	87144	0.96
113	6	2626 ONEONTA RD NE	87144	1.14258
113	7	2618 ONEONTA RD NE	87144	1.264442
113	8	2610 ONEONTA RD NE	87144	0.873327
113	9	2602 ONEONTA RD NE	87144	0.834487
113	10	2603 ONEONTA RD NE	87144	1.165045
113	12	5616 TAMAQUA RD NE	87144	1.287686
113	13	5608 TAMAQUA RD NE	87144	1.143863
113	14	5600 TAMAQUA RD NE	87144	0.999793
113	15	5332 ONONDAGA RD NE	87144	0.970699
113	DRN	2622 ONEONTA RD NE	87144	0.157711
117	1	5512 TAMAQUA RD NE	87144	0.690781
117	2	5516 TAMAQUA RD NE	87144	0.976354
117	3	5524 TAMAQUA RD NE	87144	0.976573
117	4	5532 TAMAQUA RD NE	87144	0.973678
117	5	5540 TAMAQUA RD NE	87144	0.977577
117	14	2417 MONS RD NE	87144	0.999128
117	15	2409 MONS RD NE	87144	0.998078
117	16	2401 MONS RD NE	87144	0.812299
118	11	5517 TAMAQUA RD NE	87144	0.919427
118	12	5525 TAMAQUA RD NE	87144	0.920697
118	13	5533 TAMAQUA RD NE	87144	0.930876
118	14	5541 TAMAQUA RD NE	87144	1.233225
118	17	5419 ANJERS CT NE	87144	1.190493
118	18	5427 ANJERS CT NE	87144	0.921483
118	19	5426 ANJERS CT NE	87144	0.901794
118	20	5418 ANJERS CT NE	87144	0.997048
118	23	5337 BLOIS CT NE	87144	0.998652
118	24	5345 BLOIS CT NE	87144	0.99721
118	25	5401 BLOIS CT NE	87144	0.999121
118	26	5409 BLOIS CT NE	87144	1.332316
118	27	5408 BLOIS CT NE	87144	1.425688
118	28	5400 BLOIS CT NE	87144	1.212508
118	29	5344 BLOIS CT NE	87144	1.106926
118	30	5336 BLOIS CT NE	87144	1.007732
118	31	2703 ONEONTA RD NE	87144	0.8895
118	32	2711 ONEONTA RD NE	87144	0.935691
118	33	2719 ONEONTA RD NE	87144	0.983848
118	34	2727 ONEONTA RD NE	87144	0.994223
118	DRN	9999 BLOIS CT NE	87144	0.051775
118	DRN1	9999 ANJERS CT NE	87144	0.01332
118	PPRK	5513 TAMAQUA RD NE	87144	1.443382
119	40	2814 ONEONTA RD NE	87144	0.716641
129	11	5918 TIOGA CT NE	87144	0.718569

129	12	5826 TIOGA CT NE	87144	0.790856
129	13	5833 VALMERA CT NE	87144	0.789745
129	14	5825 VALMERA CT NE	87144	0.74704
129	15	5817 VALMERA CT NE	87144	0.748531
129	16	5809 VALMERA CT NE	87144	0.745124
129	17	5801 VALMERA CT NE	87144	0.600714
129	18	5721 VALMERA CT NE	87144	0.535509
129	24	5720 VALMERA CT NE	87144	0.802466
129	25	5728 VALMERA CT NE	87144	1.069781
129	26	5800 VALMERA CT NE	87144	1.078792
129	27	5808 VALMERA CT NE	87144	0.746637
129	28	5816 VALMERA CT NE	87144	0.75112
129	29	5824 VALMERA CT NE	87144	0.751265
129	30	5832 VALMERA CT NE	87144	0.780841
129	31	5827 TOWANDA RD NE	87144	0.770756
129	32	5819 TOWANDA RD NE	87144	0.747846
129	33	5811 TOWANDA RD NE	87144	0.748671
129	34	5803 TOWANDA RD NE	87144	1.402302
129	35	5735 TOWANDA RD NE	87144	0.982445
129	36	5727 TOWANDA RD NE	87144	1.058115
129	37	5711 TOWANDA RD NE	87144	1.06762
129	38	5703 TOWANDA RD NE	87144	0.951034
129	DRN	9999 TOWANDA RD NE	87144	0.367592
130	7	5524 GAND CT NE	87144	1.083269
130	8	3300 LARAT CT NE	87144	0.714895
130	9	3308 LARAT CT NE	87144	0.858603
130	10	3317 LARAT CT NE	87144	0.965592
130	11	3309 LARAT CT NE	87144	0.739577
130	12	3301 LARAT CT NE	87144	0.780435
130	13	5702 TOWANDA RD NE	87144	0.95903
130	14	5710 TOWANDA RD NE	87144	0.984102
130	15	5718 TOWANDA RD NE	87144	1.412052
130	16	5730 TOWANDA RD NE	87144	1.600679
130	17	5734 TOWANDA RD NE	87144	1.222991
130	18	5711 ORWELL DR NE	87144	1.239392
130	19	5703 ORWELL DR NE	87144	1.001284
130	20	5627 ORWELL DR NE	87144	1.002611
130	21	5619 ORWELL DR NE	87144	1.002414
130	22	5611 ORWELL DR NE	87144	1.004869
130	23	5603 ORWELL DR NE	87144	1.002415
130	24	5523 ORWELL DR NE	87144	1.001817
130	25	5515 ORWELL DR NE	87144	0.997162
130	26	5507 ORWELL DR NE	87144	1.11012
130	DRN	9999 GAND CT NE	87144	0.037153
131	1	3418 WOWOMI RD NE	87144	1.085681
131	2	3426 WOWOMI RD NE	87144	1.030946
131	3	3434 WOWOMI RD NE	87144	1.093072

131	4	5533 UNSER BLVD NE	87144	0.992119
131	5	5625 UNSER BLVD NE	87144	0.990696
131	6	5617 UNSER BLVD NE	87144	0.987856
131	7	5609 UNSER BLVD NE	87144	0.989135
131	8	5601 UNSER BLVD NE	87144	0.989114
131	9	5541 UNSER BLVD NE	87144	0.989271
131	11	5506 ORWELL DR NE	87144	0.89887
131	12	5514 ORWELL DR NE	87144	0.998091
131	15	5610 ORWELL DR NE	87144	1.000052
131	16	5618 ORWELL DR NE	87144	0.999494
131	17	5626 ORWLL DR NE	87144	0.989104
				97.78076

City of Rio Rancho
Development Services
3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

October 29, 2025

TO: AMREP Southwest, Inc, Consensus Planning Inc.

RE: Zone Map Amendment/Master Plan Amendment (25-100-00014/25-410-00007)

The following are the comments and feedback received in regards to the application; please respond to staff comments and provide the requested changes.

Planning and Zoning Division:

1. Ensure acreage is consistent throughout document (ie. There are a few instances where the old acreage is reflected).
2. Update exhibits so that they do not include any of the outparcels.
3. More information needed in regards to Park location(s), maintenance/dedication; during which phases will parks be built? When will the HOA be established?
4. Potential Public Parks shall meet DPM standards for respective park type
5. Add language that all signage is subject to sign-code criteria (or provide us with exact dimensions for anything bigger than the sign-code allows for); Round-about sculptures and Entry Monuments are also subject to sign-code criteria and approval by Public Works.
6. Unser may need to be paved.
7. Add language that everything is subject to waste-water availability.

Parks, Community & Recreation Services:

Please see the attached Word Document “Papillon Master Plan Previous Comments - still stand 102825” that references questions and overarching comments from previous cases for this development.

Regarding the current ZMA – No new comments; Regarding the updated MPA:

Page 16 – first use of the Proposed Land Use and Zoning Map – the Open Space indicated along Mariposa Parkway as a buffer or other feature would likely simply act as an open space buffer between the roadway and arroyo and encompasses the existing asphalt trail. PRCS does not maintain trails within or adjacent to roadways and would not maintain this open space and defers to the Public Works Department/DSD for their acceptance/feedback and maintenance commitment. The general width and “feel” of the open space is a result of the existing ROW and arroyo system – and is similar in feel to that which exists in the Mariposa East development along Mariposa Parkway.

Page 21 “Community Amenities” section – still references Chapter 6, and “A neighborhood park” this should be cleaned up to be consistent with the rest of the document. (no chapter number, just section heading and “two neighborhood parks.”

Page 25 “Parks” section –

- First paragraph, please note that the City Subdivision Ordinance requires park land dedication. The City’s Comp Plan has guidelines for both park land and open space

allocation. PRCS may recommend/support allocation of general open space but only requires dedication of developed park land per the ordinance.

- Second paragraph, still references figure 7 and chapter 6 – as well as park locations near Patchogue Rd – when it should be Towanda Rd. This should be cleaned up to be accurate and consistent with the rest of the document/figures.
- Third paragraph – should correct "paks" to parks
    - Use of "two neighborhood parks" is correct in this context

Page 25 "Open Space and Trails" section –

- Second sentence – correct 5,380 to 5,830

Continued on Page 28…and Figure 7: Bike Lane, Trail, and Bridge Plan
This is great connectivity, however:

- Again, note that the city will not accept crusher fine trails, they will be maintained by the HOA, and as previously explained:
    - While the draft Master Plan says the trails will be constructed to meet City of Rio Rancho standards with a minimum width of 10 feet, 2 feet buffer (recovery zone) on each side, signage, and pavement markings – we assume this correlates to the existing conditions/asphalt path between Mariposa East and Unser Blvd. along Mariposa Parkway, when relating to any current or future City ownership, and the Department of Public Works would need to be consulted regarding any multipurpose trails along or within the right of way.
    - Any asphalt paths that are constructed along the arroyos as shown in Figure 7 would need to be owned and maintained by SSCAFCA, the HOA or some combination thereof. PRCS has not seen any comments from SSCAFCA stating that they will accept those trail alignments, or whether or not they feel it complies with their Quality of Life Master Plan. They should also be consulted, as the City/PRCS would not be accepting a trail easement/responsibility and they may have different specifications for asphalt trails within their facilities.

Page 26

- "Figure 6: Regional Parks" should be changed to "Figure 6: Neighborhood (or Large Neighborhood) Parks" in the heading and body of the figure
-

Page 42 – Again – Note: no pocket or private parks will be funded by a PID

Throughout the Document - Use of the term Regional Park vs. Neighborhood Park- current DPM

PRCS sees the proposed park location and size as meeting the large neighborhood park location. Please change use of Regional Park to Neighborhood Park or Large Neighborhood Park as the current DPM describes a Regional Park as follows:

2.3 Regional Park

2.3.1 Regional Park — Park Larger than 10 acres.

2.3.2 The City of Rio Rancho will provide a specific program for expected uses to the Landscape Architect for any Regional Parks. Uses will be intended to maximize recreation activities while optimizing water use.

2.3.3 The City shall work with the Developer/Contractor to identify minimum design elements for all parks meeting "Regional Park" criteria. Generally, a Regional Park will contain all elements of a neighborhood park plus a minimum 2 acres of playing fields or courts for

organized sports. Regional Parks will also have appropriate parking lot and field or court lighting to support organized sports.

2.4 Additional Elements and Improvements

2.4.1 Softball and Baseball fields, fenced dog park areas, disc golf courses, horse shoe pits, and tennis, racquetball, volleyball, cricket and bocce courts, shall be considered as additional elements or improvements, and when proposed in a park design, the City shall provide preferred construction criteria, to the Contractor prior to submission of park construction plans for Design Review.

PRCS defers to DSD for any further recommendations, requirements (for resubmission, changes) or approvals.

Fire & Rescue Department:

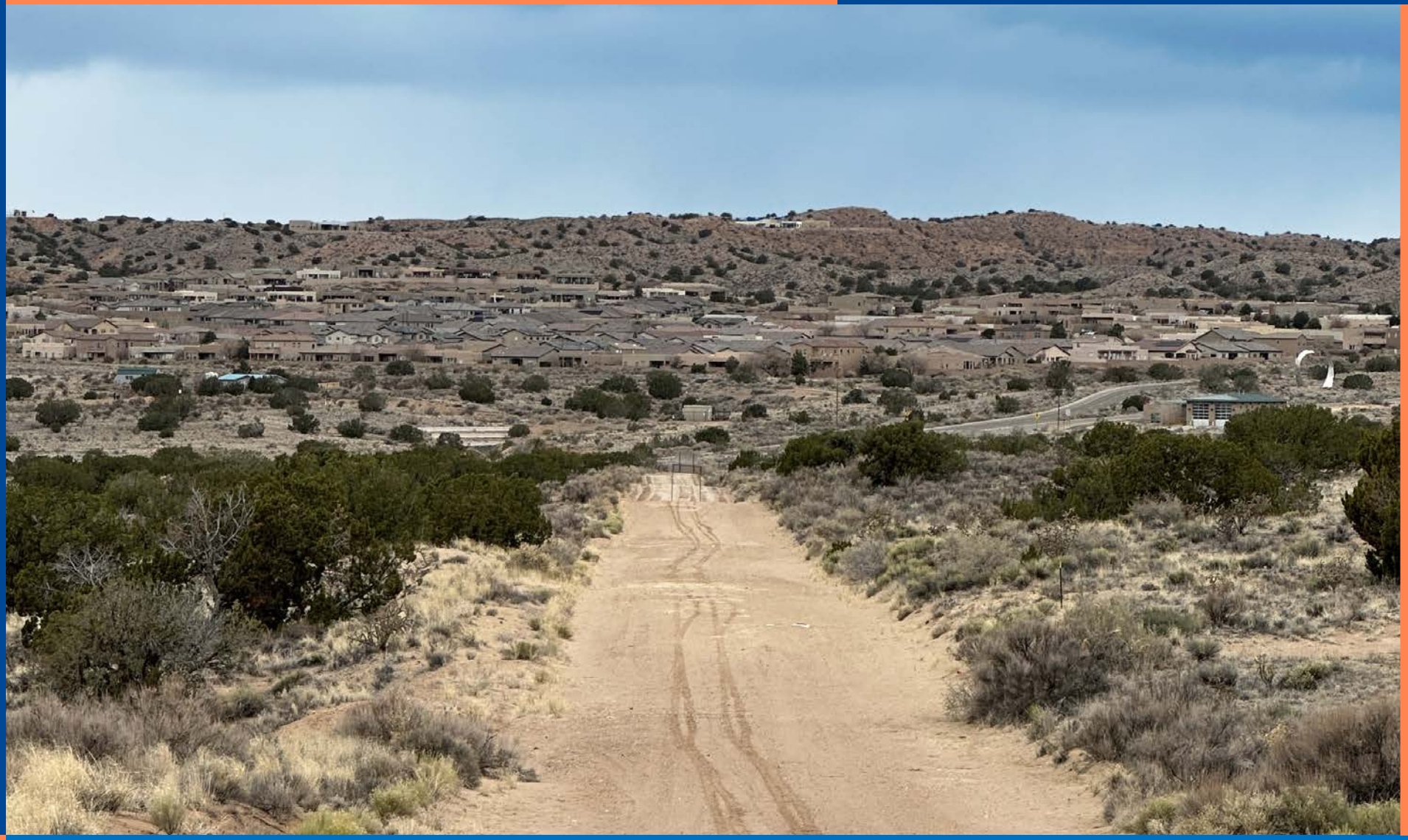
IFC 2021 shall be referenced for Fire and Life Safety Code. Appendix D shall be referenced for Fire Apparatus Access Roads. Fire Hydrants shall be in more than 500 ft. driving distance apart. A Fire 1 Plan shall be submitted to the Fire Marshals Office for review and approval prior to submitting the full plan set.

Engineering: “Existing zoning” appears incorrect. Population numbers, etc don’t seem to have changed with the revised MP area. See comments from 4-30; most still apply. See attached redlined plan.

SSCAFCA: SSCAFCA will require a Turnkey Agreement prior to final design for drainage improvements on SSCAFCA property. Engineering review will occur during plan submittal. Proposed conceptual drainage structures may change.

Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho
(505)-896-8785, lruizcarlos@rrnm.gov



Papillon Village Master Plan

Prepared for: AMREP Southwest, Inc.
Prepared by: Consensus Planning

Adopted: ~~2024~~

PAPILLON VILLAGE
MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED 2024 AMENDMENT

PREPARED BY:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Souder, Miller & Associates
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

ADOPTED FEBUARY 12, 2020

PREPARED FOR:

AMREP Southwest, Inc.

PREPARED BY:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Huitt Zollars, Inc.
333 Rio Rancho Boulevard, Suite 101
Rio Rancho, NM 87124

Table of Contents

Chapter 1.	Introduction	1
Chapter 2.	Existing Conditions	5
Chapter 3.	Proposed Land Use	10
Chapter 4.	Comprehensive Plan Integration	17
Chapter 5.	Development Guidelines	23
Chapter 6.	Community Facilities	27
Chapter 7.	Transportation Plan	31
Chapter 8.	Conceptual Drainage Plan	35
Chapter 9.	Conceptual Utility Plan	39
Chapter 10.	Implementation & Phasing	43

This page left intentionally blank.

Introduction

This document is a Master Plan for an expected 651-acre residential community with drainage and water feature amenities, commercial, and future school site located within Rio Rancho, New Mexico to the northwest of Unser Boulevard NW and southwest of Mineola Road (see FIGURE 1: CONTEXT MAP). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community amenities including develop a conceptual drainage plan, transportation (multi-use trail, bike lane, and bridge), address future infrastructure, and utility needs.

PLANNING PROCESS

The planning process was initiated in 2024 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Souder, Miller & Associates, Inc., to amend the previous Papillon Village Master Plan and supplemental information regarding drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use. The Papillon Village Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

Arroyo

PLAN BOUNDARY

The Master Plan boundary is bordered by the Mariposa Community to the west, Mineola Road on the north, and Unser Blvd to the south and east boundary. The planning area was determined ~~based, in part, on~~ by the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area

around the Unser Boulevard and Mariposa Parkway intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached prerecession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure adequate land is available for needed housing development in the foreseeable future.

The boundaries include two major roadways, Unser Boulevard on the south and east sides and Mineola Road to the northeast. Mariposa Parkway is adjacent the northwestern boundary and serves as the main entrance of the Mariposa community. Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical constraint to growth in that direction. The revised master plan incorporates open spaces, HOA-maintained landscape treats, commercial zones, and educational facilities.

tracts?

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes on smaller lots and commercial development near the Unser and Mariposa Parkway intersection.
- Coordinate development of drainage solutions with SSCAFCA including any pro-posed facilities in the immediate vicinity along Mariposa Parkway.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways. Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

PUBLIC OUTREACH

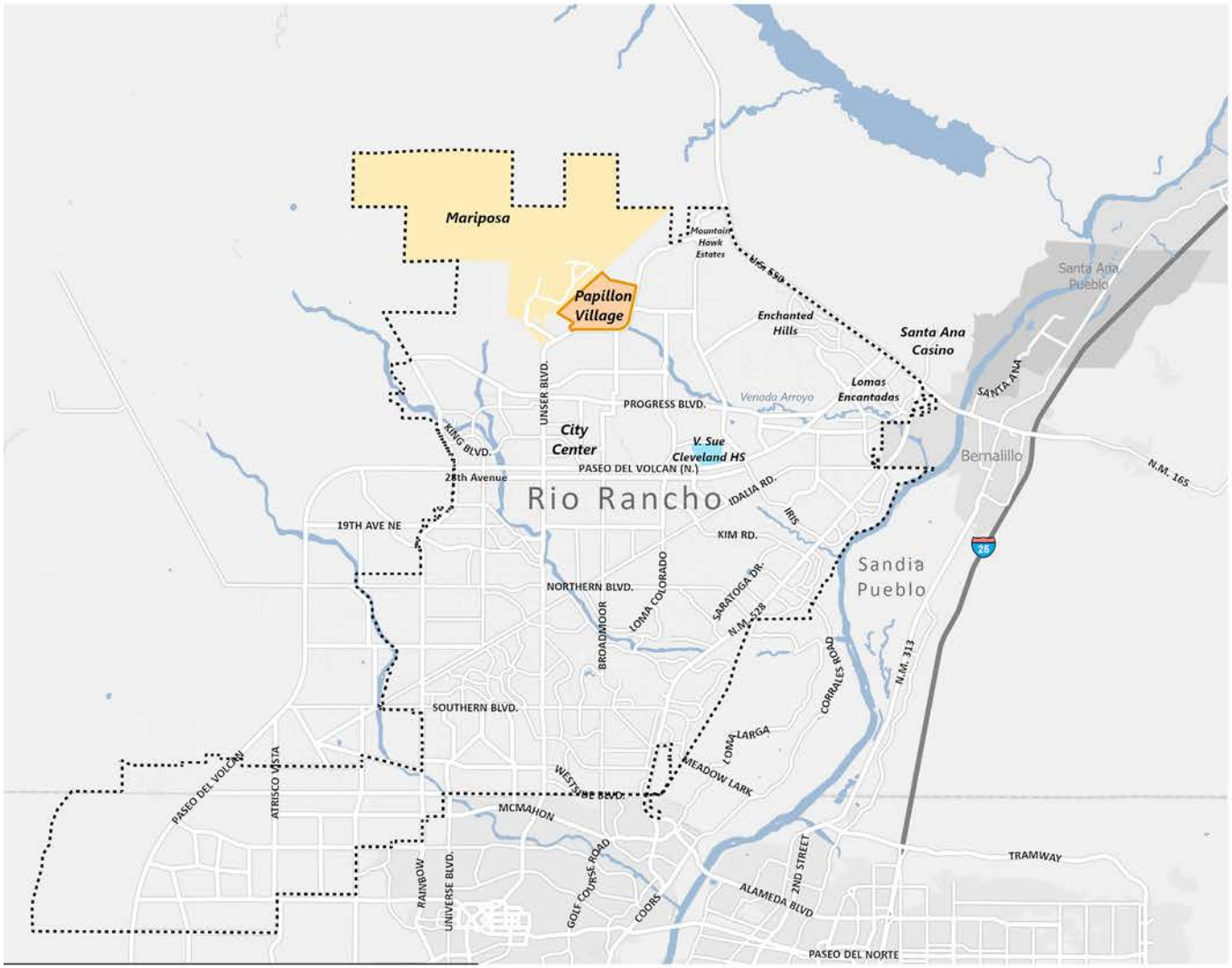
In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots. AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village constitutes a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.



Site Photo 1: Mineola Road NE Near Unser

FIGURE 1: CONTEXT MAP



PAPILLON VILLAGE
MASTER PLAN AMENDMENT
MASTER PLAN CONTEXT

PREPARED FOR:
AMREP Southwest Inc.

PREPARED BY:
SMA

1"=2 miles
0 .5 1 2 Miles
NORTH

8/6/2024

This page left intentionally blank.

Existing Conditions

The 651-acre Master Plan Area is currently undeveloped. To the west of Patchogue Road, there are some existing single-family residences but the land is primarily vacant. Apart from the residential communities in Mariposa to the north, the vicinity within a 3-mile radius of the Planning Area has few residents. It has an estimated population of 2,400 people in 2022. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Mariposa, access to Unser Boulevard and nearby existing utility connections.

LOCATION

Papillon Village is located at the northern part of Rio Rancho, adjacent to the Mariposa community and bordered by Unser Boulevard and Mineola Road. The planning area is situated about 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

There are an existing network of roads?

SITE TOPOGRAPHY & DRAINAGE

Souder Miller & Associates has conducted a drainage study using the Soil Conservation Service (SCS) Method as outlined in the SSCAFCA Hydrology Manual. The area receives an average annual precipitation of approximately 8 inches. The terrain in the contributing basins is generally characterized by gentle slopes, typically ranging from 1.5% to 6.0%, interspersed with brief, steep ridges where slopes can reach up to 33%. Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,800 feet at the northwest boundary to about 5,650 feet at the southern edge.

The existing network of dirt roads, established in the antiquating subdivision process along the 50-feet rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned below. Site grading will be necessary to facilitate future development.

The site includes five intermittent precursor channels of the Venada Arroyo, flowing from northwest to southeast, ranging in width from a few feet to about 80-feet. Due to ongoing erosion since the area was first platted, these arroyos have widened in recent years and require mitigation to manage the effects of stormwater run-off. As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Papillon Master plan aims to create a stormwater management plan to convey runoff from offsite, through the plan area to the southeast corner of the master plan area. The stormwater management plan aims to resolve the site's drainage challenges while preserving their corridors. The undeveloped Papillon Village subdivision site currently receives runoff from the Mariposa Subdivision via existing arroyos that flow from northwest to southeast. The plan intends for runoff from development areas to provide water quality and detention ponds prior to discharging into improved arroyos. The stormwater will be conveyed downstream through a series of energy dissipation structures that will be installed at the outlet of the proposed channels to prevent damage and mitigate erosion at the Unser Boulevard crossing.

SOILS & VEGETATION

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Grieta-Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.

The vegetation in the planning area comprises various grasses, shrubs, and small tree species typical to this part of New Mexico. These include oneseed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and various forms of cacti.

ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas facing developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

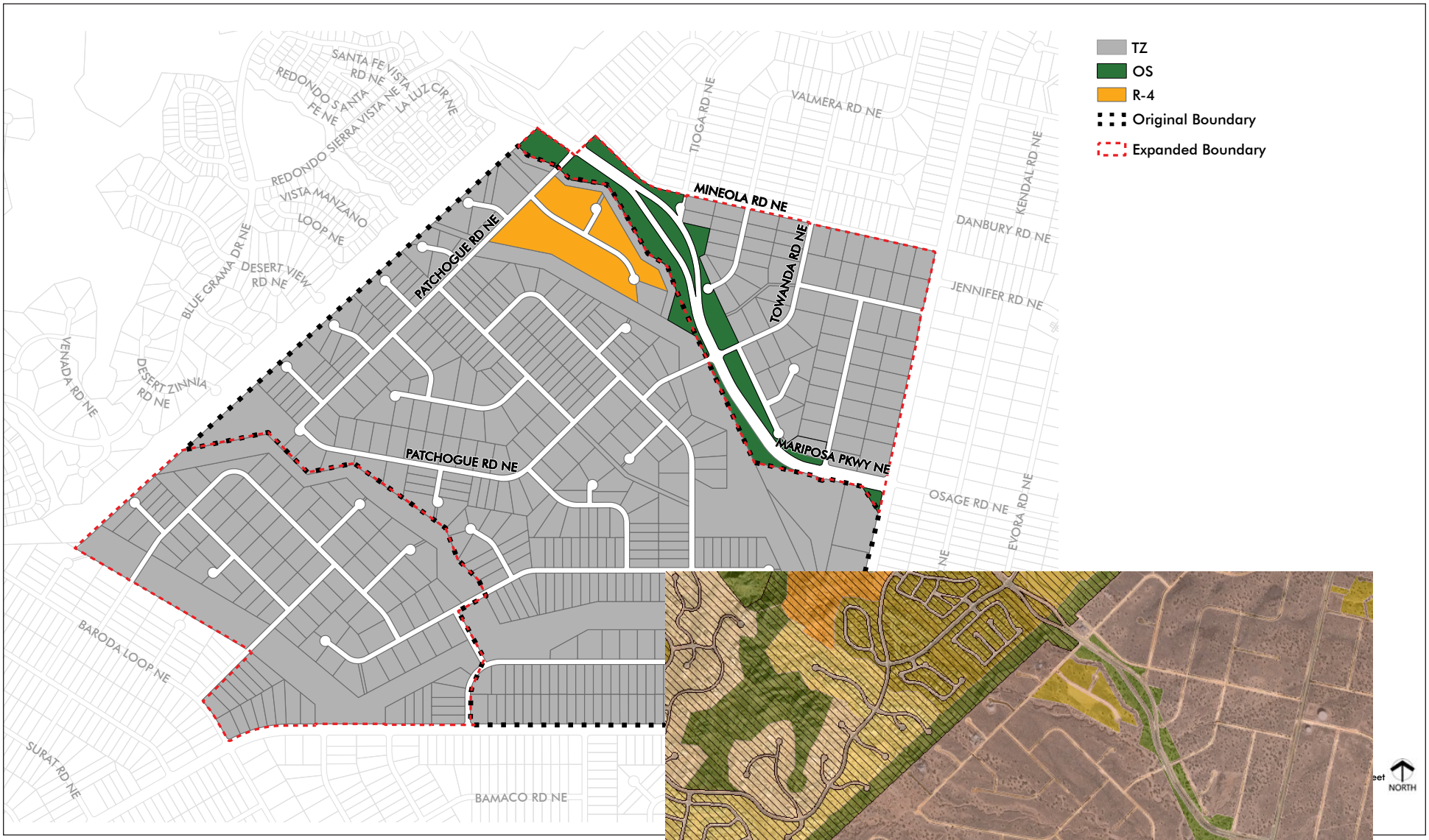
EXISTING ZONING

The existing zoning for the site is zoned: T-Z: Transitional Zoning. As per the Rio Rancho Municipal Code, the T-Z district permits low-density residential uses on an "interim basis for newly annexed areas," with all provisions of the R-1 District shall apply to those areas zoned T-Z." Additionally, no further subdivision is allowed, except for the consolidation of existing lots. Since the T-Z zone only allows very low-density residential development, the zoning will need to be changed in the future to accommodate medium-density single-family development and the commercial uses anticipated near the Unser Boulevard and Mariposa Parkway intersection.

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned as OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. These out parcels are not part of Mariposa, nor are they owned by the City of Rio Rancho of open space purposes. They are privately owned and will remain as the same zoning in the future.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4) at the northwest corner, along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The R-4 in the Northwest corner adjacent to Mariposa Parkway and Patchogue Road is currently vacant. Both the existing R-4 Zoning area and OS zoning along the entire Mariposa Park-way will remain as the same zoning for future development. Parkway

FIGURE 2: EXISTING ZONING





Site Photo 2: Arroyo on Patchogue Road NE

EXISTING INFRASTRUCTURE

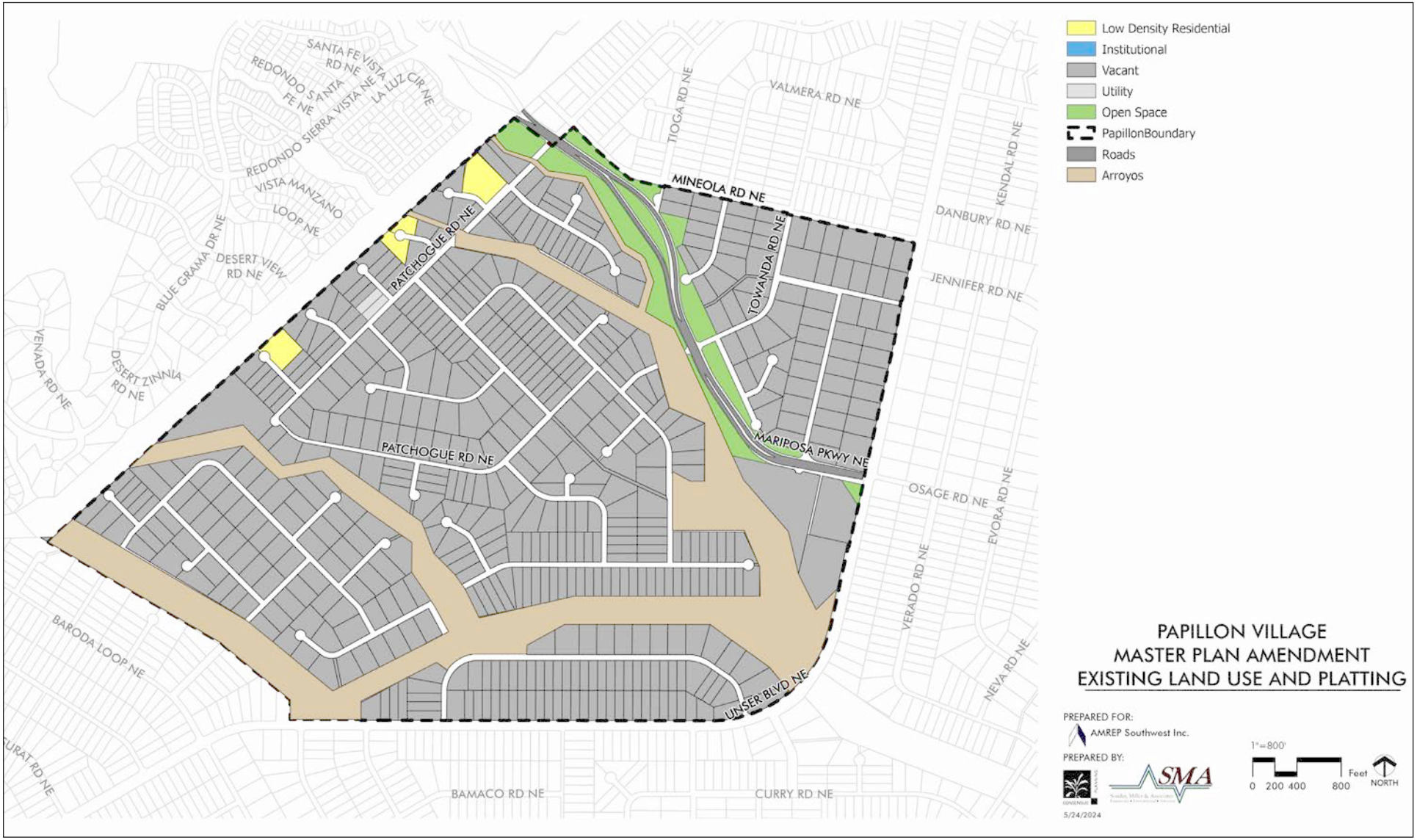
Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE, which have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE (see Site Photo Two). The nearest sanitary sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in CHAPTER 9: CONCEPTUAL UTILITY PLAN, and CHAPTER 10: IMPLEMENTATION & PHASING.

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN.

EXISTING LAND USE AND PLATTING

The property within the Papillon Master Plan is mostly vacant, however, there are some existing land uses that impact the master plan as shown on the map below. One is that SSCAFCA owns a number of parcels that contain existing drainage facilities including natural arroyos and ponding areas. There are also several existing homes along the northwestern edge of the property northwest of Patchogue Road. The existing homes are developed on existing, platted R-1 lots. There are also two City facilities that have been developed for a utility and a fire station. These facilities provide needed services for both Mariposa and the future Papillon residents. Finally, there are also a number of open space tracts that are along Mariposa Parkway as it passes through the Papillon Master Plan that are owned and controlled by the Mariposa HOA.

FIGURE 3: EXISTING LAND USE AND PLATING



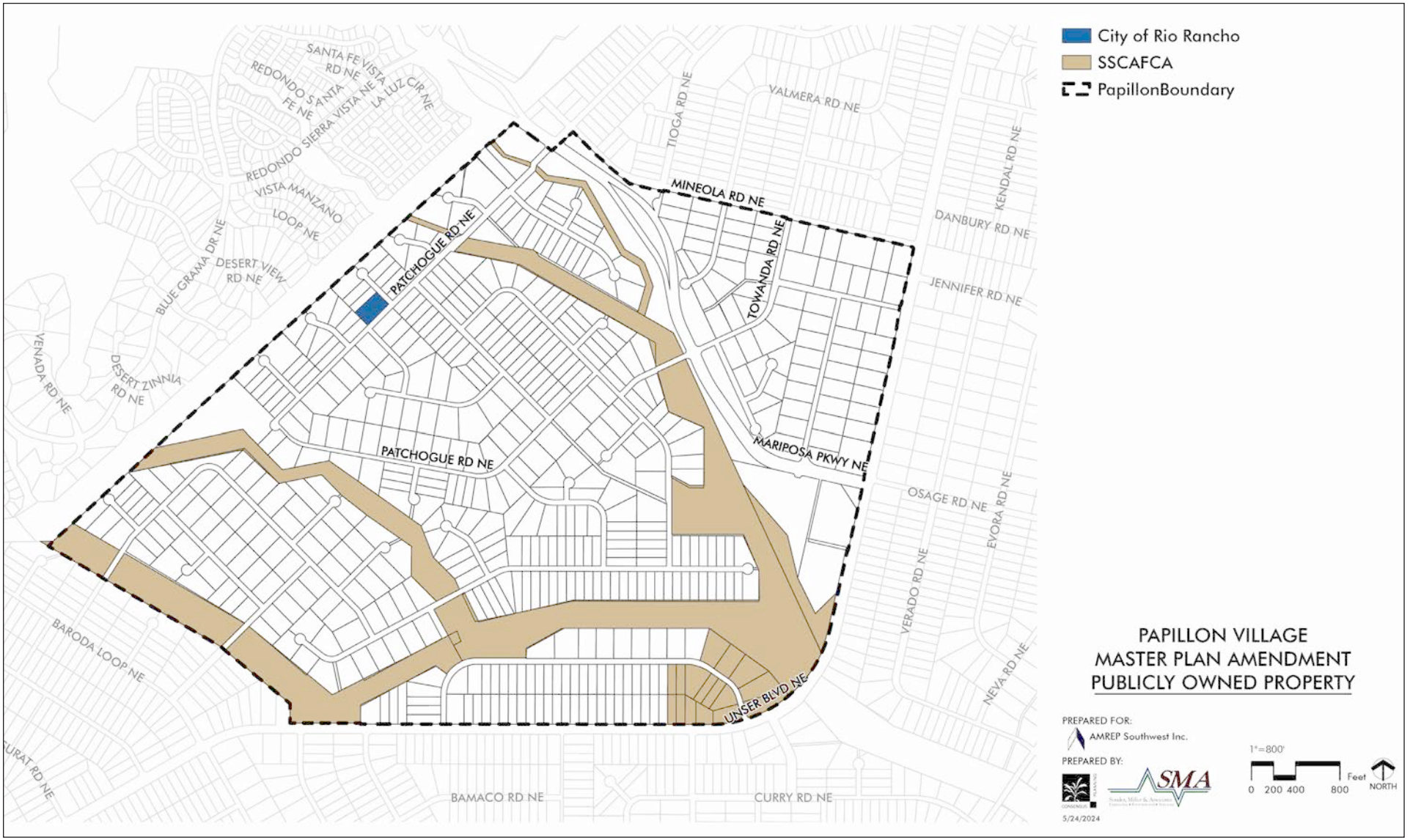
PUBLIC OWNERSHIP

The Papillon Master Plan includes several publicly owned properties. As depicted on the map below, the City of Rio Rancho owns two properties along the northwestern boundary of the plan area. Once of the properties is located at the northwest corner of Mariposa Parkway and Patchogue Road is an existing fire station that serves Mariposa as well as future residents of Papillon. Further south at the intersection of Patchogue Road and Ema Court is a City Utility property that includes City Well 15 and the Mariposa Booster Station. There are also a number of existing lots and tracts owned by the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) for drainage corridors and planned ponding areas. The developer is working with SSCAFCA to refine the limits of the drainage ways based on improvements per the drainage management plan prepared by Souder Miller and Associates and discussed in the drainage section of this master plan.



Site Photo 3: Towanda Road North

FIGURE 4: PUBLICLY OWNED PROPERTY



This page left intentionally blank.

Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as if a "Future Planning" zone, currently without a designated land use. As a result, the area is zoned "T-Z: Transitional Zone," a district that transition into R-1, R-2, R-4, C-1, and OS for development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 1 and Figure 5: PROPOSED LAND USE AND ZONING, which show the location of the anticipated land use areas and their respective percentages.

PROJECTED POPULATION

Based on the American Community Surveys (ACS) 2022 estimate of average household size of 2.72 people and the potential number of future residential lots, (2,060) the Master Plan Area is projected to have a population of approximately 5,603 residents full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to 5,830 people could call Papillon Village home.

occupy

Overall, Low-density residential areas occupies 62 acres (9.5%) of the site, moderate density residential areas cover 320.5 acres (50.5%) and, medium-density residential areas comprise 64 acres (9.8%). Additionally, the site includes 18 acres (2.8%) dedicated to parks and 18 acre (2.8%) of area for open space. Approximately 17 acres (2.6%) are designated for commercial purposes and 34 acres (5.2%) of road/right-of-way. There are 116.5 acres (17.9%) of dedicated drainage zoned TZ.

LAND USE	TOTAL ACRES	PERCENT TOTAL
Low Density Residential (R-1)	62	9.5%
Medium Density Residential (R-4)	320.5	49.2%
Moderate Density Residential (R-2)	64	9.8%
Commercial, Office, Mixed-Use (C-1)	17	2.6%
Parks (P)	18	2.8%
Open Space (OS)	18	2.8%
Drainage (TZ)	116.5	17.9%
Utility (U)	1	0.2%
Roads / Right-of-Way	34	5.2%
Totals	651	100%

not a type of disctrict

Table 1. Notes: Totals may not add to 100% due to rounding area.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. The arroyos will be improved with open space and trails and will continue to direct stormwater downstream to the Unser Boulevard crossing. Approximately 116.5 acres, or 17.9% of the Master Plan Area will be dedicated drainage areas. The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. In addition, the master Plan also proposed new trails and bike lane along the side of the arroyos to increase the non-vehicle mobility and walkability in the neighborhood.

PARKS

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately 18 acres of

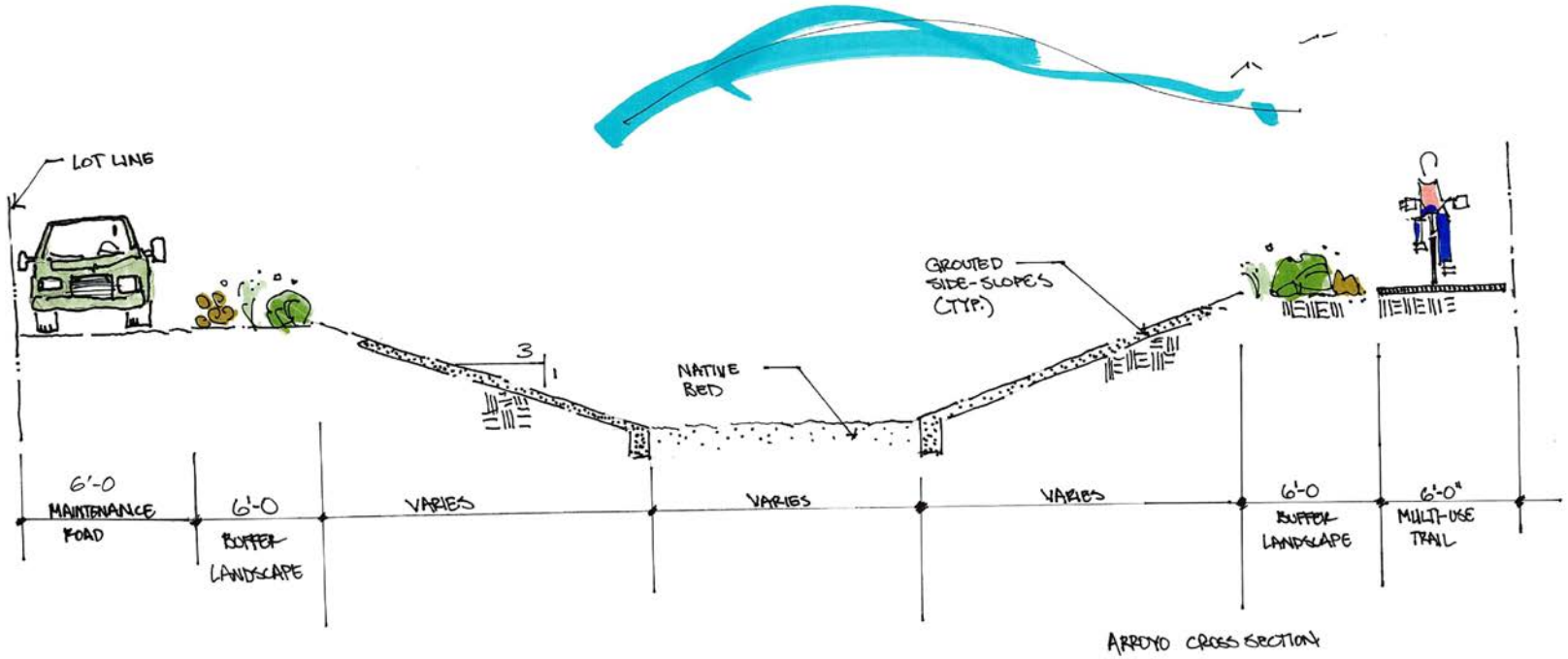


Diagram 1: Arroyo Cross Section

park space will be dedicated to support the estimated 5,800+ residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals.

MEDIUM-DENSITY RESIDENTIAL (R-4)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the amended Papillon Master Plan proposed to rezone approximately 70% the traditional zone within the Papillon Village area into R-4 zoning for medium/moderate-density residential use to allow higher population density to develop/grow within the Master Plan area.

LOW/MODERATE-DENSITY RESIDENTIAL (R-1/R-2)

Several lots along the northwestern boundary of the plan area are designated for low-density residential use. This includes the area northwest of Patchogue Road, which already features single-family homes on existing large lots. Low-density residential zoning is also proposed for the southern portion of the plan area between Venada Arroyo and Unser Boulevard. The proposed land use reflects the existing ownership and likely development pattern. Additionally, a rectangular area at the northeast corner and lots adjacent to Unser Blvd at the south is proposed to be rezoned into the R-2 Single-Family Residential District. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zone supports low-density single-family homes, with a typical density of about one dwelling unit per lot, although the average gross density is generally much lower.

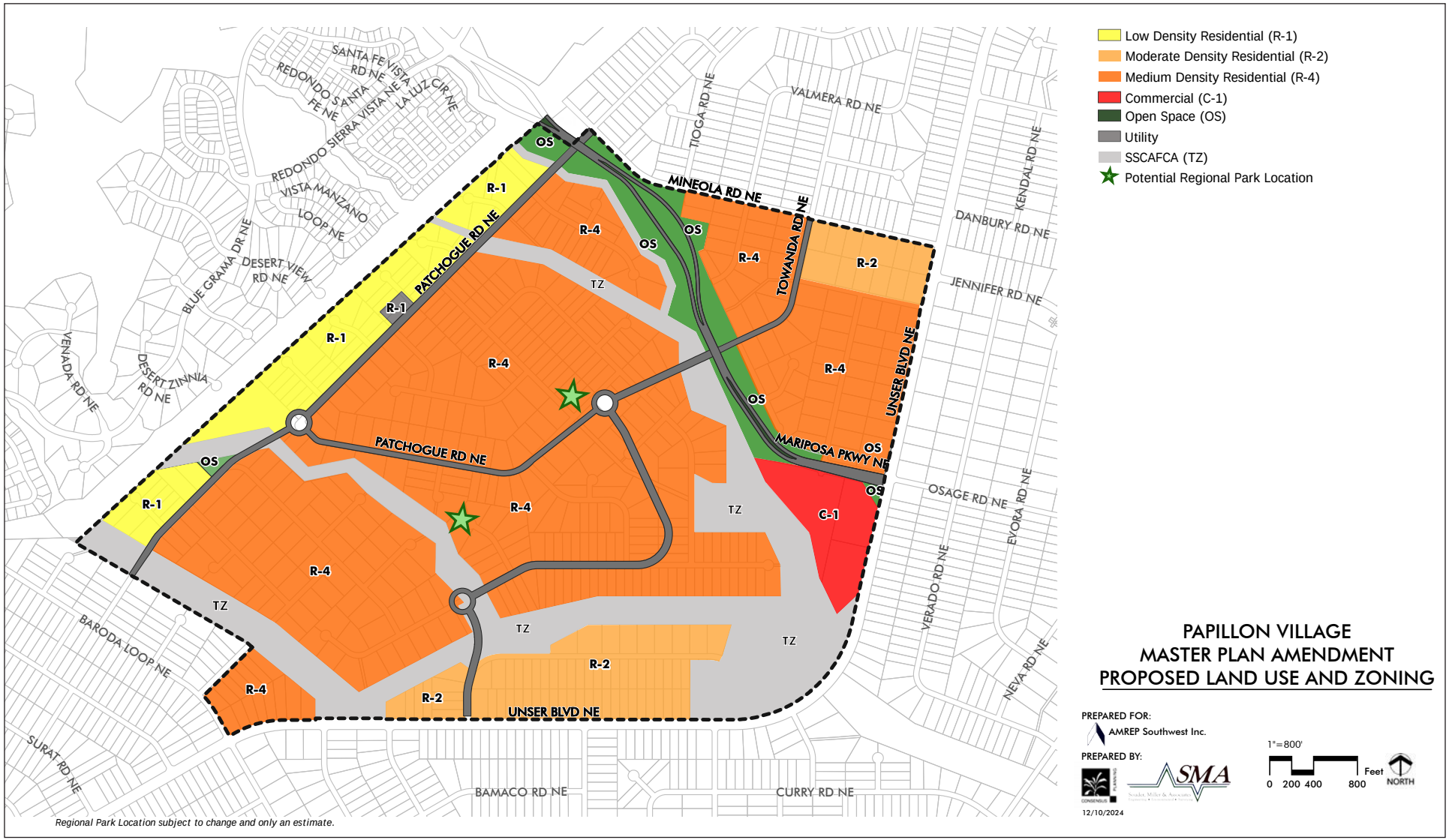
COMMERCIAL, OFFICE & MIXED-USE

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning was established alongside the adoption of the Mariposa Master Plan, although the property itself was not included in the Mariposa development. The subdivision plat dedicating the right-of-way for Mariposa allows for an entry with curb returns to this property, facilitating additional roadway access or a commercial driveway. Given its location with access to major roadways, the site is well-suited for commercial, office, or mixed uses.

FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection

FIGURE 5: PROPOSED LAND USE AND ZONING



Comprehensive Plan Integration

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Papillon Village. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the southeast corner of the master plan area, the developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing.

- GOAL CON-1: Preserve water resources.
- GOAL CON-2: Preserve vegetation and natural resources.
- POLICY Con-9: Preserve and enhance native vegetation along arroyos identified in SSCAFCA's quality of Life Master Plan.
- POLICY CON-12: Develop and protect a public open space network.
- ACTION CON-10: Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. Additional land is allocated for potential educational purposes and commercial activities near the intersection of Mariposa Parkway and Unser Boulevard. The plan also includes a water detention pond with landscape design, along with pocket parks, open spaces, and trails. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- Goal L-1: Encourage mixed uses – retail, office, and Land Use residential centered on pedestrian-oriented developments along principal arterial roads.
- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the community.
- GOAL PH-4: To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that serve as main entrances for Papillon Village: Mariposa Parkway and Unser Blvd. The amended master plan also proposed bridges, bike trails, and pedestrian trails within the amended area. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- POLICY L-3: Promote and support development that incorporates walkability.
- POLICY L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.
- Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-1: Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- POLICY PF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.
- POLICY EDP-6: Explore opportunities to enhance internships, mentoring programs and expand educational linkages within the community.

CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

The conceptual drainage plan (see FIGURE 6: BIKE LANE, TRAIL, AND BRIDGE PLAN) retains the primary channel and tributaries of the Venada Arroyo leading to SSCAFCA's Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recreation opportunities for future residents while preserving the natural environment.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- POLICY PR-2: Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.
- GOAL CON-3: Support wildlife habitat of sufficient diversity and abundance to sustain existing indigenous wildlife populations.
- POLICY CON-9: Preserve and enhance native strategies that address

- POLICY CON-12: Develop and protect a public open space network.
- ACTION PR-5: Develop a comprehensive bicycle and pedestrian transportation master plan.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- Policy L-2: Promote and support neighborhood scale retail activities that are consistent with residential development.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, and park spaces that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- Policy EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.
- Action EDR-4: Provide development incentives for large-scale development at the following retail priority locations: The Intersection of northern Boulevard & Unser Boulevard; the Southwest Corner of 528/Pat D'Arco Highway and Idalia Road; the Central Business District/Campus Center/Paseo Gateway; the intersection of Paseo Del Volcan and US 550; the intersection of Unser Boulevard and Paseo Del Volcan.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas. In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

Development Guidelines

The Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, a neighborhood park, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails, bike lane, and multi-use bridges can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway.

STREET LIGHTING

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and com-ply with the City of Rio Rancho's Outdoor Lighting Ordinance and DPM. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution and impacts such as light trespass.

LANDSCAPE DESIGN

The master plan proposes integrating water quality ponds into each parcel and adding new water detention ponds to enhance both aesthetics and infrastructure. Additionally, new vegetation and a trail system will be developed along the arroyos and in the southwest corner of the master plan area. Pocket parks are also planned to be incorporated into the future design of the Papillon Village Master Plan.

The landscape of this area is an important element in creating a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;
- Areas disturbed by grading activities shall be re-vegetated ~~with native seeding;~~ per APWA 1012
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.



In addition, the develop Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

RESIDENTIAL DESIGN

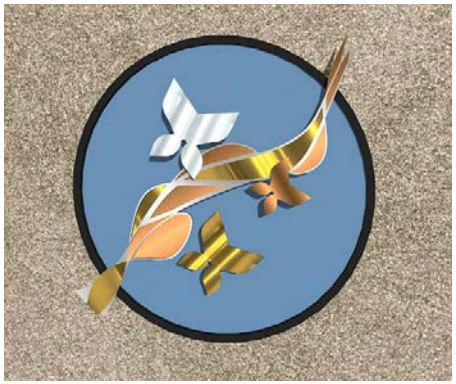
In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged. Furthermore, Consensus Planning has developed monument signage, sculptures, and logos to enhance community identity. The thematic design, inspired by the name "Papillon Village," seeks to emulate the fluttering movement of a butterfly and incorporates water elements into the monument signage, enriching the aesthetic and cultural appeal of the area within the master plan.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

COMMERCIAL AND MIXED USE

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged.

walls, residential neighborhood entrances, and all documents associated with the development. The blue background with different steel butterflies gives the community a unique identity to separate it from other Rio Rancho neighborhoods. With the word "Papillon" translating to "butterfly" in French, the development has embraced the unique path a butterfly travels on throughout its life and reflected it in the design of its emblem.



Rendering 1: Emblem



Rendering 2. Sculptures

ROUND-A-BOUT SCULPTURES

The public art sculptures will showcase the path of a butterfly flying through the air with solid metal butterflies at the end of the path. Highlighting the uniqueness of the community through its physical features, the sculptures will be placed throughout the community in the center of the round-a-bouts. The sculpture will be composed of similar materials, stucco, concrete, and steel as the entry monument. The color of the sculpture will continue to be natural metals with orange and blue steel as accents. The bold accent colors and natural metal materials will bring a unique character to the community, while having a consistent theme that gives the community a sense of place.

ENTRY MONUMENTS

The entry monument signage will be located at the primary entrance to Papillon Village at the intersection of Mariposa Parkway and Tawanda Road. The entry monument will feature a variety of materials including stucco, concrete, and steel to create a visual path of a butterfly leading residents through the community to their home. The vertical elements will also provide a kinetic feel to the monument highlighting the sense of movement being portrayed. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural silver, gold, and copper metals with an accent of orange and blue steel. The location of the monument will be at the intersection of the street and a natural arroyo and includes a water feature that utilizes reuse water to ensure environmental sensitivity to the arid climate while creating a unique statement piece for the community.



Rendering 3. Monuments

This page left intentionally blank.

Community Facilities

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails, bike lanes, and bridges for pedestrian/ vehicle that connect to the existing regional trail facilities.

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 5,830 people. This translates to about 17.5 acres of park land and 23.3 acres of open space per the City's Subdivision Ordinance.

There are two primary parks in the Master Plan Area with a total acreage of 18 acres located in the central part of the development, with easy accessiblity via Patchogue Road. The location for these parks are outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The park locations are strategically placed near the middle of the planning area along Patchogue Road and adjacent to an arroyo suitable for a trail connection. These parks will enhance connectivity for the residents of Papillon Village and surrounding communities. A significant number of smaller "pocket" parks will also be created, which will be tied into the proposed trail network and open space system outlined below.

A Homeowner's Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these micro-parks that will be scattered throughout the development and add to the overall acreage of park land provided for residents. The two neighborhood paks shall be dedicated to the city.

verify; softer language needed

OPEN SPACE AND TRAILS

The trail system within the development area will be established based on the existing arroyo channels along the edges of the planning area, serving a dual function as active open space and stormwater management. The plan allocates approximately about 18 acres of open space and 116.5 acres of drainage which combined is much greater than the approximately 23.3 acres of open space land required to serve approximately 5,380 potential residents in this community – which exceed the City of Rio Rancho Comprehensive Plan goal of 4 acres of open space per 1,000 residents.

FIGURE 6: REGIONAL PARKS

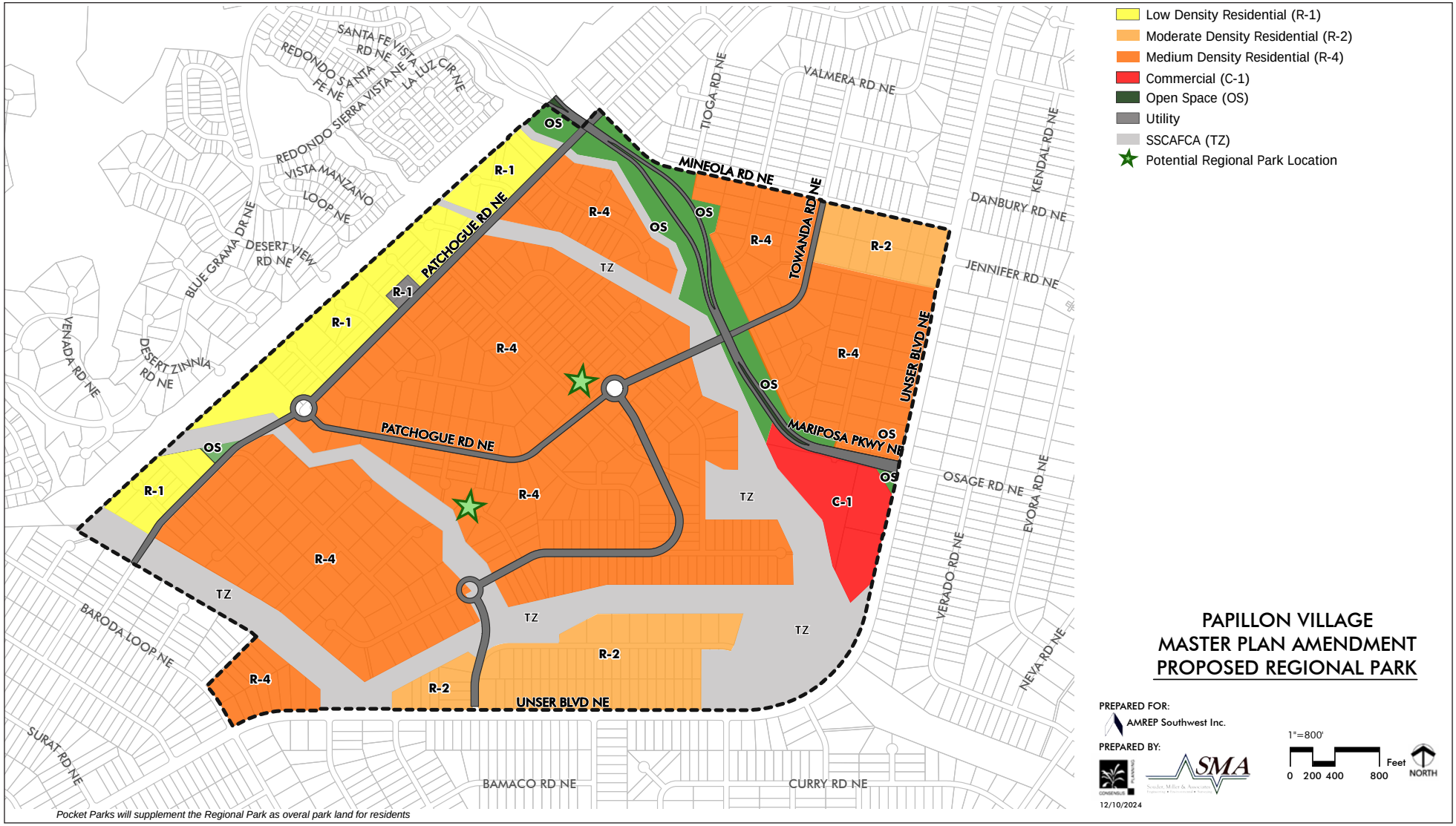
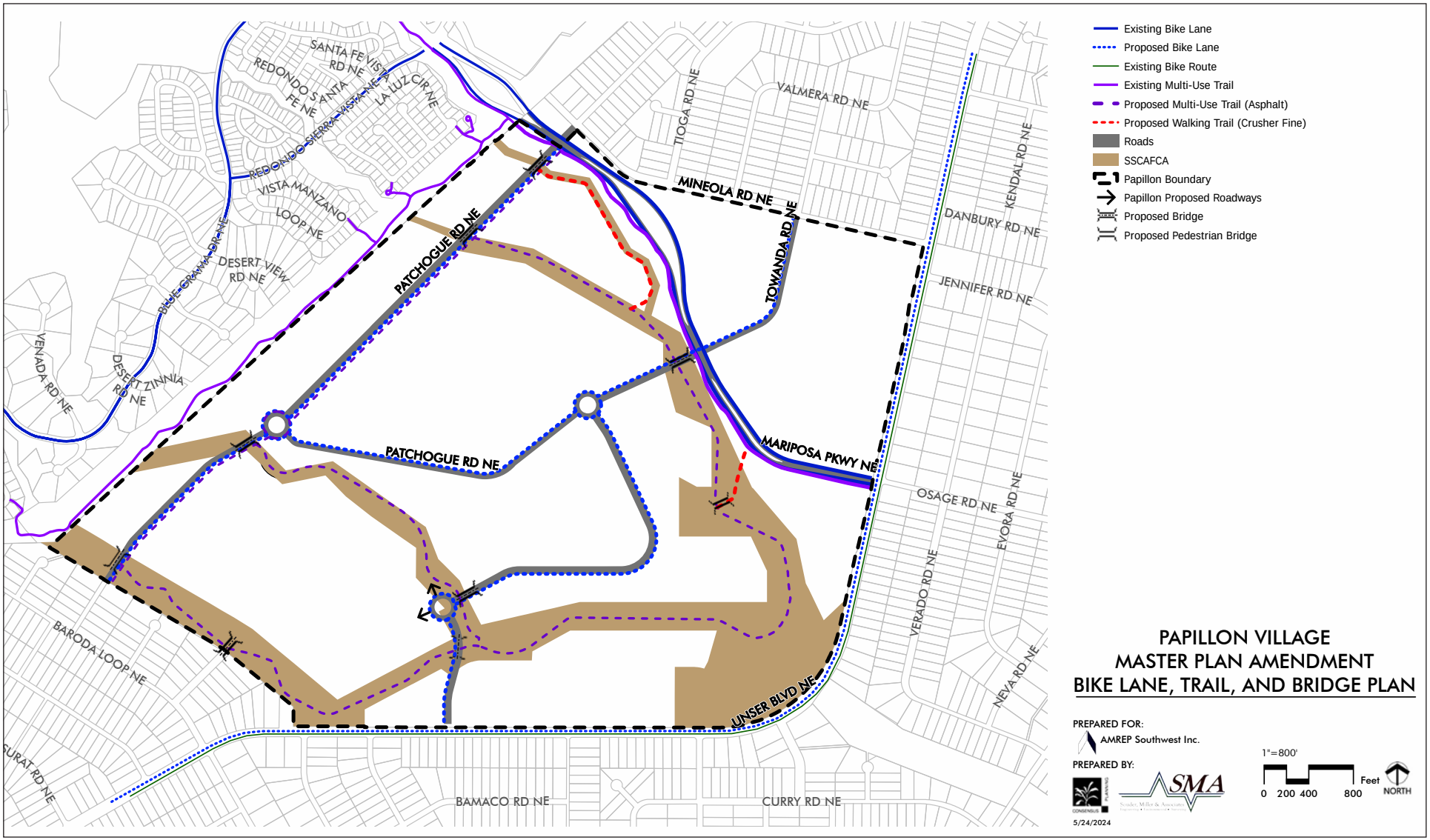


FIGURE 7: BIKE LANE, TRAIL, AND BRIDGE PLAN



Trails are planned throughout the southern part of the Master Plan area, which will link to the existing multi-use trail along the eastern boundary that runs parallel to Mariposa Parkway and continue along Unser Blvd. Access to these trails will be provided through a comprehensive sidewalk network that is integrated into the proposed infrastructure and road developments. Additionally, there is potential to extend these connections to the Mariposa trails, creating a larger network that may also incorporate other nearby arroyo corridors. Trails will be constructed to meet City of Rio Rancho standards, with a minimum width of 10 feet, 2 feet buffer ("recovery zone") on each side, signage, and pavement markings.

miles

SCHOOLS

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:

- Vista Grande Elementary School, 3.3 miles to the east.
- Cielo Azul Elementary School 2.9 to the south.
- Colinas del Norte Elementary School 4.3 miles to the south.
- Sandia Vista Elementary 4.8 miles to the.
- Mountain View Middle School 5.3 to the east.
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed. With a projected population of approximately 4,000 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 800 students that will need to be served by area schools after full build out. This Master Plan identifies a potential school site shown on Figure 4 in CHAPTER 3: PROPOSED LAND USE. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location as well as those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the



Site Photo 4: Trail along Mariposa Parkway
underlying land use designation.



Site Photo 5: Pedestrian Pathway along Mariposa Parkway

Transportation Plan

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a traffic study. The Planning Area is adjacent to Mariposa Parkway, which will function as one of the primary access roads to the Papillon Village development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

For trans., drainage, water ans sewer chapters add language indicating that the development will be required to comply with applicable ordinances and the DPM.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, adjacent to the northeastern boundary of the Plan Area, is a four-lane minor arterial road with bike lanes that had an average weekday traffic volume of 2,623 cars per day in 2021. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of 4,886 cars per day in 2021. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Papillon exists, and access is available without adverse traffic impacts. The intersection between Mariposa Parkway and Unser Road serves as one of the primary entrances to the Mariposa community. The roadway infrastructure is notably well-developed, with multiple signs for the Mariposa community prominently displayed along Mariposa Parkway.

Future improvements to Unser Boulevard include flattening the horizontal curve immediately south of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Grama Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Grama Road shall be classified as a Minor Arterial. Blue Grama is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently share Mariposa Parkway, as the area develops and the connection from

Grama

Blue Grama to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Grama and that second any access to Unser.

SUBDIVISION ACCESS & ENTRYWAYS

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to Papillon is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

TRIP GENERATION STUDY put year

Souder, Miller, and Associates (SMA) conducted a Traffic Impact Analysis (TIA) for the proposed Papillon Village subdivision, located at the southwest and northwest corners of Unser Boulevard and Mariposa Parkway in Rio Rancho, NM. The development includes approximately 2,060 single-family residential lots, 17 acres of commercial space, and 13 acres for an elementary school.

The trip generation rates for the Papillon Village subdivision were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis used different Land Use Codes for residential, commercial, and school areas to estimate total weekday volumes and peak hour trips.

- Residential: 2,060 units generating 19,426 weekday trips, with 292 AM peak hour trips (ingress and egress) and 1,076 PM peak hour trips.
- Commercial: 163,350 ft^2 generating 1,808 weekday trips, with 193 AM peak hour trips and 182 PM peak hour trips.
- Elementary School: 643 students generating 1,460 weekday trips, with 257 AM peak hour trips and 57 PM peak hour trips.

The total traffic generation for the site, considering internal capture for commercial (15%) and school trips (30%), resulted in a projected off-site traffic generation of:

- *AM Peak Hour: 636 trips*
- *PM Peak Hour: 1,050 trips*

Trip Distribution and Traffic Assignments

Trip distributions followed a gravity model utilizing socioeconomic data from the Mid Region Council of Governments. The model allocated trips based on regional employment data and distance traveled:

- *1% to the west/north on U.S. Highway 550*
- *54% to the east/south on U.S. Highway 550*
- *45% to the south on Unser Boulevard*

INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

PROPOSED LOCAL ROADS

Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards. Specific pedestrian amenities such as wider mean dering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals. Several recommendations were made to mitigate anticipated traffic impacts. Develop all new intersections with one left turn and one right turn lane off the minor approaches, and a through lane where necessary. Install traffic signals at U.S. Highway 550 and NW Loop if warranted. Widen Unser Boulevard to meet full Principal Arterial standards, allowing for median stacking and additional gaps between eastbound and west-bound through vehicles.

The new Papillon Village proposed paved multi-use trails that weaves through the community, running along Barooa Loop, Unser Boulevard, Mineola Road, and connecting to Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. The master plan also includes the integration of a bike lane network along Towanda Road, Patchogue Road, Oneonta Road, and Tamaqua Road. Furthermore, the plan envisions the construction of bridges at all road and arroyo intersections within the area to improve pedestrian and vehicular circulation. These proposed bridges and trails aim to enhance connectivity throughout the community.

UNSER BOULEVARD ACCESS MANAGEMENT

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every 1/4-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

- Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
- Lots may be consolidated to reduce the number of access points; or
- A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.



Site Photo 6: East Bound from Unser

This page left intentionally blank.

Conceptual Drainage Plan

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

STORMWATER MANAGEMENT

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Offsite flows from the Mariposa Subdivision will be intercepted from existing detention ponds and conveyed through existing arroyos and routed through the proposed project site. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the existing arroyos. All offsite flows are assumed to be restricted to historical flowrates.

A drainage investigation was completed for the planning area that contributes runoff to Unser Boulevard in Rio Rancho, NM. The upper portion of the overall drainage basin consists of the Mariposa Subdivision and the lower portion is the proposed Papillon Village planning area.

To convey runoff through the proposed development, the existing SSCAFCA arroyos will be improved to serve as open channels. Like the arroyos in the existing condition of the site, the proposed channels will be within SSCAFCA right of way and will be owned and maintained by SSCAFCA. verify; softer language needed

The developed planning area has been divided into multiple drainage basins. The proposed runoff from these post development basins will be collected by an internal storm drain system and routed through water quality and detention pond prior to being discharged into the improved arroyos. The proposed water quality and detention ponds will be designed and detailed with each developed subdivision.

The implementation of water quality and detention ponds, in each corresponding post-development basin is expected to reduce the

post-development 100-year 6-hour peak discharge rate within each basin to the pre-development 100-year 6-hour peak discharge rate to meet the requirements of the Rio Rancho DMP.

The proposed arroyos have been analyzed and the peak runoff flowrate within each channel was determined based on the 100-year 24-hour flow rates from the Mariposa subdivision, as identified in their record drawings, and the pre-development flowrates within the Papillon Village drainage basins. The pre-development Papillon Village flowrates were used with the assumption that each post development basin within the Papillon Village development will flow to a water quality and detention pond before discharging into the arroyos. These water detention ponds will be designed to reduce the post development peak flowrates within each basin to the pre-development rates.

These peak runoff flowrates influenced the design of each channel. Each channel will be trapezoidal with 3:1 side slopes. The sides of these channels will be grouted to mitigate erosion while the base will remain in their natural condition to allow for infiltration. A 1-foot deep toe at the base of the grouted side slopes will be installed to mitigate undercutting. To reduce the running slope and flow velocity within each channel, a series of 2-foot-tall gabion drop structures will be installed along the length of the channel. The number of drop structures and the dimensions of the channels vary.



Site Photo 7: Drainage Pipes Southeast Corner on Unser

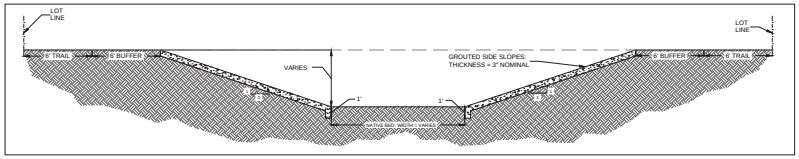
The capacity of the existing culvert crossing at Unser Boulevard were analyzed as part of the Drainage Master Plan (DMP). The structure consists of 4- 5' diameter CMP culverts on grade, mitered to the road slope, and protected with a sloped headwall with an approximate roadway embankment height of 7.5'. From this analysis, it was determined that the existing structures are not currently sufficient to convey the 100-year 24-hour pre-development peak flow from the site which is approximately 952 cfs. To prevent the need for modifications to the existing infrastructure under Unser Boulevard, the proposed water quality and detention ponds within the Papillon Village Subdivisions will be constructed to detain excess runoff to ensure that the peak discharge from the site is less than the 830 cfs capacity of the existing Unser Boulevard Crossing.

Lastly, energy dissipation structures will be installed at the outlet of the proposed channels to prevent any damage and mitigate erosion at the Unser Boulevard Crossing. The developer has proposed that a large decorative water feature be placed at the outlet of the proposed channels. This feature will be designed to dissipate the energy of runoff flowing from the channels before they reach the Unser Boulevard crossing. A detailed design of this water feature and the analysis of its energy dissipating capabilities will be included in the final design.

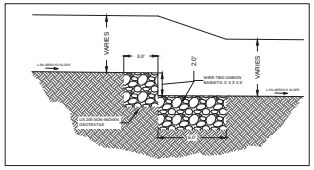
FLOODPLAINS

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. The smaller or minor arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in FIGURE 7 and FIGURE 8.

FIGURE 7: PROPOSED ARROYO MODIFICATIONS MAP



PROPOSED ARROYO CROSS SECTION



PROPOSED DROP STRUCTURES

Arroyo ID	100-Yr Flowrate (cfs)	Length (ft)	Running Slope (%)	Number of 2' Drop Structures	Drop Structure Spacing (ft)	Channel Depth (ft)	Channel Bottom Width (ft)	Flow Regime	Max W.S. Depth (ft)	Freeboard Provided (ft)	Flow Velocity (ft/sec)
Arroyo 1	181.8	4,319	1.30%	24	115	4	10	Supercritical	1.53	2.47	8.15
Arroyo 2	203.6	4,796	1.30%	25	150	4	10	Supercritical	1.63	2.37	8.41
Arroyo 3	205.3	2,544	1.28%	20	107	4	8	Supercritical	1.81	2.19	8.45
Arroyo 4	195.4	2,299	1.31%	15	144	4	10	Supercritical	1.59	2.41	8.34
Arroyo 5	465.7	2,412	0.44%	20	115	5	15	Subcritical	2.85	2.15	6.92
Arroyo 6	556.2	3,072	0.46%	19	154	5	18	Subcritical	2.86	2.14	7.31

GENERAL LEGEND

BASIN BOUNDARY

SCAFCA ROW

ARROYO EXTENTS W/ 12' OFFSETS

ARROYO 1

ARROYO 2

ARROYO 3

ARROYO 4

ARROYO 5

ARROYO 6

0 250' 500'

SCALE: 1" = 250'

SOUDER, MILLER & ASSOCIATES
Engineering • Environmental • Geomatics
Serving the Southwest & Rocky Mountains
3500 Sedona Hills Pkwy.
Las Cruces, NM 88011
Phone (575) 647-0799 Fax (575) 647-0660
www.soudermiller.com

AMREP Southwest Inc.

RIO RANCHO, NEW MEXICO

PAPILLON VILLAGE
RIO RANCHO, NEW MEXICO
PROPOSED ARROYO MODIFICATIONS

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
DG	AgD	PJP

Date: April 2025

Scale: Horiz: 1" = 250' Vert: N/A

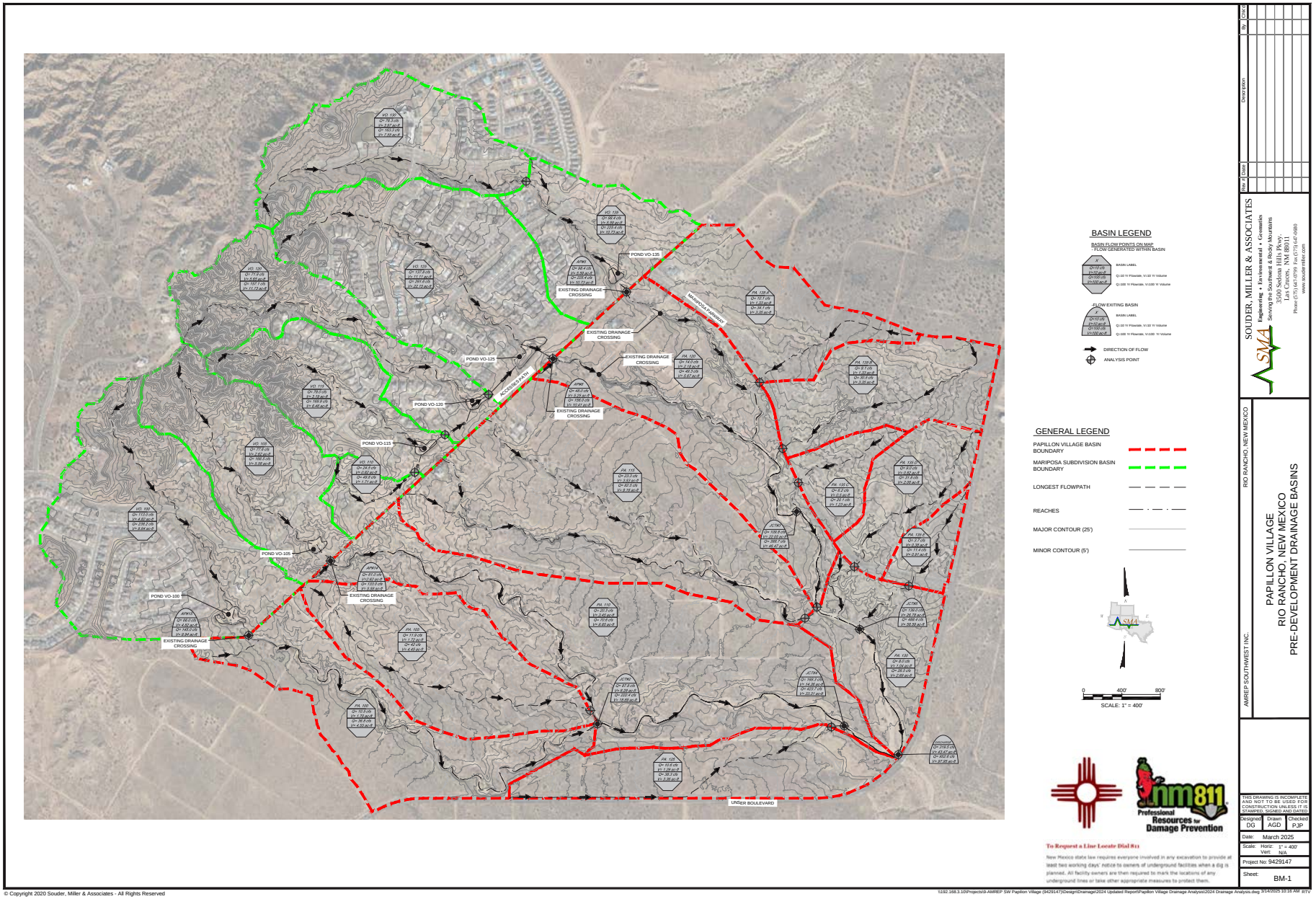
Project No: 9429147

Sheet: BM-4

Copyright 2020 Souder, Miller & Associates - All Rights Reserved

\\192.168.3.10\Projects\9-AMREP SW Papillon Village (9429147)\CAD\Civil\Proposed Arroyo Modifications.dwg 4/1/2025 1:48 PM RT

FIGURE 8: PRE-DEVELOPMENT DRAINAGE BASINS MAP



© Copyright 2020 Souder, Miller & Associates - All Rights Reserved

Conceptual Utility Plan

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

WATER

The proposed development is west of Unser Boulevard and north/south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'. Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. The FIGURE 9: PROPOSED DRAINAGE STRUCTURE shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchouge Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to

Add that all of this is subject to a water and wastewater availability.

potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Papillon development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

WATER QUALITY POND

Papillon Village has proposed to construct several water quality ponds, strategically positioned at lower elevations on each parcel, divided by arroyos or existing/proposed roadways within the community. These ponds are designed to collect rainwater for reuse, supporting the City of Rio Rancho's long-term goal of creating a sustainable environment. Additionally, the plan includes four reuse discharge points located at the northwest boundary, where all existing arroyos intersect with Patchogue Road and Tamaqua Road. Furthermore, the open space area at the southeast corner along Unser Blvd is planned to have a designated water feature area to collect stormwater for sustainable purposes and reactional use.



Diagram 3: Water Quality Pond

Water quality ponds serve several purposes in the Papillon master plan: to enhance water quality by slowing water velocity and allowing sediment to settle, allowing non-potable water sources to percolate and recharge the aquifer, provide more lush landscapes and open spaces that benefit from reclaimed, and stormwater flows while accommodating trails and open space amenities for residents. Stormwater ponds are located at lower elevations and critical junctures to contain stormwater from minor rain events and overflow into the large stormwater conveyance systems. Ponds are envisioned to be protected from erosion by aggregates and have seeded/naturalized bottoms. Designs will provide maintenance access in all instances. Adjacent to the ponds are multi-use paved and soft-surface trails, shade structures and site furnishings.

SEWER

Sewer service for Papillon and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillon sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase. The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of Papillon as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).

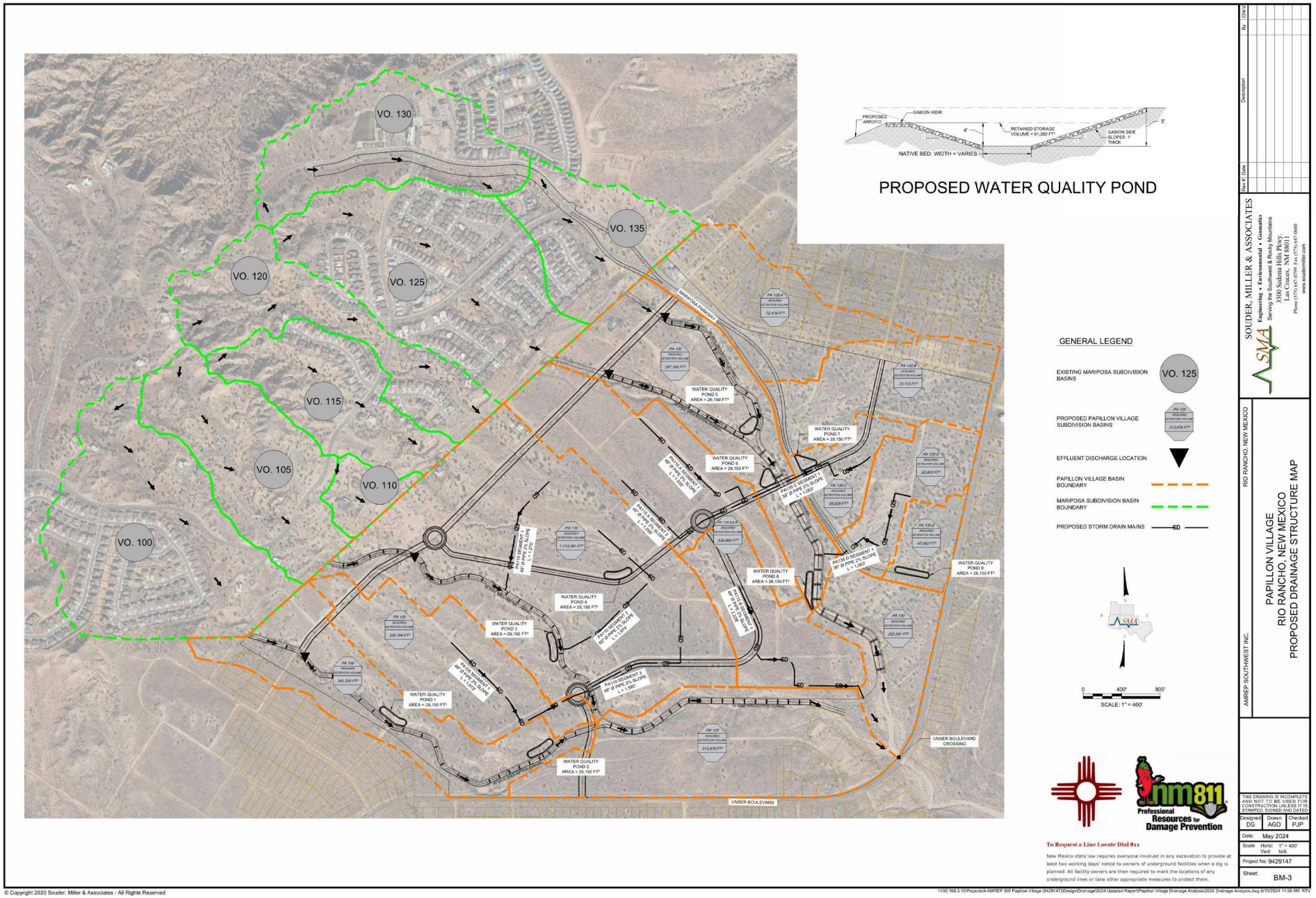
INTERSECTION ANALYSIS

Key intersections within the study area included various unsignalized and proposed signalized intersections along U.S. Highway 550 and Unser Boulevard. The intersections analyzed include:

- U.S. Highway 550 intersections with NW Loop Road, Chayote Road, Midway Drive, and Santa Fe Hills Boulevard.
- Unser Boulevard intersections with James Wall Road, Westphalia Boulevard, Columbine Road, Wyalusing Road, Elegy Road, Mineola Road, Mariposa Parkway, and Wimmera Road.

repeated

FIGURE 9: PROPOSED DRAINAGE STRUCTURE MAP



SOUDER, MILLER & ASSOCIATES
Engineering • Environmental • Geomatics
Serving the Southwest & Rocky Mountains
5500 Greenwood Plaza Blvd, Suite 113
Lost Cruces, NM 88011
Phone (575) 647-0799 Fax (575) 647-0689
www.soudermiller.com

AMREP SOUTHWEST INC.
RIO RANCHO, NEW MEXICO
PAPILLON VILLAGE
RIO RANCHO, NEW MEXICO
PROPOSED DRAINAGE STRUCTURE MAP

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
DG	AGD	PJP

Date: May 2024
Scale: Horiz: 1" = 400' Vert: N/A
Project No: 9429147
Sheet: BM-3

© Copyright 2020 Souder, Miller & Associates - All Rights Reserved

This page left intentionally blank.

Implementation and Phasing

The implementation of the Papillon Village Master Plan will occur during future replatting and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

The majority property owner will pursue the establishment of an SAD or PID to provide financing for infrastructure improvements.

Construction of infrastructure and transportation improvements will be planned in co-ordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

Phase 1: Rezoning of the land and replatting of existing lots into new layout.

Phase 2: Establishment of a financing mechanism for infrastructure improvements.

Phase 3: Construction of major infrastructure, drainage, and transportation improvements.

Phase 4: Home building and community development.

INFRASTRUCTURE FINANCING MECHANISMS

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a Special Assessment District or Public Improvement District. These two mechanisms are described below.

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

Public Improvement Districts (PIDs): Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new sub-division, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PIDs on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PIDs involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PIDs. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

Special Assessment Districts: Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD. The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to especially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision platting by providing infrastructure to existing and future lots rather than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments of their properties.

END

Papillon Master Plan – Previous Comments – Addressed/Not Addressed:

8/08/25 DRC case 25-250-00033 Comments:

No comments on the applicant's questions. If the two expansion areas of the Paillon development is approved, parkland – in addition to that already identified in the original plan area, would need to be allocated to meet the needs of additional residents. Note that the homes in the north expansion area will be geographically isolated from that of the main Papillon Village; properties near the intersection of Onondaga and Baroda appear to be geographically isolated from the rest of the south expansion area by an arroyo – how will be provided access to any amenities created in these expansion areas? PRCS defers to DSD for any additional direction related to public spaces.

* An actual change to the approved Master Plan was not provided with this submission (just maps of potential plan expansion areas). (THIS IS ADDRESSED WITH THE INDICATION OF A BRIDGE CROSSING THE TWO ARROYOS BETWEEN THE EXPANSION AREAS AND CORE PROPERTY OF PAPILLON; IT IS UNCLEAR IF THERE WILL BE AN INTERSECTION WITH CROSSWALK BETWEEN TOWANDA AND MARIPOSA PARKWAY TO ENSURE SAFE PEDESTRIAN TRAVEL FROM THE NORTH EXPANSION AREA – THIS SHOULD BE CLARIFIED).

05/02/25 ZMA MPA Amendments Cases 24-100-00012/24-410-00003 Comments – Addressed/Not Addressed:

Comments on specific sections of the updated master plan:

Ch. 3/Ch. 6 - talk about (approximately) 18 acres dedicated to park and 18 for open space and that it will be integrated into the regional trail system and open space areas – note that while ponds and open spaces may be partially co-located, any required developed park land acreage shall not be part of a pond/drainage system. (ORIGINAL COMMENTS/OBSERVATIONS STAND) Tentative locations for two parks are shown - any public parks or private pocket parks must meet City standards, federal, state and local laws where applicable (location of parks must consider the effect of slope/cross slope on pedestrian routes ADA compliance and minimizing runoff from any grass lawns or other irrigation, etc.). (ORIGINAL COMMENTS/OBSERVATIONS STAND)

Ch. 6/Ch. 7 - The City will not own or maintain the proposed crusher fine or similar trails/paths, or related trail amenities such as pedestrian bridges, shade structures and site furnishings that follow the drainage/arroyo system. The draft master plan implies that these improvements will be coordinated, owned and maintained by the Developer, HOA and SSCAFCA. (ORIGINAL COMMENTS/OBSERVATIONS STAND)

Ch. 10 - No pocket parks will be funded by a PID/SAD if the City is required to be the property owner for the funding mechanism to be implemented. . (ORIGINAL COMMENTS/OBSERVATIONS STAND)

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

October 31, 2025

RE: **Zone Map Amendment & Master Plan Amendment**
Case No. 25-100-00014 & 25-410-00007
Papillon Master Plan

Dear Property Owner:

You are receiving this notice because your property is within a site where a land development decision is required by the Planning and Zoning Board or your property is within 100 ft of the subject property.

The applicant, AMREP Southwest, Inc., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment and Master Plan Amendment for the Papillon Master Plan. The Zone Map Amendment is for all parcels shown on the attached exhibit owned by the applicant. The Master Plan Amendment expands the boundary of the Papillon Master Plan and includes other updates to the conditions, development guidelines, and requirements within the Master Plan.

The Planning and Zoning Board will consider the request and make their decision on **Tuesday, November 18, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

On the back of this letter is a location map of the project, with the subject property identified.

If you would like to comment on this application, you are encouraged to send comments in writing, which will be presented to the Planning and Zoning Board. You may send comments to lruizcarlos@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at lruizcarlos@rrnm.gov. or call me at 505-896-8785, if you have any questions concerning this matter.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

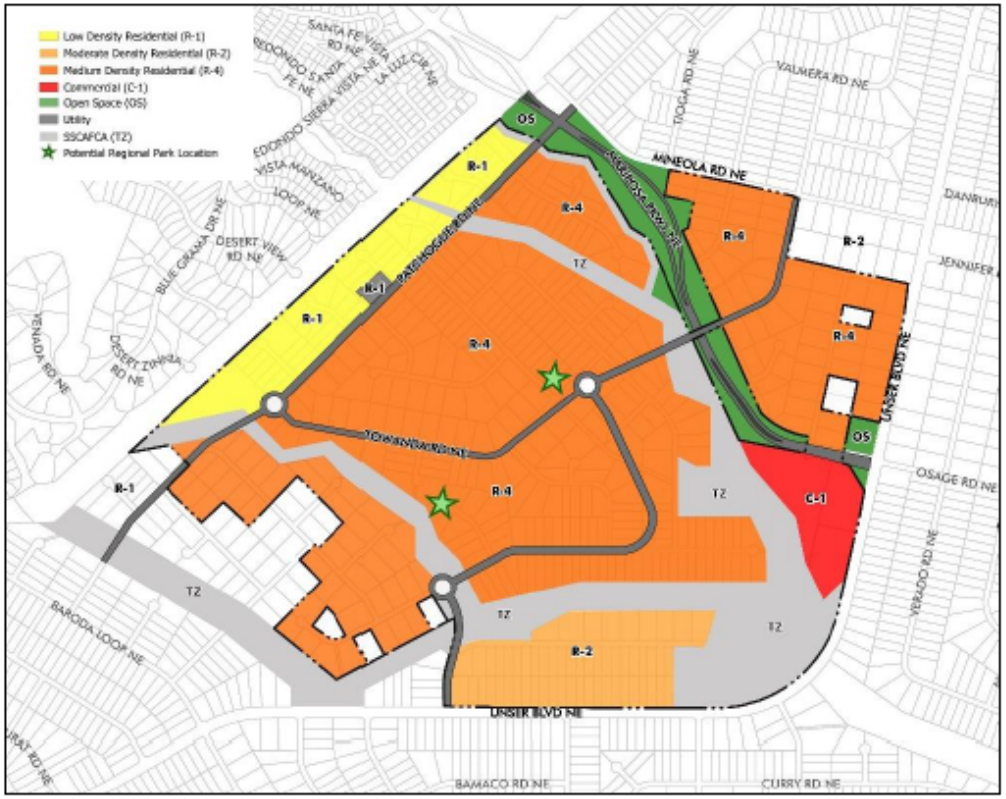


Figure 3 – Proposed Zoning

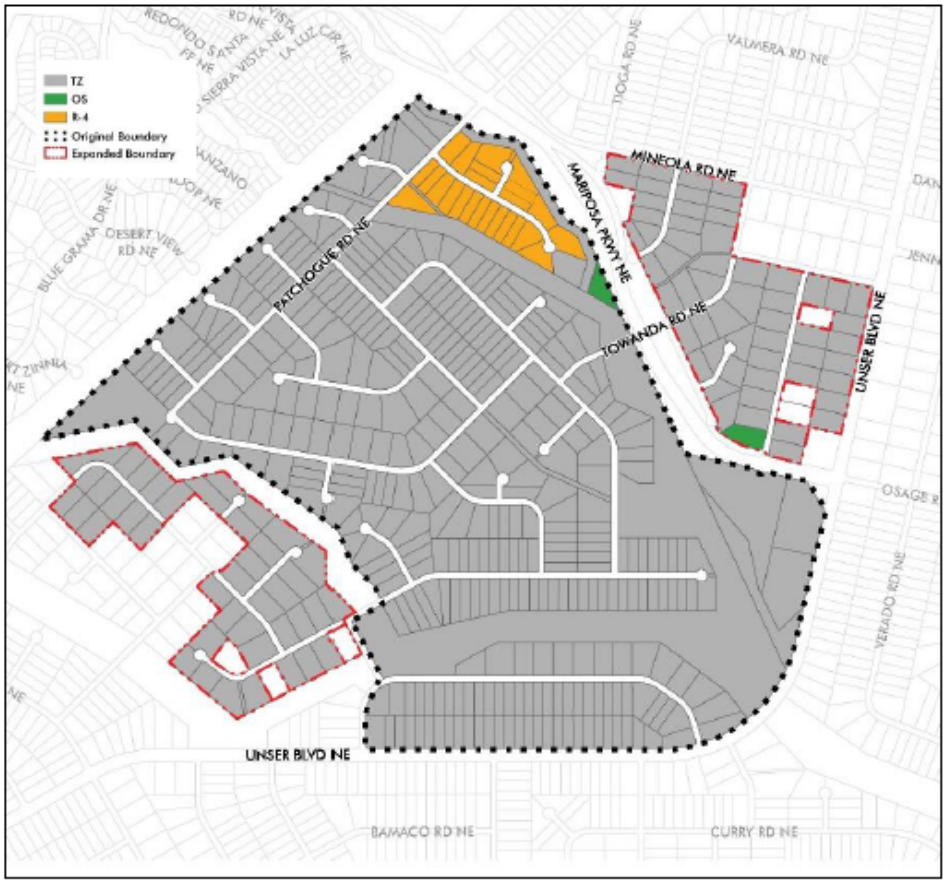


Figure 2 - Existing Zoning

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

Block	Lot	StrAddr	ZipCode	Acres
113	2	2718 ONEONTA RD NE	87144	0.983236
113	4	2702 ONEONTA RD NE	87144	0.962509
113	5	2634 ONEONTA RD NE	87144	0.96
113	6	2626 ONEONTA RD NE	87144	1.14258
113	7	2618 ONEONTA RD NE	87144	1.264442
113	8	2610 ONEONTA RD NE	87144	0.873327
113	9	2602 ONEONTA RD NE	87144	0.834487
113	10	2603 ONEONTA RD NE	87144	1.165045
113	12	5616 TAMAQUA RD NE	87144	1.287686
113	13	5608 TAMAQUA RD NE	87144	1.143863
113	14	5600 TAMAQUA RD NE	87144	0.999793
113	15	5332 ONONDAGA RD NE	87144	0.970699
113	DRN	2622 ONEONTA RD NE	87144	0.157711
117	1	5512 TAMAQUA RD NE	87144	0.690781
117	2	5516 TAMAQUA RD NE	87144	0.976354
117	3	5524 TAMAQUA RD NE	87144	0.976573
117	4	5532 TAMAQUA RD NE	87144	0.973678
117	5	5540 TAMAQUA RD NE	87144	0.977577
117	14	2417 MONS RD NE	87144	0.999128
117	15	2409 MONS RD NE	87144	0.998078
117	16	2401 MONS RD NE	87144	0.812299
118	11	5517 TAMAQUA RD NE	87144	0.919427
118	12	5525 TAMAQUA RD NE	87144	0.920697
118	13	5533 TAMAQUA RD NE	87144	0.930876
118	14	5541 TAMAQUA RD NE	87144	1.233225
118	17	5419 ANJERS CT NE	87144	1.190493
118	18	5427 ANJERS CT NE	87144	0.921483
118	19	5426 ANJERS CT NE	87144	0.901794
118	20	5418 ANJERS CT NE	87144	0.997048
118	23	5337 BLOIS CT NE	87144	0.998652
118	24	5345 BLOIS CT NE	87144	0.99721
118	25	5401 BLOIS CT NE	87144	0.999121
118	26	5409 BLOIS CT NE	87144	1.332316
118	27	5408 BLOIS CT NE	87144	1.425688
118	28	5400 BLOIS CT NE	87144	1.212508
118	29	5344 BLOIS CT NE	87144	1.106926
118	30	5336 BLOIS CT NE	87144	1.007732
118	31	2703 ONEONTA RD NE	87144	0.8895
118	32	2711 ONEONTA RD NE	87144	0.935691
118	33	2719 ONEONTA RD NE	87144	0.983848
118	34	2727 ONEONTA RD NE	87144	0.994223
118	DRN	9999 BLOIS CT NE	87144	0.051775
118	DRN1	9999 ANJERS CT NE	87144	0.01332
118	PPRK	5513 TAMAQUA RD NE	87144	1.443382
119	40	2814 ONEONTA RD NE	87144	0.716641
129	11	5918 TIOGA CT NE	87144	0.718569
129	12	5826 TIOGA CT NE	87144	0.790856
129	13	5833 VALMERA CT NE	87144	0.789745
129	14	5825 VALMERA CT NE	87144	0.74704
129	15	5817 VALMERA CT NE	87144	0.748531
129	16	5809 VALMERA CT NE	87144	0.745124
129	17	5801 VALMERA CT NE	87144	0.600714
129	18	5721 VALMERA CT NE	87144	0.535509
129	24	5720 VALMERA CT NE	87144	0.802466
129	25	5728 VALMERA CT NE	87144	1.069781
129	26	5800 VALMERA CT NE	87144	1.078792
129	27	5808 VALMERA CT NE	87144	0.746637
129	28	5816 VALMERA CT NE	87144	0.75112
129	29	5824 VALMERA CT NE	87144	0.751265
129	30	5832 VALMERA CT NE	87144	0.780841
129	31	5827 TOWANDA RD NE	87144	0.770756
129	32	5819 TOWANDA RD NE	87144	0.747846
129	33	5811 TOWANDA RD NE	87144	0.748671
129	34	5803 TOWANDA RD NE	87144	1.402302
129	35	5735 TOWANDA RD NE	87144	0.982445
129	36	5727 TOWANDA RD NE	87144	1.058115
129	37	5711 TOWANDA RD NE	87144	1.06762
129	38	5703 TOWANDA RD NE	87144	0.951034
129	DRN	9999 TOWANDA RD NE	87144	0.367592
130	7	5524 GAND CT NE	87144	1.083269
130	8	3300 LARAT CT NE	87144	0.714895
130	9	3308 LARAT CT NE	87144	0.858603
130	10	3317 LARAT CT NE	87144	0.965592
130	11	3309 LARAT CT NE	87144	0.739577
130	12	3301 LARAT CT NE	87144	0.780435
130	13	5702 TOWANDA RD NE	87144	0.95903
130	14	5710 TOWANDA RD NE	87144	0.984102
130	15	5718 TOWANDA RD NE	87144	1.412052
130	16	5730 TOWANDA RD NE	87144	1.600679
130	17	5734 TOWANDA RD NE	87144	1.222991
130	18	5711 ORWELL DR NE	87144	1.239392
130	19	5703 ORWELL DR NE	87144	1.001284
130	20	5627 ORWELL DR NE	87144	1.002611
130	21	5619 ORWELL DR NE	87144	1.002414
130	22	5611 ORWELL DR NE	87144	1.004869
130	23	5603 ORWELL DR NE	87144	1.002415
130	24	5523 ORWELL DR NE	87144	1.001817
130	25	5515 ORWELL DR NE	87144	0.997162
130	26	5507 ORWELL DR NE	87144	1.11012
130	DRN	9999 GAND CT NE	87144	0.037153
131	1	3418 WOWOMI RD NE	87144	1.085681
131	2	3426 WOWOMI RD NE	87144	1.030946
131	3	3434 WOWOMI RD NE	87144	1.093072
131	4	5533 UNSER BLVD NE	87144	0.992119
131	5	5625 UNSER BLVD NE	87144	0.990696
131	6	5617 UNSER BLVD NE	87144	0.987856
131	7	5609 UNSER BLVD NE	87144	0.989135
131	8	5601 UNSER BLVD NE	87144	0.989114
131	9	5541 UNSER BLVD NE	87144	0.989271
131	11	5506 ORWELL DR NE	87144	0.89887
131	12	5514 ORWELL DR NE	87144	0.998091
131	15	5610 ORWELL DR NE	87144	1.000052
131	16	5618 ORWELL DR NE	87144	0.999494
131	17	5626 ORWLL DR NE	87144	0.989104
				97.78076

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, November 18, 2025:

Variance
Case #25-110-00072
The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. The property is zoned R-1: Single Family Residential District and comprises approximately 0.26 acres.

Preliminary Plat Extension
Case #24-210-00007
The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for Idalia Crossing to create 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT.

Preliminary Plat
Case #25-210-00005
The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, comprised of 27 Lots and 8 Tracts zoned R-1: Single-Family Residential District.

Zone Map Amendment
Case #25-100-00013
The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. The subject property comprises approximately 2.08 acres.

Preliminary Plat
Case #25-210-00008
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat is to create 151 residential lots and 9 H.O.A. tracts, to grant and vacate easements, to dedicate public street right-of-way to the City of Rio Rancho and to vacate public street right-of-way. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Subdivision Variance
Case #25-280-00006
The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance for Phase 1 of the Zuma Ranch Subdivision (for which the Preliminary Plat is currently in review under case #25-210-00008). The Variance is to allow for 10' Public Utility Easements in place of the standard 5' side, rear and front PUEs. The subject property is legally described as Unit 13, Block 37, Lots 5 through 27, is zoned R-5: Single-Family Residential and comprises approximately 27.2018 acres.

Variance
Case #25-110-00073
The applicants, Rob and Erica Spella, request approval of a Variance to Section 154.50 Zoning Table/Residential which requires a minimum side setback of five feet for properties zoned R-1: Single-Family Residential. The subject property is legally described as Star Heights Unit 2, Block 175, Lot 3, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

Zone Map Amendment
Case #25-100-00014
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for 97.8 acres from TZ and OS to R-2, R-4, R-1, and C-1 for properties included in the Papillon Master Plan Amendment.

Master Plan Amendment
Case #25-410-00007
The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 parcels) to the plan, located on the southwest and north sides of the plan.

Preliminary Plat
Case #25-210-00006
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Preliminary Plat for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A16H1, 1A16F, and 1A16I, and is zoned MU-A: Mixed Use Activity Center.

Subdivision Variance
Case #25-280-00005
The applicant, ECOTerra Development, LLC, through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to side and rear PUE's, for the Terra Alto at Mariposa Subdivision.

The meeting is scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited to attend in-person or virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: November 3, 2025



Notice Map: • - 100ft f/subject property, first-class letter

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

A RESOLUTION AMENDING THE PAPILLON MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction, and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific area within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addressed land use in master planned communities; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Papillon Master Plan on February 12, 2020, under Resolution No. 10, Enactment No. 20-008; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Papillon Master Plan, at their meeting held on December 16, 2025, and have made recommendation to the Governing Body on the adoption of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (case no. 25-410-00007) to the Papillon Master Plan at their meeting held December 18, 2025, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the Papillon Master Plan, per the attached document.

Section 2. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 18th DAY OF DECEMBER, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)