***Regular Governing Body Meeting***
**City of Rio Rancho**
**AGENDA**
**February 9, 2023**
**6:00 PM**
**Council Chambers**

**Governing Body Members**

| | |
|---|---|
| Greggory D. Hull, Mayor | Paul Wymer, Councilor District 4 |
| Jim Owen, Councilor District 1 | Karissa Culbreath, Councilor District 5 |
| Jeremy Lenentine, Councilor District 2 | Daniel Stoddard, Councilor District 6 |
| Bob Tyler, Councilor District 3 | |

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

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

Join by Computer: https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
Meeting ID: 853 0235 3741
Passcode: 789419

Join by Phone:
Dial 1-720-707-2699 US then enter the Meeting ID and Passcode above

**Call to Order and Pledge of Allegiance**

**Proclamations and Awards of Merit**

**1.** Congenital Heart Defect Awareness Week

**Public Forum**
Pursuant to Section 30.06 of the Rio Rancho Municipal Code, this section of the agenda is for any person wishing to address the Governing Body on an item which is not on the agenda.

**Comments by Councilors**

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

**2.** Minutes of January 26, 2023 Regular Meeting
***Minutes of January 26, 2023 Regular Meeting***

**3.** R19, Resolution Authorizing the Disposal of City Property Located at the Sandoval County Regional Emergency Communications Center
***Resolution***
***Exhibit A***

**4.** R20, Resolution Approving the Public Works Department's Application for the New Mexico Department of Transportation (NMDOT) FY 2023-2024 Local Government Road Fund (LGRF) Cooperative Program
***Resolution***
***23-24_LGRF_Map.pdf***
***Summary of Budget Allocation 2023_24 Proposed Coop Projects.pdf***

**5.** R21, Resolution Authorizing the Disposal of City Property Located at the Loma Colorado and Esther Bone Libraries
***Resolution***
***Exhibit A***

**6.** R22, Resolution Authorizing the Disposal and Trade-In of Library Materials
***Resolution***
***Exhibit A***

**7.** R23, Resolution Accepting a Grant from the Institute for Museum and Library Services and Portland State University and Authorizing a Budget Adjustment to Library Fund (220)
***Resolution***

**8.** R24, Resolution Decommissioning and Allowing for Disposal of Vehicles and Equipment
***Resolution***
***Exhibit A***

**9.** R25, Resolution Authorizing the Removal of a Vehicle from the Capital Asset, Fleet Inventory, and Property Records
***Resolution***

**10.** R26, Resolution Authorizing the Disposal of Obsolete and Non-Working Office Furniture and Minor Equipment
***Resolution***
***Exhibit A***

**11.** R27, Resolution Authorizing the Removal of City Property with Values of Less than $5,000.00 from the Capital Asset Records
***Resolution***
***Exhibit A***

**12.** R28, Resolution Authorizing a Budget Adjustment to the State Appropriation Fund (315) to Accept Funds to Plan, Design, and Construct Phase 2 of the Broadmoor Senior Center
***Resolution***

**13.** D3, Appointment of Kevin Kofchur to the Planning and Zoning Board
***K. Kofchur Resume Redacted***

**Boards and Commissions**

**Public Hearings**

**14.** D4, Site Plan Approval for a Four-Plex Development at Unit 13, Block 46, Tract A
***TDO Partners - Request for 30 Day Deferral .pdf***
***Application.pdf***
***Authorization***
***Zoning, Location.pdf***

***Site Plan.pdf***
***Elevations.pdf***
***Landscaping.pdf***
***Reproduction of Notices.pdf***
***Staff Comments.pdf***
***Public Comment 1.pdf***
***Public Comment 2.pdf***
***Public Comment 3.pdf***
***Public Comment 4.pdf***
***Public Comment 5.pdf***
***Public Comment 6.pdf***
***Public Comment D4 - Michael Duncan.pdf***
***Public Comment D4 - Sherry Bennett.pdf***
***Public Comment D4 - Ron & Marie Gauna.pdf***

**15.** D5, Site Plan Approval for a Proposed New Telecommunications Tower at the Property of 2309 Monterrey Road NE
***2309 Monterrey Site Plan Application Sun State 2023-01-04.pdf***
***Letter of Authorization Incarnation Church.pdf***
***Site Plan & Construction Plans***
***23-160-00001 (2309 Monterrey Rd NE) Notices for 2.9.23 GB.pdf***
***(Notice Map) 2309 Monterrey Rd NE Site Plan.jpg***
***Legal Ad 2.9.23 GB.pdf***
***O84 07-82.pdf***
***Public Comment - Patricia & Fred Van Winkle.pdf***
***Educational_Handout_(11.16.20).pdf***
***CTIA_General_RF_Handout_JUN19.pdf***
***Public Comment D5 - Dale McKinney.pdf***
***Public Comment D5 - Dale McKinney - (Environmental Health Trust Information).pdf***
***Public Comment D5 - Pam Houston.pdf***
***Public Comment D5 - David Lerwill.pdf***

**16.** O3, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Lot 77, Block 69, Rio Rancho Estates Unit 7 from Un-zoned to E-1: Estate Residential District; Providing for Severability and Effective Date
***Ordinance***
***Application Packet***
***95-020_O-22.pdf***
***Location and Zoning Map***
***NeighboringPropertyOwnerLetter_GB.pdf***
***Notice Map.pdf***

**17.** O4, Ordinance Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Corrales South, Block I, Lot 8, from C-2: Wholesale and Warehousing Commercial to R-6: Multi-Family Residential, Identifying Conditions of Development, Providing for Severability and an Effective Date
***Ordinance***
***Application Packet.pdf***
***Location and Zoning Map***
***NeighboringPropertyOwnerLetterGB.pdf***
***Notice Map.pdf***
***Urban Center Specific Area Plan.pdf***
***Public Comment O4 - Stephen & Elaine Buchanan.pdf***

**Second Reading of Ordinances**

**First Reading of Ordinances**

**Discussion and Deliberation**

**City Manager**

**Comments by Councilors**

**Adjournment**

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item:**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
City Clerk

SUBJECT:
Congenital Heart Defect Awareness Week

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item:**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of January 26, 2023 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of January 26, 2023 Regular Meeting

*Governing Body*
of the
City of Rio Rancho

**MINUTES**

JANUARY 26, 2023
6:00 PM
Council Chambers, City Hall

**MEMBERS PRESENT:**
Greggory D. Hull, Mayor
Jim Owen, Councilor Dist. 1
Jeremy Lenentine, Dist. 2
Bob Tyler, Councilor Dist. 3(virtual)
Paul Wymer, Councilor Dist. 4
Karissa Culbreath, Councilor Dist. 5
Daniel Stoddard, Councilor Dist. 6

**STAFF PRESENT:**
Matt Geisel, City Manager
Peter Wells, Deputy City Manager
Josh Rubin, Acting City Attorney
Rebecca Martinez, City Clerk
James DeFillippo, Fire Chief
Carol Jaramillo, Dir. of Financial Svcs.
Connie Peterson, Dir. of Park Rec. & Comm Svcs.
Stewart Steele, Police Chief
Amy Rincon, Dir. of Dev. Svcs.
Jason Shoup, Library Director
Loyola Martinez, Dir. of Human Resources
Charli Hannona, Dir. of Info. Technology
Jim Chiasson, Dir. of Utilities
Yolanda Lucero, Deputy City Clerk

## CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

## PROCLAMATIONS AND AWARDS OF MERIT

1.) Black History Month
2.) Clergy Appreciation Week
3.) Certificate of Recognition R4Creating Robotics Program

Mayor Hull read the Black History Month and Clergy Appreciation Week Proclamation and recognized R4Creating Robotics Program.

## PUBLIC FORUM

## COMMENTS BY COUNCILORS

Mayor Hull moved R18 to be heard directly after R16, followed by R17. There was no objection form the City Council.

## DISCUSSION AND DELIBERATION

DRAFT

4.) R10, Resolution to Accept and Approve the Fiscal Year 2022 Audit Report

Mr. Cohen presented this item. On December 14, 2022, the City and the auditing firm held an exit conference to discuss the results of the audit. The auditors rendered an unmodified or "clean" audit opinion on the City's financial statements and Single Audit section.

Raul Anaya, Auditor gave an overview of the audit and rendered an unmodified clean audit opinion of the City's financial statements and single audit section.

Daniel Stoddard moved to approve R10. Seconded by Karissa Culbreath.

The following individual spoke under this item:

Stephan vanHorn

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

**CONSENT CALENDAR**

5.) Minutes of January 12, 2023 Regular Meeting
6.) R11, Resolution Authorizing the Disposal of Reference Books Used by the Financial Services Department
7.) R12, Resolution Authorizing the Disposal of Municipal Court Non-Working Equipment
8.) R13, Resolution Authorizing a Budget Adjustment to the Permanent Fund (290) to Accept a Private Party Donation in the Amount of $2,000
9.) R14, Resolution Authorizing a Budget Adjustment to the City Facility Improvement Fund (313)
10.) R15, Resolution Authorizing a Budget Adjustment to the State Appropriation Capital Fund (315)
11.) D1, Appointment of Tommy Knight to the Capital Improvements Plan Citizen's Advisory Committee (CIPCAC)

Karissa Culbreath moved to approve consent calendar. Seconded by Jeremy Lenentine.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

DRAFT

**BOARDS AND COMMISSIONS**

**PUBLIC HEARINGS**

12.) D2, Approval of Application No. 1344 for United Supermarkets, LLC. dba Market Street #921 (the "Applicant") located at 2200 Westside Blvd. SE, Rio Rancho, NM 87124 for a Transfer of Location of Canopy License

Mrs. Martinez presented this item. The applicant is seeking approval for United Supermarkets, LLC. dba Market Street #921 located at 2200 Westside Blvd. SE, Rio Rancho, NM 87124 for a Transfer of Location of Canopy License.

Jim Owen moved to approve D2. Seconded by Karissa Culbreath.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

13.) R125, Resolution Amending the Unit 10 Specific Area Plan to Update Map 3: Existing and Proposed Developments and Map 6: Generalized Land Use Proposed Change Areasto Reflect the Land Use and Zoning Updates to the Los Diamantes Master Plan; Providing for Severability and an Effective Date

Mayor Hull stated R125, R126 and O33 will be presented as one item. He explained the applicant has moved the 10 acres of R-6 to the southwest corner of Los Diamantes Tract 3 to address concerns expressed by residents on the proximity to R-1 homes. Public comment should be directed to the new proposal.

Ms. Rincon presented R125, R126, and O33 together. R125 amends the Unit 10, Specific Area Plan, R126 amends the the Los Diamantes Master Plan and O33 will amend the Zoning Classification and Official Zoning Map for the Property Legally Described as Rio Rancho Estates Unit 10, Block 62, Lots 24-33; a portion of Rio Rancho Estates Unit 10, Block 64, Lot 15; and a Portion of Los Diamantes, Tract 3 From R-1: Single-Family Residential District and R-2: Single-Family Residential District to R-3: Mixed Residential District, and Rio Rancho Estates Unit 10, Block 62, Lots 16-23, a portion of Rio Rancho Estates Unit 10, Block 64, Lot 15, and a portion of Los Diamantes, Tract 3 from R-1: Single-Family Residential District and R-2: Single-Family Residential District to R-6: Multi- Family Residential District. After listening to public comment and the applicant the Governing Body postponed all three items to allow the applicant time to make modifications. The applicant has relocated the 10 acres of R-6: Multi-Family and stated the Master Plan amendment has been modified to move the R-6 zoning from the northwest corner of the property adjacent to Los Diamantes Boulevard to the southwest corner of the property adjacent to Westside Boulevard. This provides a much greater separation between the R-6 zoning and the Heritage Hills neighborhood in terms of distance, elevation change, and street access.

DRAFT

Jim Strozier, gave a brief overview he stated Mr. Amestory, Owner has agreed on modifications and updating the plan.

Ronald Bohannan, Representative of the Developer voiced support for the project. The following individual spoke under this item:

Daniel Aranda

Daniel Stoddard moved to approve R125. Seconded by Jeremy Lenentine.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

14.) R126, Resolution Amending the Los Diamantes Master Plan to Update Section 1. Introduction, Section 2. Existing Conditions, Section 3. Land Use, Zoning, and Density, Section 7. Transportation Analysis, and Section 10. Implementation and Phasing; Providing for Severability and an Effective Date

Jeremy Lenentine moved to approve R126. Seconded by Paul Wymer.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

15.) O33, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Rio Rancho Estates Unit 10, Block 62, Lots 24-33; a portion of Rio Rancho Estates Unit 10, Block 64, Lot 15; and a Portion of Los Diamantes, Tract 3 From R-1: Single-Family Residential District and R-2: Single-Family Residential District to R-3: Mixed Residential District, and Rio Rancho Estates Unit 10, Block 62, Lots 16-23, a portion of Rio Rancho Estates Unit 10, Block 64, Lot 15, and a portion of Los Diamantes, Tract 3 from R-1: Single-Family Residential District and R-2: Single-Family Residential District to R-6: Multi-Family Residential District, Identifying Conditions of Development; Providing for Severability and an Effective Date

Jeremy Lenentine moved to approve O33. Seconded by Karissa Culbreath.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

**SECOND READING OF ORDINANCES**

DRAFT

16.) O2, Ordinance Repealing and Replacing Chapter 93 Fire Code; Burning Regulations

Deputy Fire Chief Marc Sandoval presented this item. This is the second reading that will authorizes the City of Rio Rancho to establish burning regulations. The current ordinance pertaining to burring regulations has been outdated for many years.

Daniel Stoddard moved to approve O2. Seconded by Jeremy Lenentine.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

**FIRST READING OF ORDINANCES**

**DISCUSSION AND DELIBERATION**

17.) R16, Resolution Adopting New Technically Based Local Limits for Wastewater Treatment Plant 2

Mr. Chiasson presented this item. Wastewater Treatment Plant 2 processes and treats the majority of the City's wastewater flow and discharges into the Middle Rio Grande Basin of the Rio Grande River. This facility is authorized to discharge treated sanitary wastewater. The proposed limits are more stringent than the previous limits for most parameters. The initial local limits modification request was received by the EPA on August 1, 2022. The submission was reviewed and determined to be "complete and approvable". The new local limits will ensure that the City remains in compliance with NPDES Permit No. NM0027987 while also helping to protect the City's main treatment plant.

Jeremy Lenentine moved to approve R16. Seconded by Karissa Culbreath.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

19.) R18, Resolution Approving the Fiscal Year 2023 Mid-Year Budget Adjustments

Ms. Jaramillo presented this item. The Mid-Year Budget review allows the City to adjust the fiscal year budget for changes in projected revenue and expenditure levels that may have occurred since the initial budget adoption. Proposed revenue adjustments to the General Fund result in a net increase of $7.7 million or 6.1 percent. The most significant change is an increase in gross receipts tax of $7.1 million or 14.7 percent. General

DRAFT

Fund expenditures will be adjusted upward, a net total of $3.6 million or 4.6 percent. Ms. Jaramillo went into further detail on the mid-year budget adjustments.

Daniel Stoddard moved to approve R18. Seconded by Jeremy Lenentine.

The following individual spoke under this item:

Stephan vanHorn

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

18.) R17, Resolution Amending Personnel Policies and Work Rules Related to PERA Enhancement Pay; Correcting Clerical Error

Mrs. Martinez presented this item. In order to retain, attract, and encourage the promotion of non-union public safety and management confidential/exempt employees, City administration is recommending modification to the City's 2021 Personnel Policies and Work Rules (as amended) to formally establish and adopt a PERA Enhancement Pay benefit for these employee groups. In addition, the amendment would formally establish in policy the application of a PERA Enhancement Pay benefit to non-union Fire and Rescue Department members (Battalion and Deputy Chiefs). These employees have received through administrative action since 2019 a benefit equivalent to the schedule contained in the Rio Rancho Firefighter's Association - International Association of Firefighters (RRFA -IAFF L4877) collective bargaining agreement. The PERA Enhancement Pay benefit is proposed to be extended to Municipal Court employees, which are non-union employees under the direct supervision and oversight of the elected Municipal Court Judge.

Karissa Culbreath moved to approve R17. Seconded by Daniel Stoddard.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

**CITY MANAGER**

**COMMENTS BY COUNCILORS**

**ADJOURNMENT**

7:54 p.m.

DRAFT

APPROVED THIS FEBRUARY 9, 2023

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk

SEAL

DRAFT

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: R19**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Police Department

SUBJECT:
R19, Resolution Authorizing the Disposal of City Property Located at the Sandoval County Regional Emergency Communications Center

BACKGROUND AND ANALYSIS:
The Sandoval County Regional Emergency Communications Center, located at 500 Quantum Road, has an office desk that has broken parts making it hazardous and could cause injuries to anyone that utilizes it.

The unusable desk is currently stored at the communications center and may present safety hazards. Continuing to store the office desk at the communications center is not optimal. Staff desire to destroy the remaining components for safe and proper disposal.

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

IMPACT:
Approval of the Resolution will enable the City to dispose of the unusable desk.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Exhibit A

**CITY OF RIO RANCHO**
**RESOLUTION**

**RESOLUTION NO.** **ENACTMENT NO.**

**RESOLUTION AUTHORIZING THE DISPOSAL OF CITY PROPERTY LOCATED AT THE SANDOVAL COUNTY REGIONAL EMERGENCY COMMUNICATIONS CENTER**

**WHEREAS:** the Sandoval County Regional Emergency Communications Center, located at 500 Quantum Road, has an office desk that has broken parts; and

**WHEREAS:** the unusable desk is currently stored at the communications center and may present safety hazards; and

**WHEREAS:** continuing to store the office desk at the communications center is not optimal; and

**WHEREAS:** staff will destroy the remaining components for safe and proper disposal; and

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

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

That formal and required authorization is hereby given to properly dispose of property as depicted in Exhibit A attached hereto.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

**Exhibit A**

Brown Office Desk



**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: R20**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Public Works

SUBJECT:
R20, Resolution Approving the Public Works Department's Application for the New Mexico Department of Transportation (NMDOT) FY 2023-2024 Local Government Road Fund (LGRF) Cooperative Program

BACKGROUND AND ANALYSIS:

Each fiscal year the NMDOT, through the Local Government Road Fund, invites municipalities statewide to apply for Cooperative Program funds to help supplement local transportation programs. The NMDOT requires that funding is utilized on projects that are part of a "public byway and are necessary for the public good and convenience to serve the public municipality."

The City of Rio Rancho's Public Works Department has selected projects for the application that are based on the current needs of the department and coincide with projects currently listed in the adopted Infrastructure Capital Improvement Plan (ICIP) or fall within routine maintenance schedules. The application requires that the Governing Body approves a Resolution supporting the project selection to the NMDOT for its consideration and review.

ADA Deficiency Remediation – Citywide

The City of Rio Rancho over the past several years has conducted Americans with Disabilities Act (ADA) Compliance Inspections as part of its ADA Transition Plan for noncompliant transportation infrastructure. Part of this plan included identifying public infrastructure within City right-of-way that is not compliant with ADA standards. The City has the responsibility to program funding to correct the deficient infrastructure identified in this plan. This project will allow the City to continue performing deficiency remediation for pedestrian facilities. The City has successfully requested and received this funding over the past eight years.

The requested project amount is $100,000: $75,000 NMDOT LGRF grant and $25,000 local match.

ITS/Signal System Improvements – CCTV Deployment

The City of Rio Rancho Traffic Section utilizes Closed Circuit Television Cameras (CCTV) for traffic monitoring at the busiest intersections in Rio Rancho. There are currently 24 City-owned CCTVs and 6 NMDOT owned CCTVs that the City can access. This project will replace two existing cameras that have failed and upgrade two CCTV cameras in our traffic network. A list of intersections currently identified on the Traffic Section's Maintenance Upgrade/Replacement Plan for new CCTVs is as follows: Golf Course/Southern, Southern/NM 528, Sabana Grande/NM 528, and High Resort/ NM 528. These cameras are very useful to the City or Rio Rancho for maintaining traffic signal timing and incident management.

The requested project amount is $12,250: $7,875 NMDOT LGRF grant and $4,375 local match.

Traffic Signal Detection Replacement

The City of Rio Rancho maintains 60 traffic signals citywide with vehicle detection. Properly functioning vehicle detection equipment ensures that the traveling public is provided with an efficient and safe roadway network. This project will replace older detection equipment at three traffic signal locations: A list of intersections currently identified on the Traffic Section's Maintenance Upgrade/Replacement Plan for new detection is as follows: Cherry/Unser, Iris/PDV, and Nicklaus/Broadmoor.

The requested project amount is $114,000: $85,500 NMDOT LGRF grant and $28,500 local match.

Multi-modal Safety Improvements: This project will add three new school flashers to a school zone within the City. Joe Harris Elementary School has been identified as a location that can benefit from enhanced school zones with flashing beacons. Increased development and traffic adjacent to this school has prompted the need for these upgrades as many students in this area have been observed walking to school and crossing along these routes. For Joe Harris Elementary School, flashers are proposed near 20th Ave SE/12th St SE, 21st Ave SE/12th St SE, and 10th St SE near 21st AVE SE.

The requested project amount is $42,000: $31,500 NMDOT LGRF grant and $10,500 local match.

IMPACT:

The City of Rio Rancho will receive funds needed to support ADA deficiency remediation, ITS/signal system improvements, traffic signal detection replacement, and multi-modal safety improvements.

ALTERNATIVES:

Staff recommends approval for inclusion in the FY 2023-24 NMDOT Local Government Road Fund Cooperative Program grant application.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: 23-24_LGRF_Map.pdf
ATTACHMENT: Summary of Budget Allocation 2023_24 Proposed Coop Projects.pdf

**CITY OF RIO RANCHO**
**RESOLUTION**

**RESOLUTION NO.** **ENACTMENT NO.**

**RESOLUTION APPROVING THE PUBLIC WORKS DEPARTMENT'S APPLICATION FOR THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) FY 2023-2024 LOCAL GOVERNMENT ROAD FUND (LGRF) COOPERATIVE PROGRAM**

**WHEREAS:** the New Mexico Department of Transportation (NMDOT) has solicited requests for applications from local governments for funding consideration; and

**WHEREAS:** the NMDOT has developed an application process whereby the City of Rio Rancho may submit an Application for Cooperative Grant Funding from the NMDOT for public projects; and

**WHEREAS:** the application requires that the Governing Body provide a Resolution supporting the project selection to the NMDOT for its consideration and review; and

**WHEREAS:** the total cost of the project will be $268,250.00 to be funded in proportional share by the parties hereto; and

**WHEREAS:** the City of Rio Rancho shall pay all costs, which exceed the total amount of $268,250.00, and provide a 25% match to any amount exceeding the amount requested.

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

**Section 1.** That the project list submitted to the Governing Body, is hereby approved and confirmed.

**Section 2.** The City of Rio Rancho will undertake ADA Deficiency Remediation, ITS/Signal System Improvements, Traffic Signal Detection Replacement, and Multi-modal Safety Improvements.

**Section 3.** That the staff of the City of Rio Rancho are hereby directed and requested to submit the completed Application to the NMDOT for its review and are further authorized to take such action as may be requested by the NMDOT in its consideration and review of the Application and to further proceed with arrangements for financing the Project and expending funds related to the Project.

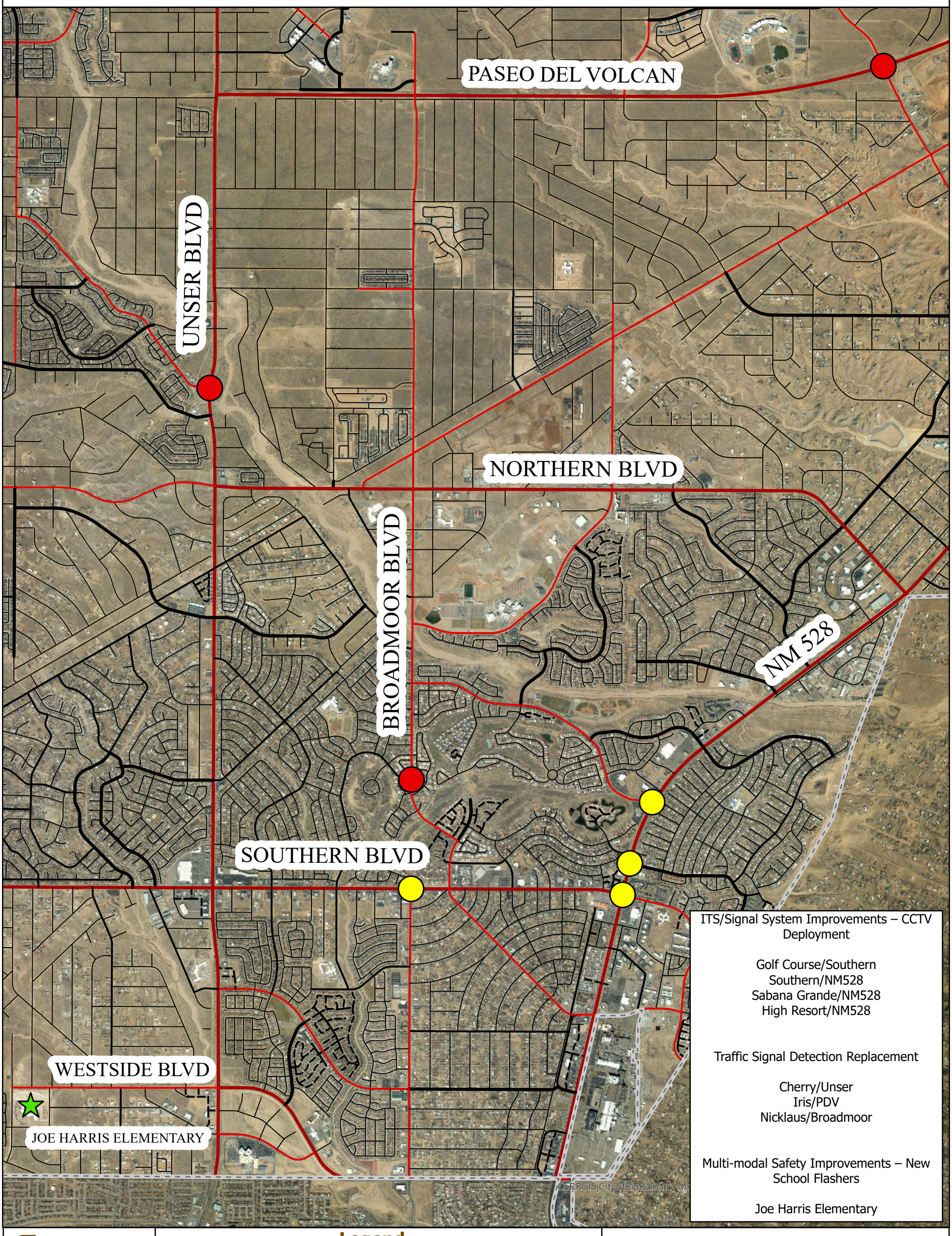
ADOPTED THIS _____DAY OF _____, 2023.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)

# 2023-2024 NMDOT LGRF COOP PROJECT MAP




RioRancho City of Vision

GIS Moving Spatial Data Forward

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

## Legend

### Project Type

- ITS/Signal System Improvements -- CCTV Deployment
- Traffic Signal Detection Replacement
- Multi-modal Safety Improvements -- New School Flashers

- CITY LIMITS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- RESIDENTIAL
- PRIVATE

N W E S

Map Created by Abby Boylan 01-23-2023

0 0.42 0.85 1.7
Miles

## 2022-23 Local Government Road Fund (LGRF) Cooperative Agreement
## Summary of Program Budget Allocation

| | | |
|---|---|---|
| **Total Request =** | $ | 268,250.00 |
| **NMDOT Share =** | $ | 201,187.50 |
| **Local Share =** | $ | 67,062.50 |

### ADA Deficiency Remediation

| | | |
|---|---|---|
| Grant Request = | $ | 100,000.00 |
| NMDOT Share = | $ | 75,000.00 |
| Local Match = | $ | 25,000.00 |

### ITS/Signal System Improvements

| | | |
|---|---|---|
| Grant Request = | $ | 12,250.00 |
| NMDOT Share = | $ | 7,875.00 |
| Local Match = | $ | 4,375.00 |

### Traffic Signal Detection Replacement

| | | |
|---|---|---|
| Grant Request = | $ | 114,000.00 |
| NMDOT Share = | $ | 85,500.00 |
| Local Match = | $ | 28,500.00 |

### Multi-modal Safety Improvements

| | | |
|---|---|---|
| Grant Request = | $ | 42,000.00 |
| NMDOT Share = | $ | 31,500.00 |
| Local Match = | $ | 10,500.00 |

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: R21**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Library and Information Services

SUBJECT:
R21, Resolution Authorizing the Disposal of City Property Located at the Loma Colorado and Esther Bone Libraries

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

An estimate of the current combined value of the items is less than $2,500. The disposal of personal property is governed by Section 3-54-2, NMSA 1978 requiring Governing Body approval for property that does not exceed $2,500.

IMPACT:
Approval of the Resolution will enable the City to dispose of obsolete and unused property.

ALTERNATIVES:
Approve the resolution.

Do not approve the resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Exhibit A

**CITY OF RIO RANCHO**
**RESOLUTION**

**RESOLUTION NO.** **ENACTMENT NO.**

**RESOLUTION AUTHORIZING THE DISPOSAL OF CITY PROPERTY LOCATED AT THE LOMA COLORADO AND ESTHER BONE LIBRARIES**

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

**WHEREAS:** an estimate of the current combined value of the items is less than $2,500; and

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

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

That formal and required authorization is hereby given to properly dispose of property as depicted in Exhibit A attached hereto.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

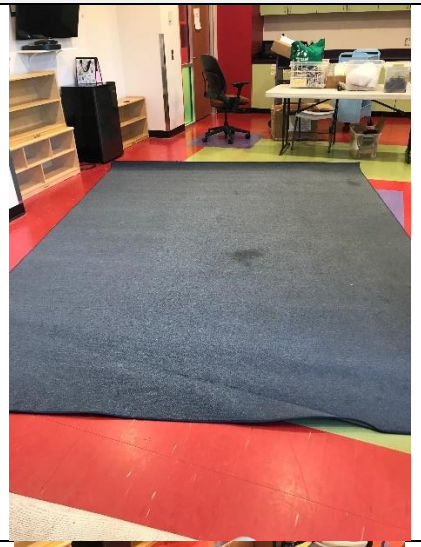
# Exhibit A
# Disposals
# Library and Information Services
Thursday, February 9, 2023

| Item Description | Reason for Disposal | Estimated Current Value | Item Image |
|---|---|---|---|
| Mobile Desk, Black, 36 Inches | Obsolete | $50.00 |  |
| Diagonal Table, Black, Style DOD2458AGR, 24/48Dx58 | Obsolete | $100.00 |  |
| Mounted keyboard trays (2), black | Obsolete | $25.00 |  |

# Disposals
## Library and Information Services
Thursday, February 9, 2023

| Item Description | Reason for Disposal | Estimated Current Value | Item Image |
|---|---|---|---|
| Metal Book Shelf Units (98) and Shelf Braces (7) | Obsolete | $500.00 |  |
| Animal Squares Area Rug 13x11 Feet | Obsolete | $10.00 |  |

# Disposals
## Library and Information Services
Thursday, February 9, 2023

| Item Description | Reason for Disposal | Estimated Current Value | Item Image |
|---|---|---|---|
| Grey Area Rug 12X9 Feet | Damaged | $5.00 |  |
| Grey Area Rug 9X6 Feet | Damaged | $5.00 |  |

# Disposals
## Library and Information Services
Thursday, February 9, 2023

| Item Description | Reason for Disposal | Estimated Current Value | Item Image |
|---|---|---|---|
| Oculus Headsets Model 1PASH9B (3), SN Y1K9515, ZPA9515, & 1TW9517 | Obsolete | $300.00 |  |
| 3M Digital Literacy Inventory Wands (3), SN 80400811 and 80400810 | Obsolete | $150.00 |  |

# Disposals
## Library and Information Services
Thursday, February 9, 2023

| Item Description | Reason for Disposal | Estimated Current Value | Item Image |
|---|---|---|---|
| Office Task Chair, Brown | Damaged | $1.00 |  |
| Grey Metal Media Shelf Units (5) and End Cap (1) | Obsolete | $150.00 |  |

# Disposals
## Library and Information Services
Thursday, February 9, 2023

| Item Description | Reason for Disposal | Estimated Current Value | Item Image |
|---|---|---|---|
| Vizio HDMI Television | Damaged | $15.00 |  |
| Office Task Chair, Red | Damaged | $1.00 |  |

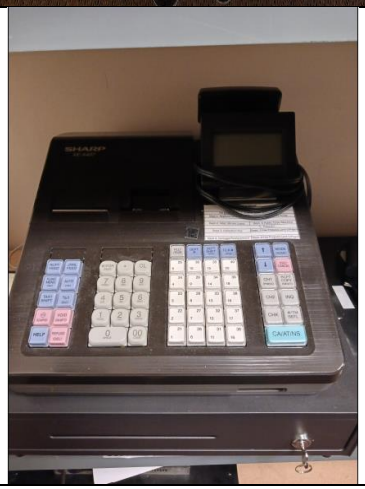
# Disposals
## Library and Information Services
Thursday, February 9, 2023

| Item Description | Reason for Disposal | Estimated Current Value | Item Image |
|---|---|---|---|
| Red Marbled Hanging Light Fixture | Damaged | $5.00 |  |
| Purple Seating Stools (6) | Obsolete | $60.00 |  |

# Disposals
## Library and Information Services
Thursday, February 9, 2023

| Item Description | Reason for Disposal | Estimated Current Value | Item Image |
|---|---|---|---|
| LG Television and Rolling Cart | Obsolete | $200.00 |  |
| Lego Building Table | Damaged | $5.00 |  |

# Disposals
## Library and Information Services
Thursday, February 9, 2023

| Item Description | Reason for Disposal | Estimated Current Value | Item Image |
|---|---|---|---|
| Various Posters and Frames in Bronze, Blue, Red, Gold, and Orange (15) | Obsolete | $60.00 |   |
| Sharp Cash Register and Locking Cash Drawer (2) Model XE-A407 | Obsolete | $600.00 |  |

# Disposals
## Library and Information Services
Thursday, February 9, 2023

| Item Description | Reason for Disposal | Estimated Current Value | Item Image |
|---|---|---|---|
| Multi-Colored Strobe Lights (2) | Obsolete | $60 |   |
| **Total Estimated Current Value:** | | **$2,302.00** | |

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: R22**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Library and Information Services

SUBJECT:
R22, Resolution Authorizing the Disposal and Trade-In of Library Materials

BACKGROUND AND ANALYSIS:

The Department of Library and Information Services periodically removes materials from circulation due to wear and tear, materials being outdated, or materials being duplicative and no longer needed.

The department's primary book vender, Baker and Taylor, operates the Sustainable Shelves program, which allows the library to trade-in materials for credit toward future purchases and recycle outdated and poor condition items at no cost to the City. The trade-in credit for the attached list is $115.57.

IMPACT:

The trade-in credit toward future purchases is in the best interest of Rio Rancho because it creates additional resources for the libraries and its patrons to use, and recycling or otherwise disposing items, which are in poor condition or out-of-date, will free up space in the library allowing the City to continue providing quality services to the community.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Exhibit A

**CITY OF RIO RANCHO**
**RESOLUTION**

**RESOLUTION NO.** **ENACTMENT NO.**

**RESOLUTION AUTHORIZING THE DISPOSAL AND TRADE-IN OF LIBRARY MATERIALS**

**WHEREAS:** the Department of Library and Information Services periodically removes materials from circulation due to wear and tear, materials being outdated, or materials being duplicative and no longer needed; and

**WHEREAS:** the Department's primary book vender, Baker and Taylor, operates the Sustainable Shelves program, which allows the library to trade-in materials for credit toward future purchases and recycle outdated and poor condition items at no cost to the City; and

**WHEREAS:** the trade-in credit toward future purchases is in the best interest of Rio Rancho because it creates additional resources for the libraries and its patrons to use, and recycling or otherwise disposing items, which are in poor condition or out-of-date, will free up space in the library allowing the City to continue providing quality services to the community.

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

The items listed in the attached Exhibit A are hereby authorized and approved for "trade-in" to receive credit from Baker and Taylor or to be recycled or otherwise disposed under the "Sustainable Shelves" program.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

| ISBN | STATUS |
|---|---|
| 9780736965149 (softcover);"0736965149 (softcover)" | Credit |
| 039924302X;"9780399243028" | Credit |
| 0312042604;"0826329705 (pbk.)" | Credit |
| 0439269695;"9780439269971" | Credit |
| 333989236 | Credit |
| 9780151014163;"0151014167" | Credit |
| 9780241365328 | Credit |
| 0060163844 : | Credit |
| 074341022x;"0743203321" | Credit |
| 0743250818;"9780743250818" | Credit |
| 9781640970748; | Credit |
| 9781640970748; | Credit |
| 9781640971400; | Credit |
| 9781628874723 | Credit |
| 9780794847975; | Credit |
| 9781913484101; | Credit |
| 9781913484101; | Credit |
| 9781913484101; | Credit |
| 9780794848965; | Credit |
| 9780983436614 (pbk.);"0983436614 (pbk.)" | Credit |
| 080501635X : | Credit |
| 0316920045 : | Credit |
| 1476725667 (trade pbk. : alk. paper);"9781476710242 (hardco\ | Credit |
| 9780762497461; | Credit |
| 1843910497 | Credit |
| 679434941 | Credit |
| 0439320925 : | Credit |
| 9781640498518; | Credit |
| 9781640497610; | Credit |
| 9781631219924; | Credit |
| 763613835 | Credit |
| 310249597 | Credit |
| 9781603601467; | Credit |
| 9781603601467; | Credit |
| 0812589831;"0312877412 (acid-free paper)" | Credit |
| 898702682 | Credit |
| 9781641712873; | Credit |
| 803726015 | Credit |
| 9781631210716 (paperback);"1631210718 (paperback)" | Credit |
| 874778948 | Credit |
| 0842375104 (pbk.);"0842375090" | Credit |
| 679764046 | Credit |
| 1582971943 | Credit |
| 1545623392 (hardcover);"9781545623398 (hardcover)" | Credit |
| 9781613735084 (paperback);"1613735081 (paperback)" | Credit |
| 9780800731700 (pbk.);"0800731700 (pbk.)" | Credit |

| | |
|---|---|
| 039921965X (lib. bdg.) | Credit |
| 0394758285 (pbk.) : | Credit |
| 0727885413 (cased);"9780727885418 (cased)" | Credit |
| 679601082 | Credit |
| 9780884271956;"0884271951" | Credit |
| 689803567 | Credit |
| 385492995 | Credit |
| 9781439181751 (pbk. : alk. paper);"1439181756 (pbk. : alk. pap | Credit |
| 9780310335108 (softcover);"0310335108 (softcover)" | Credit |
| 156947219X (alk. paper) | Credit |
| 9780310335122 (trade paper);"0310335124 (trade paper)" | Credit |
| 395700604 | Credit |
| 679600140 | Credit |
| 0823417050 (hardcover) | Credit |
| 9781628091274; | Credit |
| 0395640512;"0590475436" | Credit |
| 804008930 | Credit |
| 670892068 | Credit |
| 689847610 | Credit |
| 399216170 | Credit |
| 9780374288228 (hardcover);"0374288224 (hardcover)" | Credit |
| 9780991355549 paperback;"0991355547 paperback" | Credit |
| 9780199538263 (pbk.);"0199538263 (pbk.)" | Credit |
| 0399239812;"9780399239816" | Recycle |
| 671536621 | Recycle |
| 076361047X : | Recycle |
| 823413268 | Recycle |
| 9780736965125 (paper);"0736965122 (paper)" | Recycle |
| 0439490251 (Hardcover : alk. paper) | Recycle |
| 9781599791807;"1599791803" | Recycle |
| 1551051451 (pbk.) : | Recycle |
| 0763612650 (alk. paper);"9780763612658" | Recycle |
| 0316118559;"0316111163 :" | Recycle |
| 1582348472;"9781582348476" | Recycle |
| 0060278048 (lib. bdg.);"006027803X" | Recycle |
| 9780758267436 (pbk.);"0758267436 (pbk.)" | Recycle |
| 9781605982601;"1605982601" | Recycle |
| 9781594205743 (hardback);"1594205744 (hardback)" | Recycle |
| 0806960981;"0806977019" | Recycle |
| 895776324 | Recycle |
| 446521108 | Recycle |
| 9781631490477 (hardcover);"1631490478 (hardcover)" | Recycle |
| 9780062641380 (hardback);"0062641387 (hardback)" | Recycle |
| 786712961 | Recycle |
| 0553578359;"0553107305" | Recycle |
| 0060193751 (hardcover);"0061098361 (mass market)" | Recycle |
| 9781940610337;"1940610338" | Recycle |

| | |
|---|---|
| 0061099708;"0060179333 (cloth) :" | Recycle |
| 067100333X : | Recycle |
| 9780062326591 (hardback);"0062326597 (hardback)" | Recycle |
| 61032069 | Recycle |
| 802733786 | Recycle |
| 9780805079609;"0805079602";"40015722701" | Recycle |
| 0786711140 : | Recycle |
| 078671221X | Recycle |
| 9780345500755;"034550075X" | Recycle |
| 9781620401200 (hbk.);"1620401207 (hbk.)" | Recycle |
| 9781640972889; | Recycle |
| 9781640972889; | Recycle |
| 1933648325;"9781933648323" | Recycle |
| 9780374158613 (hardback);"0374158614 (hardback)" | Recycle |
| 9780553384345 (trade pbk.);"0553384341 (trade pbk.)";"9780 | Recycle |
| 1556114818 | Recycle |
| 9781912286836; | Recycle |
| 044661209x | Recycle |
| 9781616955090 hardcover;"1616955090 hardcover" | Recycle |
| 0385336128;"9780385336123" | Recycle |
| 9780374279981 hardcover;"0374279985 hardcover" | Recycle |
| 9781681771267;"1681771268" | Recycle |
| 727851209 | Recycle |
| 9780688128975;"068812898X" | Recycle |
| 0374190909 (alk. paper) | Recycle |
| 9781477848531 (paperback);"1477848533 (paperback)" | Recycle |
| 9780307382115;"0307382117" | Recycle |
| 9780736961295 (softcover);"0736961291 (softcover)" | Recycle |
| 763605875 | Recycle |
| 763605883 | Recycle |
| 0060005041 (lib. bdg.);"0060005033";"006000505X" | Recycle |
| 9781433684821;"1433684829" | Recycle |
| 0670887218;"0803754418" | Recycle |
| 312280920 | Recycle |
| 0670059897 (hardcover);"9780670059898" | Recycle |
| 9780062325860;"0062325868" | Recycle |
| 9781250048028 (hbk.);"1250048028 (hbk.)" | Recycle |
| 609601288 | Recycle |
| 399226168 | Recycle |
| 0060295848 (trade);"0060295856 (lib. bdg.)" | Recycle |
| 0399234713 (hc.);"9780399234712" | Recycle |
| 0800731697;"9780800731694" | Recycle |
| 385334168 | Recycle |
| 0812507428 : | Recycle |
| 0312858523 (hardcover);"9780812515565 (pbk.)" | Recycle |
| 0399143947 (acid-free paper);"0425169863" | Recycle |
| 892967188 | Recycle |

| | |
|---|---|
| 0525945164 (alk. paper) | Recycle |
| 0823416844 (hardcover) | Recycle |
| 1605986259;"9781605986258" | Recycle |
| 1878448625 | Recycle |
| 345442369 | Recycle |
| 9780374253370 (hardcover);"0374253374 (hardcover)" | Recycle |
| 9780894875861; | Recycle |
| 9780894875878; | Recycle |
| 9780894875892; | Recycle |
| 9780894875908; | Recycle |
| 9780894875922; | Recycle |
| 9780894875939; | Recycle |
| 9780061922312;"0061922315" | Recycle |
| 399139869 | Recycle |
| 0060276037 (lib. bdg.);"0060276029" | Recycle |
| 9780312367848;"0312367848" | Recycle |
| 9780345532749 (hardcover : acid-free paper);"0345532740 (ha | Recycle |
| 0451205774;"0670899879 (alk. paper)" | Recycle |
| 0446603082 (pbk.);"0739400932" | Recycle |
| 0913089516 : | Recycle |
| 0060188197 (alk. paper) | Recycle |
| 0345342755 (pbk.);"9780345342751 (pbk.)" | Recycle |
| 0451410556;"067003004X (alk. paper)" | Recycle |
| 385510454 | Recycle |
| 9780425264188 (hbk.);"0425264181 (hbk.)" | Recycle |
| 375414746 | Recycle |
| 0786223960 (hardcover : alk. paper) | Recycle |
| 9780727869951 (hbk.);"0727869957 (hbk.)";"9781847513328 ( | Recycle |
| 446608122 | Recycle |
| 9780727881038 (hbk.);"0727881035 (hbk.)" | Recycle |
| 9780062184849 (hbk.);"0062184849 (hbk.)" | Recycle |
| 0517582678 : | Recycle |
| 0670032670 (alk. paper) | Recycle |
| 802117643 | Recycle |
| 0670030457 (alk. paper) | Recycle |
| 038549615X;"1578563739 (WaterBrook)" | Recycle |
| 0451210476 (alk. paper) | Recycle |
| 1569471916 (alk. paper) | Recycle |
| 0062684221 (paperback);"9780062684226 (paperback)";"0062 | Recycle |
| 156947236X | Recycle |
| 9780310335153 (trade paper);"0310335159 (trade paper)" | Recycle |
| 0434009490;"0345450892" | Recycle |
| 9781455502127 (hardcover);"145550212X (hardcover)" | Recycle |
| 9781250048035 hardcover;"1250048036 hardcover" | Recycle |
| 0151012040;"9780151012046" | Recycle |
| 9780307270153;"0307270157" | Recycle |
| 9780345479600 (pbk.);"0345479602 (pbk.)" | Recycle |

| | |
|---|---|
| 0590472208 :;"0590472224" | Recycle |
| 9781594203374 (hbk.);"1594203377 (hbk.)" | Recycle |
| 0800730801 (pbk.);"9780800730802" | Recycle |
| 0805058028 (alk. paper) | Recycle |
| 805068023 | Recycle |
| 9780062132420 (hardcover);"0062132423 (hardcover)" | Recycle |
| 9780670021789;"0670021784" | Recycle |
| 9780800733360 (pbk.);"0800733363 (pbk.)" | Recycle |
| 9781628727357 (hardcover  acid-free paper);"1628727357 (ha | Recycle |
| 9781101946466 (hardcover);"1101946466 (hardcover)";"97811 | Recycle |
| 0606125418;"0399222316" | Recycle |
| 9780062132390;"0062132393" | Recycle |
| 0399149244 (alk. paper) | Recycle |
| 9780345483201 (alk. paper);"0345483200 (alk. paper)" | Recycle |
| 0786706651 : | Recycle |
| 0826323405 (cloth : alk. paper) | Recycle |
| 9780553386271;"0553386271" | Recycle |
| 0689819625 : | Recycle |
| 670032166 | Recycle |
| 9781501105746 (hardcover);"1501105744 (hardcover)" | Recycle |
| 9780738760445; | Credit |
| 0807555223 (hc.) | Credit |
| 044990637X : | Credit |
| 0803713606 (tr.);"0803713614 (lib.)" | Credit |
| 1590580222 | Credit |
| 0679723277;"0671658719 :" | Credit |
| 553095277 | Credit |
| 9780735290778 (paperback);"0735290776 (paperback)" | Credit |
| 9781451689358 (pbk.);"1451689357 (pbk.)" | Credit |
| 9781590585207 (pbk.);"1590585208 (pbk.)" | Credit |
| 9781400073535;"1400073537" | Credit |
| 0679423001 (acid-free paper) | Credit |
| 1590582365;"9781590582367" | Credit |
| 9781590589847 (trade pbk.);"159058984X";"9781590589823 ( | Credit |
| 9780727882868 (hbk.);"0727882864 (hbk.)" | Credit |
| 9781782119364 (hbk.);"1782119361 (hbk.)";"178211937X (exp | Credit |
| 9780727867988;"0727867989" | Credit |
| 9781590587973;"9781590587997 (trade paperback)";"159058 | Credit |
| 9781590582398;"159058239X" | Credit |
| 688091164 | Credit |
| 9781590584286;"1590584287" | Credit |
| 9780226279206 (paperback);"0226279200 (paperback)" | Credit |
| 9781590585146 (pbk.);"1590585143 (pbk.)" | Credit |
| 9781439101414 (hbk.);"1439101418 (hbk.)";"9781439126875 ( | Credit |
| 1590582373 (hardcover) | Credit |
| 9781590587386;"1590587383";"9781590587409";"159058740 | Credit |
| 9780553806779;"0553806777" | Credit |

| | |
|---|---|
| 9781913484101; | Credit |
| 9781590584262 (alk. paper);"1590584260 (alk. paper)" | Credit |
| 9780982877241;"0982877242" | Credit |
| 671036688 | Credit |
| 0688158196 (alk. paper) | Credit |
| 9780765379405 (hardcover);"0765379406 (hardcover)";"97807 | Credit |
| 9780312943042 (pbk.);"0312943040 (pbk.)" | Credit |
| 1420139142;"9781420139143" | Credit |
| 0449209830 (pbk.);"9780449209837 (pbk.)" | Credit |
| 0449149560;"0449909549" | Credit |
| 9781464202469;"146420246X";"9781464202483 pbk.";"14642 | Credit |
| 1590580427 (hbk.) : | Credit |
| 9781590584392;"1590584392" | Credit |
| 9781590586327;"1590586328" | Credit |
| 1590582411;"9781590582411" | Credit |
| 9781571988928; | Credit |
| 9781414353074 (softcover);"1414353073 (softcover)" | Credit |
| 9781590581711;"1590581717" | Credit |
| 9781590581681 (alk. paper);"1590581687 (alk. paper)";"97815 | Credit |
| 9780765395238 (trade paperback);"0765395231 (trade paperb | Credit |
| 1590581180 (hc.) | Credit |
| 1400071577;"9781400071579" | Credit |
| 0807573159 (hardcover) | Credit |
| 140003230X (pbk.);"9781400032303 (pbk.)" | Credit |
| 9781942704096;"1942704097" | Credit |
| 9780765395252 (paperback);"0765395258 (paperback)" | Credit |
| 553263579 | Credit |
| 9783899555240;"3899555244" | Credit |
| 9780199931170 (pbk.);"0199931178 (pbk.)" | Credit |
| 9781590582404;"1590582403" | Credit |
| 9780143105558 (pbk.);"0143105558 (pbk.)" | Credit |
| 9780385546027;"0385546025" | Credit |
| 688163025 | Credit |
| 9781841497341 (pbk.);"1841497347 (pbk.)";"9780316041232" | Credit |
| 9780316187251 (pbk.);"0316187259 (pbk.)" | Credit |
| 0152567089 (lib. bdg.) : | Credit |
| 9780316093651;"0316093653" | Credit |
| 9780316074421 (pbk.);"031607442X (pbk.)" | Credit |
| 0805065318 (hc : alk. paper) | Credit |
| 038547279X | Credit |
| 9780765395894 (trade paperback);"0765395894 (trade paperb | Credit |
| 9781439101483 (hbk.);"1439101485 (hbk.)" | Credit |
| 0842386025 (sc) | Credit |
| 9780307377920;"030737792X" | Credit |
| 9780765333100 (hardback);"0765333104 (hardback)" | Credit |
| 9781590204283 (hbk.);"159020428X (hbk.)" | Credit |
| 525443770 | Credit |

| | |
|---|---|
| 0765386666 (hardcover);"9780765386663 (hardcover)" | Credit |
| 9780765380920 (hardcover);"0765380927 (hardcover)" | Credit |
| 9781590585320 :;"1590585321" | Credit |
| 9781464201233;"1464201234";"9781464201257";"146420125 | Credit |
| 618181946 | Credit |
| 0826303978 : | Credit |
| 312267045 | Credit |
| 9780316041256;"0316041254" | Recycle |
| 0312290160 : | Recycle |
| 9780727884411 (cased);"0727884417 (cased)" | Recycle |
| 0385545967;"9780385545969" | Recycle |
| 0679438297 : | Recycle |
| 9780425256022;"0425256022" | Recycle |
| 9780425256015 (pbk.);"0425256014 (pbk.)" | Recycle |
| 0684841444;"0684808560" | Recycle |
| 9780765378453 (hardcover);"0765378450 (hardcover)" | Recycle |
| 9780312621285 (pbk.);"0312621280 (pbk.)" | Recycle |
| 9780727882745 (hbk.);"0727882740 (hbk.)" | Recycle |
| 9780446540094 (hardback);"0446540099 (hardback)";"978044 | Recycle |
| 9780385543026;"0385543026";"0385543069 (limited edition)" | Recycle |
| 9780385545938 (hardcover);"0385545932 (hardcover)";"97803 | Recycle |
| 9781464202056 (hbk.);"1464202052 (hbk.)" | Recycle |
| 689864493 | Recycle |
| 0727863843 (hbk.);"9780727863843 (hbk.)";"9780727863843" | Recycle |
| 9780316198516;"031619851X" | Recycle |
| 0786235330 (hc : alk. paper) | Recycle |
| 312317441 | Recycle |
| 9780062431967 (hardcover) :;"006243196X (hardcover) :" | Recycle |
| 1590582381;"9781590582381";"9781590582381" | Recycle |
| 9781590581704 (hardcover : alk. paper);"1590581709 (hardcov | Recycle |
| 805068902 | Recycle |
| 9780727880703;"0727880705" | Recycle |
| 052528785x | Recycle |
| 0689863772 (Hardcover);"9781416958000";"1416958002" | Recycle |
| 151002290 | Recycle |
| 0684814161 : | Recycle |
| 1464202117 : HRD;"9781464202117 : HRD" | Recycle |
| 9780446179461;"0446179469" | Recycle |
| 9780544769793 hardcover;"0544769791 hardcover" | Recycle |
| 9780446526296;"0446526290" | Recycle |
| 0316314862 (hc) | Recycle |
| 9780061241093;"0061241091" | Recycle |
| 9780765335746 (hardback);"0765335743 (hardback)" | Recycle |
| 425191281 | Recycle |
| 0061687375;"9780061687372" | Recycle |
| 9781420111736 (pbk.);"1420111736 (pbk.)" | Recycle |
| 9780385537148 (hardcover);"038553714X (hardcover)" | Recycle |

| | |
|---|---|
| 760713766 | Recycle |
| 0671521705 : | Recycle |
| 0763618020 : | Recycle |
| 9781632863386 (alk. paper);"1632863383 (alk. paper)" | Recycle |
| 9781771511148 (pbk.);"1771511141 (pbk.)" | Recycle |
| 160945247X;"9781609452476" | Recycle |
| 9780727869197 (hbk.);"0727869191 (hbk.)" | Recycle |
| 805074384 | Recycle |
| 0525944044 (acid-free paper) | Recycle |
| 0345448200 : | Recycle |
| 0375503374 (alk. paper);"9780375758263" | Recycle |
| 9780727881434 (hbk.);"0727881434 (hbk.)" | Recycle |
| 9780446577939 (hardcover);"0446577936 (trade)";"97804466 | Recycle |
| 0060539054 (hardcover : alk. paper) | Recycle |
| 9780310345473 (softcover);"0310345472 (softcover)" | Recycle |
| 60176806 | Recycle |
| 0765300206 (acid-free paper) | Recycle |
| 9781464201431;"1464201439" | Recycle |
| 140004460X (hc) | Recycle |
| 9780727869845 (hbk.);"0727869841 (hbk.)" | Recycle |
| 0425152898;"0399140093" | Recycle |
| 9781414349336 (pbk.);"1414349335 (pbk.)" | Recycle |
| 9780727881984 (hbk.);"0727881981 (hbk.)" | Recycle |
| 9781608091744 (hardcover);"1608091740 (hardcover)" | Recycle |
| 684862956 | Recycle |
| 0449210111 (pbk.);"9780449210116 (pbk.)";"0449215245 (pbk | Recycle |
| 0395665531 : | Recycle |
| 9781571988515; | Recycle |
| 1414379331 (sc);"9781414379333 (sc)" | Recycle |
| 9780451236562;"0451236564" | Recycle |
| 9780727868596 (hbk.);"0727868594 (hbk.)" | Recycle |
| 679441891 | Recycle |
| 9781616206222 (hardcover);"1616206225 (hardcover)" | Recycle |
| 9781464200403 (pbk.);"1464200408 (pbk.)";"9781464200380 ( | Recycle |
| 1582341575 (alk. paper) | Recycle |
| 765304783 | Recycle |
| 0028604202;"9780028604206";"0783815360 (alk. paper)";"97 | Recycle |
| 9781616958558 (hardback);"1616958553" | Recycle |
| 9780312366582;"0312349319";"9780312349318" | Recycle |
| 9781481429740 (hardcover);"1481429744 (hardcover)";"97814 | Recycle |
| 9780727883773;"0727883771" | Recycle |
| 9780297844457 (hbk.);"0297844458 (hbk.)" | Recycle |
| 9780312379995;"0312379994" | Recycle |
| 0671577778;"0671578413" | Recycle |
| 385312644 | Recycle |
| 0451203771;"0525945938 (acid-free paper)" | Recycle |
| 9780894875953; | Recycle |

| | |
|---|---|
| 9780894875960; | Recycle |
| 9781432832346 (hardcover);"1432832344 (hardcover)" | Recycle |
| 9780727882189 (hbk.);"072788218X (hbk.)" | Recycle |
| 9780727869463 (hbk.);"0727869469 (hbk.)";"9781847512796 ( | Recycle |
| 9780727881281 (hbk.);"0727881280 (hbk.)" | Recycle |
| 161620110X (hbk.);"9781616201104 (hbk.)" | Recycle |
| 60006331 | Recycle |
| 9781481429689;"148142968X" | Recycle |
| 155611060X (alk. paper);"9781556110603 (alk. paper)" | Recycle |
| 9780141048260 (pbk.);"0141048263 (pbk.)" | Recycle |
| 9780312943035 (pbk.);"0312943032 (pbk.)" | Recycle |
| 9781432832636 (hardcover);"1432832638 (hardcover)" | Recycle |
| 9780385547680;"0385547684" | Recycle |
| 0062262394;"9780062262394" | Recycle |
| 9781250041517 hardcover;"1250041511 hardcover" | Recycle |
| 0688175716 (alk. paper) | Recycle |
| 316197416 | Recycle |
| 9780758269447 (trade pbk.);"0758269447 (trade pbk.)" | Recycle |
| 9781408852217 (paperback);"1408852217 (paperback)";"1620 | Recycle |
| 679431748 | Recycle |
| 9780062431998 (hardcover);"0062431994 (hardcover)" | Recycle |
| 316314420 | Recycle |
| 345447859 | Recycle |
| 0399149422;"9780515136555";"0515136557" | Recycle |
| 9781481429719 (hardcover : acid-free paper);"148142971X (ha | Recycle |
| 0525471146;"9780525471141" | Recycle |
| 0345462114 (pbk.);"0345462122" | Recycle |
| 9780316074360 (pbk.);"0316074365 (pbk.)";"1841498505";"97 | Recycle |
| 9781934609866 (pbk. : alk. paper);"1934609862 (pbk. : alk. pap | Recycle |
| 446530859 | Recycle |
| 446531448 | Recycle |
| 9780060874483 (hardcover : alk. paper);"0060874481 (hardcov | Recycle |
| 9781101946886 (hardcover);"1101946881 (hardcover)" | Recycle |
| 9781451689761;"9781451689778";"1451689772";"145168976 | Recycle |
| 802713106 | Recycle |
| 9780385544184;"0385544189" | Recycle |
| 9780765325525;"0765325527" | Recycle |
| 9780446578936 (hbk.);"0446578932 (hbk.)" | Recycle |
| 9780307395030 (alk. paper);"0307395030 (alk. paper)" | Recycle |
| 9781400063000 (alk. paper);"1400063000 (alk. paper)" | Recycle |
| 446522996 | Recycle |
| 9780061188435;"0061188433" | Recycle |
| 0786232714 (alk. paper) | Recycle |
| 9780982996553;"0982996551" | Recycle |
| 842336214 | Recycle |
| 9780061840326 (pbk.);"0061840327 (pbk.)" | Recycle |
| 0385535147;"9780385535144" | Recycle |

| | |
|---|---|
| 9780765329400 (hardcover);"0765329409 (hardcover)" | Recycle |
| 9780393239294 (hardcover) :;"0393239292 (hardcover) :" | Recycle |
| 1570719047 | Recycle |
| 805068899 | Recycle |
| 9781464211171 (hardcover);"1464211175 (hardcover)" | Recycle |
| 9780727868879 (cased);"072786887X (cased)" | Recycle |
| 0385490992 (hc.) | Recycle |
| 042518188X (alk. paper);"9780425185780" | Recycle |
| 0375422412;"0375421440" | Recycle |
| 0375422412;"0375421440" | Recycle |
| 0739457039;"9780739457030" | Recycle |
| 0553806769 (hardcover);"9780553806762 (hardcover)" | Recycle |
| 0727862626 (cased) | Recycle |
| 0446577901;"0446695319 (pbk.)" | Recycle |
| 9780765335012 (hbk.);"0765335018 (hbk.)" | Recycle |
| 60283769 | Recycle |
| 9780425245361;"0425245365" | Recycle |
| 9780451470690;"0451470699" | Recycle |
| 9781616204679 (hardcover);"1616204672 (hardcover)" | Recycle |
| 0385746350 (trade);"0385908660 (lib bdg.)" | Recycle |
| 826315283 | Recycle |
| 9780800722739 (softcover);"0800722736 (softcover)" | Recycle |
| 9780312590963;"0312590962" | Recycle |
| 1576736318 (pbk.);"9781576736319 (pbk.)";"1590522397 (pbk | Recycle |
| 0786211563 (alk. paper) | Recycle |
| 9780800720452 (pbk.);"0800720458 (pbk.)" | Recycle |
| 1890817910 | Credit |
| 0803701020;"0803701039 (lib. bdg.)" | Credit |
| 9781953801074; | Credit |
| 0525459413 (alk. paper) | Credit |
| 0152053042 (hardcover);"9780152053048 (hardcover)";"97801 | Credit |
| 618113576 | Credit |
| 802788602 | Credit |
| 152661972 | Credit |
| 439579155 | Credit |
| 0631204717;"9780631204718" | Credit |
| 0060236035;"0060236043 (lib. bdg.)" | Credit |
| 807571768 | Credit |
| 803725280 | Credit |
| 9781481446808 (paperback);"1481446800 (paperback)";"9781 | Recycle |
| 0688124380 (trade);"0688124399 (lib. bdg.)" | Recycle |
| 0688009085 :;"0688009093 (lib. bdg.) :" | Recycle |
| 689854579 | Recycle |
| 0613024052;"0688135013" | Recycle |
| 0152019189 (alk. paper) | Recycle |
| 0027772101 : | Recycle |
| 0805035842 (acid-free paper) : | Recycle |

| | |
|---|---|
| 1480664952 Paw Prints;"9781481406086 hc.";"1481406086 hc | Recycle |
| 9780689505690;"0689505698" | Recycle |
| 0399242155;"0439814278" | Recycle |
| 399234047 | Recycle |
| 671882392 | Recycle |
| 0613901738; | Credit |
| 9780063065079; | Credit |
| 9780231701860; | Credit |
| 9780671212094; | Credit |
| 9781421502397; | Credit |
| 9781440588204; | Credit |
| 9781579126254; | Credit |
| 9781591161875; | Credit |
| 9781591167396; | Credit |
| 9780826355676 (cloth);"0826355676 (cloth)" | Credit |
| 9781338267181 (paperback);"1338267183 (paperback)";"9781 | Credit |
| 9780826355232 (cloth  alk. paper);"0826355234 (cloth  alk. pa | Credit |
| 0913270253;"9780913270257" | Credit |
| 9781683371694 (paperback);"1683371690 (paperback)" | Credit |
| 9781640971363 | Credit |
| 9781683371700 (paperback);"1683371704 (paperback)";"9781 | Credit |
| 158485720X (hardcover);"9781584857204 (hardcover)";"1584 | Credit |
| 9780890135617 (clothbound : alk. paper);"0890135614 (clothb | Credit |
| 1584854294 (pbk.);"1584854308";"9781584854296" | Credit |
| 158485426X;"9780756911577";"0756911575";"978158485425 | Credit |
| 9780826348944 (cloth : alk. paper);"0826348947 (cloth : alk. pa | Credit |
| 0781806585;"9780781806589" | Credit |
| 9781890689292;"1890689297";"0826317731 (pbk.)";"9780826 | Credit |
| 9781611860290 (pbk. : alk. paper);"1611860296 (pbk. : alk. pap | Credit |
| 9781641712859 | Credit |
| 9780312380304 (hbk.);"0312380305 (hbk.)" | Credit |
| 9780865348851 (pbk. : alk. paper);"0865348855 (pbk. : alk. pap | Credit |
| 9780692006610 (pbk.);"0692006613 (pbk.)" | Credit |
| 9781593698997 (hardcover);"1593698992 (hardcover)";"97815 | Credit |
| 9781593699482 (hardcover);"1593699484 (hardcover)";"97815 | Credit |
| 9781593696627 (hbk.);"1593696620 (hbk.)";"9781593696634 ( | Credit |
| 9781787017870 | Credit |
| 0941270548 (pbk.) :;"0941270556 :" | Credit |
| 9781538754245; | Recycle |
| 9781593692957 (hardcover);"1593692951 (hardcover)";"97815 | Recycle |
| 9781368027540 | Recycle |
| 9781338267112 (paperback);"1338267116 (paperback)";"9781 | Recycle |
| 1593692110 (hc.);"9781593692117 (hc.)";"1593692102 (pbk.)" | Recycle |
| 9781593696641 (hbk.);"1593696647 (hbk.)";"9781593696658 ( | Recycle |
| 9781593695675 (pbk.);"1593695675 (pbk.)";"9781439575055 ( | Recycle |
| 9781640971103 | Recycle |
| 9781584854272;"1584854286" | Recycle |

| | |
|---|---|
| 9781609584115 (pbk.);"1609584112 (pbk.)";"9781480651654 ( | Recycle |
| 9780374346737;"0374346739" | Recycle |
| 9781609584108 (pbk.);"1609584104 (pbk.)";"9781480651661 | Recycle |
| 1562470760;"1562470752 (pbk.)";"0590483293" | Recycle |
| 9781338115024 (pbk.);"1338115022 (pbk.)" | Recycle |
| 9781593693220;"1593693222";"9781593693213 (pbk.)";"1593 | Recycle |
| 9781593691639 (trade bdg.);"1593691637 (trade bdg.)";"9781 | Recycle |
| 9781609584160 (paperback);"1609584163 (paperback)";"9781 | Recycle |
| 9780826348128 (cloth : alk. paper);"0826348122 (cloth : alk. pa | Recycle |
| 9780615471709 (pbk.);"0615471706 (pbk.)" | Recycle |
| 1593690614 (pbk.) | Recycle |
| 0553582364;"0553801279" | Credit |
| 9781597802116 (hbk.);"1597802115 (hbk.)" | Credit |
| 1250054958 (pbk.);"9781250054951 (pbk.)" | Credit |
| 375504524 | Credit |
| 0806134267 (hc : alk. paper) | Credit |
| 9780345522306 (pbk.);"0345522303" | Credit |
| 385336594 | Credit |
| 9781420148046 (paperback);"1420148044 (paperback)" | Credit |
| 1781081182;"9781781081181" | Credit |
| 9781640973008 | Credit |
| 9781640972940 | Credit |
| 9780765326560 (pbk.);"0765326566 (pbk.)" | Credit |
| 068483040X | Credit |
| 9780307268389 (alk. paper);"0307268381 (alk. paper)" | Credit |
| 9780380978267;"0380978261" | Credit |
| 9781641712989 | Credit |
| 9780765326522 (pbk.);"0765326523 (pbk.)";"1156274060";"97 | Credit |
| 1608467244 (pbk.);"9781608467242 (pbk.)" | Credit |
| 9781932325065;"1932325069" | Credit |
| 9781400044672 (alk. paper);"1400044677 (alk. paper)" | Credit |
| 9780765326546 (pbk.);"076532654X (pbk.)" | Credit |
| 9781930846487 (hardcover : alk. paper);"1930846487 (hardcov | Credit |
| 9780765326553 (pbk.);"0765326558 (pbk.)" | Credit |
| 037541472X (hc);"1400030471 (pbk.)" | Credit |
| 9781476763415 (softcover);"1476763410 (softcover)" | Credit |
| 9780553590098;"055359009X" | Credit |
| 0312314140;"9780312314149";"0312989504 (pbk.)";"9780312 | Credit |
| 9780385351256 (hardback);"0385351259 (hardback)" | Credit |
| 9781596063297;"1596063297" | Credit |
| 9781250056467 (hardcover);"1250056462 (hardcover)" | Recycle |
| 042518403X : | Recycle |
| 9780805097306;"0805097309" | Recycle |
| 9780062287878 (hbk.);"0062287877 (hbk.)";"9780062287885 ( | Recycle |
| 9780425276402 (softcover);"0425276406 (softcover)" | Recycle |
| 871137828 | Recycle |
| 9780385532914;"0385532911" | Recycle |

| | |
|---|---|
| 812571568 | Recycle |
| 9781432829391 (hardback);"1432829394 (hardcover)" | Recycle |
| 9780758255716;"0758255713" | Recycle |
| 9780312609795;"0312609795" | Recycle |
| 9780060005542;"0066213444 (alk. paper)" | Recycle |
| 312314167 | Recycle |
| 9780316074278;"0316074276" | Recycle |
| 684801779 | Recycle |
| 0312278225;"9780312278229" | Recycle |
| 0399140255 : | Recycle |
| 345391055 | Recycle |
| 9780062384362;"0062384368" | Recycle |
| 006074815x;"0877951861";"9780143132042" | Recycle |
| 9780727881274 (hbk.);"0727881272 (hbk.)" | Recycle |
| 609610295 | Recycle |
| 9780618873883 (alk. paper);"0618873880 (alk. paper)" | Recycle |
| 9780451218995;"0399152792 (hc : acid-free paper)" | Recycle |
| 0060188987 (acid-free paper) | Recycle |
| 1878448900 (hc.) | Recycle |
| 151006202 | Recycle |
| 9781594633362;"1594633363" | Recycle |
| 0756401305 : | Recycle |
| 031234306X;"9780312343064" | Recycle |
| 0525946896 (alk. paper) | Recycle |
| 0684852586;"9780684852584" | Recycle |
| 9780425275504;"0425275507" | Recycle |
| 0312278187;"0312983700" | Recycle |
| 9781432838003 (hardcover);"1432838008 (hardcover)" | Recycle |
| 1594489246;"9781594489242" | Recycle |
| 9780062328076 (paperback);"0062328077 (paperback)" | Recycle |
| 9781503949553;"1503949559" | Recycle |
| 0312877919 (acid-free paper) | Recycle |
| 9780312643034 (hardcover);"0312643039 (hardcover)" | Recycle |
| 756401690 | Recycle |
| 9781432833923 (hardcover);"1432833928 (hardcover)" | Recycle |
| 0778322858 (pbk.);"9780778322856 (pbk.)" | Recycle |
| 9780727868664 (cased);"0727868667 (cased)" | Recycle |
| 9781475194166;"1475194161" | Recycle |
| 0525945598 (alk. paper) | Recycle |
| 9781596923164;"1596923164" | Recycle |
| 006019877X | Recycle |
| 078622763X (hardcover : alk. paper) | Recycle |
| 9780727867070 (hbk.);"0727867075 (hbk.)" | Recycle |
| 0385309139 (hardcover) | Recycle |
| 0380758075 (pbk.);"9780380758074 (pbk.)" | Recycle |
| 9781594153792 (hardcover);"1594153795 (hardcover)" | Recycle |
| 9781439145241 (pbk.);"1439145245" | Recycle |

| | |
|---|---|
| 9780727884046 (hbk.);"0727884042 (hbk.)" | Recycle |
| 375421734 | Recycle |
| 0874172926 (pbk. : alk. paper) | Recycle |
| 9781459730601 (pbk.);"1459730607 (pbk.)" | Recycle |
| 0425210030;"9780425210031" | Recycle |
| 9780778325130;"077832513X" | Recycle |
| 0385335903 : | Recycle |
| 9780307268372 (alk. paper);"0307268373 (alk. paper)" | Recycle |
| 9780425277324 (paperback);"0425277321 (paperback)" | Recycle |
| 0312868561 (acid-free paper) | Recycle |
| 0446363669;"0688084893" | Recycle |
| 0826317944 (pbk.) | Recycle |
| 811214044 | Recycle |
| 0486419215 (pbk.) | Recycle |
| 9781101875063 (hardcover);"1101875062 (hardcover)" | Recycle |
| 1582790671 (standard) | Recycle |
| 9780345531346 (hbk. : acid-free paper);"0345531345 (hbk. : ac | Recycle |
| 9781250079428 (hardback);"125007942X (hardback)" | Recycle |
| 553105337 | Recycle |
| 9781432828684 (hardcover);"1432828681 (hardcover)" | Recycle |
| 9780143121916 (pbk.);"014312191X (pbk.)" | Recycle |
| 9781619026148 (hardcover);"1619026147 (hardcover)" | Recycle |
| 9780727866356 (hbk.);"0727866354 (hbk.)" | Recycle |
| 9780544226272;"0544226275" | Recycle |
| 0312866283 (alk. paper) | Recycle |
| 9780316033978 :;"0316033979" | Recycle |
| 9781439145272 (pbk.);"143914527X (pbk.)" | Recycle |
| 9780727869456 (hbk.);"0727869450 (hbk.)";"9781847512789 ( | Recycle |
| 0765309904 (alk. paper);"9780765309907" | Recycle |
| 0688065708;"0446350109" | Recycle |
| 0765309920 (acid-free paper);"9780765309921 (acid-free pape | Recycle |
| 9780727881878 (hbk.);"0727881876 (hbk.)" | Recycle |
| 9780670022700;"0670022705" | Credit |
| 0823416747 (hardcover) | Credit |
| 078680517X;"0786824549 (pbk.)" | Credit |
| 0899197930 (lib. bdg.) | Credit |
| 0803721986 (lib.);"0803721978 (trade)" | Credit |
| 1584856599 | Credit |
| 1584856599 | Credit |
| 0803701020;"0803701039 (lib. bdg.)" | Credit |
| 399225072 | Credit |
| 152014349 | Credit |
| 0688417647;"0688517641" | Credit |
| 66238803 | Credit |
| 0761317589 (lib. bdg.) | Credit |
| 0807576298 (hardcover) | Credit |
| 0374194114 (alk. paper) | Credit |

| | |
|---|---|
| 1567667678 (lib. reinforced : alk. paper);"9781567667677 (lib. | Credit |
| 0060236485;"0060236493 (lib. bdg.)" | Credit |
| 1890817333 | Credit |
| 9781641712774 | Credit |
| 0531054896;"0531086399 (lib. bdg.)" | Credit |
| 316988413 | Credit |
| 0152047662 (alk. paper);"9780152047665" | Credit |
| 9781413318470 (pbk.);"1413318479 (pbk.)";"093371378472" | Credit |
| 882896032 | Credit |
| 9780525561040 hardcover;"0525561048 hardcover";"9780525 | Credit |
| 0823413195 (reinforced) | Credit |
| 0374270325 (alk. paper) | Recycle |
| 0824986237 (trade) :;"0824986326 (lib. bdg.) :" | Recycle |
| 9780812413755;"0316112186 :" | Recycle |
| 9780812433883;"0316110604 (lib. bdg.) :" | Recycle |
| 823408221 | Recycle |
| 1885173660 | Recycle |
| 0689856415;"9780689856419" | Recycle |
| 0399140824 (acid-free paper) | Recycle |
| 399136703 | Recycle |
| 0395797535 (hardcover) | Recycle |
| 074324642X | Recycle |
| 0688066755;"0688066763 (lib. ed.)" | Recycle |
| 0553210165;"0679413235" | Recycle |
| 9781250059963 (hardback);"1250059968 (hardback)" | Recycle |
| 0803740239 : | Recycle |
| 1558582673 (trade) :;"1558582681 (lib. bdg.) :" | Recycle |
| 694010766 | Recycle |
| 395841682 | Recycle |
| 0823416674 (hardcover) | Recycle |
| 0688162827 (alk. paper) | Recycle |
| 316011770 | Recycle |
| 310235561 | Recycle |
| 0688103472 (trade);"0688103480 (lib. bdg.)" | Recycle |
| 0688801234;"0688841236" | Recycle |
| 0525453326 : | Recycle |
| 0786217944 (hc) | Recycle |
| 0823408574 : | Credit |
| 1883672570 | Credit |
| 0316113794 :;"0316113808 (pbk.) :" | Credit |
| 0735820104;"0735820090";"9780735820104" | Credit |
| 9780439706360 (v. 5 : pbk.);"043970636X (v. 5 : pbk.)";"97805 | Credit |
| 9780375928062 (lib.bdg.);"9780375828072 (pbk.)";"0375828( | Credit |
| 0060262141;"0064434168 (pbk.)" | Credit |
| 0060262141;"0064434168 (pbk.)" | Credit |
| 1584854332 (pbk.);"1584854340" | Credit |
| 152229000 | Credit |

| | |
|---|---|
| 60530642 | Credit |
| 374318255 | Credit |
| 0822531615 (lib. bdg. : alk. paper);"9780822531616" | Credit |
| 9780340996454 (pbk.);"0340996455 (pbk.)";"9781935279501" | Credit |
| 395519454 | Credit |
| 140195831 | Credit |
| 0064407217;"0060274077 (lib. bdg)" | Credit |
| 1584854324 (pbk.);"1584854316";"9781584854319" | Credit |
| 0803281781 (pbk.) : | Credit |
| 0873586611 (hc) : | Credit |
| 810936348 | Credit |
| 1481435280;"9781481435284" | Credit |
| 9780689206511;"9780689704130";"0689710682" | Credit |
| 448095084 | Credit |
| 0689830785;"0805072454";"0684166119 :" | Credit |
| 9781641712835 | Credit |
| 0152670157 (lib. bdg.) : | Credit |
| 941270491 | Credit |
| 1401200672;"1401200664 (pbk.)" | Credit |
| 0060292180 (lib. bdg.) | Credit |
| 0785108815; | Credit |
| 0060278625;"0060278633 (lib. bdg.)" | Credit |
| 9780385371353 (pbk.);"0385371357 (pbk.)" | Credit |
| 0448089211;"9780448089218" | Credit |
| 9781534450271 (trade paperback);"1534450270";"978153445( | Credit |
| 0670841684 (pbk.) : | Credit |
| 0448089424 (trade ed.);"0448189429 (library ed.)" | Credit |
| 0375924124;"037582412x";"0307615243" | Credit |
| 374367469 | Recycle |
| 053111211X (lib. bdg. : alk. paper) | Recycle |
| 0803725183;"0142300705" | Recycle |
| 0803725183;"0142300705" | Recycle |
| 0590601342;"9780590601344";"0590601350 (pbk.)";"9780590 | Recycle |
| 0689814631 (alk. paper);"9780439328982" | Recycle |
| 0812626885 (cloth : alk. paper) | Recycle |
| 156282628X;"1562826298 (lib. bdg.)" | Recycle |
| 0822531615 (lib. bdg. : alk. paper);"9780822531616" | Recycle |
| 0822531593 (lib. bdg. : alk. paper);"9780822531593" | Recycle |
| 0822531593 (lib. bdg. : alk. paper);"9780822531593" | Recycle |
| 0873585801 : | Recycle |
| 0805061584 (cloth : alk. paper) | Recycle |
| 395426227 | Recycle |
| 0670856649 : | Recycle |
| 9781935279495 (hc);"1935279491 (hc)" | Recycle |
| 0060232943 :;"006023296X (lib. bdg.)" | Recycle |
| 0689846975;"0027436292";"0590453165";"9780689714863";" | Recycle |
| 0822531658 (lib. bdg. : alk. paper);"9780822531654" | Recycle |

| | |
|---|---|
| 805064133 | Recycle |
| 823407810 | Recycle |
| 9781584854234;"1584854243" | Recycle |
| 0027436233;"0439440521" | Recycle |
| 9780027229806;"0027229807";"059042792x";"0439783607" | Recycle |
| 9681673751 (hbk.);"9789681673758 (hbk.)" | Recycle |
| 0525445633;"0525463488";"9780525445630";"978052546348 | Recycle |
| 0060541857 (hc.);"0060541865 (lib. bdg.)";"9780060541866 51 | Recycle |
| 8423663124 | Recycle |
| 0689845200;"0590453114" | Recycle |
| 0786802243 (trade);"0786822155 (lib.)" | Recycle |
| 9788426371720;"8426371728" | Recycle |
| 0394827007 0394927001 (lib. bdg.) | Recycle |
| 9780141321103;"9780199536566";"9781402767623";"044840 | Recycle |
| 0803720785 (trade) | Recycle |
| 0374316503;"0439044634";"0440415632" | Recycle |
| 0385170602 (lib. bdg.);"0380600129";"9780375847530 (pbk.)" | Recycle |
| 006009592X;"0060095938 (lib. bdg.)" | Recycle |
| 067085252x;"0060213817";"0060213825 (lib. bdg.)" | Recycle |
| 0399219110 (lib. bdg.) | Recycle |
| 1416934898;"9781416934899";"0689871368 (hardcover)";"97 | Recycle |
| 0531058050;"0531084051 (lib. bdg.)";"0440403642";"0545085 | Recycle |
| 0385732260 (trade);"0385902522 (glb)";"9780385732260" | Recycle |
| 0394885708;"0394805720" | Recycle |
| 0689804121;"0027702200";"0590440985";"9780590440981";" | Recycle |
| 761325549 | Credit |
| 0060544597;"9780060544591";"0060544600 (lib. bdg.)";"9780 | Credit |
| 823414973 | Credit |
| 670133698 | Credit |
| 0698116984 (pbk.) : | Credit |
| 0688104002 (trade);"0688104010 (library)" | Credit |
| 761450238 | Credit |
| 0931993954 (pbk.) | Credit |
| 865934290 | Credit |
| 0689829140 (hc) | Credit |
| 0689859457 (library ed.);"0689859449 (pbk.)" | Credit |
| 933553099 | Credit |
| 516222066 | Credit |
| 0803734921 :;"0803734913" | Credit |
| 0395665914 (pbk.) :;"0395615844" | Credit |
| 0689807066 (hardcover) | Credit |
| 0689807066 (hardcover) | Credit |
| 310921422 | Credit |
| 0688094171 (lib. bdg.) :;"0688094163" | Credit |
| 806955112 | Credit |
| 689506007 | Credit |
| 0525442650 (lib. bdg.) | Credit |

| | |
|---|---|
| 1402706723 | Credit |
| 0887764622 (bound) | Credit |
| 1592700314;"9781592700318" | Credit |
| 067166283x;"0138516006" | Credit |
| 316500100 | Credit |
| 0689847874 : | Credit |
| 0395562414 (lib. bdg.) : | Credit |
| 1561483621 | Credit |
| 0618174958 (hardcover) | Credit |
| 002079990X | Credit |
| 689846819 | Credit |
| 395288061 | Credit |
| 0394869257;"0394969251 (lib. bdg.)" | Credit |
| 0785750576;"0140312587" | Credit |
| 803705913 | Credit |
| 0737709588 (hardback : alk. paper) | Credit |
| 1556522711;"9781435261259" | Credit |
| 082253052X (lib. bdg. : alk. paper) | Credit |
| 0803760892 : 0803760876 | Credit |
| 0803760892 : 0803760876 | Credit |
| 531146030 | Credit |
| 1841489549 | Recycle |
| 0684209497 : | Recycle |
| 0823407322 (lib. bdg.) : | Recycle |
| 823407705 | Recycle |
| 399238662 | Recycle |
| 1587170000;"1587170035 (LE)" | Recycle |
| 1560654562 | Recycle |
| 1590182928 (lib. bdg. : alk. paper) | Recycle |
| 0698202740 0698305264 (lib. bdg.) | Recycle |
| 395509327 | Recycle |
| 0802851215 (alk. paper);"0802850693 (pbk. : alk. paper)" | Recycle |
| 0439163919 (pbk.) | Recycle |
| 068980668X | Recycle |
| 716608960 | Recycle |
| 0756504805 (hardcover) | Recycle |
| 1561380628 | Recycle |
| 152207244 | Recycle |
| 736814744 | Recycle |
| 525469052 | Recycle |
| 0531145220 (library ed.);"0531153932 (pbk.)" | Recycle |
| 0876149247 (lib. bdg. : alk. paper) | Recycle |
| 1592960731 (alk. paper) | Recycle |
| 806908203 | Recycle |
| 1589527208 (hardcover);"9781589527201 (hardcover)" | Recycle |
| 015216748X | Recycle |
| 053108342X (lib. bdg.) :;"0531057429 (jacket)" | Recycle |

| | |
|---|---|
| 0805061959 (alk. paper) | Recycle |
| 0806903090 (sc);"0613754549 (econoclad)" | Recycle |
| 689841493 | Recycle |
| 395726182 | Recycle |
| 0935607013 : | Recycle |
| 0618445552 (hc.);"9780618445554" | Recycle |
| 051621666X | Recycle |
| 516222457 | Recycle |
| 1567666418 (alk. paper) | Recycle |
| 1575055961 (lib. bdg. : alk. paper) : | Recycle |
| 761412212 | Recycle |
| 792267214 | Recycle |
| 0140546529 (pbk.) : | Recycle |
| 0399220224 : | Recycle |
| 0307127907 :;"030762790X (lib. bdg.)" | Recycle |
| 0756508142 (hardcover);"9780756508142" | Recycle |
| 0316650811 : | Recycle |
| 0689812477 (hardcover) | Recycle |
| 0761410155 (lib. bdg.) | Recycle |
| 068805871X;"0688058728 (lib. bdg.)" | Recycle |
| 689506007 | Recycle |
| 374361606 | Recycle |
| 0805012834 : | Recycle |
| 0060233680 :;"0060233699 (lib. bdg.)" | Recycle |
| 0525460993 (hardcover) | Recycle |
| 0876146469 ((lib. bdg. : alk. paper) : alk. paper) | Recycle |
| 525467432 | Recycle |
| 1577656563 | Recycle |
| 0823410056 : | Recycle |
| 0943173892 (pbk. : acid-free paper) : | Recycle |
| 0736824464 (hardcover) | Recycle |
| 374371911 | Recycle |
| 0874834147 : | Recycle |
| 590485342 | Recycle |
| 0822506637 (lib. bdg. : alk. paper) | Recycle |
| 195116895 | Recycle |
| 590473786 | Recycle |
| 764912623 | Recycle |
| 0802838227 (cloth : alk. paper) | Recycle |
| 1584300388 | Recycle |
| 968876846 | Recycle |
| 817249206 | Recycle |
| 531107507 | Recycle |
| 053112326X | Recycle |
| 068815932X (tr);"0688159338 (le)" | Recycle |
| 068950473X : | Recycle |
| 0874834619 (hc) | Recycle |

| | |
|---|---|
| 0316308528 (lib. bdg.) : | Recycle |
| 516045415 | Recycle |
| 0439519144 (POB);"0439519152 (PB)" | Recycle |
| 9780786965618; | Credit |
| 9780786965601; | Credit |
| 9780786965625; | Credit |
| 9781119740056; | Credit |
| 9781119742241; | Recycle |
| 9780525570110; | Credit |
| 9781608863242 (hbk.  v. 1);"1608863247 (hbk.  v. 1)";"97816( | Discard |
| 9781680106619 | Discard |
| 0451457811 (pbk.);"9780451457813 (pbk.)" | Discard |
| 9780679883418;"9780679983415 (library binding)";"06799834 | Discard |
| 9781606840252 (hardcover);"1606840258 (hardcover)";"97816 | Discard |
| 9780778317319;"0778317315" | Discard |
| 69125002535725 | Discard |
| 9781455550807 (pbk.);"1455550809 (pbk.)" | Discard |
| 0425198480 (pbk.) | Discard |
| 9781421541044 (v. 1 : pbk.);"1421541041 (v. 1 : pbk.)";"97814 | Discard |
| 9780062367020;"9780060744496";"9780060744519";"978006 | Discard |
| 69125002564485 | Discard |
| 9780545823265 (hardback) :;"0545823269 (hardback) :" | Discard |
| 9780759529755 (v. 9);"9780759529748 (v. 8)";"978075952973 | Discard |
| 9780984785803 (pbk.);"0984785809 (pbk.)" | Discard |
| 9780689866234 (hbk.);"0689866232 (hbk.)" | Discard |
| 9781524766986 (hc);"1524766984 (hc)";"9781524766993 (glb) | Discard |
| 0060006994;"158048204X" | Discard |
| 9781416940982;"1416940987" | Discard |
| 0739331191;"9780739331194";"YA 1071A Listening Library" | Discard |
| 9780316456012 (hardcover);"0316456012 (hardcover)" | Discard |
| 9781890689612 (pbk.);"1890689610 (pbk.)" | Discard |
| 9781338053180 (paper over board);"1338053183 (paper over b | Discard |
| 9781442457539 (hardcover);"1442457538 (hardcover)";"97814 | Discard |
| 9781603094108;"1603094105" | Discard |
| 9781421531823 (v. 1);"1421531828 (v. 1)";"9781421531830 (v | Discard |
| 0062395203 (hardcover);"9780062395207 (hardcover)" | Discard |
| 9780547821849 (hardcover);"0547821840 (hardcover)" | Discard |
| 9781665911283 (paperback);"166591128X";"9781665911290 ( | Discard |
| 9780316254779 (hardcover);"0316254770 (hardcover)" | Discard |
| 1400031540;"9781400031542" | Discard |
| 9780785196174 (paperback  vol. 1);"078519617X (paperback | Discard |
| 9780785196174 (paperback  vol. 1);"078519617X (paperback | Discard |
| 9781433985782 (library binding);"1433985780 (library binding) | Discard |
| 9780531184844;"0531184846" | Discard |
| 9780425285589;"0425285588" | Discard |
| 9780545581608 (v. 1);"0545581605 (v. 1)";"9780545935203 (v | Discard |
| 9780736440264 (paperback);"0736440267 (paperback)";"9780 | Discard |

| | |
|---|---|
| 0553383809 (pbk.);"9780553383805 (pbk.)" | Discard |
| 9780778317227 (pbk.);"0778317226 (pbk.)" | Discard |
| 0451192095;"9780451192097" | Discard |
| 0312187149 (pbk.);"9780312187149 (pbk.)" | Discard |
| 0312206488 (pbk);"9780312206482 (pbk)" | Discard |
| 0670038601;"9780670038602" | Discard |
| 9780312537074;"0312537077";"9780312364083";"978125004 | Discard |
| 0425187063;"0399147799" | Discard |
| 0553574078 (pbk.);"9780553574074 (pbk.)" | Discard |
| 9780399157783 (hbk.);"0399157786 (hbk.)" | Discard |
| 9780063059399 (hardcover);"0063059398 (hardcover)" | Discard |
| 9780446579933 (hc);"0446579939 (hc)";"9780446698344";"97 | Discard |
| 0449911799 (pbk.);"9780449911792 (pbk.)" | Discard |
| 1416509119 (hc);"9781416509110" | Discard |
| 9780451233271 (pbk.);"0451233271 (pbk.)" | Discard |
| 9780593152249;"0593152247" | Discard |
| 9781524708696;"1524708690" | Discard |
| 9781786184832 (pbk.);"1786184834" | Discard |
| 9781641770743 hardcover alkaline paper;"1641770740 hardco | Discard |
| 1402741537 (pbk.);"9781402741531 (pbk.)" | Discard |
| 9781250044792 (hardback);"1250044790 (hardback)" | Discard |
| 9781476733203 (hardback);"1476733201 (hardback)";"978147 | Discard |
| 9781503853898 (hardcover);"1503853896 (hardcover)" | Discard |
| 9781404857469 (library binding);"140485746X (library binding) | Discard |
| 0763623296;"9780763623296" | Discard |
| 0681280174;"9780681280175" | Discard |
| 9780593584125 (paperback);"0593584120 (paperback)" | Discard |
| 9780823422630 (hardcover);"0823422631 (hardcover)" | Discard |
| 0060578351 (trade);"006057836X (lib. bdg.)";"9780060578367 | Discard |
| 0374361088;"9780374361082" | Discard |
| 9780810983311;"0810983311" | Discard |
| 0307606023 (lib. bdg.);"9780307606020 (lib. bdg.)";"03071194 | Discard |
| 9780060275716 (trade bdg.);"0060275715 (trade bdg.)";"9780( | Discard |
| 9780061544583 (trade bdg.);"0061544582 (trade bdg.)";"9780( | Discard |
| 0590474669 :;"9780590474665" | Discard |
| 0723247846;"0723234744 :" | Discard |
| 9780761389934 (hbk.);"0761389938 (hbk.)" | Discard |
| 9781250317339 (hardcover);"1250317339" | Discard |
| 9781338189636;"1338189638";"9781338294675" | Discard |
| 9781596433427;"9781448799114";"9780312629021";"159643 | Discard |
| 9781663910554 (library binding);"1663910553 (library binding) | Discard |
| 1481476017;"9781481476010" | Discard |
| 0810970686 (alk. paper);"9780810970687 (alk. paper)";"08109 | Discard |
| 9780763648497;"0763606855 (hardcover)";"9780763612313"; | Discard |
| 9780545284134 (hbk.);"0545284139 (hbk.)" | Discard |
| 9781442411920;"1442411929" | Discard |
| 9780060882075 (trade bdg.);"0060882077 (trade bdg.)";"0060( | Discard |

| | |
|---|---|
| 9780736481489 (lib. bdg.);"9780736430968";"0736430962";"0 | Discard |
| 0439226481 (pbk.);"9780439226486 (pbk.)";"0758796668";"97 | Discard |
| 0439226481 (pbk.);"9780439226486 (pbk.)";"0758796668";"97 | Discard |
| 9780316024525 (hc);"031602452X (hc)" | Discard |
| 9781338115369;"1338115367" | Discard |
| 9781484704806 paperback;"1484704800 paperback" | Discard |
| 9781591163299 (v. 1 pbk.);"1591163293 (v. 1 pbk.)";"978159 | Discard |
| 9781569319000 (v. 1);"9781591161783 (v. 2)";"978159116187 | Discard |
| 9781569319017 (v. 1);"1569319014 (v. 1)";"9781591161844 (v | Discard |
| 9780615183305 (pbk.);"0615183301 (pbk.)" | Discard |
| 0553062034;"9780553062038" | Discard |
| 1504049489;"9781504049481" | Discard |
| 9780061765162 (pbk) :;"0061765163 (pbk)" | Discard |
| 9781118127698 (pbk.);"1118127692 (pbk.)" | Discard |
| 9780062400529;"9780062400529";"Zbhx4 Blackstone Audio" | Discard |
| 0783280688;"9780783280684";"025192330421";"23304 Unive | Discard |
| 1668002175 (hardcover);"9781668002179 (hardcover)";"1668( | Discard |
| 9780062304346 (trade);"0062304348 (trade)";"978006230435 | Discard |
| 9780545611121;"0545611121" | Discard |
| 0399257926;"9780399257926" | Discard |
| 9780439241021;"0439241022 (hardcover : alk. paper)" | Discard |
| 1416995951 (ebook);"9781416995937 (hardcover)";"14169959 | Discard |
| 9781442487673 (hardback);"1442487674 (hardback)";"978148 | Discard |
| 9780425285725 (paperback);"0425285723" | Discard |
| 9781465433879;"1465433872";"9781465433886 (pbk.)";"1465 | Discard |
| 9781544453743;"0063042843";"9780063042841";"154445374 | Discard |
| 9781728228877 (trade paperback);"1728228875 (trade paperb | Discard |
| 9781250307460 (hardcover);"1250307465 (hardcover)" | Discard |
| "9781616558819 (v. 4 : pbk.)" | Discard |
| 9781250048233 (hbk.);"1250048230 (hbk.)" | Discard |
| 517702967 | Discard |
| 0425210766 (pbk.) :;"9780425210765 (pbk.)" | Discard |
| 0425203549 (pbk.) :;"9780425203545 (pbk.)" | Discard |
| 9780515134452;"9780425223833";"0441005748";"051513445 | Discard |
| 9781400031535;"1565847679 (hardcover)" | Discard |
| 9781534322127 (paperback);"1534322124 (paperback)" | Discard |
| 9781442497818 (hbk.);"1442497815 (hbk.)" | Discard |
| 9781452162546 (alk. paper);"1452162549 (alk. paper)" | Discard |
| 9781338360028 (hardcover);"1338360027 (hardcover)";"97813 | Discard |
| 9781534413269 (paperback);"153441326X (paperback)" | Discard |
| 9781481402613;"1481402617";"9781481402606 (paperback)" | Discard |
| 9780062198488 (lib. bdg.);"0062198483 (lib. bdg.)";"97800621 | Discard |
| 9780545582957 (paperback);"0545582954 (paperback)";"0439 | Discard |
| 807211567 | Discard |
| 0807211699;"YA 256 Listening Library" | Discard |
| 9781496726018 (paperback);"1496726014 (paperback)" | Discard |
| 9780062395993 (hardcover);"0062395998 (hardcover)" | Discard |

| | |
|---|---|
| 9780545140959;"0545140951";"9780545140966";"054514096 | Discard |
| 9780385340588;"0385340583" | Discard |
| 9781536223811 (hardcover);"1536223816 (hardcover)" | Discard |
| 0439140382 (pbk. alk. paper);"9780439140386 (pbk. alk. pap | Discard |
| 9781484720974 (hardback);"1484720970 (hardback)" | Discard |
| 9780316405911 (hbk.);"0316405914 (hbk.)" | Discard |
| 9781421595481 (vol. 1);"1421595486 (vol. 1)";"978142159768 | Discard |
| 9780345544926 (hardcover);"0345544927 (hardcover)";"97803 | Discard |
| 0670033693;"9780670033690";"9780143036425";"014303642 | Discard |
| 9780060935467;"9780062420701";"9780061743528";"978006 | Discard |
| 9780374117290 hardcover;"0374117292 hardcover" | Discard |
| 1118878442 (hardback);"9781118878446 (hardback)" | Discard |
| 013132558493;"AF25584 Anchor Bay Films" | Discard |
| 9781542033862 paperback;"1542033861 paperback";"978154 | Discard |
| 1841480428;"9781841480428" | Discard |
| 9780375975912 (v. 1 );"0375975918 (v. 1 )";"9780385388351 ( | Discard |
| 9780062059963 (hardcover bdg.);"0062059963 (hardcover bdg | Discard |
| 658769721638;"VF7216 Vanguard Cinema" | Discard |
| 024543217893 00;"024543225058 50";"2231789 20th Century | Discard |
| 738329155629;"K1556 Kino Lorber" | Discard |
| 857965003849;"BGP 384 Breaking Glass Pictures" | Discard |
| 1569946175;"012233387322";"338732 Monterey Home Video' | Discard |
| 790594667221;"790594667320";"EE 6673 Elite Entertainment" | Discard |
| 024543379072;"2337907 20th Century Fox Home Entertainmer | Discard |
| 031398147664;"31808 Lions Gate Home Entertainment" | Discard |
| 032429224798;"032429224804";"59170895000 Showtime Ente | Discard |
| 032429224798;"032429224804";"59170895000 Showtime Ente | Discard |
| 032429224798;"032429224804";"59170895000 Showtime Ente | Discard |
| 032429224798;"032429224804";"59170895000 Showtime Ente | Discard |
| 032429240996;"59176752000 Paramount";"2061070 Paramou | Discard |
| 032429240996;"59176752000 Paramount";"2061070 Paramou | Discard |
| 032429240996;"59176752000 Paramount";"2061070 Paramou | Discard |
| 032429240996;"59176752000 Paramount";"2061070 Paramou | Discard |
| 032429265753;"59185347000 Showtime";"2069612 Showtime | Discard |
| 032429265753;"59185347000 Showtime";"2069612 Showtime | Discard |
| 032429265753;"59185347000 Showtime";"2069612 Showtime | Discard |
| 032429265753;"59185347000 Showtime";"2069612 Showtime | Discard |
| 896602002401;"OSC-040 Coatwolf Productions" | Discard |
| 658769103939;"VF1039 Vanguard Cinema" | Discard |
| 025192047688;"61112182 Universal Studios Home Entertainme | Discard |
| 741360538382;"MBFHE070 Music Box Films" | Discard |
| 741360538382;"MBFHE070 Music Box Films" | Discard |
| 741360538382;"MBFHE070 Music Box Films" | Discard |
| 826663183726;"SF18372 Shout! Factory" | Discard |
| 0790792362;"085393353827";"33538 Warner Home Video" | Discard |
| 0790792168;"085393352721";"33527 Warner" | Discard |
| 854565002272 | Discard |

| | |
|---|---|
| 738329055127;"K551 Kino International" | Discard |
| 786936845686;"126280 ABC Studios" | Discard |
| 786936852295;"141429 ABC Studios";"8044637 ABC Studios (d | Discard |
| 9781490679884;"149067988X";"857692005161";"DV0364 Film | Discard |
| 8903539015700;"01570 Reliance" | Discard |
| 786936852295;"141429 ABC Studios";"8044637 ABC Studios (d | Discard |
| 763843800465;"CUV-DV 8004 Cult Video" | Discard |
| 0976523981;"185713000162" | Discard |
| 0783284020;"9780783284026";"025192326622";"23266 Unive | Discard |
| 0780695380;"883929243600";"1000287453 Warner Home Vid | Discard |
| 786936852295;"141429 ABC Studios";"8044637 ABC Studios (d | Discard |
| 786936845686;"126280 ABC Studios" | Discard |
| 786936845686;"126280 ABC Studios" | Discard |
| 786936845686;"126280 ABC Studios" | Discard |
| 786936845686;"126280 ABC Studios" | Discard |
| 9781935423997;"754703764225";"WOL5320D Wolfe Video" | Discard |
| 883316379295;"2000004038" | Discard |
| 883316397237;"27520 Warner Home Video" | Discard |
| 9781939196545;"851597006117";"ART26 Artsploitation Films" | Discard |
| 786936852295;"141429 ABC Studios";"8044637 ABC Studios (d | Discard |
| 786936852295;"141429 ABC Studios";"8044637 ABC Studios (d | Discard |
| 611358264398;"PRDVD1416 Bill Plympton" | Discard |
| 9780769750330;"0769750338";"032031487994";"D4879 Kultu | Discard |
| 014381875423;"ID8754CODVD Image Entertainment" | Discard |
| 024543824008;"2282400 20th Century Fox Home Entertainmer | Discard |
| 883904241560 | Discard |
| 1569386420;"054961642090";"6420 Acorn Media" | Discard |
| 1569386420;"054961642090";"6420 Acorn Media" | Discard |
| 1569386420;"054961642090";"6420 Acorn Media" | Discard |
| 1569386420;"054961642090";"6420 Acorn Media" | Discard |
| 043396456228;"45622 Sony Pictures Home Entertainment";"45 | Discard |
| 043396456228;"45622 Sony Pictures Home Entertainment";"45 | Discard |
| 043396456228;"45622 Sony Pictures Home Entertainment";"45 | Discard |
| 043396440272;"44027 Sony Pictures Home Entertainment" | Discard |
| 043396440272;"44027 Sony Pictures Home Entertainment" | Discard |
| 043396440272;"44027 Sony Pictures Home Entertainment" | Discard |
| 043396440272;"44027 Sony Pictures Home Entertainment" | Discard |
| 043396440272;"44027 Sony Pictures Home Entertainment" | Discard |
| 043396456228;"45622 Sony Pictures Home Entertainment";"45 | Discard |
| 043396456228;"45622 Sony Pictures Home Entertainment";"45 | Discard |
| SN DVD 1116 | Discard |
| 9781419846908;"1419846906";"085391125358";"112535 War | Discard |
| 9781419846908;"1419846906";"085391125358";"112535 War | Discard |
| 0788611534;"030306500690";"CIN5006 Film Buff" | Discard |
| 883316255889 | Discard |
| 786936838848;"119410 ABC Studios" | Discard |
| 786936838848;"119410 ABC Studios" | Discard |

| | |
|---|---|
| 786936838848;"119410 ABC Studios" | Discard |
| 786936838848;"119410 ABC Studios" | Discard |
| 786936838848;"119410 ABC Studios" | Discard |
| 883904201342 | Discard |
| 191091500538 | Discard |
| 634991116626;"BBA-129D Third Row Center Films" | Discard |
| 9781640970649 | Discard |
| 9780525538196 (hardcover);"0525538194 (hardcover)";"9780 | Discard |
| 9780143136682 paperback;"0143136682 paperback" | Discard |
| 1416591060 (pbk.);"9781416591054";"1416591052";"9781416 | Discard |
| 042519471X;"0399139168 (alk. paper)";"9780425194713" | Discard |
| 9781442079946;"9780061808371 (pbk.)";"0061808377 (pbk.)" | Discard |
| 1415718075;"097360422948";"04229 Paramount Home Entert | Discard |
| 883929430529; | Discard |
| 9780063214743;"9780063214743" | Discard |
| 0152576479 (lib. bdg.) : | Discard |
| 9781496551382 library binding;"1496551389 library binding";"1 | Discard |
| 9780545919777 (paperback);"0545919770 (paperback)";"9780 | Discard |
| 9781545804278 (Volume 1);"1545804273 (Volume 1)";"154580 | Discard |
| 9780593121054 (v. 1 hardcover);"0593121058 (v. 1 hardcove | Discard |
| 9780063032859 (hardcover);"0063032856 (hardcover)";"00630 | Discard |
| 9781338712766 (v.1 hardcover);"1338712764 (v.1 hardcover | Discard |
| 0670036390 (hardcover);"0142406252";"9780142406250";"14 | Discard |
| 9781623700881 (hardcover);"1623700884 (hardcover)";"97814 | Discard |
| 9780736480994 (hc.);"0736480994 (hc.)";"9780736428590 (pb | Discard |
| 9780440245988 (pbk.);"0440245982" | Discard |
| 0316289329;"9780316289320" | Discard |
| 1421564106 (v. 2 : pbk);"9781421564128 (v. 4 : pbk.)";"142156 | Discard |
| 1421564106 (v. 2 : pbk);"9781421564128 (v. 4 : pbk.)";"142156 | Discard |
| 1421564106 (v. 2 : pbk);"9781421564128 (v. 4 : pbk.)";"142156 | Discard |
| 1421564106 (v. 2 : pbk);"9781421564128 (v. 4 : pbk.)";"142156 | Discard |
| 439407001 | Discard |
| 9781449489915 (paperback);"1449489915" | Discard |

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: R23**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Library and Information Services

SUBJECT:
R23, Resolution Accepting a Grant from the Institute for Museum and Library Services and Portland State University and Authorizing a Budget Adjustment to Library Fund (220)

BACKGROUND AND ANALYSIS:
The Library and Information Services Department has received a cost reimbursement grant for $4,950 from the Institute for Museum and Library Services and Portland State University.

The $4,950 grant provides funding for the department to offer programming focused on geographic information systems (GIS) mapping.

IMPACT:
There is no impact to the General Fund.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution

**CITY OF RIO RANCHO**
**RESOLUTION**

**RESOLUTION NO.** **ENACTMENT NO.**

**RESOLUTION ACCEPTING A GRANT FROM THE INSTITUTE FOR MUSEUM AND LIBRARY SERVICES AND PORTLAND STATE UNIVERSITY AND AUTHORIZING A BUDGET ADJUSTMENT TO LIBRARY FUND (220)**

**WHEREAS:** the Library and Information Services Department has received a cost reimbursement grant in the amount of $4,950 from the Institute for Museum and Library Services and Portland State University; and

**WHEREAS:** the $4,950 grant provides funding for the Library and Information Services Department to offer programing focused on geographic information systems (GIS) mapping; and

**WHEREAS:** the Library and Information Services Department requests approval from the Governing Body to accept and budget the funds.

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

That authorization is given to make the following budget adjustments:

Library Fund (220)

| Account | Project No. | Revised Budget | Increase | Decrease | Adjusted Budget |
|---|---|---|---|---|---|
| 220-0000-331.20-00 Federal Grants | LB2303 | $0 | $4,950 | | $4,950 |
| Total Sources | | $0 | $4,950 | | $4,950 |

| Account | Project No. | Revised Budget | Increase | Decrease | Adjusted Budget |
|---|---|---|---|---|---|
| 220-0000-450-4040 Program Activities | LB2303 | $919 | $4,950 | | $5,869 |
| Total Uses | | $919 | $4,950 | | $5,869 |

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: R24**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Public Works

SUBJECT:
R24, Resolution Decommissioning and Allowing for Disposal of Vehicles and Equipment

BACKGROUND AND ANALYSIS:

In accordance with the provisions outlined in the City of Rio Rancho Administrative Policies and Procedures (Chapter 2, Article 12, and Section 2-12-10; Revised March 20, 2017), City vehicles are disposed of either by auction or by salvage.

Most usable vehicles are auctioned off, while heavily damaged vehicles are disposed of by salvage. City staff coordinates and executes the vehicle disposal process.

The attached exhibit contains a list of the vehicles and equipment that will be decommissioned and sent to auction. The proceeds from the auction will be returned to the Other Revenues / Auction Revenue account; except Utilities vehicles and equipment, which will be returned to Other Financing Sources / Auction Revenue account. State Grant funded vehicle sale proceeds are returned to the Grantor(s).

IMPACT:

Execution of the attached Resolution will allow the City to decommission and dispose the specified vehicles and equipment for auction.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Exhibit A

**CITY OF RIO RANCHO**
**RESOLUTION**

**RESOLUTION NO.** **ENACTMENT NO.**

**RESOLUTION DECOMMISSIONING AND ALLOWING FOR DISPOSAL OF VEHICLES AND EQUIPMENT**

**WHEREAS:** the Department of Public Works is requesting approval to decommission and auction vehicles and equipment; and

**WHEREAS:** the list of vehicles and equipment that have been submitted meet the requirements outlined in the City of Rio Rancho Administrative Policies and Procedures (Chapter 2, Article 12, and Section 2-12-10; Revised March 20, 2017) to become eligible for decommissioning; and

**WHEREAS:** the proceeds from the auction will be returned to the Other Revenues / Auction Revenue account; except Utilities vehicles and equipment, which will be returned to Other Financing Sources / Auction Revenue account.

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

That the vehicles and equipment listed in Exhibit A, attached hereto, is decommissioned and shall be disposed of at auction.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

| Dept-Div | Unit# | Year | Make | Model | Mileage | Vin/Serial # |
|---|---|---|---|---|---|---|
| CODE ENFORCEMENT | CE01 | 2008 | FORD | F150 | 130,946 | 1FTRF14V68KC73784 |
| DEVELOPMENT SERVICES | DS17 | 2007 | FORD | RANGER | 160,602 | 1FTYR15E77PA58577 |
| LIBRARY SERVICES | L03 | 1998 | FORD | WINDSTAR | 95,858 | 2FTZA54U7WBE45115 |
| PARKS AND RECREATION | PR28 | 1998 | FORD | ECONOLINE | 76,957 | 1FBSS31L6WHB68494 |
| PARKS AND RECREATION | PR37 | 2001 | DODGE | 2500 | 138,166 | 3B6KC266X1M567732 |
| POLICE | PD1405 | 2014 | DODGE | CHARGER | 97,416 | 2C3CDXAT5EH344823 |
| POLICE | DPS271 | 2012 | DODGE | CHARGER | 104,042 | 2C3CDXAT3CH264708 |
| POLICE | PD1401 | 2014 | DODGE | CHARGER | 82,532 | 2C3CDXAT3EH340771 |
| POLICE | PD1404 | 2014 | DODGE | CHARGER | 104,882 | 2C3CDXAT1EH344818 |
| POLICE | DPS293 | 2014 | CHEVROLET | TAHOE | 99,690 | 1GNLC2E05ER205686 |
| POLICE | DPS297 | 2014 | CHEVROLET | TAHOE | 104,974 | 1GNLC2E01ER205216 |
| POLICE | PD1506 | 2014 | DODGE | CHARGER | 88,222 | 2C3CDXAT3EH343704 |
| POLICE | DPS298 | 2014 | CHEVROLET | TAHOE | 88,980 | 1GNLC2E01ER207631 |
| POLICE | DPS239 | 2011 | FORD | EXPEDITION | 145,579 | 1FMJU1G56BEF05879 |
| POLICE | PD1922 | 2019 | DODGE | CHARGER | 147,010 | 2C3CDXAT4KH532583 |
| POLICE | PD1703 | 2016 | DODGE | CHARGER | 49,084 | 2C3CDXAT8GH322320 |
| POLICE | PD1403 | 2014 | DODGE | CHARGER | 90,168 | 2C3CDXAT7EH343706 |
| POLICE | DPS190 | 2025 | CHEVROLET | IMPALA | 111,170 | 2G1WF55K659279041 |
| POLICE | DPS122 | 2007 | CHEVROLET | IMPALA | 73,962 | 2G1WS553289197994 |
| POLICE | DPS268 | 2012 | DODGE | CHARGER | 117,985 | 2C3CDXAT2CH282696 |
| POLICE | DPS010 | 1995 | WINNEBAGO | SCG3 | 120,654 | 1GBLP37N8S3318269 |
| POLICE | CVAU01 | 2011 | FORD | TAURUS | 93,253 | 1FAHP2DW5BG173098 |
| PUBLIC WORKS - FLEET | FM08 | 2006 | JEEP | LIBERTY | 112,105 | 1J4GL48K36W256250 |
| PUBLIC WORKS - FLEET | FM03 | 2014 | DODGE | CHARGER | 82,912 | 2C3CDXAT2EH186716 |
| PUBLIC WORKS-BUILDING | BM04 | 2001 | DODGE | 1500 | 150,129 | 1B7HF16Z71S294919 |
| PUBLIC WORKS-CUSTODIAL | C09 | 2006 | CHEVROLET | COLORADO | 100,631 | 1GCCS198068263749 |
| PUBLIC WORKS-ENGINEERING | EN02 | 2006 | FORD | EXPLORER | 124,361 | 1FMEU72E86UB54478 |
| PUBLIC WORKS-ENGINEERING | PWEN15 | 2001 | DODGE | DURANGO | 115,405 | 1B4HS28Z61F616891 |
| PUBLIC WORKS-SROW | SRW13 | 2005 | FORD | F450 | 141,213 | 1FDXW47P75EB65346 |
| PUBLIC WORKS-SROW | SRW10 | 2010 | CHEVROLET | 1500 | 181,840 | 1GCSKPE34AZ157459 |
| PUBLIC WORKS-SROW | SRW14 | 2008 | FORD | F250 | 151,033 | 1FTSW21R08EC06899 |
| UTILITIES | UT19 | 2008 | CHEVROLET | 1500 | 142,856 | 1GCEK140X8Z133985 |
| UTILITIES | CS05 | 2020 | FORD | F150 | 143908 | 1FTEX1EB6LKF19354 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: R25**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Public Works

SUBJECT:
R25, Resolution Authorizing the Removal of a Vehicle from the Capital Asset, Fleet Inventory, and Property Records

BACKGROUND AND ANALYSIS:

Theft of Unit SRW97 (1989 Ford F450 assigned to the Public Works Department) occurred at City-owned property located at 2704 Iris Road NE on December 1, 2021. This unit was never recovered, and the department is requesting to remove the vehicle from the City of Rio Rancho's capital assets, the Fleet Division inventory, and property records.

IMPACT:

Approval of the Resolution will allow the City to remove a vehicle from the capital asset and property records maintained by the Financial Services Department and Public Works Department - Fleet Division.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: Resolution

**CITY OF RIO RANCHO**
**RESOLUTION**

**RESOLUTION NO.** **ENACTMENT NO.**

**RESOLUTION AUTHORIZING THE REMOVAL OF A VEHICLE FROM THE CAPITAL ASSET, FLEET INVENTORY, AND PROPERTY RECORDS**

**WHEREAS:** Unit SRW97, a 1989 Ford F450, was stolen from 2704 Iris Road NE on December 1, 2021; and

**WHEREAS:** the Department of Public Works is requesting authorization to remove this stolen and unrecovered vehicle from the City of Rio Rancho's asset inventory listing and property records; and

**WHEREAS:** the removal of the vehicle from the City of Rio Rancho's records will more accurately represent the fleet/vehicle records.

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

That Unit SRW97 (1989 Ford F450) is removed from the City of Rio Rancho's capital asset and fleet records.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: R26**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Financial Services

SUBJECT:
R26, Resolution Authorizing the Disposal of Obsolete and Non-Working Office Furniture and Minor Equipment

BACKGROUND AND ANALYSIS:
The Financial Services Department has gathered and stored minor office furniture, equipment, and tools that are obsolete or broken and not usable.

Such items will not be put back into service and continuing to store the items is not safe nor optimal.

Staff desires to properly and safely dispose of or recycle these items.

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

IMPACT:
Continuing to store items presents potential safety hazards.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Exhibit A

**CITY OF RIO RANCHO**
**RESOLUTION**

**RESOLUTION NO.** **ENACTMENT NO.**

**RESOLUTION AUTHORIZING THE DISPOSAL OF OBSOLETE AND NON-WORKING OFFICE FURNITURE AND MINOR EQUIPMENT**

**WHEREAS:** the Financial Services Department has gathered and stored minor office furniture, equipment, and tools that are obsolete or broken and not usable; and

**WHEREAS:** continuing to store the unwanted and/or unusable items is not safe nor optimal; and

**WHEREAS:** staff desires to properly dispose of or recycle the items; and

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

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

That formal and required authorization is hereby given to properly dispose of the office furniture, equipment, and tools depicted in Exhibit A attached hereto.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

# EXHIBIT A

Desktop organizer, offered & not taken by other departments – metal recycle




Monitor Arm (swinging) missing parts – recycle

Small 8” 3 hole punch – trash disposal

Desk top pencil holder, broken – trash disposal



# EXHIBIT A

Non-working space heaters – bulk trash disposal




Non-working fan – bulk trash disposal

# EXHIBIT A

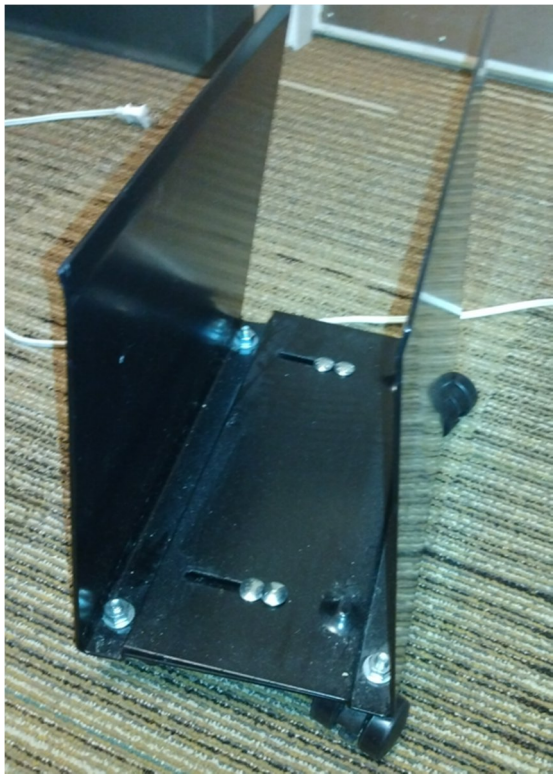



Desktop computer carts on wheels, offered & not taken by other departments

2 – metal recycle

1 – bulk trash disposal

# EXHIBIT A







Broken under desk foot rest – bulk trash disposal

# EXHIBIT A



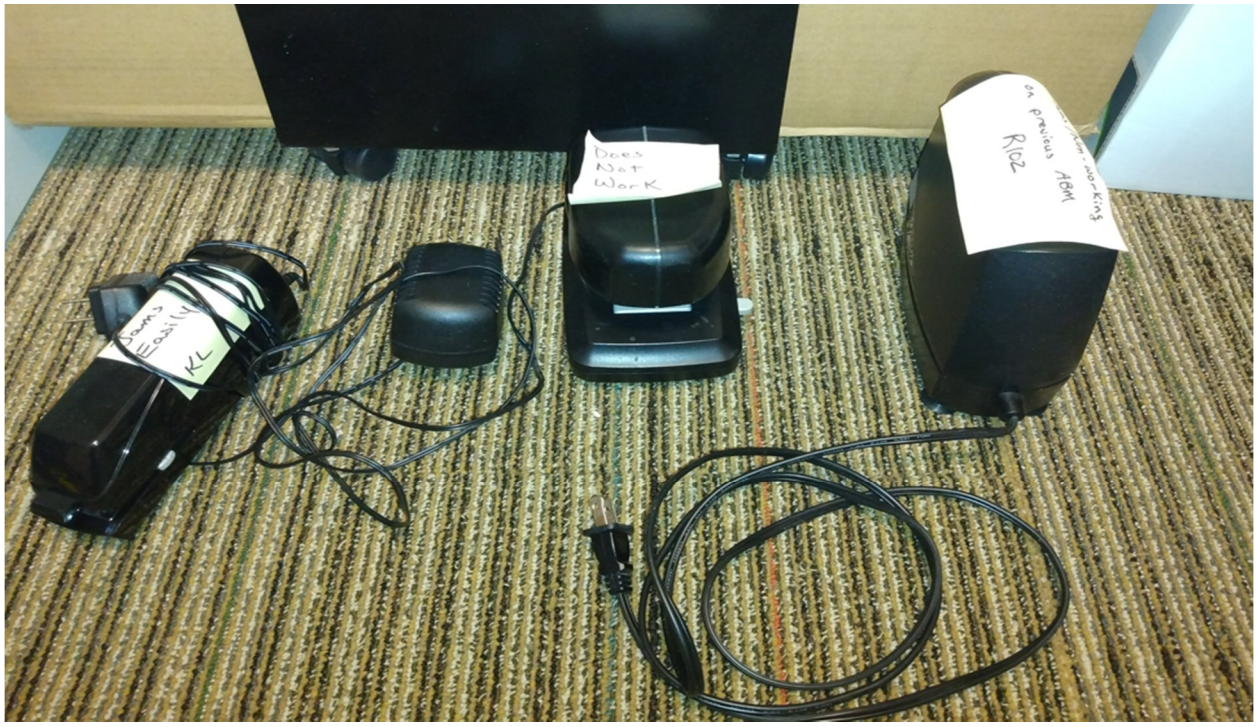
# EXHIBIT A

Missing parts, single swivel monitor mount, recycle metal and dispose of plastic parts



Non-working electric staplers – bulk trash disposal

# EXHIBIT A




Deteriorated, 3’ x 2’ cork board bulletin board – bulk trash disposal



Office chair, old, worn, and unusable - bulk trash disposal

# EXHIBIT A



4’ x 2’ Book shelf, offered & not taken by other departments – bulk trash disposal

# EXHIBIT A



# EXHIBIT A

Floor mat, warped with age and use - bulk trash disposal



Floor mat, clear, safety hazard moves/slides underfoot – bulk trash removal

# EXHIBIT A



Standing desk riser – broken when delivered and replaced by manufacturer at no cost due to the safety hazard of the broken item and repair parts unavailability – bulk trash disposal

# EXHIBIT A




Sampling of 25-50, used 3-ring binders of multiples sizes offered to Departmental Administrators, any that remain will be disposed via bulk disposal



# EXHIBIT A

Two check scanners – not working, no longer compatible with the banks upgraded technology – recycle through IT



# EXHIBIT A

Working but unclaimed Sharp adding machine – recycle through IT

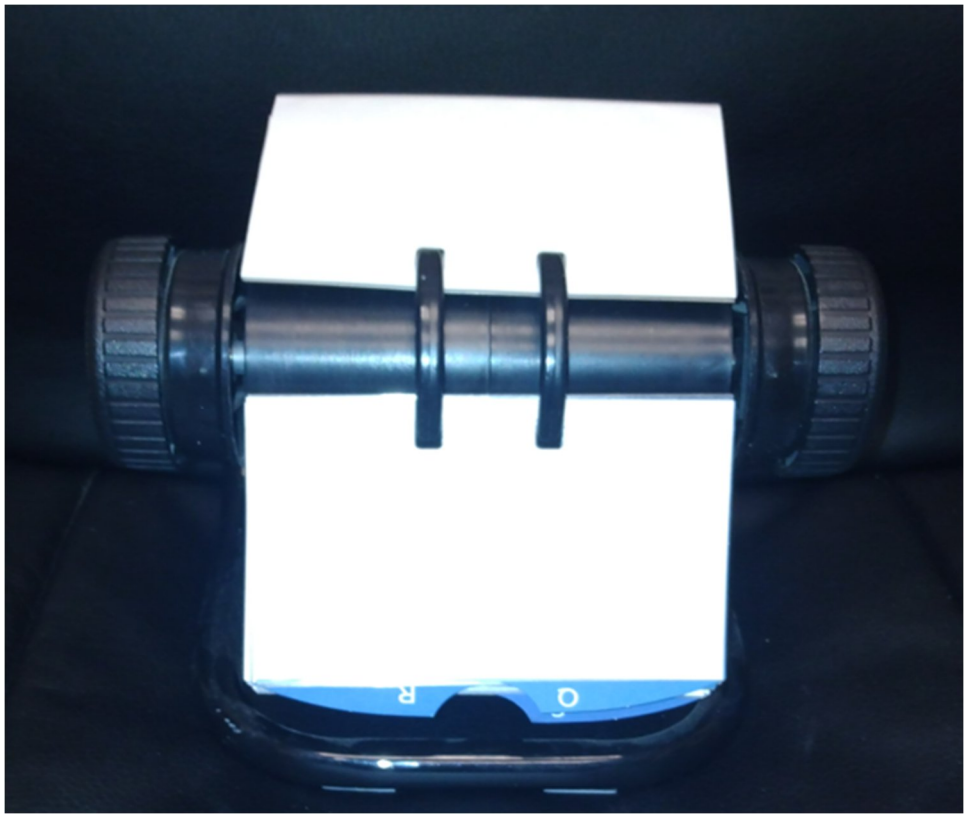



Loose, unattached, and unusable cords and cables – trash disposal



# EXHIBIT A

Rolodex, useable but discarded – trash disposal



Two desktop monitor stands, useable and replaced with a dual arm swivel stand, unclaimed by other potential users AND two cash bags, 1 without a key for the lock and the lock is broken on the other – trash disposal

# EXHIBIT A



**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: R27**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Financial Services

SUBJECT:
R27, Resolution Authorizing the Removal of City Property with Values of Less than $5,000.00 from the Capital Asset Records

BACKGROUND AND ANALYSIS:
The Financial Services Department has identified property recorded in the capital asset sub-ledger with values of less than $5,000.00 each.

Per the City of Rio Rancho's capital asset policy, the minimum value of property to be recorded and depreciated as a capital asset is $5,000.00.

The department desires to make the necessary adjustments to the capital asset inventory and database to ensure the reporting of capital assets is accurate.

The collective remaining book value of the 280 items unnecessarily recorded as capital assets as of December 31, 2022 was $29,857.65, with none valued at more than $2,500.

IMPACT:
The inclusion of these items is erroneous and should be corrected for financial reporting purposes.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Exhibit A

**CITY OF RIO RANCHO**
**RESOLUTION**

**RESOLUTION NO.** **ENACTMENT NO.**

**RESOLUTION AUTHORIZING THE REMOVAL OF CITY PROPERTY WITH VALUES OF LESS THAN $5,000 FROM THE CAPITAL ASSET RECORDS**

**WHEREAS:** the Financial Services Department has identified property recorded in the capital asset sub-ledger with values of less than $5,000.00 each; and

**WHEREAS:** per the City of Rio Rancho's capital asset policy, the minimum value of property to be recorded and depreciated as a capital asset is $5,000.00; and

**WHEREAS:** the Financial Services Department desires to make the necessary adjustments to the capital asset inventory and database to ensure the reporting of capital assets is accurate; and

**WHEREAS:** the collective remaining book value of the 280 items unnecessarily recorded as capital assets as of December 31, 2022 was $29,857.65, with none valued at more than $2,500.

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

The items listed in Exhibit A, attached hereto, are hereby authorized and approved for removal from the capital asset inventory and sub-ledger records.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

# Property/Capital Assets Disposal Listing

| Asset Identifier | Asset Category | Asset Class | General Location Code Description | Asset Description | Purchase Cost | Book Value @ Dec. 31, 2022 | Installed Date - Calc |
|---|---|---|---|---|---|---|---|
| 5160 | EQUIP | REC | CITY HALL | MASCOT, CUSTOM COYOTE, TAN/GRA | 2,000.00 | 262.24 | 6/24/2005 |
| 7041 | EQUIP | COMPUTER | CITY HALL | SOFTWARE UPGRADE,GIS8700 MAPP | 4,923.65 | - | 12/5/2001 |
| 7046 | EQUIP | COMPUTER | CITY HALL | SOFTWARE,TRAFFIC SYNCHRO PLUS | 2,799.00 | - | 6/28/2002 |
| 7112 | EQUIP | COMPUTER | CITY HALL | SOFTWARE, AVID XPRESS DV V.3.5 | 979.00 | - | 10/17/2003 |
| 7118 | EQUIP | COMPUTER | CITY HALL | SOFTWARE, FINANCIAL STATEMENT | 2,995.00 | - | 5/10/2004 |
| 7397 | EQUIP | COMPUTER | CITY HALL | SOFTWARE, AUTODESK AUTOCAD 200 | 2,815.00 | - | 4/18/2003 |
| 7423 | EQUIP | COMPUTER | CITY HALL | SOFTWARE, AUTODESK AUTO CAD | 2,815.00 | - | 4/18/2003 |
| 7937 | EQUIP | FURNFIX | CITY HALL | SAFE, LARGE | 1,018.07 | - | 1/1/1992 |
| 8231 | EQUIP | APPLIANC | CITY HALL | CARPET EXTRACTOR | 1,799.00 | - | 3/26/2004 |
| 8251 | EQUIP | MACHINRY | CITY HALL | HILT 9000 LOOP TEST KIT | 2,994.00 | - | 4/14/2005 |
| 8282 | EQUIP | COMPUTER | CITY HALL | SOFTWARE, NU-METRIC NC-97 HGWY | 1,766.50 | - | 5/13/2005 |
| 8427 | EQUIP | OFFICE | CITY HALL | PROJECTOR, 3200MP | 1,610.20 | - | 3/2/2004 |
| 10865 | EQUIP | MACHINRY | CITY HALL | GENERATOR-INSTALL @ CITY HALL | 2,729.69 | 235.05 | 4/15/2009 |
| 11137 | EQUIP | MACHINRY | CITY HALL | HAZMAT SRCHG-GENERATOR CITYHAL | 9.57 | 1.02 | 7/24/2009 |
| 11138 | EQUIP | MACHINRY | CITY HALL | PERMIT FEES-GENERATOR/CITYHALL | 1,538.82 | 158.09 | 7/24/2009 |
| 15131 | EQUIP | OFFICE | CITY HALL | SMARTBOARD-500 PRO RANGE 95"AC | 4,335.00 | - | 8/25/2014 |
| 15145 | EQUIP | OFFICE | CITY HALL | INSTALL SMARTBOARD ASSET 15131 | 909.50 | - | 9/3/2014 |
| 20461 | EQUIP | VEHICLE | CITY HALL | TRUCK, 2014 F150 SUPERCAB 4X4 | 4,125.24 | 750.04 | 2/1/2022 |
| 8324 | EQUIP | MACHNNRY | UTILITIES GENERAL MAIN | READER, VERSAPROBE | 1,200.00 | - | 1/1/2000 |
| 8325 | EQUIP | MACHNNRY | UTILITIES GENERAL MAIN | READER, VERSAPROBE | 1,200.00 | - | 1/1/1999 |
| 8326 | EQUIP | MACHNNRY | UTILITIES GENERAL MAIN | READER, VERSAPROBE | 1,200.00 | - | 1/1/2000 |
| 8356 | EQUIP | COMPUTER | UTILITIES GENERAL MAIN | SOFTWARE, LAND DESKTOP | 1,216.80 | - | 1/31/2003 |
| 8357 | EQUIP | COMPUTER | UTILITIES GENERAL MAIN | SOFTWARE, RUSTER DESIGN | 1,291.65 | - | 1/31/2003 |
| 8385 | EQUIP | MACHNNRY | UTILITIES GENERAL MAIN | WINCH | 2,453.00 | - | 4/11/2003 |
| 8386 | EQUIP | MACHNNRY | UTILITIES GENERAL MAIN | RESCUE FALL | 2,373.00 | - | 1/1/1998 |
| 8436 | EQUIP | MACHNNRY | UTILITIES GENERAL MAIN | LIGHT BAR W/MOUNTING BRACKET | 1,508.57 | - | 9/22/2004 |
| 8438 | EQUIP | MACHNNRY | UTILITIES GENERAL MAIN | LIGHT BAR W/MOUNTING BRACKET | 1,508.57 | - | 9/30/2004 |
| 8439 | EQUIP | MACHNNRY | UTILITIES GENERAL MAIN | LIGHT BAR W/MOUNTING BRACKET | 1,688.57 | - | 10/20/2004 |
| 8453 | EQUIP | MACHNNRY | UTILITIES GENERAL MAIN | LIGHT BAR, VISTA | 1,688.57 | - | 5/18/2005 |
| 8778 | EQUIP | VEHICLE | UTILITIES GENERAL MAIN | TRAILER - TOWMASTER | 3,500.00 | - | 1/1/2000 |
| 8317 | BUILD | BUILD | WWTP#1 SERVICE AREA | BLDG-CONTROL/REPLACE CARPET | 3,533.08 | 2,116.60 | 12/3/2003 |
| 8440 | EQUIP | MACHNNRY | WWTP#1 SERVICE AREA | LIGHT BAR W/MOUNTING BRACKET | 1,688.57 | - | 11/4/2004 |
| 8452 | EQUIP | MACHNNRY | WWTP#1 SERVICE AREA | HYDRAULIC LIFT GATE | 1,690.00 | - | 4/14/2005 |
| 8716 | EQUIP | MACHNNRY | WWTP#1 SERVICE AREA | GATE, TOMMY 1300 POUND CAPACIT | 1,639.00 | - | 1/28/2004 |
| 8729 | EQUIP | MACHNNRY | WWTP#1 SERVICE AREA | LIGHT BAR W/MOUNTING BRACKET | 1,508.57 | - | 9/13/2004 |
| 8730 | EQUIP | MACHNNRY | WWTP#1 SERVICE AREA | LIGHT BAR W/MOUNTING BRACKET | 1,508.57 | - | 9/14/2004 |
| 8787 | IMPRV | IMPRWWTP | WWTP#1 SERVICE AREA | GROUP OF ASPHALT PAVING | 3,131.50 | - | 7/1/1996 |
| 8789 | IMPRV | IMPRWWTP | WWTP#1 SERVICE AREA | GRAVEL, BASE COURSE 4" WWTP#1 | 3,375.03 | 77.35 | 6/24/2003 |
| 8794 | IMPRV | IMPRWWTP | WWTP#1 SERVICE AREA | FINES, GREY CRUSHER | 1,741.13 | 25.39 | 8/29/2003 |
| 8795 | IMPRV | IMPRWWTP | WWTP#1 SERVICE AREA | GRAVEL, SANTA ANA TAN 3/4" | 1,499.12 | 21.86 | 8/29/2003 |
| 8761 | EQUIP | MACHNNRY | WWTP#2 SERVICE AREA | WINCH, ELECTRIC | 1,536.30 | - | 6/28/2005 |
| 8762 | EQUIP | MACHNNRY | WWTP#2 SERVICE AREA | WINCH, ELECTRIC | 1,536.30 | - | 6/28/2005 |
| 8763 | EQUIP | MACHNNRY | WWTP#2 SERVICE AREA | WINCH, ELECTRIC | 1,536.30 | - | 6/28/2005 |
| 8764 | EQUIP | MACHNNRY | WWTP#2 SERVICE AREA | WINCH, ELECTRIC | 1,536.30 | - | 6/28/2005 |
| 8765 | EQUIP | MACHNNRY | WWTP#2 SERVICE AREA | WINCH, ELECTRIC | 1,536.30 | - | 6/28/2005 |
| 8793 | IMPRV | IMPRWWTP | WWTP#2 SERVICE AREA | FINES, GREY CRUSHER | 1,064.41 | 15.52 | 8/29/2003 |
| 8790 | IMPRV | IMPRWWTP | WWTP#3 SERVICE AREA | GROUP OF OUTDOOR LIGHTING | 4,780.59 | - | 7/1/1996 |
| 8792 | IMPRV | IMPRWWTP | WWTP#3 SERVICE AREA | PAVING, ASPHALT 3" WWTP#3 | 2,257.15 | 51.72 | 6/24/2003 |
| 8791 | IMPRV | IMPRWWTP | SEWER LFT ST. T/O CITY | GROUP OF CHAIN LINK FENCING | 1,477.50 | - | 7/1/1996 |
| 8796 | IMPRV | IMPRWWTP | SEWER LFT ST. T/O CITY | FENCING & GATE, SECURITY | 2,909.26 | 272.81 | 1/13/2004 |
| 8797 | IMPRV | IMPRWWTP | SEWER LFT ST. T/O CITY | FENCING & GATE, 8' SECURITY | 1,935.39 | 181.46 | 1/13/2004 |
| 8798 | IMPRV | IMPRWWTP | SEWER LFT ST. T/O CITY | FENCING & GATE, 8' SECURITY | 1,648.67 | 154.47 | 1/13/2004 |
| 8799 | IMPRV | IMPRWWTP | SEWER LFT ST. T/O CITY | FENCING/GATE, 8' LIFT STN #23 | 1,648.67 | 154.47 | 1/13/2004 |
| 8800 | IMPRV | IMPRWWTP | SEWER LFT ST. T/O CITY | FENCING & GATE, 8' SECURITY | 2,063.40 | 193.39 | 1/13/2004 |
| 8407 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | MOTOR, R & R W/CRANE REN&ELEC | 2,057.05 | - | 8/28/2001 |
| 8408 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | SIDE VIDEO SCAN | 1,375.00 | - | 3/15/2002 |
| 8753 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | TRANSFORMER INSTALL | 1,848.43 | - | 4/1/2005 |
| 8754 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | ON-SITE REVISIONS-FORCE MAIN | 4,846.64 | - | 4/1/2005 |
| 8784 | IMPRV | IMPRWATR | WELLS & BOOSTER ST. T/O C | GROUP OF CHAIN LINK FENCING | 1,814.75 | - | 7/1/1996 |
| 8785 | IMPRV | IMPRWATR | WELLS & BOOSTER ST. T/O C | GRP OF CHAIN LINK FENCE LS 20 | 3,603.92 | - | 7/1/1996 |
| 8786 | IMPRV | IMPRWATR | WELLS & BOOSTER ST. T/O C | GRP OF CHAIN LINK FENCE WELL15 | 4,821.52 | - | 7/1/1996 |
| 10417 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | WELL#22/ADD SVCS ROCKWELL TRNG | 3,680.37 | - | 10/29/2008 |
| 10785 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | WELL#22 ELECTRICAL USAGE | 787.00 | 63.44 | 3/6/2009 |
| 13948 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | TS-7 ELECTRICAL LABOR | 1,926.86 | 571.12 | 3/16/2012 |
| 13949 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | TS-15 SUB CONTRACT MACINTOSH A | 2,919.60 | 865.38 | 5/17/2012 |
| 13950 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | TS-7 ELECTRICAL LABOR | 236.36 | 70.35 | 6/13/2012 |
| 14011 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | TS-7 ELECTRICAL LABOR | 3,254.42 | 967.30 | 6/30/2012 |
| 14042 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | WELL CHLORINATION WELL 17 | 2,117.86 | 652.96 | 8/27/2012 |
| 14126 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | TS-7 ELECTRICAL LABOR | 1,909.34 | 599.19 | 9/28/2012 |
| 14130 | EQUIP | MACHNNRY | WELLS & BOOSTER ST. T/O C | TS-11 MATERIALS CONDUIT, WIRE, | 3,118.82 | 996.19 | 10/2/2012 |
| 11731 | BUILD | CULTREC | MEADOWLARK SENIOR CENTER | TILE, INSTALL MSC BLDG | 2,760.80 | 1,969.74 | 3/5/2010 |
| 11850 | BUILD | CULTREC | MEADOWLARK SENIOR CENTER | WOOD DOORS W/FRAMES | 1,370.00 | 1,020.02 | 3/12/2010 |

# Property/Capital Assets Disposal Listing

| Asset Identifier | Asset Category | Asset Class | General Location Code Description | Asset Description | Purchase Cost | Book Value @ Dec. 31, 2022 | Installed Date - Calc |
|---|---|---|---|---|---|---|---|
| 6924 | IMPRV | PUBSAFTY | DPS OLYMPUS BUILDING | GROUP OF OUTDOOR LIGHTING | 2,346.61 | - | 1/1/1990 |
| 6945 | IMPRV | PUBSAFTY | DPS OLYMPUS BUILDING | CONCRETE SIDEWALK/CURB/ASPHALT | 2,913.98 | 42.50 | 8/8/2003 |
| 7109 | EQUIP | FURNFIX | DPS OLYMPUS BUILDING | VIDEO CONSOLE, 66WX30DX65H W/ | 3,592.00 | 37.42 | 9/18/2003 |
| 7579 | EQUIP | COMMUNCA | DPS OLYMPUS BUILDING | ASTRO SPECTRA | 1,824.87 | - | 2/22/2002 |
| 7580 | EQUIP | COMMUNCA | DPS OLYMPUS BUILDING | MOTORCYCLE RADIO | 1,824.87 | - | 6/18/2002 |
| 7625 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | SCOPE, NIGHT VISION | 1,694.00 | - | 1/1/1997 |
| 7683 | EQUIP | FURNFIX | DPS OLYMPUS BUILDING | GUN SAFE | 3,063.82 | - | 1/1/1995 |
| 7804 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | CAMERA, IDENTIFICATION | 1,100.00 | - | 1/1/1997 |
| 7845 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | RADAR UNIT-GOLDEN EAGLE W/DUAL | 2,184.00 | - | 4/21/2003 |
| 7846 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | RADAR UNIT-GOLDEN EAGLE W/DUAL | 2,184.00 | - | 4/21/2003 |
| 7847 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | RADAR UNIT-GOLDEN EAGLE W/DUAL | 2,184.00 | - | 4/21/2003 |
| 7848 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | RADAR UNIT-GOLDEN EAGLE W/DUAL | 2,184.00 | - | 4/21/2003 |
| 7856 | EQUIP | SECURITY | DPS OLYMPUS BUILDING | MULTIPLEXER, VIDEO | 1,004.00 | - | 12/11/2002 |
| 7867 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR | 1,099.99 | - | 7/24/2002 |
| 7868 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR | 1,099.99 | - | 7/24/2002 |
| 7887 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | RADAR | 2,459.00 | - | 12/20/2002 |
| 7894 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7895 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7896 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7897 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7898 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7899 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7902 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7903 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7904 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7905 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7906 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7907 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7908 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7909 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7910 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 | 1,099.99 | - | 6/6/2003 |
| 7911 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 | 1,099.99 | - | 6/6/2003 |
| 7918 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 5/14/2003 |
| 7942 | EQUIP | COMPUTER | DPS OLYMPUS BUILDING | SOFTWARE, CRITICAL INCIDENT | 1,995.00 | - | 4/14/2003 |
| 7944 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | CODE 3 MX 7000 LIGHT BAR | 1,099.99 | - | 5/1/2002 |
| 7946 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | CODE 3 MX 7000 LIGHT BAR | 1,099.99 | - | 5/1/2002 |
| 7947 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | CODE 3 MX 7000 LIGHT BAR | 1,099.99 | - | 5/1/2002 |
| 7948 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | CODE 3 MX 7000 LIGHT BAR | 1,099.99 | - | 5/1/2002 |
| 7949 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | CODE 3 MX 7000 LIGHT BAR | 1,099.99 | - | 5/1/2002 |
| 7950 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | CODE 3 MX 7000 LIGHT BAR | 1,099.99 | - | 5/1/2002 |
| 7951 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | CODE 3 MX 7000 LIGHT BAR | 1,099.99 | - | 5/1/2002 |
| 7962 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHT BAR, CODE 3 MX7000 W/ARR | 1,099.99 | - | 7/15/2003 |
| 7963 | EQUIP | SECURITY | DPS OLYMPUS BUILDING | PHOTO ID SYSTEM, PORTABLE | 4,741.44 | - | 7/22/2003 |
| 7965 | EQUIP | COMPUTER | DPS OLYMPUS BUILDING | SOFWARE,CRITICAL FOR DISPATCH | 3,015.00 | - | 8/5/2003 |
| 7994 | EQUIP | COMMUNCA | DPS OLYMPUS BUILDING | POWER SUPPLY W/BATTERY REVERT | 2,153.00 | - | 10/22/2003 |
| 7995 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | RADAR UNIT W/THUMB REMOTE CONT | 2,374.00 | - | 11/4/2003 |
| 7998 | EQUIP | COMMUNCA | DPS OLYMPUS BUILDING | MOTORCYCLE RADIO W/CBLE/SOFTWR | 2,434.09 | - | 11/18/2003 |
| 8013 | EQUIP | COMMUNCA | DPS OLYMPUS BUILDING | RESCUE PHONE HOSTAGE SET COMPL | 4,975.00 | - | 1/21/2004 |
| 8014 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | RADAR UNIT W/THUMB REMOTE | 2,479.00 | - | 3/1/2004 |
| 8015 | EQUIP | COMMUNCA | DPS OLYMPUS BUILDING | RADIO, MOTORCYCLE W/CABLE/SOFT | 2,537.03 | - | 3/15/2004 |
| 8020 | EQUIP | COMMUNCA | DPS OLYMPUS BUILDING | CIRCUITS, 120 VOLT | 1,433.53 | - | 4/14/2004 |
| 8021 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | MULTI-LAUNCHER, 40MM W/SIGHT | 2,389.00 | - | 4/22/2004 |
| 8026 | EQUIP | COMMUNCA | DPS OLYMPUS BUILDING | RADIO TOWER | 1,836.83 | - | 6/3/2004 |
| 8032 | EQUIP | COMMUNCA | DPS OLYMPUS BUILDING | STATUS PANEL | 1,330.18 | - | 7/1/2004 |
| 8041 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | RADAR UNIT W/DUAL KA BAND ANTE | 2,374.00 | - | 8/12/2004 |
| 8090 | EQUIP | COMPUTER | DPS OLYMPUS BUILDING | SOFTWARE, MUGSHOT/LINEUP | 1,500.00 | - | 1/5/2005 |
| 8157 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | MONITOR, LAB DETECTION QRAE PL | 1,371.75 | - | 5/6/2005 |
| 8164 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | BITE SUIT, POLICE | 1,148.00 | - | 6/23/2005 |
| 8170 | EQUIP | COMPUTER | DPS OLYMPUS BUILDING | SOFTWARE, RECONSTRUCTION INVES | 3,195.00 | - | 9/17/2004 |
| 11586 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHTBAR W/ARROWSTICK/STRIPPNG | 2,458.56 | - | 1/14/2010 |
| 11587 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHTBAR W/ARROWSTICK/STRIPPNG | 2,458.56 | - | 1/14/2010 |
| 11588 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHTBAR W/ARROWSTICK/STRIPPNG | 2,458.57 | - | 1/14/2010 |
| 11589 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHTBAR W/ARROWSTICK/STRIPPNG | 2,458.57 | - | 1/14/2010 |
| 11590 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHTBAR W/ARROWSTICK/STRIPPNG | 2,458.57 | - | 1/14/2010 |
| 11591 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHTBAR W/ARROWSTICK/STRIPPNG | 2,458.57 | - | 1/14/2010 |
| 12252 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | LIGHTBAR W/ARROWSTICK & DECALS | 4,823.40 | 359.08 | 6/29/2010 |
| 12295 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | PUSH BUMPERS ASSET 11655 | 1,709.13 | 127.23 | 6/29/2010 |
| 13312 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | 6 LAMP DOMINATOR PLUS RED/BLUE | 1,761.94 | - | 6/14/2011 |
| 13313 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | 6 LAMP DOMINATOR PLUS RED/BLUE | 1,761.94 | - | 6/14/2011 |
| 13314 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | 6 LAMP DOMINATOR PLUS RED/BLUE | 1,761.94 | - | 6/14/2011 |
| 13315 | EQUIP | FIREPOL | DPS OLYMPUS BUILDING | TRUCKVAULT, W/MAGNUM DRAWERS | 2,323.55 | - | 6/14/2011 |
| 16922 | EQUIP | SECURITY | DPS OLYMPUS BUILDING | AUDIO SURVEILLANCE DPS | 1,164.44 | - | 4/5/2017 |

# Property/Capital Assets Disposal Listing

| Asset Identifier | Asset Category | Asset Class | General Location Code Description | Asset Description | Purchase Cost | Book Value @ Dec. 31, 2022 | Installed Date - Calc |
|---|---|---|---|---|---|---|---|
| 18512 | EQUIP | COMMUNCA | DPS OLYMPUS BUILDING | UPGRADE CAD/RMS DISPATCH SYSTE | - | - | 12/31/2019 |
| 7759 | EQUIP | FIREPOL | DPS MAIN FIRE ST#1 | AV-2000 FCPC GROUP OF 19 | 2,812.00 | - | 1/1/1998 |
| 7870 | EQUIP | FIREPOL | DPS MAIN FIRE ST#1 | TRUCK BED | 1,755.00 | - | 4/28/2003 |
| 7876 | EQUIP | FIREPOL | DPS MAIN FIRE ST#1 | LADDER, EXTENSION | 1,500.00 | - | 1/1/1998 |
| 8017 | EQUIP | FIREPOL | DPS MAIN FIRE ST#1 | COMMAND CABINET FOR 2002 DODGE | 1,850.00 | - | 7/16/2003 |
| 8091 | EQUIP | FIREPOL | DPS MAIN FIRE ST#1 | LIGHTBAR W/SIGNAL MASTER | 1,718.10 | - | 1/14/2005 |
| 16594 | EQUIP | FIREPOL | DPS MAIN FIRE ST#1 | LOT OF 10 COUPONS FOR REGENERA | 4,280.22 | 247.90 | 8/12/2016 |
| 6932 | IMPRV | CULTREC | ANIMAL CONTROL | GROUP OF CONCRETE PAVING | 4,759.19 | - | 1/1/1995 |
| 6933 | IMPRV | CULTREC | ANIMAL CONTROL | GROUP OF CONCRETE CURBING | 2,950.69 | - | 1/1/1995 |
| 8293 | EQUIP | VEHICLE | FLEET MAINTENANCE BLDG | SEDAN, 1993 BMW 740IL | 2,700.87 | - | 5/13/2004 |
| 6934 | IMPRV | PUBSAFTY | DPS NORTH HILLS ST#2 | GROUP OF CONCRETE PAVING | 4,664.00 | - | 1/1/1995 |
| 6936 | IMPRV | PUBSAFTY | DPS NORTH HILLS ST#2 | GROUP OF CONCRETE CURBING | 3,902.53 | - | 1/1/1995 |
| 6937 | IMPRV | PUBSAFTY | DPS RIVERS EDGE ST#3 | GROUP OF CONCRETE CURBING | 1,903.67 | - | 1/1/1995 |
| 7756 | EQUIP | FIREPOL | DPS 19TH AVE ST#4 | LADDER, EXTENSION | 1,029.03 | - | 1/1/1995 |
| 14907 | IMPRV | CULTREC | STAR HEIGHTS RECREATION | RPLCE SIDEWALK-AROUND SAND TBL | 4,051.47 | 2,287.51 | 4/3/2014 |
| 14908 | IMPRV | CULTREC | STAR HEIGHTS RECREATION | INSTL SHADE STRCT-OVR SAND TBL | 2,793.38 | 1,577.00 | 4/3/2014 |
| 6940 | IMPRV | CULTREC | HAYNES PARK | GROUP OF CHAIN LINK FENCING | 4,314.76 | - | 1/1/1983 |
| 6941 | IMPRV | CULTREC | HAYNES PARK | GROUP OF CHAIN LINK FENCING | 4,083.61 | - | 1/1/1983 |
| 6944 | IMPRV | CULTREC | HAYNES PARK | GROUP OF CONCRETE, REPAIRS | 1,282.21 | 8.01 | 10/7/2003 |
| 6970 | IMPRV | CULTREC | HAYNES PARK | WATER FEATURES, INSTALLATION | 4,488.06 | 327.30 | 6/15/2004 |
| 6969 | IMPRV | CULTREC | RAINBOW PARK | WATER FEATURES, INSTALLATION | 4,488.05 | 327.29 | 6/15/2004 |
| 7285 | EQUIP | LANDSCAP | SPRTS CMPLX HIGH RSRT/STR | MOWER, RIDING | 3,420.95 | - | 1/1/1990 |
| 7286 | EQUIP | LANDSCAP | SPRTS CMPLX HIGH RSRT/STR | MOWER, RIDING | 3,420.95 | - | 1/1/1990 |
| 7287 | EQUIP | LANDSCAP | SPRTS CMPLX HIGH RSRT/STR | MOWER, RIDING | 3,420.95 | - | 1/1/1990 |
| 7289 | EQUIP | LANDSCAP | SPRTS CMPLX HIGH RSRT/STR | TRACTOR | 3,362.23 | - | 1/1/1994 |
| 7290 | EQUIP | LANDSCAP | SPRTS CMPLX HIGH RSRT/STR | MOWER, RIDING | 3,467.65 | - | 1/1/1994 |
| 7291 | EQUIP | LANDSCAP | SPRTS CMPLX HIGH RSRT/STR | MOWER, RIDING | 3,289.83 | - | 1/1/1994 |
| 7292 | EQUIP | LANDSCAP | SPRTS CMPLX HIGH RSRT/STR | MOWER, RIDING | 3,162.94 | - | 1/1/1990 |
| 7293 | EQUIP | LANDSCAP | SPRTS CMPLX HIGH RSRT/STR | MOWER, RIDING | 3,162.94 | - | 1/1/1990 |
| 7294 | EQUIP | LANDSCAP | SPRTS CMPLX HIGH RSRT/STR | MOWER, RIDING | 3,220.91 | - | 1/1/1990 |
| 7302 | EQUIP | MACHINRY | SPRTS CMPLX HIGH RSRT/STR | TRACTOR | 3,496.24 | - | 1/1/1994 |
| 7307 | EQUIP | MACHINRY | SPRTS CMPLX HIGH RSRT/STR | WASHER, HIGH PRESSURE | 1,192.14 | - | 1/1/1990 |
| 8193 | EQUIP | LANDSCAP | SPRTS CMPLX HIGH RSRT/STR | MOWER, RIDING | 3,627.10 | - | 1/1/1995 |
| 8195 | EQUIP | LANDSCAP | SPRTS CMPLX HIGH RSRT/STR | MOWER, RIDING JOHN DEERE | 3,627.10 | - | 1/1/1995 |
| 8286 | EQUIP | VEHICLE | SPRTS CMPLX HIGH RSRT/STR | TRAILER | 2,000.00 | - | 1/1/1994 |
| 10264 | IMPRV | CULTREC | RIO VISTA PARK | FENCE, 4' CHAINLINK (430 LF) | 4,017.96 | 1,113.54 | 7/29/2008 |
| 10468 | IMPRV | CULTREC | RIO VISTA PARK | FENCE, BOLLARDS/REM& DISPOSE | 3,991.44 | 1,139.39 | 9/22/2008 |
| 7599 | EQUIP | APPLIANC | DPS ENCHANTED HILLS ST#5 | FOOD TRANSPORTER | 3,589.92 | - | 1/1/1990 |
| 7601 | EQUIP | APPLIANC | DPS ENCHANTED HILLS ST#5 | FOOD TRANSPORTER | 3,589.92 | - | 1/1/1990 |
| 7603 | EQUIP | APPLIANC | DPS ENCHANTED HILLS ST#5 | FOOD TRANSPORTER | 3,589.92 | - | 1/1/1990 |
| 8153 | EQUIP | FIREPOL | DPS ENCHANTED HILLS ST#5 | LIGHT BAR,CODE 3 | 1,217.54 | - | 4/25/2003 |
| 6919 | IMPRV | CULTREC | SUGAR PARK | CONSTRUCTION OF SUGAR PARK | 2,500.00 | - | 12/31/2001 |
| 10445 | IMPRV | CULTREC | SUGAR PARK | MULCH, SUGAR PARK | 2,111.80 | 602.60 | 9/18/2008 |
| 6952 | IMPRV | CULTREC | HIGH RESORT PARK | POWER POLES, INSTALLATION | 4,994.32 | - | 12/4/2003 |
| 6954 | IMPRV | CULTREC | HIGH RESORT PARK | GROUP OF CONCRETE, REPAIRS | 2,617.31 | - | 12/18/2003 |
| 6973 | IMPRV | CULTREC | BOSQUE TRAIL PARK | BOSQUE POST, 4"X4"X12' | 1,036.79 | 75.59 | 6/28/2004 |
| 7427 | EQUIP | MACHINRY | BOSQUE TRAIL PARK | SIGN,CONSTRUCTION OF ENTRY SIG | 1,045.00 | - | 6/30/2003 |
| 6943 | IMPRV | CULTREC | ENCHANTED HILLS PARK | CONTROL BOX ELECTRICAL HOOKUP | 4,900.00 | 71.45 | 8/4/2003 |
| 6946 | IMPRV | CULTREC | ENCHANTED HILLS PARK | GROUP OF 4" CONCRETE PAVING | 3,853.01 | 24.08 | 10/7/2003 |
| 6951 | IMPRV | CULTREC | ENCHANTED HILLS PARK | ELECTRICAL SERVICE HOOK-UP | 4,993.55 | - | 12/4/2003 |
| 17149 | EQUIP | MACHINRY | PUBLIC WORKS O & M YARD 2 | INSTALLATION OF 2 POST LIFT AT | 1,611.56 | - | 9/20/2017 |
| 13220 | EQUIP | FURNFIX | MULTI-PUR EVENT CENTER | MISC USE TAX PD | 509.32 | 192.31 | 7/1/2010 |
| 14440 | IMPRV | CULTREC | KING MESA MEADOWS PARK | GRAVEL, STONE AND LANDSCAPING | 2,004.15 | 1,031.37 | 4/24/2013 |
| 14441 | IMPRV | CULTREC | KING MESA MEADOWS PARK | GRAVEL, STONE AND LANDSCAPING | 1,497.46 | 770.50 | 4/24/2013 |
| 14480 | IMPRV | CULTREC | KING MESA MEADOWS PARK | GRAVEL, STONE AND LANDSCAPING | 186.81 | 96.72 | 5/8/2013 |
| 14481 | IMPRV | CULTREC | KING MESA MEADOWS PARK | GRAVEL, STONE AND LANDSCAPING | 330.31 | 171.19 | 5/8/2013 |
| 14897 | IMPRV | CULTREC | KING MESA MEADOWS PARK | FABRIC, 3 OUNCE, 12' X 300' | 3,466.48 | 1,942.85 | 3/26/2014 |
| 11008 | IMPRV | CULTREC | CABEZON POOL/PARK/REC CTR | INSTALL SHELTER | 2,031.81 | 656.04 | 6/8/2009 |
| 11110 | IMPRV | CULTREC | CABEZON POOL/PARK/REC CTR | CONCRETE PAD FOR SHADE STRUCTU | 895.07 | 292.67 | 7/16/2009 |
| 12813 | EQUIP | VEHICLE | FIRE ADMIN BUILDING | 54" PINNACLE LIGHTBAR 12 LED H | 4,226.94 | - | 12/7/2010 |
| 15997 | EQUIP | FIREPOL | FIRE ADMIN BUILDING | BATTERY | 804.79 | 418.13 | 10/20/2015 |
| 15998 | EQUIP | FIREPOL | FIRE ADMIN BUILDING | POWER SUPPLY CORD | 312.16 | 87.26 | 10/20/2015 |
| 20141 | EQUIP | EVENT | FIRE ADMIN BUILDING | LG INFLATABLE FIREHOUSE - ADA | - | - | 1/5/2022 |
| 6950 | IMPRV | PUBWORKS | ROAD/BRIDGE/TUNNEL/DRAINS | ROCK, REMOVE/REPLACE GC ROAD | 4,005.39 | 8.35 | 11/13/2003 |
| | | | | | 464,948.79 | 26,482.45 | |

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: R28**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Parks, Recreation & Community Services

SUBJECT:
R28, Resolution Authorizing a Budget Adjustment to the State Appropriation Fund (315) to Accept Funds to Plan, Design, and Construct Phase 2 of the Broadmoor Senior Center

BACKGROUND AND ANALYSIS:
In 2022, the New Mexico State Legislature appropriated $515,400 to plan, design, and construct Phase 2 of the Broadmoor Senior Center, with one percent of that funding ($5,154) to be used for Art in Public Places (AIPP). In addition, the statewide senior facilities General Obligation Bond that was approved by voters in November 2022 contained $774,569 for the Broadmoor Senior Center.

Utilizing both funding sources will allow the City to proceed with Phase 2 work, which is slated to include the addition of a multipurpose room, storage, parking, and an outdoor recreational space.

The budget adjustment is necessary to expend the funds as noted.

IMPACT:
The State Appropriations Capital Fund will be increased by $510,246. Therefore, the proposed budget adjustment will not impact the General Fund.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution

**CITY OF RIO RANCHO**
**RESOLUTION**

**RESOLUTION NO.** **ENACTMENT NO.**

**RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE STATE APPROPRIATION FUND (315) TO ACCEPT FUNDS TO PLAN, DESIGN, AND CONSTRUCT PHASE 2 OF THE BROADMOOR SENIOR CENTER**

**WHEREAS:** the New Mexico Legislature via the New Mexico Aging & Long-Term Services Department has awarded the City of Rio Rancho $515,400, minus $5,154 for Art in Public Places, for a total amount of $510,246 to plan, design, and construct Phase 2 of the Broadmoor Senior Center; and

**WHEREAS:** a budget adjustment is necessary to expend the grant funds as intended.

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

That authorization is given for the following budget adjustment:

State Appropriations Capital Fund (315)

| Account | Project No. | Revised Budget | Increase | Decrease | Adjusted Budget |
|---|---|---|---|---|---|
| 315-0000-334.50-00 State Grants | PR2330 | $7,150,569 | $510,246 | | $7,660,815 |
| Total Sources | | $7,150,569 | $510,246 | | $7,660,815 |

| Account | Project No. | Revised Budget | Increase | Decrease | Adjusted Budget |
|---|---|---|---|---|---|
| 315-0000-416.60-70 Minor Furniture & Equipment | PR2330 | $20,365 | $75,000 | | $95,365 |
| 315-0000-416.70-11 Capital Expenditures | PR2330 | $1,851,706 | $435,246 | | $2,286,952 |
| Total Uses | | $1,872,071 | $510,246 | | $2,382,317 |

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: D3**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Administration

SUBJECT:
D3, Appointment of Kevin Kofchur to the Planning and Zoning Board

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

Kofchur resides in City Council District 2. If appointed, he will complete a term that expires on July 23, 2023.

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

ALTERNATIVES:
Approve the appointment.

Do not approve the appointment.

DEPARTMENT RECOMMENDATION:
Mayor Hull recommends the appointment of Kevin Kofchur to the Planning and Zoning Board.

ATTACHMENT: K. Kofchur Resume Redacted

**Kevin Kofchur**
[redacted]

**Recent Work Experience**

**Dekker Perich Sabatini**
**7601 Jefferson St. NE**
**Suite 100**
**Albuquerque, NM 97109**

**06/2000 – Present:**
I was hired as an intern-architect and gained valuable work experience with design, construction documents, construction administration, entitlements, and building permit submittals at the start of my tenure for the firm. In 2007, I obtained my Architect license for the state of New Mexico. At this point I had several entitlement packages under my belt and submitted several projects for building permit within the state of New Mexico. As a project architect I oversaw design and production within the project team, coordinated design with consulting engineers, met with clients throughout design process, and interacted with state, county, and city officials to obtain the required approvals from the governing municipalities.
Later my role with the firm evolved into project architect/project manager. In this role I was in charge of design, project budget, and team management. During this time, I would be given multiple projects to design, produce construction documents, and submit for building permit approvals. My skills with people interaction had grown even more at this point. My ability grew to not only communicate within my design team, but with the different entities that reviewed our work. Treating others as part of the team to achieve acceptable solutions had become my trademark. My current key job responsibilities at the firm are as follows:

- Writing fee proposals to clients for possible new work.
- Client engagement and interaction
- Project management including budget and team leadership
- Input with firm wide initiatives.
- Mentorship to work staff.
- Work with governing municipalities to obtain design approvals and building permits.
- Community engagement.

**License/Certifications/ and Group Affiliations**
NM Architect License #4545
LEED AP Certified
Active committee member of NAIOP Rio Rancho Roundtable

Ask for references if required.

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: D4**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Development Services

SUBJECT:
D4, Site Plan Approval for a Four-Plex Development at Unit 13, Block 46, Tract A

BACKGROUND AND ANALYSIS:
The subject property is located at 2828 Hedingham Ave. NE,; is legally described as Unit 13, Block 46, Tract A ; and consists of approximately 11.08 acres. The Site Plan is approximately 4.78 acres of Tract A.

The subject property is zoned SU: Special Use per Ordinance No. 56, Enactment No.08-57. In 2008, this Ordinance was adopted putting in place a SU: Special Use for R-6 Multi-Family Residential and Continuing Care Facility, and stipulated that a site plan must be submitted to Governing Body for approval before a building permit may be issued.

The property is also with a Corridor Overlay Zone per Ordinance No. 57, Enactment No. 08-58. The overlay is for access, floodplain, and design standards. The design standards required for commercial and multi-family development state that courtyards, plazas, and public spaces may count towards the landscaping requirement, and bike racks providing spaces for 10% of total parking requirement are required for all multi-family, office, and commercial development.

This area is within the Lomas Negras Specific Area Plan. The purpose of Lomas Negras Specific Area Plan is to help guide and manage future development along, and in the vicinity of, major arterial streets within the City of Rio Rancho. The plan identifies the subject property as High-Density Residential. Access points are mapped out in the plan including one at the intersection of Hedingham and Broadmoor Blvd. NE, which the property will utilize. This area is also within the Tierra del Oro Master Plan. This plan labels this area as a future phase for SU for R-6 and continuing care retirement community.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
The Rio Rancho Code of Ordinances (R.O. 2003) §154.43 (3) requires “All SU zoned property must have a site plan approved by the Governing Body. The site plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date. Approval of the site plan must be obtained prior to any development of the property.” Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), the site plan, at a minimum, shall contain the following:
a. Scale and north arrow; criteria is satisfied.
b. Lot boundaries and easements; A 5' Public Utility Easement currently exists surrounding the property. A 10' Public Utility Easement exists at the north end of the property, continuing down the east end of the property and a portion along the south end of the property; criteria is satisfied.
c. Existing and proposed utilities; criteria is satisfied.

d. Existing and proposed rights-of-way; The site plan identifies a future 28.5' right of way connecting to Broadmoor Blvd; criteria is satisfied.
e. Proposed structure with uses, dimension, and setbacks; 14 four-plex apartments are purposed. Heights of the buildings will be 23 ft, which is in compliance with the 48 ft maximum height of the SU Ordinance requirements. Setbacks shall conform to §154.76 R-6; criteria is satisfied.
f. Proposed ingress, egress, parking, and circulation; egress and ingress points into the development will be located off of Hedingham Ave. NE with two access points, one at each end of the development. Access points to Hedingham Ave. NE off of Broadmoor Blvd. NE are mapped out in the Lomas Negras Specific Area Plan including one at the intersection of Hedingham and Broadmoor Blvd. NE, which the property will utilize. Off-street parking shall be guided by the regulations set forth in §154.76, which states that Multi-Family Dwelling shall require 2 spaces per each three-bedroom unit. There are 14 proposed four-plexes and 56 units. The required amount of parking is 112 spaces with 8 ADA spaces. The provided amount of parking per the site plan is 122 spaces with 14 ADA spaces. The Corridor Overlay Zone also requires bike racks providing spaces for 10% of total parking for all multi-family, office, and commercial development. This will be included as a condition; criteria is satisfied.
g. Landscaping and landscape buffers; Supplemental landscaping requirements are outlined in the Lomas Negras Specific Area Plan. Compliance with these requirements will be added to the list of conditions; criteria is satisfied.
h. Elevations; criteria is satisfied.
i. Adjacent property characteristics; Properties to the north are zoned R-1: Single-Family Residential. Properties to the west and south are zoned R-4: Single-Family Residential. Three properties also to the south of the property are zoned R-1. A property also to the south, towards the east end of the property, is zoned C-1: Retail Commercial. Properties to the east are zoned O-1: Office.
j. Preliminary drainage plan; criteria is satisfied.

NOTIFICATIONS: Adjacent property owners were notified of this hearing by mail. A notice sign was posted on the property on February 2, 2023. A legal notice was published in the January 25, 2023 edition of the Albuquerque Journal for the Governing Body meeting. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

| Reviewing Agency | Received Application for Review | Comments |
|---|---|---|
| DSD Planning and Zoning | X | Comments provided |
| DSD Engineering | X | Comments provided |
| Rio Rancho Public Schools | X | No comments provided |
| Fire and Rescue | X | Comments provided |
| Police Department | X | No comments provided |
| SSCAFCA | X | Comments provided |
| MRCOG | X | Comments provided |
| Parks, Recreation and Community Services | X | Comments provided |

IMPACT:

The Development Services Department recommends the Governing Body approve the applicant's request for Site Plan Approval with the following findings of fact and conditions of approval:

General Findings:
1. R.O. 2003 154.43 (3) requires site plan approval by the Governing Body;

2. The applicant has the authority to apply for site plan approval;
3. The applicant and adjacent property owners received due process as proper notice and a full opportunity to present views were given.

Specific Findings and Conditions of Approval:
1. The subject property is zoned SU: Special Use District by Ordinance No. 56, Enactment No.08-57. The SU: Special Use zoning designation requires that a site plan be reviewed and approved by the Governing Body.
2. The site plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43.
3. Development of the site will conform to all City ordinances, standards, and specifications.
4. The review and subsequent building permit applications will ensure conformance to the approved site plan and City ordinances, standards, and specifications.
5. Landscaping shall comply with the Lomas Negras Specific Area Plan.
6. Building standards shall comply with the Lomas Negras Specific Area Plan.
7. The applicant shall address all of the Site Plan reviewer comments.
8. The Director of the Development Services Department may approve minor changes to this site plan if the changes are consistent with the use and other written requirements and/or conditions of approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered site plan.
9. This approval is valid for a period of two years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of 30 days.

ALTERNATIVES:

The Governing Body has three alternatives on the disposition of this request and may:
1. Approve the site plan.
2. Deny the site plan.
3. Postpone its decision to allow for further review and consideration.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Governing Body approve the applicant's request for Site Plan approval with findings and conditions.

ATTACHMENT: TDO Partners - Request for 30 Day Deferral .pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Authorization
ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Elevations.pdf
ATTACHMENT: Landscaping.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Staff Comments.pdf
ATTACHMENT: Public Comment 1.pdf
ATTACHMENT: Public Comment 2.pdf
ATTACHMENT: Public Comment 3.pdf
ATTACHMENT: Public Comment 4.pdf

ATTACHMENT: Public Comment 5.pdf
ATTACHMENT: Public Comment 6.pdf
ATTACHMENT: Public Comment D4 - Michael Duncan.pdf
ATTACHMENT: Public Comment D4 - Sherry Bennett.pdf
ATTACHMENT: Public Comment D4 - Ron & Marie Gauna.pdf

**From:** Matt Myers
**To:** MICHELLE COSTILLA; "RHETT WATERMAN"
**Cc:** "Kay Brashear"; "Damian Gutierrez"; "Mark Goodwin"; AMY RINCON; Matt Geisel
**Subject:** TDO Partners - Request for 30 Day Deferral
**Date:** Wednesday, February 8, 2023 9:55:32 AM

**********

**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.

**********

Hi Michelle,

In light of the meeting on Monday with the neighbors my client is hereby requesting a 30 day deferral of the site plan request. I will also send Ms. Siarza an email letting her know that we are requesting a 30 day deferral.

Can you please confirm receipt of this message.

Thank you,

J. Matt Myers, Esq.
Myers, McCready & Myers, P.C.
1401 Central Ave. NW
Albuquerque, New Mexico 87104
Phone: 505-247-9080
Fax: 505-247-9109

CONFIDENTIALITY NOTICE - This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain information that is confidential or legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that you must not read this transmission and that any disclosure, copying, printing, distribution, or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone or return e-mail and delete the original transmission and its attachments without reading or saving in any manner. Thank you.

Rio Rancho
City of Vision

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

# PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

| 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 | XX 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: TDO Partners, a New Mexico General Partnership | | Phone: 505-917-6157 |
| Address: 2909 Aloysia Lane NW | | E-Mail:RickK@trkmgmt.com |
| City: Albuquerque | State: New Mexico | Zip: 87104 |
| Proprietary Interest: Owner | List Owners: TDO Partners, a NM General Partnership | |
| Deed or Ownership Verification Provided: (Initials) Yes – See enclosed Deed – MM | Letter of Authorization Provided: (Initials) Yes - MM | |
| Agent Name: Myers, McCready & Myers, P.C. (Matt Myers) | | Phone: 505-247-9080 |
| Address: 1401 Central Ave. NW | | E-Mail: mmyers@moplaw.com |
| City: ABQ | State: NM | ZIP Code: 87104 |

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

We are requesting approval of a site plan as the subject property is zoned SU-6. We have enclosed a site plan that meets all of the requirements found on the DRC Checklist, which checklist came from the DRC meeting. A copy of the DRC comments are enclosed.

**SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)**

| | | |
|---|---|---|
| Subdivision/Unit : Rio Rancho Estates Unit 13 | Block(s): 46 | Lot(s): Tract letter "A" |
| Existing Zoning: SU-6 | Proposed Zoning: SU-6 | |
| No. of existing lots: One | No. of proposed lots: 14 | Total area of site (acres): see site plan |

**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: Matt Myers | Applicant: TDO Partners | Agent: Matt Myers |
| Signature: Matt Myers | | Date: 1/6/23 |

**FOR OFFICIAL USE ONLY**

| H.T.E. PROJECT # | FEE | RECEIPT # |
|---|---|---|
| | | |
| | | |
| | | |

APPLICATION ACCEPTED BY: Michelle Costilla DATE: 1/6/23

# AUTHORIZATION LETTER

Development Services Department, Suite 130
3200 Civic Center Circle NE
Rio Rancho, New Mexico 87144

RE: Applications before the City of Rio Rancho regarding the following property: Tract "A" of Summary Plat of Tract A & B, Block 46, Unit 13 (the "Property")

Dear City of Rio Rancho:

This letter shall serve as notice that the firms of Myers, McCready & Myers, P.C., Mark Goodwin & Associates, PA, and Adwelling Design, LLC, shall have the authority to serve as agents for TDO Partners, a New Mexico General Partnership, the owner of the above captioned Property, in regards to its efforts to seek entitlements for the Property, including, but not limited to, approval of a site plan, building plans and subdivision plat. This authorization shall extend to any and all actions before the City of Rio Rancho in regards to the Property.

Sincerely,

TDO Partners, a NM General Partnership

By: Richard Kraemer
Its: MANAGING PARTNER

Rio Rancho
City of Vision

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

# PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

| 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 | XX 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: TDO Partners, a New Mexico General Partnership | | Phone: 505-917-6157 |
| Address: 2909 Aloysia Lane NW | | E-Mail:RickK@trkmgmt.com |
| City: Albuquerque | State: New Mexico | Zip: 87104 |
| Proprietary Interest: Owner | List Owners: TDO Partners, a NM General Partnership | |
| Deed or Ownership Verification Provided: (Initials) Yes – See enclosed Deed – MM | Letter of Authorization Provided: (Initials) Yes - MM | |
| Agent Name: Myers, McCready & Myers, P.C. (Matt Myers) | | Phone: 505-247-9080 |
| Address: 1401 Central Ave. NW | | E-Mail: mmyers@moplaw.com |
| City: ABQ | State: NM | ZIP Code: 87104 |

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

We are requesting approval of a site plan as the subject property is zoned SU-6. We have enclosed a site plan that meets all of the requirements found on the DRC Checklist, which checklist came from the DRC meeting. A copy of the DRC comments are enclosed.

**SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)**

| | | |
|---|---|---|
| Subdivision/Unit : Rio Rancho Estates Unit 13 | Block(s): 46 | Lot(s): Tract letter "A" |
| Existing Zoning: SU-6 | Proposed Zoning: SU-6 | |
| No. of existing lots: One | No. of proposed lots: 14 | Total area of site (acres): see site plan |

**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.**

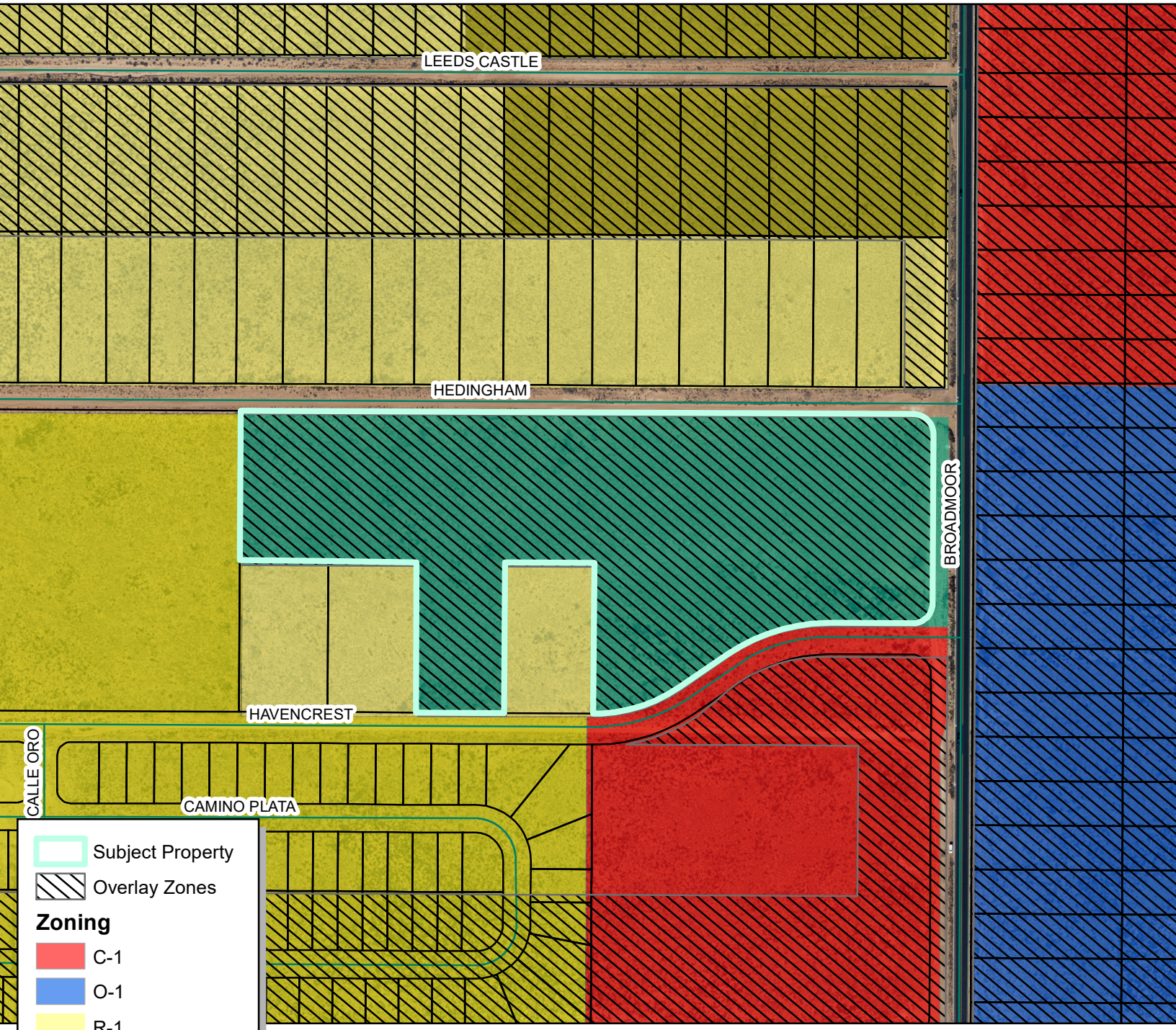
| | | |
|---|---|---|
| Print Name: Matt Myers | Applicant: TDO Partners | Agent: Matt Myers |
| Signature: | | Date: 8/12/19 |

**FOR OFFICIAL USE ONLY**

| H.T.E. PROJECT # | FEE | RECEIPT # |
|---|---|---|
| | | |
| | | |
| | | |

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

# 2828 HEDINGHAM AVE NE




GIS
Moving Spatial Data Forward

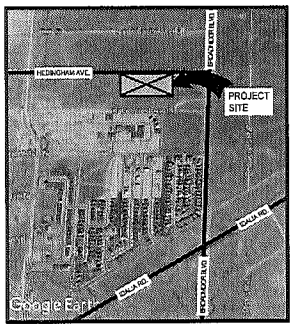
N
W
E
S

RioRancho
City of Vision

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

0 225 450 900
Feet

Map created by: Michelle Costilla 1/18/2023




VICINITY MAP
N.T.S.

## CONTENTS


T1 ..... TITLE PAGE & PROJECT DATA
A0 ..... TYPICAL SITE PLAN BLDG. A & B
A1 ..... ARCHITECTURAL FLOOR PLANS - BLDG. A
A2 ..... DIMENSIONED FLOOR PLAN - BLDG. A
A3 ..... DIMENSIONED FLOOR PLANS - BLDG. A
A4 ..... EXTERIOR ELEVATIONS - BLDG. A
A5 ..... EXTERIOR ELEVATIONS - BLDG. A
A6 ..... ARCHITECTURAL FLOOR PLANS - BLDG. B
A7 ..... DIMENSIONED FLOOR PLAN - BLDG. B
A8 ..... DIMENSIONED FLOOR PLAN - BLDG. B
A9 ..... EXTERIOR ELEVATIONS - BLDG. B
C1 ..... CONCEPTUAL UTILITY PLAN
C2 ..... CONCEPTUAL PAVING PLAN
C3 ..... CONCEPTUAL GRADING & DRAINAGE PLAN
LS-01 ..... LANDSCAPE PLAN


## PROJECT DATA

TOTAL AREA
TOTAL BLDG "B": 6296 x 10 UNITS =62,960 SF
TOTAL BLDG "A": 5657 x 4 UNITS =22,628 SF
TOTAL SQUARE FOOTAGE 85,588 SF

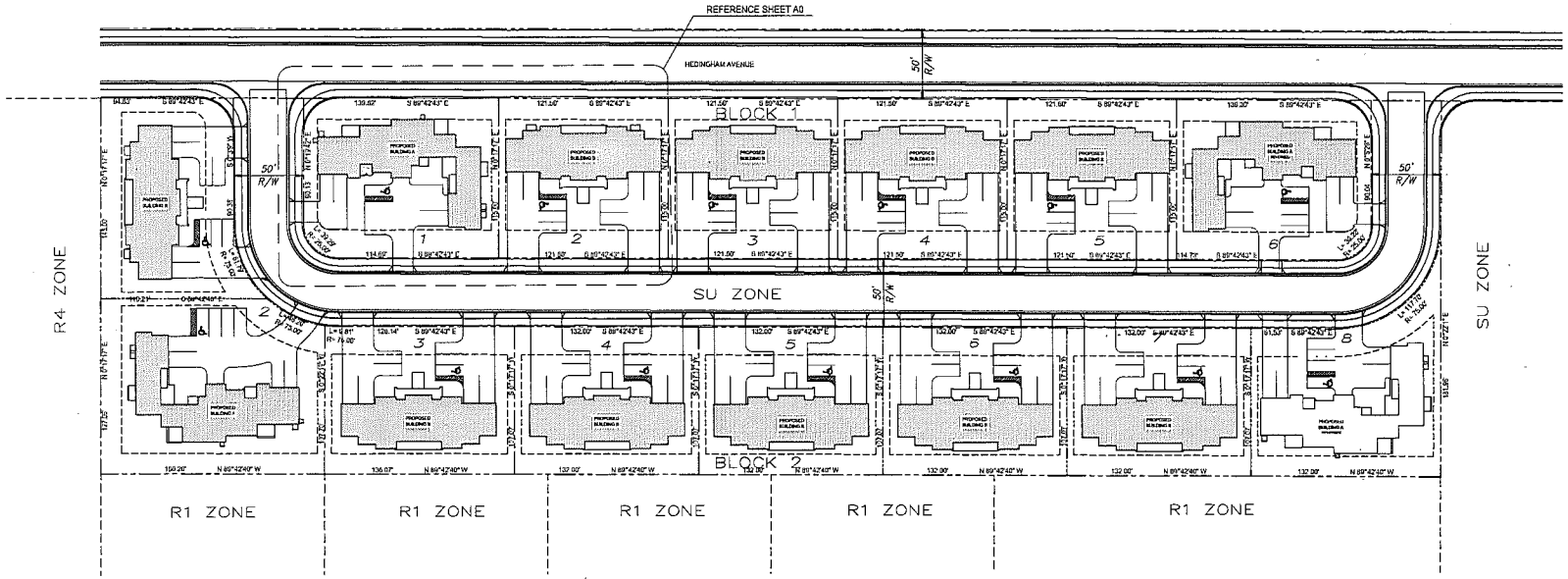
PARKING REQUIREMENTS:
12-6 ZONING: MULTI FAMILY
1.5 SPACES PER DWELLING UNIT
14 4 PLEX APARTMENTS:
1.5 x 14 = 22 SPACES REQ'D
SPACES PROVIDED: 108 - 9 x 20
14 - 9 x 20 ACCESSIBLE
122 SPACES PROVIDED

## PROJECT AREAS "BLDG. A"

| | |
|---|---|
| UNIT A HEATED - LOWER LEVEL | 975 SF |
| UNIT A HEATED - UPPER LEVEL | 540 SF |
| TOTAL UNIT A HEATED | 1515 SF |
| UNIT A GARAGE | 570 SF |
| COVERED PORCHES | 158 SF |
| TOTAL PROJECT UNIT A | 2243 SF |
| TOTAL UNIT B HEATED | 944 SF |
| UNIT B GARAGE | 378 SF |
| COVERED PORCHES | 152 SF |
| TOTAL PROJECT UNIT B | 1474 SF |
| TOTAL UNIT C HEATED | 611 SF |
| UNIT C GARAGE | 281 SF |
| COVERED PORCHES | 113 SF |
| TOTAL PROJECT UNIT C | 953 SF |
| TOTAL UNIT D HEATED | 611 SF |
| UNIT D GARAGE | 310 SF |
| COVERED PORCHES | 66 SF |
| TOTAL PROJECT UNIT D | 987 SF |

## PROJECT AREAS "B"

| | |
|---|---|
| TOTAL UNIT A HEATED | 1095 SF |
| UNIT A GARAGE | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT A | 1574 SF |
| TOTAL UNIT B HEATED | 1095 SF |
| UNIT B GARAGE | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT B | 1574 SF |
| TOTAL UNIT C HEATED | 1095 SF |
| UNIT C GARAGE | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT C | 1574 SF |
| TOTAL UNIT D HEATED | 1095 SF |
| UNIT D GARAGE | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT D | 1574 SF |




OVERALL SITE PLAN
1" = 40'

1" = 40'-0" 40' 20' 0 40' 80'

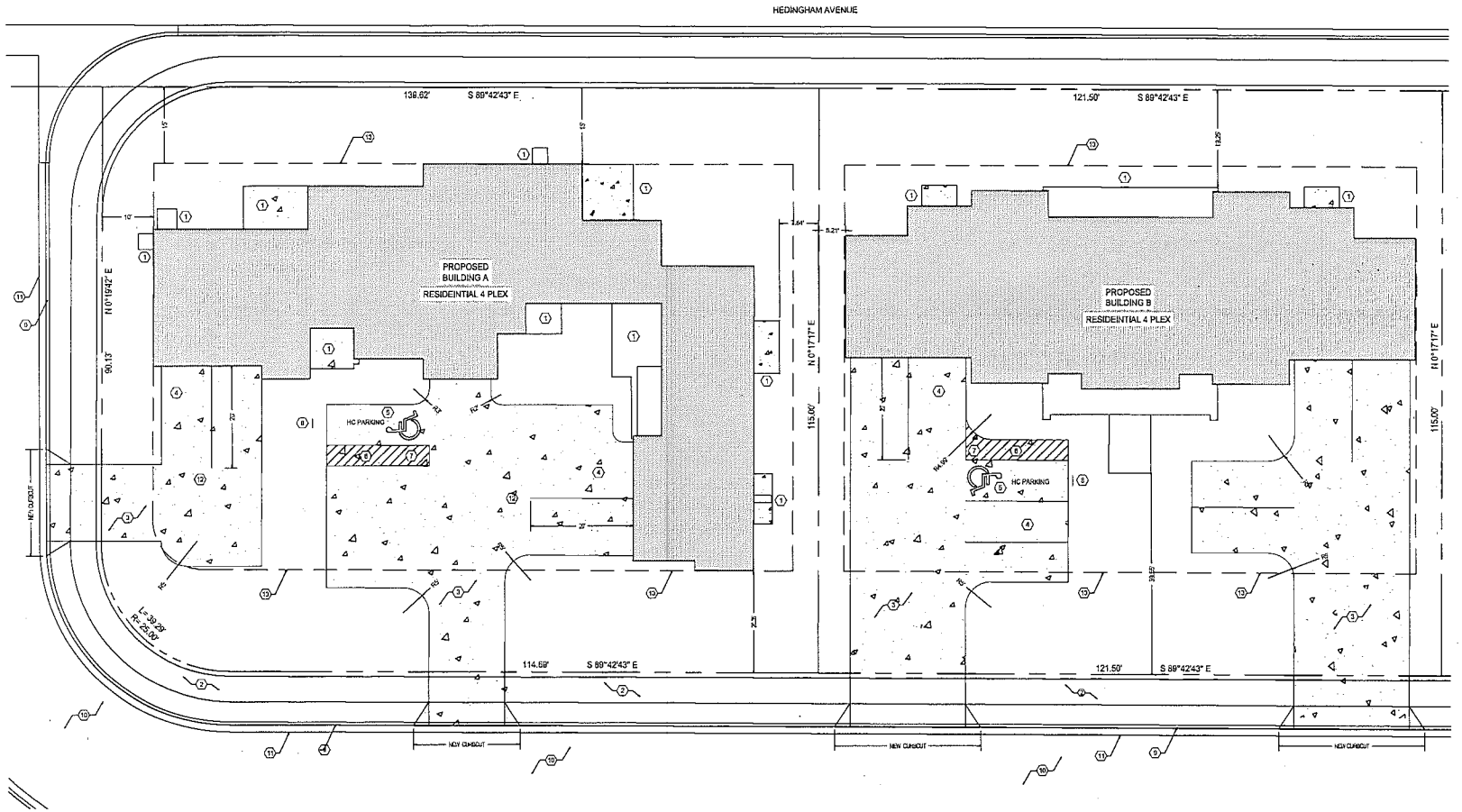
SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

DAVID JESSE PACHECO NO. 1606 STATE OF NEW MEXICO REGISTERED ARCHITECT

DAVID J. PACHECO ARCHITECT

PROJECT: T.B.D. T.B.D.
OWNER: RTR, LLC

SHEET NAME: TITLE SHEET & PROJECT DATA
PROJECT NAME: 4 PLEX BUILDING DEVELOPMENT
PROJECT NUMBER: 20-093
PROJECT PHASE: SITE PLAN SUB.
DRAWN BY: ccowling
CHECKED BY: - APPROVED BY: -
DATE: 10.27.22
SCALE: AS NOTED
SHEET: T1




TYPICAL SITE PLAN BUILDING A & B
1" = 10'-0"

1" = 10'-0" 10' 5' 0 10' 20'

KEY NOTES

1. CONCRETE PAD OR CONCRETE A/C PAD
2. CONCRETE SIDEWALK, REF: SITE DETAIL SHEET
3. CONCRETE DRIVEWAY
4. CONCRETE DRIVE PAD, PER CITY OF RIO RANCHO STANDARDS.
5. HANDICAP SYMBOL PER CITY OF RIO RANCHO STANDARDS, REF: AS-2.0 FOR DETAILS.
6. PAINTED STRIPE HANDICAP ACCESSIBLE AISLE PER CITY OF RIO RANCHO STANDARDS, REF: SITE DETAIL SHEET AS-2.0.
7. PAINTED "NO PARKING" IN CAPITAL LETTERS 12" HIGH x 2" WIDE, LOCATED BACK END IF ACCESSIBLE STRIPE AISLE
8. HANDICAP ACCESSIBLE SIGNAGE PER CITY OF RIO RANCHO STANDARDS, REF: SITE DETAIL SHEET AS-2.0
9. CURB & GUTTER T.B.D.
10. ASPHALT PAVING, REF: GRADING AND DRAINAGE PLAN AND GEOTECHNICAL REPORT.
11. EDGE OF ASPHALT PAVING, REF: GRADING AND DRAINAGE PLAN
12. 2" WIDE PAINTED PARKING STRIPE, TYP.
13. PROPOSED SETBACK LINES. (T.B.D. BY FINAL PLAT)

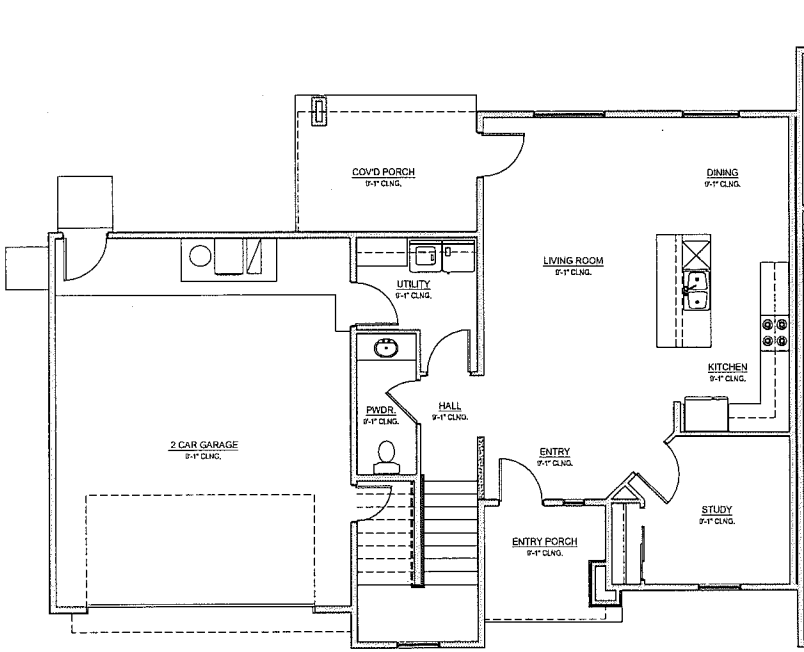
SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1606
REGISTERED ARCHITECT

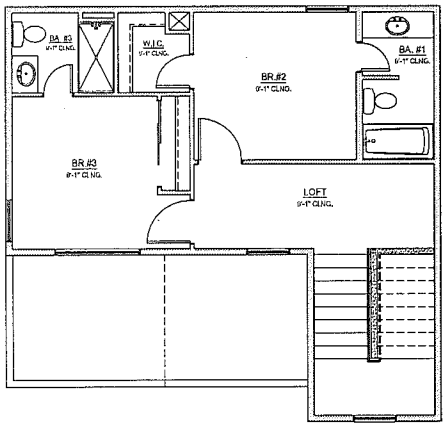
DAVID J. PACHECO ARCHITECT

PROJECT OWNER: T.B.D.
CONTACT: RTR, LLC

SURVEYOR: TYPICAL SITE PLAN BUILDING A AND B
PROJECT: 4 PLEX BUILDING DEVELOPMENT
PROJECT NUMBER: 20-093
PROJECT STATUS: SITE PLAN SUB.
DRAWN BY: ddpalling
CHECKED BY: - APPROVED BY: -
DATE: 10.27.22
SCALE: AS NOTED
SHEET: A0
12 TOTAL SHEETS



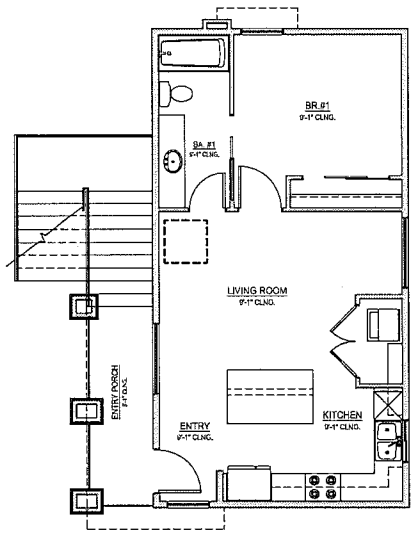

ARCHITECTURAL FLOOR PLAN-UNIT A
1/4" =1'-0"



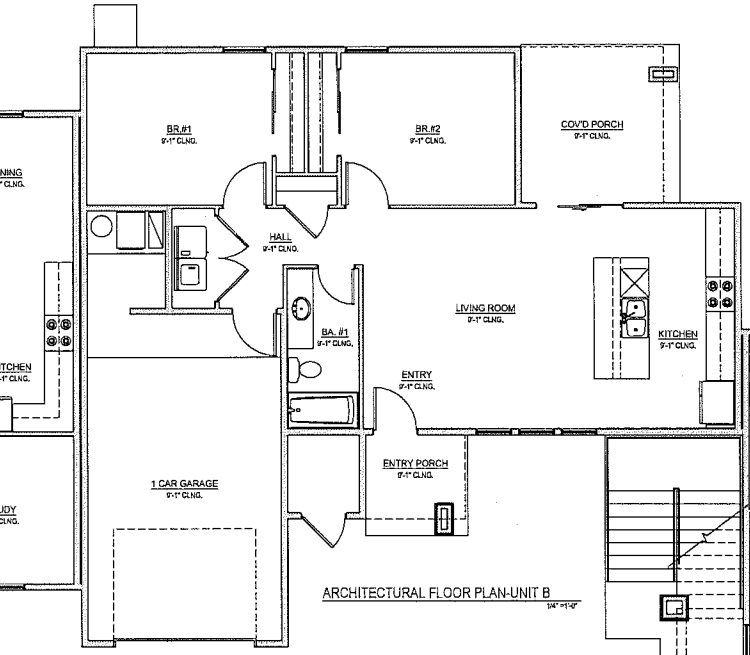

UPPER ARCHITECTURAL FLOOR PLAN-UNIT A
1/4" =1'-0"

## AREA CALCULATIONS

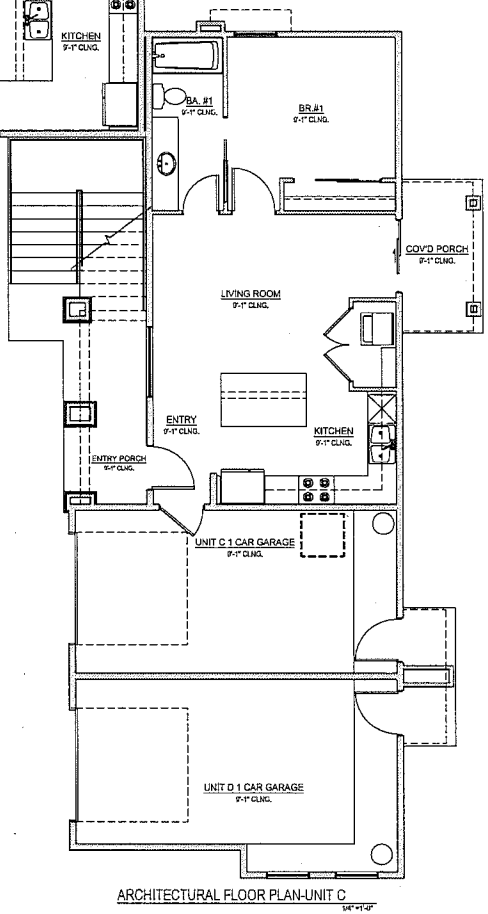
| | |
|---|---|
| UNIT A HEATED - LOWER LEVEL | 975 SF |
| UNIT A HEATED - UPPER LEVEL | 540 SF |
| TOTAL UNIT A HEATED | 1515 SF |
| UNIT A GARAGE | 570 SF |
| COVERED PORCHES | 158 SF |
| TOTAL PROJECT UNIT A | 2243 SF |
| TOTAL UNIT B HEATED | 944 SF |
| UNIT B GARAGE | 378 SF |
| COVERED PORCHES | 152 SF |
| TOTAL PROJECT UNIT B | 1474 SF |
| TOTAL UNIT C HEATED | 611 SF |
| UNIT C GARAGE | 281 SF |
| COVERED PORCHES | 113 SF |
| TOTAL PROJECT UNIT C | 953 SF |
| TOTAL UNIT D HEATED | 611 SF |
| UNIT D GARAGE | 310 SF |
| COVERED PORCHES | 66 SF |
| TOTAL PROJECT UNIT D | 987 SF |




UPPER ARCHITECTURAL FLOOR PLAN-UNIT D
1/4" =1'-0"




ARCHITECTURAL FLOOR PLAN-UNIT B
1/4" =1'-0"




ARCHITECTURAL FLOOR PLAN-UNIT C
1/4" =1'-0"

## GENERAL NOTES

SEE PAGE A3 FOR GENERAL NOTES AND DETAILS

STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1606
REGISTERED ARCHITECT

SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

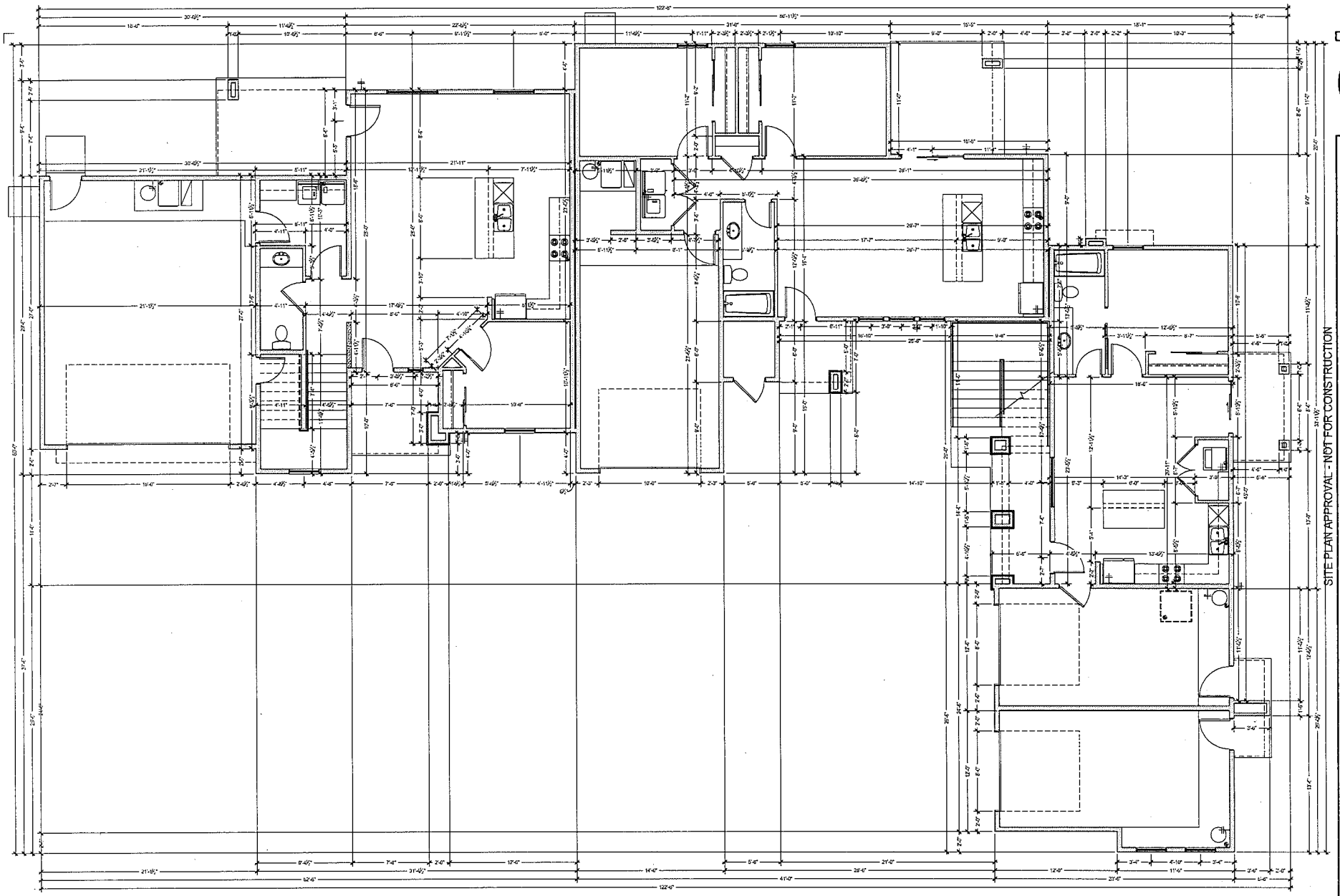
PROJECTED: T.B.D.
T.B.D.
OWNER: RTR, LLC

DAVID J. PACHECO ARCHITECT

ARCHITECTURAL FLOOR PLANS

4 PLEX BUILDING A

PROJECT NUMBER: 20-083
PROJECT PHASING: SITE PLAN SUB.
DRAWN BY: adrpalling
CHECKED BY: / APPROVED BY:
DATE: 09.08.22
SCALE: AS NOTED
SHEET: A1



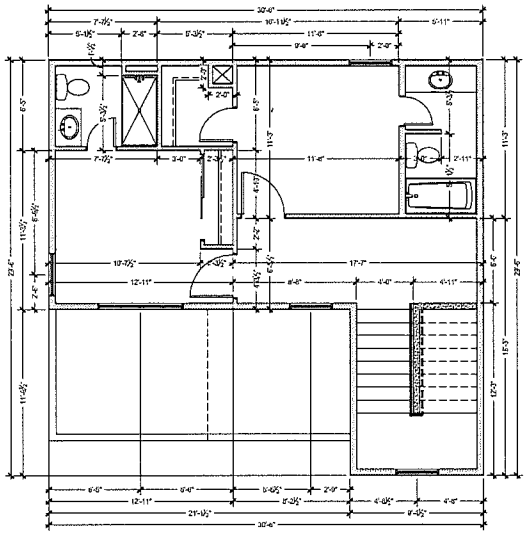
LOWER DIMENSIONED FLOOR PLAN-UNIT A,B, & C

STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1806
ARCHITECT

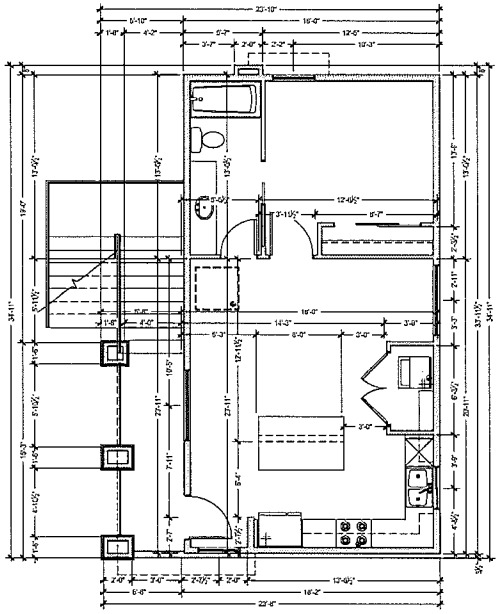
SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

| | |
|---|---|
| DRAWING TITLE | DIMENSIONED FLOOR PLAN |
| PROJECT NUMBER | 20-093 |
| PROJECT PHASE | SITE PLAN SUB. |
| DRAWN BY | cdwelling |
| CHECKED BY / APPROVED BY | - / - |
| DATE | 09.08.22 |
| SCALE | AS NOTED |
| SHEET | A2 |

PROJECT NAME: 4 PLEX BUILDING A
PREPARED FOR: T.B.D. T.B.D.
OWNER: RTR, LLC
DAVID J. PACHECO ARCHITECT



UPPER DIMENSIONED FLOOR PLAN-UNIT A



UPPER DIMENSIONED FLOOR PLAN-UNIT D

## GENERAL NOTES

1. ALL EXTERIOR WALLS ARE DRAWN AT 5.5" (UNLESS NOTED OTHERWISE) ALL INTERIOR WALLS ARE DRAWN AT 3.5" (UNLESS NOTED OTHERWISE)
2. EXTERIOR WALLS: 2x6 STUDS AT 16" ON CENTER (UNLESS NOTED OTHERWISE). SEE STRUCTURAL FOR SHEATHING SPECIFICATIONS.
3. INTERIOR WALLS: 2x4 STUDS AT 16" ON CENTER. EXCEPT AS NOTED ON PLAN FOR THICKENED WALLS. ALL PLUMBING WALLS SHALL BE 2x6 AS NOTED. WALL AT AREA SEPARATION BETWEEN GARAGE AND HOUSE TO BE 2x6'S @ 16" O.C. (UNLESS NOTED OTHERWISE).
4. ALL WINDOWS ARE NOTED BY SIZE ONLY, ALL ROUGH OPENINGS TO BE VERIFIED BY FRAMERS PER WINDOW MANUFACTURER SPECS.
5. CLEAR OPENINGS AND SILL HEIGHTS SHALL MEET ANY & ALL LOCAL REQUIREMENTS FOR EGRESS, VENTILATION AND LIGHT.
6. WINDOWS SHALL BE TEMPERED AS REQUIRED BY THE IRC 2015.
7. INSULATION VALUES: ALL VALUES LISTED BELOW ARE CODE MINIMUM VALUES.
   - 7.1. WALLS: R-15 IN 2X6 WALLS (OR AS NOTED ON PLANS) (WALL BETWEEN GARAGE & HOUSE TO BE INSULATED) (FULLY INSULATE ALL KNEE WALLS AT CEILING CHANGES)
   - 7.2. ROOF: R-38 IN ROOF, w/ COMPLETE COVERAGE.
   - 7.3. SLAB: MIN R-10, 2'X24" RIGID INSULATION AT PERIMETER OF HEATED SPACE.
8. PROVIDE BLOCKING IN WALLS AT ALL CABINET LOCATIONS, FIELD VERIFY ALL EXACT LOCATIONS.
9. VERIFY QUANTITY & LOCATION OF ALL ROOF CANALES/ SCUPPERS WITH BUILDER PRIOR TO INSTALLATION.
10. PROVIDE INSULATED ATTIC ACCESS w/ GASKETS TO ALL PITCHED ROOF AREAS, AS REQUIRED PER THE IRC 2015.
11. SEE FOUNDATION PLAN FOR ALL CONCRETE WORK.
12. CONTRACTOR AND HOME OWNER ARE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A POSITIVE DRAINAGE SLOPE AROUND ENTIRE STRUCTURE AT ALL TIMES.
13. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ENSURING THAT ALL THEIR RESPECTIVE WORK MEETS OR EXCEEDS ANY & ALL REQUIREMENTS AND/OR APPLICABLE BUILDING CODES. IF PLANS DO NOT MEET THIS REQUIREMENT, NOTIFY THE DESIGNER OF ANY PLAN CORRECTIONS NEEDED.
14. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK MEETS OR EXCEEDS ANY & ALL REQUIREMENTS AND APPLICABLE BUILDING CODES. IF PLANS DO NOT MEET THIS REQUIREMENT, NOTIFY THE DESIGNER OF ANY CORRECTIONS NEEDED.
15. SEE BUILDER FOR PREFERRED METHOD OF SOIL GAS MITIGATION.

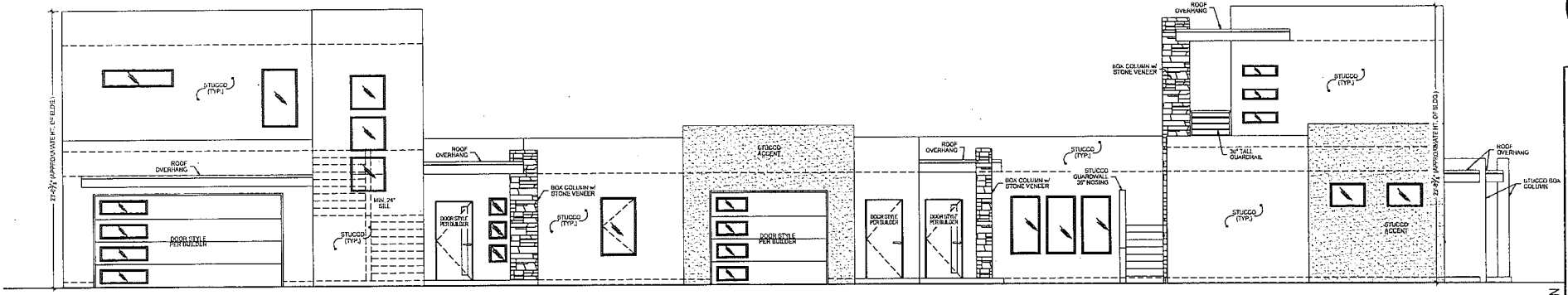
## FLOOR PLAN LEGEND

● GAS HOOK-UP  ╪ HOSE BIB / WATER HOOK-UP

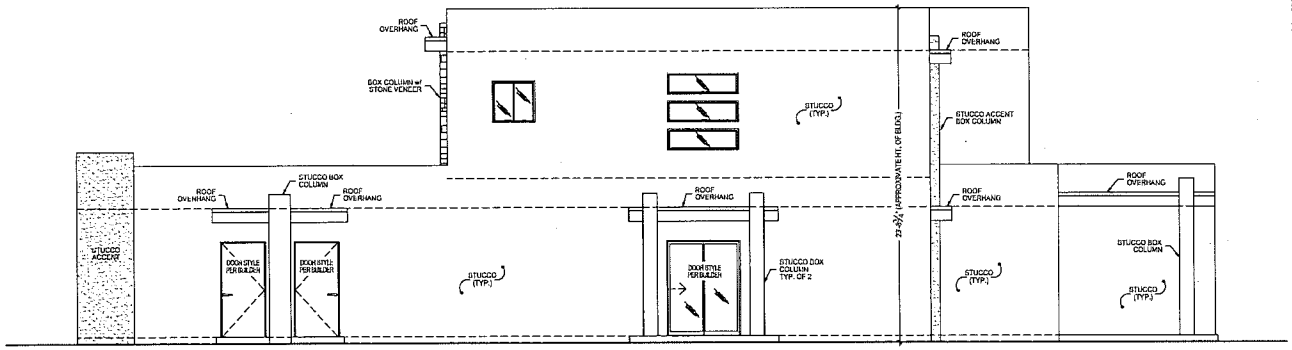
SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1606
REGISTERED ARCHITECT

| | |
|---|---|
| PROJECT OWNERS | T.B.D. T.B.D. |
| PROJECT ADDRESS | RTR, LLC |
| DRAWN BY: | DAVID J. PACHECO ARCHITECT |
| PROJECT: | DIMENSIONED FLOOR PLANS & DETAILS |
| PROJECT NUMBER | 4 PLEX BUILDING A |
| | 20-093 |
| PROJECT PHASE | SITE PLAN SUB. |
| DRAWN BY | adkpilling |
| CHECKED BY: / APPROVED BY: | - / - |
| DATE | 09.08.22 |
| SCALE | AS NOTED |
| SHEET | A3 |
| TOTAL SHEETS | 11 |




F A4 FRONT ELEVATION
1/4"=1'-0"




R A4 RIGHT ELEVATION
1/4"=1'-0"

## GENERAL ELEVATION NOTES

1. ALL COLORS AND MATERIALS SHALL BE DESIGNATED PER ANY APPLICABLE ASSOCIATIONS.
2. ALL WINDOWS TO BE RECESSED 2" FROM EXTERIOR FACE (SEE BUILDER).
3. SEE FRAMING PLAN FOR CANALE LOCATIONS.

STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1606
REGISTERED ARCHITECT

SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

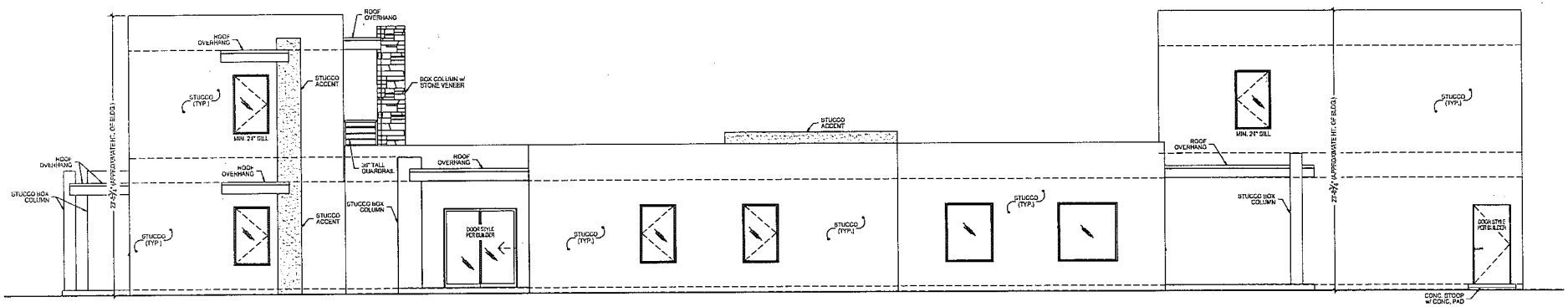
DAVID J. PACHECO
ARCHITECT

PROJECT: T.B.D.
T.B.D.
OWNER: RTR, LLC

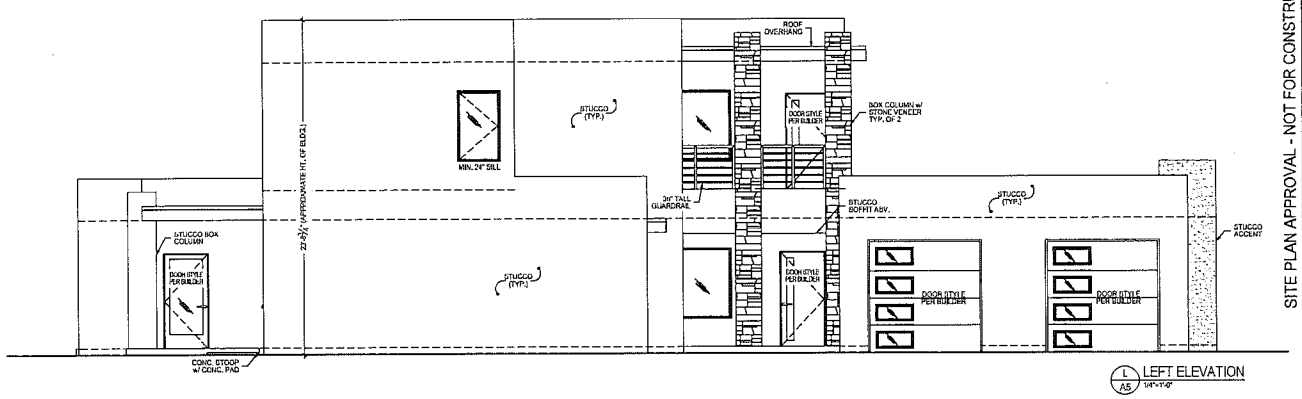
EXTERIOR ELEVATIONS

4 PLEX BUILDING A

PROJECT NUMBER: 20-093
PROJECT PHASING: SITE PLAN SUB.
DRAWN BY: ddp
CHECKED BY: - APPROVED BY: -
DATE: 09.08.22
SCALE: AS NOTED
SHEET: A4




BACK ELEVATION
1/4"=1'-0"




LEFT ELEVATION
1/4"=1'-0"

## GENERAL ELEVATION NOTES

1. ALL COLORS AND MATERIALS SHALL BE DESIGNATED PER ANY APPLICABLE ASSOCIATIONS.
2. ALL WINDOWS TO BE RECESSED 2" FROM EXTERIOR FACE (SEE BUILDER).
3. SEE FRAMING PLAN FOR CANALE LOCATIONS.

SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1606
REGISTERED ARCHITECT

DAVID J. PACHECO ARCHITECT

PROJECT ADDRESS:
T.B.D.
T.B.D.

OWNER:
RTR, LLC

DRAWING NAME:
EXTERIOR ELEVATIONS

PROJECT NAME:
4 PLEX BUILDING A

PROJECT NUMBER:
20-093

PROJECT PHASE:
SITE PLAN SUB.

DRAWN BY:
cdw

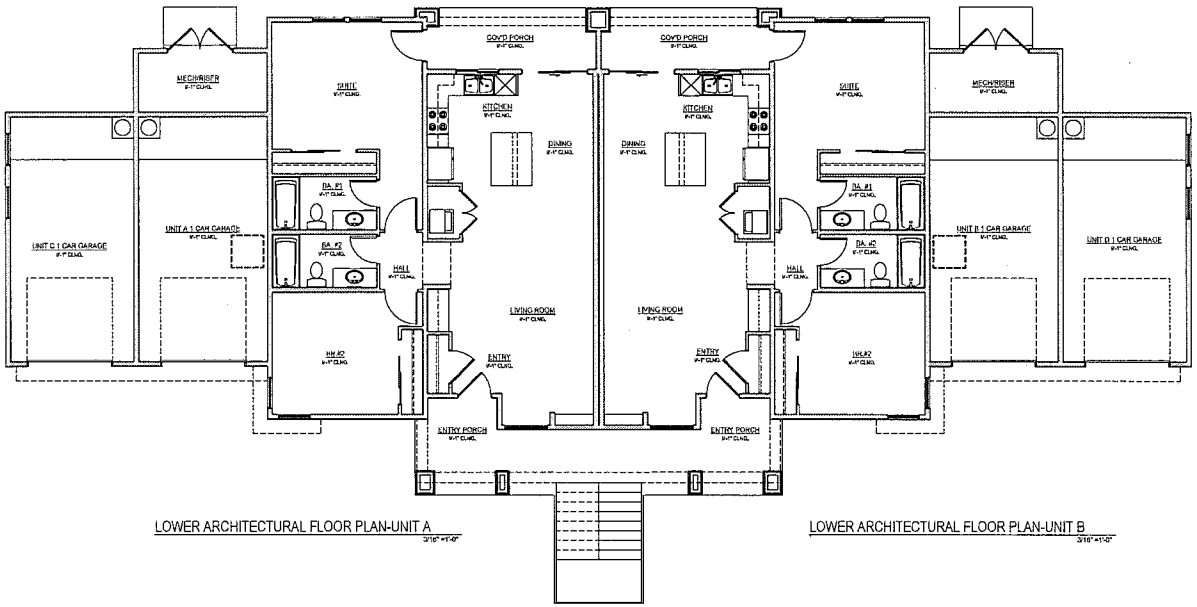
CHECKED BY: - APPROVED BY: -

DATE:
09.09.22

SCALE:
AS NOTED

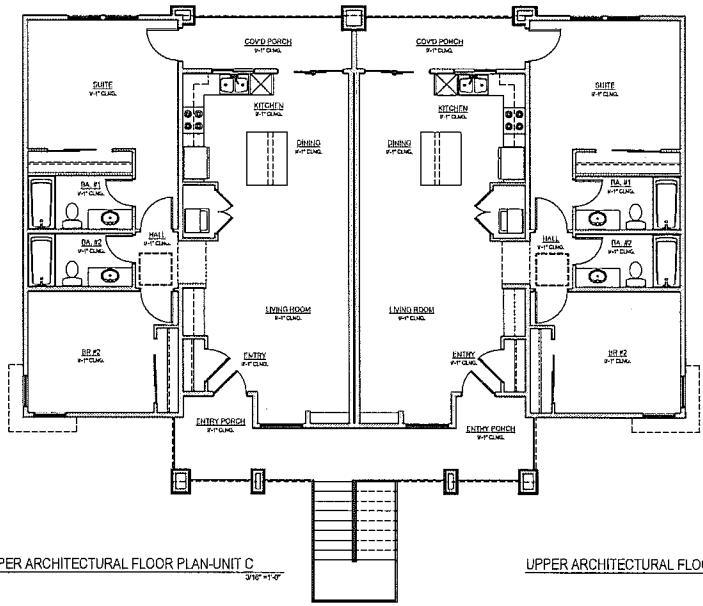
SHEET:
A5

11 TOTAL SHEETS




LOWER ARCHITECTURAL FLOOR PLAN-UNIT A

LOWER ARCHITECTURAL FLOOR PLAN-UNIT B




UPPER ARCHITECTURAL FLOOR PLAN-UNIT C

UPPER ARCHITECTURAL FLOOR PLAN-UNIT D

AREA CALCULATIONS

| | |
|---|---|
| TOTAL UNIT A HEATED | 1095 SF |
| UNIT A GARAGE | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT A | 1574 SF |
| TOTAL UNIT B HEATED | 1095 SF |
| UNIT B GARAGE | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT B | 1574 SF |
| TOTAL UNIT C HEATED | 1095 SF |
| UNIT C GARAGE | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT C | 1574 SF |
| TOTAL UNIT D HEATED | 1095 SF |
| UNIT D GARAGE | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT D | 1574 SF |

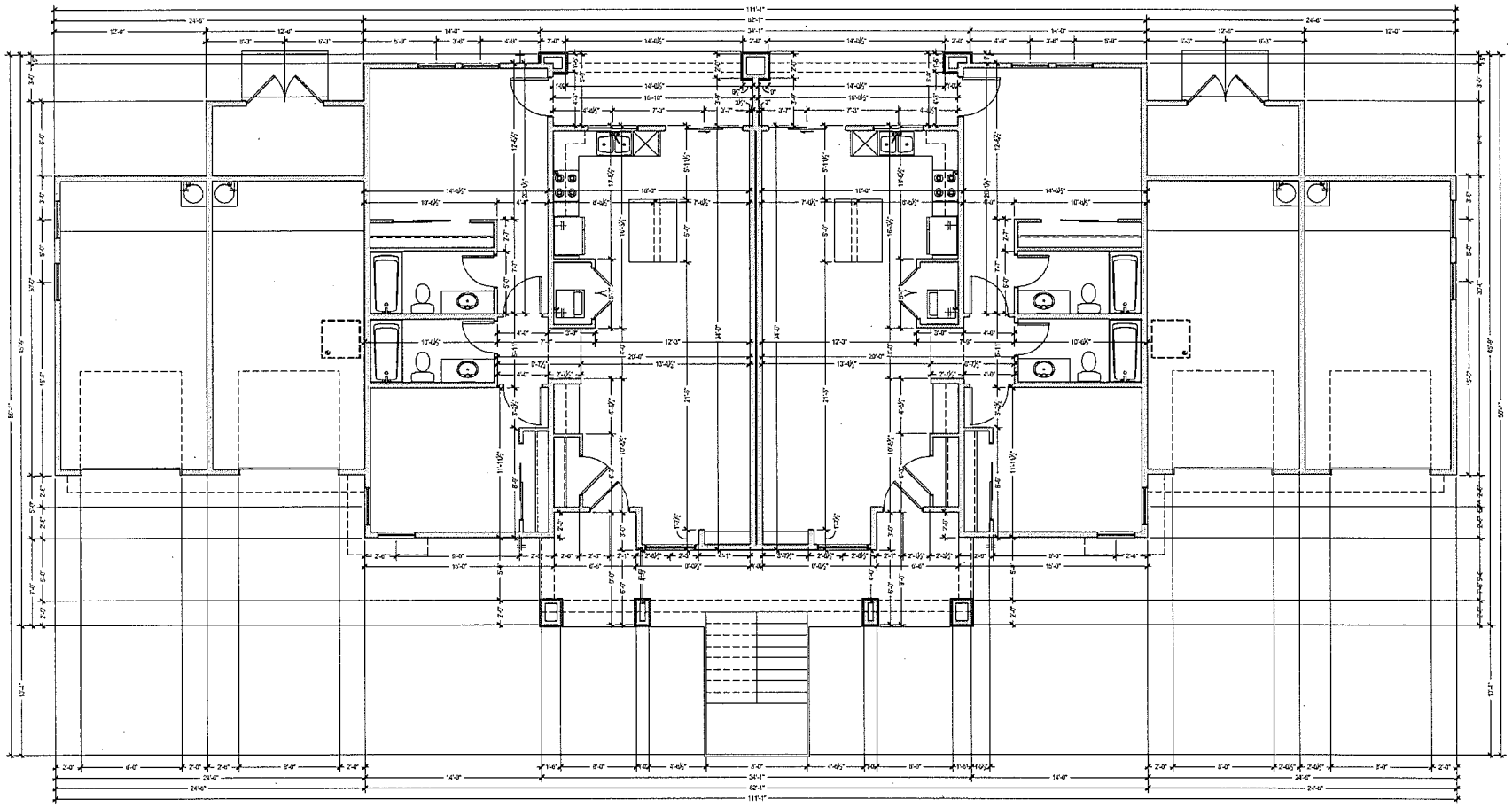
SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1608
REGISTERED ARCHITECT

PROJECT ADDRESS: TBD TBD
OWNER: RTR, LLC

DAVID J. PACHECO ARCHITECT

DRAWING TITLE: ARCHITECTURAL FLOOR PLANS & DETAILS
PROJECT TITLE: 4 PLEX BUILDING B
PROJECT NUMBER: 20-093
ARCHITECT PHASE: SITE PLAN SUB.
DRAWN BY: cdrafting
CHECKED BY: - / APPROVED BY: -
DATE: 09.08.22
SCALE: AS NOTED
SHEET: A6
- 9 TOTAL SHEETS -



LOWER DIMENSIONED FLOOR PLAN-UNIT A

LOWER DIMENSIONED FLOOR PLAN-UNIT B

SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1606
REGISTERED ARCHITECT

DAVID J. PACHECO
ARCHITECT

PROJECT NAME: TBD
PROJECT NO: TBD
CLIENT: RTR, LLC

LOWER DIMENSIONED FLOOR PLANS

PROJECT NAME: 4 PLEX BUILDING B

PROJECT NUMBER: 20-093

PROJECT PHASE: SITE PLAN SUB.

DRAWN BY: DP drafting

CHECKED BY: - APPROVED BY: -

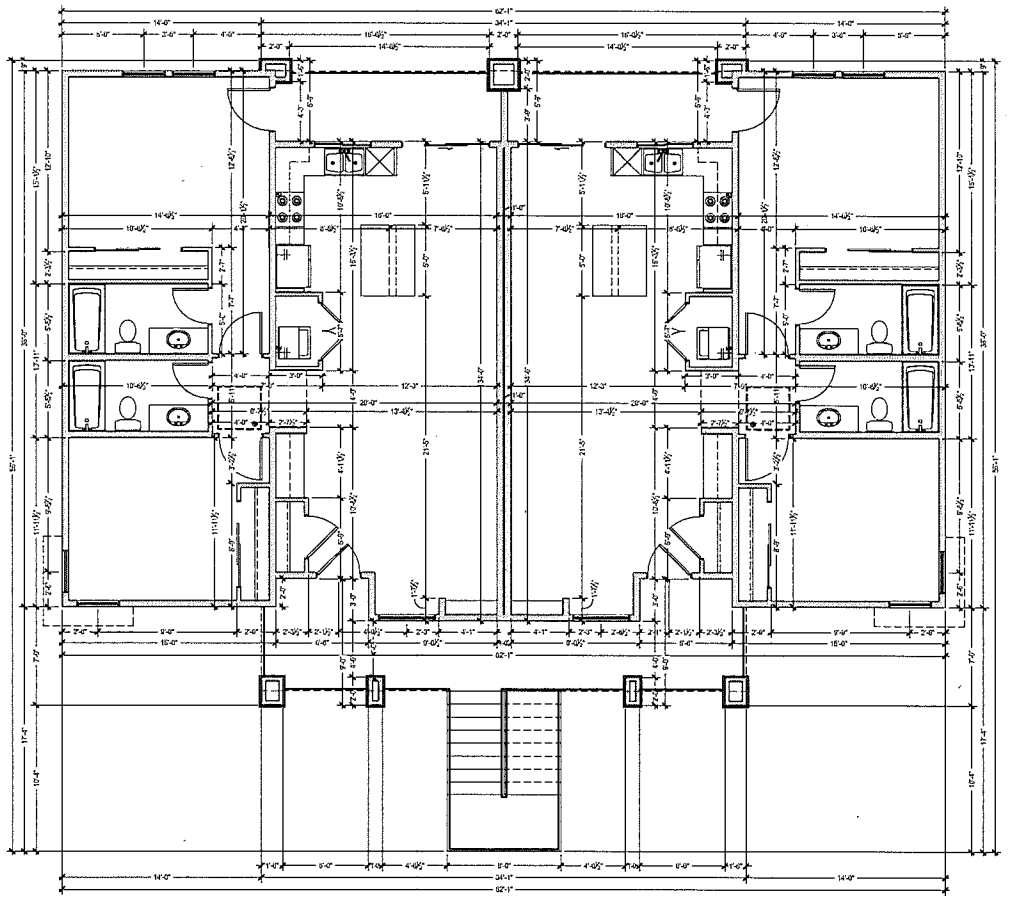
DATE: 09.08.22

SCALE: AS NOTED

SHEET: A7

9 TOTAL SHEETS

| AREA CALCULATIONS | |
|---|---|
| TOTAL UNIT A HEATED | 1095 SF |
| UNIT A GARAGE | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT A | 1574 SF |
| TOTAL UNIT B HEATED | 1095 SF |
| UNIT B GARAGE | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT B | 1574 SF |
| TOTAL UNIT C HEATED | 1095 SF |
| UNIT C GARAGE- | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT C | 1574 SF |
| TOTAL UNIT D HEATED | 1095 SF |
| UNIT D GARAGE | 294 SF |
| COVERED PORCHES | 186 SF |
| TOTAL PROJECT UNIT D | 1574 SF |



UPPER DIMENSIONED FLOOR PLAN-UNIT C
1/4" =1'-0"

UPPER DIMENSIONED FLOOR PLAN-UNIT D
1/4" =1'-0"

SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1606
REGISTERED ARCHITECT

1. CODES (GENERAL SECTION)
2. SITE PLAN
3. SITE PLAN NOTES
4. SITE PLAN EXPANDED
5. SITE PLAN EXPANDED
6. SITE PLAN EXPANDED
7. SITE PLAN EXPANDED
8. SITE PLAN EXPANDED
9. SITE PLAN EXPANDED
10. SITE PLAN EXPANDED
11. SITE PLAN EXPANDED
12. SITE PLAN EXPANDED
13. SITE PLAN EXPANDED
14. SITE PLAN EXPANDED
15. SITE PLAN EXPANDED
16. SITE PLAN EXPANDED
17. SITE PLAN EXPANDED
18. SITE PLAN EXPANDED
19. SITE PLAN EXPANDED
20. SITE PLAN EXPANDED
21. SITE PLAN EXPANDED
22. SITE PLAN EXPANDED
23. SITE PLAN EXPANDED
24. SITE PLAN EXPANDED
25. SITE PLAN EXPANDED
26. SITE PLAN EXPANDED
27. SITE PLAN EXPANDED
28. SITE PLAN EXPANDED
29. SITE PLAN EXPANDED
30. SITE PLAN EXPANDED
31. SITE PLAN EXPANDED
32. SITE PLAN EXPANDED
33. SITE PLAN EXPANDED
34. SITE PLAN EXPANDED
35. SITE PLAN EXPANDED
36. SITE PLAN EXPANDED
37. SITE PLAN EXPANDED
38. SITE PLAN EXPANDED
39. SITE PLAN EXPANDED
40. SITE PLAN EXPANDED
41. SITE PLAN EXPANDED
42. SITE PLAN EXPANDED
43. SITE PLAN EXPANDED
44. SITE PLAN EXPANDED
45. SITE PLAN EXPANDED
46. SITE PLAN EXPANDED
47. SITE PLAN EXPANDED
48. SITE PLAN EXPANDED
49. SITE PLAN EXPANDED
50. SITE PLAN EXPANDED
51. SITE PLAN EXPANDED
52. SITE PLAN EXPANDED
53. SITE PLAN EXPANDED
54. SITE PLAN EXPANDED
55. SITE PLAN EXPANDED
56. SITE PLAN EXPANDED
57. SITE PLAN EXPANDED
58. SITE PLAN EXPANDED
59. SITE PLAN EXPANDED
60. SITE PLAN EXPANDED
61. SITE PLAN EXPANDED
62. SITE PLAN EXPANDED
63. SITE PLAN EXPANDED
64. SITE PLAN EXPANDED
65. SITE PLAN EXPANDED
66. SITE PLAN EXPANDED
67. SITE PLAN EXPANDED
68. SITE PLAN EXPANDED
69. SITE PLAN EXPANDED
70. SITE PLAN EXPANDED
71. SITE PLAN EXPANDED
72. SITE PLAN EXPANDED
73. SITE PLAN EXPANDED
74. SITE PLAN EXPANDED
75. SITE PLAN EXPANDED
76. SITE PLAN EXPANDED
77. SITE PLAN EXPANDED
78. SITE PLAN EXPANDED
79. SITE PLAN EXPANDED
80. SITE PLAN EXPANDED
81. SITE PLAN EXPANDED
82. SITE PLAN EXPANDED
83. SITE PLAN EXPANDED
84. SITE PLAN EXPANDED
85. SITE PLAN EXPANDED
86. SITE PLAN EXPANDED
87. SITE PLAN EXPANDED
88. SITE PLAN EXPANDED
89. SITE PLAN EXPANDED
90. SITE PLAN EXPANDED
91. SITE PLAN EXPANDED
92. SITE PLAN EXPANDED
93. SITE PLAN EXPANDED
94. SITE PLAN EXPANDED
95. SITE PLAN EXPANDED
96. SITE PLAN EXPANDED
97. SITE PLAN EXPANDED
98. SITE PLAN EXPANDED
99. SITE PLAN EXPANDED
100. SITE PLAN EXPANDED

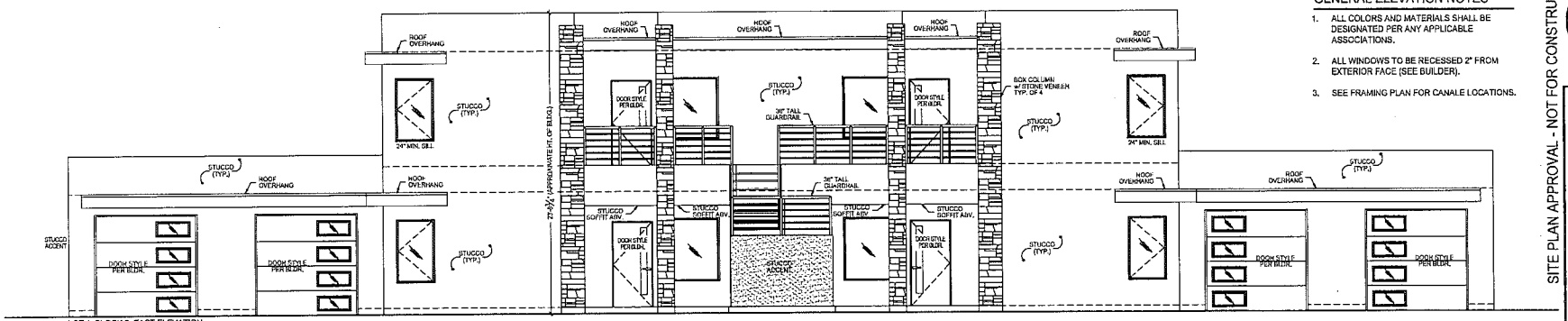
PROJECT NAME: TBD
PROJECT ADDRESS: TBD
OWNER: RTR, LLC

DAVID J. PACHECO
ARCHITECT

DRAWING TITLE: UPPER DIMENSIONED FLOOR PLANS
PROJECT NAME: 4 PLEX BUILDING B
PROJECT NUMBER: 20-093
PROJECT PHASING: SITE PLAN SUB.
DRAWN BY: CDRAFTING
CHECKED BY: - / APPROVED BY: -
DATE: 06.06.22
SCALE: AS NOTED
SHEET: A8
- 8 TOTAL SHEETS -

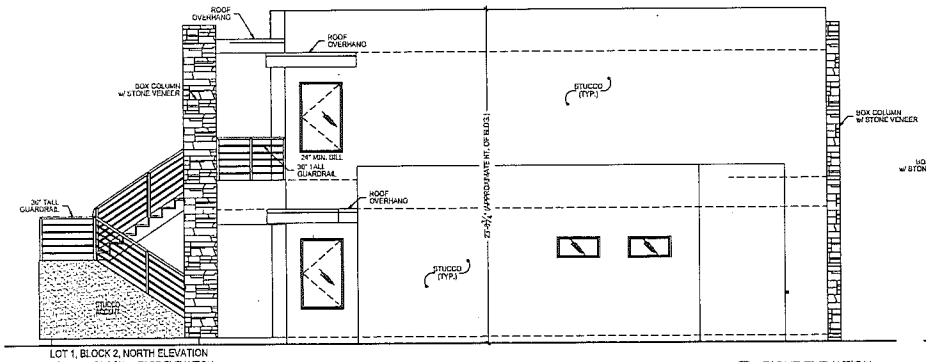
## GENERAL ELEVATION NOTES

1. ALL COLORS AND MATERIALS SHALL BE DESIGNATED PER ANY APPLICABLE ASSOCIATIONS.
2. ALL WINDOWS TO BE RECESSED 2" FROM EXTERIOR FACE (SEE BUILDER).
3. SEE FRAMING PLAN FOR CANALE LOCATIONS.



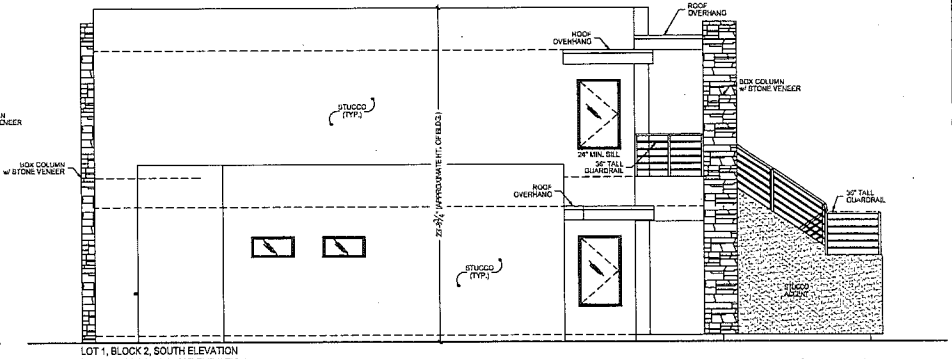

LOT 1, BLOCK 2, EAST ELEVATION
LOTS 2-5, BLOCK 1, SOUTH ELEVATION
LOTS 3-7, BLOCK 2, NORTH ELEVATION

F A4 FRONT ELEVATION 1/4"=1'-0"



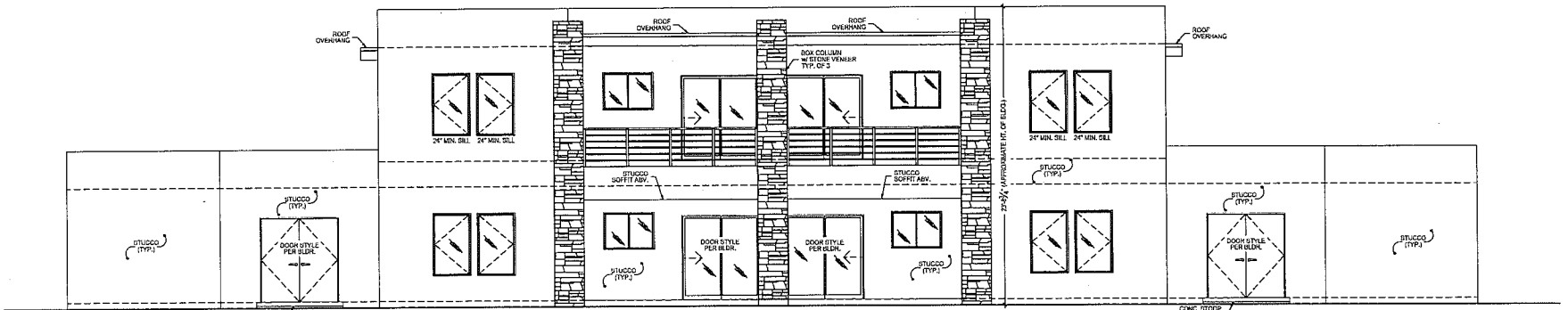

LOT 1, BLOCK 2, NORTH ELEVATION
LOTS 2-5, BLOCK 1, EAST ELEVATION
LOTS 3-7, BLOCK 2, WEST ELEVATION

R A4 RIGHT ELEVATION 1/4"=1'-0"




LOT 1, BLOCK 2, SOUTH ELEVATION
LOTS 2-5, BLOCK 1, WEST ELEVATION
LOTS 3-7, BLOCK 2, EAST ELEVATION

L A4 LEFT ELEVATION 1/4"=1'-0"




LOT 1, BLOCK 2, WEST ELEVATION
LOTS 2-5, BLOCK 1, NORTH ELEVATION
LOTS 3-7, BLOCK 2, SOUTH ELEVATION

B A4 BACK ELEVATION 1/4"=1'-0"

SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

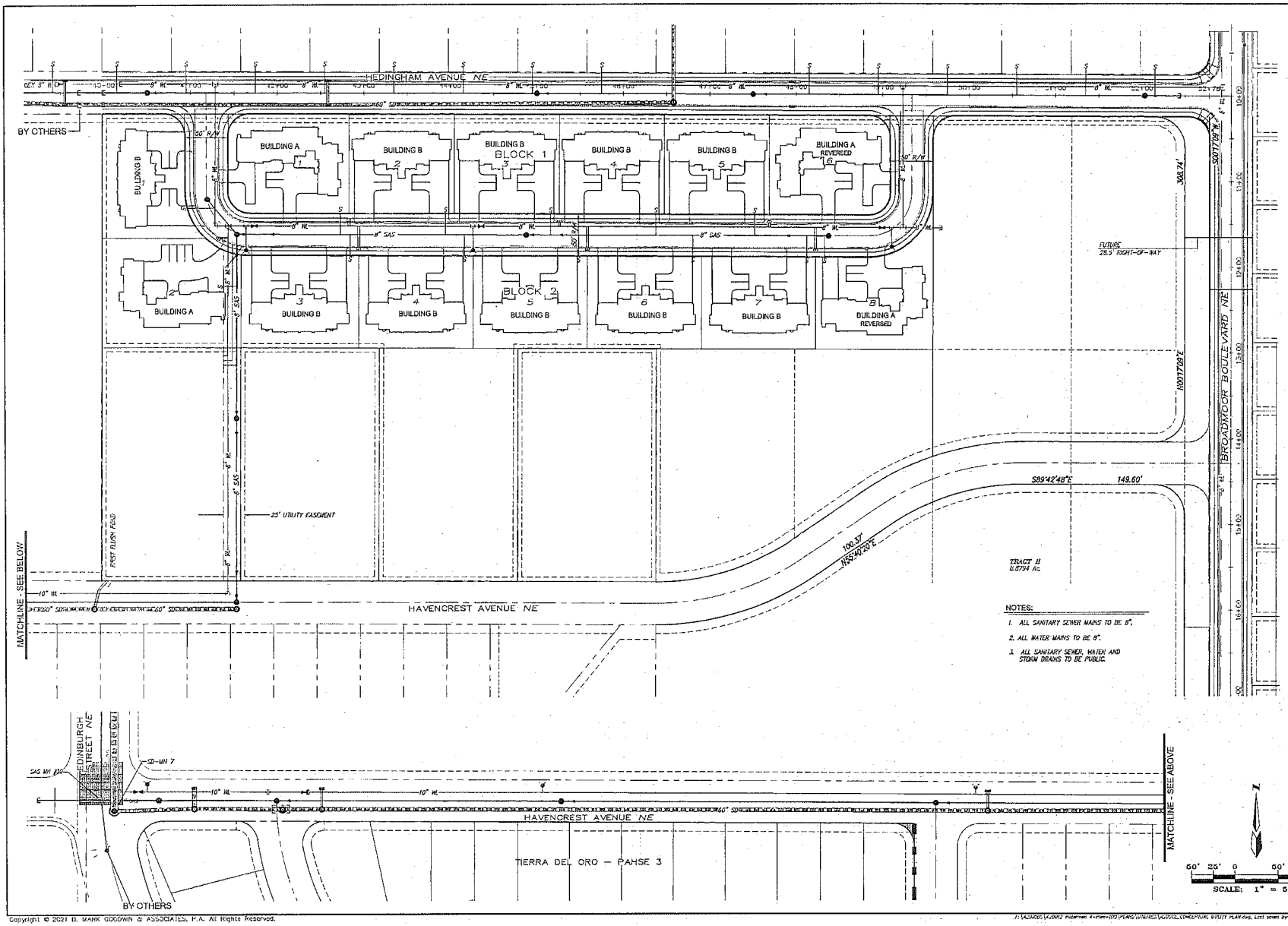
STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1605
REGISTERED ARCHITECT

1. RECEIVED AND REVIEWED BY THE CITY OF ALBUQUERQUE ONLY FOR CONFORMANCE WITH THE DESIGN STANDARDS OF THE DOWNTOWN 2040 SECTOR DEVELOPMENT PLAN AND THE DOWNTOWN NEIGHBORHOOD AREA (DNA) AS SHOWN ON THE APPROVED SITE PLAN.
2. THIS REVIEW DOES NOT ABROGATE OR LESSEN ANY OTHER APPLICABLE LAWS, REGULATIONS OR RESTRICTIONS.

DAVID J. PACHECO ARCHITECT

PROJECT NO.: TBD
DRAWN BY: TBD
CLIENT: RTR, LLC

DRAWING TITLE: EXTERIOR ELEVATIONS
BUILDING TYPE: 4 PLEX BUILDING B
PROJECT NUMBER: 20-093
PROJECT PHASE: SITE PLAN SUB.
drawing
CHECKED BY: - APPROVED BY: -
DATE: 09.08.22
SCALE: AS NOTED
SHEET: A9
9 TOTAL SHEETS




City of Rio Rancho

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

REVISIONS (OR CHANGE NOTICES)

RW INVESTMENTS, LLC

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
PO BOX 90606, ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200 FAX (505)828-2285

SOL Y SOMBRA

CONCEPTUAL UTILITY PLAN

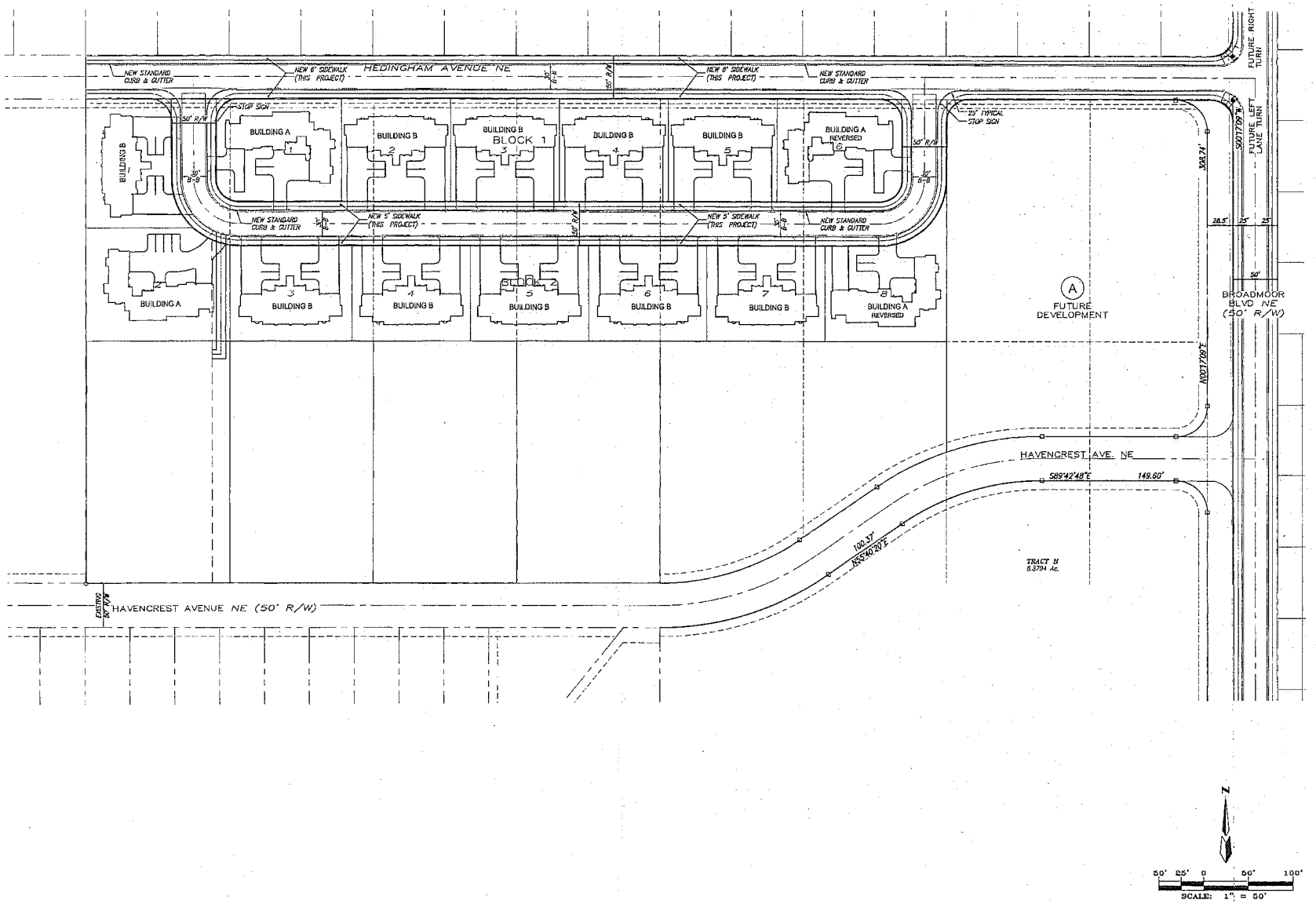
ENGINEER'S SEAL
D. MARK GOODWIN
NEW MEXICO
10240
REGISTERED PROFESSIONAL ENGINEER

| | |
|---|---|
| PROJECT NO. | A20012 |
| DESIGNED BY: | DMG |
| DRAWN BY: | DER |
| CHECKED BY: | DMG |
| DATE: | 2/15/21 |
| DPW CHK. | |

SHEET: C-1 of 3

Copyright © 2021 D. MARK GOODWIN & ASSOCIATES, P.A. All Rights Reserved.

F:\A20012\A20012 Pattern 4-Plan-100\PLANS\UTILITIES\A20012_CONCEPTUAL UTILITY PLAN.dwg, Last saved by Owner, 2/15/21




Copyright © 2021 D. MARK GOODWIN & ASSOCIATES, P.A. All Rights Reserved.

City of Rio Rancho

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | REVISIONS (OR CHANGE NOTICES) | | |

RW INVESTMENTS, LLC

dmg D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS 715 ALTA VISTA, SANTA FE, NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-5709

SOL Y SOMBRA

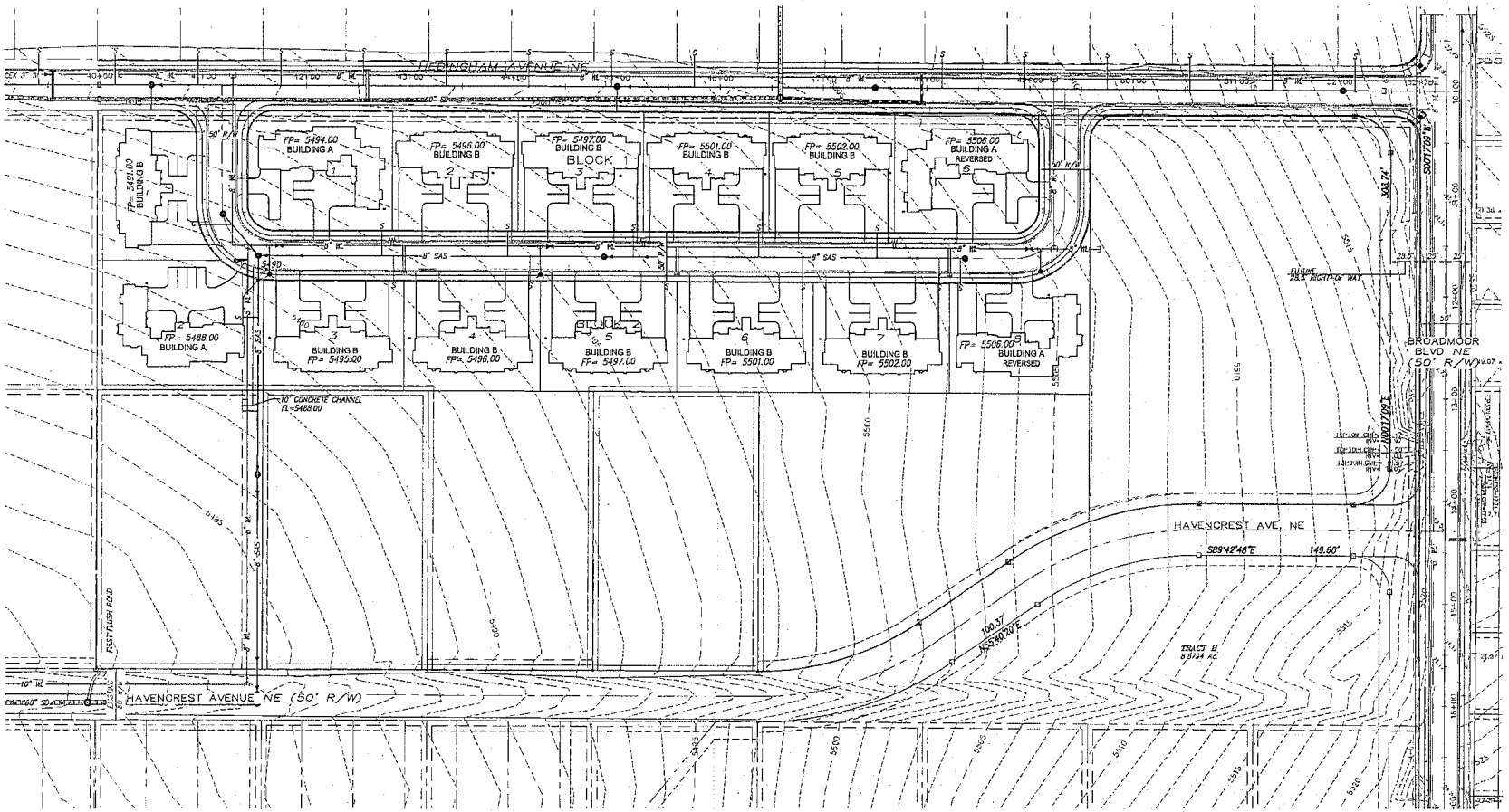
CONCEPTUAL PAVING PLAN

ENGINEER'S SEAL
D. MARK GOODWIN NEW MEXICO 9948 LICENSED PROFESSIONAL ENGINEER

| | |
|---|---|
| PROJECT NO. | A20012 |
| DESIGNED BY: | DMG |
| DRAWN BY: | DER |
| CHECKED BY: | DMG |
| DATE: | 2/15/21 |
| UPW CHK: | |

SHEET:

C-2 of 3




City of Rio Rancho

| NO | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

REVISIONS (OR CHANGE NOTICES)

RW INVESTMENTS, LLC


MARK GOODWIN & ASSOCIATES, P.A.
P.O. BOX 90369
ALBUQUERQUE, NM 87199-0369
(505)822-1233 FAX (505)822-1236


SOL Y SOMBRA

CONCEPTUAL GRADE AND DRAIN PLAN

ENGINEER'S SEAL

D. MARK GOODWIN
NEW MEXICO
9248
LICENSED PROFESSIONAL ENGINEER

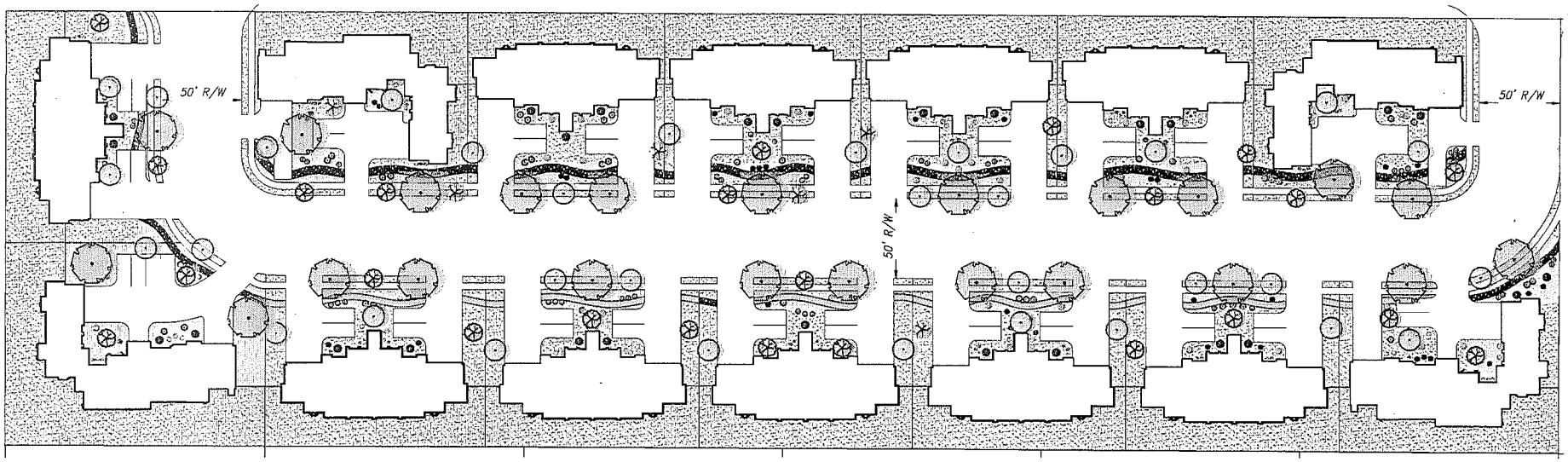
| | |
|---|---|
| PROJECT NO: | A20012 |
| DESIGNED BY: | DMG |
| DRAWN BY: | DER |
| CHECKED BY: | DMG |
| DATE: | 2/15/21 |
| DPW CHK: | |

SHEET:

C-3 of 3

Copyright © 2021 D. MARK GOODWIN & ASSOCIATES, P.A. All Rights Reserved.

F:\A20\A20\A20012 Rideman 4-Plex RIO\GRADE & DRAIN\A20012_CONCEPTUAL GRADE AND DRAIN PLAN.dwg, Last saved by: DMG on: 2/15/21



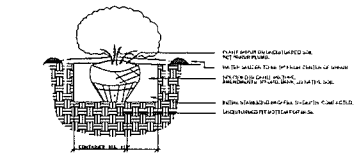

LANDSCAPE PLAN

## GENERAL NOTES

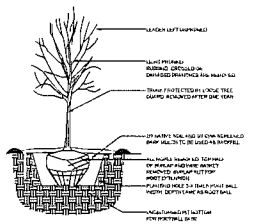
1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.
3. ALL MAINTENANCE FOR LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. MAINTENANCE OF STREET TREES AND SHRUBS SHALL FIND THEM IN HEALTHY, LIVING, AND ATTRACTIVE CONDITION.
4. ALL ON-SITE PLANT MATERIAL, NOW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. EMITTERS SHALL BE PLACED AT EVEN SPACING AT DRIP LINE OF TREES AND SHRUBS AT THE MULCH'S SURFACE AT A RATE OF SIX (6) 2.0 GPH EMITTERS PER TREE AND TWO (2) 2.0 GPH EMITTERS PER SHRUB.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. APPROPRIATE MEASURES HAVE BEEN TAKEN TO DESIGN AND INSTALL A WATER-CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE.
6. STREET TREES IN FRONT OF EACH LOT TO BE IRRIGATED WITH LOTS FRONT YARD
7. PLANTING PROVIDED PER RIO RANCHO CITY CODE SECTION(154.60(E)(2))

## LANDSCAPE DATA

| | |
|---|---|
| SITE AREA | 209,071 SF |
| LANDSCAPE AREA PROVIDED | 98,857 SF (47%) |
| NUMBER OF UNITS | 56 |
| TREES REQUIRED (2/UNIT) | 112 TREES |
| TREES PROVIDED | 112 TREES |
| SHRUBS REQUIRED (3/UNIT) | 168 SHRUBS |
| SHRUBS PROVIDED | 246 SHRUBS |



2 SHRUB PLANTING DETAIL



1 TREE PLANTING DETAIL

## PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | 23 | ACER NEGUNDO 'SENSATION' | SENSATION BOX ELDER MAPLE | 2" B&B |
| | 30 | CERCIS RENIFORMIS 'OKLAHOMA' | OKLAHOMA RED BUD | 2" B&B |
| | 33 | PYRUS CALLERYANA 'CLEVELAND SELECT' | CLEVELAND SELECT PEAR | 2" B&B |
| **EVERGREEN TREES** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** |
| | 26 | JUNIPERUS CHINENSIS 'SPARTAN' | SPARTAN JUNIPER | 2" B&B |
| **GRASSES** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** |
| | 54 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS | 1 GAL |
| | 51 | MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM | MUHLY | 1 GAL |
| **DECIDUOUS SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** |
| | 12 | BERBERIS THUNBERGII 'ROSE GLOW' | ROSE GLOW JAPANESE BARBERRY | 5 GAL |
| | 38 | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | BLUE MIST SPIREA | 1 GAL |
| | 36 | PRUNUS BESSEYI 'PAWNEE BUTTES' | PROSTRATE SAND CHERRY | 5 GAL |
| **EVERGREEN SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** |
| | 31 | RHAPHIOLEPIS INDICA | INDIAN HAWTHORN | 5 GAL |
| | 21 | ROSMARINUS OFFICINALIS 'ARP' | ARP ROSEMARY | 5 GAL |

## MATERIAL SCHEDULE

| SYMBOL | DESCRIPTION |
|---|---|
| | MOUNTAINAIR SUNRISE GOLD 1" GRAVEL |
| | 2"-4" BLUE SAIS COBBLE |

YELLOWSTONE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com

Date: 11/1/2021
Revisions:

Drawn by: RC
Reviewed by: CM

# Waterman 4-plex

Rio Rancho, New Mexico

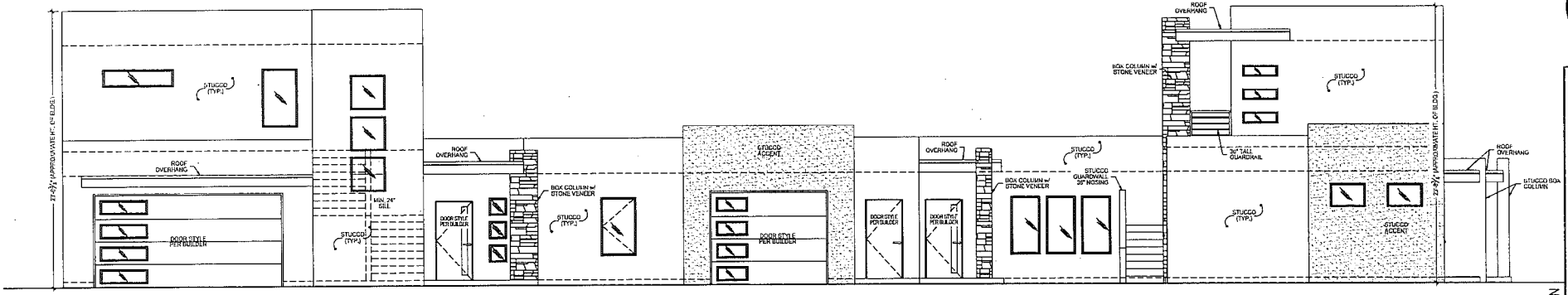
NORTH

Scale: 1" = 30'

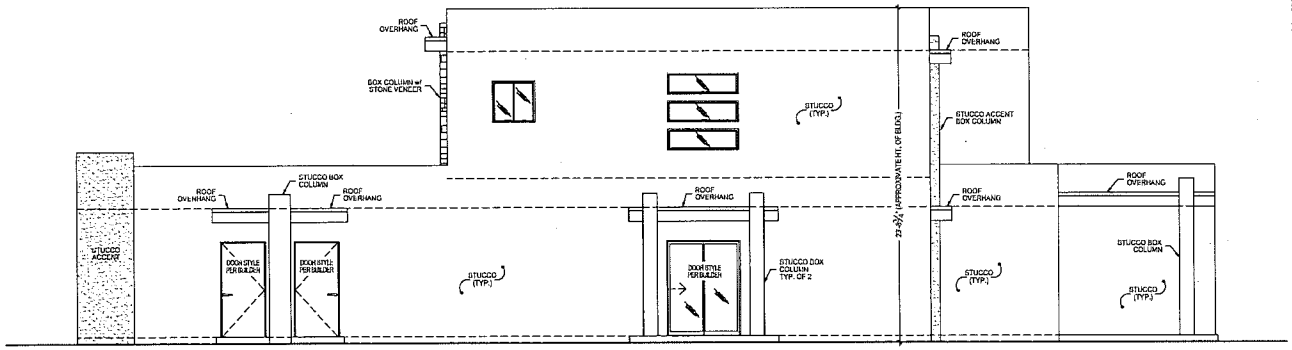
15 0 30 60

Sheet Title:
Landscape Plan

Sheet Number:
LS-01




F A4 FRONT ELEVATION
1/4"=1'-0"




R A4 RIGHT ELEVATION
1/4"=1'-0"

## GENERAL ELEVATION NOTES

1. ALL COLORS AND MATERIALS SHALL BE DESIGNATED PER ANY APPLICABLE ASSOCIATIONS.
2. ALL WINDOWS TO BE RECESSED 2" FROM EXTERIOR FACE (SEE BUILDER).
3. SEE FRAMING PLAN FOR CANALE LOCATIONS.

STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1606
REGISTERED ARCHITECT

SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

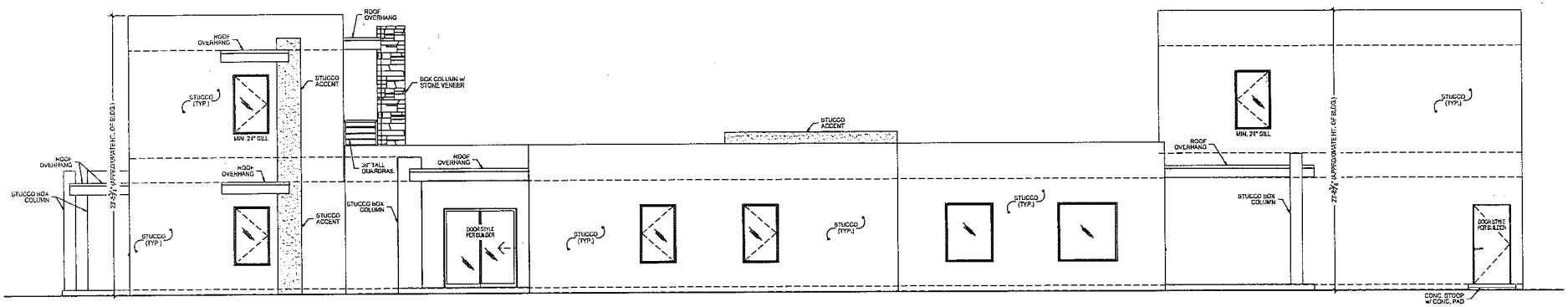
DAVID J. PACHECO
ARCHITECT

PROJECT: T.B.D.
T.B.D.
OWNER: RTR, LLC

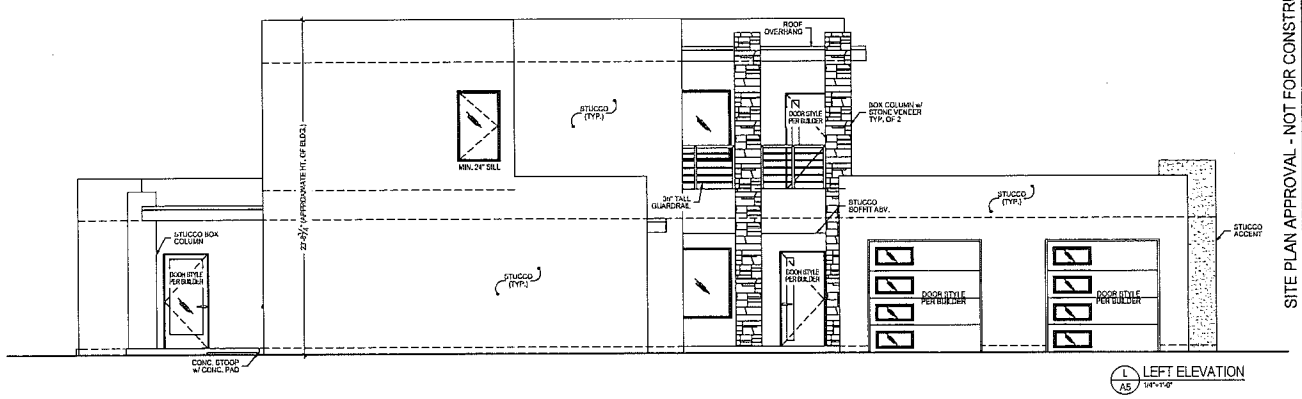
EXTERIOR ELEVATIONS

4 PLEX BUILDING A

PROJECT NUMBER: 20-093
PROJECT PHASING: SITE PLAN SUB.
DRAWN BY: ddp
CHECKED BY: - APPROVED BY: -
DATE: 09.08.22
SCALE: AS NOTED
SHEET: A4




BACK ELEVATION
1/4"=1'-0"




LEFT ELEVATION
1/4"=1'-0"

## GENERAL ELEVATION NOTES

1. ALL COLORS AND MATERIALS SHALL BE DESIGNATED PER ANY APPLICABLE ASSOCIATIONS.
2. ALL WINDOWS TO BE RECESSED 2" FROM EXTERIOR FACE (SEE BUILDER).
3. SEE FRAMING PLAN FOR CANALE LOCATIONS.

SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1606
REGISTERED ARCHITECT

DAVID J. PACHECO ARCHITECT

PROJECT ADDRESS:
T.B.D.
T.B.D.

OWNER:
RTR, LLC

DRAWING NAME:
EXTERIOR ELEVATIONS

PROJECT NAME:
4 PLEX BUILDING A

PROJECT NUMBER:
20-093

PROJECT PHASE:
SITE PLAN SUB.

DRAWN BY:
cdw

CHECKED BY: - APPROVED BY: -

DATE:
09.09.22

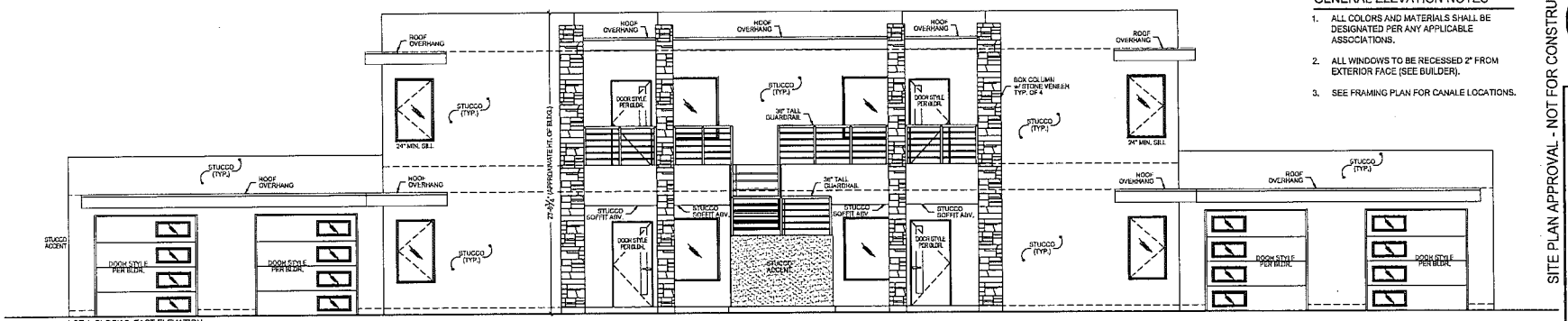
SCALE:
AS NOTED

SHEET:
A5

11 TOTAL SHEETS

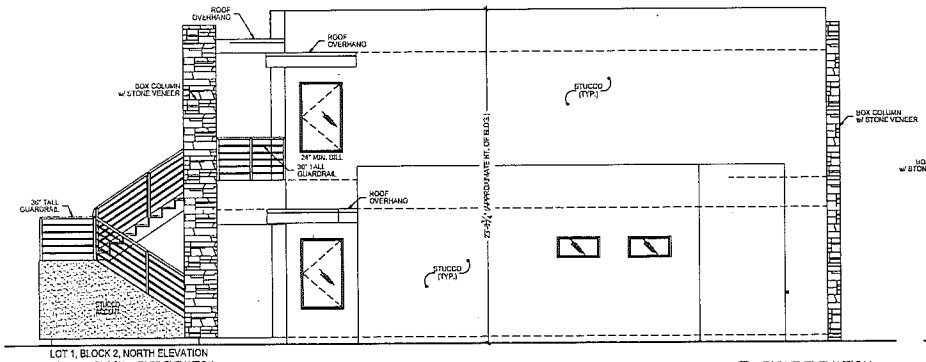
## GENERAL ELEVATION NOTES

1. ALL COLORS AND MATERIALS SHALL BE DESIGNATED PER ANY APPLICABLE ASSOCIATIONS.
2. ALL WINDOWS TO BE RECESSED 2" FROM EXTERIOR FACE (SEE BUILDER).
3. SEE FRAMING PLAN FOR CANALE LOCATIONS.



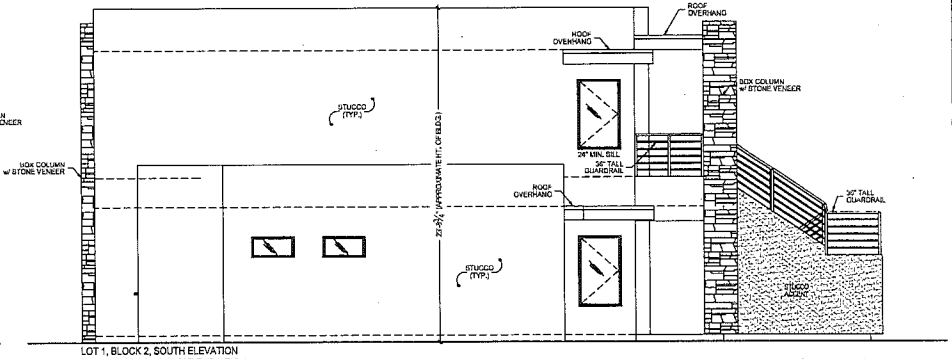

LOT 1, BLOCK 2, EAST ELEVATION
LOTS 2-5, BLOCK 1, SOUTH ELEVATION
LOTS 3-7, BLOCK 2, NORTH ELEVATION

F A4 FRONT ELEVATION 1/4"=1'-0"



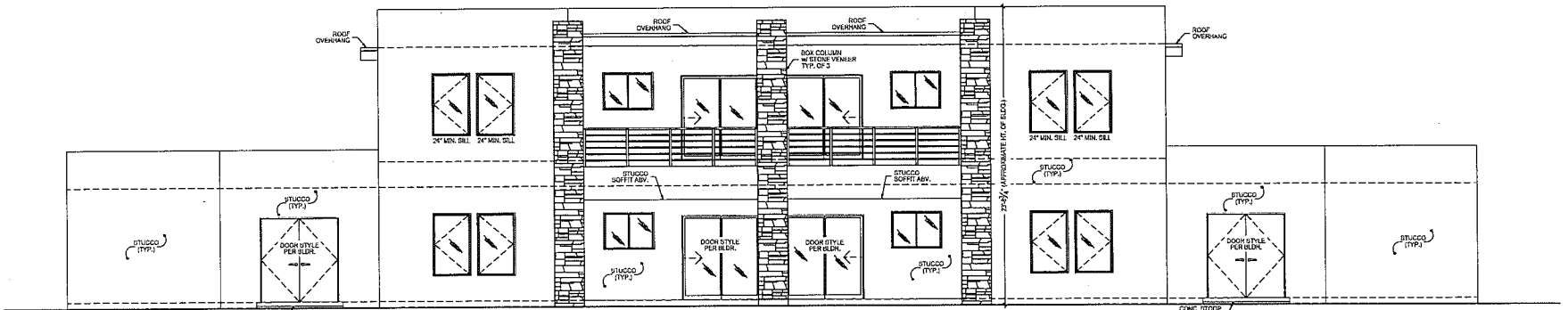

LOT 1, BLOCK 2, NORTH ELEVATION
LOTS 2-5, BLOCK 1, EAST ELEVATION
LOTS 3-7, BLOCK 2, WEST ELEVATION

R A4 RIGHT ELEVATION 1/4"=1'-0"




LOT 1, BLOCK 2, SOUTH ELEVATION
LOTS 2-5, BLOCK 1, WEST ELEVATION
LOTS 3-7, BLOCK 2, EAST ELEVATION

L A4 LEFT ELEVATION 1/4"=1'-0"




LOT 1, BLOCK 2, WEST ELEVATION
LOTS 2-5, BLOCK 1, NORTH ELEVATION
LOTS 3-7, BLOCK 2, SOUTH ELEVATION

B A4 BACK ELEVATION 1/4"=1'-0"

SITE PLAN APPROVAL - NOT FOR CONSTRUCTION

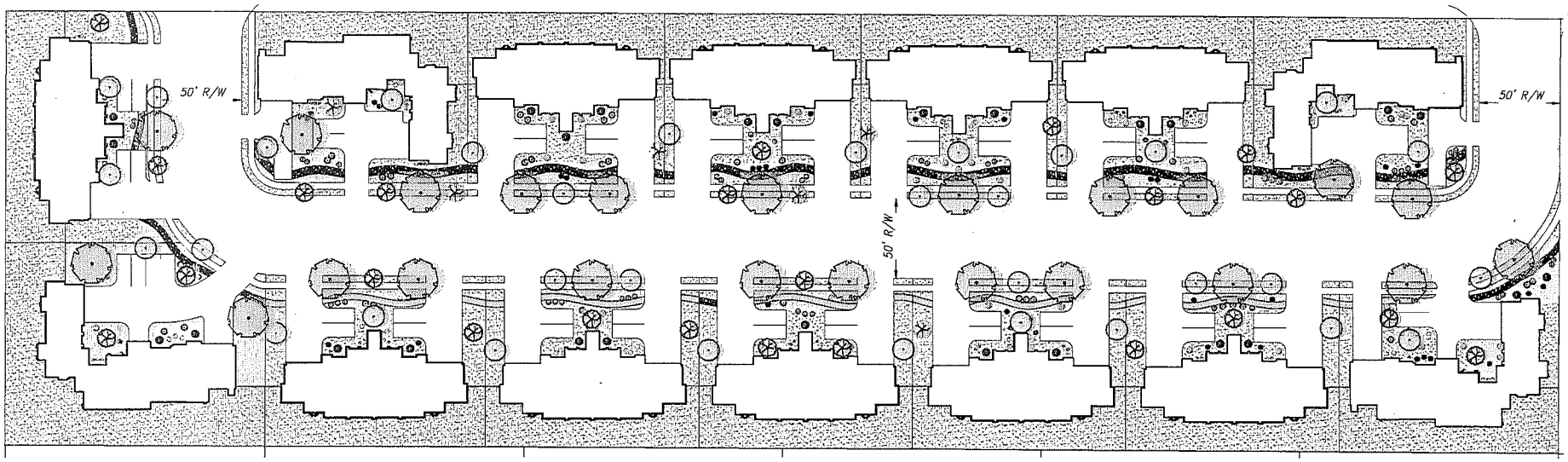
STATE OF NEW MEXICO
DAVID JESSE PACHECO
NO. 1605
REGISTERED ARCHITECT

1. RECEIVED AND REVIEWED BY THE CITY OF ALBUQUERQUE ONLY FOR CONFORMANCE WITH THE DESIGN STANDARDS OF THE DOWNTOWN 2040 SECTOR DEVELOPMENT PLAN AND THE DOWNTOWN NEIGHBORHOOD AREA (DNA) AS SHOWN ON THE APPROVED SITE PLAN.
2. THIS REVIEW DOES NOT ABROGATE OR LESSEN ANY OTHER APPLICABLE LAWS, REGULATIONS OR RESTRICTIONS.

DAVID J. PACHECO ARCHITECT

PROJECT NO.: TBD
DRAWN BY: TBD
CLIENT: RTR, LLC

DRAWING TITLE: EXTERIOR ELEVATIONS
BUILDING TYPE: 4 PLEX BUILDING B
PROJECT NUMBER: 20-093
PROJECT PHASE: SITE PLAN SUB.
drawing
CHECKED BY: - APPROVED BY: -
DATE: 09.08.22
SCALE: AS NOTED
SHEET: A9
9 TOTAL SHEETS



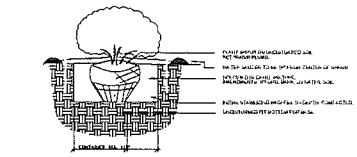

LANDSCAPE PLAN

## GENERAL NOTES

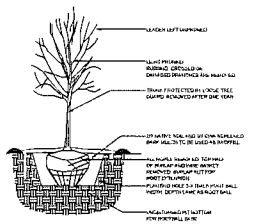
1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.
3. ALL MAINTENANCE FOR LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. MAINTENANCE OF STREET TREES AND SHRUBS SHALL FIND THEM IN HEALTHY, LIVING, AND ATTRACTIVE CONDITION.
4. ALL ON-SITE PLANT MATERIAL, NOW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. EMITTERS SHALL BE PLACED AT EVEN SPACING AT DRIP LINE OF TREES AND SHRUBS AT THE MULCH'S SURFACE AT A RATE OF SIX (6) 2.0 GPH EMITTERS PER TREE AND TWO (2) 2.0 GPH EMITTERS PER SHRUB.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. APPROPRIATE MEASURES HAVE BEEN TAKEN TO DESIGN AND INSTALL A WATER-CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE.
6. STREET TREES IN FRONT OF EACH LOT TO BE IRRIGATED WITH LOTS FRONT YARD
7. PLANTING PROVIDED PER RIO RANCHO CITY CODE SECTION(154.60(E)(2))

## LANDSCAPE DATA

| | |
|---|---|
| SITE AREA | 209,071 SF |
| LANDSCAPE AREA PROVIDED | 98,857 SF (47%) |
| NUMBER OF UNITS | 56 |
| TREES REQUIRED (2/UNIT) | 112 TREES |
| TREES PROVIDED | 112 TREES |
| SHRUBS REQUIRED (3/UNIT) | 168 SHRUBS |
| SHRUBS PROVIDED | 246 SHRUBS |



2 SHRUB PLANTING DETAIL



1 TREE PLANTING DETAIL

## PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | 23 | ACER NEGUNDO 'SENSATION' | SENSATION BOX ELDER MAPLE | 2" B&B |
| | 30 | CERCIS RENIFORMIS 'OKLAHOMA' | OKLAHOMA RED BUD | 2" B&B |
| | 33 | PYRUS CALLERYANA 'CLEVELAND SELECT' | CLEVELAND SELECT PEAR | 2" B&B |
| **EVERGREEN TREES** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** |
| | 26 | JUNIPERUS CHINENSIS 'SPARTAN' | SPARTAN JUNIPER | 2" B&B |
| **GRASSES** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** |
| | 54 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS | 1 GAL |
| | 51 | MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM | MUHLY | 1 GAL |
| **DECIDUOUS SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** |
| | 12 | BERBERIS THUNBERGII 'ROSE GLOW' | ROSE GLOW JAPANESE BARBERRY | 5 GAL |
| | 38 | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | BLUE MIST SPIREA | 1 GAL |
| | 36 | PRUNUS BESSEYI 'PAWNEE BUTTES' | PROSTRATE SAND CHERRY | 5 GAL |
| **EVERGREEN SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **SIZE** |
| | 31 | RHAPHIOLEPIS INDICA | INDIAN HAWTHORN | 5 GAL |
| | 21 | ROSMARINUS OFFICINALIS 'ARP' | ARP ROSEMARY | 5 GAL |

## MATERIAL SCHEDULE

| SYMBOL | DESCRIPTION |
|---|---|
| | MOUNTAINAIR SUNRISE GOLD 1" GRAVEL |
| | 2"-4" BLUE SAIS COBBLE |

YELLOWSTONE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com

Date: 11/1/2021
Revisions:

Drawn by: RC
Reviewed by: CM

# Waterman 4-plex

Rio Rancho, New Mexico

NORTH

Scale: 1" = 30'

15 0 30 60

Sheet Title:
Landscape Plan

Sheet Number:
LS-01

# 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


January 20, 2023

RE: Site Plan, Case No. 23-160-00002
2828 Hedingham Ave NE (Unit 13, Block 46, Tract A)

Dear Property Owner:

You are receiving this certified notice because your property abuts a site where a land development decision is required by the Governing Body.

The applicant, TDO Partners, through their agent, Myers, McCready & Myers, P.C, requests approval of a 4-plex building development in an SU: Special Use zoned property. The subject property is located at 2828 Hedingham Ave NE, legally described as Unit 13, Block 46, Tract A.

The **Governing Body** will consider the request and have the final approval on **Thursday, February 9, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

---

For the **Governing Body meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
**Meeting ID: 853 0235 3741 Passcode: 789419** Join via phone: 1-346-248-7799 US

Please do not hesitate to contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

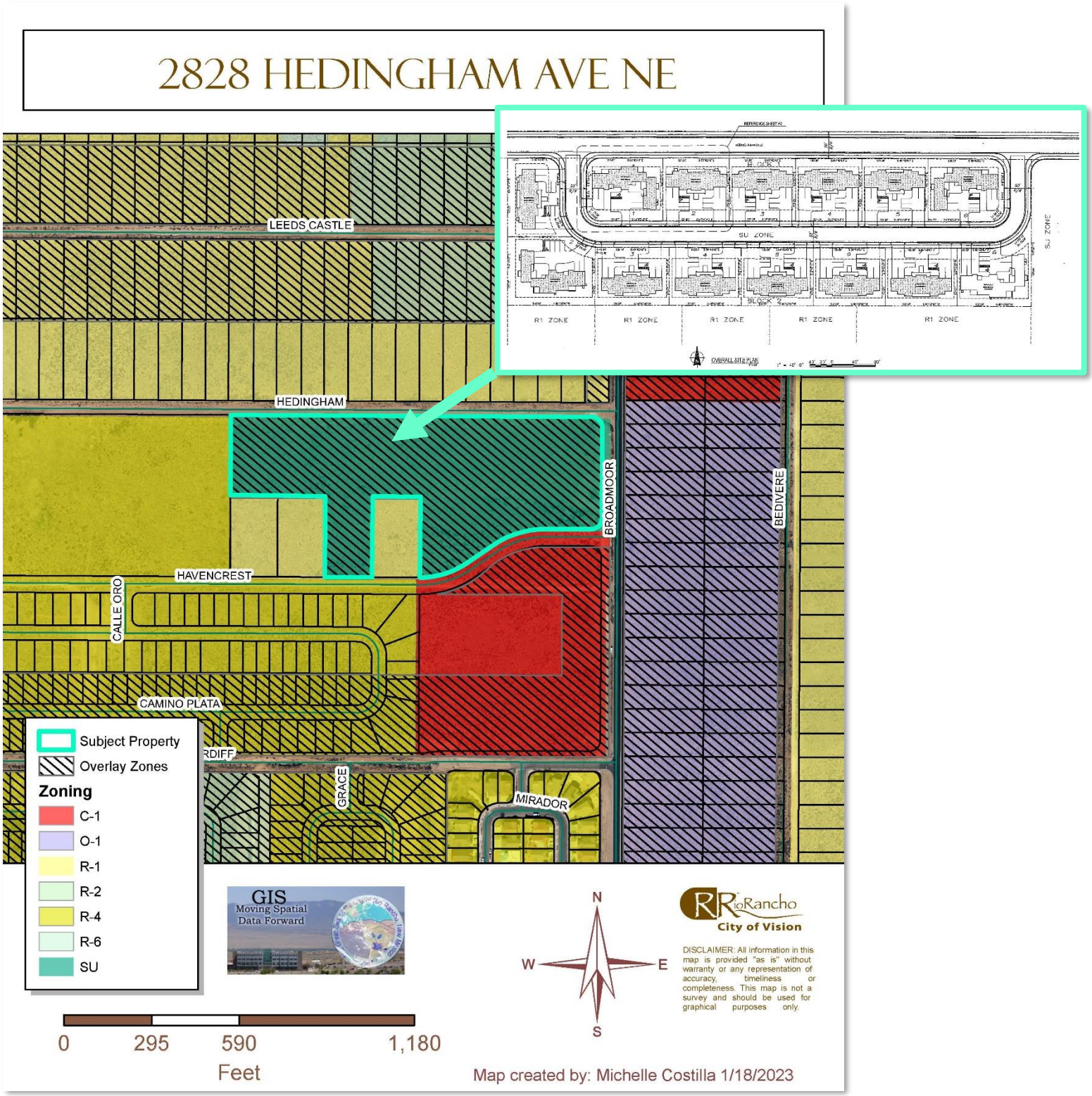
Respectfully,

Michelle Costilla
Municipal Planner 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

ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

# Ad Proof/Order Confirmation

**Account Number**
1010956

**Ad Order Number**
0001563188

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

| | | | | | |
|---|---|---|---|---|---|
| **Ordered By** | Sharon Bitah | **Customer Phone** | 5058915005 | **Joint Ad #** | |
| **Customer EMail** | | **PO Number** | 230019 | | |
| **Ad Cost** | $120.84 | **Sales Rep** | wschult | | |
| **Tax Amount** | $9.37 | **Order Taker** | wschult | | |
| **Total Amount** | $130.21 | **Payment Method** | Credit Card | | |
| **Amount Due** | $130.21 | **Payment Amount** | $0.00 | | |

**Affidavits** 0

**Pick Up #**

| | | | |
|---|---|---|---|
| **Product** | Albuquerque Journal | **Placement** | 0Legal Notices |
| **Ad Number** | 0001563188-01 | **Classification** | 0Government |
| **Ad Type** | 0 Legal Liner | **Sort Text** | CITYOFRIORANCHOPUBLICHEARING NOTICETHEGOVERNINGBODYOFTH ECITYOFRIORANCHONMWILLCONSI DERTHEFOLLOWINGMATTERATITSR EGULARLYSCHEDULEDMEETI |
| **Ad Size** | 1 X 163 li | | |
| **Color** | | | |

**Run Date**
01/25/2023
01/25/2023
01/25/2023

**WYSIWYG Content**

Rio Rancho
City of Vision

**CITY OF RIO RANCHO**
**PUBLIC HEARING NOTICE**

The GOVERNING BODY of the CITY OF RIO RANCHO, NM, will consider the following matter at its regularly scheduled meeting on Thursday, February 9, 2023 at 6:00 pm:

**Zone Map Amendment**
**Case #22-100-00023**
The applicant, Rickert Property Group, LLC., through their agent, JAG Planning & Zoning, requests approval of a Zone Map Amendment from SU: Special Use District and R-1: Single-Family Residential District to R-6: Multi-Family Residential District at 1517 and 1525 Loma Colorado Blvd NE. The properties are legally described as Unit 13, Block 78, Lots 11 and 12 of approximately 1.9 acres. These properties are located in the Del Norte Specific Area Plan.

**Site Plan**
**Case #23-160-00001**
The applicant, Pinnacle Consulting/Sun State Towers, through their agent, Les F. Gutierrez, requests approval of a site plan for a proposed new telecommunications tower at the property of 2309 Monterrey Rd NE. The property is zoned SU: Special Use for Nonresidential Church Community Campus Center. The property is approx. 14.53 acres and is legally described as Unit 17, Block 103, Lot 3A1.

**Site Plan**
**Case #23-160-00002**
The applicant, TDO Partners, through their agent, Myers, McCready & Myers, P.C, is requesting approval of a site plan for a 4-plex building development, at the property located at 2828 Hedingham Ave NE, legally described as Unit 13, Block 46, Tract A.

**Zone Map Amendment**
**Case #22-100-00028**
The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. The property is currently Unzoned and is seeking a zoning change to E-1: Estate Residential.

**Zone Map Amendment**
**Case #22-100-00029**
The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential.

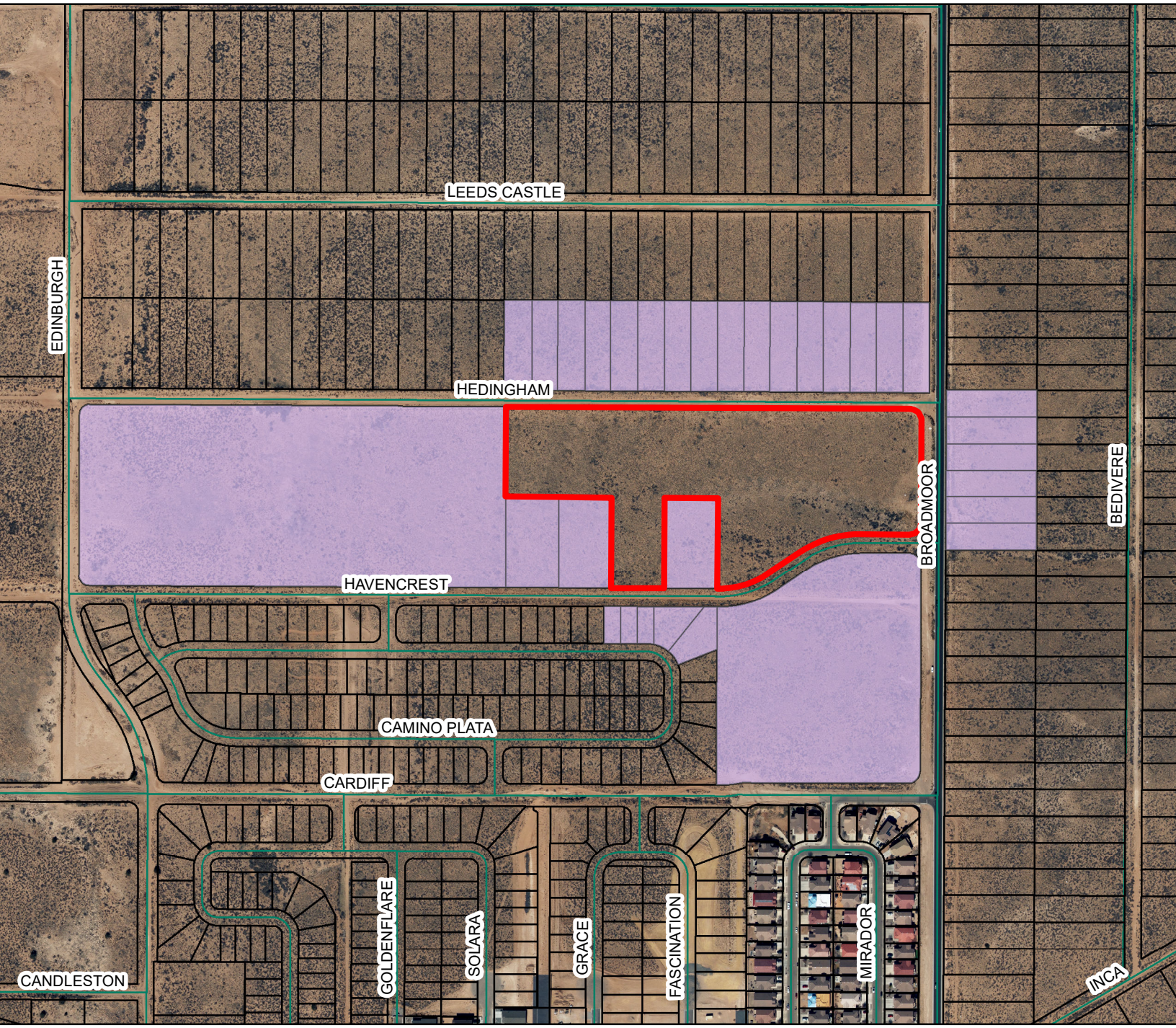
The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for

viewing in the Development Services Department at City Hall.

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

Journal: January 25, 2023

# 2828 HEDINGHAM AVE NE




Subject Property

Adjacent Properties

GIS
Moving Spatial Data Forward

N
W E
S

Rio Rancho
City of Vision

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

0 370 740 1,480

Feet

Map created by: Michelle Costilla 1/18/2023

# City of Rio Rancho

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

January 26, 2023

Myers, McCready & Myers, P.C
1401 Central Ave. NW
Albuquerque, NM 87104

**RE: Waterman 4-plex Site Plan (Case 23-160-00002)**
Please review the following staff comments for the Waterman 4-plex Site Plan. Please make any necessary revisions and return to City staff via a PDF file to confirm changes have been made.

**Planning:**

1. Provide a letter of authorization from TDO Partners for agent to act on their behalf.
2. Landscaping shall comply with the Lomas Negras Specific Area Plan.
    a) Frontage shall be 25% of total landscaping; 10 ft. wide, 50% in R.O.W. Does not appear to comply. Typically, each planting area is identified then square footage calculated individually, then provided in a table showing the total landscaping for the site, so that the distribution of land-scaping throughout the site can be verified. Without this table/landscaping breakout, it is not possible for to determine whether or not all of the landscaping requirements have been met.
    b) Shade Tree 1 every 33 LF. Please demonstrate compliance on Site Plan.
    c) Tree Caliper/ Shrub Size 3 in. or 30 in. boxed, 12 ft. tall / 5 gal. Trees do not comply, tree size on plan reflects 2 in. size.
    d) Coverage 75% live plants. Does not comply, majority of coverage shows gavel on landscape plan.
    e) Bufferyard 10 ft. wide; 6 ft. solid wall; evergreens 1 per 25 ft. Appears to comply in width, demonstrate compliance on plan for either wall or evergreens.
    f) Irrigation system Backflow prevention required.
3. Building standards shall comply with the Lomas Negras Specific Area Plan.
    a) Bike racks shall be 10% of parking spaces. Provide bike racks on site plan.
    b) Perimeter Wall: Landscape area 10 ft. between sidewalk and wall. Not clear if there will be a perimeter wall. Materials shall be stuccoed, non-grey CMU, split block, adobe, brick, tan masonry
4. Per the SU Ordinance, building height shall not exceed 48 ft. Height appears to comply with the 48 ft max height (23 ft on elevation?).
5. Off-street parking per 154.76 Multi-Family Dwelling = 2 spaces per each three-bedroom unit. 8 Handicap spaces required. Provided spaces is adequate but code referenced under Project Data is incorrect.

**Fire and Rescue:**

Per- International Fire Code 2015

1. Confirm fire hydrants are in approved distances and locations
2. Turning radius shall be 28 feet, IFC Appendix D
3. No crash gates shall be allowed. No dead ends shall be approved.
4. No construction is to begin until fire hydrants are fully operational.
5. IFC Appendix D107- exceeds 30 units shall be provided with two separate and approved fire apparatus access roads.
6. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet
7. Fire Alarm and Fire Sprinkler system required.
8. Additional requirements may be necessary upon plan review and development

**ENGINEERING:**

1. Conformance with the: Lomas Negras Specific Area Plan//Tierra del Oro Master Plan//Broadmoor Corridor Study//Edinburgh Basin Drainage Management Plan is required.
2. A Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.3. Access easements may be required.
3. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements may be required for public waterlines.
4. Water and Sewer to be extended per water & wastewater availability requirements
5. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2.
6. Engineering drawings are required for development of public and private infrastructure.
7. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded with the City of Rio Rancho for work performed in the City Right-of-Way.

**MRCOG:**

MRMPO has no adverse comments. For informational purposes:

1. Broadmoor Blvd is functionally located as a Minor Arterial.
2. An existing bike route and proposed bike lane are identified on Broadmoor Blvd in the Long Range Bikeway System (LRBS).
3. Broadmoor Blvd is identified as a Tertiary Transit Route in the Long Range Transit Network with headways of 35-45 minutes. \
4. Broadmoor Blvd is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

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

1. Fill in gaps in the bicycle and pedestrian networks, first targeting improvements near activity centers, schools, and parks.
2. Promote a diverse mix of housing, in cost, unit types, and neighborhood settings.
3. Require coordination of drainage and landscape plans

**Parks and Recreation:**

1. Most Maples do not do well in Rio Rancho – maybe closer to the river, but most of Rio Rancho is not really suited even to regionally grown maple trees.

**SSCAFCA:**

1. No water quality is shown for the development. Please show the flow directions and the water quality pond on the Grading and Drainage Plan.

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

Respectfully,



Michelle Costilla
Municipal Planner I
Development Services Department
City of Rio Rancho
(505) 896-8362 mcostilla@rrnm.gov

## MICHELLE COSTILLA

**From:** Jan Wood <jan.wood3@yahoo.com>
**Sent:** Sunday, January 29, 2023 10:48 AM
**To:** MICHELLE COSTILLA
**Subject:** Site Plan, Case #23-160-00002

**********
****
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
**********
****

Michelle,

I'm reaching out to you based on the recent letter I received. This new proposed SU development is just unacceptable. My home will be directly behind this project on Camino Plata Lp. This type of 4-plex unit will only bring the kind of trouble this quit, low crime area doesn't need. It will also bring increased unwanted traffic and trash. It will lower our property values greatly. We all paid top dollar to live here based on it's location and potential increasing value. This proposal will take us all backwards.

I'm all for offering this type of building but not this close to a high end development.

Thank you for your time
Jan Paton
2661 Camino Plata Lp

## MICHELLE COSTILLA

**From:** Laura Padilla <laura31407@yahoo.com>
**Sent:** Monday, January 30, 2023 1:50 PM
**To:** MICHELLE COSTILLA
**Cc:** Laura Padilla; Joe P
**Subject:** Concerns About Case No. 23-160-00002

**********
****
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
**********
****

Dear Governing Body,

I am writing to you today to voice our concerns about the potential development of a 4-plex apartment community located at 2828 Hedingham Ave NE. As a homeowner in a higher value neighborhood, the thought of a low-rent apartment development behind our community is extremely concerning. We moved to Rio Rancho almost three years ago because we wanted to get away from the high crime in Albuquerque. We take pride in living in Rio Rancho, and we feel safe. Bringing a low rent apartment community to Rio Rancho is going to bring that same trouble to Rio Rancho and its surrounding communities. This 4-plex is going to sit right in the middle of homes that have a value of over 400K and an average household income of $87,289. The average household income for a low-rent apartment is anywhere between $23K to 40K. I managed apartments for many years and worked in A+ properties to D (low rent) properties and there's a huge difference. The low-rent housing brings higher crime rates, higher police call volumes, increased levels of violence, drug, and property crimes. While managing the low-rent apartment community, I had calls from domestic violence, auto theft, break-ins, and even murder. A proposal to have low-rent apartments or any apartment community in general, lowers property values and damages the community's reputation. It's not ok to bring a lower rent apartment community into a new and still developing single family housing of homes over 400K in value. **As a proud homeowner in Rio Rancho, we are asking the Governing Body to please take this request into consideration, and decline the proposal from TDO Partners through their agent Myers, McCready & Meyers P.C.**

## MICHELLE COSTILLA

**From:** Kelly Kemmerer <redboothkelly@gmail.com>
**Sent:** Monday, January 30, 2023 4:25 PM
**To:** MICHELLE COSTILLA
**Subject:** 4-plex building development - 2828 Hedingham Ave. NE

**********
****
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
**********
****

Good afternoon, Michelle.

I am emailing in reference to the proposed 4-plex development that is planned to go up behind our subdivision. My husband and I are strongly against this building development. Not only will this decrease our property values, it will bring in trash, traffic and possible transients into our neighborhood. Please let us know if there is anything we can do to stop this development from going up.

Thank you for your time and consideration.

Kelly Kemmerer

--
Regards,

*Kelly Kemmerer*

"Call Collins for All Your Real Estate Needs"

Kelly Kemmerer, Licensed Assistant

Collins & Associates

Coldwell Banker Legacy

10300 Cottonwood Park NW

Albuquerque, NM 87114

Cell: 505.620.7775

Office: 505.898.2700

Direct: 505.848.3164

## MICHELLE COSTILLA

**From:** Deborah Davidson <debdavidson.homesmart@yahoo.com>
**Sent:** Monday, January 30, 2023 4:45 PM
**To:** MICHELLE COSTILLA
**Subject:** TDO Apartments - 2828 Hedinham Avenue NE

**********
****
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
**********
****

Good Afternoon!

My husband and I own a house in the Twilight Home development Teirra Del Oro (2633 Camino Plata Loop NE). I am also on the Board of Directors for our HOA.

We have been notified that TDO wants to build Low-Rent apartments on the empty lot across from our neighborhood. We are EXTREMELY upset about this. As of now, our neighborhood is safe and quiet. Our home is worth over half a million dollars and our property value will definitely go down. As the HOA representative, I can assure you that every household in this neighborhood is not happy about this. **WE DON'T WANT THIS**.

I plan on being at the approval meeting on February 9th, along with many other owners in our neighborhood. We are concerned about property values, crime, noise and other issues that unfortunately go along with low-income housing. There are plenty of other vacant lots in NM.

I'm imploring you to **PLEASE** do all you can so that this doesn't happen. Please feel free to contact me further if you have any questions or would like to discuss further.

We are prepared to protest and have everyone sign a petition, and maybe file a class action lawsuit.

Thank you in advance for your time.

***Sincerely,***
***Deb Davidson - HomeSmart Realty Pros***
***debdavidson.homesmart@yahoo.com***
***505-688-2001***

## MICHELLE COSTILLA

**From:** Victoria Hiatt <hiatt.victoria@yahoo.com>
**Sent:** Monday, January 30, 2023 6:27 PM
**To:** MICHELLE COSTILLA
**Subject:** TDO Partners proposed 4-plex development

**********
****
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
**********
****

Ms. Costilla -

I am writing to express my concern over and disapproval of the low-income housing development proposed by TDO Partners to be located at 2828 Hedinham Ave NE.

We moved to Rio Rancho from Tampa, Florida, in late 2022. We were drawn to Rio Rancho because of the beautiful and affordable new construction homes, the inviting neighborhood atmosphere, and the recurrent reassurances that Rio Rancho was a very safe community. My extensive pre-relocation research on New Mexico produced a comprehensive picture of the crime rate in Albuquerque, and we were determined not to purchase a home in an area that represented demonstrated safety risks.

We love our home in Rio Rancho and highly value the separation that our geographic location provides from the crime in the greater Albuquerque area. Our neighborhood in Tierra del Oro is safe, quiet, and inhabited by hard-working, law-abiding residents with assets and families to protect.

I implore you to deny the development request by TDO Partners. Introducing low-income housing into the Rio Rancho community would disrupt and betray everything that we sought in our relocation and impair the sense of community and peace of mind that we currently cherish.

I would be happy to discuss this issue in more detail at your convenience. I cannot express strongly enough our opposition to this proposed development.

Respectfully,

Victoria Gallivan

2761 Camino Plata Loop NE
Rio Rancho
937.371.8314

## MICHELLE COSTILLA

**From:** Joanna Cordero <joannacordero1@gmail.com>
**Sent:** Tuesday, January 31, 2023 8:47 AM
**To:** MICHELLE COSTILLA
**Subject:** Site Plan, Case No 23-160-00002

**********
****
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
**********
****

Hello,

This email is in regards to 2828 Hedingham Ave NE for a 4-plex building development.
We as a community feel that this 4-plex will have a **negative** impact on our neighborhood. Low rent housing brings higher crime rates, higher police call volumes, increased noise disturbance, increased level of violence, drug and property crimes.
We want to keep our neighborhood, quiet and beautiful. Please help us keep our neighborhood safe.

STOP the low rent housing development!

Thank you
Jo

Sent from my iPhone

## MICHELLE COSTILLA

**From:** michaelduncana@aol.com
**Sent:** Thursday, February 2, 2023 5:31 PM
**To:** MICHELLE COSTILLA
**Subject:** Low-rent apartments

**********
****
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
**********
****

Hi Michelle
My name is Michael Duncan I live at 2701 camino plata LP  I am very discouraged about the HOA letting them build the apartment
so close to our homes it will bring the value of our homes down and crime will go up so me and eveyone that I have talk to do not
want the apartments build.....

Thank you
Michael Duncan

## MICHELLE COSTILLA

**From:** Sherry Bennett <sherry_bennett@icloud.com>
**Sent:** Friday, February 3, 2023 3:01 PM
**To:** MICHELLE COSTILLA
**Subject:** Site Plan, Case No. 23-160-00002

**********
****
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
**********
****

Dear Ms. Costiila:

I am a homeowner in Tierra Del Oro, a single-family home development that will be affected by the Governing Body's decision regarding TDO Partners request for approval of a 4-plex development in an SU: Special Use zoned property located at 2828 Hedingham Ave NE, legally described as Unit 13, Block 46, Tract A.

I am writing to request that the Governing Body deny approval of the request.

I am a retired Property Manager, accredited by the Institute of Real Estate Management, who managed low income/low rent housing for a large, well-known private company, for eight years. Despite vigilant management, the property had a negative impact on the surrounding single-family home community.

Experience taught me that certain things are facts of the matter with regard to low rent housing:

- there is a tendency toward over-occupancy (leased tenants invite others to move into their units without the knowledge or consent of management),
- complaints from neighboring homeowners occur with regularity (i.g. increased traffic, noise, vandalism and theft, etc.),
- police presence is necessitated more frequently than at market rate properties,
- at those times when no management is present (e.g. nights and weekends), undesirable activity increases.

Inasmuch as the homeowners of Tierra Del Oro are already burdened by a PID special assessment amounting to $32,400 over the life of a 30 year mortgage, it seems particularly egregious to further adversely effect market value and salability of homes by granting approval of the proposed development.

Sincerely,

Sherry Bennett
2549 Camino Plata Loop NE
Rio Rancho 87144

February 4th, 2023

RE: Site Plan, Case No. 23-160-00002
2828 Hedingham Ave NE (Unit 13, Block 46, Tract A)

Meeting Date: February 9, 2023 - Public Comment

Dear Planning Division:

I am writing this letter on behalf of the residents of 1201 Fascination St NE in Rio Rancho. Similarly to the residents of the Milagro Mesa, the neighboring community to where the 4-plex low income apartments building development is being considered, I want to express in my strong disapproval of the project.

My concerns with the project involves the expected value drop in the surrounding properties, including mine, as well as the likelihood of increase in crime, delinquent activity, and the risk of a unsafe community development which would put my family and neighbors at risk. Recently, there was a police involved shooting which occurred at the Arrowhead Ridge Apartments on Tuesday, January 31, 2023 which are low income apartments. Police were called in response to criminal activity, which led to a shooting soon after. These apartments are known to the Rio Rancho community as a problematic apartment complex known for their criminal activity. My fear is that this development would become the same.

I believe that our community is a safe area for all who live here. I have little fear for children, pets, and the elderly that live here due to the community unity that is strongly present. My biggest fear is that with this development that it would change the area in a negative way, which would create a bigger risk than the little good the project could ever create. I want my family to have a safe place to live and grow in and I don't think that would be possible with this development. I am not against low income housing but I believe it would be beneficial to relocate it to a different area that can better accommodate it. Milagro Mesa has already established itself as a family community which has greatly attracted growing families who want to settle and establish roots.

Finally, I also believe the area is not fit for a apartment complex because there is little resources available to help low income individuals such as public transportation and close access to grocery stores and medical care. Again, a relocation to where these resources can be easily accessed would be far more beneficial for these proposed residents of the development rather than the area it is currently proposed at.

Once again, for my family and my neighbors, I strongly state my disapproval for this low income resident apartments and ask the planning division to stop the project from moving forward.

Sincerely,
Ron and Marie Gauna



**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: D5**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Development Services

SUBJECT:
D5, Site Plan Approval for a Proposed New Telecommunications Tower at the Property of 2309 Monterrey Road NE

BACKGROUND AND ANALYSIS:
The applicant, Pinnacle Consulting/Sun State Towers, through their agent, Les F. Gutierrez, requests approval of a site plan for a proposed new telecommunications tower at the property of 2309 Monterrey Road NE.

The subject property is legally described as Unit 17, Block 103, Lot 3A1, and consists of approximately 14.64 acres. The subject property is zoned SU: Special Use Non-Residential District for Church Community Center Campus per Ordinance No. 84, Enactment No. 07-82, adopted November 14, 2007. This property additionally falls within the La Barranca Specific Area Plan.

CONFORMANCE WITH THE CITY ZONING ORDINANCE: The Rio Rancho Code of Ordinances (R.O. 2003) 154.43 (3) requires "All SU zoned property must have a site plan approved by the Governing Body. The site plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date. Approval of the site plan must be obtained prior to any development of the property." Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), the site plan at a minimum shall contain the following:
a. Scale and north arrow; Criteria is satisfied.
b. Lot boundaries and easements; Criteria is satisfied.
c. Existing and proposed utilities; Criteria is satisfied.
d. Existing and proposed rights-of-way; Criteria is satisfied.
e. Proposed structure with uses, dimension, and setbacks; Because the subject property abuts residential zoning, per §158.31, a 1:1 height/setback ratio for the proposed telecommunications tower is required. These setback standards exceed those outlined in Ordinance No. 84 for the subject property, Section 3(b) outlines minimum setbacks on the subject property as: Front: 35', Rear: 35', Sides: 5'. The proposed tower will be approximately 60' in height (55' tower, 5' architectural stealthing), necessitating a 60' setback from all property lines. Proposed setbacks are as follows: Front: 335'-9", Rear: 185', Left Side: 1224'-7", Right Side: 74'-6". Under Section 3(d), maximum structure height is 55', but excludes architectural features; the tower itself is 55', with architectural elements comprising the remaining 5'. The proposed telecommunications tower is shown to be concealed as an Elm tree, or "mono-elm"; the additional architectural elements simulate tree branches and fulfill telecommunications tower screening requirements as outlined in §158.28; Criteria is satisfied.
f. Proposed ingress, egress, parking and circulation; There are three existing points of ingress and egress on the property; two on Monterrey Rd NE, a residential street, and one on Pasilla Rd NE, a minor collector. Parking standards are per Chapter 154.76 for Places of Public Assembly, which

requires 1 parking space for every 4 seats; if no fixed seats, 1 parking space for every 40 square feet of gross floor area of main gathering area; there are approximately 263 parking spaces on the subject property. Pursuant to (E) Accessible parking spaces, 8 ADA parking spaces are required for this development; there are approximately 27 ADA spaces existent on the subject property; Criteria is satisfied.
g. Landscaping and landscape buffers; Landscaping is existent and requires no further modification; Criteria is satisfied.
h. Elevations; Criteria is satisfied.
i. Adjacent property characteristics; Properties to the east, west, north, and south are all zoned R-1: Single-Family Residential District per Ordinance No. 33, Enactment No. 95-035, dated June 22, 1994.
j. Preliminary drainage plan; Grading and drainage shall be addressed at the time of building permit; Criteria is satisfied.
k. A Concept Utility Plan and Dumpster Detail Sheet are not required for this submission, as these criteria are existent on the property; Criteria is satisfied.

NOTIFICATIONS: Adjacent property owners were notified of this hearing via certified mail. A notice sign was posted on the property as required by Ordinance. A legal notice was published in the January 25, 2023 edition of the Albuquerque Journal. All legal notification requirements for this property have been met.

IMPACT:

The Development Services Department recommends the Governing Body approve the applicant's request for Site Plan Approval with the following findings of fact and conditions of approval:

GENERAL FINDINGS OF FACT:

1. R.O. 2003 154.43 (3) requires site plan approval by the Governing Body.
2. The applicant has the authority to apply for a site plan approval.
3. The applicant and adjacent property owners received due process as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS OF FACT OF CONDITIONS OF APPROVAL:

1. The subject property is zoned SU: Special Use for Church Community Center Campus.
2. The site plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43.
3. Development of the site will conform to all City ordinances, standards, and specifications.
4. The review and subsequent building permit applications will ensure conformance to the approved site plan, City ordinances, and standards and specifications.
5. The Director of the Development Services Department may approve minor changes to this site plan if the changes are consistent with the use and other written requirements and/or conditions or approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved site plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered site plan.
6. The approval is valid for a period of two years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of 30 days.
7. This site plan is subject to all standards of Chapter 158: Wireless Telecommunications Facilities.

ALTERNATIVES:

The Governing Body has three alternatives on the disposition of this request and may:

1. Approve the site plan;
2. Deny the site plan;
3. Postpone its decision to allow for further review and consideration.

DEPARTMENT RECOMMENDATION:

Staff recommends the Governing Body approve the site plan with findings and conditions.

ATTACHMENT: 2309 Monterrey Site Plan Application Sun State 2023-01-04.pdf
ATTACHMENT: Letter of Authorization Incarnation Church.pdf
ATTACHMENT: Site Plan & Construction Plans
ATTACHMENT: 23-160-00001 (2309 Monterrey Rd NE) Notices for 2.9.23 GB.pdf
ATTACHMENT: (Notice Map) 2309 Monterrey Rd NE Site Plan.jpg
ATTACHMENT: Legal Ad 2.9.23 GB.pdf
ATTACHMENT: O84 07-82.pdf
ATTACHMENT: Public Comment - Patricia & Fred Van Winkle.pdf
ATTACHMENT: Educational_Handout_(11.16.20).pdf
ATTACHMENT: CTIA_General_RF_Handout_JUN19.pdf
ATTACHMENT: Public Comment D5 - Dale McKinney.pdf
ATTACHMENT: Public Comment D5 - Dale McKinney - (Environmental Health Trust Information).pdf
ATTACHMENT: Public Comment D5 - Pam Houston.pdf
ATTACHMENT: Public Comment D5 - David Lerwill.pdf

Rio Rancho
City of Vision

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

# PLANNING & ZONING LAND USE APPLICATION

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

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

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

**APPLICANT/AGENT INFORMATION**

| | | | |
|---|---|---|---|
| Applicant Name: Pinnacle Consulting / Sun Star Towers | | | Phone: (480) 664-9588 |
| Address: 1428 Marvin Street Suite 101 | | | E-Mail: LesGutierrez356@gmail.com |
| City: Gilbert | State: Arizona | | Zip: 85233 |
| Proprietary Interest: Leasehold | List Owners: Archdiocese of Santa Fe | | |
| Deed or Ownership Verification Provided: (Initials) | | Letter of Authorization Provided: (Initials) | |

| | | |
|---|---|---|
| Agent Name: Les F. Gutierrez, South West Telecom Partners, Inc | | Phone: 505.710-2079 |
| Address: 3. Cibolita Peak | | E-Mail: LesGutierrez356@gmail.com |
| City: Santa Fe | State: NM | ZIP Code: 87508 |

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

Sun State Towers seeks site plan approval to construct a new 55' mono-elm cell tower so that Verizon & other carriers may co-locate. All ground equipt will be surrounded by an 8' CMU wall.

**SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)**

| | | |
|---|---|---|
| Subdivision/Unit: Rio Rancho Estates U17 (101707211 8224) | Block(s): 103 | Lot(s): 3A1 |
| 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: Les Gutierrez For Sun State Towers | Applicant: Sun State Towers | Agent: Les Gutierrez |
| Signature: Les F Gutierrez | | Date: 1/4/23 |

**FOR OFFICIAL USE ONLY**

| H.T.E. PROJECT # | FEE | RECEIPT # |
|---|---|---|
| | | |
| | | |
| | | |

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

PINNACLE CONSULTING, INC

**Letter of Authorization**

Date: April 20, 2022

TO WHOM IT MAY CONCERN:

This letter will serve as authorization for ~~Eric Hurley,~~ LES GUTIERREZ Pinnacle Consulting Inc., to act as an agent on behalf of Deacon George Meyerson, owner/representative of property, including, but not limited to, power of attorney for the purpose of obtaining a Wireless Use Permit, for a Wireless Communication Facility in cooperation with Rio Rancho Development Services Department.

Located on Assessor Parcel Number: **1-017-072-118-224**
Church of the Incarnation
2308 Monterrey RD Rio Rancho

Landowner Signature: _____ Date: 4/21/22

State of New Mexico

ss

County of Sandoval

On this 21st day of April 2022 before me, the undersigned Notary Public, personally appeared George Meyerson who executed the foregoing instrument for the purpose therein contained.

In witness whereof, I hereby set my hand and official seal

STATE OF NEW MEXICO
NOTARY PUBLIC
Michael Llewellyn
Commission No. 1133235
April 21, 2025

_____
Notary Public

04/21/2025
Date Commission Expires

SUN STATE
TOWERS

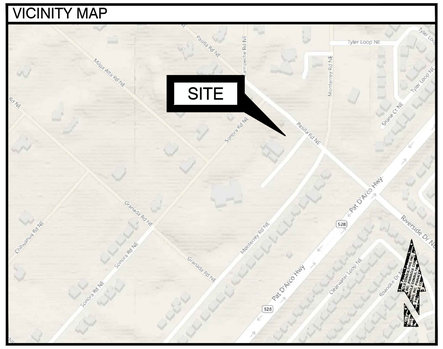
# NM13-144 INCARNATION

## APN: 1-017-072-118-224
## 2309 MONTERREY RD.
## RIO RANCHO, NM 87144
## SANDOVAL COUNTY

### SITE DIRECTIONS

DEPART ALBUQUERQUE INTERNATIONAL SUNPORT. TURN LEFT ONTO PRIVATE ROAD. TURN LEFT ONTO PRIVATE ROAD. TURN RIGHT ONTO SUNPORT BLVD. TAKE RAMP RIGHT FOR I-25 N/US-85 N. AT EXIT 242 TAKE RAMP RIGHT FOR US-550 N. CONTINUE ON US-550 N. TURN LEFT ONTO NM-528. TURN RIGHT ONTO PASILLA RD. NE. AND ARRIVE.

### VICINITY MAP




### PROJECT DESCRIPTION

**SCOPE OF WORK**

- INSTALL [1] NEW 55'-0" MONOELM
- INSTALL NEW 30'X30'X8' TALL CMU WALL
- INSTALL [3] NEW UNDERGROUND CONDUITS FOR CABLE RUNS TO MONOELM
- INSTALL NEW ELECTRICAL SERVICE
- INSTALL NEW TELCO SERVICE
- INSTALL NEW UNDERGROUND CONDUITS
- INSTALL NEW 4'X12' CONCRETE PAD
- INSTALL NEW METER/ DISCONNECT BANK ON NEW CMU WALL
- INSTALL [2] NEW 24"X36" VAULTS

### SHEET INDEX


| | |
|---|---|
| T-1 | PROJECT INFORMATION |
| GN-1 | GENERAL NOTES |
| LS-1 | TOPOGRAPHIC SURVEY |
| LS-2 | BOUNDARY DETAIL |
| A-1 | SITE PLAN |
| A-2 | ENLARGED SITE PLAN |
| A-3 | ELEVATIONS |
| A-4 | ELEVATIONS |
| A-5 | DETAILS |
| A-6 | DETAILS |
| E-1 | ELECTRICAL NOTES |
| E-2 | ELECTRICAL DETAILS |
| E-3 | ONE-LINE DIAGRAM & FAULT CALCS |
| E-4 | GROUNDING PLAN AND GROUNDING DETAILS |


### CONTACT INFORMATION

**CLIENT:**
SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [602] 463-9514

**PROPERTY OWNER:**
ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION
4000 SAINT JOSEPHS PL. NW
ALBUQUERQUE, NM 87120-1714
CONTACT: DEACON GEORGE MEYERSON
PHONE: [505] 604-1542
deacongeorge@incarnation.church

**TOWER OWNER:**
SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [480] 664-9588 EXT. 214

**SITE ACQUISITION:**
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE LAMOUREUX
PHONE: [480] 664-9588 ext. 230

**ENGINEER:**
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: KYLE FORTIN, PE
PHONE: [623] 217-4235

### PROJECT DATA

| | |
|---|---|
| **ZONING:** | N/A |
| **PARCEL #:** | 1-017-072-118-224 |
| **USE:** | UNMANNED COMMUNICATIONS |
| **NEW LEASE AREA:** | 900 SQ. FT |
| **UTILITY COMPANY** | PNM |
| **JURISDICTION:** | CITY OF RIO RANCHO |
| **GOVERNING CODES:** | 2015 IBC, 2015 IFC, 2015 IMC, 2017 NEC |

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

### NEW SITE LOCATION

| | | |
|---|---|---|
| LATITUDE | 35.297819° | 35° 17' 52.148" N [NAD83] |
| LONGITUDE | -106.596969° | -106° 35' 49.089"W [NAD83] |
| GROUND ELEVATION | | 5188.0' [NAVD88] |

### GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

### APPROVALS

[RF]: _____ DATE: _____

[CONST.]: _____ DATE: _____

[RE]: _____ DATE: _____

LANDLORD: _____ DATE: _____

PREPARED FOR:

SUN STATE
TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NM13-144 INCARNATION

2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

SHEET TITLE

PROJECT INFORMATION

SHEET NUMBER

T-1

## GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR - SUN STATE TOWERS
   SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
   OWNER - VERIZON WIRELESS
   OEM - ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. DELETED.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS
10. THE SUBCONCTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OFF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED.ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.
16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 25741-000-3APS-AOOZ-00002, "GENERAL CONSTRUCTION SERVICES.
17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
19. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

## CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS,UNLESS NOTED OTHERWISE
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

   CONCRETE CAST AGAINST EARTH 3 IN.
   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 AND LARGER 2 IN.
   #5 AND SMALLER & WWF 1-1/2 IN.
   CONCRETE NOT EXPOSED TO EARTH OR WEATHER, NOR CAST AGAINST THE GROUND:
   SLAB AND WALL 3/4 IN.
   BEAMS AND COLUMNS 1-1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, U.N.O., IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. POST INSTALLED ANCHORS SHALL BE PROVIDED IN ACCORDANCE WITH SPECIFICATION 3GS-T18-0013" SELECTION, DESIGN, INSTALLATION, INSPECTION AND TESTING OF ADHESIVE AND MECHANICAL EXPANSION ANCHORS FOR WIRELESS SITE FACILITIES". ANCHORS SHALL BE HILTI OR APPROVED EQUAL, INSTALLED, INSPECTED AND TESTED AS SHOWN ON THE DESIGN DRAWINGS. NO REINFORCING STEEL SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL.
7. CONCRETE CYLINDER TEST IS NOT REQUIRED FOR SLAB ON GRADE WHEN CONCRETE IS LESS THAN 50 CUBIC YARDS (2012 IBC 1705.3(3)) IN THAT EVENT THE FOLLOWING RECORDS SHALL BE PROVIDED BY THE CONCRETE SUPPLIER;

   (A) RESULTS OF CONCRETE CYLINDER TESTS PERFORMED AT THE SUPPLIER'S PLANT,
   (B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED.

   FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE CYLINDER TEST, TAKING THREE CYLINDERS FROM EACH TRUCK.

## MASONRY NOTES:

1. MASONRY WALLS SHALL BE CONSTRUCTED OF 8" STANDARD HOLLOW CONCRETE MASONRY UNITS SHALL VERTICAL REINFORCING WITH #4 BARS IN CENTER OF GROUT AT CENTER OF WALL, CONTINUOUS HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" ON CENTER UNLESS NOTED OTHERWISE. #4 VERTICAL DOWELS INTO FOOTING AT 48" ON CENTER WITH 24" EXTENSION ABOVE TOP OF FOOTING. TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE TIE. LAP SPLICES SHALL BE 48 BAR DIAMETERS FOR GRADE 60 BARS. LAP SPLICES SHALL BE 1.3 X LAP LENGTH WHEN ADJACENT SPLICES ARE SEPARATED 3" OR LESS. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.
2. HORIZONTAL REINFORCING WITH #4 BARS IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT TOP OF A FREESTANDING WALL AND AT FIRST COURSE ABOVE FOOTING. PLACE THESE BARS CONTINUOUS THROUGH CONTROL JOINTS PER TYPICAL DETAIL. PROVIDE BENT BARS, PER TYPICAL DETAILS, TO MATCH HORIZONTAL BOND BEAMREINFORCING AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY. LAP SPLICES SHALL BE 48 BAR DIAMETERS FOR GRADE 60 BARS. STAGGER SPLICES A MINIMUM OF 40 BAR DIAMETERS. DO NOT SPLICE WITHIN 8'-0" OF CONTROL JOINTS. LINTEL REINFORCEMENT SHALL EXTEND BEYOND HORIZONTAL OPENINGS. THE GREATER OF 24 INCHES OR 40 BAR DIAMETERS. WALL OPENINGS SHALL BE HORIZONTALLY REINFORCED ABOVE AND BELOW THE OPENING OPENINGS THE GREATER OF 24 INCHES OR 40 BAR DIAMETERS BEYOND THE OPENING.STANDARD WEIGHT (NO. 9 GA. WIRE) DUR-O-WAL OR DUR-O-WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCEMENT SHALL BE PLACED AT 16" ON CENTER IN MASONRY WALLS.
3. DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615 (FY = 60 KSI) FOR ALL BARS. WELDED WIRE FABRIC PER ASTM A185, WIRE PER ASTM A82. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER.
4. LATEST ACI CODE AND DETAILING MANUAL APPLY.
5. CONCRETE SHALL HAVE 28 DAY STRENGTH, F'C = 2500 PSI, MINIMUM. 'TYPE II' OR 'TYPE V', ACCORDING TO SOIL CONDITIONS.
6. CLEAR CONCRETE COVERAGE AS FOLLOWS:CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ---------- 3"
7. * BASE OF FOOTING SHALL BE A MINIMUM OF 18" BELOW UNDISTURBED GRADE OR 6" BELOW FROST LINE.
8. BASE OF ALL FOOTING EXCAVATIONS SHOULD BE HAND-TAMPED TO ENSURE A STABLE PLATFORM FOLLOWING THE CREATION OF THE FOOTING(S).

## SOIL COMPACTION NOTES FOR SLAB ON GRADE:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.

2a. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.

2b. AS AN ALTERNATIVE TO ITEM 2a, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.

2c. AS AN ALTERNATIVE TO ITEMS 2a AND 2b PROOFROLL THE SUBGRADE SOILS WITH 5 PASSES OF A MEDIUM SIZED VIBRATORY PLATE COMPACTOR (SUCH AS BOMAG BPR 30/38) OR HAND-OPERATED SINGLE DRUM VIBRATORY ROLLER (SUCH AS BOMAG BW 55E). ANY SOFT AREAS THAT ARE ENCOUNTERED SHOULD BE REMOVED AND REPLACED WITH A WELL-GRADED GRANULAR FILL, AND COMPACTED AS STATED ABOVE.

3. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING 1" SIEVE.

## COMPACTION EQUIPMENT:

HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.

## SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE SUBCONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE VERIZON WIRELESS SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

## ELECTRICAL INSTALLATION NOTES:

1. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
2. SUBCONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLING TO THE NEW BTS EQUIPMENT. SUBCONTRACTOR SHALL SUBMIT MODIFICATIONS TO CONTRACTOR FOR APPROVAL.
3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
4. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
5. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
6. POWER PHASE CONDUCTORS (I.E., HOTS)SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS..
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S)..
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. USE LOW PROFILE TIE WRAPS.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
13. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
14. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
15. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
16. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
17. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
18. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
19. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
20. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
24. CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
27. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
29. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
30. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODS AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

## GROUNDING NOTES:

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH 24782-000-3PS-EG00-0001, DESIGN & TESTING OF FACILITY GROUNDING FOR CELL SITES.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR.
    SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
13. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE CHANGED FROM 2 AWG TO 2/0 AWG. IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

## SYMBOLS

- S/G — SOLID GROUND BUS BAR
- S/N — SOLID NEUTRAL BUS BAR
- SUPPLEMENTAL GROUND BAR
- 2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
- SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
- CHEMICAL GROUND ROD
- GROUND ROD
- DISCONNECT SWITCH
- (M) METER
- CADWELD TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- GROUNDING WIRE

## ABBREVIATIONS

| | |
|---|---|
| AGL | ABOVE GRADE LEVEL |
| BTS | BASE TRANSCEIVER STATION |
| (E) | EXISTING |
| NEW | NEW |
| MIN | MINIMUM |
| N.T.S. | NOT TO SCALE |
| REF | REFERENCE |
| RF | RADIO FREQUENCY |
| TYP | TYPICAL |
| REQ | REQUIRED |
| EGR | EQUIPMENT GROUND RING |
| AWG | AMERICAN WIRE GAUGE |
| CRGB | CELL REFERENCE GROUND BAR (MASTER GROUND BAR) |
| EG | EQUIPMENT GROUND |
| BCW | BARE COPPER WIRE |
| SIAD | SMART INTEGRATED ACCESS DEVICE |
| GEN | GENERATOR |
| IGR | INTERIOR GROUND RING (HALO) |
| RBS | RADIO BASE STATION |


PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233


| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NM13-144 INCARNATION

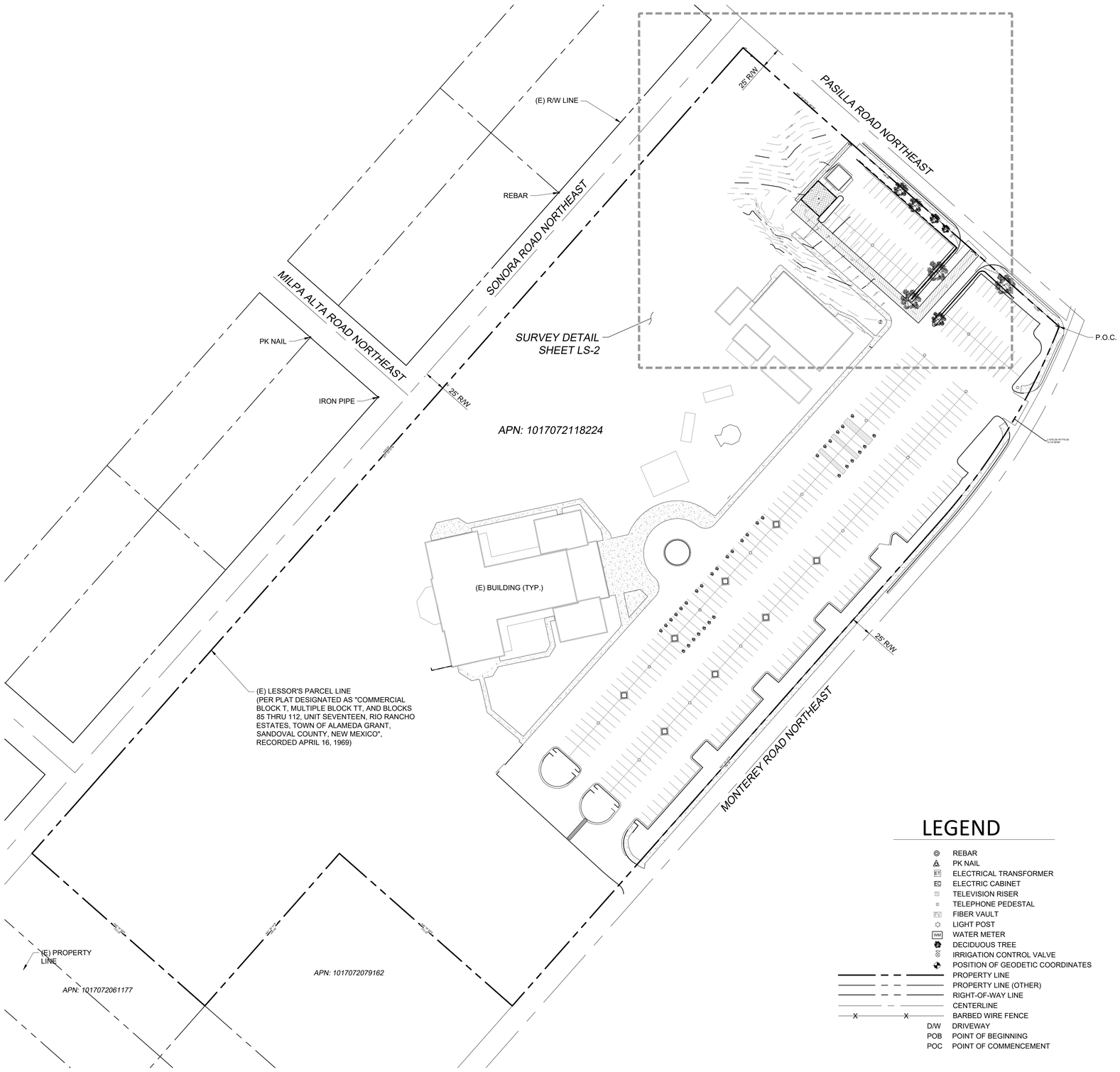
2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

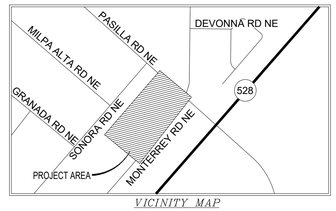
SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-1




*VICINITY MAP*
*N.T.S.*

## SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE CO., WORKING FOR FIDELITY NATIONAL TITLE INSURANCE CO., ORDER NO.: SP000123246 EFFECTIVE DATE: 11/12/2021.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

## PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *NEW MEXICO STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 11/19/21.

## FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 35043C1911D DATED 03/18/2008.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

## LESSOR'S LEGAL DESCRIPTION (APN: 1017072118224)

LOT 3A-1 AS SHOWN AND DESIGNATED ON "SUMMARY PLAT, LOT 3A-1, BLOCK 103, & PARCEL A, BLOCK 111, OF RIO RANCHO ESTATES, UNIT SEVENTEEN (17), IN THE CITY OF RIO RANCHO, WITHIN THE TOWN OF ALAMEDA GRANT, COUNTY OF SANDOVAL, STATE OF NEW MEXICO," RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON SEPTEMBER 22, 2008 IN VOL 3, FOLIO 2962-B.

## SCHEDULE B EXCEPTIONS

ITEMS 1-15 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

## LEGEND

| | |
|---|---|
| ◎ | REBAR |
| △ | PK NAIL |
| ET | ELECTRICAL TRANSFORMER |
| EC | ELECTRIC CABINET |
| TV | TELEVISION RISER |
| ☎ | TELEPHONE PEDESTAL |
| FV | FIBER VAULT |
| ☼ | LIGHT POST |
| WM | WATER METER |
| | DECIDUOUS TREE |
| | IRRIGATION CONTROL VALVE |
| | POSITION OF GEODETIC COORDINATES |
| | PROPERTY LINE |
| | PROPERTY LINE (OTHER) |
| | RIGHT-OF-WAY LINE |
| | CENTERLINE |
| X X | BARBED WIRE FENCE |
| D/W | DRIVEWAY |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

| | |
|---|---|
| FIELD BY: | JMM |
| DRAWN BY: | GAC |
| CHECKED BY: | RLF |

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| 1 | 12/03/21 | FINAL |
| 0 | 11/19/21 | TITLE REVIEW |

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
WWW.RLFCONSULTING.COM • 480-445-0160

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

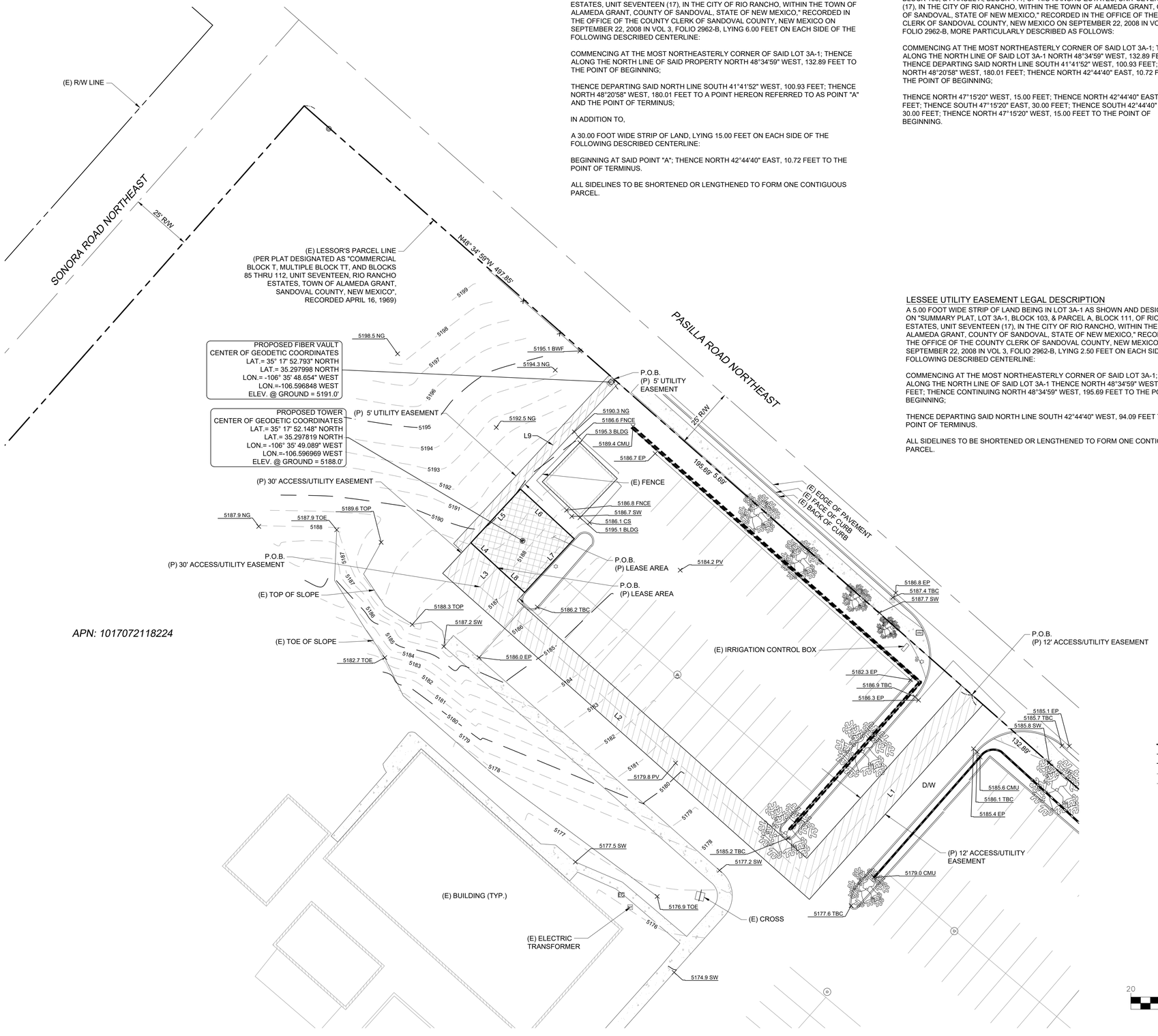
PROJECT No.
100081149

SITE NAME:
ABQ IDALIA - NM13-144
COMMUNION

SITE ADDRESS:
2309 MONTERREY RD
RIO RANCHO, NM 87144

SHEET TITLE:
TOPOGRAPHIC SURVEY

| SHEET NO. | REVISION: |
|---|---|
| LS-1 | 1 |




## LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING IN LOT 3A-1 AS SHOWN AND DESIGNATED ON "SUMMARY PLAT, LOT 3A-1, BLOCK 103, & PARCEL A, BLOCK 111, OF RIO RANCHO ESTATES, UNIT SEVENTEEN (17), IN THE CITY OF RIO RANCHO, WITHIN THE TOWN OF ALAMEDA GRANT, COUNTY OF SANDOVAL, STATE OF NEW MEXICO," RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON SEPTEMBER 22, 2008 IN VOL 3, FOLIO 2962-B, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 3A-1; THENCE ALONG THE NORTH LINE OF SAID PROPERTY NORTH 48°34'59" WEST, 132.89 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE SOUTH 41°41'52" WEST, 100.93 FEET; THENCE NORTH 48°20'58" WEST, 180.01 FEET TO A POINT HEREON REFERRED TO AS POINT "A" AND THE POINT OF TERMINUS;

IN ADDITION TO,

A 30.00 FOOT WIDE STRIP OF LAND, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "A"; THENCE NORTH 42°44'40" EAST, 10.72 FEET TO THE POINT OF TERMINUS.

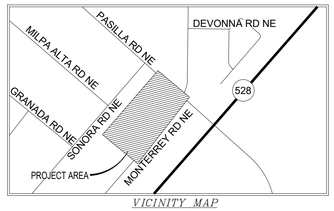
ALL SIDELINES TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

## LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 3A-1 AS SHOWN AND DESIGNATED ON "SUMMARY PLAT, LOT 3A-1, BLOCK 103, & PARCEL A, BLOCK 111, OF RIO RANCHO ESTATES, UNIT SEVENTEEN (17), IN THE CITY OF RIO RANCHO, WITHIN THE TOWN OF ALAMEDA GRANT, COUNTY OF SANDOVAL, STATE OF NEW MEXICO," RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON SEPTEMBER 22, 2008 IN VOL 3, FOLIO 2962-B, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 3A-1; THENCE ALONG THE NORTH LINE OF SAID LOT 3A-1 NORTH 48°34'59" WEST, 132.89 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 41°41'52" WEST, 100.93 FEET; THENCE NORTH 48°20'58" WEST, 180.01 FEET; THENCE NORTH 42°44'40" EAST, 10.72 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 47°15'20" WEST, 15.00 FEET; THENCE NORTH 42°44'40" EAST, 30.00 FEET; THENCE SOUTH 47°15'20" EAST, 30.00 FEET; THENCE SOUTH 42°44'40" WEST, 30.00 FEET; THENCE NORTH 47°15'20" WEST, 15.00 FEET TO THE POINT OF BEGINNING.




*VICINITY MAP*
*N.T.S.*

## LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 5.00 FOOT WIDE STRIP OF LAND BEING IN LOT 3A-1 AS SHOWN AND DESIGNATED ON "SUMMARY PLAT, LOT 3A-1, BLOCK 103, & PARCEL A, BLOCK 111, OF RIO RANCHO ESTATES, UNIT SEVENTEEN (17), IN THE CITY OF RIO RANCHO, WITHIN THE TOWN OF ALAMEDA GRANT, COUNTY OF SANDOVAL, STATE OF NEW MEXICO," RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON SEPTEMBER 22, 2008 IN VOL 3, FOLIO 2962-B, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 3A-1; THENCE ALONG THE NORTH LINE OF SAID LOT 3A-1 THENCE NORTH 48°34'59" WEST, 132.89 FEET; THENCE CONTINUING NORTH 48°34'59" WEST, 195.69 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE SOUTH 42°44'40" WEST, 94.09 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

### LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 100.93 | S41° 41' 52"W |
| L2 | 180.01 | N48° 20' 58"W |
| L3 | 10.72 | N42° 44' 40"E |
| L4 | 15.00 | N47° 15' 20"W |
| L5 | 30.00 | N42° 44' 40"E |
| L6 | 30.00 | S47° 15' 20"E |
| L7 | 30.00 | S42° 44' 40"W |
| L8 | 15.00 | N47° 15' 20"W |
| L9 | 94.09 | S42° 44' 40"W |

## LEGEND

- REBAR
- PK NAIL
- ET ELECTRICAL TRANSFORMER
- EC ELECTRIC CABINET
- TELEVISION RISER
- TELEPHONE PEDESTAL
- FV FIBER VAULT
- LIGHT POST
- WM WATER METER
- DECIDUOUS TREE
- IRRIGATION CONTROL VALVE
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- CENTERLINE
- BARBED WIRE FENCE
- D/W DRIVEWAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.


SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET # 101
GILBERT, AZ 85233


| | |
|---|---|
| FIELD BY: | JMM |
| DRAWN BY: | GAC |
| CHECKED BY: | RLF |

### REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| 1 | 12/03/21 | FINAL |
| 0 | 11/19/21 | TITLE REVIEW |


RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
WWW.RLFCONSULTING.COM • 480-445-9180



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

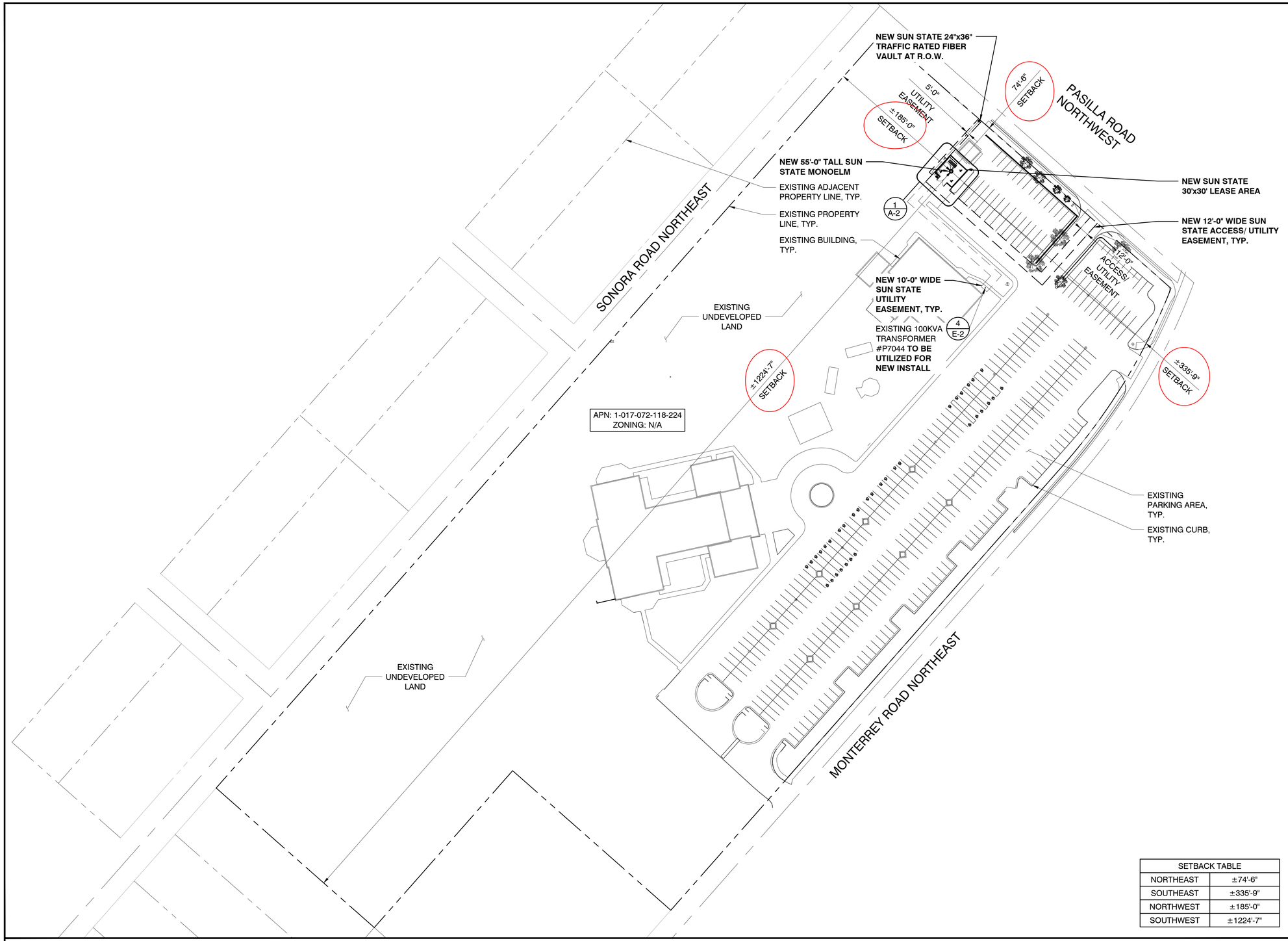

PROJECT No.
100081149

SITE NAME:
ABQ IDALIA - NM13-144
COMMUNION

SITE ADDRESS:
2309 MONTERREY RD
RIO RANCHO, NM 87144

SHEET TITLE:
BOUNDARY DETAIL

| SHEET NO. | REVISION: |
|---|---|
| LS-2 | 1 |




| SETBACK TABLE | |
|---|---|
| NORTHEAST | ±74'-6" |
| SOUTHEAST | ±335'-9" |
| NORTHWEST | ±185'-0" |
| SOUTHWEST | ±1224'-7" |

24"x36" SCALE: 1" = 60'
11"x17" SCALE: 1" = 120'
60' 30' 0' 60'

# SITE PLAN

1


PREPARED FOR:

SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233


| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

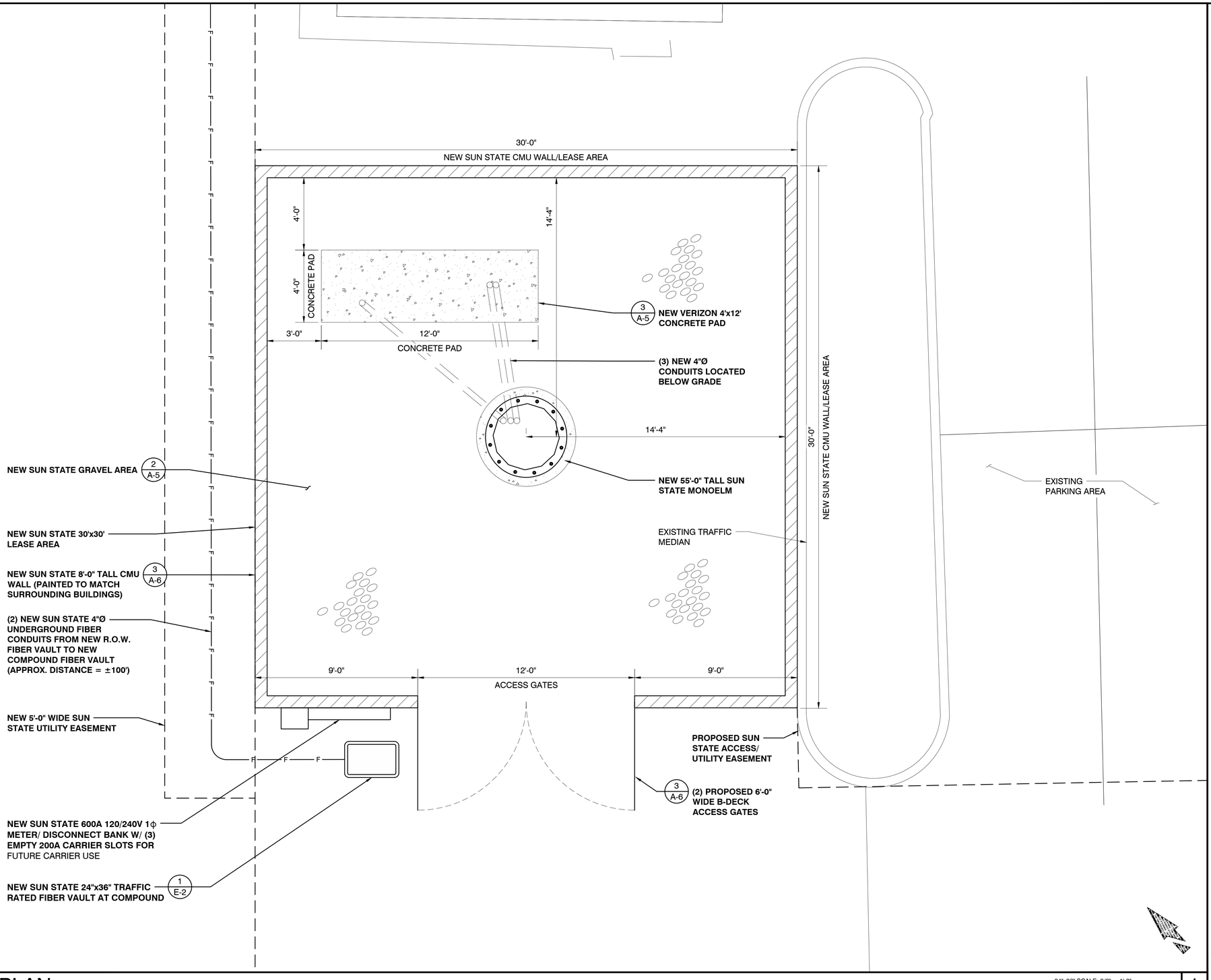
**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NM13-144 INCARNATION

2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1




# ENLARGED SITE PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

1


PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233


| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NM13-144 INCARNATION

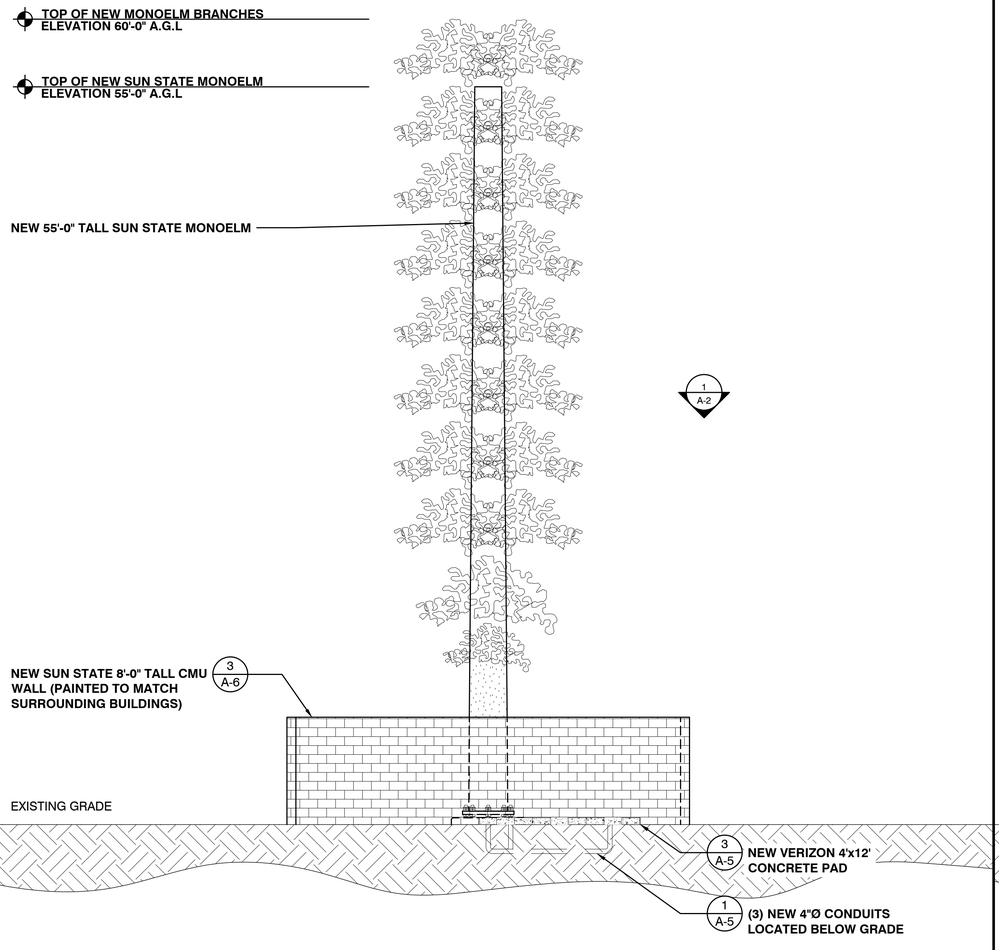
2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

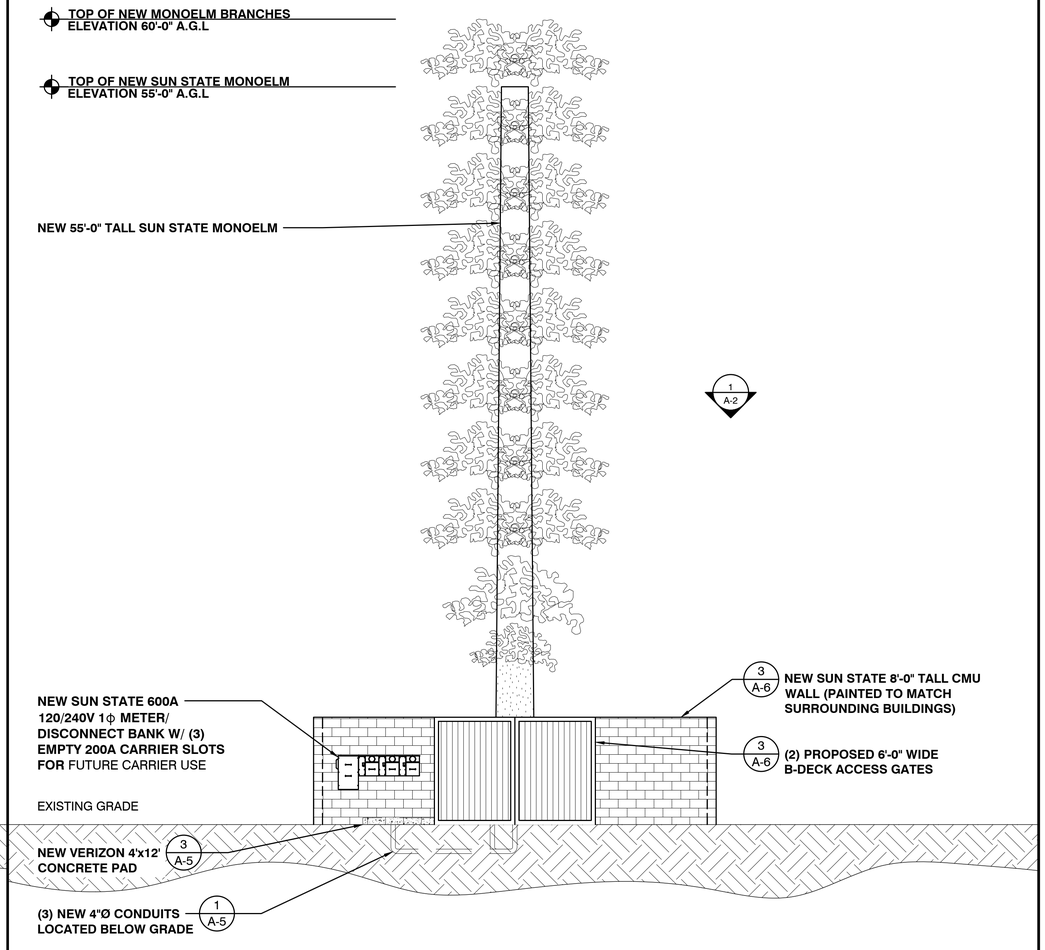
A-2




NEW NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1




NEW SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NM13-144 INCARNATION

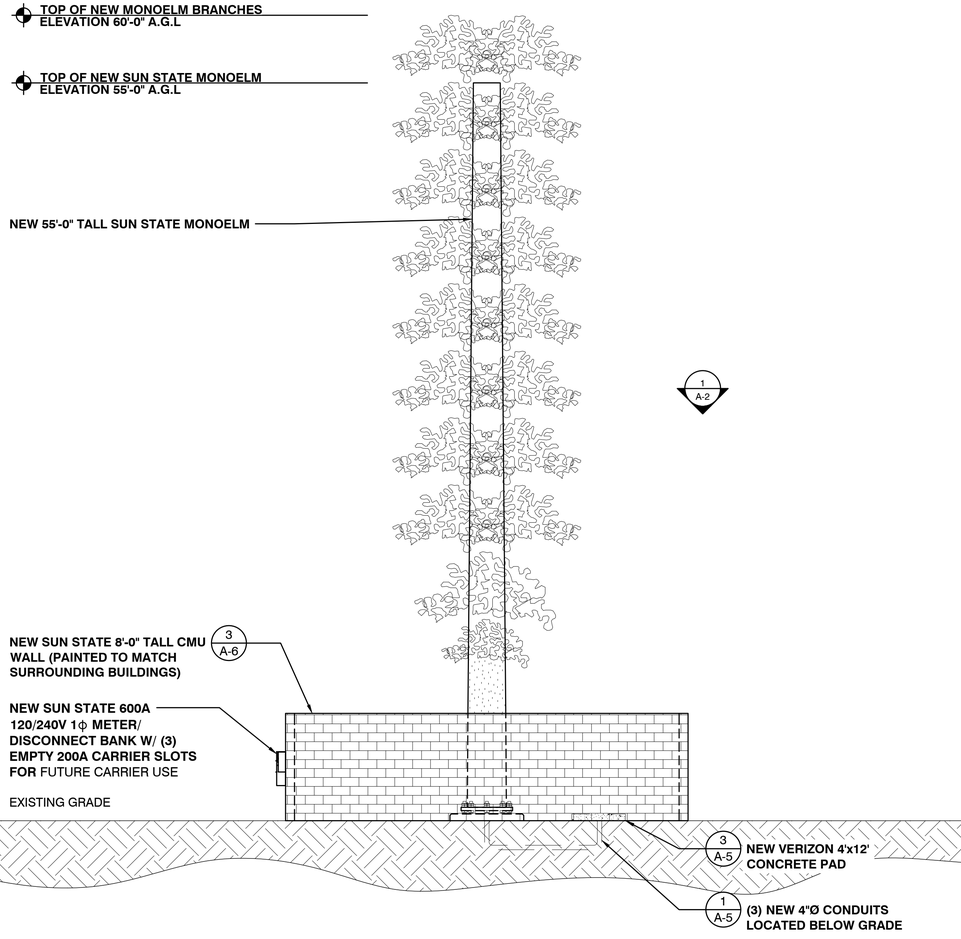
2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

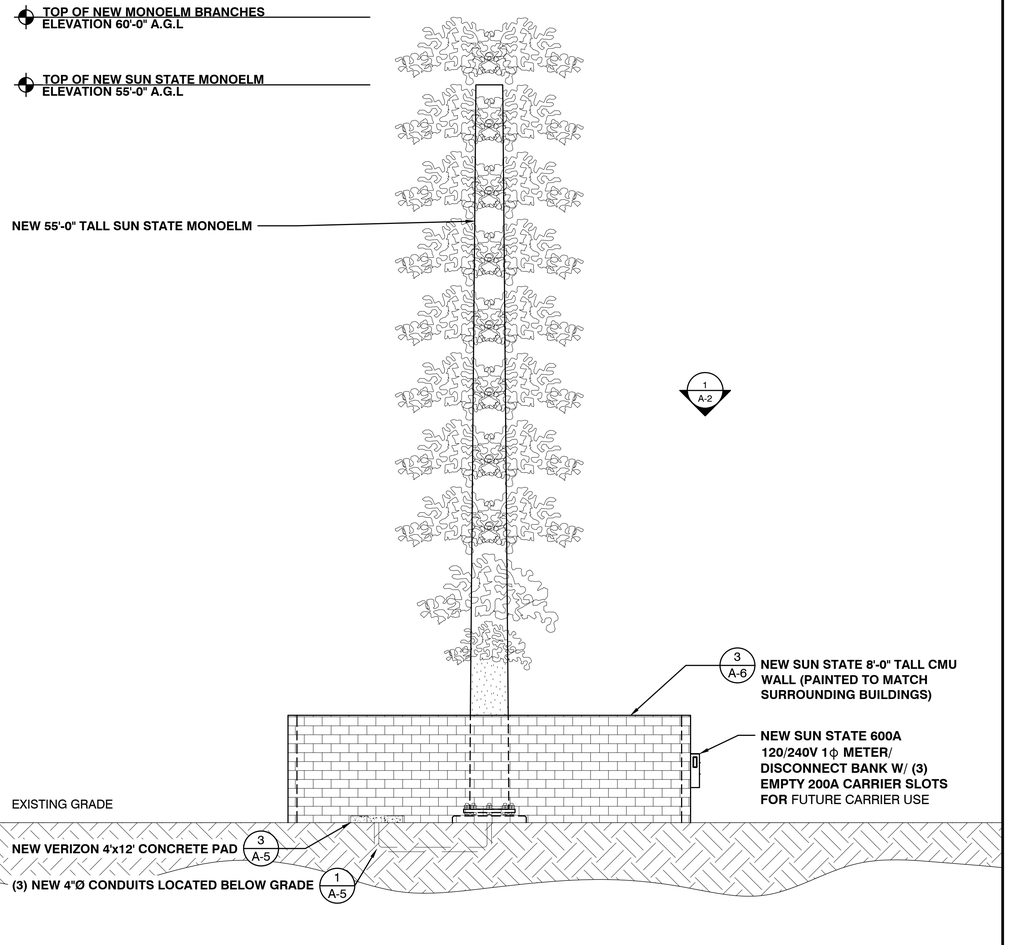
A-3




NEW EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1




NEW WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NM13-144 INCARNATION

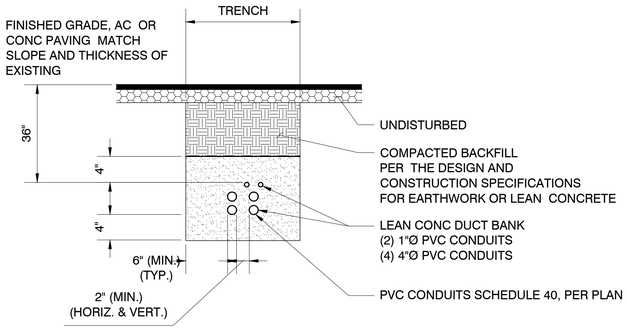
2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4



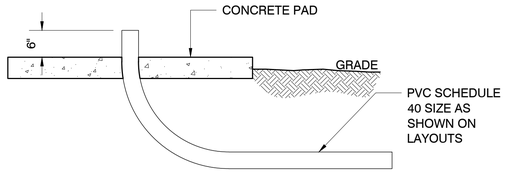

CABLE COAX CONDUIT DETAIL

NOTE:
TRENCH BACKFILL SHALL BE COMPACTED TO 90% PRIOR TO DRESS ROCK INSTALLATION

MATCH TO EXISTING OR FINISH TO NEW GRADES (SEE PLAN)

| COAXIAL CABLE SIZE & MINIMUM BEND RADIUS IN 6" CONDUIT | |
|---|---|
| CABLE SIZE | MINIMUM BEND RADIUS |
| 1/2" | 10" |
| 7/8" | 18" |
| 1-1/4" | 22" |
| 1-5/8" | 28" |

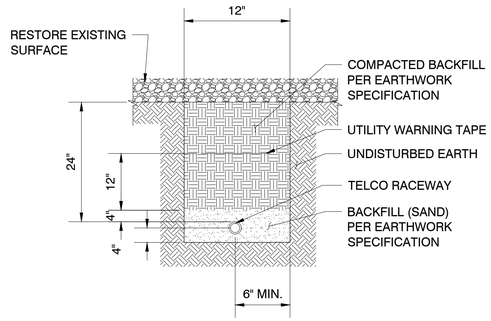
NOTE:
PROVIDE PROPER BENDING RADIUS FOR CONDUITS AS REQUIRED BY THE COAXIAL CABLE MFR.



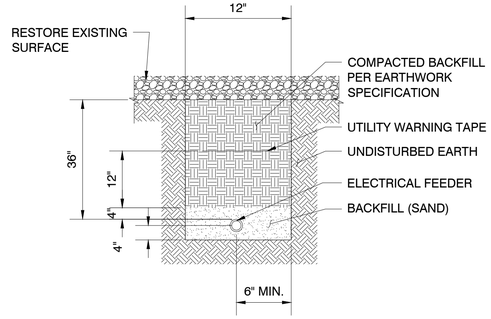

NOTE: RIGID STEEL CONDUIT MAY NOT BE USED WITH COAXIAL ANTENNA CABLE. USE PVC SCHEDULE 40 PIPE.

SITE SPECIFIC DETAIL - SEE PLANS TO DETERMINE IF STUB UP IS REQUIRED

UNDERGROUND CONDUIT STUB-UP

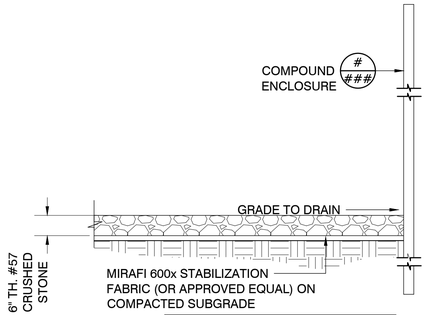



TELCO TRENCH DETAIL



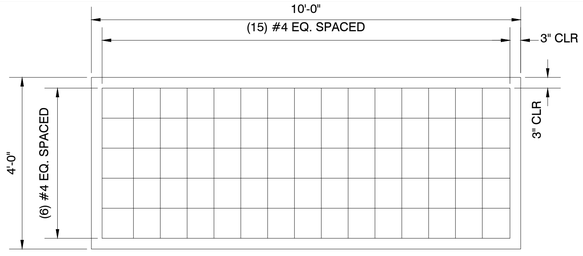

ELECTRICAL TRENCH DETAIL

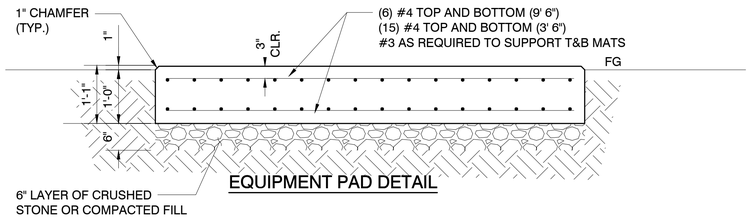
TRENCH DETAILS — SCALE: NTS — 1




NOTE: THE SUBJECT SITE IS LEVEL AND NO SUBSTANTIVE GRADING IS NECESSARY

GRAVEL DETAIL — SCALE: NTS — 2




EQUIPMENT PAD DETAIL

IBC PER GOVERNING CODE (IBC 2021), ACI-318SOILS:
IBC TABLE 1806.2 - MATERIAL CLASS 5
ALLOWABLE BEARING PRESSURE, Qs = 1500PSF
DL=16,000#
CONCRETE F'c = 3000PSI
TYPE V CEMENT W/C RATIO = 0.5
REINFORCING STEEL GR 60, F'y = 60KSI

PENDING

EQUIPMENT PLATFORM DETAILS — SCALE: NTS — 3

PREPARED FOR:
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM
PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

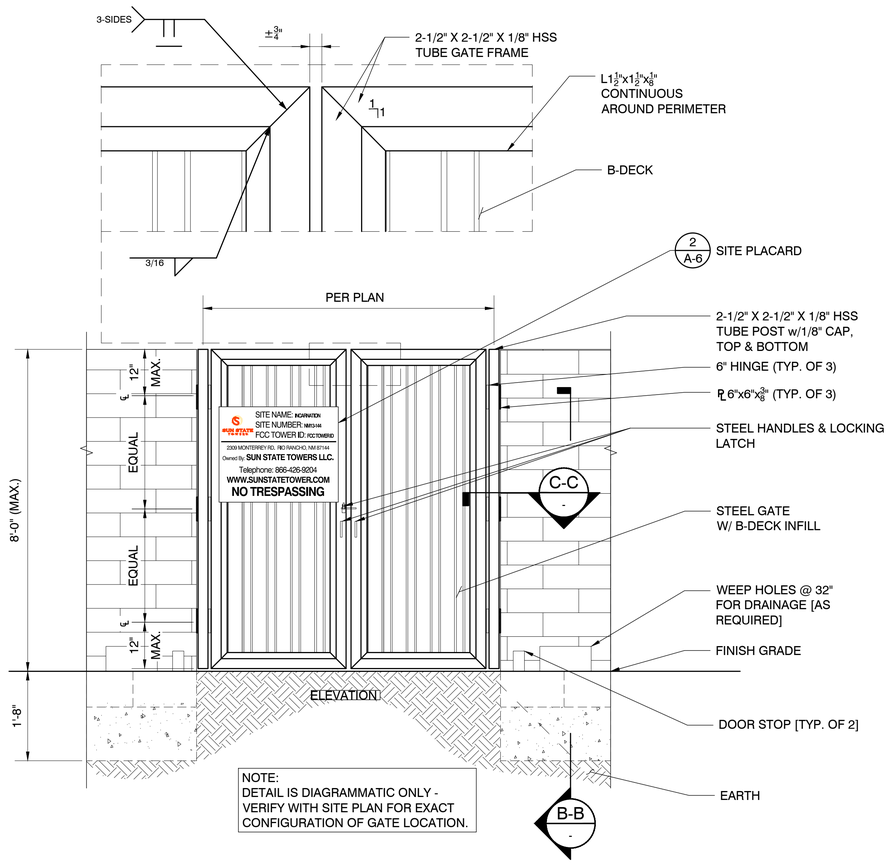
NM13-144 INCARNATION

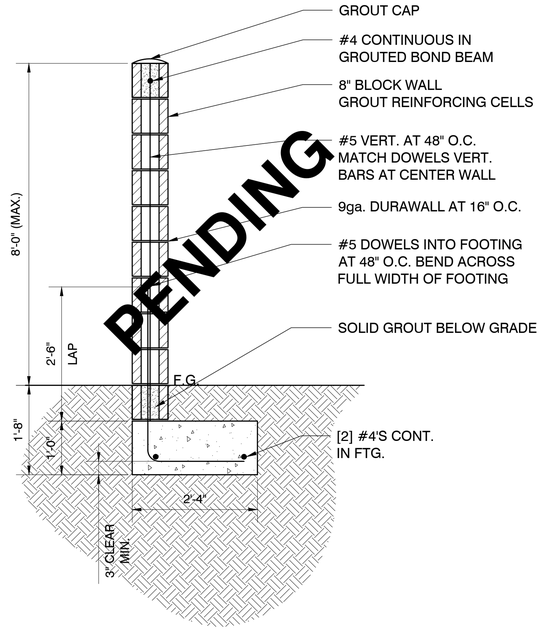
2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

SHEET TITLE
DETAILS

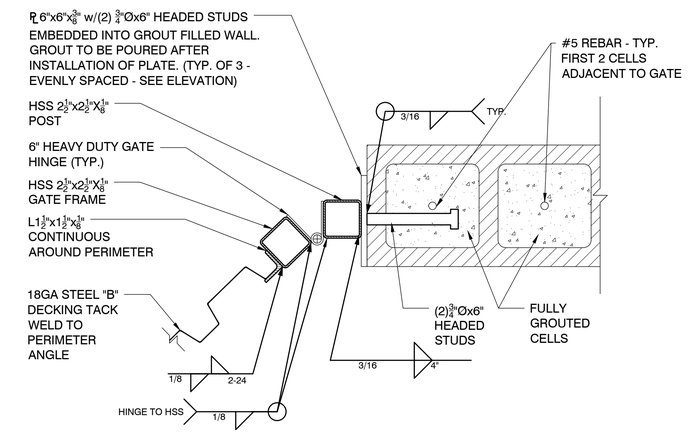
SHEET NUMBER
A-5

PENDING



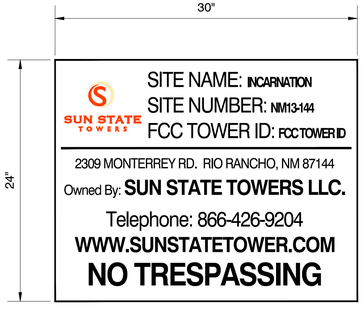




SECTION B-B - THRU CMU WALL




SECTION C-C

## MASONRY NOTES | 1




1 X DIGITAL PRINT APPLIED TO .080 ALUMINUM

## SIGN DETAIL | SCALE: NTS | 2

## COMPOUND ENCLOSURE DETAIL | SCALE: NTS | 3


PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233


| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NM13-144 INCARNATION

2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

SHEET TITLE

DETAILS

SHEET NUMBER

A-6

# ELECTRICAL SPECIFICATIONS

1. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.

2. CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.

3. HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.

4. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.

5. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, J-BOX, SWITCH BOX, ETC., IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.)

6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.

7. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA & NBFU

8. CONTRACTOR SHALL CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.

9. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS

10. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.

11. ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE.

12. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.

13. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

14. USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURE.

15. ALL CONDUCTORS SHALL BE COPPER.

16. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.

17. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES AND DRAWINGS.

18. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.

19. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.

20. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.

21. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH IBC SECTION 714.

22. RECEPTACLES SHALL BE 20 AMPERE, 125 VOLT A.C., WHITE AS REQUIRED BY THE ARCHITECT OR APPROVED EQUAL.

23. WALL SWITCHES SHALL BE SINGLE-POLE, HUBBELL #1201 OR EQUIVALENT, WHITE AS REQUIRED BY THE ARCHITECT.

24. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS, SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE RACO #800, 1/2" RAISED WORK COVERS.

25. WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM, NO BX OR ROMEX CABLE IS PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.

26. GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2.

27. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

28. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY SQUARE D COMPANY OR APPROVED EQUAL.

29. ALL MATERIALS SHALL BE U.L. LISTED.

30. CONDUIT:

    a. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

    b. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

    c. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE, SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

    d. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

31. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.

32. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

33. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.

# GENERAL ELECTRICAL NOTES

1. THE ELECTRICAL INSTALLATION WORK SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES, LAWS AND ORDINANCES APPLICABLE TO ELECTRICAL WORK.

2. ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND VERIFY EXISTING CONDITIONS BEFORE BIDDING AND SHALL INCLUDE IN HIS BID THE NECESSARY COSTS TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH INTENT OF THE ELECTRICAL DRAWINGS, SPECIFICATIONS, AND ALL APPLICABLE CODES.

3. ALL MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW, FREE FROM DEFECTS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER OR HIS REPRESENTATIVE. SHOULD ANY TROUBLE DEVELOP DURING THIS PERIOD DUE TO FAULTY WORKMANSHIP, MATERIAL OR EQUIPMENT, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIAL AND LABOR TO CORRECT THE TROUBLE WITHOUT COST TO THE OWNER.

4. ALL WORK TO BE EXECUTED IN WORKMANLIKE MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.

5. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES.

6. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, UNLESS NOTED OTHERWISE AND COORDINATED WITH THE GENERAL CONTRACTOR.

7. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH CIVIL AND ARCHITECTURAL PLANS. THE REQUIREMENTS OF ALL EQUIPMENT ACTUALLY BEING INSTALLED SHALL BE VERIFIED PRIOR TO INSTALLING THE ELECTRICAL WORK.

8. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER TYPE "THWN" #12, & #10 SOLID, #8 AND LARGER STRANDED.

9. ON COMPLETION OF THE WORK, THE INSTALLATION SHALL BE FREE FROM GROUNDS AND SHORT CIRCUITS.

10. ELECTRICAL CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE ARCHITECT AND CUSTOMER UPON COMPLETION OF THE JOB.

11. ELECTRICAL WORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED, INCLUDING BUT NOT LIMITED, TO COMPLETE ELECTRICAL SYSTEMS POWER AND LIGHTING, TELEPHONE CONDUIT SYSTEM, SIGNAL SYSTEMS, PANEL BOARD(S), CONTROL WIRING, GROUNDING, CONDUIT ONLY SYSTEMS, ETC., AS INDICATED ON ELECTRICAL DRAWINGS AND/OR REQUIRED BY GOVERNING CODES.

12. RACEWAYS SHALL BE: RIGID STEEL CONDUIT: HOT - DIP GALVANIZED HEAVY WALL AS MANUFACTURED BY REPUBLIC, TRIANGLE OR EQUAL, RIGID POLYVINYL CHLORIDE CONDUIT (PVC); HEAVY WALLS SCHEDULE 40 AS MANUFACTURED BY CARLON ELECTRICAL, VISQEEN OR EQUAL. ELECTRICAL METALLIC TUBING (EMT): ZINC-COATED THIN WALL AS MANUFACTURED BY TRIANGLE, REPUBLIC OR EQUAL.

13. FUSE TYPE SHALL BE BUSSMANN OR EQUAL FUSE.

14. PROVIDE ENGRAVED PLASTIC LABELS TO IDENTIFY ALL PANEL BOARDS, XFMRS., DISTRIBUTION PANELS, DISCONNECT SWITCHES, AND TRANSFER SWITCHES. LABELS SHALL READ IN THIS FASHION "A" 208Y/120V 3--, 4W, 225A, CKT. BKR OR FUSES TYPE AND SIZES.

15. E.C. SHALL VERIFY AND TEST GROUND TO SOURCE TO A MAXIMUM OF 5 OHMS. IF THE GROUND TEST DOES NOT ACHIEVE THE 5 OHMS OR LESS, E.C. SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY CONDUCTORS AND GROUND RODS TO ACHIEVE 5 OHMS MAXIMUM.

16. BEFORE SUBMITTING BID, VERIFY EXISTING SITE CONDITIONS, ELECTRICAL SERVICE REQUIREMENTS AND THE EXACT SERVING UTILITY POINTS OF CONNECTION.

17. THE ELECTRICAL CONTRACTOR (E.C.) SHALL FURNISH AND PAY FOR ALL PERMITS AND RELATED FEES.

18. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL ELECTRICAL MATERIALS, EQUIPMENT AND WORK, SHOWN ON THESE PLANS ARE TO BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

19. E.C. SHALL FURNISH AND INSTALL ALL SWITCHES, CONDUITS, WIRES, BOXES, LIGHT FIXTURES (INCLUDING LAMPS), SERVICE DEVICES, RECEPTACLES, SWITCHBOARDS AND PANEL BOARDS, ETC. REQUIRED FOR A COMPLETE AND OPERATING ELECTRICAL SYSTEM.

20. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL/LOCATION INFORMATION RELATING TO THE ELECTRICAL DRAWINGS.

21. ELECTRICAL CONTRACTOR SHALL VERIFY VOLTAGES AND HORSEPOWER RATINGS OF ALL MECHANICAL EQUIPMENT.

22. PRIOR TO INSTALLING ANY ELECTRICAL WORK, THE ELECTRICAL CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND REQUIREMENTS ON THE JOB AND BY REFERENCE TO ARCHITECTURE, MECHANICAL AND EQUIPMENT SUPPLIERS DRAWINGS. SHOULD THERE BE ANY QUESTION OR PROBLEM CONCERNING THE NECESSARY PROVISIONS TO BE MADE, PROPER DIRECTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH ANY WORK.

23. OUTLET AND JUNCTION BOXES SHALL BE SIZED PER CODE FOR THE QUANTITY OF WIRES THEY CONTAIN. SEE ARTICLE 370 OF N.E.C. PROVIDE ADDITIONAL BOXES AND EXTENSION RINGS AS REQUIRED.

24. ELECTRICAL CONTRACTOR SHALL COMPLY WITH CABLE BENDING RADIUS REQUIREMENTS PER CABLE MANUFACTURERS' S SPECIFICATION.

25. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE ROUTING REQUIRED. THE CONTRACTOR SHALL ROUTE CONDUITS AS REQUIRED BY THE CONDITIONS OF INSTALLATION.

26. ALL EQUIPMENT PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE LISTED AND LABELED BY A NATIONALLY-RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, FOR THE CONDITIONS OF THE INSTALLATION.

27. PLANS MAY INDICATE THE NUMBER OF PHASE NEUTRAL, AND GROUND CONDUCTORS WHERE MORE THAN THREE CONDUCTORS ARE TO BE INSTALLED IN A CONDUIT(THREE OR LESS CONDUCTORS ARE NOT SHOWN). ADDITIONAL CONDUCTORS REQUIRED FOR CONTROL SHALL BE INCLUDED EVEN IF NOT EXPLICITLY SHOWN.

28. WHERE SIZE IS NOT SHOWN ON THE DRAWINGS, CIRCUITS SHALL CONSIST OF #12 PHASE AND GROUNDED (NEUTRAL CONDUCTORS) AND A #12 CU GROUND IN A 3/4" CONDUIT.

29. UNLESS SPECIFICALLY NOTED OTHERWISE, THE ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO ALL UTILIZATION EQUIPMENT SHOWN ON THE DRAWINGS. VERIFY THE TYPE OF FINAL CONNECTION AND PROVIDE APPROPRIATE WIRING METHOD.

30. PRIOR TO TRENCHING IN ANY AREA THE CONTRACTOR SHALL CONTACT ELECTRICAL, COMMUNICATIONS/DATA, CABLE T.V., GAS, AND WATER UTILITY PROVIDERS (BLUE STAKE) AND HAVE ALL UTILITIES IN THE AREA IDENTIFIED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A SUBCONTRACTOR SPECIALIZING IN THE LOCATION OF UNDERGROUND STRUCTURES TO IDENTIFY AND OBSTACLES IN THE PATH OF TRENCHING (PRIOR TO COMMENCING WORK). DAMAGE TO ANY UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.

31. UTILITY COORDINATION
    a. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF DRAWINGS TO ELECTRICAL AND TELCO UTILITIES WITHIN ONE WEEK OF NOTICE TO PROCEED.
    b. THE CONTRACTOR SHALL NOT TRENCH OR INSTALL CONDUITS (ON THE UTILITY OR LOAD SIDE) TO THE S.E.S, THE UTILITY TRANSFORMER (PRIMARY OR SECONDARY), OR TO THE UTILITY CONNECTION POINT BEFORE RECEIVING A FINAL DESIGN FROM THE UTILITY.
    c. THE CONTRACTOR SHALL NOT INSTALL EQUIPMENT PADS FOR THE SES OR ANY UTILITY EQUIPMENT (TRANSFORMERS, SWITCHING CABINETS, ETC.) PRIOR TO RECEIPT OF FINAL PLANS FROM THE UTILITY.
    d. THE CONTRACTOR SHALL NOT BE COMPENSATED FOR ADDITIONAL WORK REQUIRED TO MEET THE REQUIREMENTS OF THE UTILITY WHICH IS THE RESULT OF PROCEEDING PRIOR TO RECEIPT OF A FINAL UTILITY DESIGN.

32. SERIES RATING NOTES:TO ENSURE THAT EACH PROTECTIVE DEVICE WHICH IS DEPENDENT ON ANOTHER DEVICE WILL INTERRUPT THE AVAILABLE SHORT CIRCUIT AT THE LOCATION WHERE IT IS INSTALLED, IT MUST MEET THE FOLLOWING REQUIREMENTS:
    a. SWITCHBOARD COMPONENTS, INCLUDING OVER CURRENT PROTECTIVE DEVICES, SHALL BE FULLY RATED FOR THE AVAILABLE FAULT CURRENT SHOWN.
    b. PROVIDE IDENTIFICATION AT THE ENCLOSURE OF PANEL BOARDS WHERE BREAKERS ARE APPLIEDIN SERIES COMBINATION, STATING: "CAUTION - SERIES RATED SYSTEM. _____ AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED." CONTRACTOR TO FILL IN BLANK WITH AVAILABLE FAULT CURRENT AS SHOWN ON THE SINGLE-LINE DIAGRAM.
    c. PER NEC ARTICLE 110-22 (2005), PROVIDE IDENTIFICATION AT EACH DISCONNECTING MEANS FEEDING DOWNSTREAM DEVICES APPLIED IN SERIES COMBINATION, STATING: "CAUTION - SERIES COMBINATION SYSTEM RATED _____AMPERES. IDENTIFIED REPLACEMENT COMPONENT REQUIRED." CONTRACTOR TO FILL IN BLANK WITH AVAILABLE FAULT CURRENT AS SHOWN ON THE SINGLE-LINE DIAGRAM.
    d. AIC RATING SHOWN AT PANEL BOARDS IS MINIMUM RATING FOR OVERCURRENT PROTECTIVE DEVICES. EACH DEVICE SHALL BE FULLY-RATED OR SERIES RATED WITH UPSTREAM DEVICE AT AFC AS SHOWN ON THE SINGLE-LINE DIAGRAM.
    e. NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ELECTRICAL ENGINEER AND THE ELECTRICAL INSPECTOR.
    f. THE TOTAL MOTOR LOAD CONNECTED BETWEEN SERIES RATED DEVICES DOES NOT EXCEED 1% OF THE INTERRUPTING RATING OF THE DOWNSTREAM DEVICE.



PREPARED FOR:
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM
PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

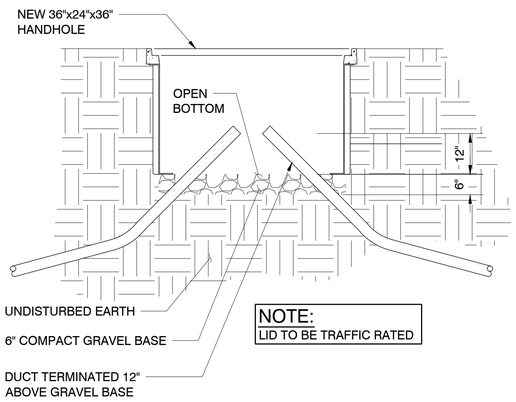
| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NM13-144 INCARNATION
2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

SHEET TITLE
ELECTRICAL NOTES

SHEET NUMBER
E-1




## TELCO VAULT DETAIL

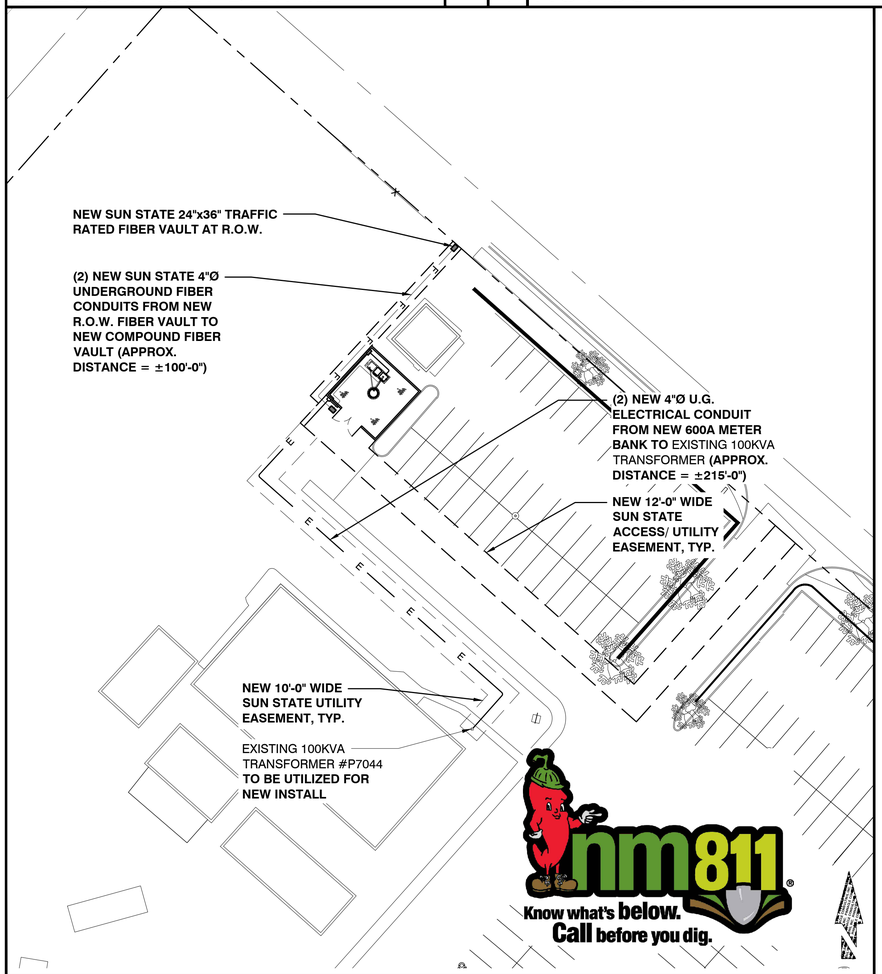
SCALE: NTS | 1

## NOT USED

SCALE: NTS | 2

## ABBREVIATIONS

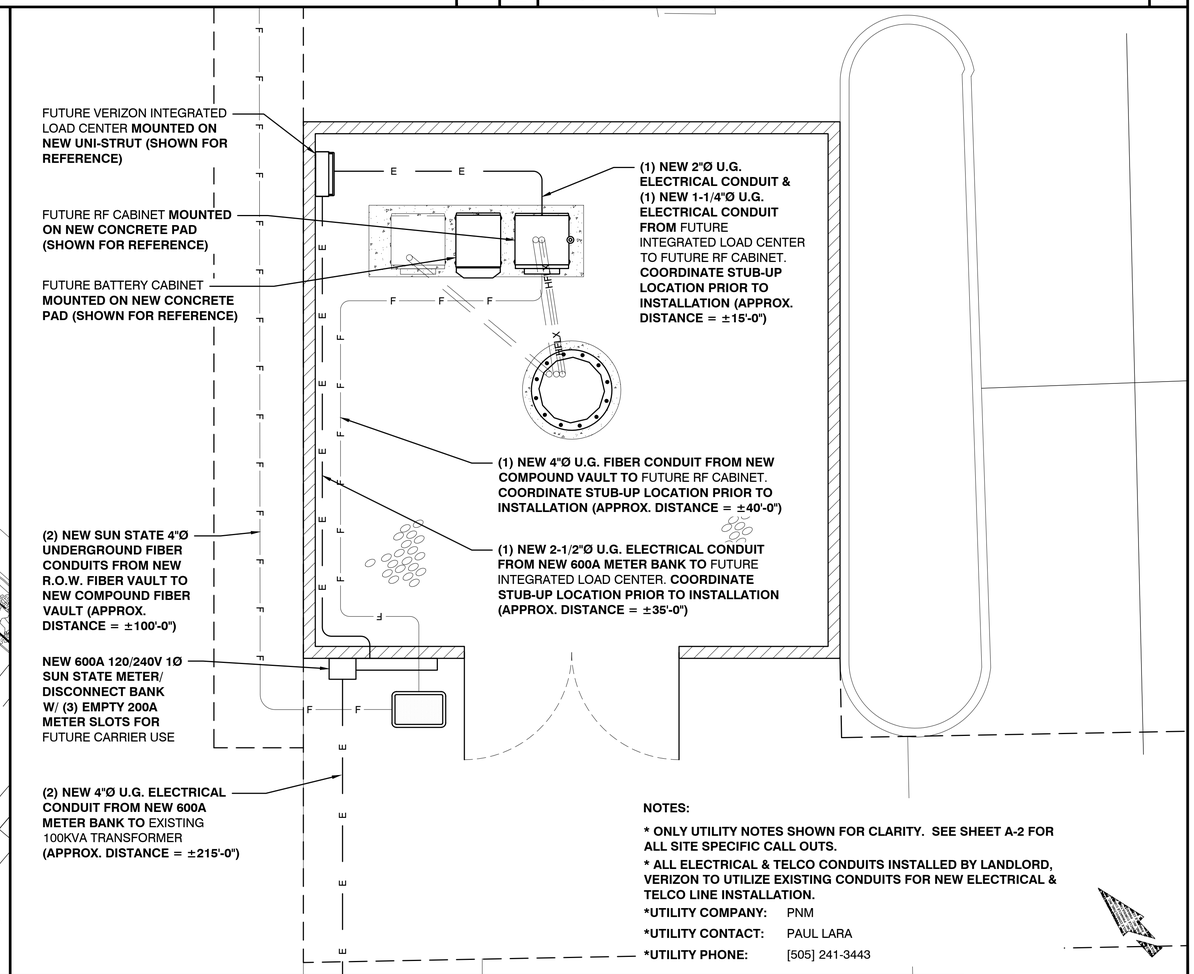
| | | | |
|---|---|---|---|
| C.O. | = CONDUIT ONLY | G.C. | = GENERAL CONTRACTOR |
| EMT. | = ELEC. METALLIC TUBING (THIN WALL) | 1P, 2P, & 3P | = SINGLE POLE, 2, & 3 POLE |
| | | EGB | = EQUIPMENT GROUND BUS |
| PVC. | = SCHEDULE 40 PLASTIC CONDUIT | MGB | = MAIN GROUND BUS |
| GRC. | = GALVANIZED RIGID CONDUIT | AFC | = AVAILABLE FAULT CURRENT |
| FIXT. | = FIXTURE | CLF | = CURRENT LIMITING FUSE |
| MTD. | = MOUNTED | AWG | = AMERICAN WIRE GAUGE |
| W.A. | = WEATHERPROOF | BCW | = BARE COPPER WIRE |
| U.O.N. | = UNLESS OTHERWISE NOTED | GPS | = GLOBAL POSITIONING SYSTEM |
| G. OR GRD. | = GROUND | PCS | = PERSONAL COMMUNICATION SERVICE |
| N. OR NEUT. | = NEUTRAL | | |
| A. OR AMP. | = AMPERE | PPC | = POWER PROTECTION CABINET |
| KW. | = KILOWATTS | RWY | = RACEWAY |
| W. | = WATTS | TYP. | = TYPICAL |
| LV. | = LOW VOLTAGE | RGS | = RIGID GALVANIZED STEEL |
| ~ | = PHASE | EMT | = ELECTRICAL METALLIC TUBING |
| DEF | = DUAL ELEMENT FUSES | DWG | = DRAWING |
| DIA | = DIAMETER | IGR | = INTERIOR GROUND RING (HALO) |
| H.P. OR HP | = HORSEPOWER | CCA | = ANTENNA CABLE COVER ASSEMBLY |
| XFMR | = TRANSFORMER | | |
| C.A. | = CIRCUIT BREAKER | BTS | = BASE TRANSMISSION SYSTEM |
| CKT. | = CIRCUIT | GEN | = GENERATOR |
| SW. | = SWITCH | GR | = GROWTH |
| MTS | = MANUAL TRANSFORMER SWITCH | BSCW | = BARE STRANDED COPPER WIRE |
| F.A. | = FIRE ALARM | | |
| RECPT. | = RECEPTACLE | ISCW | = INSULATED STRANDED COPPER WIRE |
| E.C. | = ELECTRIC CONTRACTOR | | |




## SITE UTILITY PLAN

24"x36" SCALE: 1/32" = 1'-0"
11"x17" SCALE: 1/64" = 1'-0"

4




**NOTES:**

*** ONLY UTILITY NOTES SHOWN FOR CLARITY. SEE SHEET A-2 FOR ALL SITE SPECIFIC CALL OUTS.**

*** ALL ELECTRICAL & TELCO CONDUITS INSTALLED BY LANDLORD, VERIZON TO UTILIZE EXISTING CONDUITS FOR NEW ELECTRICAL & TELCO LINE INSTALLATION.**

***UTILITY COMPANY:** PNM

***UTILITY CONTACT:** PAUL LARA

***UTILITY PHONE:** [505] 241-3443

## ENLARGED SITE UTILITY PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

5

PREPARED FOR:
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM
PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233

| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NM13-144 INCARNATION

2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

SHEET TITLE
ELECTRICAL DETAILS

SHEET NUMBER
E-2

TBD

ONE-LINE DIAGRAM | 1

TBD

FAULT CALCS | 2

PREPARED FOR:

SUN STATE TOWERS

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

PINNACLE CONSULTING, INC.

Construction - Project Management - Site Development

1426 N. MARVIN STREET #101
GILBERT, AZ 85233

| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NM13-144 INCARNATION

2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

SHEET TITLE

ONE-LINE DIAGRAM & FAULT CALCS

SHEET NUMBER

E-3

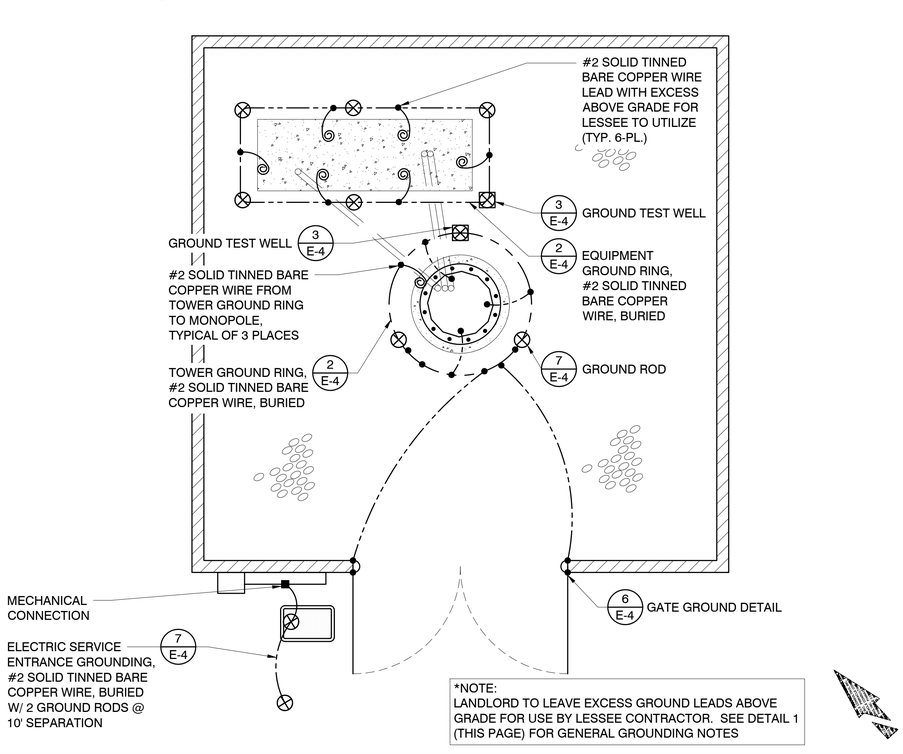
## GENERAL GROUNDING NOTES

1. ALL GROUNDING LEADS INSTALLED TO ENSURE A SMOOTH PATH TO COUNTERPOISE WITHOUT KINKS OR SHARP BENDS OR RETURN UPWARDS.
2. CONTRACTOR WILL UTILIZE THE "FALL OF POTENTIAL MEASUREMENT METHOD" PER NETA STANDARDS, UTILIZING THE AEMC-4500 MEASURING DEVICE OR APPROVED EQUAL. ALL GROUND TESTING TO BE PERFORMED BEFORE CONNECTING TO POWER UTILITY GROUND AND PRIOR TO ANY BACKFILL OF GROUNDING TRENCHES. ELECTRICAL CONTRACTOR WILL PROVIDE A MINIMUM OF ONE (1) INSPECTION PORT FOR TESTING GROUNDING RESISTANCE. CONTRACTOR WILL INSTALL THE MINIMUM OF ONE (1) INSPECTION PORT FOR TESTING GROUNDING RESISTANCE, CONTRACTOR WILL INSTALL THE MINIMUM NUMBER OF GROUND RODS INDICATED, SEE GROUNDING PLAN FOR APPROX. LOCATIONS. CONTRACTOR WILL INSTALL ADDITIONAL GROUNDING AS REQUIRED TO ACHIEVE 5 OHMS OR LESS TO GROUND.
3. IT IS THE INTENT THAT AT NO TIME ARE THE GROUND LEADS TO BE INSTALLED BELOW THE SURFACE OF THOSE ARES DESIGNATED FOR FUTURE DISASSOCIATED PADS OR SHELTERS.
4. THE CONTRACTOR WILL DOCUMENT MEGGER TEST RESULTS, REDLINE THE DRAWINGS FOR THE LOCATION OF ALL UNDERGROUND GROUNDING COMPONENTS AND PHOTOGRAPH WITH A DIGITAL CAMERA THE ENTIRE NEWLY INSTALLED GROUNDING SYSTEM PRIOR TO BACKFILL OF ANY OPEN TRENCHES.
5. ANY EXCEPTIONS TO THIS BASIC GROUNDING DESIGN GUIDELINE, ROUTING DESIGN, OR MODIFICATIONS, WILL BE DOCUMENTED AND DIMENSIONED BY THE WAY OF RED LINE DRAWINGS. IT THE RESPONSIBILITY OF THE SELECTED CONTRACTOR TO ENSURE THE NEWLY INSTALLED GROUNDING SYSTEM MEETS THE INDUSTRY STANDARDS OF 5 OHMS OR LESS.

## GROUNDING NOTES 1

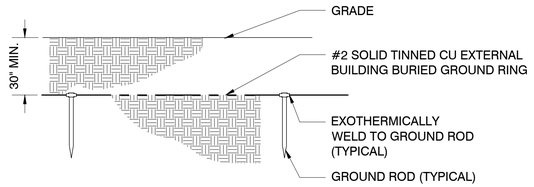
nm811 Know what's below. Call before you dig.

| SYMBOLS LEGEND | | | | |
|---|---|---|---|---|
| ⊠ | GROUND ROD WITH ACCESS | | ---------- | GROUND WIRE |
| ⊗ | GROUND ROD | | ● | EXOTHERMIC CONNECTION |
| ▭ | GROUND BAR | | ■ | MECHANICAL CONNECTION |

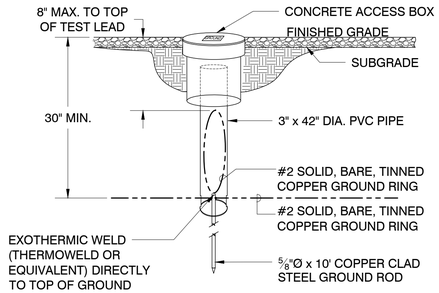



*NOTE:
LANDLORD TO LEAVE EXCESS GROUND LEADS ABOVE GRADE FOR USE BY LESSEE CONTRACTOR. SEE DETAIL 1 (THIS PAGE) FOR GENERAL GROUNDING NOTES

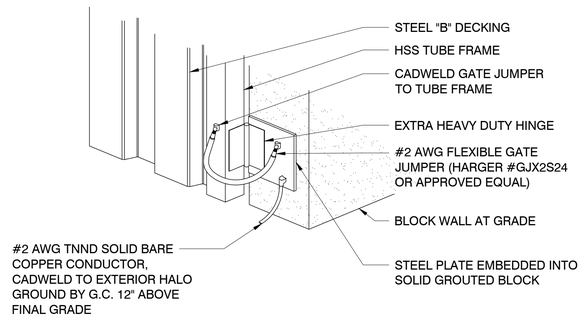
## GROUNDING PLAN — SCALE: NTS — 5




## EXTERIOR GROUND RING — SCALE: NTS — 2




## GROUND TEST WELL DETAIL — SCALE: NTS — 3




## GATE GROUND DETAIL — SCALE: NTS — 6

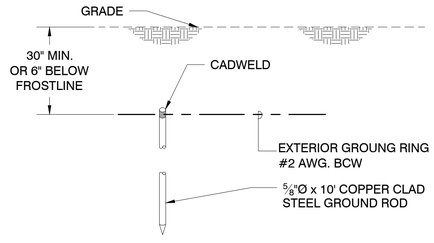
## WIRE & CONDUIT

| | |
|---|---|
| ——— | CONDUIT CONCEALED IN WALLS OR ABOVE CEILING W/ 2 #12, #12 GND, 3/4" C., UNLESS NOTED OTHERWISE. |
| - - - - - - | CONDUIT ROUTED UNDER FLOOR OR BELOW GRADE W/ 2 #12, #12 GRD, 3/4" C., UNLESS NOTED OTHERWISE. |
| ——○ | CONDUIT TURNING UP |
| ——● | CONDUIT TURNING DOWN |
| ——<br>——<br>——<br>——● | INDICATES A PHASE CONDUCTOR<br>INDICATES A GROUNDED (NEUTRAL) CONDUCTOR<br>INDICATES AN EQUIPMENT GROUNDING CONDUCTOR<br>INDICATES AN ISOLATED GROUND CONDUCTOR (SAME SIZE AS EQUIPMENT GROUNDING CONDUCTOR) |
| ◎ | GROUND LEAD COILED ABOVE SLAB |

## ELECTRICAL SYMBOLS

| | |
|---|---|
| ⊠ | TEST WELL/GROUND ROD |
| ⊗ | GROUND ROD - |
| ■ | CADWELD CONNECTION |
| ● | MECHANICAL CONNECTION |
| ---------- | GROUNDING WIRE |
| ▭ | GROUND BAR |
| | SURGE SUPPRESSOR GROUND BAR |
| □ | FUSED DISCONNECT SWITCH |
| M | METER AND MAIN BREAKER |
| | MANUAL XFR SWITCH AND GEN. RECPT. |
| G● | GPS ANTENNA |
| TMG | TELCO BOARD |
| - - - - - - - | ELECTRICAL POWER |
| - - - - - - - | T-1 LINE |
| ▬ | SURFACE MOUNTED PANEL BOARD |

## SYMBOLS — 4




## GROUND ROD DETAIL — SCALE: NTS — 7


PREPARED FOR:
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM
PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development
1426 N. MARVIN STREET #101
GILBERT, AZ 85233


| | |
|---|---|
| PROJECT NO: | NM13-144 |
| DRAWN BY: | CS |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 06/22/22 | ISSUED FOR REVIEW | CS |

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NM13-144 INCARNATION

2309 MONTERREY RD.
RIO RANCHO, NM 87144
SANDOVAL COUNTY

SHEET TITLE
GROUNDING PLAN AND GROUNDING DETAILS

SHEET NUMBER
E-4

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

**January 20, 2022**

**RE: Site Plan Approval: Proposed Telecommunications Tower at 2309 Monterrey Rd NE**
**Case No. 23-160-00001**

Dear Property Owner:

You are receiving this notice because your property abuts a site where a land development decision is required by the Governing Body.

The applicant, Pinnacle Consulting/Sun State Towers, through their agent, Les F. Gutierrez, requests approval of a site plan for a proposed new telecommunications tower at the property of 2309 Monterrey Rd NE. The property is zoned SU: Special Use for Nonresidential Church Community Campus Center. The property is approx. 14.53 acres and is legally described as Unit 17, Block 103, Lot 3A1.

The Governing Body will consider this request at a public hearing on **Thursday, February 9, 2023** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Governing Body meeting,** to participate virtually: Join via computer:
https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
**Meeting ID: 853 0235 3741 Passcode: 789419** Join via phone: 1-346-248-7799 US

Please do not hesitate to contact me at 505-896-8361 or e-mail me at tdvorak@rrnm.gov if you have any questions about the application or accessing the meeting. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing.

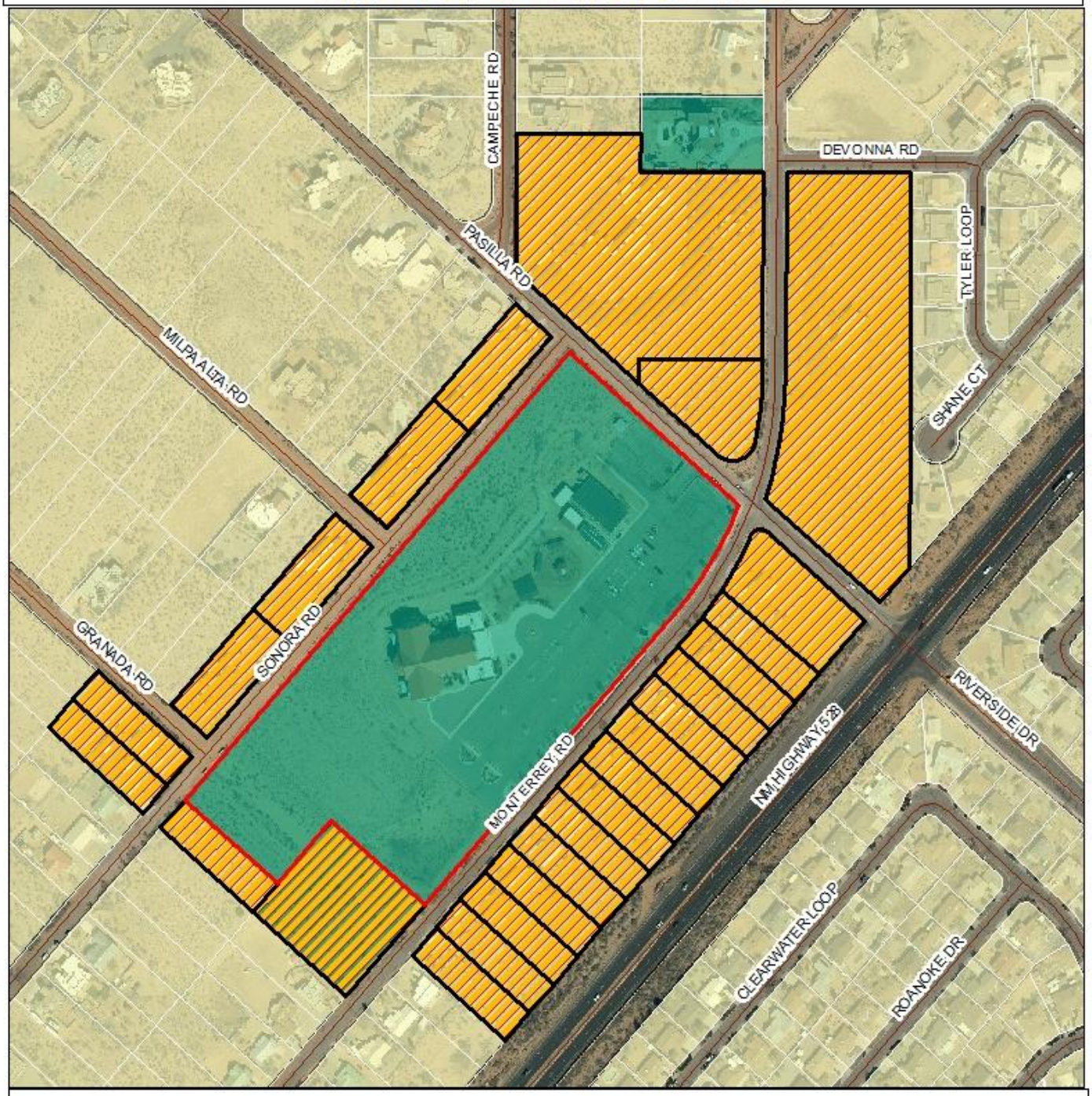
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

*Tim Dvorak*

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

# 2309 MONTERREY RD NE
# UNIT 17, BLOCK 103, LOT 3A1
# SITE PLAN APPROVAL




Rio Rancho
City of Vision

0 90 180 360 540 720
Feet

Subject Property
Abutting Properties (Right-of-Way Excluded)
GISdata.GISDL.Roads
Zoning
R-1
SU

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 Created by Tim Dvorak on 1/19/2023

# 2309 MONTERREY RD NE
# UNIT 17, BLOCK 103, LOT 3A1
# SITE PLAN APPROVAL




RioRancho
City of Vision

0 90 180 360 540 720
Feet

Subject Property
Abutting Properties (Right-of-Way Excluded)
GISdata.GISDL.Roads
Zoning
R-1
SU

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

Map Created by Tim Dvorak on 1/19/2023

ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

# Ad Proof/Order Confirmation

**Account Number**
1010956

**Ad Order Number**
0001563188

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

| | | | | | |
|---|---|---|---|---|---|
| **Ordered By** | Sharon Bitah | **Customer Phone** | 5058915005 | **Joint Ad #** | |
| **Customer EMail** | | **PO Number** | 230019 | | |
| **Ad Cost** | $120.84 | **Sales Rep** | wschult | | |
| **Tax Amount** | $9.37 | **Order Taker** | wschult | | |
| **Total Amount** | $130.21 | **Payment Method** | Credit Card | | |
| **Amount Due** | $130.21 | **Payment Amount** | $0.00 | | |

**Affidavits** 0

**Pick Up #**

| | | | |
|---|---|---|---|
| **Product** | Albuquerque Journal | **Placement** | 0Legal Notices |
| **Ad Number** | 0001563188-01 | **Classification** | 0Government |
| **Ad Type** | 0 Legal Liner | **Sort Text** | CITYOFRIORANCHOPUBLICHEARING NOTICETHEGOVERNINGBODYOFTH ECITYOFRIORANCHONMWILLCONSI DERTHEFOLLOWINGMATTERATITSR EGULARLYSCHEDULEDMEETI |
| **Ad Size** | 1 X 163 li | | |
| **Color** | | | |

**Run Date**
01/25/2023
01/25/2023
01/25/2023

**WYSIWYG Content**

**CITY OF RIO RANCHO**
**PUBLIC HEARING NOTICE**

The GOVERNING BODY of the CITY OF RIO RANCHO, NM, will consider the following matter at its regularly scheduled meeting on Thursday, February 9, 2023 at 6:00 pm:

**Zone Map Amendment**
**Case #22-100-00023**
The applicant, Rickert Property Group, LLC., through their agent, JAG Planning & Zoning, requests approval of a Zone Map Amendment from SU: Special Use District and R-1: Single-Family Residential District to R-6: Multi-Family Residential District at 1517 and 1525 Loma Colorado Blvd NE. The properties are legally described as Unit 13, Block 78, Lots 11 and 12 of approximately 1.9 acres. These properties are located in the Del Norte Specific Area Plan.

**Site Plan**
**Case #23-160-00001**
The applicant, Pinnacle Consulting/Sun State Towers, through their agent, Les F. Gutierrez, requests approval of a site plan for a proposed new telecommunications tower at the property of 2309 Monterrey Rd NE. The property is zoned SU: Special Use for Nonresidential Church Community Campus Center. The property is approx. 14.53 acres and is legally described as Unit 17, Block 103, Lot 3A1.

**Site Plan**
**Case #23-160-00002**
The applicant, TDO Partners, through their agent, Myers, McCready & Myers, P.C, is requesting approval of a site plan for a 4-plex building development, at the property located at 2828 Hedingham Ave NE, legally described as Unit 13, Block 46, Tract A.

**Zone Map Amendment**
**Case #22-100-00028**
The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. The property is currently Unzoned and is seeking a zoning change to E-1: Estate Residential.

**Zone Map Amendment**
**Case #22-100-00029**
The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for

viewing in the Development Services Department at City Hall.

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

Journal: January 25, 2023

**CITY OF RIO RANCHO**
**ORDINANCE**

**ORDINANCE NO. 84** **ENACTMENT NO. 07-82**

**AMENDING THE ZONING DESIGNATION OF THE PROPERTY LEGALLY DESCRIBED AS UNIT 17, BLOCK 103, LOTS 1A, 2A, 3A, AND BLOCK 111, LOT 30, RIO RANCHO ESTATES FROM THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE SU/SPECIAL USE DISTRICT TO ALLOW FOR DEVELOPMENT OF A CHURCH COMMUNITY CENTER CAMPUS ON APPROXIMATELY 14 ACRES LOCATED AT 2309 MONTERREY ROAD NE.**

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

**Section 1. Purpose:** To change the zoning designation from the R-1 Single Family Residential District to SU/Special Use District to allow development of a church community center campus.

**Section 2. Land Use.** Permitted Uses include the following:

a. Church facility
b. Educational facility
c. Community Center
d. Multi-purpose facility
e. Uses commonly/typically associated with aforementioned uses; i.e. cafeteria.

**Section 3. Restrictions and Requirements:**

a. Development shall generally occur as per the conceptual site plan attached hereto as Exhibit "A". Major changes to the site plan shall require Planning & Zoning Board approval.
b. The minimum setbacks shall be:
    i. Front Setback (property line abutting Monterrey Rd.) 35'
    ii. Side Setbacks (property lines abutting Granada & Pasilla Rd.) shall be 5' provided that all applicable regulations are met including but not limited to clear sight triangle.
    iii. Rear setback: 35'
c. Landscaping, Landscape buffer, and Parking Requirements: Same as C-1 Zoning District.
d. Height: The maximum height permissible shall be 55' excluding architectural features including but not limited to steeple, cross, bell tower, etc.

**Section 4. Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or 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 5. Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 14TH DAY OF NOVEMBER, 2007.

Michael J. Williams, Mayor

11/19/07
Date

ATTEST:

Roman Montoya, City Clerk
(SEAL)

RioRancho
City of Vision

084

**CITY OF RIO RANCHO**
**GOVERNING BODY**
**AGENDA BRIEFING MEMORANDUM**

**AGENDA DATE:**
November 14, 2007

**DEPARTMENT:** Development Services Department

**SUBJECT:** Zone Map Amendment from R-1/Single Family residential to SU/Special Use to allow a Church Community Center Campus

**CASE NO:** 07-100-0056

**PURPOSE:** To Amend the zoning designation from R-1/Single Family Residential to SU/Special Use, to allow a Church Community Center Campus consisting of a two story Family Community Center, A 36,250 square foot church facility, a multiuse facility, and a school with gymnasium.

**PROPERTY:** Unit 17, Block 103, Lots 1A, 2A, 3A and Block 111, Lot 30 located at 2309 Monterrey Road

**APPLICANT:** Church of Incarnation
2309 Monterrey Road
Rio Rancho, NM, 87124

**AGENT:** **Dorman & Breen**
13604 Rebonito Court NE
Albuquerque, NM 87102

**SYNOPSIS:**

- June 1997 Conditional Use approved for a church and related facilities.
- December 1998 amendment to Conditional Use to allow a temporary structure as a church facility for 36 months was approved.
- January 2002 amendment to the Conditional Use to allow the extended use of the temporary modular for an additional 36 months was approved.
- October 2005 application to amend the site plan for approval of two additional modular structures for church related activities and extended use of the modular structure for an additional 36 months was approved.
- November 2005 amendment to Conditional Use Permit to allow existing temporary modular structures for an additional 36 months was approved.

**BACKGROUND AND ANALYSIS:**

The applicant is requesting a zone map amendment from the R-1 Single Family Residential District to the SU/Special Use designation on the west side of Monterrey Road NE, approximately 300 feet west of Rio Rancho Boulevard (NM 528). Although Churches and Schools are allowed in an R-1/Single Family Residential Zoning District with an approved conditional use permit, staff recommended to the applicant that a SU/Special Use designation may be more appropriate due to:

- Acreage of the property
- Size and scale of the development
- Combination of uses
- Height requested

Previously approved conditional use permits depicted the church's intention to develop at a size and scale to what is shown on the site plan attached, hereto in terms of uses. The SU/Special use designation having no set standards set forth with regards to setbacks, height, etc; allows for establishing development criteria, which is site/development specific.

Of major importance to the applicant is the allowance of a height of 55 feet. Thirty-two feet is the max height allowed in R-1 or C-1. Many non-residential uses have been granted via the SU/Special Use zoning process, a height greater than 32 feet.

**ACREAGE:**

The total area of the subject property is approximately 14 acres.

**LAND USE:**

Lots 2A and 3A are currently vacant, Lot 1A currently has a temporary modular structure. Surrounding properties Currently Zoned R-1/Single Family Residential.

**ZONING:**

The subject property is currently zoned R-1, Single Family Residential, District. Surrounding properties are zoned as follows:

- North: R-1, Single Family Residential, District
- East: R-1, Single Family Residential, District to the east and southeast Other church facilities are located to the northeast.
- South: R-1, Single Family Residential, District with NM 528 to the south/southwest.
- West: R-1, Single Family Residential, District

**ACCESS:**

The subject property has frontage on Pasilla Drive, Sonora, and Monterrey Drive. The applicant will submit a Traffic Impact Analysis prior to applying for a Building Permit to confirm location of access points.

**NOTIFICATIONS:**

Neighboring property owners were notified of this hearing by Certified Mail on October 26, 2007 and a notice was posted in the Albuquerque Journal. All notification requirements for this hearing have been met.

**FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES & REGULATIONS:**

**A. CONFORMANCE WITH THE CITY ZONING ORDINANCE**

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.

Reasons for amending the zone map may include bringing a property into conformance with an adopted plan, a change in the surrounding area's character, to provide for a public purpose, or because of an error in zoning.

**FINDING:** This application fulfills process requirements for a zone map amendment. The change in zoning designation does not fundamentally alter the character of the surrounding area. **CONFORMS.**

**B. CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN**

Vision 2020-ICP implementation considers that all development proposals be evaluated based on its level of conformance with the Vision 2020-ICP's *Principles, Policies, and Actions.*

Applicable Principles and Policies include:

> *Promote development of high-density, mixed activity centers within master planned growth nodes to curb low density, single use, and strip commercial sprawl development. Growth nodes should be designed to capture a significant share of the City's future jobs and housing.*
>
> *Mitigate the negative impacts of sprawl by limiting the development of nonresidential uses outside of Growth Nodes and Gateway Vicinity Plans. Promote infill and limit strip commercial and sprawling, disjointed development by the implementation of land use planning practices found in the City's Vision 2020 Integrated Comprehensive Plan.*
>
> - *Promote the development of high-density, mixed use activity centers within master planned growth nodes.*
> - *Encourage infill development of all undeveloped areas within the municipal boundary.*
> - *Encourage development of a variety of distinctive neighborhoods offering a maximum choice of housing, employment, and open space is recognized as a City priority.*

**FINDING:** The proposed zoning designation **CONFORMS.**

**ALTERNATIVES:**

The Governing Body may:

1. Approve the zone map amendment.
2. Deny the zone map amendment, or
3. Postpone its decision to allow for additional review and consideration.

**REVIEWED BY:**

| | | | |
|---|---|---|---|
| ☐ | City Attorney | ☐ | Cultural Enrichment |
| ☒ | Development Services | ☐ | Fiscal Services |
| ☒ | Public Infrastructure | ☒ | Public Safety |

**OTHER DEPARTMENT/ DIVISION RECOMMENDATIONS:**

Applicable Departments have done a preliminary review and recommended approval of the change in zoning designation and conceptual site plan. Specific compliance with applicable ordinances and regulations will be determined via subsequent process.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

This case was brought before the Planning and Zoning Board on September 25, 2007. The Minutes of the meeting are attached. The decision of the Planning and Zoning Board was to recommend approval of the proposed zone map amendment by a vote of 4 to 0.

**DEPARTMENT RECOMMENDATION:**

The Development Services Department recommends the Governing Body **APPROVE** the proposed zone map amendment with the following Findings and with the conditions, restrictions, and requirements noted in the proposed amending ordinance.

**FINDINGS OF FACT:**

**GENERAL FINDINGS:**

1. The Governing Body has jurisdiction over the applicant's request for a zone map amendment.
2. The property owner has authority to make application to rezone the property.
3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

**SPECIFIC FINDINGS:**

1. The change in designation will not alter the overall character of the area.
2. The SU/Special Use site plan allows for review via the public hearing process and will ensure that development is compatible with adjacent development.
3. The proposed uses are commonly located and conducted in or adjacent to residential uses.

**PREPARED BY:** Angela Kuy **DATE:** 11.7.07

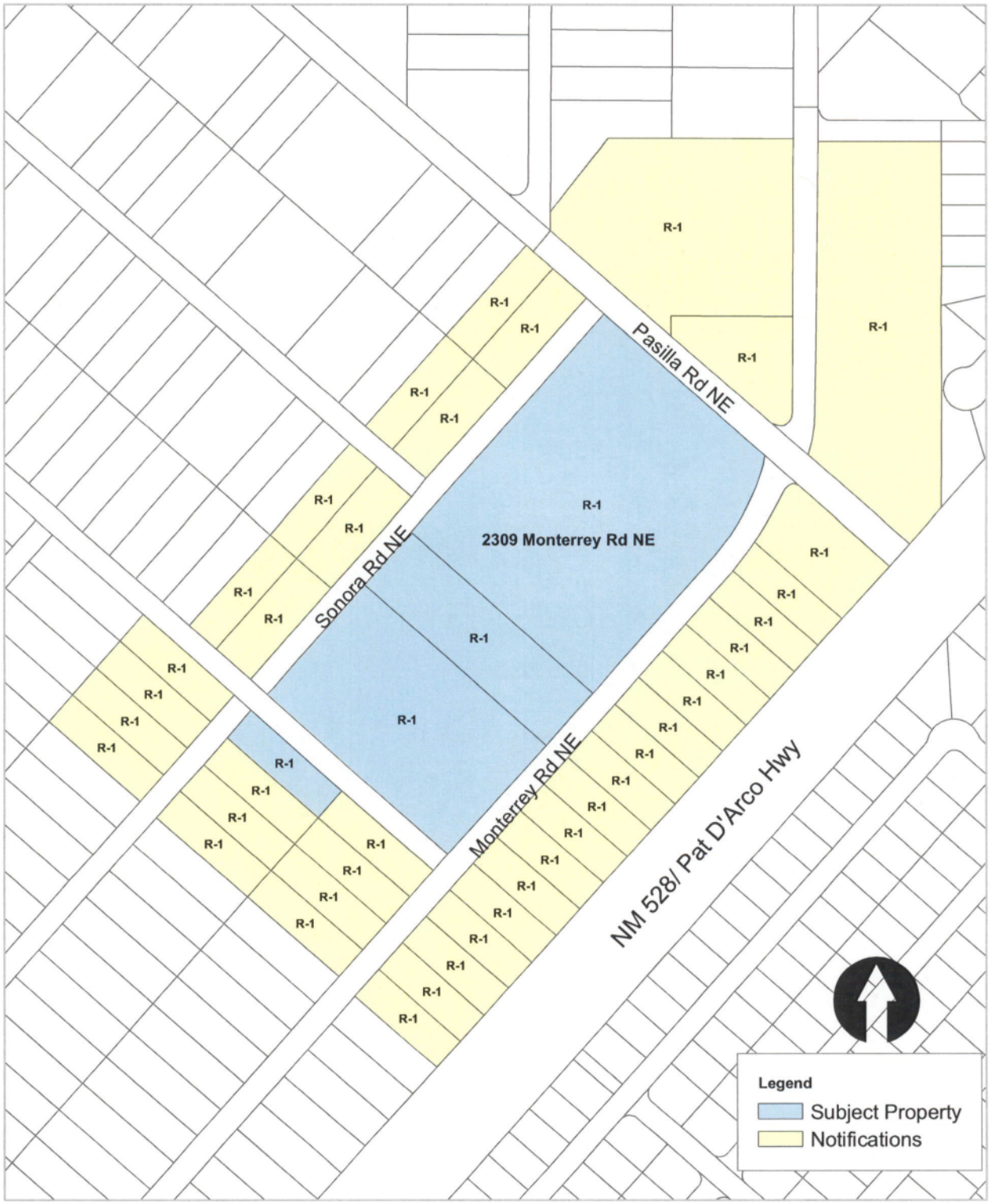
**DIRECTOR:** Rob Anderson / DW **DATE:** 11.7.07

**CITY MANAGER:** _____ **DATE:** 11/7/07

**Exhibit(s):**

**Exhibit I:** Zone Map Ordinance
**Exhibit II:** Location Map
**Exhibit III:** Site Master Plan
**Exhibit IV:** Planning and Zoning Minutes
**Exhibit V:** Applicant's request for Special Zoning
**Exhibit VI:** Citizen Letter

# 07-100-00056
# Zone Map Amendment
# R-1 to SU (Church Campus)



**industrial activity; a Dental Restoration Facility, on the property legally described as Corrales South Rose Subdivision, Block I, Lot 2, located at 1534 Stephanie Road.**
. Seconded by David Heil, District 1

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

**YES: Pat D'Arco, Mark Werkmeister, David Heil, and PJ Perry.**

**NO: (none)**

**COMMISSIONER DISCUSSION:**
Commissioner Heil asked what, if any, chemicals are used in this process, to which Mr. Molina stated the only chemical that is used contains 1.5% of an acid in it to clean crowns. He added that this is not a full laboratory; rather, it just serves to restore crowns and bridges.

ITEM 5: DISCUSSION & DELIBERATION:

A. ZONE MAP ORDINANCE: The applicant requests approval of a zone map amendment to change the zoning of their property from R-1 Single Family Residential District to SU/Special Use to allow a church campus/school site and related accessory uses on the property legally described as Unit 17, Block 103, Lots 1A, 2A, and 3A, located at 2309 Monterrey Road, 200 feet east of NM 528. The applicant is further requesting a height allowance of 52'. Case No.: 07-100-00056 Applicant: Church of the Incarnation Agent: Dorman & Breen Staff Contact: Dominic Gonzales Staff Recommendation: Approval with conditions

Mrs. Dolores Wood, Staff, presented the staff report for this item. She stated that the Church is now ready to go for forward with their plan, and due to the sizes and scale of the project, in particular the height of the buildings, staff recommended changing the zoning from R-1 to SU/Special Use to allow a Church Campus consisting of a two-story Family Community Center, a 36,250 square foot church facility, a multi-use facility, and a school with gymnasium. Mrs. Wood corrected the agenda from a 52-foot height restriction to a 55-foot height restriction. She continued by stating another reason for changing the zoning designation was to allow for public comment also. One concern for the area will be traffic and, prior to any development, a traffic impact analysis will have to be made to determine what improvements, if any, will need to be made. Mrs. Wood stated that there was one letter of objection from a property owner in the area, which was distributed. Mrs. Wood then deferred details of the project to the applicant, and stood for questions.

Mr. Mark Baczek, 10305 Timan Place NW, Albuquerque, NM 87114, stated that they wanted to add lot 30 to the item/agenda as part of the re-zoning. He stated that upper Granada and lot 30 were currently being considered on the replat.

Mrs. Wood stated that it was not an issue adding those to the item, and she ensured the board that Staff would change their staff report to include the additional lots and road.

Mr. Baczek presented a site plan to the Commissioner's to better illustrate the uses and boundaries of the campus. He pointed out the areas of part of Granada that would be vacated for drainage. Mr. Baczek stated then that they are hoping to achieve a cathedral-like aspect to the facility and that the church would serve approximately 1,400 people, which is the reasoning for the height of the structures being 55 feet. The facility used for multiple uses, and they have more than sufficient parking to accommodate the various events that will take place in the facility.

**PUBLIC COMMENT:**

Mr. Richard Zanotti, 3309 Marino Drive, Rio Rancho, NM 87124, stated that he is a member of the parish and urged the Board to approve the item. He said that he feels the church would greatly benefit the community.

Councilor Marilyn Salzman, 1712 Hudson River Road, Rio Rancho, NM 87144, stated that she believes the planned campus for this church will be a great addition to the area. She said that the Monterrey area will be impacted positively, in regards to drainage, with the church grounds and the structures being designed as they are currently proposed. She concluded by urging the board to vote yes for this item.

Mr. Tony Anastazi, member of the parish (no address given), stated that one of the important issues is the drainage issue along Monterrey Road. He stated that the existing homes would not have the solution to the drainage issue without the Church having given up the land adjacent to those houses for drainage. He feels that having a church like this in the community will help to build a solid and stronger community.

Rev. Rick Zerwas, 2309 Monterrey Road, Rio Rancho, NM 87144, pastor for the Church of Incarnation for the past 2 1/2 years, stated that their mother parish, St. Thomas Aquinas, has over 5,000 members, and they plan to serve a substantial number of those parishioners.

PJ Perry, District 3 moved to **approve Item PZB092507-5A: A zone map amendment to change the zoning of their property from R-1 Single Family Residential District to SU/Special Use to allow a church campus/school site and related accessory uses on the property legally described as Unit 17, Block 103, Lots 1A, 2A, and 3A, located at 2309 Monterrey Road, 200 feet east of NM 528. The applicant is further requesting a height allowance of 52'.** . Seconded by Mark Werkmeister, District 2

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

**YES: Pat D'Arco, Mark Werkmeister, David Heil, and PJ Perry.**

**NO: (none)**

**COMMISSIONER DISCUSSION:**

Commissioner Werkmeister asked Staff if the coffee shop in the community center were going to be made available to the public. He stated that, if so, then this brings up the issue of having a C-1 establishment in a residential area. Mrs. Wood replied that she would have to defer to the applicant for the exact uses of the shop, but she interprets it as being used as more of a meeting area for the parishioners to be used for church run activities. Father Zerwas agreed with Staff and stated that the coffee area would be used for families of the church during church functions primarily, and will not be open to the public for commercial gain.

Commissioner Heil asked if the Church has had any discussion with the owners of lots 17 and 18 on Sonora Road as it looks as if those two lots will be impacted more by the structures than others. Mr. Anastazi stated that the church will be on an angle and situated below those lots, so the impact that the church will have on their views will be minimal.

Commissioner Werkmeister noted that the letter of opposition talks about the height of the church due to the homes being single-story. Commissioner Heil stated that the letter also spoke about speeding parishioners, and suggested to Father Zerwas that he may want to discuss that with the members of the church.

Commissioner Perry asked Staff if the dome on the site plan is included as part of the maximum height limit of 55 feet, to which Mr. Baczek stated that they were not sure yet if a cupola was going to be added to the structure. Mr. Baczek stated that the actual area of the cupola would be 10 feet x10 feet (100 square feet). Mrs. Wood clarified that the cupola is generally excluded from the height limit in the city codes, as it is a very small area. Commissioner Perry stated that he just wanted to make that clarification for the record, so there isn't any confusion about height restrictions.

B. ZONE MAP ORDINANCE: The applicant requests to amend the zoning designation from an R-1/Residental District to a C-1/Retail Commercial District to allow operation on a commercial Pre-School facility in addition to existing church facility, on the property legally described as Unit 11, Block P Lot 24, located at 1652 Abrazo Rd. NE. Case No.: 07-100-00072 Applicant: Rio Rancho United Methodist Church Agent: Mark Conkling Staff Contact: Angela King Staff Recommendation: Approval

Mrs. Dolores Wood, Staff, presented the staff report for this item and stated that the change in zoning from residential to commercial for this area will allow the church to open a daycare facility. The church located in the area already exists,

# City of Rio Rancho

## Planning & Zoning Applications

RECEIVED
JUL 25 2007
By map

| | | | |
|---|---|---|---|
| ___ | Amendment to Comp Plan | ___ | Annexation |
| ___ | Appeal/ Protest of...(Staff, P&Z) | ___ | Conditional Use |
| ___ | Final Plat | ___ | Pre-Application |
| ___ | Preliminary Plat | ___ | Site Plan |
| ___ | Summary Plat | ___ | Text Amendment |
| ___ | Vacation of Plat | ___ | Variance/Subdivision or Zoning |
| ✓ | Zone Map Amendment (justify) | | |

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Development Services Department, 3900 Southern Boulevard, Suite 103 SE, Rio Rancho, NM 87124. Fees must be paid at the time of application.

**APPLICANT INFORMATION:**

NAME: Church of the Incarnation PHONE: 771.8331

ADDRESS: 2309 Monterrey Rd NE FAX: 867.6917

CITY: Rio Rancho STATE: NM ZIP 87144 E-MAIL: FrRickCOTI@AOL.com

Proprietary interest in site: Owner of the Parish List all owners: Archdiocese of Santa Fe

AGENT (if any): Dorman Breen Architects PHONE: 792.8160

ADDRESS: 10305 Timan Pl. NW FAX: Same

CITY: Albuquerque STATE: NM ZIP 87114 E-MAIL: dormanbreen-west@comcast.net

DESCRIPTION OF REQUEST: Request "Special Use" zoning for a property currently zoned R-1 conditional use.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY**

Existing: Unit: Unit 17 Block: 103 Lot or Tract No. 1A, 2A & 3A

Proposed: Unit: Same Block: — Lot or Tract No. —

Subdiv.: ___

Current Zoning: R-1 Proposed Zoning: SU

Please justify your request on the reverse side of the application

(R-1/SFR ☐) (R-2/MFR ☐) (R-3/MFR ☐) (R-4/SFR ☐) (R-5/SFR ☐) (R-6/MFR ☐) (C-1 ☐) (C-2 ☐) (O-1 ☐) (O-2 ☐) (C-MU ☐) (MU-A ☐) (M-1 ☐) (SU ✓)

SITE MAP OF PROPERTY:

Zone Atlas Page(s) pg 106 No. of existing lots: 3 No. of proposed lots: 1

Total area of site (acres) 14.14 Density if applicable: dwelling units per acre NA

LOCATION OF PROPERTY BY STREETS: On or Near: Monterrey Rd

Between: Pasill Rd and Granada Rd.

Check-off if project was previously reviewed by Sketch Plat/Plan ( ) Pre-application Review/DRC ( ) Date of Review: ___

(PRINT) Dorman Breen Architects, Mark Barek Applicant or ✓ Agent

SIGNATURE: Mark Barek DATE: 7/25/07

Please use the back for explanation/justification

ADDITIONAL EXPLANATION/JUSTIFICATION OF REQUEST

FOR OFFICIAL USE ONLY

STAFF RECEIVED SIGNATURE Marty Rowden DATE 7-25-07

| | | | | |
|---|---|---|---|---|
| ☐ INTERNAL ROUTING | APPLICATION CASE NUMBERS | ACTION | FEES | RECEIPT NO. |
| ☐ ALL CHECKLIST COMPLETE | 07-100000 56 | | $1063.00 | 20629 |
| ☐ ALL FEES COLLECTED | - | | $ | |
| ☐ CASE NUMBERS ASSIGNED | - | | $ | |
| ☐ CASE HISTORIES ARE LISTED | | | | |

HEARING DATE DESIRED: _____ ACTUAL HEARING DATE: _____

ACTION TAKEN: _____

IF PLATTING APPROVED, DATE FILED WITH COUNTY CLERK

BOOK: _____ PAGE: _____ SUBDIVISION _____

**Amendment to comp plan - $400.00**

**Annexation - $500.00**

Appeal/Protest of - $67.00

Conditional Use - $67.00

pre-Application - $67.00

Variance/Subdivision or Zoning - $200.00

**Site Plan – $266**

Text Amendment – $200

Vacation of Plat – $266.00 + $13.00 per lot

Summary Plat – $133.00 + $13.00 per lot

Final Plat – No Fee

Preliminary/Bulk Plat:
- Less than 1 acre - $133.00 + $13.00 per lot
- 1 to 4.99 acres - $266.00 + $13.00 per lot
- 5 to 9.99 acres - $531.00 + $13.00 per lot
- 10 to 49.99 acres - $1063.00 + $13.00 per lot
- 50 to 100 acres - $1328.00 + $13.00 per lot
- Over 100 acres - $1328.00 for the first 100 acres + $266.00 per each 100 additional acres or a portion thereof

Zone Map Amendment:
- Less than 1 acre - $266.00
- 1 to 4.99 acres - $531.00
- 5 to 9.99 acres - $797.00
- 10 to 49.99 acres - $1063.00
- 50 to 100 acres - $1328.00
- Over 100 acres - $1328.00 for the first 100 acres + $266.00 per each additional 100 acres or a portion thereof

DORMAN & BREEN

7/24/07

# Explanation for Special Use Zoning

## Background of the Property Owner and Intent of Property Use

The Church of the Incarnation Community and Educational Center was established in 1998 on its 14-acre R-1 zoned site on Monterrey Road and Pasilla Road just off Highway 528 to serve the needs of a large and fast growing Catholic population in Rio Rancho and the surrounding community.

The property use was approved as a "Conditional Use Church Site" in 1998 as a church use within an R-1 single-family residential zone, by the City of Rio Rancho Planning and Zoning Commission.

Currently, the fully operational church occupies a cluster of small modular buildings that will be removed when the permanent facilities are constructed. The church congregation has grown rapidly since its inception and the existing temporary facilities are now severely overburdened.

The Church has now developed a Site Master Plan for a "Church Community Center Campus" that will serve the needs of the surrounding neighborhoods as well as the church's congregation. The plan calls for a Church Building that seats 1400 people, a Multi-Purpose Classroom/gymnasium/dining Building, a Community Center Building with meeting rooms, class rooms, child care, coffee shop and library, and a School Building for grades K through 8.
There will also be an Accessory Use Building located within the bounds of the former lot #30.

## REASONS FOR SPECIAL USE ZONING DESIGNATION

The proposed architectural design of the main church building is both beautiful and of a "Public-Use" scale appropriate to its 1400 person seating capacity and 14-acre site. Herein lays the reason for a special use designation, the current R-1 zone classification does not address the public use scale of this project. The height limit for structures in R-1 zones (154.05 (F)(1)) is only 32', measured to the midpoint of the pitch. This request will increase the height allowance within this property. The height of the proposed church is 55' above the main floor of the church measured to the peak of the sloped tile roof. The conjoined office level of the church building will be stepped down to follow the slope of the site.

A R C H I T E C T S

**Albuquerque Office** 13604 Rebonito Court NE, Albuquerque, NM 87112
Phone: (505) 299-5940 Fax (505) 296-0431
www.dormanbreen.com

Church spires and like architectural projections are excluded from this height limit.

## 1. Unique Circumstances Needing Special Use Designation

A. The location of the Church of the Incarnation Community and Educational Center site is nearly ideal for its community purpose. It has very good access to Highway 528. Although the site has a fairly steep slope, (as does much of Rio Rancho) the 14 acre site can comfortably accommodate a 1200-1400 seat church with on-site parking, landscaping, and outdoor public gathering areas well in excess of the zoning code requirements.

B. The zoning ordinance's 32' height limit, while appropriate for the neighboring ½-acre residential lots, is too restrictive for a community church site such as the Church of the Incarnation. The dimensions of the 14 acre site are over 540' x 1200'. A church building that is only 32' high will be out of scale (too small) on the property. Aesthetically, and historically, a structure that is significant in the community, such as a church building, should stand prominently on its site. The 55' height allowance, as proposed, helps to accomplish this.

C. Compliance with the standard 32' limit, while technically achievable, will result in a building with wide, squat proportions, both inside and out. The volume and shape of the worship space would be badly compromised, negatively affecting its function, the quality of the worship experience and proper appearance of the building's proportions.

## 2. Special Circumstances Were Not Created by Owner

A. The need for additional height of structures on some conditional use sites, particularly larger ones such as hospitals and churches, appears to be an issue that can only be resolved through special use designation under the Rio Rancho zoning code. We understand that the Planning/Zoning staff recognizes this problem and plans to propose changes to the current standards to increase the height allowance at conditional use sites. (Incidentally, the Bernalillo County Zoning Ordinance allows a church to be 75' tall in similar instances in a residential zone.)

B. The request for the increased height allowance is to allow a more functional and appropriately proportioned church building than what could be done within the 32' height limit. The church building's height must be in proportion to its floor size and seating capacity. It is our intent to build a beautiful structure that is an asset to the community.

**3. Authorizing This Special Use Designation Does Not Constitute a Grant of Special Privileges**

A. The proposed special use classification will not result in a more intensive use of the property than what is already granted by the existing zoning code. No additional building area or density will be achieved.

B. The proposed design, 55' in height, will undoubtedly cost the Owner more to build than a 32' tall structure. The Archdiocese' only benefit will be a more functional and attractive structure. The community, too, will benefit from the more attractive, well-proportioned neighboring structure, which adds to the quality of life in Rio Rancho.

**4. Authorizing This Application Will Not be Materially Detrimental to the Vicinity, Adjacent Property, the Neighborhood, or to the Public Welfare.**

A. The 55' church building will certainly clip some views to the mountains from a couple of existing residences directly across Sonora Road to the northwest. However, even if the building were built at the standard 32' height limit, the mountain view from these homes would still be blocked. In fact, the visual impact to the surrounding neighborhood would be greater had this site been developed as originally platted with individual side-by-side houses that are allowed to be 32' tall and setback 25' from the property line, on ½-acre lots; versus the less frequent occurrence of the church buildings with generous open spaces between them and setbacks ranging from 80' to 205'. (See drawing 1/A3 "Elevation Along Sonora Road of the Potential Alternate Residential Development)

B. Generous setbacks at the property lines will minimize the impact on neighbors. The proposed church building is setback 80' from the nearest (West) property line and approximately 150' from the nearest home across Sonora Rd. The setback to the church building from the Monterrey Rd. property line is 205' and approximately 280' from the nearest home across Monterrey Rd. The church building is positioned at an angle to the street to lessen the visual impact of the structure.

**5. Impact on the Immediate Area**

A. The City of Rio Rancho Department of Public Infrastructure has been looking for a permanent solution to the drainage problem in this neighborhood since at least 2002. The Church of the Incarnation was initially asked to provide over 2 acres of their property to the City for such a pond. Since the inception of this effort by the City to designate land for a future pond, the church has spent time and money to be a community partner with the City on this effort. The church acquired the residential lot #1, adjacent to the proposed pond and has since deeded this lot to the City for use as a portion of the pond. The church has also agreed to provide a .3-acre parcel of their land for the pond. This drainage pond will

service the greater neighborhood Red River Basin - tributary drainage area above and to the west of the church property as well as the Church property's developed on-site flows and solve a serious problem for the neighboring properties on Monterrey Road.

B. The Church building will provide a sanctuary with a seating capacity sufficient to help serve the large number of Catholics living in the greater Rio Rancho community. This facility will be able to accommodate regular worship services as well as large weddings and funeral services.

C. The Family Community Center, the Multi-purpose Building and Large Public Plaza will serve the greater Rio Rancho population and provide community facilities available to all ages and all people in need of fellowship. These buildings will provide various community-use meeting rooms, classrooms, childcare facilities, a gymnasium, a dining hall, a coffee shop and a library.

D. The Elementary School will provide private educational facilities for the community as well as a gymnasium and cafeteria for grades K through 8.

E. The primary access to the site is along Pasilla Road, which is not developed as residences. The existing parcels directly across Pasilla are also developed as church facilities. The site master plan has been laid out to move vehicles off the adjacent streets smoothly through curb-returns even at the secondary access points. There is a generous surplus of off-street parking spaces to handle peak demands. The traffic impact of the facility will be assessed by means of a Traffic Impact Analysis prior to application for building permit.

F. Pedestrian walkways are routed throughout the site and the public plaza is located at the core of the site to provide adequate separation between the plaza activities and the adjacent residences.

G. There will be a perimeter landscape buffer wider than what is required by the zoning code, to create a greenscape and an abundance of street trees bordering the site.

H. The City of Rio Rancho Department of Public Infrastructure has provided a letter granting the Water & Wastewater Availability to the master planned development. The letter is dated April 20,1997.

DORMAN and BREEN
ARCHITECTS

## To: The City of Rio Rancho – Planning & Zoning Depts.

Assignment of Dorman Breen Architects as Owner's Agent

**Project: Church of the Incarnation, Parish Hall, Family Community Center & Elementary School**

Property:
Legal Description: Lots 1A, 2A & 3A, BLOCK 103, UNIT 17, Within projected Section 2, Township 12, North Range 3 East, New Mexico Principal Meridian, CITY OF RIO RANCHO, TOWN of ALAMEDA, SANDOVAL COUNTY, STATE OF NEW MEXICO.

I hereby designate Dorman Breen Architects as Owner's Agent for purposes relating to the application of a Building Height Variance & Conditional Use Permit.

Property Owner: [signature] Date: 1/30/07
Property Manager
Archdiocese of Santa Fe

Case No.: 07-100-00056
Governing Body
October 24, 2007

Dear City Council Members,

As a homeowner on Monterrey Rd, I submit to you my fervent objection to allowing a church campus/school site and related accessory use for the Church of the Incarnation (2309 Monterrey Rd NE). I also oppose allowing this project to have a height allowance in excess of the 32'.

The applicants of this project are attempting to deceive the Commission with the misrepresentation in their elevation drawings. If you look at their elevations, they depict a neighborhood which consists completely of two-story dwellings. This is not correct. With the exception of two dwellings, **Monterrey Rd consists of single story dwelling units**. Allowing a height that exceeds 52' is absurd given its location in a residential district, as well as the fact that the majority of the homes on Monterrey Rd are single story. This project should be held at the current 32' height maximum.

As a result of the already high levels of traffic the church generates, Monterrey Rd is quickly deteriorating. Allowing the expansion of the church is going to further impact this road. Monterrey Rd is classified as a local street; not a collector or arterial. Local streets are designed to decrease mobility but increase accessibility to residential property. Traffic on this residential street increases significantly when services are held. Not only is there an increase in vehicle volume, vehicles drive at an excessive rate of speed. Members of the Church of the Incarnation have total disregard for this residential neighborhood. The congregation exits the parking lot and head south on Monterrey instead of exiting via Pasilla Rd and onto 528. In the past, I have left a message on the answering machine for the Church of the Incarnation regarding the congregations excessive speeds and asking that some compassion be given to the residents, however, my concerns were ignored.

At this time, I respectfully request your serious consideration of my concerns and ask that you deny this application. If you must approve this project, I respectfully request that **(1) the height be limited to 32', (2) stipulations are attached whereas a traffic signal at the intersection of NM 528 and Pasilla Rd NE is mandatory, and (3) traffic controls (signage excluding turns of out parking lot onto Monterrey and speed bumps) are put in place to discourage the use of Monterrey Road**.

Sincerely,

Dale McKinney

Dale McKinney
2178 Monterrey Rd NE

## Timothy Dvorak

**From:** Patricia and Fred VAN*WINKLE <PATTIVW@msn.com>
**Sent:** Sunday, January 22, 2023 4:10 PM
**To:** Timothy Dvorak
**Cc:** Daniel Stoddard
**Subject:** Reference Proposed Telecommunications Tower at 2309 Monterrey Rd NE CASE No. 23-160-00001

**********
****
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
**********
****

Fred and Patricia Van Winkle

2258 Monterrey Rd NE

Rio Rancho, NM 87144

January 22. 2023

Reference Proposed Telecommunications Tower at 2309 Monterrey Rd NE CASE No. 23-160-00001

TO: Tim Dvorak

City of Rio Rancho Planning Division

Dear Sir,

I am writing on behalf of my wife and myself. We are against having a Telecommunications Tower across the street from our home. Reasons follow:

One of the reasons we moved into our neighborhood was there are not above ground utility poles, ie: Telephone poles. Having a tower is a blight to the neighborhood.

How can we be assured that it is not hazardous to our health.

It will decrease the value of our home by having this unsightly structure across the street.

We were quite while the church was being planned now, we have so much traffic on our poor street that it is falling apart. The church will derive revenue from the tower which will not be for the good or improvement of the neighborhood.

I would ask that all those on the council that are members of the church to recuse themselves from voting.

Please ask the council members how they would feel about having this tower across the street from their home.

We can not attend the meeting in person no participate virtually.

Sincerely.

cc: District 6 Councilor - Daniel Stoddard

"God keep us this night through the dark hours and grant us kindly sleep, and make us to feel around us and about us the clasp of His everlasting arms that will never let us go; and in the morning make us to rise up like eagles, with Him the wind beneath our wings."

Now faith is the substance of things hoped for, the evidence of things not seen.

Life without Christ is like an unsharpened pencil, for it has no point. LIVE EACH DAY AS IF IT WERE YOUR LAST AND LEARN AS IF YOU WOULD LIVE FOREVER Will Rogers Faith is the things hoped for and evidence of things not seen. We thank God for the hope of the Resurrection, for without the Resurrection there is no hope

# Connecting our homes, businesses & communities.

verizon

# Why are we expanding the wireless network?

## More people than ever before rely on wireless connections to manage their lives and businesses.

Verizon is expanding its wireless network to meet the growing demands of today and tomorrow.

But it takes time.

**39GB**

**of data per month**

Mobile data traffic per smartphone will rise from 7 GB per month in 2018 to 39 GB per month in 2024.[1]

**61%**

**are now wireless**

61.3% of adults (nearly 154 million) and 70.3% of children (approximately 51 million) lived in households that did not have a landline telephone but did have at least one wireless telephone.[2]

**31**

**billion devices**

It is projected that there will be 31 billion connected devices by 2023.[3]

1. Ericsson Mobility Report, June 2019
2. CDC's 2019 Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, July-December
3. CTIA Infographics, January 2020

# What it takes to keep families and businesses connected.

## How does wireless service work?

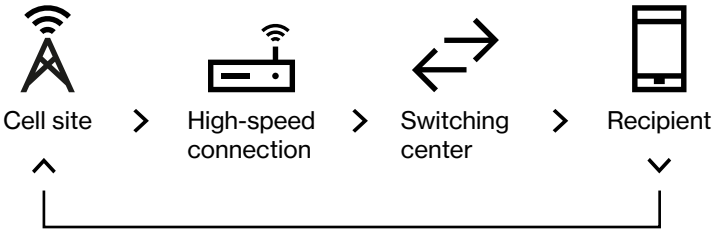
Radio frequencies can carry signals from radios and televisions, to baby monitors, garage door openers, home Wi-Fi service, and cordless phones.

Cell service uses these radio frequencies to wirelessly connect a mobile device with the nearest antenna. That antenna may be hidden in a church steeple, sitting on a rooftop, attached to a building façade or mounted on a freestanding tower structure. All are known generically as cell sites.

From the cell site, the call or data session then travels through a high-speed connection to a network switching center where it is then directed to the recipient.

This all happens in fractions of a second.

**The many types of wireless technologies include cellular and fixed wireless, or Wi-Fi.**



# Different locations require different solutions.

## Verizon uses a balanced approach to engineering the best possible network given the local community's needs.

Traditional, or macro cell sites, are most often the best choice for meeting coverage and capacity needs. Macro sites are traditional cell sites or towers that provide coverage to a broad area, up to several miles.

Small cells are just like the name implies – short range cell sites used to complement macro cell towers in a smaller geographic area ranging from a few hundred feet to upwards of 1,000 feet. These lower power antennas enhance capacity in high traffic areas, dense urban areas, suburban neighborhoods, and more. Small cells use small radios and a single antenna or small antennas placed on existing structures including utility poles and street lights.

Distributed Antenna Systems (DAS) are a group of antennas in outdoor or indoor locations that connect to a base station. DAS systems are typically used in large venues including stadiums and shopping centers.

# Staying ahead of demand.

## A wireless network is like a highway system...

More wireless traffic needs more wireless facilities just like more vehicle traffic needs more lanes.

- Many wireless users share each cell site and congestion may result when too many try to use it at the same time.
- Wireless coverage may already exist in an area, but with data usage growth increasing exponentially each year, more capacity is needed.
- To meet capacity demands, we need to add more wireless antennas closer to users and closer to other cell sites to provide the reliable service customers have come to expect from Verizon.

In the United States, mobile data traffic will reach 5.7 exabytes per month by 2022 (the equivalent of 1 billion DVDs), up from 1.2 exabytes per month in 2017.*

*Cisco VNI Mobile Forecast Highlights
https://www.cisco.com/c/m/en_us/solutions/service-provider/forecast-highlights-mobile.html#

# Finding the right location.

## To meet customer needs and expectations, wireless providers need the ability to expand and enhance their networks where users live, work, travel and play.

Verizon gathers information from many sources including customer feedback, results of our own exhaustive network testing, and data from third parties.

When an area for improvement is identified, utilizing our existing network is always our first effort. If that is not possible, we then look at adding a new site.

**Steps to finding a new site**

Our engineers analyze the areas that need improvement to figure out the ideal location based on customer needs, terrain and modeling results.

Using existing structures is considered first.

Network teams perform exhaustive searches in the area needing improvement to find a location that will meet our technical needs. We also look at interest from property owners.

We pick a location that has the highest likelihood of meeting technical needs and works for the community.

**Guidelines for new sites**

We comply fully with all requirements for community notification and review, zoning and permitting.

Potential antenna locations must meet all local, state and federal regulations.

Verizon holds Federal Communications Commission (FCC) licenses for the frequencies utilized and we strictly follow their regulations.

# Wireless facilities and property values.

## Cell service in and around the home has emerged as a critical factor in home-buying decisions.

National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.

**75%**

More than 75% of prospective home buyers said a good cellular connection was important to them.[1]

**83%**

The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.

**90%**

90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.[2]

1. RootMetrics/Money, The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015
2. CTIA, June 2015

# Health and safety background.

## Health and safety organizations worldwide have studied potential health effects of RF emissions for decades, and studies continue.

The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

Wireless technology, equipment and network operations are highly regulated.

**For more information go to:**
Federal Communications Commission: fcc.gov
Food and Drug Administration: fda.gov
World Health Organization: who.int
American Cancer Society: cancer.org

# Hundreds
## of times less

According to the FCC, measurements made near a typical 40 foot cell site have shown that groundlevel power densities are 100's of times less than the FCC's limits for safe exposure.



# Building a wireless network you can rely on in a crisis.

## The reliability of your cell phone is never more important than when crisis strikes. That's when a simple call or text message can make the difference between life and death.

We build reliability into every aspect of our wireless network to keep customers connected when you need it most. Reliability starts when we choose the safest, most secure locations for our wireless equipment. The likelihood of earthquakes, and risk from wildfires, mudslides, floods, hurricanes and more are all considered. When disaster strikes, we coordinate with first responders and can mobilize charging stations, special equipment, emergency vehicles and more to support local, state and federal agencies in all 50 states.

**80%**

80% of 911 calls originate from a cell phone.[1]

**240**

240 million 911 calls are made annually. In many areas, 80% or more are from wireless devices.[1]

1. National Emergency Number Association, About and FAQ
2. EMS World, April 24, 2014

# Wireless connectivity is critical in schools and communities.

## Wireless is a critical component in schools and for today's students.

**20k** learning apps are available for iPads.

**72%** of iTunes top selling educational apps are designed for preschool and elementary students.

**600+** school districts replaced text books with tablets in classrooms.

**77%** of parents think tablets are beneficial to kids.

**74%** of school administrators feel digital content increases student engagement.

**70%** of teens use cellphones to help with homework.

Source: CTIA's Infographics Today's Wireless Family, October, 2017

# Wireless is a critical component in today's medical fields.

Smart pill bottles and cases can help patients and their care-givers track medication usage, ensuring medications are taken on time and correctly. This supports increased medical compliance, provides more consistent care, and enables preventative care, keeping patients in their homes longer and reducing the number of emergency visits to the doctor's office or hospital.

Wireless connected glucose monitors, blood-pressure cuffs, and EKGs can track a patient's vital signs and catch an issue before it turns into an emergency.

Pace makers and sleep apnea monitors can be tracked remotely.

Routine eye exams can be conducted with a wireless device connected to a smart phone, bringing solutions and services to low-income and remote areas that would otherwise go unsupported.

Source: Verizon Innovation Center, February. 2018

# Wireless is a critical component in today's communities.

Wireless smart city solutions are being used to track available parking and minimize pollution and wasted time.

These same solutions are being used to track pedestrian and bike traffic to help planning and minimize accidents.

Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.

4G technology is utilized to track and plan vehicle deliveries to minimize travel, maximize efficiency, and minimize carbon footprint.

4G technology is also used to monitor building power usage down to the circuit level remotely, preventing energy waste and supporting predictive maintenance on machines and equipment.

Wireless sensors placed in shipments are being used to track temperature-sensitive medications, equipment, and food. This is important for preventing the spread of food-borne diseases that kill 3,000 Americans each year.

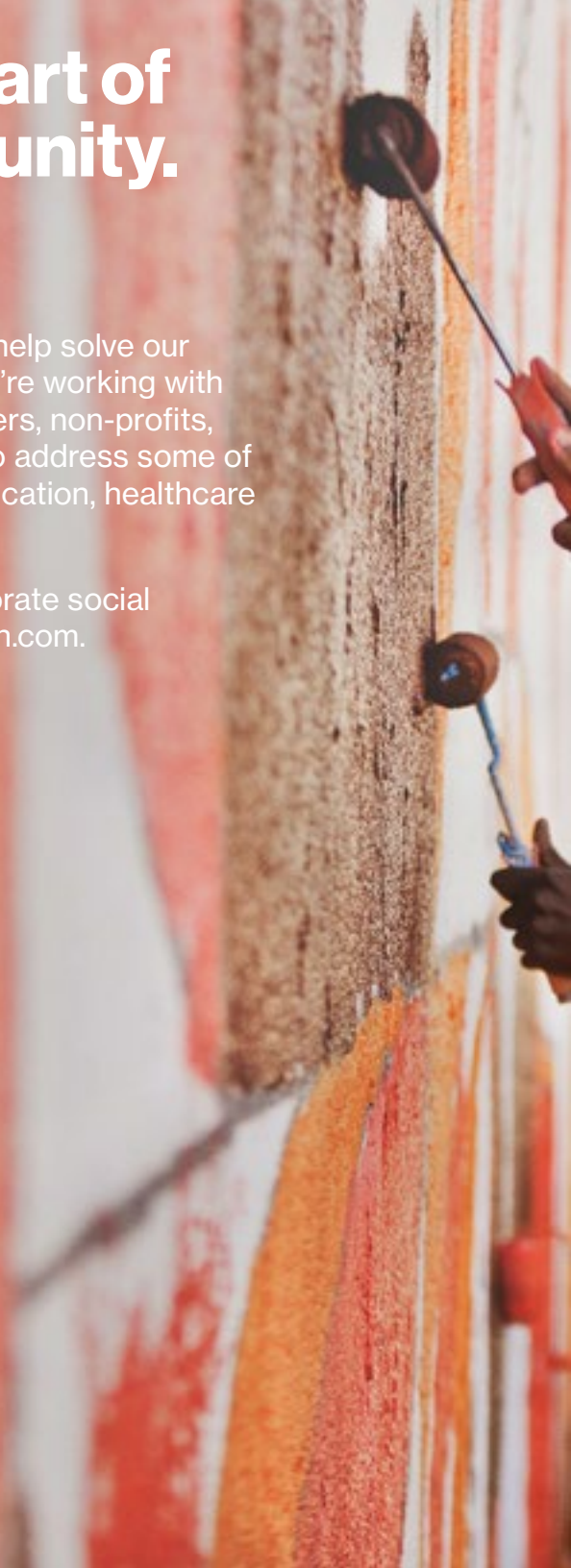
Source: Verizon Innovation Center, February. 2018

# Verizon is part of your community.

## Because we live and work there too.

We believe technology can help solve our biggest social problems. We're working with innovators, community leaders, non-profits, universities and our peers to address some of the unmet challenges in education, healthcare and energy management.

Learn more about our corporate social responsibility at www.verizon.com.



verizon



# Protecting Health and Safety

The health and safety of consumers is the wireless industry's first priority. Here's what you should know about radiofrequency (RF) energy and wireless devices.

## Read what the experts say:

- World Health Organization
- American Cancer Society
- Institute of Electrical and Electronics Engineers (IEEE)
- National Institutes of Health – National Cancer Institute
- Federal Communications Commission (FCC)
- Food and Drug Administration

## What is RF Energy?

Many devices we use every day—baby monitors, Wi-Fi routers, and garage door openers—transmit information using radio waves. These radio waves emit energy commonly referred to as RF energy.

### Experts agree that wireless devices have not been shown to pose a public health risk.

Overwhelming scientific evidence shows no known health risk to humans from RF energy emitted by wireless devices, including smartphones. This evidence includes numerous, independent analyses of peer-reviewed studies conducted over several decades by national and international organizations.

Federal government statistics show the number of brain tumors have decreased since mobile phones were widely introduced in the 1980s while the number of mobile phones and sites has increased significantly, by a factor of 325 and 140, respectively.

### Cellular equipment operates within safety limits.

RF energy from antennas used in cellular transmissions, including small cells, result in exposure levels well below FCC safety limits. These limits are based on recommendations from the scientific community and expert non-government organizations. The widely accepted scientific consensus is that towers, small cells, antennas, and other cellular infrastructure pose no known hazard to nearby residents—and as the FCC notes, "the possibility that a member of the general public could be exposed to RF levels in excess of the FCC guidelines is extremely remote."

### FCC regulations protect health and safety.

All wireless devices sold in the U.S. must go through a rigorous approval process to ensure they meet the science-based guidelines set by the FCC. These guidelines—based on internationally-recognized scientific organizations—set limits for the maximum amount of RF exposure from wireless devices and include a significant margin of safety. Wireless devices and antennas operate well under FCC thresholds.

## Expert voices

"Based on our ongoing evaluation of this issue and taking into account all available scientific evidence we have received, **we have not found sufficient evidence that there are adverse health effects** in humans caused by exposures at or under the current radiofrequency energy exposure limits. Even with frequent daily use by the vast majority of adults, we have not seen an increase in events like brain tumors."

*– Director of the FDA's Center for Devices and Radiological Health (2018)*

"[T]he RF waves given off by **cell phones don't have enough energy to damage DNA directly or to heat body tissues.** Because of this, it's not clear how cell phones might be able to cause cancer."

*– American Cancer Society (2018)*

"We have relied on decades of research and hundreds of studies to have the most complete evaluation of radiofrequency energy exposure. This information has informed the FDA's assessment of this important public health issue, and given us the confidence that the **current safety limits for cell phone radiofrequency energy exposure remain acceptable for protecting the public health.** … [T]he totality of the available scientific evidence continues to not support adverse health effects in humans caused by exposures at or under the current radiofrequency energy exposure limits."

*– Director of the FDA's Center for Devices and Radiological Health (2018)*

More information is available at cellphonehealthfacts.com.

## Agencies and organizations that shape U.S. regulations:

- Institute of Electrical and Electronics Engineers (IEEE)
- National Council on Radiation Protection and Measurements
- International Commission on Nonionizing Radiation Protection

**"The FCC, as well as other agencies that are experts in health and safety issues … looked at all of the studies and all of the information and they have reached the determination that these are safe. That's a determination that is constantly undergoing review and any new information that comes up is taken into account."**

– FCC Commissioner (2018)

1400 16th Street, NW #600
Washington, DC 20036

202.736.3200
www.ctia.org

ctia™

## Timothy Dvorak

**From:** dalemckinney@mail.com
**Sent:** Monday, February 6, 2023 6:35 PM
**To:** Timothy Dvorak
**Cc:** Daniel Stoddard
**Subject:** Case No. 23-160-00001 Site Plan Approval f

**********
****
CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.
**********
****

Timothy Dvorak, Municipal Planner II
City of Rio Rancho Development Services Department

Dear Sir,
I am contacting you to voice my opposition to Case No. 23-160-00001 Site Plan Approval for a Proposed New Telecommunications Tower at 2309 Monterrey Road NE.

I am against having a Telecommunications Tower in close proximity to our home. In my opinion, having a tower is a blight to this neighborhood. Regardless of the feeble attempt with camouflage, the proposed 60' tall telecommunication tower will decrease the value of our home. This cell tower will have a negative impact on the surrounding property values (or at the very least, the desirability). Decreased tax revenue as a result of blighting a neighborhood impacts not only the residents but the City and the County as well.

There is a legitimate concern with the health hazard such a use poses to the individuals living in close proximity to the tower. I am sure the Governing Body is aware of the numerous studies citing environmental and health dangers of cell towers. The CTIA Political Action Committee (PAC) leaflet is misleading when it states exposure to RF levels in excess of the FCC guidelines is remote. It does not say exposure to RF levels are eliminated.

It is bad enough the volume of traffic to the subject property has caused the road to deteriorate to its present state. The Church of the Incarnation will derive revenue from the tower. This church has not been a good neighbor. They certainly have not made any improvements to the road since they first located to the property, nor have they provided any financial contribution to the City for making such improvements. Thankfully, with funding coming from the City Councilor Discretionary Fund, the major cracks were sealed. The Church is unable to evoke their congregation to respect this neighborhood with the excessive speeding on Monterrey Road.

I would highly recommend the Governing Body re-examine the current allowance for churches and other places of worship in residentially zoned properties. I would also suggest the posting of signage for the Site Plan Approval be done in a manner where it is fully visible to all area residents. This is a corner lot property yet signage was only posted on Monterrey Road. There was no posting along Pasilla Road, the other road serving this property and providing vehicular access to this property.

This proposal does not serve the needs nor improve the quality of life for the area residents. It does not control or abate the unsightly use of land. It is highly unlikely any member of the Governing Body would be open to allowing such a structure near their home. I would ask that members of the Governing Body whom are members of the church to recuse themselves from voting.

Sincerely,
Dale McKinney

Cc: Councilman Daniel J. Stoddard, District 6
(dstoddard@rrnm.gov)

# Millions of small cells are to be built near our homes in the name of 5G.

The Federal Communications Commission (FCC) estimates that hundreds of thousands of these wireless antennas will be built in our rights-of-way, directly in front of our homes.

Communities are being told that it is necessary to build "small cell" towers in neighborhoods in order to offer 5G, a new technology that will connect the Internet of Things (IoT). At every level of government, the new legislation aims to streamline (meaning force) the installation of these 5G "small cell" antennas in public rights-of-way.

European Parliament requested a research report "Health Impact of 5G" released in July 2021 concluding that commonly used RFR frequencies (450 to 6000 MHz) are probably carcinogenic for humans *and* clearly affect male fertility with possible adverse effects on the development of embryos, fetuses and newborns. 5G will increase ambient levels of wireless radiofrequency radiation. Peer-reviewed research has demonstrated a myriad of adverse effects from wireless radiofrequency radiation including increased brain cancer, DNA damage, oxidative stress, immune dysfunction, altered brain development, damaged reproduction, sleep changes, hyperactivity, and memory damage. (RESEARCH HERE)

Thousands of doctors and scientists are calling to halt 5G because of the increase in radiofrequency radiation- a new kind of environmental pollution. (DOCTORS & SCIENTISTS HERE, Read and download a letter from Dr. Davis on the health and environmental effects of 5G)

## In Historic Decision, Federal Court Orders FCC to Explain Why It Ignored Scientific Evidence Showing Harm from Wireless Radiation

*United States Court of Appeals for the District of Columbia Circuit judges in favor of environmental health groups and petitioners; finds FCC violated the Administrative Procedure Act and failed to respond to comments on environmental harm.*

**********

**American Academy of Pediatrics Website**

**"Electromagnetic Fields: A Hazard to Your Health?" on Cell Tower Radiation**

"In recent years, concern has increased about exposure to radio frequency electromagnetic radiation emitted from cell phones and phone station antennae. An Egyptian study confirmed concerns that living nearby mobile phone base stations increased the risk for developing:

- Headaches
- Memory problems
- Dizziness
- Depression
- Sleep problems

Short-term exposure to these fields in experimental studies have not always shown negative effects, but this does not rule out cumulative damage from these fields, so larger studies over longer periods are needed to help understand who is at risk. In large studies, an association has been observed between symptoms and exposure to these fields in the everyday environment."

–American Academy of Pediatrics

---

Cindy L. Russell, 5 G wireless telecommunications expansion: Public health and environmental implications, Environmental Research, 2018, ISSN 0013-9351

- Radiofrequency radiation (RF) is increasingly being recognized as a new form of environmental pollution. This article reviews relevant electromagnetic frequencies, exposure standards and current scientific literature on the health implications of 2G, 3G, 4G and 5G.
- Effects can also be non-linear. Because this is the first generation to have cradle-to-grave lifespan exposure to this level of man-made microwave (RF EMR) radiofrequencies, it will be years or decades before the true health consequences are known. Precaution in the roll out of this new technology is strongly indicated.

## Timothy Dvorak

**From:** Pam Houston <pampaints2@yahoo.com>
**Sent:** Thursday, February 9, 2023 7:24 AM
**To:** Timothy Dvorak
**Subject:** Proposed cell tower

**********
****
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
**********
****

- Dear Sirs,

  I'm writing to all of you because my husband and I are VERY concerned about the placement of the proposed cell tower on the Church of the Incarnation property. Our home is on the hill above the proposed site and situated directly across the street from this site.. Because our home is elevated, the top of the tower, which is the largest and bulkiest part of the tower, would be right at eye level with our windows and backyard and would greatly obstruct our views. I don't think any of you would want to see that tower in your direct line of vision every time you look out the windows of your homes or sit on your porch. As I drove around the city today, I paid special attention to the other towers that have been built. They were all much taller than the buildings surrounding them. I don't believe anyone in those homes looks straight out their window and has a tower staring them in the face. The church, which blocks the view to the south for us and the west for a lot of others, was already given a special privilege of building a two story building in this neighborhood. I believe adding this tower to their property would be even more harmful to our property values. It would also just be shameful to purposely destroy the beautiful views we all have of the mountains. Those views are the main reason we purchased this home and that's probably true of all the homeowners around us. We strongly urge all of you and the rest of the Governing Body to please, please vote against this tower being placed in this specific location. Please find a place where the tower is not at the same height of the homes around it and blocking their views. We would also like to ask that anyone of the Governing Body who has any affiliation with this church to please recuse themselves from voting on this.

- 
- Thank you,

  Pam Houston

  Tommy Houston

6748 Pasilla Rd NE

Rio Rancho, NM

cc: Gregg Hull
Daniel Stoddard

David Lerwill
2312 Monterrey Rd. NE
Rio Rancho, NM 87144
(505) 353-2777

February 9, 2023

Re: Comments re Proposed Telecommunications Tower at 2309 Monterrey Rd. NE Case No. 23-160-00001

To the Governing Body:

I am against the proposed Telecommunications Tower that is the subject of Case No. 23-160-00001. I strongly urge the Governing Body to deny the Application that is the subject of the February 9, 2023 Public Hearing. I am unable to attend tonight's hearing, or I would stridently voice my thoughts there. My reasons for opposition of the Tower are many:

1. The Tower will be yet another ugly obstruction of the view from my property directly across the street from the proposed tower. Before the Church of the Incarnation built its huge building across from my home, I and my family enjoyed beautiful sunsets. Those sunset views have been destroyed. The Church is so huge it can be seen from I-25 miles to the east and it certainly blocks out any sunset I may have hoped for when I purchased my home. Adding a cell tower doubles down on such obstruction and actually only adds ugliness. The Church went out of its way to keep low profile any intent to erect a building that has turned out to be five stories high and visible for miles in every direction. Its profile dwarfs any view I may have expected, and the Church has never apologized for invading our quiet neighborhood and instead has acted as though everyone welcomes such an intrusion. I can say that, were the Church to have built a small, neighborhood-scale size place of worship, it would have been welcome. But, having built an enormous monstrosity – no exaggeration – I think everyone along Monterrey Road has been put through enough. A cell tower that further destroys my own view from my own front yard is over-the-top and totally not welcome.

2. Construction of the Tower and preparation and use of the construction site will necessarily involve constant loud noises for the duration of construction. There will be trash and debris caused by construction that will eventually either make its way into the tires of my vehicles or find itself nestled into my front yard. The construction of the church had this negative effect – I suffered from several flat tires, layers of dirt on the engines of my vehicles, on both my front and back porch, and in every window and door crack. Both my front and my back yard have never fully recovered from the Goathead invasion. The Church never offered any apology or compensation, and in fact never returned phone calls that I placed to complain about this problem. I ended up realizing that the Church had already won those battles, albeit in a less-than-neighborly fashion, because the Church of course has access to many more resources than I do. Our neighborhood should not be subject to another such intrusion. It will only add to the animosity.

3. The Church is the obvious beneficiary of the Tower – no doubt by way of some sort of fee for leasing of the space to the Applicant. What is being proposed today is a further intrusion of my

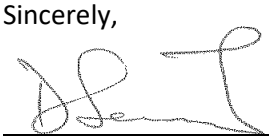
neighborhood, my view and my peace, by a giant, obstructive eyesore that will profit a church that has intruded into my neighborhood, obstructed my view, damaged my peace, and is a really poor neighbor. The Church gains financially, while I will have to continue to deal with excessive traffic, high volume noise pollution, all-night light pollution, and further damage to my own view from my home. I haven't been approached by anyone offering to compensate me or my neighbors for any of this. Of course this Application should be denied, and of course we do not want the Tower.

4. There is no need for another cell tower in this neighborhood. There are many towers nearby. Cellular service is quite good now where we live, and the technology has improved to the point where adding towers only serves to enrage the tower's neighbors with all of its downsides. The Applicant has not shown why it needs to have the Tower placed where it is proposed to be placed, while those living nearby must tolerate the intrusion to serve some imagined corporate need.

5. The Applicant has not demonstrated that the Tower will not become an attractive nuisance. Adding the Tower invites the curious, and acts as a landmark to others who will meet there and use the parking lot and tower surroundings for mischief. Before the Church was built, our neighborhood was fairly inconspicuous and blended into northern Rio Rancho seamlessly. We are no longer inconspicuous; the Church has already invited homeless activities and also criminal activities. I have experienced crime since the Church was built. Some thief or thieves stole a $600.00 camera and expensive binoculars from my car while parked in my own driveway. Now, the Church must have private security and the police often station themselves in the parking lot. Adding a giant "this-is-the-place" landmark will obviously dramatically increase the need for more security because the tower's attractive nuisance element will invite all of the things I and my neighbors hoped to avoid when purchasing our homes. We don't need spoiled views, vagrants, graffiti or increased crime. Since the Tower is not a necessity, let it be built someplace where those kinds of consequences are welcome. They are not welcome across the street from my home.

It seems obvious that our neighborhood has already suffered from all of the downsides offered by the construction and operation of a corporate-sized giant church across the street from our homes. Expecting us to also tolerate a giant cell tower is too much. Please deny this Application.

Sincerely,



David Lerwill
(505) 353-2777

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: O3**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Development Services

SUBJECT:
O3, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Lot 77, Block 69, Rio Rancho Estates Unit 7 from Un-zoned to E-1: Estate Residential District; Providing for Severability and Effective Date

BACKGROUND AND ANALYSIS:
The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77, consisting of 1.41 acres. The property is currently un-zoned and the applicant is seeking a zoning change to E-1: Estate Residential.

The subject property is on the west side of Rainbow Blvd .NE, near 15th Ave. NW. The subject property was annexed into the City by Ordinance No. 22 Enactment No. 95-020. The same ordinance assigned the zoning designations for the annexed property on the east side of Rainbow Blvd. as R-1: Single-Family Residential and E-1: Estate-Residential. The annexed properties on the west side of Rainbow Blvd. were not assigned a zoning designation and have remained un-zoned since their annexation.

The item was heard by the Planning and Zoning Board at their meeting on January 10, 2023. The motion to recommend approval carried by a vote of 4-0.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) § 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning and Zoning Board when a change in zoning designation is sought.
The Planning and Zoning Board recommends the Governing Body find that the application, presented as an attachment, meets the submittal requirements for the proposed zoning request. Criteria is satisfied.
Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change:

Rio Rancho Municipal Code (R.O. 2003) § 150.07(D)(1) states “A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.” The Planning and Zoning Board recommends the Governing Body find the proposed E-1: Estate Residential zoning would be consistent with the health, safety, morals, and general welfare of the city. By providing a zoning district designation zoning regulations can be established and enforced. Criteria is satisfied.

R.O. 2003 § 150.07(D)(2) states “Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.” Since there is no existing zoning on the property, a justification from the applicant for a change in zoning is not required. The applicant is requesting that zoning be assigned to the property. The Planning and Zoning Board recommends the Governing Body find this criterion has been met. Criteria is satisfied.

R.O. 2003 § 150.07(D)(3) states “A proposed change shall generally be consistent with adopted elements of the comprehensive plan or other city master plans and amendments thereto including privately developed area plans which have been adopted by the city.” The Generalized Land Use Map of the 2015 Comprehensive Plan designates the future land use of the subject property as “future planning”. The Comprehensive Plan defines future planning in 5.3.2.2 “Areas that do not currently have Specific Area Plans in place and are generally undeveloped. Development will usually be limited to low-density residential development until a Specific Area Plan can be adopted.” The requested E-1: Estate Residential would allow the low-density development specified in the Comprehensive Plan. The Planning and Zoning Board recommends the Governing Body find the proposed zone map amendment would meet the intent of the comprehensive plan. Criteria is met.

R.O. 2003 § 150.07(D)(4) states “The applicant must demonstrate that the existing zoning is inappropriate because: (a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the city’s incorporation and adoption of its own zoning code or on land annexed by the City; or (b) Changed neighborhood or community conditions justify the change; or (c) A different use category is more advantageous to the community, as articulated in the comprehensive plan or other city master plan, even though (D)(1) or (2) does not apply. Applicant’s reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.” Since there is no existing zoning, a justification letter demonstrating that the existing zoning is inappropriate is not required. The Planning and Zoning Board recommends the Governing Body find this criterion has been met. Criteria is satisfied.

R.O. 2003 § 154.07(E) states “The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.” The Planning and Zoning Board recommends the Governing Body find that the cost of the land or other economic considerations do not appear to be a justification for the proposed zone map amendment. Criteria is satisfied.

R.O. 2003 § 150.07(F) states “Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.” The Planning and Zoning Board recommends the Governing Body find that the request does not involve office, multi-family, or commercial zoning. Criteria is satisfied.

R.O. 2003 § 150.07(G) states “A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may be approved only when: (1) The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.” The properties to the east side of Rainbow Blvd are zoned E-1: Estate Residential. The properties to the west are zoned CD-RRE: Rio Rancho Estates Community District by Sandoval County; that designation allows for rural

residential development. This application should not be considered a “spot zone” because the surrounding land uses are also low-density residential. The Planning and Zoning Board recommends the Governing Body find that the requested zone map amendment does not constitute a spot zone. Criteria is satisfied.

SURROUNDING LAND USE/ZONING The properties to the west are vacant land outside of the City of Rio Rancho city limits, in Sandoval County. The Sandoval County zoning designation for those properties is CD-RRE: Rio Rancho Estates Community District. That designation allows for rural residential development. The adjacent properties to the north and south are vacant and are un-zoned. The properties on the east side of Rainbow Blvd. are vacant land zoned E-1: Estate Residential.

NOTIFICATIONS: In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties received a certified letter containing a notice of action and impending Planning and Zoning Board hearing, with return service requested. A notice sign was placed on the subject properties by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on January 25, 2023.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: Reviewing Agency
DSD Planning and Zoning - Comments within document
DSD Engineering - No comments provided
Rio Rancho Public Schools - No comments provided
Fire and Rescue - No adverse comments
Police Department - No comments provided
SSCAFCA - SSCAFCA has reviewed and has the following comment: With the change in zoning, ensure all drainage density requirements are being followed
MRCOG - No adverse comments
Parks, Recreation, and Community Services - No comments

IMPACT:

Staff finds that no adverse impacts are likely to occur as a result of the approval of this zone map amendment. The Planning and Zoning Board recommends the Governing Body approve the zone map amendment request, 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.
2. Since there is no existing zoning on the property, a justification from the applicant for a zoning change is not required.
3. The proposed zone map amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan.
4. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
5. The zone map amendment request does not involve office, multi-family, or commercial zoning.
6. The requested zone map amendment would not create a “spot zone,” as the proposed zone change is in line with surrounding zoning.

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

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

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

DEPARTMENT RECOMMENDATION:
Staff and the Planning and Zoning Board recommend approval of the Ordinance.

ATTACHMENT: Ordinance
ATTACHMENT: Application Packet
ATTACHMENT: 95-020_O-22.pdf
ATTACHMENT: Location and Zoning Map
ATTACHMENT: NeighboringPropertyOwnerLetter_GB.pdf
ATTACHMENT: Notice Map.pdf

**CITY OF RIO RANCHO**
**ORDINANCE**

**ORDINANCE NO.** **ENACTMENT NO.**

**ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS LOT 77, BLOCK 69, RIO RANCHO ESTATES UNIT 7 FROM UNZONED TO E-1: ESTATE RESIDENTIAL DISTRICT; 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. 22-100-00028; and

**WHEREAS:** the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on January 10, 2023, 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 February 9, 2023 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

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

**NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**

**RIO RANCHO:**

**Section 1. Rezoning of Property.** The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 1.41 acres from un-zoned to E-1: Estate Residential on the land legally described as:

> Rio Rancho Estates Unit 7 Block 69 Lot 77, as shown on "NE Portion of SE Portion of Unit 7, 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 12, 1966, Book 1 Page 54

**Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY.** The properties identified in Section 1, above, is subject to all requirements of the E-1: Estate Residential District as set forth in R.O. 2003 Section 154.05 (as of the effective date of this ordinance or as subsequently amended).

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

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

ADOPTED THIS _____ DAY _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

Rio Rancho
City of Vision

**Development Services Department**

# Zone Map Amendment Process & Checklist

**Instructions (Please read carefully)**

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

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

   2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

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

   4. The applicant must demonstrate that the existing zoning is inappropriate because:

      a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or
      b) changed neighborhood or community conditions justify the change, or
      c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

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

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

   (G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

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

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

## ZONE MAP AMENDMENT CHECKLIST

**WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed**

- [x] Completed application
- [x] Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- [x] Letter of authorization from the property owner if application is submitted by an agent
- [ ] Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested)
- [ ] List of any original or related file numbers on the cover application
- [ ] Fee

Applicant Signature: _____ Date: 12-1-22

**For Office Use Only**

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____ Date: _____

Hearing Date Assigned: _____

Form revised October 2010

Rio Rancho
City of Vision

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

# PLANNING & ZONING LAND USE APPLICATION

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

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

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

## APPLICANT/AGENT INFORMATION

| | | |
|---|---|---|
| Applicant Name: Lee G. Ramirez | | Phone: 210-365-2814 |
| Address: 5606 Tempest Ct | | E-Mail: LeeGramirez@gmail.com |
| City: Bulverde | State: TX | Zip: 78163 |
| Proprietary Interest: | List Owners: | |
| Deed or Ownership Verification Provided: (Initials) | Letter of Authorization Provided: (Initials) | |
| Agent Name: | | Phone: |
| Address: | | E-Mail: |
| City: | State: | ZIP Code: |

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

Zone Map Amendment

## SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

| | | |
|---|---|---|
| Subdivision/Unit : Rio Rancho Estates Unit 7 | Block(s): 69 | Lot(s): 77 |
| Existing Zoning: Unzoned | Proposed Zoning: Estate Residential E-1 | |
| No. of existing lots: 1 | No. of proposed lots: 1 | Total area of site (acres) 1.42 |

## 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: Lee G Ramirez | Applicant: | Agent: |
| Signature: | | Date: 12/1/2022 |

## FOR OFFICIAL USE ONLY

| H.T.E. PROJECT # | FEE | RECEIPT # |
|---|---|---|
| | | |
| | | |
| | | |

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

Authentisign ID: A747339F-726B-ED11-ADE6-0050F2765AB1

**Douglas March**
**March Enterprises Profit Sharing Plan and Trust**
**Douglas March, Trustee**
**PO Box 610**
**Pagosa Springs, CO 81147**

November 23, 2022

City of Rio Rancho
Development Department
3200 Civic Center Drive NE #130
Rio Rancho, New Mexico 87144

Re: Authorization for Zone Change

To Whom It May Concern,

I, Douglas March, Trustee of the March Enterprises Profit Sharing Plan and Trust, authorize Lee G. Ramirez to act as my agent to change the zoning at 16 Vista Drive NW, Rio Rancho, NM 87144 Unit 7 Block 69 Lot 77 from "Unzoned" to "E-1 Estate Residential".

If you have questions or comments that need my attention, please contact my Realtor Stephanie Granfors. She will relay any information to me for my response.

Thank you,

Authentisign
Douglas March, Trustee 11/23/22

Douglas March, Trustee
c/o Stephanie Granfors
Granfors Realty, LLC
505-821-1309
Stephanie@sgrnm.com

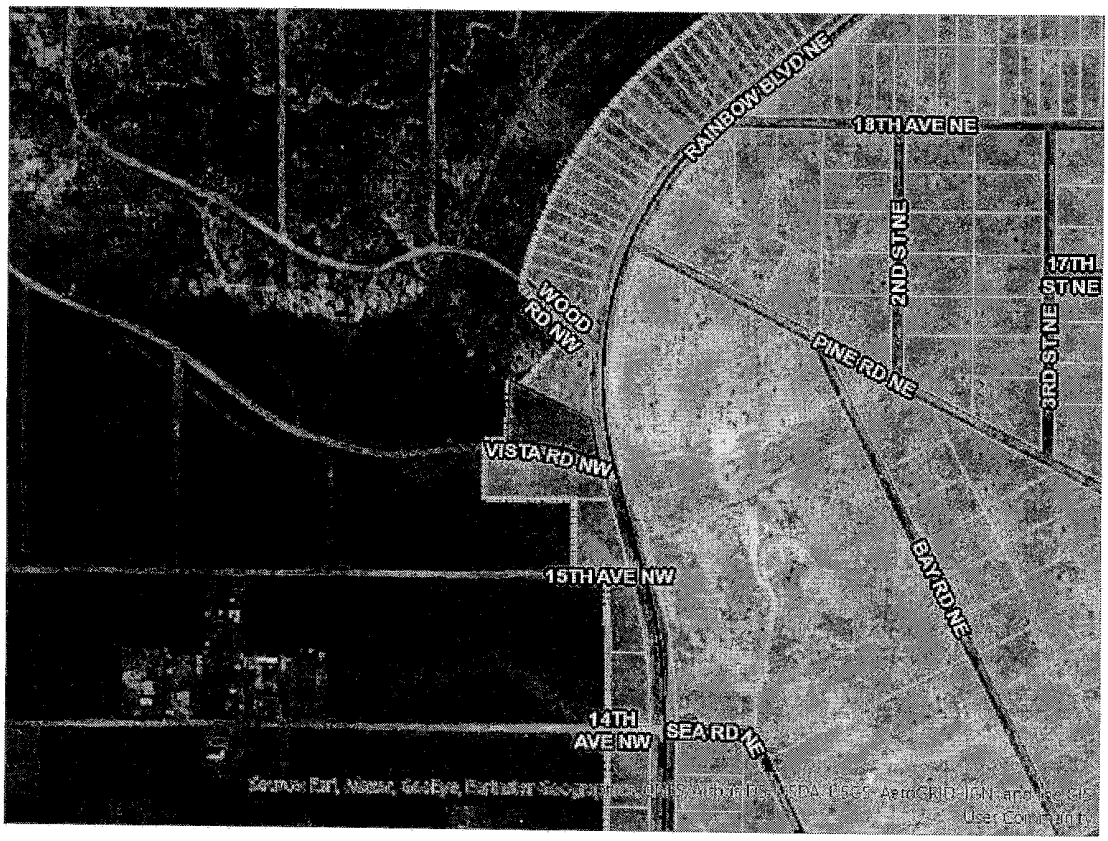
December 1, 2022

Ms. Lizbeth Ruiz Carlos
Municipal Planner I
Development Services / Planning and Zoning
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

**RE: Zone Map Amendment Request for 16 Vista Unit 7 block 69 Lot 77**

**Dear Ms. Ruiz Carlos,**

I Lee G. Ramirez respectfully request a zone map amendment for the subject property from Unzoned to Estate Residential E-1. This request is for 1.42 acres of land located on the corner of Vista and Rainbow Blvd NE.



**Ownership**

The subject property is owned by March Enterprises, Douglas March Trustee and is currently under contract by myself Lee Ramirez. The Property Owner has signed a Letter of Authorization (attached) authorizing me to act as the Agent for this Zone Amendment.

**Surround Zoning**

Adjacent to the subject property to the west is Unit 7 block 69 Lot 78 which is also under contract by me. Lot 78 is in Sandoval County and is zoned CD-RRE as are lots to the north and south. Surrounding lots in Rio Rancho to the east are zoned Estate Residential E-1.

**Section 150.07 JUSTIFICATION**

The following addresses Zone Map Amendment criteria per Section 150.07 (D-G).

(D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

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

**Applicant Response:** The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City. The zone change of the subject property will ensure productive use of the land that has remained undeveloped since its annexation in 1985.

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:** This zone map amendment to E-1: Estate Residential will have a positive effect on the stability of land use and zoning joining several other parcels already zoned Estate Residential E-1 and CD-RRE in Sandoval County.

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.

**Applicant Response:** This zone map amendment supports the Land Use Element Growth Node scenario by developing residence on a large lot in an outlying area. The Existing Land use identity and or current zones around this lot are also Low-Density residential.

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 patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or

b) changed neighborhood or community conditions justify the change, or

c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.

Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

**Applicant Response:** Section D-4-a applies from a standpoint that the current zone is "Unzoned" and the E-1: Estate Residential zone is consistent with the Comprehensive Plan due to the reasons stated in the applicant responses for sections D-2 and D-3 of this justification.

(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 for this request. This zone map amendment is consistent with adjacent zoning stated in the applicant responses for sections D-2 and D-3 of this justification.

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

**Applicant Response:** This zone map amendment is not based on its location next to a collector or major street. This zone map amendment is more compatible than the current "Unzoned" zoning for the subject property as stated in the applicant responses for sections D-2 and D-3 of this justification.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

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

**Applicant Response:** This zone map amendment will not create a spot zone. This zone map amendment is consistent with adjacent zoning stated in the applicant responses for sections D-2 and D-3 of this justification.

I respectfully request that the Rio Rancho Planning and Zoning Board and Governing Body approve this request for a zone map amendment from Unzoned to Estate Residential E-1 of the subject property. If you have any questions, please feel free to contact me at 210-365-2814 or LeeGramirez@gmail.com.

Sincerely,

Lee G. Ramirez

CITY OF RIO RANCHO

**ORDINANCE NO. 22** **ENACTMENT NO. 95-020**

**AN ORDINANCE PROVIDING FOR THE ANNEXATION OF REAL PROPERTY INTO THE CORPORATE BOUNDARIES OF THE CITY OF RIO RANCHO, NEW MEXICO, AND FURTHER PROVIDING FOR AMENDING ORDINANCE 87-1, APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP, PARTICULARLY AS FOLLOWS:**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO, NEW MEXICO:**

ARTICLE 1. INTENT

It is the intent of this Ordinance to show the approval and acceptance by the Governing Body, of the annexation of real property to the corporate boundaries of the City of Rio Rancho, as requested in Annexation Petition AP95-01, AM95-01.

ARTICLE 2. LEGAL REQUIREMENTS MET

The Annexation Petition for annexation area (AP95-01, AM95-01) having been presented to the Governing Body of the City of Rio Rancho, in full compliance with state law as set forth in 3-7-17 NMSA 1978, and the Governing Body having considered the Petition and presentations of petitioner, the Governing Body finds as follows:

A. The Annexation petition seeks to have annexed to the corporate boundaries of the City of Rio Rancho territory which is contiguous to the municipality.
B. The Annexation petition is signed by the owners of a majority of the property in acres in the contiguous territory sought to be annexed.
C. The Annexation Petition has been presented to the Governing Body by petitioners pursuant to the requirements of state and local law.

ARTICLE 3. CONSENT AND APPROVAL

By passage of the Ordinance, the Governing Body hereby expresses its desire to annex the property described in Annexation Petition AP95-01, AM95-01 and hereby does express its consent to an approval of the annexation of such contiguous territory being more particularly described in metes and bounds attached hereto and incorporated herein by reference in its entirety.

ARTICLE 4. ZONE MAP AMENDMENT

Purpose: That the property described as Sections 27, 28, 29, 33, 34, 35, Township 13 North, Range 2 East, Parcel A, Town of Alameda Grant, Sandoval County, comprising portions of Units 7, 12, 13, 21, and 22 Rio Rancho Estates, consisting of 3,410 acres shall be annexed into the City of Rio Rancho and have the zoning designation of SU/Special Use (Exhibit A) for the following land uses and with the following conditions:

1. A development agreement must be reached prior to any development occurring on site.

**LAND USE ("Northern Meadows"):**

SU/Special Use for Single Family Residential: (526) acres will accommodate single family detached homes with a maximum density of (7) dwelling units per acre (3,682 dwelling units). The development consists of both one and two-story homes. Lot sizes will vary between 40 and 860 foot widths, with a minimum of 4,000 square feet. The architectural style will vary.

A. Permissive Uses:
   1. Single family detached dwellings;
   2. Parks, open space, and public utilities;
   3. Swimming pools, tennis courts;
   4. Schools;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-1/Single Family Residential District.

C. Area:
   1. Every lot must have an area of not less than 4,000 square feet and a width of not less than 40 feet along the front yard setback line, with a minimum depth of not less than 100 feet;

D. Setbacks:
   1. Front - (25) feet
   2. Side - (5) feet each side, (10) feet between building walls
   3. Rear - (20) feet

E. Density: may not exceed (7) dwelling units per acre.

F. Height: one or two stories, not to exceed (32) feet in total height.

G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

SU/Special Use for Townhomes and Apartments: (55) acres will accommodate attached residential units developed as townhomes or apartments. Typical densities for the townhomes will average (10) dwelling units per acre (500 dwelling units). The product envisioned will be attached four-unit townhomes. The proposed apartment developments will have a maximum density of (18) dwelling units per acre.

A. Permissive Uses:
   1. Attached townhomes;
   2. Attached apartments
   3. Parks, open space, and public utilities;
   4. Swimming pools, playgrounds, tennis courts;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-3/Multi Family Residential District.

C. Area: minimum lot area:
   1. Apartments: (6,000) square feet.
      Row Townhomes: (2,200) square feet.
      Clustered Townhomes sharing common area: (1,100) square feet.

D. Setbacks:
   1. Front - (25) feet, except driveways shall not be less than (20) feet long for townhomes.
   2. Side - (5) feet, except:

a. There shall be a (10) feet on the street side of corner lots.
b. There shall be no required side-yard setback from internal lot lines for townhomes.

3. Rear - (15) feet

Setbacks for clustered townhome products which share a common courtyard and parking area are as follows:

1. A front yard setback of (25) feet is required adjacent to public right-of-way.
2. There shall be a minimum of a fifteen foot setback for either the side-or rear-yard (depending on building orientation), with no setback along internal lot lines of attached units.

E. Density: may not exceed (18) dwelling units per acre.

F. Height: three stories, not to exceed (32) feet in total height.

G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

The applicant has imposed a maximum total of (4,200) residential units allowed to be developed in the area. This is inclusive of single-family detached and attached housing developments, as well as multifamily units.

C-1/Retail Commercial: (17) acres of commercial development are proposed. The development envisioned includes such neighborhood retail services as a pharmacy, dry cleaners and grocery.

A. All Uses, Area, Setback, Density, Height and Parking requirements:

1. Same as those articulated in the C-1/Retail Commercial District

The applicant proposes additional community services such as police, fire stations and library sites be located in the southern portion of the annexation area in the "Contiguous Lands" area.

The remaining (253) acres includes natural physical land features such as an arroyo (Arroyo de los Montoyas), a drainage easement, and open space, as well as a trail, school, park, and roadways.

School: (10) acres will accommodate the proposed school site to be located on 10th Street, north of King Boulevard.

LAND USE ("Contiguous Lands"):

All land uses and requirements as those provided in the R-1/Single Family Residential District and E-1/Estate District, more specifically:

A. R-1/Single Family Residential (Unit 12):

| | | | |
|---|---|---|---|
| Block 1A | Block AA | Block H | Blocks 4-28 |
| Block 2A | Block EE | Block J | Blocks 31-39 |
| Block 3A | Block FF | Block K | Block 52 |
| Block 6A | Block GG | Block L | Block 59 |
| Block 21A | Block HH | Block M | Blocks 54-57 |
| | | | Blocks 60-67 |
| | | | Blocks 69-71 |
| | | | Blocks 85-89 |

B. E-1/Estate Residential Residential (Unit 12):

| | | |
|---|---|---|
| Block 68 | Blocks 72-76 | Block 90 |

Signage: All signage shall comply with Article 5 of the Zoning Ordinance.

The applicant is subject to any and all additional Federal, State and Local laws, rules and regulations.

The applicant shall comply with all existing and future plans, policies, etc. directly related to this property.

ARTICLE 5. SAVING CLAUSE

If any of the sections, sentences, clauses, or phrases of this Ordinance or any exhibit or attachment thereto are for any reason held unconstitutional or invalid, the validity of the remaining portions of this Ordinance shall not thereby be affected inasmuch as it is the intent of the Governing Body of the City to pass each phrase, paragraph, and word separately.

**ADOPTED THIS 12TH DAY OF JULY, 1995.**

Thomas E. Swisstack, Mayor

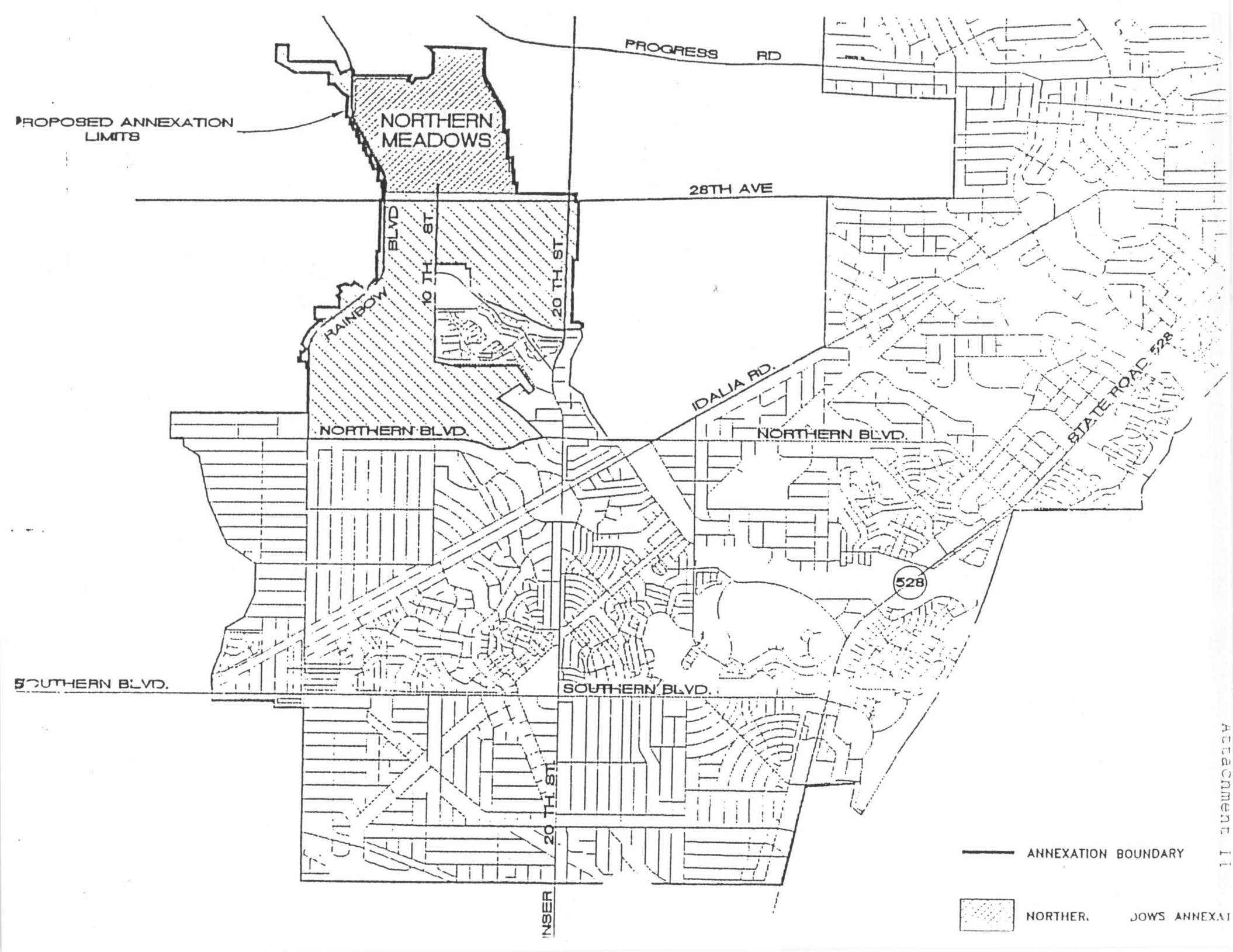
7-14-95.

Date

**ATTEST:**

Tina Gonzales, City Clerk

(SEAL)




Attachment 11

CITY OF RIO RANCHO2
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM

REFERENCE #: O-22

DEPARTMENT: City Development AGENDA DATE: 7/12/95

O-22

SUBJECT: Second Reading of Proposed Zone Map Ordinance

**Purpose:** Annexation and establishment of special use zoning, Special Use for Single Family Residential, Townhomes/Apartments, and C-1/Retail Commercial for those land uses in the planned development area. All other land uses shall include either R-1/Single Family or E-1/Estate Residential **(Attachment I).**

**Property:** Sections 27, 28, 29, 33, 34, and 35, Township 13 North, Range 2 East, and with exterior boundaries of the Town of Alameda Grant, Sandoval County comprising portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) **(Attachment II).**

**Location:** North of Northern Boulevard, East of Rainbow boulevard.

**Applicant:** Amrep Southwest Inc.

**BACKGROUND AND ANALYSIS:**

This is a second reading of the proposed annexation ordinance. At their regularly scheduled meeting of 6/28/95, the Governing Body approved the first reading of the proposed ordinance.

The Sandoval County property is currently zoned agricultural. This request involves annexing the property with the zoning designations for the northern portion of the area as follows: SU/Special Use for Single Family Residential, Townhomes/Multi-Family and C-1/Retail Commercial. The southern portion of the area will include R-1/Single Family and E-1/Estate Residential zoning.

Pursuant to NMSA 3-7-17, the petition method consists of a petition signed by the owners of a majority of the property in the contiguous territory and is accompanied by a map showing the external boundary of the territory proposed to be annexed. The Governing Body shall by ordinance express its consent or rejection pursuant to a recommendation prepared by the Planning and Zoning Commission. If approved, a copy of the ordinance and plat shall be filed with the County Clerk. The Clerk shall send copies of the ordinance to the Secretary of Finance and Administration and to the Secretary of Taxation and Revenue. After filing, the contiguous territory is part of the City. If no appeal is filed in district court within thirty (30) days after the filing of the petition package in the clerk's office, the annexation shall be deemed complete.



RECEIVED
JUL 6 1995
CITY CLERKS OFFICE

**ALTERNATIVES:**

The Governing Body may select not to approve this request thereby allowing the property to remain under Sandoval County jurisdiction. Assuming this development continues, the City will lose out on desired property and gross receipts tax revenue. Approval of this request will result in the development of various residential and commercial land uses. Not only will the Governing Body have control over specific development issues such as height and setback requirements, but also over zoning and land use in the southern portion of the annexation area.

**RECOMMENDATIONS:**

At their regularly scheduled meeting of April 25, 1995, the Planning and Zoning Commission recommended **APPROVAL** of the proposed annexation **(Attachment VI).**

**REVIEWED BY:**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CITY ATTORNEY | ____ | DPS | ____ | PARKS & REC | ____ | SENIOR CTR. | ____ |
| CITY CLERK | ____ | FINANCE | ____ | PERSONNEL | ____ | OTHER (SPECIFY) | ____ |
| CITY DEV. | ____ | LIBRARY | ____ | PUBLIC WORKS | ____ | | |

**PREPARED BY:** _____ **DATE:** 7/5/95

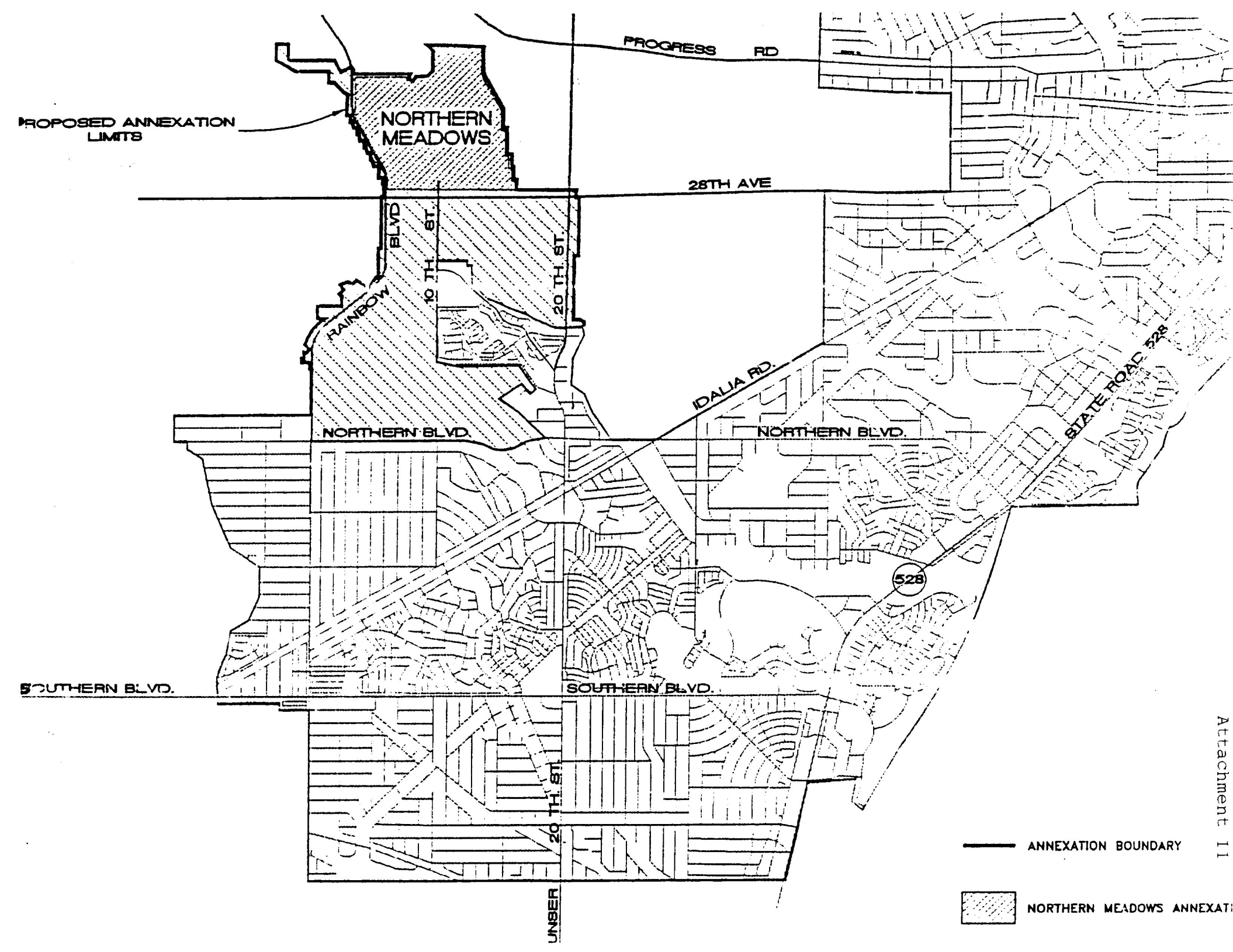
**DEPARTMENT DIRECTOR:** _____ **DATE:** 7/5/95

**CITY ADMINISTRATOR:** _____ **DATE:** 7/7/95

**Attachment I:** Draft Annexation Zone Map Ordinance
**Attachment II:** Location Map
**Attachment III:** Staff Report
**Attachment IV:** Utility Company Letter of Service Capability
**Attachment V:** Development Order
**Attachment VI:** Minutes; P & ZC meeting of April 25, 1995
**Attachment VII:** Minutes; Governing Body meeting of June 28, 1995



annex.abm




Attachment 11

**Attachment III**

# RIO RANCHO CITY DEVELOPMENT DEPARTMENT
# PETITION FOR ANNEXATION
# ZONE MAP AMENDMENT
# STAFF REPORT

| | |
|---|---|
| Date: | April 25, 1995 |
| Property Owner: | Amrep Southwest Inc. |
| Applicant/Agent: | Amrep Southwest Inc./Easterling and Associates |
| Present Zone: | Sandoval County Agricultural |
| Proposed Zone: | Special Use for Single-Family Residential, Townhouse/Apartments, C-1/Retail Commercial for planned development, R-1/Single Family outside planned area. |
| Property: | Sections 27, 28, 29, 33, 34, 35, Township 13 North, Range 2 East, exterior boundaries of the Town of Alameda Grant, Sandoval County comprising portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) |

## I. FINDINGS OF FACT:

A. Application Information:
- Site is located north of Northern Boulevard, east of Rainbow Boulevard.

B. Access: Access to site is via 10th Street, Unser and Rainbow Boulevard.

C. Utilities/Infrastructure: All utilities will be made available.

D. Land Use:
- North: Undeveloped County property
- South: Undeveloped County/City Single-Family Residential
- East: Undeveloped County property
- West: Undeveloped County property

E. Zoning:
- North: Sandoval County Agricultural/Residential
- South: City of Rio Rancho Special Use P.U.D. (North Hills)
- East: Sandoval County Agricultural/Residential
- West: Sandoval County Agricultural/Residential

F. Slope: Relatively level, mildly sloping in the southern and far eastern portions.

G. Acreage: 3,410 acres.

H. Drainage: Addressed during platting/subdivision and plan review processes.

## II. CONFORMANCE WITH CITY PLANS, POLICIES AND REGULATIONS

A. Conformance to Comprehensive Plan

1. Objective (4.1A3) states, "Consider the annexation of lands to the municipal corporate limits when: a) there is a major potential for increasing municipal revenue generation."
**FINDING:** This request allows the City to benefit from the anticipated revenue generated from the proposed development. **CONFORMS.**

2. Objective (4.1A4) "Coordinate and cooperate with all other municipalities who share common boundaries with Rio Rancho for major development plans along such common boundaries."
**FINDING:** This project allows the potential for major area development projects in the future. **CONFORMS.**

3. Objective (4.1A6) "Continue to develop an economic strategy, implemented to accomplish the goal of a self-sustaining community."
**FINDING:** This project would benefit the city economically by increasing the tax base and providing additional jobs and commercial services. **CONFORMS.**

4. Objective (4.1B1) states, "Encourage the development of a select number of dispersed "Activity Centers" throughout the Rio Rancho Planning Area, allowing concentrations of nonresidential land uses to develop at medium to high density."
**FINDING:** Project contains nonresidential land uses developed at medium density. **CONFORMS.**

5. Objective (4.1B8) states, "Provide for widespread distribution of open space for public parks, recreation, or visual relaxation available to all residents of Rio Rancho."
**FINDING:** Project contains large public park sites available to all residents of the City. **CONFORMS.**

6. Goal B: Encourage the development of a variety of distinctive neighborhoods offering a maximum choice of housing, employment, and open space areas.
**FINDING:** This project provides single family, multifamily residential and commercial land uses, while also offering schools, parks and trails. **CONFORMS.**

7. Objective (4.1C1) states, "Protect unique or sensitive natural features within the Rio Rancho Planning Area by promoting development patterns which respect the arroyos, steep terrain, geologic formations, and scenic attributes."
   **FINDING:** This project contains a development pattern which is situated adjacent to the existing Arroyo De Los Montoyas without harboring this natural feature. **CONFORMS.**

B. Conformance to Zoning Ordinance: N/A.
C. Conformance to Other Adopted Plans for the Area: N/A.
D. Conformance to Policies and Regulations: Section 3-7-17 New Mexico Statutes Ann. (1978) requires that a petition be signed by the owners of a majority of the property. The Governing Body shall express its consent and if approved, the petition shall be filed with the County Clerk.

## III. STAFF RECOMMENDATION

This is a request for annexation and the establishment of special use zoning. The general annexation area is located north of Northern Boulevard, east of Rainbow Boulevard. The total acreage of the area to be annexed is 3,410. The northern portion of the annexation area will contain a planned unit development and will include the zoning designations of: SU/Special Use for Single Family Residential, Townhouse, Apartments, and Commercial. The southern portion of the annexation area will remain as existing in terms of land use and will include the zoning designation of R-1/Single Family Residential.

The northern portion of the annexation area contains 851 acres and is identified as "Northern Meadows". This area contains the planned development. The southern portion of the annexation area contains 2,559 acres and is identified as "Contiguous Lands". The southern portion, or "Contiguous Lands", is included in order to: (1) form an abutting area between "Northern Meadows" and the existing City of Rio Rancho North Hills Subdivision, and (2) to exercise City land use control over future development in this area, and (3) to provide a reasonably logical geographic boundary.

The annexation area can be characterized as being predominately undeveloped. There are however, incidences of scattered residential development in the form of mobile homes in the area (7). In terms of terrain, the northern portion of the annexation area ("Northern Meadows") is relatively level and contains the Arroyo De Los Montoyas. The eastern and southern portions of the annexation area ("Contiguous Lands") contain mild slopes and more varied topography than the remainder of the site.

**Attachment III**

## LAND USE
## ("Northern Meadows")

1. SU/Special Use for Single Family Residential:

   (526) acres will accommodate single family detached homes with a maximum density of (7) dwelling units per acre (3,682 dwelling units). The development consists of both one and two-story homes. Lot sizes will vary between 40 and 60 foot widths, with a minimum of 4,000 square feet. The architectural style will vary.

   A. Permissive Uses:
      1. Single family detached dwellings;
      2. Parks, open space, and public utilities;
      3. Swimming pools, tennis courts;
      4. Schools;
      5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

   B. Conditional Uses:
      1. As those provided in the R-1/Single Family Residential District.

   C. Area:
      1. Every lot must have an area of not less than 4,000 square feet and a width of not less than 40 feet along the front yard setback line, with a minimum depth of not less than 100 feet;

   D. Setbacks:
      1. Front - (25) feet
      2. Side - (5) feet each side, (10) feet between building walls
      3. Rear - (20) feet

   E. Density: may not exceed (7) dwelling units per acre.
   F. Height: one or two stories, not to exceed (32) feet in total height.
   G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

2. SU/Special Use for Townhomes and Apartments:

   (55) acres will accommodate attached residential units developed as townhomes or apartments. Typical densities for the townhomes will average (10) dwelling units per acre (500 dwelling units). The product envisioned will be attached four-unit townhomes. The proposed apartment developments will have a maximum density of (18) dwelling units per acre.

A. Permissive Uses:
   1. Attached townhomes;
   2. Attached apartments
   3. Parks, open space, and public utilities;
   4. Swimming pools, playgrounds, tennis courts;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-3/Multi Family Residential District.

C. Area: minimum lot area:
   1. Apartments: (6,000) square feet.
      Row Townhomes: (2,200) square feet.
      Clustered Townhomes sharing common area: (1,100) square feet.

D. Setbacks:
   1. Front - (25) feet, except driveways shall not be less than (20) feet long for townhomes.
   2. Side - (5) feet, except:
      a. There shall be a (10) feet on the street side of corner lots.
      b. There shall be no required side-yard setback from internal lot lines for townhomes.
   3. Rear - (15) feet

   Setbacks for clustered townhome products which share a common courtyard and parking area are as follows:

   1. A front yard setback of (25) feet is required adjacent to public right-of-way.

   2. There shall be a minimum of a fifteen foot setback for either the side-or rear-yard (depending on building orientation), with no setback along internal lot lines of attached units.

E. Density: may not exceed (18) dwelling units per acre.
F. Height: three stories, not to exceed (45) feet in total height.
G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

* The applicant has imposed a maximum total of (4,200) residential units allowed to be developed in the area. This is inclusive of single-family detached and attached housing developments, as well as multifamily units.

3. C-1/Retail Commercial:

Staff is concerned with the ability to provide retail and other commercial related services to the area. The development envisioned includes such neighborhood retail services as a pharmacy, dry cleaners and grocery. While the 17 acres the applicant has proposed appears adequate, the location of the site is of main concern. Staff is satisfied with the proposed location as it is within the proposed community center at the intersection of King Boulevard and 10th Street. This location does help disburse these services, and will provide convenient access to internal residents.

A. All Uses, Area, Setback, Density, Height and Parking requirements:
   1. Same as those articulated in the C-1/Retail Commercial District

The applicant proposes additional community services such as police, fire stations and library sites be located in the southern portion of the annexation area in the "Contiguous Lands" area. The specific locations of these services will be determined when the development agreement is approved.

The remaining (253) acres includes natural physical land features such as an arroyo (Arroyo de las Montoyas), a drainage easement, and open space, as well as a trail, school, park, and roadways.

4. School:

(10) acres will accommodate the proposed school site to be located on 10th Street, north of King Boulevard.

## LAND USE
## ("Contiguous Lands")

The land use designation in this area contains both R-1/Single Family Residential and E-1/Estate Residential land uses. These zoning designations permit low density population in which the principal land use is single family dwelling units. However, E-1/Estate Residential zoning allows the placement of horses on parcels of a size greater than one acre. Horses are allowed on parcels of one (1) acre for the first horse, thereafter, each additional horse shall require one-half acre per horse in addition to the minimum. Therefore, staff is recommending that a portion of the larger parcels within the "Contiguous Lands" area be zoned E-1/Estate Residential. The specific properties targeted for the E-1/Estate Residential zoning designation were determined in part by individual property owners who desired this zoning designation for their property. In order to maintain consistency and avoid "spot zoning", staff then included the entire block surrounding the individual parcels. The specific parcels are legally identified as:

A. R-1/Single Family Residential (Unit 12) in which the following is inclusive of all blocks and lots listed below and further identified legally as:

| | | | |
|---|---|---|---|
| Block 1A | Block AA | Block H | Blocks 4-28 |
| Block 2A | Block EE | Block J | Blocks 31-39 |
| Block 3A | Block FF | Block K | Block 52 |
| Block 6A | Block GG | Block L | Block 59 |
| Block 21A | Block HH | Block M | Blocks 54-57 |
| | | | Blocks 60-63 |
| | | | Blocks 69-71 |
| | | | Blocks 85-87 |

B. E-1/Estate Residential (Unit 12) in which the following is inclusive of all blocks and lots listed below and further identified legally as:

| | | | |
|---|---|---|---|
| Block 68 | Blocks 64-67 | Blocks 72-76* | Blocks 88-90 |

* Block 76, exclusive of "Tract F" which will remain R-1/Single Family Residential.

**DENSITY:**

The existing density classes within the comprehensive planning area have been established with strict concern for city-wide environmental and transportation potential. There are specific transportation issues raised by this proposal. Again this request proposes to add an additional 3,410 acres into the corporate city limit boundary, thereby necessitating the need to update the comprehensive plan's density area figures. The new density evaluation area (# 11), would include the following population and available dwelling unit data:

| | POPULATION | | DWELLING UNITS | |
|---|---|---|---|---|
| CENSUS TRACT | MAXIMUM | AVAILABLE | MAXIMUM | AVAILABLE |
| 11 | 17,543 | 6,076 | 6,426 | 2,226 |

These figures were composed by compiling the number of parcels in the proposed annexation area, subtracting the number of proposed dwelling units which again is 4,200. The entire 4,200 dwelling units proposed to be constructed are not single family dwelling units. A portion of the dwelling units will be multi family, thus was taken into account when these density figures were established. As a point of information, the number of people per dwelling unit is assumed to be 2.73 persons per dwelling unit for the purposes of this table.

**Attachment III**

## ARCHITECTURAL INTEGRITY

The architectural integrity of this subdivision must be protected at all cost. With densities ranging from 7 to 18 dwelling units per acre, physical amenities must be assured. For all parcels within the P.U.D., staff is recommending the enforcement of minimum landscaping requirements, of which 50% shall be drought tolerant. Exterior walls shall be maintained in compliance with other architectural styles. Maximum height requirement (32 feet) minimize tall or massive structures which might dominate their environment and reduces visual disruption of common view areas.

## WATER and SEWER:

The entire annexation area is located within the United Water New Mexico franchise. The applicant indicates the utility company is prepared to provide water and sanitary sewer service to "Northern Meadows" **(Attachment IV)**. In the past however, the Governing Body has indicated that it desires assurance from an independent source as to whether there is enough water available to service large development projects. The Development Department has identified several independent sources in order to provide such a service. Regarding the sewer service, Plant #2 is proposed to treat the wastewater flow from "Northern Meadows". All infrastructure is proposed to be built to City standards. A development agreement must be approved in order to address the specifics of this portion of the project.

## ACCESS:

The proposed access point for the initial portion of development in "Northern Meadows" is 10th Street. The planned road will be paved from Cherry Road on the southern edge, north into "Northern Meadows". As "Northern Meadows" develops, access points will be Unser Boulevard on the east and Rainbow Boulevard on the west. Sandoval County has indicated that it will improve Unser Boulevard from the North Hills Subdivision to NMSR 44. The time frame anticipated is two years. King Boulevard will be utilized as the major east-west connection through "Northern Meadows". Additional internal roads will also serve the development and will be identified at the subdivision stage. As a point of information, the existing road pattern platted underlying "Northern Meadows" is proposed to be vacated. The development agreement will outline the details of the project.

## PARKS and OPEN SPACE:

In staff's opinion, the applicant provides an adequate amount of passive as well as active open space within this development. (36) acres of developed park space is combined into (2) regional-size community parks. These community parks are (11) and (15) acres respectively. The three remaining smaller parks range

from (1) to (7) acres in size and will be built by the applicant and maintained by a homeowners association. The exact locations of the park spaces will be addressed at the development agreement and subdivision portions of the development process.

Stan Ford, Director of Parks and Recreation, has indicated the two smaller parks are not feasible due to issues such as poor access. He prefers to the two smaller sites be merged into the (7) acre park parcel located south of King Boulevard, west of 10th Street. The revised park alignment is reflected in the information brochure.

A trail will run parallel to King Boulevard within the a dedicated drainage easement and should provide adequate pedestrian and bicycle access through the P.U.D.

The Arroyo De Los Montoyas will provide the majority of open space for future residents. The proposed parks have also been strategically placed to preserve views.

## TRANSPORTATION:

This development project has the potential to generate large amounts of vehicular traffic. The City Development Department is concerned with the short term impacts of introducing a relatively higher speed of traffic onto Cherry Road, a residential area. Another concern, and perhaps even more immediate, is the long term impact of introducing the vehicular traffic onto the existing transportation network (Unser and Northern Boulevards and NMSR 528). With the number of dwelling units proposed to be developed (4,200), as well as other nonresidential land uses, it is reasonable to anticipate over 8,000 vehicles will be added to the existing transportation network.

Suggestions regarding the impact of adding to the already overburdened transportation network involve upgrading the capacity these systems can handle and directing the vehicular traffic to alternative routes. The specific improvements may be needed for the segment of Unser Boulevard from Northern to where the pavement ends adjacent to North Hills, 10th Street (North Hills), Rainbow Boulevard south to Northern Boulevard, and Northern Boulevard from Rainbow to Unser.

Transportation travel forecast data, compiled by the Middle Rio Grande Council of Governments of New Mexico, presents traffic model counts for anticipated growth in certain areas of the City. This data, however, does not account for this proposed annexation area development, nor does it recognize the proposed Unser Boulevard extension from North Hills to NMSR 44. Therefore, at this time it is difficult to place definite projected data figures regarding this proposal due to the number of variables that exist. Short term issues such as reducing the speed of vehicular traffic may be rectified in part by the utilization of various traffic control measures. The specific measures utilized should be determined by the Traffic Advisory Council. The long

term issues are partly addressed by the proposed improvement of Unser Boulevard by Sandoval County. The project as proposed, will include the construction and paving of a two lane roadway, to be located from North Hills to NMSR 44. The anticipated completion date is fall of 1996. The exact timetable for the construction of the remaining portion of the roadways will be determined via the development agreement.

## PUBLIC FACILITIES

Based on a density figure of 2.73 persons per dwelling unit, the "Northern Meadows" development project is proposing a population of approximately 11,500 persons. Staff is concerned whether assurances and provisions have been made to adequately provide for the education, health, safety, and welfare of the citizens not only of "Northern Meadows", but the entire Rio Rancho community.

1. Educational Facilities:

   Issues such as the exact number and locations of school sites will be determined by the development agreement. Based on discussions with Rio Rancho Public School System representatives, a density figure for schoolaged children is .7 children per household. Therefore, assumptions based on discussions with school officials and the applicant are:

   A. 2,940 school aged children will live in the "Northern Meadows" area.
   B. The project allows for a 10 acre site for a school facility.
   C. At present, five elementary and two middle schools exist.
   D. Proposed is a high school tentatively located at the Loma Colorado site, Unit 13, Tract P.
   E. Approximate distances from project area to nearest educational facility:
      1. Nearest elementary school (Enchanted Hills) - 6 miles
      2. Nearest middle school (Mountain View) - 7 miles
      3. Nearest high school (Cibola) - 15 + miles

2. Public Safety Facilities:

   This request does not include sites for police, fire and emergency personnel services. The project is proposing to utilize existing police, fire, and emergency personnel services at current locations within the City of Rio Rancho. The areas deemed appropriate for these uses are along 28th Boulevard between 10th and 20th Streets, as well as along 10th Street Between Northern and 28th Boulevard. The exact location of the D.P.S. substation will be addressed at the development agreement stage.

annex.rec

United Water

United Water New Mexico
4100 Southern Boulevard, Suite 100
PO Box 44010
Rio Rancho, NM 87174-2072
telephone 505 891 1200
facsimile 505 891 1222

April 7, 1995

Mr. Richard Costales, Engineer
AMREP Southwest Inc.
333 Rio Rancho Dr. NE
Rio Rancho, NM 87124

RE: Water & Sewer Availability: Northern Meadows

Dear Mr. Costales:

This is to advise that water and wastewater service can be made available to Northern Meadows located in Unit 22; subject to the following conditions:

1) Prior to the design and installation of any services or the extension of any mains, we request hydraulic data pertinent to the project be provided to us for our Engineering Department review and approval.

2) If, as a result of such review, it is decided that any extension of any mains or pipes or modification of other facilities is required in order to meet the hydraulic needs of the project, those mains or facilities will be installed or extended by the developer in accordance with the terms and conditions of this Company's agreements for extension.

3) Service will be provided in accordance with the terms and conditions set forth in the Company's filed Tariff, as amended or modified from time to time.

If you have any questions, please call us at 891-1200.

Sincerely,

Alan W. O'Brien, P.E.

AOB/ms

cc: Chris Phillips, Easterling & Assoc.
File: Unit 22

Attachment V

**CITY OF RIO RANCHO**
**CITY DEVELOPMENT DEPARTMENT**
**Development Order #**

**DATE:** April 11, 1995 **APPLICATION NO.:** ZMA0411955_

**APPLICANT:** Amrep Southwest Inc.
**OWNER:** same as above/333 Rio Rancho Drive, Rio Rancho, New Mexico 87174

**APPLICATION DESCRIPTION:**

Petition For Annexation and Zone Map Amendment Sections 27, 28, 29, 33, 34, 35, Township 13 North, Range 2 East, Town of Alameda Grant, Sandoval County comprising portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) and establishment of special use zoning, SU/Special Use for Single Family Residential, Townhouse/Apartments, and C-1/Retail Commercial land uses. All additional land uses shall have the zoning designation of R-1/Single Family or E-1/Estate Residential.

**KEY ISSUE:**

1. Annexation and establishment of special use zoning, SU/Special Use for Single Family Residential, Townhouse/Apartments, and C-1/Retail Commercial land uses for the planned unit development identified as "Northern Meadows". All additional land uses shall have the zoning designation of R-1/Single Family or E-1/Estate Residential.

**DATE OF P&Z MEETING(S):** April 11, 1995, April 25, 1995

**PLANNING & ZONING COMMISSION DECISION: RECOMMENDATION OF APPROVAL**

**DATE OF GOVERNING BODY MEETING(S):** June 28, and July 12,1995

**GOVERNING BODY DECISION:**

APPROVED THIS _____ DAY OF _____,1995.

_____
Harold Donovan, City Administrator

_____
Art Corsie, Department Director

_____
Applicant

annex.dev

# CITY OF RIO RANCHO
# PLANNING & ZONING COMMISSION
# MINUTES

## APRIL 25, 1995

**ITEM 4: PUBLIC HEARINGS:**

**TABLED APRIL 11, 1995**

**A. PETITION FOR ANNEXATION AND REQUEST FOR SPECIAL USE ZONE: Applicant requests approval of annexation and zoning ordinance for the purpose of zoning certain properties R-1/Single and certain properties as SU/Special Use for Single Family Residential, Townhouse\Apartments and C-1\Retail Commercial landuses on the property legally described as Sections 27, 28, 29, 33, 34, and 35, Township 13 North, Range 2 East, and with exterior boundaries of the Town of Alameda Grant, Sandoval County comprising of portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) located north of Northern Boulevard, East of Rainbow Boulevard. Applicant: Amrep Southwest Inc.**

Chuck Easterling, Easterling & Associates, stated he is representing Amrep Southwest and is requesting approval of an annexation and special use zoning and that he has provided the Commission with the information requested and that the plans for Unser Boulevard are being worked on.

Commissioner Cunningham asked Mr. Corsie if any updates have been made on the impact of the annexation regarding roads and school construction. Mr. Corsie stated there was no word from the State Engineer as far as the construction of the roads but alternative financing looks promising for the construction of new schools. Mr. Corsie added development will not occur until a development agreement is approved.

Commissioner Ramaeker addressed concerns for police and fire protection in the area. Mr. Corsie stated these concerns will also be addressed in the development agreement.

Commissioner Donnel stated he will abstain from voting due to a potential conflict in interest.

**PZC0425954A: COMMISSIONER HAWLEY MOVED THAT THE REQUEST OF ANNEXATION AND ZONING ORDINANCE FOR THE PURPOSE OF ZONING CERTAIN PROPERTIES R-1/SINGLE AND CERTAIN PROPERTIES AS SU/SPECIAL USE FOR SINGLE FAMILY RESIDENTIAL, TOWNHOUSE/APARTMENTS AND C-1/RETAIL**

COMMERCIAL LANDUSES ON THE PROPERTY LEGALLY DESCRIBED AS SECTIONS 27, 28, 29, 33, 34 AND 35, TOWNSHIP 13 NORTH, RANGE 2 EAST, AND WITH EXTERIOR BOUNDARIES OF THE TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY COMPRISING OF PORTIONS OF UNITS 7, 12, 13, 21, AND 22, RIO RANCHO ESTATES (3,410 ACRES) LOCATED NORTH OF NORTHERN BOULEVARD, EAST OF RAINBOW BOULEVARD, BE APPROVED. SECONDED BY COMMISSIONER BLOMBERG. MOTION CARRIED BY A VOTE OF 4 FOR, 1 ABSTENTION, 0 AGAINST, AND 2 ABSENT.

YES: BLOMBERG, CUNNINGHAM, HAWLEY, RAMAEKER
ABSTAIN: DONNELL
ABSENT: GAHL, SOTO

# CITY OF RIO RANCHO
# PLANNING & ZONING COMMISSION
# MINUTES

## APRIL 25, 1995

**ITEM 4: PUBLIC HEARINGS:**

**TABLED APRIL 11, 1995**

**A. PETITION FOR ANNEXATION AND REQUEST FOR SPECIAL USE ZONE: Applicant requests approval of annexation and zoning ordinance for the purpose of zoning certain properties R-1/Single and certain properties as SU/Special Use for Single Family Residential, Townhouse\Apartments and C-1\Retail Commercial landuses on the property legally described as Sections 27, 28, 29, 33, 34, and 35, Township 13 North, Range 2 East, and with exterior boundaries of the Town of Alameda Grant, Sandoval County comprising of portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) located north of Northern Boulevard, East of Rainbow Boulevard. Applicant: Amrep Southwest Inc.**

Chuck Easterling, Easterling & Associates, stated he is representing Amrep Southwest and is requesting approval of an annexation and special use zoning and that he has provided the Commission with the information requested and that the plans for Unser Boulevard are being worked on.

Commissioner Cunningham asked Mr. Corsie if any updates have been made on the impact of the annexation regarding roads and school construction. Mr. Corsie stated there was no word from the State Engineer as far as the construction of the roads but alternative financing looks promising for the construction of new schools. Mr. Corsie added development will not occur until a development agreement is approved.

Commissioner Ramaeker addressed concerns for police and fire protection in the area. Mr. Corsie stated these concerns will also be addressed in the development agreement.

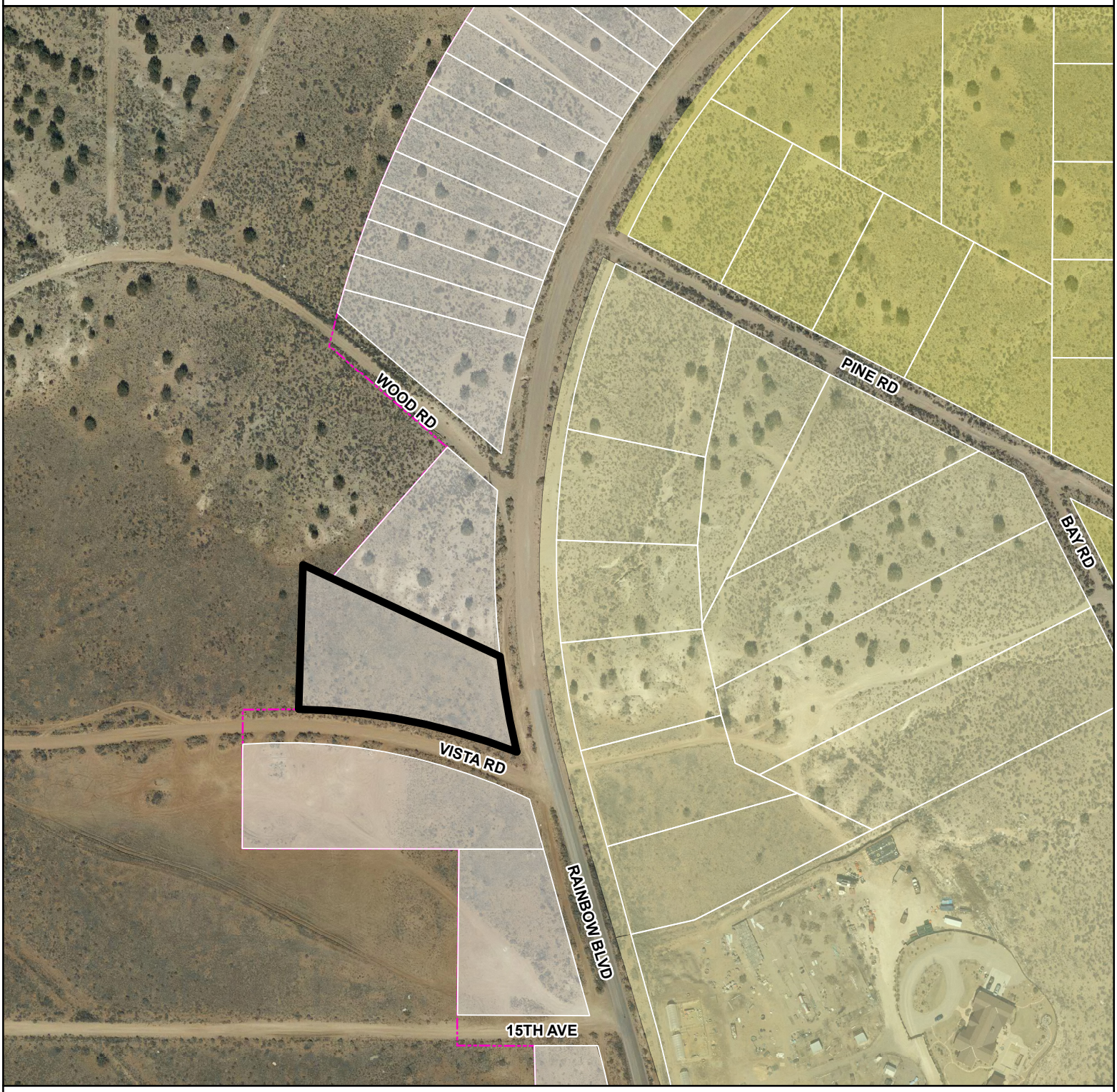
Commissioner Donnel stated he will abstain from voting due to a potential conflict in interest.

**PZC0425954A: COMMISSIONER HAWLEY MOVED THAT THE REQUEST OF ANNEXATION AND ZONING ORDINANCE FOR THE PURPOSE OF ZONING CERTAIN PROPERTIES R-1/SINGLE AND CERTAIN PROPERTIES AS SU/SPECIAL USE FOR SINGLE FAMILY RESIDENTIAL, TOWNHOUSE/APARTMENTS AND C-1/RETAIL**

**COMMERCIAL LANDUSES ON THE PROPERTY LEGALLY DESCRIBED AS SECTIONS 27, 28, 29, 33, 34 AND 35, TOWNSHIP 13 NORTH, RANGE 2 EAST, AND WITH EXTERIOR BOUNDARIES OF THE TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY COMPRISING OF PORTIONS OF UNITS 7, 12, 13, 21, AND 22, RIO RANCHO ESTATES (3,410 ACRES) LOCATED NORTH OF NORTHERN BOULEVARD, EAST OF RAINBOW BOULEVARD, BE APPROVED. SECONDED BY COMMISSIONER BLOMBERG. MOTION CARRIED BY A VOTE OF 4 FOR, 1 ABSTENTION, O AGAINST, AND 2 ABSENT.**

**YES: BLOMBERG, CUNNINGHAM, HAWLEY, RAMAEKER**
**ABSTAIN: DONNELL**
**ABSENT: GAHL, SOTO**

# U7, BLK 69, LOT 77 - ZONE MAP AMENDMENT




RioRancho
City of Vision

0 100 200 400
Feet

N
W E
S

Subject Property

**Zoning**

E-1

R-1

Unzoned

GIS
Moving Spatial Data Forward

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

Map Created by Liz Ruiz Carlos on 12/19/2022

# 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


January 20, 2023

RE: Zone Map Amendment
Case No. 22-100-00028
Unit 7, Block 69, Lot 77

Dear Property Owner:

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

The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. The property is currently Unzoned and is seeking a zoning change to E-1: Estate Residential.

The **Planning and Zoning Board** considered the request and are recommending approval to the **Governing Body** ; they have the final approval on **Thursday, February 9, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

---

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

For the **Governing Body meeting,** to participate virtually: Join via computer:
https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
**Meeting ID: 853 0235 3741 Passcode: 789419** Join via phone: 1-346-248-7799 US

Please do not hesitate to contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

Respectfully,

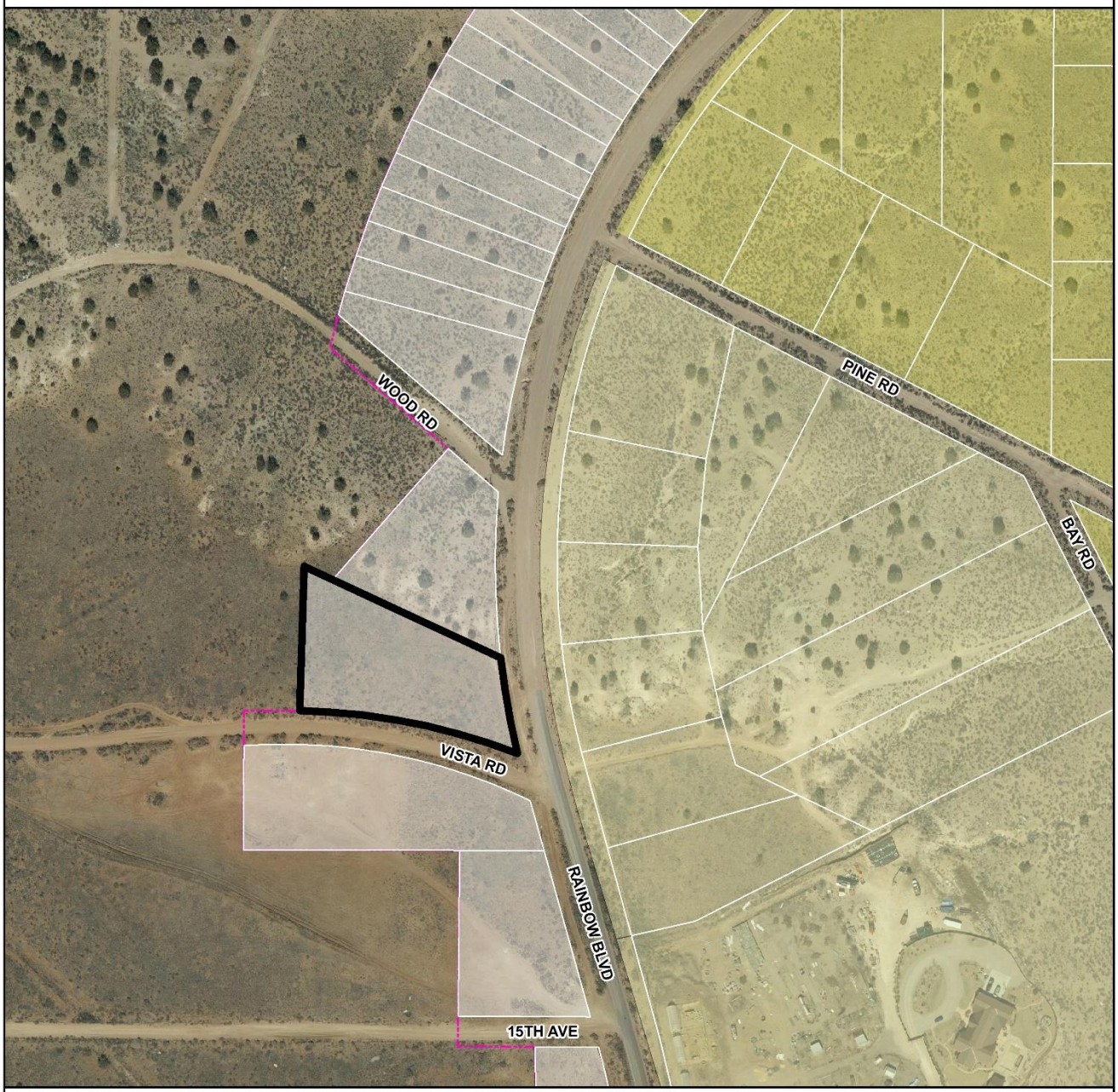
*Liz Ruiz Carlos*

Liz Ruiz Carlos
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


# U7, BLK 69, LOT 77 - ZONE MAP AMENDMENT




0 100 200 400
Feet

N
W E
S

Subject Property

**Zoning**

E-1

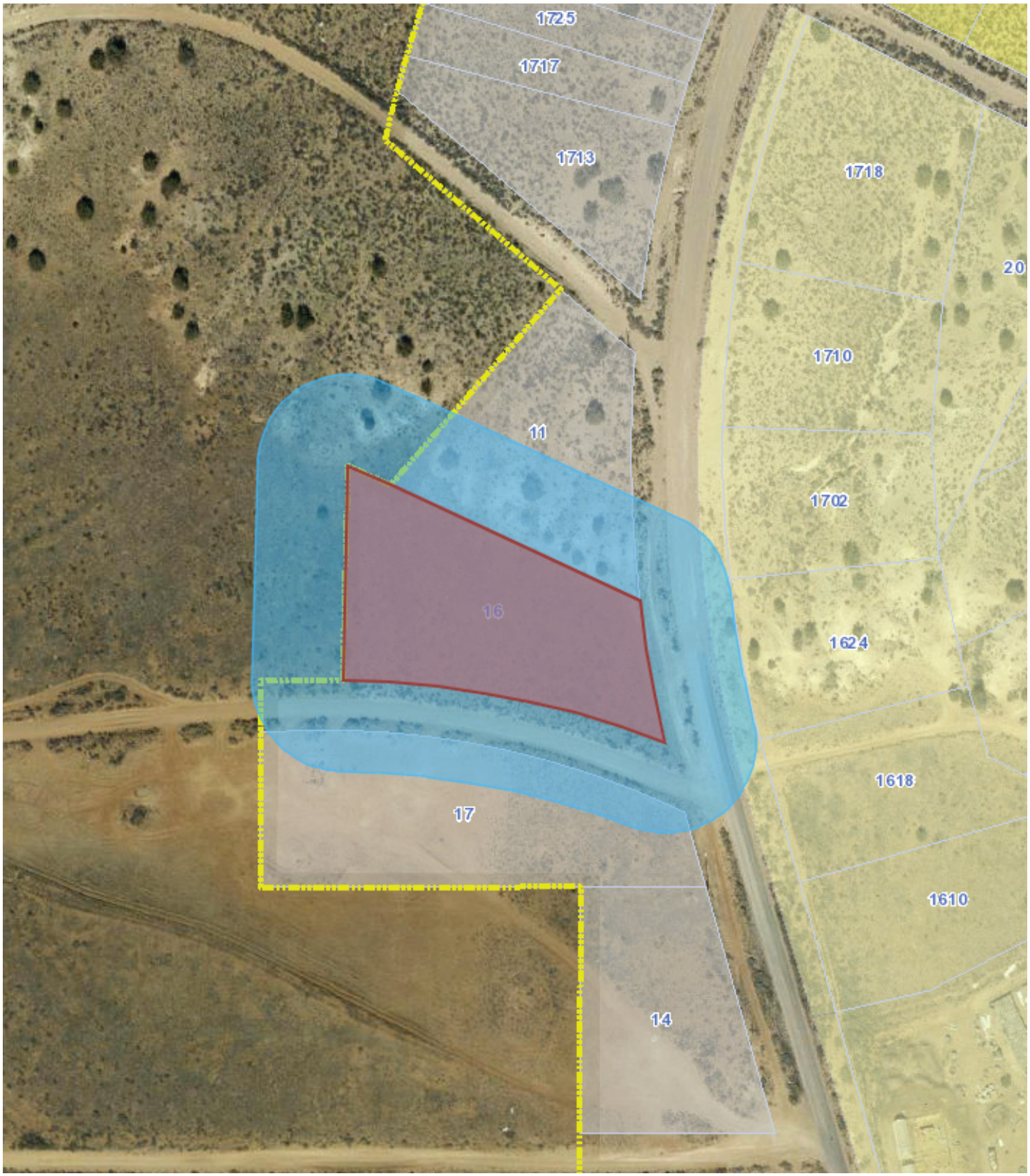
R-1

Unzoned

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

Map Created by Liz Ruiz Carlos on 12/19/2022

Notice Map:




● - Certified Letter (return receipt requested)


Wood Rd NW
Rainbow Blvd NW
1810
Vista Rd NW
15th Ave NW

**CITY OF RIO RANCHO**
**COVER PAGE**

**Legislation Item: O4**

AGENDA DATE:
February 9, 2023

DEPARTMENT:
Development Services

SUBJECT:
O4, Ordinance Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Corrales South, Block I, Lot 8, from C-2: Wholesale and Warehousing Commercial to R-6: Multi-Family Residential, Identifying Conditions of Development, Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential.

The subject property consists of approximately 1.76 acres and is situated at the southwest corner of the intersection between Eileen Road SE, a residential road, and Meadowlark Lane SE, a minor arterial road. The adopted Generalized Land Use Map (GLUM) will need to be amended as well, from Undeveloped to High Density Residential. The subject property is under the Urban Center Specific Area Plan.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.
The Planning and Zoning Board recommends the Governing Body find that the application, presented as an attachment, meets the submittal requirements for the proposed zoning request. Criteria is satisfied.
Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change:

(D)(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City. The applicant states: "the proposed zone will be consistent with the health, safety, morals, and general welfare of the residents of Rio Rancho [as the] category will allow for a variety of housing options, especially multi-family development (as depicted on submitted renderings)." The applicant maintains that, "the subject site is an ideal location for higher residential given the proximity to existing R-6 zoning located immediately south of the subject site, and the mixture of residential zones to the east and north." The Planning and Zoning Board recommends the Governing Body find that the proposed zoning and development that it will bring are consistent with the health, safety, morals and general welfare of the City, particularly given the similar development immediately south of the site. Criteria is satisfied.

(D)(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should be made. The applicant states: "the zone change request will allow for stability of land use and zoning [as the] ZMA will allow the site to be developed in a manner that is consistent with the development of the adjacent residential area." They go on to explain that "the proposed amendment will allow a cohesive development along Meadowlark Lane SE that will allow for shared access and and off-street parking." Last, they maintain "the proposed ZMA will meet Section 6 of the Comprehensive plan, Population and Housing, [in that it will] provide a variety of housing types that meet the needs of current and future populations."

The Planning and Zoning Board recommends the Governing Body find that the zone change will bring added stability to the area due to similar development in the vicinity, as well as a predominantly residential neighborhood, with the exception of the commercial lots to the west. The proposed zoning will be consistent for an entire block. Criteria is satisfied.

(D)(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City. The applicant states: "Changing the subject site's commercial zoning to a residential zoning will allow for a balance of land uses within this area, [in accordance] with Goal L-3 of the Comprehensive Plan" in that "the proposed application will allow for higher density development next to community commercial zoning." The applicants continues on to elaborate how the neighboring single-family residential development might be "[negatively] impacted by some of the allowed uses within the [existing] C-2 zone [permissive uses]," whereas the intended high density development would provide a "variety of housing types to meet the needs of all members of the community;" in accordance with Goal PH-3 of the comprehensive plan. Per the attached renderings, they maintain that the intended development also furthers Policy PH-1 of the Comprehensive Plan, to promote quality, community-friendly multifamily development, through features such as enhanced open space and pedestrian connectivity; in that it "will have internal pedestrian connections that will [connect to] public sidewalks along the streets." Finally, in regards to the subject properties' inclusion in the Urban Center Specific Area Plan, the applicant explains how the plan was adopted in 2002 and intended to serve as a "Growth Node Activity Plan and an Infill Plan." While the subject property was assigned a commercial zoning designation, it has remained undeveloped since then. However, the ZMA to R-6: Multi-Family Residential would allow for the "site to be developed as an infill intention" as was the original intention of the area plan.

The Planning and Zoning Board recommends the Governing Body find that the zone change is consistent with adopted elements of the Comprehensive Plan, it is a change that would move towards Goal L3 of 5.6.2 Goals, by promoting a balance of land uses; with Rio Rancho being predominantly single-family residences, adding higher density housing opportunities would help achieve a better balance of land uses. The Generalized Land Use Map (GLUM) will need to be amended as well, as it shows the subject property as undeveloped. Criteria is satisfied.

(D)(4) The applicant must demonstrate that the existing zoning is inappropriate because: 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 Changed neighborhood or community conditions justify the change; or A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant’s reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in

question as compared with other available property. The applicant states: "the underlying zoning is no longer appropriate for the subject site [as the site] has not been developed for commercial purposes [in the twenty years] since the site was zoned C-2 in 2002." They go on to elaborate how "the immediate area has been developed as residential, ranging from single-family to high density, and allowing commercial uses, especially those allowed within the C-2 zone would not be appropriate for the surrounding area." Additionally, there are "changed neighborhood conditions in the area, including the zone map amendment from C-2 to residential for the property north of the subject site," as well as the zone change "from C-2 to R-6 [for the] property immediately south of the subject site" which further support a residential zoning designation vs a commercial designation. Finally, the proposed higher density residential zoning designation "would serve as a buffer between [the existing] commercial uses west of the subject site and the existing residential development to the east."

The Planning and Zoning Board recommends the Governing Body find that the existing zoning is inappropriate because a different zoning type would be more advantageous for the community. The existing zoning of C-2: Wholesale and Warehousing Commercial District may not be the most compatible zoning for this parcel, given the surrounding residential properties. The existing high density residential development to the south of the subject property also demonstrates that such a use is a viable one within this neighborhood. 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. The Planning and Zoning Board recommend that the Governing Body find that the cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the change in zoning designation. Criteria is satisfied.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning. The Planning and Zoning Board recommends the Governing Body find that the location of the subject site is not along a collector or major street, and is not justification for the change. 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 Planning and Zoning Board recommends the Governing Body find that the change in zoning would not be considered a "spot zone" due to the subject property being bordered by other residential uses and the neighboring property immediately to the south is already zoned R-6: Multi-Family Residential. Criteria is satisfied.

SURROUNDING LAND USE/ZONING: The neighboring property to the south is zoned R-6: Multi-Family Density Residential, while the properties to the west are zoned C-2: Wholesale and Warehousing Commercial. To the north is R-4: Single-Family Residential Zoning and to the west is SU: Special Use for R-1:Single-Family Residential zoning.

NOTIFICATIONS: In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties received a certified letter containing a notice of action and impending Planning and

Zoning Board hearing, with return service requested. A notice sign was placed on the subject properties by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on January 25, 2022.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: Reviewing Agency
DSD Planning and Zoning - Comments within document
DSD Engineering - No adverse comments provided
Rio Rancho Public Schools - No comments provided
Fire and Rescue - No adverse comments
Police Department - No comments provided
SSCAFCA - SSCAFCA has reviewed and has the following comment: With the change in zoning, ensure all drainage density requirements are being followed
MRCOG - No adverse comments
Parks, Recreation, and Community Services - No adverse comments

IMPACT:

Staff finds that no adverse impacts are likely to occur as a result of the approval of this zone map amendment. The Planning and Zoning Board recommends the Governing Body approve the zone map amendment request, 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.
2. The applicant has provided sound justification, in a narrative dated December 1, 2022, for the proposed zone change and the zone map amendment would provide for stability of zoning.
3. The proposed zone map amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan.
4. The applicant has demonstrated that the R-6: High Density 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", as the proposed zone change is in line with surrounding zoning.
If the Governing Body determines the proposed zone map amendment is not justified, the following findings are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:

1. The Governing Body may approve the zone map amendment request.
2. The Governing Body may deny the zone map amendment request.
3. The Governing Body may modify the request and approve such modifications.

4. The Governing Body may postpone final action on the request and continue the public hearing to request additional information or consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff and the Planning and Zoning Board recommend approval of the Ordinance.

ATTACHMENT: Ordinance
ATTACHMENT: Application Packet.pdf
ATTACHMENT: Location and Zoning Map
ATTACHMENT: NeighboringPropertyOwnerLetterGB.pdf
ATTACHMENT: Notice Map.pdf
ATTACHMENT: Urban Center Specific Area Plan.pdf
ATTACHMENT: Public Comment O4 - Stephen & Elaine Buchanan.pdf

**CITY OF RIO RANCHO**
**ORDINANCE**

**ORDINANCE NO.** **ENACTMENT NO.**

**ORDINANCE AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS CORRALES SOUTH, BLOCK I, LOT 8 FROM C-2: WHOLESALE AND WAREHOUSING COMMERCIAL TO R-6: MULTI-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. 22-100-00029; and

**WHEREAS:** the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on January 10, 2023, 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 February 9, 2023 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.**

A. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 1.76 acres from an C-2: Wholesale and Warehousing Commercial District to a R-6: Multi-Family Residential District on the land legally described as:

Corrales South, Block I, Lot 8, as shown on "SUMMARY PLAT, LOTS 7 AND 8, BLOCK I, CORRALES SOUTH (BEING A REPLAT OF LOY 1A-1A, BLOCK I, CORRALES SOUTH) SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 29, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO SEPTEMBER 2010" filed in the office of the County Clerk of Sandoval County, New Mexico on December 13, 2010 in Volume 3, Folio 3270.

B. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended in the land described in Section 1A above, as having a "High-Density Residential" GLUM designation.

**Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY.** The property identified in Section 1, above, is subject to all requirements of the R-6: Multi-Family Residential District set forth in R.O. 2003 Section 154.13 (as of the effective date of this ordinance or as subsequently amended).

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

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

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

Rio Rancho
City of Vision

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

# PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

| 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: **Eric Meyerhofer, Bosque Properties, EXT, LLC** | | Phone: **(505) 362-8903** |
| Address: **265 S. Meridith Ave** | | E-Mail: ej.meyerhofer@gmail.com |
| City: **Pasadena** | State: **CA** | Zip: **91106** |
| Proprietary Interest: **Purchaser of Land** | List Owners: **Alfredo and Nancy Magana** | |
| Deed or Ownership Verification Provided: (Initials) | Letter of Authorization Provided: (Initials) | |
| Agent Name: **Andrew or Juanita Garcia, JAG Planning & Zoning** | | Phone: **(505) 362-8903** |
| Address: **P.O. Box 7857** | | E-Mail: **jag@jagpandz.com** |
| City: **Albuquerque** | State: **NM** | ZIP Code: **87194** |

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

**Zone Map Amendment for Lot 8, Block 1, Corrales South from C-2 to R-6.**

**SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)**

| | | |
|---|---|---|
| Subdivision/Unit: **Corrales South** | Block(s): 1 | Lot(s): **Lot 8** |
| Existing Zoning: **C-2** | Proposed Zoning: **R-6** | |
| No. of existing lots: **One (1)** | No. of proposed lots: **No Change** | Total area of site (acres) **1.83 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: **Juanita Garcia** | Applicant: Eric Meyerhofer | Agent: **JAG Planning & Zoning** |
| Signature: Juanita Garcia | | Date: 12/01/2022 |

**FOR OFFICIAL USE ONLY**

| H.T.E. PROJECT # | FEE | RECEIPT # |
|---|---|---|
| | | |
| | | |
| | | |

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

WEST WOOD REALTY

~~November 5~~, 2021 ~~December 17, 2021~~ January 8, 2022

~~Alfredo and Nancy Magana~~ Eric Meyerhofer or Assigns
C/O E-MAIL DELIVERY

RE: Letter of Intent to purchase approximately 1.778 acres of vacant land in Rio Rancho, New Mexico.

Dear ~~Alfredo and Nancy~~, Eric / Nancy & Alfredo Magana ~ seller

On behalf of ~~Eric Meyerhofer or Assigns~~ ("~~Buyer~~"), we are pleased to present this Letter of Intent to express interest in entering negotiations, which if successful, will lead to a Purchase and Sale Agreement for the above-referenced property. The terms and conditions are hereinafter defined as:

1. **Property:** Upon the terms and conditions contained herein, Buyer agrees to purchase from Seller and Seller agrees to sell to Buyer that certain real property known as lot 8 Block 1 of the subdivision development known as Corrales South per attached exhibit (the "Property") situated in the City of Rio Rancho, Sandoval County, State of New Mexico. The property is 77,363 + - square feet, or appx. 1.778 acres. $6.14 $ 475,000

2. **Purchase Price :** The purchase price for the land shall be ~~$5.82~~ PSF, or ~~$450,000~~ cash at closing.

3. **Buyer's Deposit:** An escrow shall be opened with Karla Walker at Old Republic Title Company (the "Title Company"). The buyer will deposit into escrow ~~Ten~~ Twenty Thousand Dollars ($20,000.00) cash within 5 days of execution of a formal Purchase and Sale Agreement. The Earnest Money Deposit shall be held by the title company pending closing as hereinafter defined. The Earnest Money Deposit shall remain fully refundable to buyer until the end of the due diligence period. Upon Closing, the Earnest Money Deposit shall be applied to the Purchase Price.

4. **Property Due-Diligence Materials:** Within Twenty-One (21) days of execution of the Purchase Contract, Seller shall provide the following items and materials for Purchaser's review and approval:
   a. A New Title Binder
   b. Maps and other materials in Seller's possession
   c. Buyer shall order ALTA Survey at Buyer's expense. Seller shall reimburse Seller 1/2 of ALTA Expense at closing. ALTA cost estimated at $ 3,000 TOTAL.

5. **Due Diligence Period:** The Due Diligence period shall be 120 calendar days from Contract Date. As the property will require rezoning to approve an expansion of Buyer's adjacent apartment complex a longer due diligence period is requested. Seller shall cooperate with this effort provided that final zone change is not in effect prior to closing. To assist in Buyer's due diligence efforts, Buyer shall be granted access to all information in Seller's possession relating to the Property as reasonably requested by buyer. During the term of the Purchase Agreement, Buyer and its agents, employees and independent contractors shall have the right and privilege to enter upon the property at any or all times to inspect the Property and to conduct soil and other geological, engineering, environmental, wetlands, archaeological and related tests, and studies in connection

with determining the condition and suitability of the property for Buyer's intended use. All such tests shall be at buyer's sole expense. Buyer shall covenant and agree to indemnify and hold harmless Seller from all liability, costs, claims, demands, damages, actions, causes of action and suits arising out of the exercise by Buyer of its rights under this Paragraph 5.

6. **1031 Exchange:** Seller and buyer will cooperate shall either implement a 1031 exchange.

7. **Close of Escrow:** Escrow shall close 30 days from expiration of due diligence period.

8. **Closing Costs:** These fees will be paid as is customary in Sandoval County. See additional details below

9. **Brokerage:** West Wood Realty is the Transaction Broker in the proposed sale transaction and is acting as a Licensee for both the Buyer and the Seller to facilitate the sale of the subject property. Seller agrees to pay a sales commission per a separate commission agreement upon the closing of the subject transaction.

This letter shall not constitute a formal and binding agreement. This letter reflects the terms and conditions of the proposed transaction, and we expect that the definitive agreement which is negotiated will be generally consistent with this letter. This letter shall not, however, create any legal rights or obligations between us. It is intended that all legal rights and obligations of each of us shall then only be those which are set forth in the definitive agreement.

We look forward to your earliest reply.

8. Closing Costs: Environmental Assessments/Soil Testing - Buyer; Survey-Buyer ; Warranty Deed - Seller; Closing Fee, Pro-rata Data Search, Legal Document Prep, Special Assessment Search - 50% Buyer/50% Seller
Seller Initial: njm Buyer Initial: _____

Sincerely,
West Wood Realty

John Morrow

Rod Smith

AGREED AND ACCEPTED - **PURCHASER:**
Eric Meyerhofer or Assgns

By: John Morrow For Eric Meyerhofer
Its: Transaction Broker
By: _____
Its: _____
Date: _____

AGREED AND ACCEPTED - **SELLER:**
Alfredo and Nancy Magana

By: _____
Its: _____
By: _____
Its: _____
Date: _____

Authentisign ID: 748AE425-676B-ED11-ADE6-0050F2765AB1

# REALTORS® ASSOCIATION OF NEW MEXICO/
# COMMERCIAL ASSOCIATION OF REALTORS® NEW MEXICO
# ADDENDUM - COMMERCIAL – 2020

This Addendum is part of the Agreement dated MARCH 22, 2022, covering the Property at
LAND Eileen & Meadowlark Rio Rancho NM 87124.

The parties further agree as follows:
Seller authorizes Buyer to apply to the City of Rio Rancho for a zone map amendment.
END----------

## SELLER

Authentisign
By Nancy Magana, a _____

11/29/2022 1:43 PM
Execution Date Time

Alfredo & Nancy Magana Sellers
Name (Print) Its

PO Box 866 Chickasha OK 73023-0866
Address City State Zip Code

Phone Fax nmagana@omnicorporation.com
Email Address

This form and all REALTORS® Association of New Mexico (RANM) forms are for the sole use of RANM members and those New Mexico Real Estate Licensees to whom RANM has granted prior written authorization. Distribution of RANM forms to non-RANM members or unauthorized Real Estate Licensees is strictly prohibited. RANM makes no warranty of the legal effectiveness or validity of this form and disclaims any liability for damages resulting from its use. By use of this form, the parties agree to the limitations set forth in this paragraph. The parties hereby release RANM, the Real Estate Brokers, their Agents and employees from any liability arising out of the use of this form. You should consult your attorney with regards to the effectiveness, validity or consequences of any use of this form. The use of this form is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by Real Estate Licensees who are members of the National Association of REALTORS® and who subscribe to the Association's strict Code of Ethics.

 ©2003 REALTORS® Association of New Mexico Initials: Buyer _____ Seller _____

This copyright protected form was created using Instanet Forms and is licensed for use by Roderick Smith.

InstanetFORMS

Authentisign ID: 748AE425-676B-ED11-ADE6-0050F2765AB1

# REALTORS® ASSOCIATION OF NEW MEXICO/
# COMMERCIAL ASSOCIATION OF REALTORS® NEW MEXICO
# ADDENDUM - COMMERCIAL – 2020

## BUYER

_____, a _____

By: Authentisign Eric Meyerhofer 11/23/2022 12:50 PM

Execution Date Time

Bosque Properties EXT, LLC — Eric Meyerhofer, Managing Member

Name (Print) Its

265 S Meridith Ave — Pasadena — CA — 91106

Address City State Zip Code

ej.meyerhofer@gmail.com

Phone Fax Email Address



©2003 REALTORS® Association of New Mexico/

Initials: Buyer Authentisign EM Seller Authentisign MGM

This copyright protected form was created using Instanet Forms and is licensed for use by Roderick Smith.

InstanetFORMS

# LETTER OF AUTHORIZATION

**Subject Property:** Lot 8, Block 1, Corrales South, Containing approximately 1.83 acres.

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Planning & Zoning matters associated with this property.

E Meyerhofer — 11/30/22

Eric Meyerhofer
Bosque Properties EXT, LLC

Date

JAG PLANNING & ZONING

December 1, 2022

Ms. Amy Rincon
Director of Development Services
City of Rio Rancho
3200 Civic Center Circle, NE
Rio Rancho NM 87144

Dear Ms. Rincon,

JAG Planning & Zoning, LLC on behalf of Eric Meyerhofer of Bosque Properties EXT, LLC, is requesting a Zone Map Amendment (ZMA) for Lot 8, Block I, Corrales South Subdivision, located at the Southwest corner of Meadowlark Lane SE and Eileen Road SE, and containing approximately 1.76 acres. The subject site is located within the Urban Center Specific Area Plan that was adopted in 2004 (Enactment No. 04-006). The applicant is requesting that Lot 8 be rezoned from C-2 (Wholesale and Warehousing Commercial District) to R-6 (Multi-Family Residential).

The applicant intends on developing the property with multi-family dwelling units, as shown on the attached rendering, to allow for a cohesive development with the property to the south that is currently under development by the applicant. The proposed development will contain four separate buildings, with each building containing 6 dwelling units, for a total of 24 dwelling units. The subject site will have two vehicular access points, off-street parking to accommodate the proposed use, six-foot wide concrete sidewalks between the buildings, landscaping, ponding areas and locations for refuse containers. If granted approval, the site will be developed within the maximum density allowance of 32 dwelling units per acre.

## History of the property

The subject site is vacant and has never been developed. The site currently contains natural vegetation that is commonly found throughout undeveloped areas of Rio Rancho. The subject site is generally located east of NM Highway 528 SE and north of Sara Road SE.

The applicant attended a DRC meeting with Rio Rancho staff to discuss the proposed ZMA and a letter was provided to the applicant dated May 13, 2022. A copy of the notes from the DRC meeting have been provided with the application, which demonstrates all comments from the affected agencies regarding this specific request. The applicant has read all the comments and if granted approval of this proposed ZMA, the applicant will address the comments as part of the building permit process.

P.O. BOX 7857, ALBUQUERQUE, NM 87194
(505) 362-8903 & (505) 363-5613
JAG@JAGPANDZ.COM

## Surrounding Areas

The area immediately surrounding the subject site is mostly developed with townhouse development, single family residential development and commercial development to the west.

## Criteria for Zone Map Amendment

The City of Rio Rancho Code, General Provisions Ordinance, Section 150.07 reads:

> ***A rezoning must be consistent with the health, safety, morals and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made justification should be made.***

**(D.) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:**

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

The proposed zone change will be consistent with the health, safety, morals and general welfare of the residents of City of Rio Rancho. The subject site is an ideal location for higher residential given the proximity to existing R-6 zoning located immediately south of the subject site and a mixture of residential zones to the east and north.

The proposed zone category will allow for a variety of housing options, especially multi-family development, as depicted on the renderings that have been provided by the applicant. The subject site will need to adhere to the design standards and regulations identified within the Urban Center Specific Area Plan and the Zoning Code associated with setbacks, off-street parking, landscaping and supplementary height and area regulations. Adhering to these regulations will allow the request to be consistent with the health, safety, morals and general welfare of the residents of Rio Rancho.

**2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.**

The zone change request will allow for stability of land use and zoning. The ZMA will allow the site to be developed in a manner that is consistent with the development of the adjacent residential area. The proposed amendment will allow a cohesive development along Meadowlark Lane SE that will allow for shared access and off-street parking. The proposed ZMA will meet Section 6 of the Comprehensive Plan: Population and Housing, to provide a variety of housing types that meet the needs of current and future populations within the city.

The proposed ZMA will not destabilize the land use and zoning in the area, since development to the east, south and north are all residential development.

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.

Comprehensive Plan

The proposed Zone Map Amendment adheres to the Rio Rancho Comprehensive Plan goals and policies as follows:

Land Use Element

Policy 5.3.2.4: High Density Residential, is described as, "Areas that either have higher-density or multi-family residential development, or are generally planned for higher-density or multi-family residential uses." Density: Maximum 32 DU/AC

Goal L-3: Maintain a balance of land uses throughout the City.

Policy L-3: Promote and support development that incorporates walkability

The proposed application will allow for higher density development next to community commercial zoning. Changing the subject site's commercial zoning to a residential zoning will still allow for a balance of land uses within this area, as preferred in Goal L-3 of the Comprehensive Plan. The site's commercial zoning is directly across the street from single-family residential development, which could be impacted by some of the allowed uses within the C-2 zone. The area currently has a large amount of commercial zoning and SU zoning that allows for commercial uses that have been developed.

The proposed development, as shown on the architect's rendering, will include residential units with public sidewalks along the streets and pedestrian connections that lead to the public sidewalks. The proposed development will also have internal pedestrian connections that will also provide for pedestrian connections and encourage walkability, as supported by Policy L-3.

Population and Housing Element

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

Policy PH-1: Promote quality, community-friendly multifamily development, through features such as enhanced open space and pedestrian connectivity.

The proposed ZMA will allow for a variety of housing types to meet the needs of all members of the community, as preferred in Goal PH-3. The applicant intends on providing High Density development, which would provide a different option for housing within the immediate area. The attached rendering for development of the subject site demonstrates a quality, community-friendly multi-family

development with enhanced open space and pedestrian connectivity, as encouraged in Policy PH-1 of the Comprehensive Plan.

Urban Center Specific Area Plan

The subject site is also located within the Urban Center Specific Area Plan that was approved in 2002 which has been identified as a "Growth Node Activity Plan and an Infill Plan." The Urban Center Specific Area Plan was adopted after the development of Intel and the surrounding commercial zoning was designated on sites, such as the subject site, to accommodate contractors associated with Intel. However, given that the Urban Center Specific Area Plan was adopted in 2002, and the site has not been developed for commercial purposes, it is unclear if the site will or could be developed as commercial, especially given the size of the subject site. The applicant is seeking this ZMA to develop high density residential similar to what is being developed south of the subject site, allowing the site to be developed as an infill development.

The Urban Center Specific Area Plan contains design standards that will apply to the subject site and future development on the subject site will address those standards. The Urban Center Specific Area Plan does not contain any specific goals or policies that would prohibit or discourage zone map amendments from C-2 to R-6.

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 patter was created, including the placement of a R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City, or**

    b) **Changed neighborhood or community conditions justify the change, or**

    c) **A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.**

The underlying zoning is no longer appropriate for the subject site. The site was zoned C-2 with the adoption of the Urban Center Specific Area Plan in 2002 and the site has not been developed for commercial purposes. The immediate area has been developed as residential, ranging from single-family residential to high density and allowing commercial uses, especially those allowed within the C-2 zone may not be appropriate for the surrounding area. The proposed zone category of R-6, will allow high

density residential, up to 32 DUs per acres, which is also consistent with the Comprehensive Plan's description of High Density Residential (See Page L-7 of the Comprehensive Plan).

There are several significant changed neighborhood conditions in the area including the zone map amendments from C-2 to residential for the property north of the subject site and across Eileen Road (Ordinance 04-006). The property immediately south of the subject site also had its zone category changed from C-2 to R-6 (Ordinance 13-018). The approval of this zone map amendment will complete a line that will clearly divide the properties with commercial zoning to the west of the subject site and the residential development within this area. These adjacent zone changes demonstrate a changed neighborhood condition.

The subject site is across the street from single family residential and commercial zoning to the west. Since there is commercial zoning west of the subject site, the proposed zone category will serve as a buffer between those commercial uses and the existing residential development to the east. The proposed zoning will strengthen the land use and the zoning in the area by allowing a variety of residential uses that will complement the area and existing uses.

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

The cost of the land or other economic consideration pertaining to the applicant is not a determining factor for this request. The applicant's intent is to develop the site with a similar residential development located immediately south of the subject site.

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

The location of the property is adjacent to a Minor Arterial (Meadowlark Lane) and a Local Street (Eileen Road), as identified on Map T-1, Roadway Functional Classification System Map of the Comprehensive Plan. This designation alone does not justify a zone change for the subject site, but does demonstrate the expectations for development within this area.

**(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:**

a. **the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or**
b. **the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones: because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.**

The subject request does not result in a 'spot zone' since a large parcel located immediately south of the subject site is currently zoned R-6.

**Conclusion**

This request is not in significant conflict with adopted policies of the Comprehensive Plan or the Urban Center Specific Area Plan. The application meets or furthers the Goals and Policies as articulated in General Provisions Ordinance, Section 150.07 and in the Rio Rancho Zoning Ordinance. The proposed zone is appropriate for the subject property. We respectfully request the approval of the Zone Change from C-2 to R-6 zone as identified in the City of Rio Rancho Zoning Ordinance.

Thank you for your consideration on this matter.

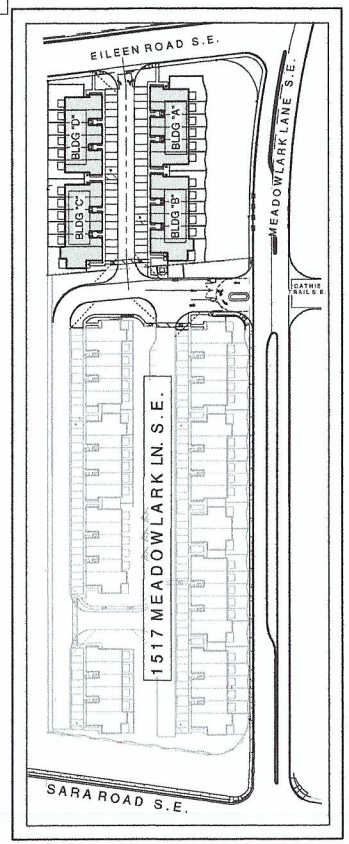
Sincerely,

Juanita Garcia
Principal
JAG Planning & Zoning, LLC

# 24 UNIT TOWNHOUSE DEVELOPMENT 1501 MEADOWLARK RD S.E.




1 .SITE PLAN - PRESENTATION
Scale: 1" = 20'-0"




2 REFERENCE PLAN
Scale: 1" = 80'-0"

Cinelli ARCHITECTS / Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
TOWNHOMES FOR JASON
FOR FAIR & SQUARE
1501 MEADOWLARK LANE S.E.
RIO RANCHO, NEW MEXICO

DRAWING TITLE:
SITE PLAN

DATE: NOVEMBER 2022
PROJECT NO.: BUCH30

DRAWING NO.:
PRESENTATION101

# 24 UNIT TOWNHOUSE DEVELOPMENT 1501 MEADOWLARK RD S.E.



1 AERIAL VIEW

Cinelli / ARCHITECTS
Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
TOWNHOMES FOR JASON
FOR FAIR & SQUARE
1501 MEADOWLARK LANE S.E.
RIO RANCHO, NEW MEXICO

DRAWING TITLE:
AERIAL VIEW

| DATE | PROJECT NO. |
|---|---|
| NOVEMBER 2022 | BUCH30 |

DRAWING NO.

PRESENTATION102

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

May 13, 2022

**TO: JAG Planning**

**RE: DRC (22-250-000025) ZMA Corrales South, Block I, Lot 8 (C-2->R-6)**

The following are the comments and feedback received in regards to the DRC application.

**Planning and Zoning Division:**

- Part of the Urban Center Specific Area Plan: offers additional design and landscaping guidelines →plan accessible here: https://gis.rrnm.gov/webrecords/DSD/Plans/Urban%20Center%20Specific%20Area%20Plan.pdf

→plan does not address housing, only to extent of providing minimal disruption to surrounding neighborhoods

- ZMA will not require MPA to specific area plan
- If pursuing ZMA, need especially strong justification letter...we don't want to lose a C-2 zoned lot; we would want to see a site plan for the proposed development/pictures/exhibits
- Need to take into account traffic/access points, kickback from neighbors

- Can avoid ZMA if applicant chooses to pursue multi-family above first floor
- Zone C-2: Wholesale and Warehousing Commercial...lists hotel/motel, R-3 or R-6 multi-family if located above the first floor, as permissive uses
- Setbacks for C-2: generally F: 10ft, S: 0ft, R: 0ft....slightly different when abutting residential F:10ft, S:0ft, R:10ft with landscaped buffer (for buildings over 35 ft, additional 1ft setback for each additional foot of height)
- Buffer Wall: shall be a min. of 6ft in height, constructed of masonry, sealed adobe, brick, or chain link w/winged slats or other solid material
- Buffer Landscaping: shall be a min. of 10ft in width, and located inside the buffer wall
- Landscaping: at least 10% of the lot to be landscaped, no less than ¼ of it to be located on the front

- R-6 Guidelines if ZMA is approved:
    1. Setbacks (F:20ft, S: 7.5ft, R:15ft)
    2. Height Restrictions: 78ft or 6 stories
    3. Landscaping for multi-family dwellings: (2) Multi-family dwellings. All multi-family residential development shall include the installation and maintenance of landscaping throughout the site. A minimum of two trees, each of a minimum one and one-half inches in caliper (deciduous trees) or eight feet high (evergreen trees), and three five-gallon shrubs or the equivalent thereof per dwelling unit in accordance with a written plan submitted to and approved by the Director of Development Services, or that person's official designee, shall be installed within a reasonable time after occupation of

the dwelling unit not to exceed 120 days. Cool season turf grass shall be limited to areas designated for recreational use and shall be limited to a maximum of 15% of the total lot area. Cool season turf grasses include but are not limited to the following species: Poa pratensis (Kentucky Bluegrass), Festuca spp. (Fescues), and Lolium spp. (Ryegrasses). Plant materials shall be limited to species that are not listed as high water use in the City of Rio Rancho plant list. Existing turf and other plants installed prior to October 31, 2011, are exempt from this regulation. Effective the date of the ordinance codified in this chapter, homeowner association bylaws or new restrictive covenants shall not mandate a minimum amount of live grass.

- Building Permit applications should be submitted to permits@rrnm.gov and planning@rrnm.gov

**Engineering Division:**

The following are future development requirements:

1. A Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.3.
2. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements may be required for public waterlines.
3. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2.
4. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.
5. Link to the City website to request as-built/engineering records: https://www.rrnm.gov/FormCenter/Public-Works-Forms-11/Engineering-Records-Request-62

**Parks, Community & Recreation Services:**

- No comments on ZMA. If approved, it is assumed that shared open or recreation space will be allocated on the site to serve residents. Park and trail impact fees would be paid.

**Fire & Rescue Department:** RRFR Comments: Per- International Fire Code 2015 shall be followed.

1. Confirm fire hydrants are in approved distances and locations
2. Turning radius shall be 28 feet, IFC Appendix D
3. No crash gates shall be allowed. No dead ends shall be approved.
4. No construction is to begin until fire hydrants are fully operational.
5. IFC Appendix D107- exceeds 30 units shall be provided with two separate and approved fire apparatus access roads.

**Utilities Department:** no comments

**Police Department:** no comments

**Rio Rancho Public Schools:** no comments

**Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA):**
1) This property appears to have a 25' drainage easement along the north side of the property and large variable width
drainage easement along the east side of the property both of which belong to SSCAFCA.
2) It is difficult to determine the exact alignment of an existing 24" storm drain lines which crosses the property. It is
possible the lines are not within the drainage easement.
3) Verify the assumptions used in approved governing drainage reports for the area and, if applicable restrict stormwater
discharge to historic rate. Tie into storm system as shown in drainage reports for the area.
4) Low impact development is encouraged.

**Building:** no comments

**Mid-Region Council of Governments (MRCOG):**
MRMPO has no adverse comments. For informational purposes:

1. Meadowlark Ln is functionally classified as a Minor Arterial.
2. An Existing Bike Lane is identified on Meadowlark Ln in the Long Range Bikeway System (LRBS).
3. Appendix G of the MTP recommends the following as it relates to the subject property:
4. Promote a healthy jobs housing balance west of the river through preserving commercially zoned land, site-readiness programs, etc.

**New Mexico Department of Transportation (NMDOT):** no comments

**New Mexico Gas Company (NMGC):** NMGC has no issues with this request.

**Public Works:** no comments

Respectfully,

*Liz Ruiz Carlos*
Municipal Planner I
Development Services Department
City of Rio Rancho
(505)-896-8785, lruizcarlos@rrnm.gov

Attachments: Plat(s)

# CS, BLK I, LOT 8 - ZONE MAP AMENDMENT




RioRancho City of Vision

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

Map Created by Liz Ruiz Carlos on 12/19/2022

# 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


January 20, 2023

RE: Zone Map Amendment
Case No. 22-100-00029
CS, Blk I, Lot 8

Dear Property Owner:

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

The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential.

The **Planning and Zoning Board** considered the request and are recommending approval to the **Governing Body** ; they have the final approval on **Thursday, February 9, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

---

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

For the **Governing Body meeting,** to participate virtually: Join via computer:
https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
**Meeting ID: 853 0235 3741 Passcode: 789419** Join via phone: 1-346-248-7799 US

Please do not hesitate to contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

Respectfully,

*Liz Ruiz Carlos*

Liz Ruiz Carlos
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

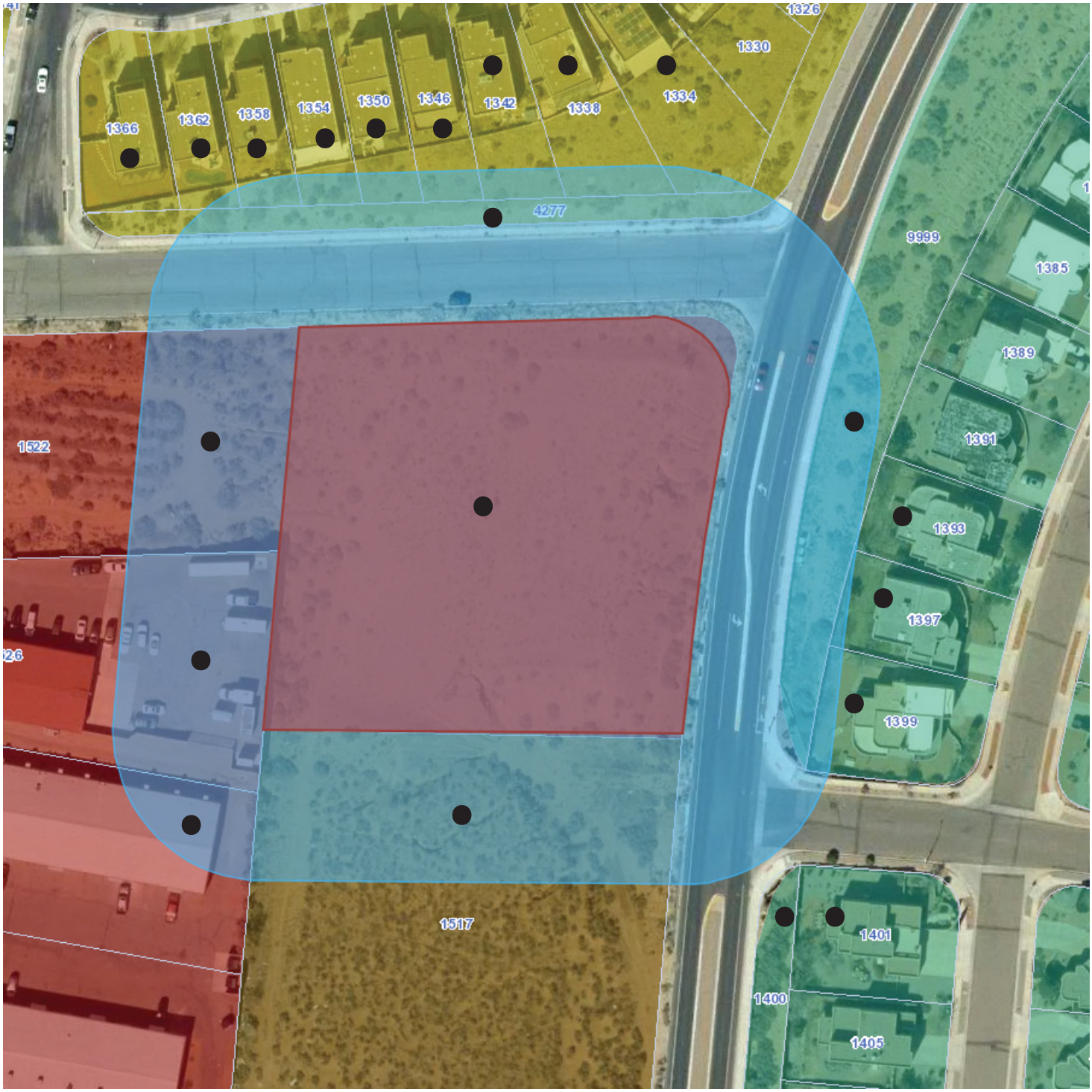

# CS, BLK I, LOT 8 - ZONE MAP AMENDMENT




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 Created by Liz Ruiz Carlos on 12/19/2022

Notice Map:




- Certified Letter (return receipt requested)

CITY OF RIO RANCHO

**RESOLUTION NO. 6** **ENACTMENT NO. 04-006**

**AMENDING SPECIFIC AREA PLAN BOUNDARY FOR THE URBAN CENTER, LOCATED GENERALLY NORTH OF SARA ROAD BETWEEN BARBARA LOOP AND MEADOWLARK LANE WITHIN THE CITY OF RIO RANCHO.**

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

**WHEREAS,** The Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that determines that the Hierarchy of Plan Development, Level 5: Specific Area Plans, consider a smaller geographical area of the City (min. 20 acres) and be consistent with community-scale development or a specific transportation corridor. These plans address specific issues such as land use, architectural control and design standards or buffering and transportation access elements; and

**WHEREAS,** The Governing Body of the City of Rio Rancho seeks to remove 11.5 acres, known as Tract C, from the Urban Center Specific Area Plan for the purpose of allowing the property to develop independent of the said Plan.

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

That Specific Area Plan Boundary is hereby amended to exclude Tract C.

**ADOPTED THIS 11TH DAY OF FEBRUARY 2004.**

**Jim Owen, Mayor**

2/13/04
**Date**

**ATTEST:**

**Tina Gonzales, City Clerk**
**SEAL**

CITY OF RIO RANCHO

**RESOLUTION NO. 33** **ENACTMENT NO. 02-032**

**ADOPTING A SPECIFIC AREA PLAN FOR THE URBAN CENTER, APPROXIMATELY 36 PLATTED ACRES, LOCATED NORTH OF SARA ROAD BETWEEN BARBARA LOOP AND MEADOWLARK LANE WITHIN THE CITY OF RIO RANCHO**

**WHEREAS,** the State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

**WHEREAS,** The Governing Body of the City of Rio Rancho's Comprehensive Plan has determined that the Hierarchy of Plan Development Level 5: Specific Area Plans consider a smaller geographical area of the City (min. 20 acres) and be consistent with community-scale development or a specific transportation corridor. These plans address specific issues such as architectural control and design guidelines or buffering and transportation access elements; and

**WHEREAS,** The Governing Body of the City of Rio Rancho has determined that the Specific Area Plan for the Urban Center is in conformance with the Vision 2020 Integrated Comprehensive Plan.

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

That the Governing Body does hereby approve a Specific Area Plan as attached hereto, for the project area known as the Urban Center consisting of approximately 33 acres as per the following:

**Section 1. Requirements/Restrictions:**

1. Land Use: Any development on the lots defined in the Urban Center Specific Area Plan shall be required to follow the design guidelines found in the Plan and as per the Specific Area Plan description found in the Vision 2020 Integrated Comprehensive Plan.

2. Utilities: Any development will request a water availability statement and sewer availability statement from the City Utilities Department.

3. Parks and Recreation: All landscaping will be done following the Rio Rancho Recommended Plants List found in the Plan and all development will be required to follow the Urban Center Pedestrian Access Plan also found within the Plan.

**Adopted this 8th day of May, 2002**

Jim Owen, Mayor

Date 5/13/02

**ATTEST:**

Tina Gonzales, City Clerk

**[S E A L]**

**CITY OF RIO RANCHO**
**AGENDA BRIEFING MEMORANDUM**

**REFERENCE#:** R-33

**DEPARTMENT:** City Development **AGENDA DATE:** 05/08/2002

**SUBJECT:** Urban Center Specific Area Plan
**PURPOSE:** To create a plan which responds to current market and development pressure in the area generally north of Intel and along Stephanie Road.
**APPLICANT:** City of Rio Rancho

**SYNOPSIS:**

- The Department has received two formal requests for and several inquiries about changing the zoning in this area.
- An appropriate Land Use Plan as is included in this item is necessary in order to tie the zoning requests together and insure that appropriate design guidelines and site development criteria are in place before the zoning occurs - if that is the wish of the Governing Body.
- Activities at Intel have created a need for these land uses.
- There are "opportunity costs" to the City which should be discussed.

## I. BACKGROUND AND ANALYSIS:

The department has received two formal requests to rezone from C-1 to C-2 in an area North of Intel along Stephanie Road. This zone map amendment is required to accommodate uses which include contractor yards and office warehouse type activities. These are typical C-2 uses. Before accomplishing this type of zone map amendment it is appropriate to have in place a land use plan which delineates criteria within which future development should occur. This is particularly true in this area as there are more traditional C-1 uses such as professional offices not too far away. Therefore it is important to interject design criteria which will make these "heavier" uses compatible not only with existing uses but also with the character of that part of the City and how we want that area to look into the future.

Much of the work that is accomplished at Intel is done by contractors. They have contractors for construction to cleaning to software development and everything in between. There are quite a few of them. It is our understanding that these contractors have been asked to house themselves "offsite." Therefore this development pressure has been created in this area.

There are opportunity costs to the City which should be mentioned. This is a downzone from C-1 to C-2. Although C-2 does have the potential to generate gross receipts, C-1 certainly has greater potential. C-2 zoning may make it more difficult in the future to create a true "urban center" core type activity center in this area. Juxtaposed to that is, of course, the fact that this property has been zoned C-1 for 20 years and no one has done anything with it. We now have people who want to develop in the area. It's also important to note that we have not recommended that all of the existing C-1 in the area be rezoned. Therefore those opportunity costs may be somewhat minimized.

## II. FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES & REGULATIONS:

### CONFORMANCE WITH THE CITY ZONING ORDINANCE

City Development is asking that the zoning of specific lots be changed from C-1 to C-2. This area is depicted as a mixed commercial area within a Growth Node Activity Center, as noted in the Comprehensive Plan.

**FINDING: The Urban Center Specific Area Plan conforms to the City Zoning Ordinance.**

**CONFORMANCE WITH THE VISION 2020 INTEGRATED COMPREHENSIVE PLAN**

This Plan is a Specific Area Plan, a Growth Node Activity Plan and an Infill plan. As such, it has a number of considerations that have to be met to satisfy the Comprehensive Plan.

A Specific Area Plan covers a small geographic area of the City or a specific transportation corridor and usually address specific issues such as architectural control and design guidelines or buffering and transportation access elements. These plans generally detail principals, policies and actions as well as many components of the comprehensive plan but are specific to a small area within the City.

**FINDING: This plan covers approximately 36 acres of land located in Corrales South. It provides architectural controls, design guidelines, wall, parking and landscaping standards, signage criteria, and embellishes the Urban Center Pedestrian Access Plan. This Plan complies with the specific area plan criteria.**

The Growth Node Activity Center Plan is based on fiscal requirements for infrastructure, an open development process that addresses neighborhood concerns and property owner rights and flexibility that employs design guidelines rather than regulations. Development should demonstrate a positive cost benefit to fund City capital improvements and cover municipal operations and services.

**FINDING: This plan involves an area already served with infrastructure improvements. The fiscal impact would involve hook-ups and possible upgrades. Through the design guidelines listed in the plan, protection is offered to the neighborhood and adjacent property owners. The location of new businesses and development within the area should provide a positive cost benefit to the City. This Plan follows criteria for a growth node activity plan.**

An Infill Plan is advantageous for equitable distribution of utilities and transportation facilities and should be encouraged in undeveloped areas within the municipal boundaries, particularly where vacant land has immediate access to community utilities. New infill development shall be designed with consideration for existing, adjacent neighborhood properties.

**FINDING: This plan is located in an area with available utilities and roadways and the areas proposed for a zone change is vacant land. Design guidelines have been incorporated within this plan to protect and buffer existing properties and neighborhoods. This Plan complies with criteria for infill areas.**

The Specific Area Plan for the Urban Center has been written:

* to comply with the Comprehensive Plan in three specific areas of Land Use,
* to propose design guidelines to accommodate future development and protect existing development,
* to suggest zone changes for lots on or close to existing transportation facilities and existing utilities,
* to promote sustainability by utilizing existing City facilities for infill within the Urban Center,
* to protect existing housing by establishing strict developmental guidelines, and
* to provide for economic development by the suggestion of zone changes to accommodate new businesses into the area.

**FINDING: The Urban Center Specific Area Plan does conform to the Vision 2020 Integrated Comprehensive Plan.**

---

**IMPACT** (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE):

- We believe that the greatest impact of this type of development in this area will be the increase in truck traffic as many of the contractors will indeed be utilizing large trucks for various aspects of their operation. This may very well impact the intersection of Sara Road and Rio Rancho Blvd. It is important to note that all of the developers in this area will be paying full impact fees which are intended to mitigate those impacts.

**ALTERNATIVES:**

- Deny the plan and redirect the department to plan for the use of existing zoning in this area.
- Modify the plan as the Governing Body sees fit.
- Approve the plan and move forward with the rezoning of this area.

**DEPARTMENT RECOMMENDATION:**

- The Development Department recommends approval of this plan and the subsequent zoning.

**REVIEWED BY:**

| | | | |
|---|---|---|---|
| CITY ATTORNEY_____ | DPS_____ | PARKS & REC._____ | SENIOR CTR._____ |
| CITY CLERK_____ | FINANCE_____ | PERSONNEL_____ | OTHER _____ |
| CITY DEV_____ | LIBRARY _____ | PUBLIC WORKS_____ | |

**OTHER DEPARTMENT'S RECOMMENDATIONS:**

**DEPARTMENT DIRECTOR:** _____ **DATE:** 4/25/02

**CITY ADMINISTRATOR:** _____, ACTING **DATE:** 4.29.02

**Attachment I:**

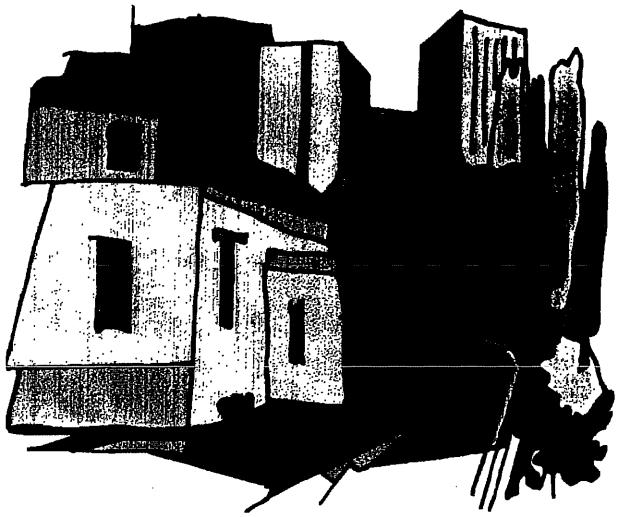
A

# Specific Area Plan

for the

# Urban Center

**Rio Rancho, New Mexico**

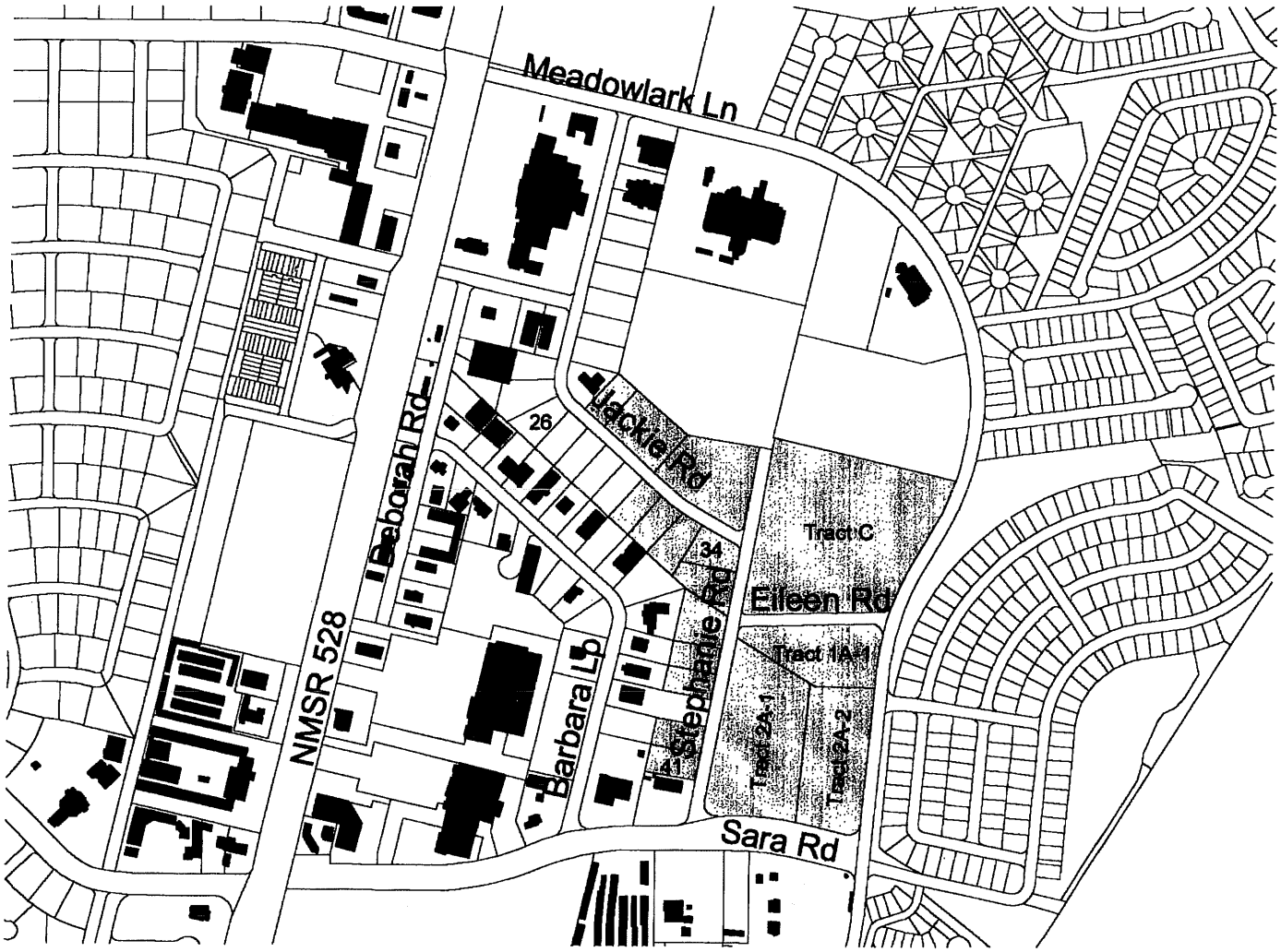


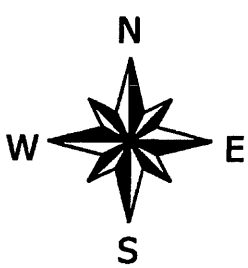
**Jim Owen, Mayor**
**Michael J. Williams, Councilor District 1**
**Patricia Thomas, Councilor District 2**
**Robert J. Radosevich, Councilor District 3**
**Howard W. Balmer, Councilor District 4**
**Arturo Boniello, Councilor District 5**
**David Bency, Councilor District 6**

**Planning and Zoning Commission**
**David Heil, District 1**
**Mark Werkmeister, District 2**
**Lynn B. Thurgood, District 3**
**Colin Smith, District 4**
**Charles F. Vaccaro, District 5**
**Gary Michael Moors, District 6**
**Erik Briones, At Large**

**Urban Center Specific Area Plan**
**City Development Department**
**Planning Division**
**April 2002**

# Urban Center
# Specific Area Plan




C-2
Existing Bldgs
Parcels
County
City

0.3 0 0.3 Miles

# Urban Center Specific Area Plan
Rio Rancho, NM

**Table of Contents:**

Section 1. Vision Statement

Section 2. Plan Area

Section 3. Property Ownership

Section 4. Land Use and Zoning

Section 5. Urban Design

Section 6. Access and Circulation

Section 7. Principals, Policies and Actions

Section 8. Implementation

Attachments

## Vision Statement

This Plan is intended to provide an area within a designated Growth Node where a growing number of contractors, subcontractors and businesspeople can house and develop their business and stay within close reach of their clients. The plan will promote and integrate wholesale and warehouse land uses into an area already zoned for commercial activity and urban infill. The area is envisioned to develop in a way that meets the planning and economic development goals of the City and stay responsive to environmental constraints, appropriate to available supporting infrastructure and consistent with the Integrated Comprehensive Plan. This Wholesale and Warehouse Commercial District will be guided by the policies of this plan that will minimize their impact on the surrounding properties.

## Plan Area

The Plan Area will utilize certain undeveloped properties found in the Corrales South vicinity. They include properties fronting onto Jackie and Stephanie Roads containing portions of Block F, Lots 31 through Lot 38, Lots 40 and 41, and Block H, Lots 12A-1 through 14A. Also included in the Plan Area will be Block H, Tract C, and Block I, Tracts 1A-1, 2A-1 and 2A-2. These properties consist of approximately 36 acres of undeveloped land.

## Property Ownership

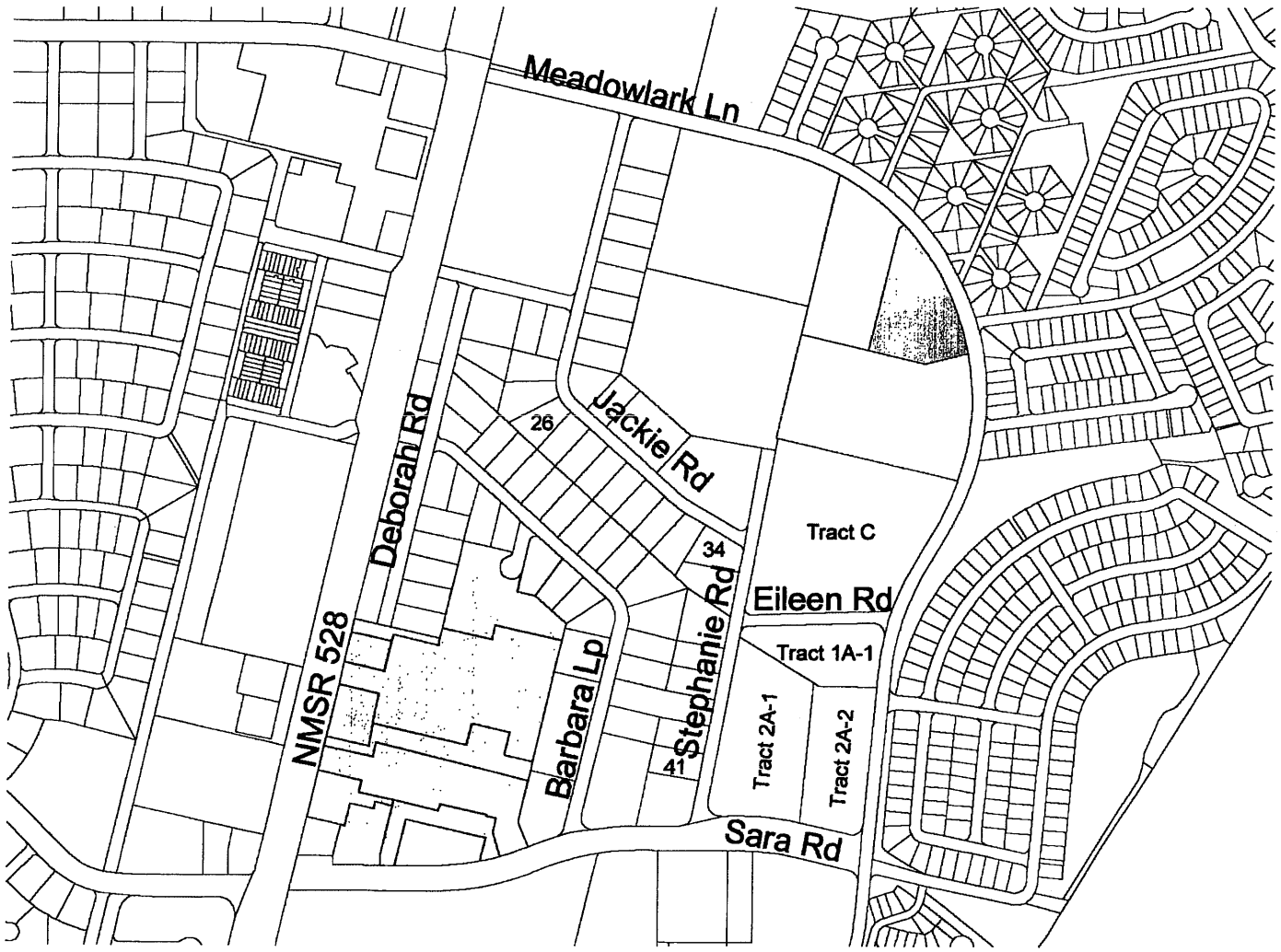
The properties described are owned by Vista West Development LLC, Amrep Southwest, Dale Seymour, Recorp Mortgage Investors and SSCAFCA.

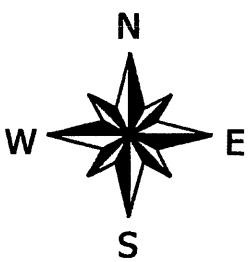
## Land Use & Zoning

As found in the Vision 2020 Integrated Comprehensive Plan, the land uses of this plan area are defined as mixed commercial. Adjacent to NMSR 528 in this same locale, the Comprehensive Plan has depicted a Growth Node Activity Center. Most of the development that has led to this Activity Center predates the Comprehensive Plan and has been the result of market driven forces, such as the location of Intel Corporation, City Hall and large retail developments at Southern Blvd and NMSR 528. This activity has evolved progressively outward to include office spaces, eating establishments, a Senior Center and a multi-storied Retirement Home. It has also established a City Resolution approving an Urban Center Pedestrian Access Plan that promotes sidewalks and bicycle lanes to enhance access for the surrounding residential communities. This Area Plan will integrate existing land uses with new ones utilizing design standards appropriate for the area and found in the Vision 2020 ICP.

Land uses in the immediate area include the Italian-American Club, the American Legion, the Elks Club, the Masonic Lodge, a scaffold yard and business,

# Current Zoning




SU/RES
SU/In
SU
C-1
SU/NR
Parcels
County
City

0.3 0 0.3 Miles

professional office buildings, a Home Builder, a daycare facility, a fast food establishment and a bowling alley. The Buena Vista Retirement Home, the Senior Center and more professional offices are to the north and Intel, Water Treatment Plant and the Vista Verde Memorial Park are to the south. To the east across Meadowlark Lane are residential subdivisions and to the west are more commercial/retail developments, many of which front onto NMSR 528.

There are paved roadways connecting all the properties listed. NMSR 528 is the main north/south highway in Rio Rancho and is approximately a quarter mile to the west of the property. As mentioned earlier, most of these properties would front onto Jackie or Stephanie Roads. Jackie Road moves south from Meadowlark and swings east to meet Stephanie, which continues south to Sarah Road. Eileen Road connects Stephanie to Meadowlark and sits between the larger parcels of property involved in this plan.

Water and wastewater infrastructure improvements are present for businesses wishing to locate in the area. Availability and capacities will have to checked for specific requests. Easements and pipes are in place for storm water drainage on certain properties and there are existing retention and detention ponds located in the area. Some of the properties in use at this time are not City facilities and would require further improvements.

The zoning districts found in the area consist of retail commercial (C-1), special use for non-residential (SU/NR) and special use for residential (SU/RES). The SU/RES applies to the Senior Center and Buena Vista Retirement Home. The remaining properties are all C-1 or SU/NR. The properties identified in this plan for more intensive use are zoned retail commercial.

As mentioned previously, this Area Plan will change the zoning for the properties described to a Wholesale and Warehouse Commercial District (C-2). The intent is to encourage and maintain a more intensive land use while maintaining a high standard of visual integration into the built environment and minimizing negative impacts on neighboring uses. To help stimulate infill in the area and to achieve stronger economic growth, these more intensive uses will offer opportunities for business, warehousing or small contractor yards, especially for contractors working with Intel or other established businesses in the area.

Because this is a Specific Area Plan, it can and will address issues that affect the area and neighboring properties. This Plan will delineate architectural controls for new buildings, as well as design guidelines to keep the proposed more intensive uses in compliance with the Vision 2020 Integrated Comprehensive Plan.

## Urban Design

The design standards for this Plan area will focus particularly on architectural control for new buildings, wall standards, access and circulation for vehicular traffic as well as pedestrian and bicycle, parking standards and signage criteria. The Vision 2020 Integrated Comprehensive Plan has established a wealth of design criteria for activity centers, gateways, arroyos, multi-use trails, street corridors, landscaping, transit opportunities and residential development. Applicable to this Plan will be criteria for Mixed Use Community centers. These criteria should be used for any future projects that may be forthcoming as a result of this plan.

General design standards specific to this Plan are:

1. All access ways from commercial or industrial development shall control and minimize curb cuts onto the public roadway. Entrances and exits shall be clearly marked. Where possible, exits shall be located on minor rather than major streets or highways. The developer shall be responsible for the construction of any necessary traffic control devices or additional lanes required in the case of egress onto the street.

2. Parking lots and service areas shall be placed behind or to the sides of buildings. The buildings shall be the primary focus of the site.

3. Cross easement parking shall be encouraged between uses. A permanent cross access easement shall be granted by all parties within the commercial site that allows access to full-service intersections.

4. Visitor parking shall be clearly marked and shall have pedestrian and bicycle access apart from on-site circulation.

5. On-site circulation shall emphasize safety and efficiency and be designed to accommodate movement. Interior drives within any commercial or industrial development shall be designed to prevent blockage of vehicles entering or leaving the site. Areas provided for loading and unloading of delivery trucks and other vehicles, and for the servicing of shops by refuse collection, fuel and other service vehicles shall be adequate in size and shall be designed to be used without blocking or interfering with access ways or automobile parking facilities.

6. Along all roads, the building setback shall be per the existing Zoning Ordinance and Subdivision Regulations for Rio Rancho.

7. Maximum lot coverage for building area shall be 20,000 square feet per acre, 75% lot coverage with impervious surfaces and a minimum of 15%

of a site landscaped containing no buildings, structures, off-street parking or loading or storage areas.

8. All business, servicing, manufacturing or processing of materials, goods or products shall be conducted within completely enclosed buildings. Outdoor storage, work areas and equipment shall be screened with evergreen plant materials and/or masonry walls with 100% opacity.

9. All new or relocated utility lines, including water, sanitary sewer, electricity, telephone, gas, cable and related connections or feeder lines shall be placed underground.

10. All mechanical equipment or other utility hardware on roofs shall be screened from public view with architecturally compatible materials.

11. All waste and refuse shall be containerized in vermin proof containers and fully screened from view by a solid masonry wall with materials that are harmonious with the building architecture. No chain-linked fencing will be allowed.

12. No noises, smoke, odors, vibrations or other nuisances shall be permitted adjacent to residential structures or uses.

13. All landscaping will be required to follow standards found in the Zoning Ordinance and in all other applicable City codes or regulations.

14. A landscaped buffer shall separate off-street parking areas from the road right-of-way and office portions of commercial buildings.

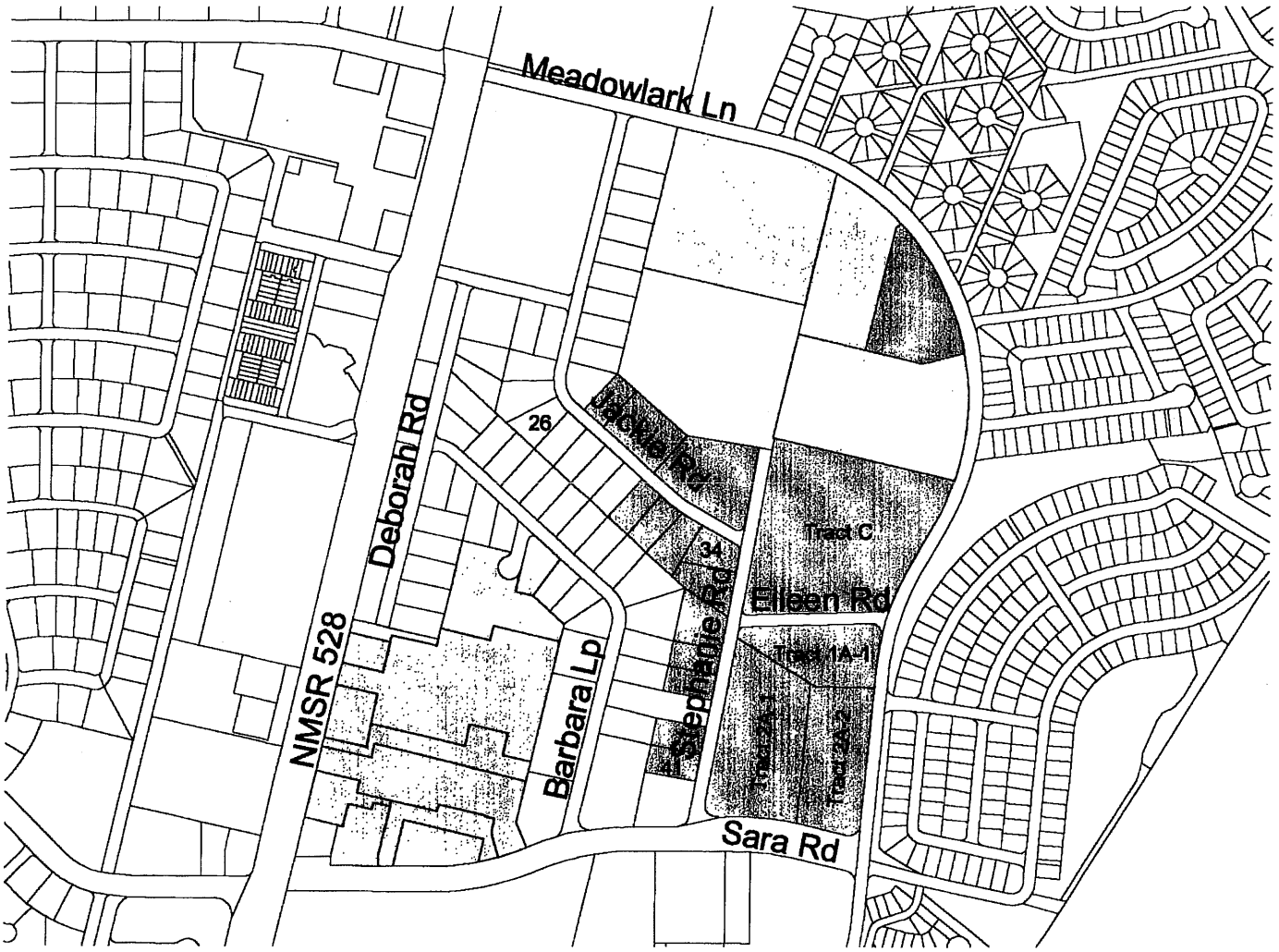
15. All signs shall follow the applicable sections found in Chapter 9, Article 5 of the Planning, Zoning, and Land Use Management Code. Signs for commercial and industrial uses shall be ground-mounted, monument type. The sign shall be designed to have an overall theme and reflect the architectural style of the site buildings.

16. Building facades shall be broken either horizontally or vertically through varying setbacks to avoid monotonous facades.

17. All loading and unloading is to take place within the site.

18. All developments shall be designed and operated so that large semi-trucks are able to leave the site in a forward direction without impacting parking areas, buildings and landscaping.

# Proposed Zoning



## Access & Circulation

Because this area is provided with an Urban Center Pedestrian Access Plan, greater consideration is afforded to walkways and bicycle routes. The area does have paved streets to all the properties listed in this plan. The area also has access to and from Meadowlark Lane and NMSR 528. It is assumed that any large truck traffic would use NMSR 528 for access. Sara Road is of sufficient width to accommodate the traffic and the right-of-way could be expanded if necessary. Should transit opportunities become a reality in the City, appropriate space should be provided along Stephanie Road. The areas designated in this plan for more intensive zoning will be required to share parking facilities, share landscaping responsibilities and limit walking distances among the businesses. All sidewalk and curb design shall conform to ADA requirements, including a minimum unobstructed width of 6 feet. All pedestrian and bicycle circulation shall be linked to the citywide open space and trail system.

## Principals, Policies & Actions

The new Comprehensive Plan spells out what can be done to improve the City of Rio Rancho in the years ahead by describing principals, policies and actions. The eight principles, land use, urban design, transportation and circulation, infrastructure, environmental sustainability, housing, community services and economic development, have been addressed in this plan, where applicable. Furthermore, this Plan area is close to a Growth Node Activity Center and reflects the criteria for a mixed use community center, contains an existing Resolution for addressing better pedestrian access and proposes specific architectural controls and design guidelines for new development.

### Land Use

With regards to actions dealing with Land Use and Activity Centers, this plan has considered the land use mix, intensification of the area and infill of vacant properties. The distribution of utilities is in-place for future development and consideration has been provided for existing properties in the area.

### Urban Design

The Urban Design element has received attention in the earlier pages of this plan and will receive these additional guidelines. Walls will be required to screen storage yards and outdoor work areas. Their appearance will follow the standards mentioned here:

- All walls will be indented, offset or in serpentine form to break up long facades,

- Materials allowed include textured or ribbed concrete, stucco (textured or smooth) over CMU block, curved interlock block, split block, slump block, stabilized adobe, brick or masonry block,
- An exposed gray color CMU wall should not be used,
- Walls will be designed to complement the architectural character of existing walls or structures and any new building constructed on the property.
- With regards to safety, walls should be designed to permit areas of penetration.

Landscaping standards for new development shall include:

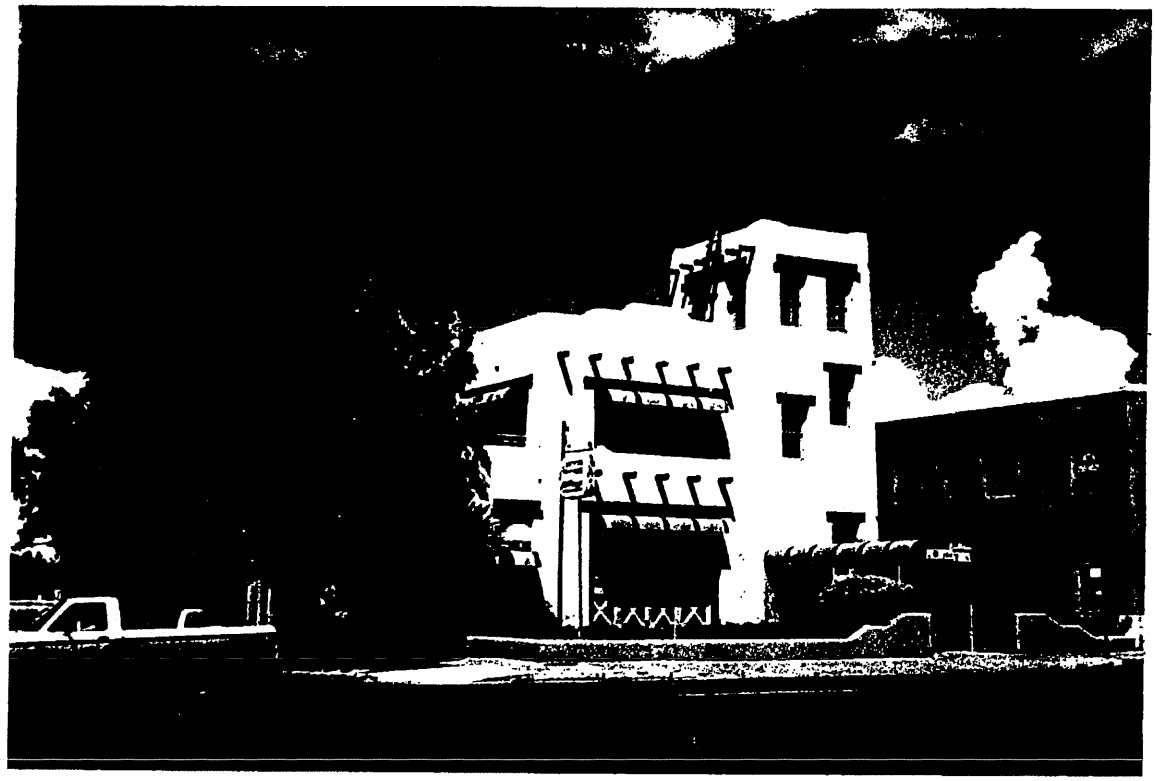
- 15% of gross acreage to be landscaped – to be maintained in perpetuity,
- front landscaping will consist of 35% of the gross acreage requirement,
- live plant material will make up 80% of the total landscaping at maturity,
- non-plant materials will be 20% of the total landscaping,
- shrubs to be planted will be 5 gallon in size,
- trees will be planted at 1 per 1,000 sq. ft. of the total landscaped site, trees will be 30" boxed or 3" caliper, 12' high
- parking lot landscaping will require 1 tree per 10 parking spaces,
- 4% of the total landscaping for the site will be maintained in the parking lot.

A landscaping buffer of 10' will be placed on nonresidential property where it is adjacent to residential property. A landscaped buffer shall separate each project from the existing road right-of-way. It will include a 6' high masonry wall located on the property line with 3" cal. evergreen trees, planted behind the wall, 25' apart. All landscaping and landscape buffers are intended to promote water conservation by encouraging the use of drought tolerant plants and xeriscape principles. A recommended plant list is included in the Attachment. All landscaping for any project must be coordinated and approved through the Parks and Recreation Department.

Building styles shall consist of the following southwestern architectural styles: Pueblo, Territorial, Mission and New Mexico Vernacular. For information regarding these required styles and elements, refer to *New Mexico Historic Building Inventory Manual, Section VI. Introduction to New Mexico Architectural Styles.* The following illustrations provide a guide for compliance. The building styles for each individual project shall be subject to review and approval by the City Development Department.

Transportation & Circulation

The request for a change in zoning is partially based on the existing roadways and infrastructure already established. As mentioned earlier, the roadways are paved and have access to NMSR 528 and Meadowlark Lane. Stephanie Road combines with Jackie Road to provide access to Meadowlark to the north and



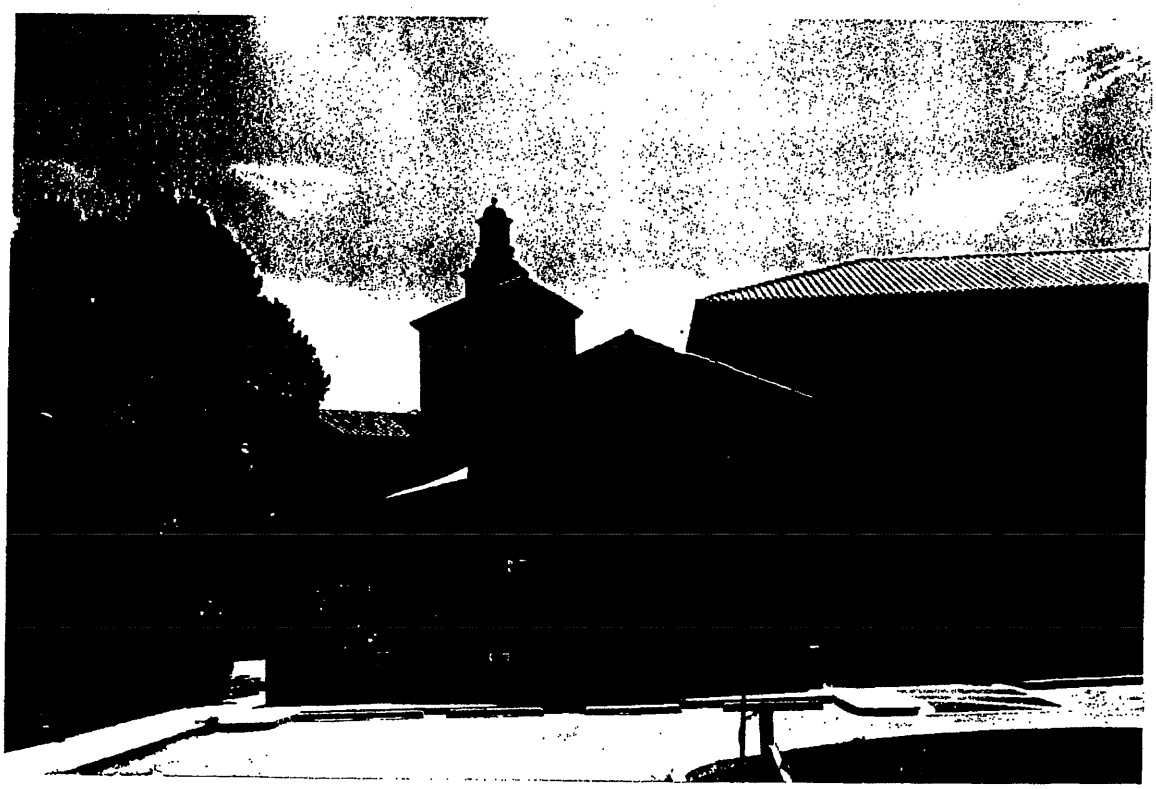


PUEBLO STYLE



TERRITORIAL STYLE





MISSION STYLE





NORTHERN NEW MEXICO STYLE

combines with Eileen Road to provide access to Meadowlark on the east. Bicycle and pedestrian access have been outlined in Resolution No. 20, Enactment No. 94-020 which is added as a supplement to this Plan.

Infrastructure

Basic Infrastructure is in-place as depicted on C-6 of the water and sewer City of Rio Rancho atlas. Some upgrading of existing facilities can be anticipated.

Environmental Sustainability

All of the properties within the plan boundaries are undeveloped. When development occurs, these lots will be required to follow City water regulations and landscaping standards, plus standards defined in this Plan. The regulations and standards require adherence to low water use and xeriscaping following the dictates of the Comprehensive Plan. Any new development will not exceed the level of existing infrastructure.

Housing

This plan does not address housing, only to the extent of providing minimal disruption to surrounding neighborhoods.

Community Services

This plan does not address community services.

Economic Development

This Plan's primary purpose is to create an environment where economic development and growth can continue. By intensifying land uses, it is hoped many of the smaller trade businesses can utilize the space and convenience of these undeveloped properties. One of the goals of this Plan is to keep business in the City of Rio Rancho rather than sending it to surrounding municipalities. The plan has provided standards that should provide adequate safeguards for the community and reasonable requirements for new business.

**Implementation**

The implementation plan for this area can be accomplished by promoting the rezoning of certain described properties listed within this plan. This Plan has designated specific design criteria to ensure the development of properties in a way that will enhance the Urban Center Growth Node and protect the existing land uses already established. By following the design standards, new applications for development will be processed quickly through the City and construction can begin in a relatively short period of time. Since this area is

served by City utilities and roads, it will be the responsibility of City Development to review new plans expeditiously and to ensure compliance with the Plan's specific design standards.

# ATTACHMENTS

| Plant | Common Name | Water | Foliage | Height | Spacing | Color | Exposure |
|---|---|---|---|---|---|---|---|
| **Shrubs** | | | | | | | |
| Amelanchier utahensis | Serviceberry, Utah | 1 | D | 9' | 12' | White | sun |
| Amorpha canescens | Leadplant | 1 | D | 3' | 4' | Purple | sun |
| Amorpha fruticosa | Indigo Bush | 1 | D | 8' | 8' | Lavender | sun |
| Artemisia abrotanum | Southernwood | 1 | D | 3' | 3' | N/A | sun |
| Artemisia absinthium | Wormwood, Common | 1 | D | 2' | 3' | N/A | sun |
| Artemisia bigelovi | Sagebrush, Bigelow | 1 | D | 1' | 2' | N/A | sun |
| Artemisia filifolia | Sagebrush, Sand | 1 | E,W | 3' | 3' | N/A | sun |
| Artemisia ludoviciana | Sagebrush, Prairie | 1 | D | 30" | 3' | N/A | sun |
| Berberis x mentorensis | Barberry, Mentor | 2 | E,F,W | 5' | 6' | Yellow | sun |
| Caesalpinia gilliesii | Bird of Paradise | 1 | D | 6' | 6' | Yellow | sun |
| Caragana pygmaea | Peashrub, Pygmy | 1 | D | 42" | 5' | Yellow | sun |
| Caryopteris clandonensis | Spirea, Blue Mist | 2 | D,W | 42" | 3' | Blue-violet | sun |
| Ceanothus fendleri | Deerbrush | 1 | E,W | 10" | 4' | White | sun |
| Ceratoides lanata | Winterfat | 0 | E,W | 3' | 30" | N/A | sun |
| Cercocarpus ledifolius | Mountain Mahogany, Curlleaf | 1 | E,W | 10' | 10' | N/A | sun |
| Cercocarpus ledifolius intricatus | Mountain Mahogany, Littleleaf | 1 | E,W | 3' | 4' | Yellow | sun |
| Cercocarpus montanus | Mountain Mahogany | 0 | D | 5' | 6' | Cream | sun/pt shd |
| Chamaebatieria millefolium | Fernbush | 1 | E,W | 4' | 6' | White | sun |
| *Chrysothamnus nauseosus albicaulis | Rabbitbrush, Tall Blue | 0 | E,F,W | 4' | 6' | Yellow | sun |
| *Chrysothamnus nauseosus graveolens | Rabbitbrush, Tall Green | 0 | E,F,W | 4' | 6' | Yellow | sun |
| *Chrysothamnus nauseosus nauseosus | Rabbitbrush, Dwarf Blue | 0 | E,F,W | 30" | 4' | Yellow | sun |
| Cornus stolonifera | Dogwood, Redtwig | 3 | D,W | 8' | 8' | White | adapt |
| Cotinus coggygria | Smokebush | 2 | D | 12' | 15' | Pink | sun/pt shd |
| Cotoneaster congestus | Cotoneaster, Pyrenees | 2 | E,W | 3' | 6' | N/A | sun/pt shd |
| Cotoneaster glaucophyllus | Cotoneaster, Grayleaf | 2 | E,W | 3' | 6' | Pink | sun/pt shd |
| Cotoneaster lacteus parneyi | Cotoneaster, Parney | 2 | E,W | 8' | 8' | White | sun/pt shd |
| Cotoneaster various | Cotoneaster, various | 2 | E,W | 3' | 6' | White | |
| Cowania mexicana | Cliffrose | 1 | D,W | 7' | 6' | Cream | sun |
| Cytisus scoparius 'Moonlight' | Broom, Moonlight | 1 | D | 5' | 6' | Yellow | sun |
| Cytisus x 'Lena' | Broom, Lena | 2 | D | 30" | 4' | Yellow-rust | sun |

| Plant | Common Name | Water | Foliage | Height | Spacing | Color | Exposure |
|---|---|---|---|---|---|---|---|
| Dalea formosa | Dalea, Feather | 0 | E,W | 18" | 2' | Burgundy | sun |
| Dasylirion wheeleri | Sotol | 0 | E,W | 4' | 5' | Cream | sun |
| Eleagnus pungens 'Fruitlandi" | Silverberry | 1 | E,W | 12' | 12' | White | sun |
| Ephedra viridis | Mormon Tea | 0 | E,W | 4' | 4' | N/A | sun |
| *Fallugia paradoxa | Apache Plume | 0 | D,F,W | 5' | 6' | White | sun |
| Fendlera rupicola | Cliff Fendlerbush | 1 | D | 5' | 4' | White | sun |
| Forestiera neomexicana | Privet, New Mexico | 0 | D,F | 10' | 8' | N/A | sun |
| Forsythia sp. | Forsythia | 3 | D | 7' | 10' | Yellow | sun |
| Fouqueria splendens | Ocotillo | 0 | E,W | 10' | 10' | Scarlet | sun |
| Hesperole parviflora | Yucca, Red | 0 | E,W | 42" | 4' | Coral | sun |
| Hippophae rhamnoides | Sea Buckthorn | 0 | D,F | 13' | 12' | Yellow | sun |
| Holodiscus dumosus | Spirea, Rock | 0 | D,F | 54" | 6' | Cream | sun/pt shd |
| Ilex vomitoria | Holly, Yaupon | 2 | E,F,W | 18' | 12' | N/A | sun/pt shd |
| Juniperus chinensis 'Armstongii' | Juniper, Armstong | 1 | E,W | 42" | 4' | N/A | sun |
| Juniperus chinensis 'Holbert' | Juniper, Holbert | 1 | E,W | 30" | 10' | N/A | sun |
| Juniperus chinensis 'Keteleeri' | Juniper, Keteleeri | 1 | E,W | 18' | 15' | N/A | sun |
| Juniperus chinensis 'Sea Green' | Juniper, Sea Green | 1 | E,W | 4' | 4' | N/A | sun |
| Juniperus horizontalis 'Blue Chip' | Juniper, Blue Chip | 1 | E,W | 10" | 8' | N/A | sun |
| Juniperus sabina 'Broadmoor' | Juniper, Broadmoor | 1 | E,W | 15" | 8' | N/A | sun |
| Juniperus sabina 'Buffalo' | Juniper, Buffalo | 1 | E,W | 15" | 8' | N/A | sun |
| Juniperus scopulorum | Juniper, Rocky Mountain | 2 | E,W | 25' | 12' | N/A | sun |
| Juniperus scopulorum sp. | Juniper, Scopulorum species | 1 | E,W | 18' | 6' | N/A | sun |
| Juniperus virginiana sp. | Cedar, Eastern Red species | 1 | E,W | 18' | 6' | N/A | sun |
| Lonicera korkolkowii v. Floribunda 'Blue Velvet' | Honeysuckle, Blue Velvet Bush | 2 | D,F | 10' | 8' | Orchid-pink | sun |
| Nolina microcarpa | Beargrass | 1 | E,W | 30" | 30" | N/A | sun |
| Nolina texana | Beargrass | 0 | E,W | 2' | 3' | N/A | sun |
| Opuntia macrocentra | Purple Prickly Pear Cactus | 0 | E,F,W | 3' | 4' | Yellow | sun |
| Parryella filifolia | Dune Broom | 1 | D | 30" | 4' | Yellow | sun |
| Parthenium incanum | Mariola | 1 | E,W | 3' | 3' | White | sun |
| Periphyllum ramosissum | Common Squawapple | 2 | D,F | 7' | 8' | Pink | sun |
| Perovskia atriplicifolia | Sage, Russian | 1 | D,W | 42" | 30" | Lavender | sun |

| Plant | Common Name | Water | Foliage | Height | Spacing | Color | Exposure |
|---|---|---|---|---|---|---|---|
| Philadelphus microcarpa | Mockorange, Littleleaf | 2 | D | 5' | 5' | White | sun |
| Photinia fraseri | Photinia, Fraser | 3 | E,F,W | 15' | 8' | N/A | sun |
| Pinus mugo | Pine, Mugo | 2 | E,W | 12' | 20' | N/A | sun/pt shd |
| Prunus americana | Plum, American | 2 | D,F | 15' | 12' | White | sun |
| Prunus armeniaca | Apricot | 2 | D,F | 20' | 20' | White | sun |
| Prunus besseyi | Cherry, Western Sand | 2 | D,F | 5' | 6' | White | sun |
| Prunus x cistena | Plum, Purpleleaf | 2 | D,F | 7' | 6' | Orchid | sun |
| Psorothamnus scoparius | Broom Dalea | 0 | D,F,W | 3' | 3' | Purple | sun |
| Purshia tridentata | Antelope Bitterbrush | 0 | D | 6' | 6' | Cream | sun |
| Quercus gambelii | Oak, Gambel | 1 | D | 14' | 12' | N/A | sun/pt shd |
| Raphiolepis indica | Hawthorn, Indian | 3 | D,W | 5' | 5' | White | sun |
| Rhamnus frangula 'Columnaris' | Buckthorn, Tall Hedge | 2 | D,F | 10' | 4' | N/A | sun |
| Rhus aromatica 'Gro-Low' | Sumac, Dwarf | 1 | D,F | 30" | 8' | N/A | sun/pt shd |
| *Rhus glabra | Sumac, Smooth | 1 | D,F | 12' | 10' | N/A | sun |
| *Rhus glabra 'Cismontana' | Sumac, Rocky Mountain | 2 | D,F | 30" | 3' | N/A | sun |
| Rhus lanceolata | Sumac, Prairie Flameleaf | 1 | D,F | 25' | 15' | N/A | sun/pt shd |
| *Rhus microphylla | Sumac, Little Leaf | 1 | D,F | 8' | 14' | White | sun |
| *Rhus trilobata | Sumac, Three-Leaf | 1 | D,F | 54" | 4' | Yellow | sun |
| Ribes aureum | Currant, Golden | 2 | D | 5' | 6' | Yellow | sun |
| *Ribes cereum | Currant, Squaw | 1 | D | 3' | 4' | White | sun/pt shd |
| Rosa foetida 'Bicolor' | Rose, Austrian Copper | 2 | D,F | 8' | 8' | Orange | sun |
| Rosa foetida 'Persiana' | Rose, Persian Yellow | 2 | D,F | 5' | 6' | Yellow | sun |
| Rosa glauca | Rose, Red Leaved | 2 | D,F | 6' | 6' | Pink | sun |
| Rosa x 'Blanc Double DeCoubert' | Rose, White Shrub | 2 | D,F | 6' | 6' | White | sun |
| Rosa x 'Hansa' | Rose, Purple-Red Shrub | 2 | D,F | 5' | 6' | Red-violet | sun |
| Rosa x 'Linda Campbell' | Rose, Rugosa Red | 2 | D,F | 5' | 6' | Crimson | sun |
| Rosa x 'Therese Bugnet' | Rose, Rugosa Pink | 2 | D,F | 5' | 6' | Pink | sun |
| Rubus deliciosus | Raspberry, Boulder | 2 | D | 5' | 6' | White | sun |
| Sapindus saponaria | Soapberry, Western | 2 | D,F,W | 20' | 15' | N/A | sun |
| Seriphidium tridentadum | Sage, Tall Western | 0 | E,W | 8' | 6' | N/A | sun |
| Shepherdia argentea | Buffaloberry, Silver | 1 | D,F | 12' | 9' | N/A | sun |

| Plant | Common Name | Water | Foliage | Height | Spacing | Color | Exposure |
|---|---|---|---|---|---|---|---|
| Shepherdia rotundifolia | Buffaloberry, Roundleaf | 0 | D,F | 5' | 6' | N/A | sun |
| Spartium junceum | Broom, Spanish | 1 | E,W | 8' | 6' | Yellow | sun |
| Syringa meyeri 'Palibin' | Lilac, Dwarf Korean | 2 | D | 5' | 6' | Lavender | sun |
| Syringa vulgaris | Lilac, Common Hybrids | 2 | D | 15' | 12' | Varied | sun |
| Syringa x prestoniae | Lilac, Canadian Hybrids | 2 | D | 8' | 10' | Varied | sun |
| Vauquelinia californica | Arizona Rosewood | 1 | D | 15' | 8' | White | sun |
| Viburnum lentago | Viburnum, Nannyberry | 2 | D,F | 12' | 8' | White | sun |
| Yucca baccata | Yucca, Banana | 0 | E,F,W | 21" | 3' | Cream | sun |
| Yucca glauca | Soapweed | 0 | E,F,W | 3' | 4' | White | sun |
| **Trees** | | | | | | | |
| Acer saccharum grandidentatum | Maple, Bigtooth | 2 | D,F | 25' | 30' | Yellow | sun |
| Albizzia julibrissin | Silk Tree | 2 | D | 12' | 20' | Pink | sun |
| Calocedrus decurrens | Cedar, Incense | 2 | E,W | 80' | 15' | N/A | sun |
| Celtis occidentalis | Hackberry, Western | 1 | D | 55' | 50' | N/A | sun |
| Celtis reticulata | Hackberry, Netleaf | 2 | D,W | 25' | 25' | N/A | sun |
| Cercis canadensis 'Mexicana' | Redbud, Mexican | 2 | D,F | 10' | 10' | Pink | sun/pt shd |
| Cercis reniformis 'Oklahoma' | Redbud, Oklahoma | 3 | D,F | 20' | 20' | Pink | sun |
| Chilopsis linearis | Willow, Desert | 1 | D,F | 14' | 15' | Orchid | sun |
| Chitalpa x tashkentensis | Chitalpa | 1 | D,F | 25' | 20' | Pink | sun |
| Crataegus ambigua | Hawthorn, Russian | 2 | D,F | 20' | 20' | White | sun/pt shd |
| Crataegus crus galli | Hawthorn, Thornless | 2 | D,F | 25' | 25' | White | sun/pt shd |
| Crataegus x lavaliel | Hawthorn, Lavalle | 2 | D,F | 22' | 20' | White | sun/pt shd |
| Cupressus arizonica | Cypress, Arizona | 1 | E,W | 30' | 20' | N/A | sun |
| Fraxinus cuspidata | Ash, Fragrant | 1 | D,F | 20' | 15' | White | sun |
| Fraxinus oxycarpa | Ash, Claret | 3 | D,F | 35' | 20' | N/A | sun |
| Fraxinus pennsylvanica 'Cimmaron' | Ash, Cimmaron | 3 | D,F | 60' | 30' | N/A | sun |
| Fraxinus pennsylvanica 'Marshall's Seedless' | Ash, Marshall's Seedless | 3 | D,F | 50' | 40' | N/A | sun |
| Fraxinus pennsylvanica 'Patmore' | Ash, Patmore | 3 | D,F | 45' | 35' | N/A | sun |
| Fraxinus velutina | Ash, Velvet | 2 | D,F | 40' | 30' | N/A | sun/pt shd |
| Gleditsia triacanthos inermis | Honey Locust , various | 2 | D | 40' | 40' | N/A | sun |

| Plant | Common Name | Water | Foliage | Height | Spacing | Color | Exposure |
|---|---|---|---|---|---|---|---|
| Gymnocladus dioica | Coffee Tree, Kentucky | 1 | D | 55' | 50' | Yellow | sun |
| Juglans major | Walnut, Arizona | 1 | D | 50' | 50' | N/A | sun/pt shd |
| Koelreuteria paniculata | Rain Tree, Golden | 2 | D,F | 25' | 25' | Yellow | sun |
| Malus 'Davidi' | Crabapple, David | 3 | D | 18' | 20' | White | sun |
| Malus 'Spring Snow' | Crabapple, Spring Snow | 3 | D | 22' | 25' | White | sun |
| Melia azadarach | Chinaberry | 2 | D | 25' | 25' | Lilac | sun |
| Pinus edulis | Pine, Pinon | 0 | E,W | 20' | 20' | N/A | sun |
| Pinus flexilis | Pine, Limber | 2 | E,W | 40' | 30' | N/A | sun/pt shd |
| Pinus heldreichii | Pine, Bosnian | 2 | E,W | 12' | 10' | N/A | sun |
| Pinus nigra | Pine, Austrian | 2 | E,W | 50' | 40' | N/A | sun |
| Pinus parviflora glauca | Pine, Japanese White | 2 | E,W | 45' | 50' | N/A | sun |
| Pinus strobiformis | Pine, Southwestern White | 2 | E,W | 45' | 30' | N/A | sun |
| Pinus sylvestris | Pine, Scots | 2 | E,W | 40' | 30' | N/A | sun/pt shd |
| Pistacia chinensis | Pistache, Chinese | 1 | D,F | 35' | 30' | N/A | sun |
| Platanus racemosa 'Wrightii' | Sycamore, Arizona | 3 | D,W | 80' | 80' | N/A | sun/pt shd |
| Prunus cerasifera 'Krater Vesuvius' | Plum, Purpleleaf | 2 | D,F | 25' | 20' | White | sun/pt shd |
| Prunus cerasifera 'Thundercloud' | Plum, Purpleleaf | 2 | D,F | 25' | 20' | White | sun/pt shd |
| Prunus maackii | Chokecherry, Amur | 2 | D,F | 25' | 25' | White | sun/pt shd |
| Prunus padus | Mayday tree | 2 | D,F | 25' | 25' | White | sun/pt shd |
| Prunus virginiana melanocarpa | Chokecherry, Native | 1 | D,F | 14' | 12' | White | sun/pt shd |
| Pyrus calleryana 'Stonehill' | Pear, Stonehill | 2 | D,F | 35' | 16' | White | sun |
| Quercus macrocarpa | Oak, Bur | 1 | D,F | 65' | 80' | Yellow | sun |
| Quercus robur | Oak English | 2 | D,F,W | 50' | 60' | Yellow | sun |
| Quercus robur 'Fastigiata' | Oak, Skyrocket | 2 | D,F,W | 50' | 20' | Yellow | sun |
| Quercus shumardii | Oak, Shumard | 2 | D,F | 60' | 60' | N/A | sun |
| *Robinia neomexicana | Locust, New Mexico | 1 | D | 13' | 9' | Pink | sun |
| *Robinia pseudoacacia | Locust, Black | 1 | D | 40' | 30' | Purple | sun |
| Robinia x ambigua | Locust, Idaho | 2 | D | 40' | 25' | Rose-pink | sun |
| Sophora japonica | Japanese Pagoda Tree | 2 | D | 60' | 60' | Cream | sun/pt shd |
| Sophora secundiflora | Texas Mountain Laurel | 1 | D | 12' | 12' | Blue-violet | sun |
| Tilia cordata | Linden, Glenleven | 3 | D | 60' | 30' | Yellow | sun |

| Plant | Common Name | Water | Foliage | Height | Spacing | Color | Exposure |
|---|---|---|---|---|---|---|---|
| Tilia cordata 'Greenspire' | Linden, Greenspire | 3 | D | 35' | 35' | Yellow | sun |
| Tilia tomentosa 'Sterling Silver' | Linden, Sterling Silver | 2 | D | 45' | 35' | Cream | sun |
| Vitex agnus-castus | Chastetree | 1 | D | 15' | 15' | Blue | sun |
| **Ornamental Grasses** | | | | | | | |
| Bouteloua curtipendula | Grama Grass, Side Oats | 1 | F,W | 30" | 1' | N/A | sun |
| Calamagrostis acutiflora 'Karl Foerster' | Feather Reed Grass | 1 | F,W | 4' | 2' | N/A | sun |
| Helictotrichon sempervirens | Oat Grass, Blue | 2 | F,W | 30" | 2' | N/A | adapt |
| Muhlenbergia porteri | Bush Muhly | 1 | F,W | 1' | 2' | N/A | sun |
| Oryzopsis hymenoides | Indian Ricegrass | 0 | F,W | 18" | 1' | N/A | sun |
| Pennisetum alopecuroides 'Hameln' | Fountain Grass, Dwarf | 1 | F,W | 18" | 18" | N/A | sun |
| Stipa tenuissima | Thread Grass | 1 | F,W | 30" | 2' | N/A | sun |
| **Lawn Alternatives** | | | | | | | |
| Buchloe dactyloides | Buffalo Grass | 1 | F,W | 5" | N/A | N/A | sun |
| Bouteloua gracilis | Blue Gramma grass | 1 | F,W | 18" | 2' | N/A | sun |
| Delosperma cooperii | Iceplant, Purple | 1 | D | 4" | 24" | Magenta | sun |
| Delosperma floribundum 'Starburst' | Iceplant, Starburst | 1 | D | 5" | 12" | Rose/white | sun |
| Delosperma nubigenum | Iceplant, Yellow | 1 | E,F,W | 2" | 24" | Yellow | sun |
| Gazania linearis 'Colorado Gold' | Hardy Gazania | 2 | D | 3" | 10" | Yellow-orange | sun/pt shd |
| Helianthemum nummularium Yellow | Sunrose, Yellow | 1 | D | 6" | 18" | Yellow | sun |
| Helianthemum 'Orange' | Sunrose, Orange | 1 | D | 6" | 18" | Orange | sun |
| Helianthemum 'St Mary' | Sunrose, White | 1 | D | 6" | 24" | White | sun |
| Helianthemum 'Wisley Pink' | Sunrose, Pink | 1 | D | 6" | 18" | Pink | sun |
| Helianthemum Light Pink | Sunrose, Light Pink | 1 | D | 6" | 18" | Orchid-pink | sun |
| Iberis sempervirens | Candytuft, Evergreen | 2 | E,W | 10" | 24" | White | sun |
| Juniperus chinensis procumbens nana | Juniper, Green Mound Dwarf | 1 | E,W | 12" | 30" | N/A | sun |
| Juniperus horizontalis 'Blue Chip' | Juniper, Blue Chip | 1 | E,W | 10" | 8' | N/A | sun |
| Juniperus horizontalis 'Icee Blue' | Juniper, Icee Blue | 2 | E,W | 3" | 8' | N/A | sun |
| Juniperus sabina 'Broadmoor' | Juniper, Broadmoor | 1 | E,W | 15" | 8' | N/A | sun |
| Juniperus sabina 'Buffalo' | Juniper, Buffalo | 1 | E,W | 15" | 8' | N/A | sun |

| Plant | Common Name | Water | Foliage | Height | Spacing | Color | Exposure |
|---|---|---|---|---|---|---|---|
| Juniperus sabina 'Calgary Carpet' | Juniper, Calgary Carpet | 1 | E,W | 15" | 8' | N/A | sun/pt shd |
| Mahonia repens | Holly, Creeping Colorado | 1 | E,F,W | 15" | 18" | Yellow | shade |
| Rosmarinus officinalis 'Irene' | Rosemary, Irene | 1 | D | 18" | 4' | Blue-violet | sun |
| Sagina subulata | Pearlwort | 2 | D | 1/2" | 12" | White | shade |
| Santolina chaemaecyparissus | Lavender Cotton | 1 | D | 15" | 18" | Yellow | sun |
| Santolina rosmarinifolia | Lavender Cotton, Green | 1 | D | 15" | 18" | Yellow | sun |
| Thymus citriodorus 'Doone Valley' | Thyme, Doone Valley Lemon | 2 | E,W | 3" | 18" | Pink | sun |
| Thymus lanuginosus | Thyme, Woolly | 1 | E,W | 2" | 18" | N/A | sun |
| Thymus praecox arcticus | Thyme, Mother of | 2 | E,W | 3" | 18" | Pink | sun/pt shd |
| Thymus praecox 'Minus' | Thyme, Dwarf Creeping | 2 | E,W | 1" | 12" | Pink | sun/pt shd |
| Thymus praecox 'Pink Chintz' | Thyme, Pink Chintz Creeping | 1 | E,W | 1" | 18" | Pink | sun |
| Thymus praecox skorpilii | Thyme, Lavender Creeping | 2 | E,W | 1" | 6" | Lavender | sun |
| Thymus 'Reiter' | Thyme, Reiter Creeping | 1 | E,W | 3" | 30" | Salmon | sun |
| Thymus serpyllum 'Albus' | Thyme, Creeping White | 2 | E,W | 1" | 18" | White | sun/pt shd |
| Veronica allionii | Speedwell, Allioni | 2 | D | 5" | 18" | Lavender-blue | sun |
| Veronica filiformis | Speedwell, Birdseye | 1 | D | 1" | 18" | Blue | sun |
| Veronica liwanensis | Speedwell, Turkish | 1 | D | 1" | 8" | Blue | sun |
| Veronica pectinata | Speedwell, Blue Woolly | 1 | D | 1" | 18" | Blue | sun |
| Veronica pectinata 'Rubra' | Speedwell, Pink Woolly | 1 | D | 1" | 18" | Pink | sun |
| Veronica prostrata 'Blue Danube' | Speedwell, Blue Creeping | 2 | D | 6" | 12" | Blue | pt shade |
| Veronica prostrata 'Heavenly Blue' | Speedwell, Creeping | 2 | D | 6" | 12" | Blue | pt shade |
| Veronica repens | Speedwell, Creeping | 2 | D | 1/2" | 18" | Blue | pt shade |
| Veronica spicata incana | Sppedwell, Silver | 1 | D | 1" | 18" | Blue | sun |
| Vinca major | Periwinkle, Big-Leaf | 2 | D | 9" | 18" | Blue | pt shade |
| Vinca minor 'Bowles Variety' | Periwinkle, Bowles | 2 | D | 5" | 18" | Blue | adapt |

| Plant | Common Name | Water | Foliage | Height | Spacing | Color | Exposure |
|---|---|---|---|---|---|---|---|

**KEY**

*=Appropriate for drainages

**Water**

0=No supplemental water after establishment

1=Low supplemental water after establishment

2=Moderate supplemental water after establishment

3=High supplemental water after establishment

**Foliage**

D=Deciduous

E=Evergreen

F=Fall color

W=Winter interest

EXHIBIT A

# URBAN CENTER PEDESTRIAN ACCESS PLAN
## OUTLINE

1. PUBLIC PARTICIPATION - The Department recommends that a citizens committee be formed so that any plans formulated are relevant to the eventual users.

2. NEEDS ANALYSIS - This will include a demographic profile of the potential users, input from the area businesses, and observed travel patterns. For example, will the facilities need to address use by bicycles and skateboards?

3. ROUTE EVALUATION - Of utmost concern is where to encourage the crossing of NM528 and also where to discourage the same activity. This also includes the evaluation of where users enter the system from surrounding neighborhoods and dovetails with the Needs Analysis as to where the predominant destinations occur. This step also evaluates areas of physical constraint where building sidewalks will be difficult.

4. RELATIONSHIP TO OTHER PLANS - Of particular concern will be the relationship of this plan to the Transit Development Plan, the Pedestrian Access component of the Gateway North and South Development Plan, and the currently adopted Bikeways Master Plan.

5. DESIGN CRITERIA - A consistent design element throughout the area will promote community identity. If done in an aesthetically pleasing manner then it will also promote a higher degree of use. On a more practical note, design criteria will also specify minimum lighting standards, appropriate widths of sidewalks, signal timing, and, of course, handicap access.

6. FUNDING REQUIREMENTS - This may be the most sensitive item on the list. The area in question is diverse in ownership, level of development, and potential responsibility. Recent developments have had to install pedestrian access, but older developments did not have this requirement. Transportation Enhancement funds of the Intermodal Surface Transportation Efficiency Act may be available to fund much of the project. Should phasing be considered?

7. CAPITAL IMPROVEMENT PROGRAMMING - Once funding levels and responsibilities are determined then inserting the projects into the CIP will be essential if State or Federal funding is to be requested. Federal funds in particular are programmed far in advance. This will need to be addressed as soon as possible.

# URBAN CENTER PEDESTRIAN ACCESS PRELIMINARY PLAN

The Urban Center Pedestrian Access Plan (UCPAP) is intended to serve as a Level IV Specific Plan within the hierarchy of the City of Rio Rancho's Comprehensive Plan. A Specific Plan is defined within the Comprehensive Plan as follows:

> "Specific Planning Areas detail specific guidance within areas subordinate to the Comprehensive Planning Area and applicable Master Planning Areas. Specific Planning Areas are well defined areas within the municipal boundaries. These areas are defined in order to address areas which share certain commonalities such as a street or a defined neighborhood or activity center."

The Comprehensive Plan addresses sidewalk policy as an element of the City's transportation system. Guidance from the Comprehensive Plan is derived from the following statement: "Bikeways and walkways should be provided for safe and efficient access to all parts of the City for both commuter and recreation needs."

## NEEDS ANALYSIS

The purpose of this plan is as follows:

* To encourage pedestrian travel in an efficient and safe manner within a high density commercial area.

* Integrate the provision of sidewalks in an area of the City which presently has a substantial number of pedestrians.

* Provide for a network of sidewalks which attempt to reduce the potential for traffic/pedestrian conflicts.

* Coordinate sidewalk placement as per the Comprehensive Plan, Subdivision Ordinance and all other applicable ordinances, laws and regulations.

* Develop general design guidelines for typical and atypical walkway placement.

Project Area

The Urban Center Planning Area generally comprises the area bounded by Southern Boulevard on the north, Meadowlark Lane on the east, Sara Road on the south, and NM 528 on the west. The "Urban Center" area was defined as that area which more closely resembles the classic Central Business District. The Central Business District may be defined as:

> "That part of a city or town, usually centrally located, where most of its commercial activities are concentrated, such as financial, service, retail, government, entertainment, and office. It is distinguished from shopping centers by the wider range of business activities, multiple ownership of property, more intense development, and the traditional street pattern."

## ROUTE EVALUATION

The attached maps generally evaluate where most of the pedestrian traffic originates and where most of that traffic is going. It's important to note that many seniors walk for fun and fitness. They don't necessarily have a specific destination in mind. Therefore the plan should anticipate loops or circuits at build out in order to encourage effective recreational usage. Trip originations and destinations are on both sides of NMSR 528. The initial phase of this project must address movement along and across the highway.

## RELATIONSHIP TO OTHER PLANS AND REGULATIONS

Comprehensive Plan

The Comprehensive Plan provides general placement criteria guidance in the form of establishing policy identifying the need for such pedestrian-oriented facilities as an alternative mode of transportation.

Transit Development Plan

The City is currently working with the Council of Governments toward the development of a plan which upon implementation will bring mass transit to the City. Park and Ride (also Walk and Ride) lot(s) will likely be in the Urban Center.

Intermodal Surface Transportation Efficiency Act

This Act provides for Federal funding. Within the act "Transportation Enhancement" funds can be used if the facility is to be used for commuter traffic. Pedestrian traffic to a park and ride sight may qualify.

Bikeways Master Plan

The Bikeways Master Plan was prepared for the purpose of establishing a bikeway plan consisting of routes, lanes, paths, trails and overcrossings throughout the Rio Rancho Planning Area. Of these five types of facilities paths, trails and overcrossings lend themselves to use by pedestrians as they maintain a physical separation from motorized vehicular traffic. Therefore, the UCPAP shall maintain consistency of facility use by creating a network of pedestrian-oriented facilities coordinated with the Bikeways Master Plan.

Crosstown Bikeway Project

This project marked the first in a program to implement the City's Bikeways Master Plan. The project consisted of 9.2 miles of lanes, paths and routes. The paths are constructed to specifications which allow pedestrian use and are handicapped accessible. The southern termini of the project is located at the intersection of NM 528 and Meadowlark Lane. It is intended that the UCPAP shall continue the extension of the path through the Urban Center Planning Area for continuity of a multi-use facility.

Sara Road East Specific Landscaping Plan

The Sara Road East Specific Landscaping Plan as adopted on January 10, 1991, requires the construction of a six foot (6') sidewalk within the right-of-way north of the existing roadway. This Plan shall be incorporated into UCPAP for the purpose of coordinating the development of existing and proposed walkways within the Urban Center Planning Area.

Subdivision Ordinance

The Subdivision Ordinance sets up minimum standards for sidewalk placement and design in what is commonly known as the "Sidewalk and Streetlighing Ordinance". Requirements can go beyond these minimum requirements when special circumstances are identified. Because of the density of the housing in the Urban Area and the amount of non-residential development most of the sidewalks in this area will probably be designed to standards above and beyond the minimum.

Zoning Ordinance

Pursuant to Chapter 9, "Planning, Zoning, Land Use Management" Section of the City of Rio Rancho's Revised Ordinances, all plans for proposed new construction within the zoning jurisdiction of the City shall be in accordance with the "Construction Standards of the City of Rio Rancho." These construction standards insure compliance with zoning, subdivision and Building Plan Review regulations of the City.

American Disabilities Act

The established purpose of this Act is to provide equal access to individuals with disabilities. New construction of pedestrian facilities i.e., sidewalks and wheel chair ramps shall be built in accordance with the American Disabilities Act specifications.

Gateway North & Gateway South Development Plan

This Development Plan was created for the purpose of establishing strict private construction and development guidelines while maintaining existing public requirements. The Gateway parcels are located south and west of the Urban Center Planning Area but establish a multi-use path consistent with the goals of the UCPAP. Therefore, design considerations shall be maintained on a coordinated basis within and around the Urban Center Planning Area.

## DESIGN CRITERIA

Generally the design criteria will evolve from a number of various input sources. Obviously actual engineering requirements must be met. Input from the potential users will also enhance the viability of the design. There are, along several stretches of the proposed planning area, existing sidewalks. When appropriate these existing facilities will be folded into the overall design. Physical impediments such as drainage swales will provide the need for some level of protection in some stretches. This plan merely outlines some of the criteria. Specific criteria will be developed in future phases of implementation.

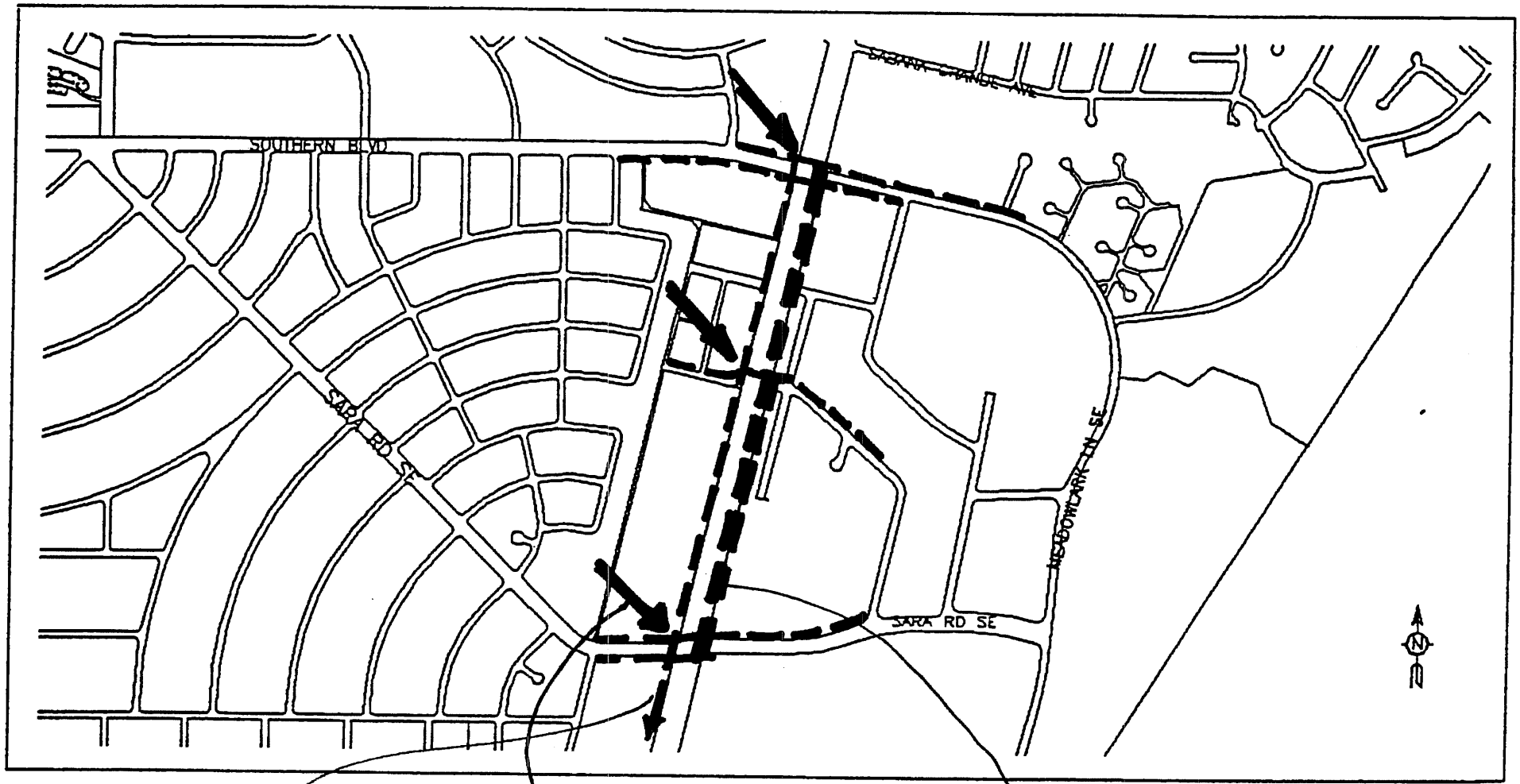
## FUNDING REQUIREMENTS

Naturally, the actual cost of the project can't be determined/estimated until further design work has been accomplished. That will also help to evaluate where the funding will come from, i.e. Federal, State, County, City, or Private. Further work to be done by consulting Engineers, Architects, Planners, or Designers can be funded through the Professional Services line item in the Planning or Administration Divisions of the Development Department

## CAPITAL IMPROVEMENT PROGRAMMING

This is, of course, a function of the cost of the project and the funding sources. As mentioned above we currently have monies programmed to continue work on this project. As the costs and funding sources are identified modifications to the Capital Improvement Program can be made as necessary.

URBAN CENTER



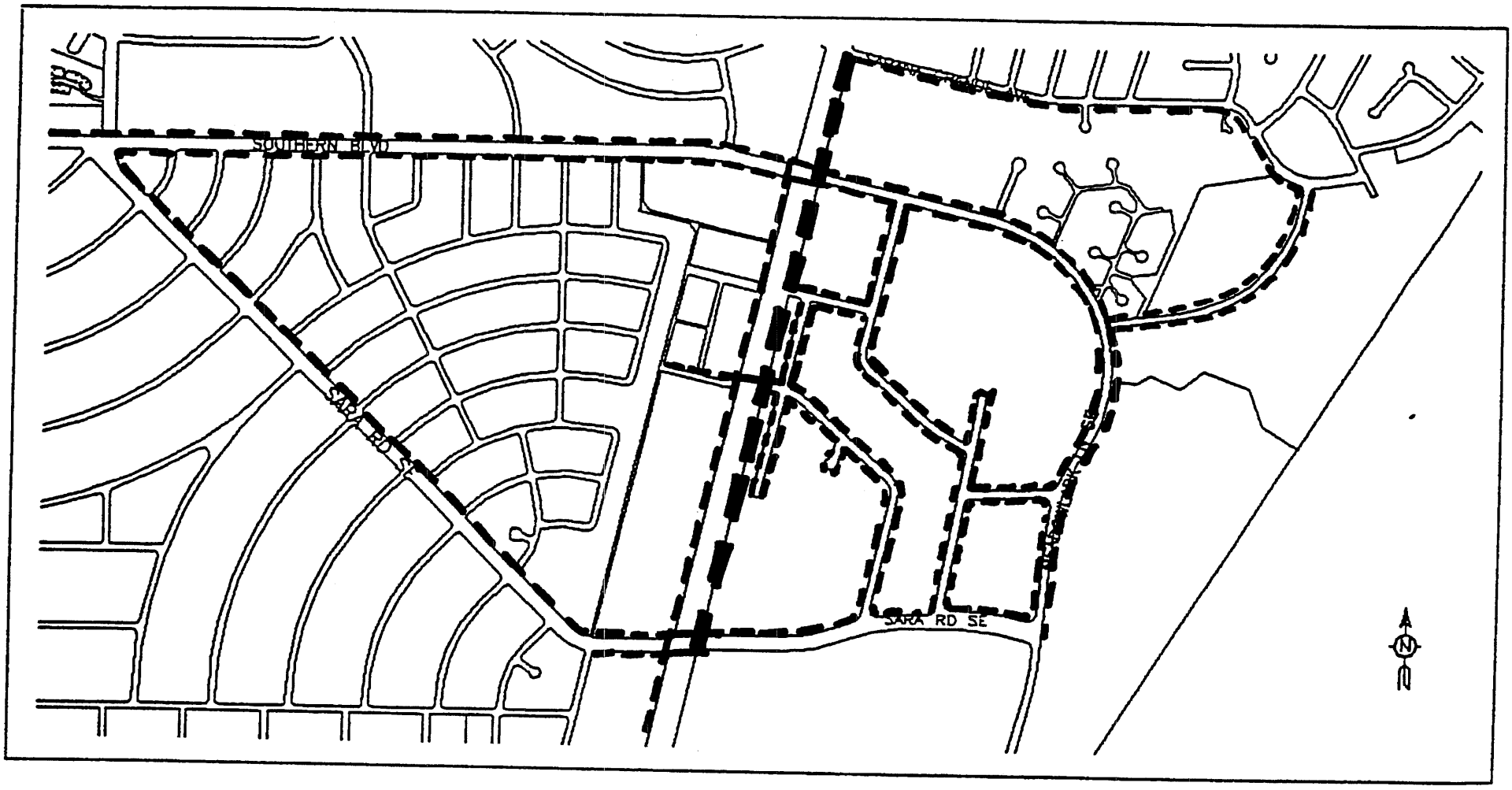

NMSR 528 Crossings

Connects to Gateway Pedestrian Access (Haynes Park)

Continuation of crosstown bikeways

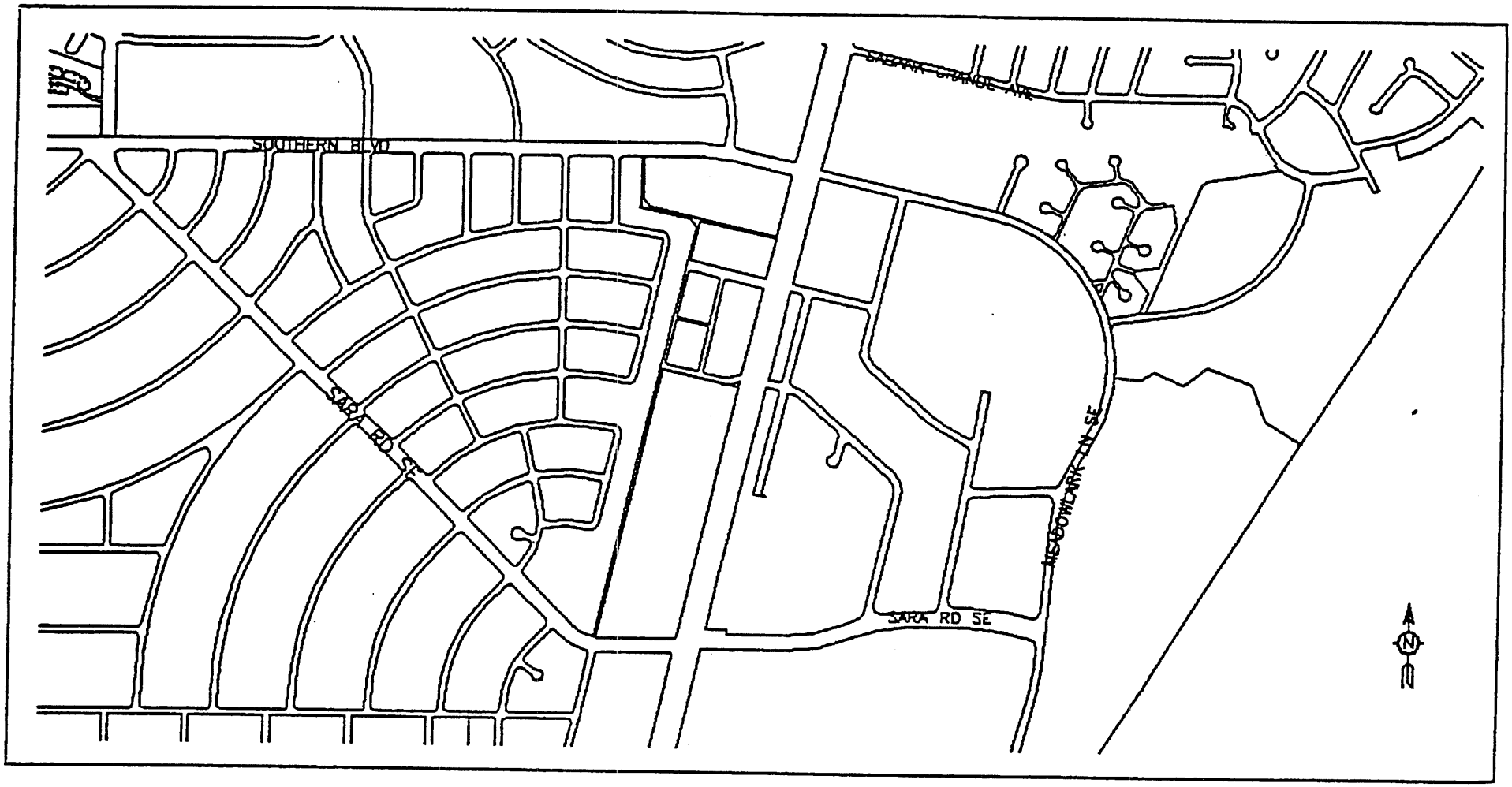
Initial Phase

URBAN CENTER



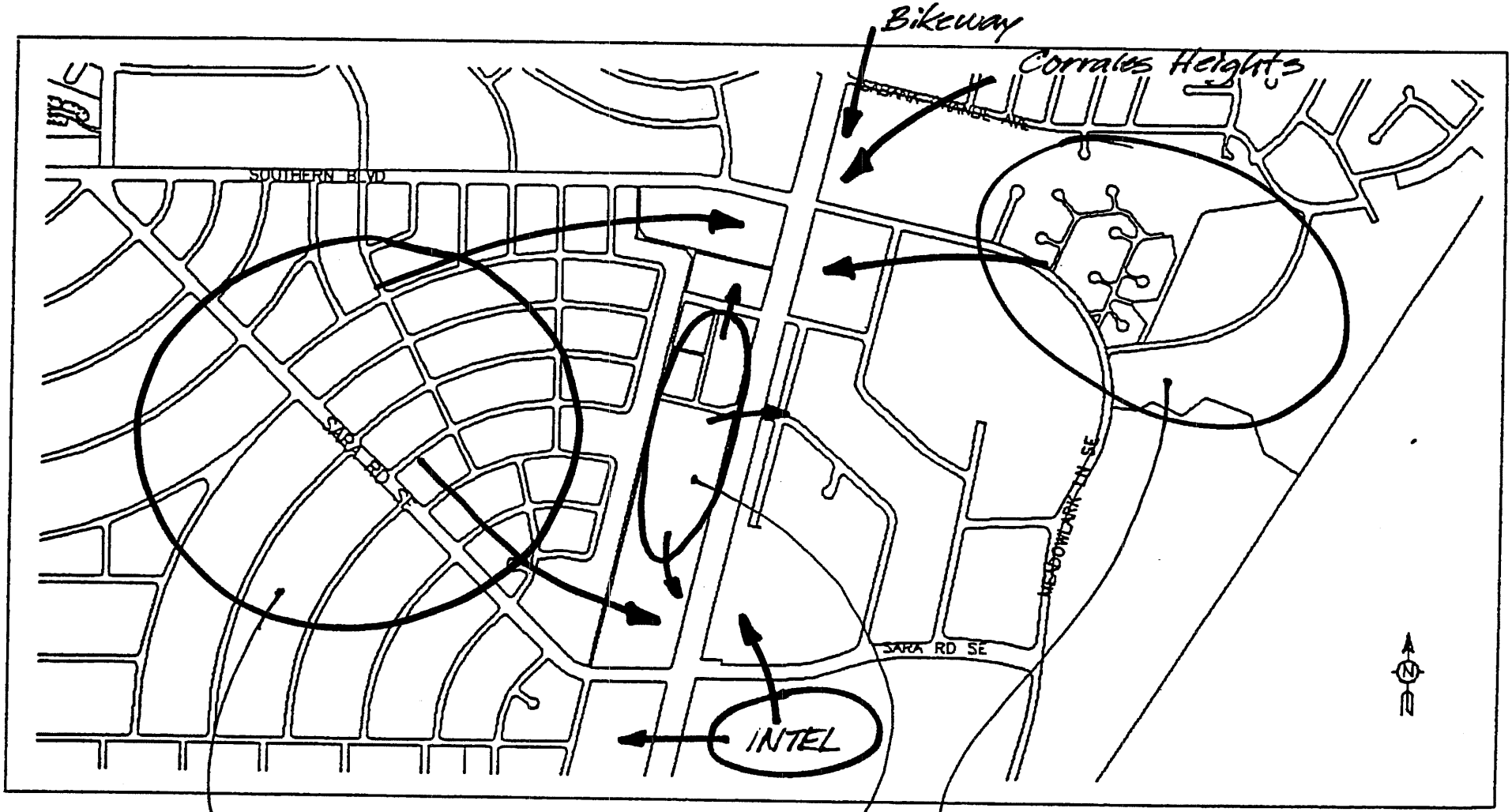

Final Phase

URBAN CENTER




Planning Area

URBAN CENTER



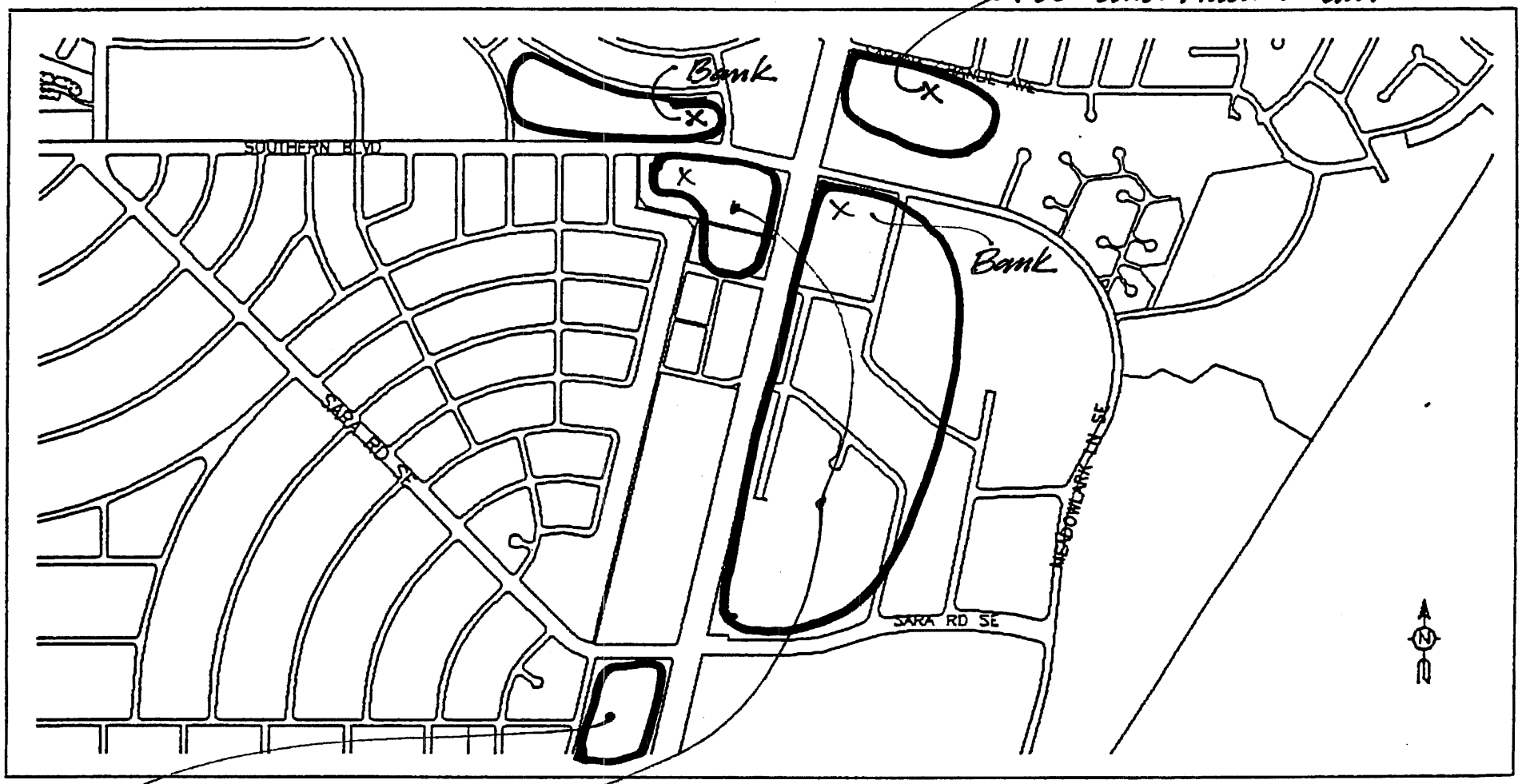

Medium density residential seniors and kids

High density multi-family seniors and kids

Multi-family (seniors only)

# Pedestrian trip originations

URBAN CENTER




Gateway

General shopping and fast food
hopefully someday also Park and Ride

# Pedestrian trip destinations

**From:** elaine buchanan
**To:** LIZBETH RUIZ CARLOS
**Subject:** CS, BLOCK 1 LOT 8
**Date:** Friday, February 3, 2023 9:55:58 AM

**********
**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
**********

To Whom It May Concern:

**My wife and I relocated to New Mexico from Philadelphia, PA in 2019. We searched online for over a year to find the perfect location and house with a view of the mountains. "The City of Vision" Rio Rancho was at the top of our list.**
**As we currently look out from our dining room and the back patio we see family dwellings looking south with stainless steel roofing with a second set in the process of being built which will entirely remove the view of Albuquerque and the lights we enjoy at night.**
**When we first moved here we had a beautiful view of all of the mountains , adobe style houses and the Bosque Valley, the view at night is spectacular.**
**The owners of the houses where we currently live along Eileen Rd. and N. Meadowlark Dr. had to pay $20,000 extra just for the view when first built and purchased.**
**Our main concern is the height with which these houses will be built. We hope the grading will be as low as possible. Too high and they will remove what little view will be left. Is there a possibility of the builder changing to two story adobe style with flat roofs.**
**Will the houses have windows on the Eileen Rd. side facing our property which would take away our privacy.**
**Will the material of the roofs be stainless steel or a different material such as traditional New Mexican terra cotta. (to prevent sun glare)**
**If the Zoning Board and the Governing Party decide to approve, my wife and I would hope they take into consideration the properties that will be affected by their decisions.**
**We would hope the Builders of Bosque Properties and Applicant Eric Meyerhofer gratefully consider keeping with the aesthetics of the surrounding area i.e. adobe style, flat roofs which would greatly help keep whatever view we would unfortunately lose. (mountains on the Albuquerque side, Albuquerque lights at night, Balloon Fiesta Park) which is precisely why we chose our property.**

**Respectfully,**
**Stephen and Elaine Buchanan**