Regular Governing Body Meeting
City of Rio Rancho
AGENDA
June 12, 2025
6:00 PM
Council Chambers

Governing Body Members

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

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

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

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

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

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

Call to Order and Pledge of Allegiance

Proclamations and Awards of Merit

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

Comments by Councilors

Consent Calendar

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

1 Minutes of May 22, 2025 Regular Meeting
Minutes of May 22, 2025 Regular Meeting
Minutes of May 22, 2025-Signed

2 R59, Resolution Authorizing a Budget Adjustment to the General Fund (101) and the State Appropriations Capital Fund (315)
Resolution_R59
R59-Signed

3 R60, Resolution Accepting New Mexico Department of Transportation (NMDOT) State Appropriation First Amendment for Idalia Road/Loma Colorado Boulevard Intersection Improvements
Resolution_R60
Idalia-Loma Colorado Exhibit
First Amendment
R60-Signed

4 R61, Resolution Authorizing a Budget Adjustment to the General Fund (101) for Fund Reallocation
Resolution_R61
R61-Signed

5 R62, Resolution Authorizing a Budget Adjustment to the General Fund (101) for Expenditure Reclassification
Resolution_R62
R62-Signed

6 R63, Resolution Authorizing a Budget Adjustment to the Fire Fund (250)
Resolution_R63
R63-Signed

Boards/Commissions/Committee Reports

Public Hearings

7 D31, Site Plan Approval for an Automotive Technology Building at the Property Legally Described as Corrales North Business Tech Center, Block A, Lot 1A
Application
Staff Comments
Zoning, Location
Color Renderings
Civil Plans
Elevations
Landscape Plans
Legal Notices
Public Comment

Second Reading of Ordinances

First Reading of Ordinances

8 O16, Ordinance Amending Chapter 97 Alarm Systems
Ordinance_O16

9 O17, Ordinance Amending Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement
Legal Notice

Discussion and Deliberation

10 R64, Resolution Updating the Development Process Manual (DPM)
Legal Notice

11 D32, Advice and Consent of the Governing Body to Award Contract No. 25-124-PW: Kim Road Improvements Design to HDR Engineering, Inc.
Kim Road
Agreement

12 R65, Resolution Notifying the Sandoval County Clerk of Rio Rancho Local Government Bodies (Public Improvement Districts and Tax Increment Development Districts) to be Elected at the November 4, 2025 Regular Local Election
Resolution_R65
R65-Signed

13 R66, Resolution to Require Immediate Removal or Repair of Ruined Building, Structures(s), Rubbish, Wreakage, Weeds, and Debris and Abatement of Premises at 1873 Blackberry Road, Rio Rancho New Mexico, 87144
Resolution_R66
Exhibit A
Exhibit B
Exhibit C
Exhibit D
R66-Signed

14 R67, Resolution Authorizing the Prior Redemption of Portions of the City of Rio Rancho, New Mexico General Obligation Improvement Bonds, Series 2018 Maturing on and After August 1, 2028 (the "Refunded Series 2018 Bonds"); Approving a Notice of Redemption of the Refunded Series 2018 Bonds, and the Use of Funds on Deposit in the Debt Service Fund Established for the Series 2018 Bonds for Such Purpose; Ratifying Action Previously Taken in Connection Therewith, and Repealing Action Inconsistent with the Provisions of This Resolution
Resolution_R67
Redemption Notice
R67-Signed

City Manager

Adjournment

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
June 12, 2025

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of May 22, 2025 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of May 22, 2025 Regular Meeting
ATTACHMENT: Minutes of May 22, 2025-Signed

Governing Body
of the
City of
Rio Rancho
MINUTES
MAY 22, 2025
6:00 p.m.
Council Chambers

MEMBERS PRESENT:
Greggory D. Hull, Mayor
Deb Dapson, Councilor Dist. 1
Bob Tyler, Councilor Dist. 3
Paul Wymer, Councilor Dist. 4
Karissa Culbreath, Councilor Dist. 5
Nicole List, Councilor Dist. 6

MEMBERS PRESENT:
Jeremy Lenentine, Deputy Mayor, Dist. 2

STAFF
Matt Geisel, City Manager
Peter Wells, Deputy City Manager
Josh Rubin, City Attorney
Amy Rincon, Director of Development Services
Carol Jaramillo, Director of Financial Services
James DeFillippo, Fire Chief
Stewart Steele, Police Chief
Loyola Martinez, Director of Human Resources
Charli Hannoona, Director of Information Technology
Connie Peterson, Director of Parks, Rec. & Comm Services
Steve Gallegos, Director of Utilities
BJ Gottlieb, Director of Public Works
Jason Shoup, Library Director
Jaley Turpen, Communications Specialist
Ryan Chavez, Asst. to the City Manager for Policy & Planning
Yolanda Lucero, Deputy City Clerk

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Call to Order and Pledge of Allegiance

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

Proclamations and Awards of Merit

Public Forum

- Casey Robinson
- Stephan vanHorn
- Michael Farrell
- Alan Silverman

Comments by Councilors

Consent Calendar

1) Minutes of May 2, 2025 Special Work Session Meeting
2) Minutes of May 8, 2025 Regular Meeting
3) R50, Resolution Authorizing a Budget Adjustment to the General Fund (101)

4) R51, Resolution Authorizing Disposal of Library and Information Services Department Property
5) R52, Resolution to Authorize a Budget Adjustment to the 2024 G.O. Bond Fund (334)
6) R53, Resolution Authorizing Disposal of Police Property
7) D27, Public Infrastructure Advisory Board 2024 Annual Report to the Governing Body
8) R54, Resolution Authorizing a Budget Adjustment to the 2025 State Shared Gross Receipts Tax (SSGRT) Revenue Bond Fund (341) and the 2025 SSGRT Debt Service Fund (430)
9) D28, Appointment of Patricia French Barger to the Parks and Recreation Commission
10) D29, Appointment of Fred Radosevich to the Planning and Zoning Board
11) D30, Appointment of Robert Gabaldon to the Planning and Zoning Board

Bob Tyler moved to approve consent calendar. Seconded by Deb Dapson

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

Boards/Commissions/Committee Reports

Public Hearings

12) R55, Resolution Amending the Lomas Encantadas Master Plan

Amy Rincon, Director of Development Services presented this item and stated R55 and O15 will be presented together. The applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Lomas Encantadas Master Plan. The proposed Amendment includes a proposed 40.77-acre boundary expansion, updated figures and exhibits to coincide with the proposed boundary expansion, and updated information to reflect current community statistics, preservation of open space provisions, and updated drainage information. Concurrently, the Applicant is seeking a Zone Map Amendment for approximately 33.11 acres for both properties within the Lomas Encantadas Master Plan and for fifty of the proposed sixty-five lots included within the proposed expansion area. All subject properties of the Zone Map Amendment request are currently zoned R-1: Single-Family Residential District. Planning and Zoning Board recommend approval.

Michael Wright, Agent and Bryan Aragon, Applicant were available for questions.

Paul Wymer moved to approve R55. Seconded by Karissa Culbreath

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

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YES: Greggory Hull, Deb Dapson, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List
NO: None
ABSENT: Jeremy Lenentine

13) O15, Ordinance Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District, Providing for Severability and an Effective Date

Bob Tyler moved to approve O15. Seconded by Paul Wymer

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

14) Public Hearing for Fiscal Year 2026 Budget

No individuals spoke under this item.

15) Public Hearing for Fiscal Years 2026-2030 Infrastructure Capital Improvement Plan (ICIP)

No individuals spoke under this item.

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

16) R56, Resolution Adopting the Fiscal Year 2026 Balanced Budget

Carole Jaramillo, Director of Financial Services presented this item. The budget allocates resources to achieve the City's goals and objectives for FY 2026 while maintaining an unrestricted fund balance ensuring that City services can be maintained if revenues do not materialize at the already reduced projected level due to economic-related issues. The FY 2026 Balanced Budget includes a projected Ending Fund Balance of 27.4% of expenditures for the General Fund, which exceeds DFA's requirement of 8.3% and the City's adopted policy of 25%. There are no changes from the Recommended to the Balanced Budget. The General Fund budget includes

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revenues of $119.3 million, expenditures of $103.2 million, and net transfers to and from other funds of $27.2 million.

Karissa Culbreath moved to approve R56. Seconded by Nicole List

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

17) *R57, Resolution Adopting the Infrastructure and Capital Improvement Plan (ICIP) for Fiscal Year 2026-2030

Carole Jaramillo, Director of Financial Services presented this item. The ICIP represents a multi-year projection of the City's capital needs and financing requirements for capital renewal, replacement, acquisition, and infrastructure development. While the ICIP does not impart legal authority for capital spending outside of FY 2026, the document is the primary basis for formulating subsequent annual capital budgets. The recommended ICIP contains 115 projects totaling $690,945,404 for the five-year planning period. Pay-as-you-go financing totaling $287 million and $136.2 million in debt financing is anticipated to support the capital plan. The remainder, $267.7 million, in funding needs has yet to be identified. Of the total plan, 48 percent is attributed to growth in the City, and 52 percent is not growth-related. For FY 2026, the ICIP contemplates a total of $272,872,567 in capital projects. Pay-as-you-go financing totals $185.8 million, and debt financing totals $71.7 million of the FY 2026 capital plan. The balance of $15.3 million has yet to be identified.

Deb Dapson moved to approve R57. Seconded by Bob Tyler

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

18) R58, Resolution to Require Immediate Removal or Repair of Ruined Building, Structures(s), Rubbish, Wreckage, Weeds, and Debris and Abatement of Premises at 3905 El Puno, Rio Rancho New Mexico, 87124

Matt Geisel, City Manager presented this item. The property located at 3905 El Puno, Rio Rancho and its curtilage are so covered with ruins, rubbish, wreckage, and other debris that they constitute a menace and nuisance to the public comfort, health, peace, welfare, and safety. After 10 days of receipt of this Resolution should the property owner not commence with cleanup/abatement or file a written objection to the Resolution with the City Clerk pursuant to State law, the City of Rio Rancho will begin abatement procedures. If the City expends public funds to abate the nuisance

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violations, a lien would be placed by the City on the property to recover costs associated with the abatement actions. Staff recommends approval of the Resolution.

Bob Tyler moved to approve R58. Seconded by Karissa Culbreath

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

City Manager

Adjournment

6:40 p.m.

APPROVED THIS JUNE 12, 2025

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel Davis, City Clerk
(SEAL)

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Governing Body
of the
City of
Rio Rancho
MINUTES
MAY 22, 2025
6:00 p.m.
Council Chambers

MEMBERS PRESENT:	**STAFF**
Greggory D. Hull, Mayor	Matt Geisel, City Manager
Deb Dapson, Councilor Dist. 1	Peter Wells, Deputy City Manager
Bob Tyler, Councilor Dist. 3	Josh Rubin, City Attorney
Paul Wymer, Councilor Dist. 4	Amy Rincon, Director of Development Services
Karissa Culbreath, Councilor Dist. 5	Carol Jaramillo, Director of Financial Services
Nicole List, Councilor Dist. 6	James DeFillippo, Fire Chief
	Stewart Steele, Police Chief
MEMBERS PRESENT:	Loyola Martinez, Director of Human Resources
Jeremy Lenentine, Deputy Mayor, Dist. 2	Charli Hannoona, Director of Information Technology
	Connie Peterson, Director of Parks, Rec. & Comm Services
	Steve Gallegos, Director of Utilities
	BJ Gottlieb, Director of Public Works
	Jason Shoup, Library Director
	Jaley Turpen, Communications Specialist
	Ryan Chavez, Asst. to the City Manager for Policy & Planning
	Yolanda Lucero, Deputy City Clerk

Call to Order and Pledge of Allegiance

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

Proclamations and Awards of Merit

Public Forum

- Casey Robinson
- Stephan vanHorn
- Michael Farrell
- Alan Silverman

Comments by Councilors

Consent Calendar

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Bob Tyler moved to approve consent calendar. Seconded by Deb Dapson

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

Boards/Commissions/Committee Reports

Public Hearings

12) R55, Resolution Amending the Lomas Encantadas Master Plan

Amy Rincon, Director of Development Services presented this item and stated R55 and O15 will be presented together. The applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Lomas Encantadas Master Plan. The proposed Amendment includes a proposed 40.77-acre boundary expansion, updated figures and exhibits to coincide with the proposed boundary expansion, and updated information to reflect current community statistics, preservation of open space provisions, and updated drainage information. Concurrently, the Applicant is seeking a Zone Map Amendment for approximately 33.11 acres for both properties within the Lomas Encantadas Master Plan and for fifty of the proposed sixty-five lots included within the proposed expansion area. All subject properties of the Zone Map Amendment request are currently zoned R-1: Single-Family Residential District. Planning and Zoning Board recommend approval.

Michael Wright, Agent and Bryan Aragon, Applicant were available for questions.

Paul Wymer moved to approve R55. Seconded by Karissa Culbreath

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

YES: Greggory Hull, Deb Dapson, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List
NO: None
ABSENT: Jeremy Lenentine

13) O15, Ordinance Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District, Providing for Severability and an Effective Date

Bob Tyler moved to approve O15. Seconded by Paul Wymer

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

14) Public Hearing for Fiscal Year 2026 Budget

No individuals spoke under this item.

15) Public Hearing for Fiscal Years 2026-2030 Infrastructure Capital Improvement Plan (ICIP)

No individuals spoke under this item.

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

16) R56, Resolution Adopting the Fiscal Year 2026 Balanced Budget

Carole Jaramillo, Director of Financial Services presented this item. The budget allocates resources to achieve the City's goals and objectives for FY 2026 while maintaining an unrestricted fund balance ensuring that City services can be maintained if revenues do not materialize at the already reduced projected level due to economic-related issues. The FY 2026 Balanced Budget includes a projected Ending Fund Balance of 27.4% of expenditures for the General Fund, which exceeds DFA's requirement of 8.3% and the City's adopted policy of 25%. There are no changes from the Recommended to the Balanced Budget. The General Fund budget includes

revenues of $119.3 million, expenditures of $103.2 million, and net transfers to and from other funds of $27.2 million.

Karissa Culbreath moved to approve R56. Seconded by Nicole List

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

17) *R57, Resolution Adopting the Infrastructure and Capital Improvement Plan (ICIP) for Fiscal Year 2026-2030

Carole Jaramillo, Director of Financial Services presented this item. The ICIP represents a multi-year projection of the City's capital needs and financing requirements for capital renewal, replacement, acquisition, and infrastructure development. While the ICIP does not impart legal authority for capital spending outside of FY 2026, the document is the primary basis for formulating subsequent annual capital budgets. The recommended ICIP contains 115 projects totaling $690,945,404 for the five-year planning period. Pay-as-you-go financing totaling $287 million and $136.2 million in debt financing is anticipated to support the capital plan. The remainder, $267.7 million, in funding needs has yet to be identified. Of the total plan, 48 percent is attributed to growth in the City, and 52 percent is not growth-related. For FY 2026, the ICIP contemplates a total of $272,872,567 in capital projects. Pay-as-you-go financing totals $185.8 million, and debt financing totals $71.7 million of the FY 2026 capital plan. The balance of $15.3 million has yet to be identified.

Deb Dapson moved to approve R57. Seconded by Bob Tyler

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

18) R58, Resolution to Require Immediate Removal or Repair of Ruined Building, Structures(s), Rubbish, Wreckage, Weeds, and Debris and Abatement of Premises at 3905 El Puno, Rio Rancho New Mexico, 87124

Matt Geisel, City Manager presented this item. The property located at 3905 El Puno, Rio Rancho and its curtilage are so covered with ruins, rubbish, wreckage, and other debris that they constitute a menace and nuisance to the public comfort, health, peace, welfare, and safety. After 10 days of receipt of this Resolution should the property owner not commence with cleanup/abatement or file a written objection to the Resolution with the City Clerk pursuant to State law, the City of Rio Rancho will begin abatement procedures. If the City expends public funds to abate the nuisance

violations, a lien would be placed by the City on the property to recover costs associated with the abatement actions. Staff recommends approval of the Resolution.

Bob Tyler moved to approve R58. Seconded by Karissa Culbreath

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

City Manager

Adjournment

6:40 p.m.

APPROVED THIS JUNE 12, 2025

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R59

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Fire and Rescue

SUBJECT:
R59, Resolution Authorizing a Budget Adjustment to the General Fund (101) and the State Appropriations Capital Fund (315)

BACKGROUND AND ANALYSIS:
The Fire and Rescue Department will receive two new ambulances in early June 2025, which will require vinyl decals before being placed into service. The vinyl decals are required for safety, as they are reflective and identifiers. The estimated cost is $9,010.

In order to account for the vinyl decal expense and other, future vehicle upfit needs, available funding from major equipment accounts ($15,355) will be transferred to the vehicle accounts to ensure adequate funding.

IMPACT:
The transfer is required to correctly classify and fund expenditures.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R59
ATTACHMENT: R59-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE GENERAL FUND (101) AND THE STATE APPROPRIATIONS CAPITAL FUND (315)

WHEREAS: replacement units for two ambulances will be delivered to the City in June 2025, and vinyl lettering will be installed on these units for safety purposes; and

WHEREAS: in order to account for the vinyl decal expense and other, future vehicle upfit needs, available funding from major equipment accounts must be transferred; and

WHEREAS: a budget adjustment is necessary to classify the expenditures correctly.

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

That authorization is given for the following budget adjustment:

General Fund (101)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6530-423.70-15 Vehicles and Heavy Equipment	FR2435	$133,339	$9,796		$143,135
101-6530-423.70-25 Major Equipment	FR2435	$551,950		$9,796	$542,154
Total Uses		$685,289	$9,796	$9,796	$685,289

State Appropriations Capital Fund (315)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
315-0000-416.70-15 Vehicles and Heavy Equipment	FR2435	$2,068,819	$5,559		$2,074,378
315-0000-416.70-25 Major Equipment	FR2435	$627,269		$5,559	$621,710
Total Uses		$2,696,088	$5,559	$5,559	$2,696,088

ADOPTED THIS _____DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 59 **ENACTMENT NO. 25-058**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE GENERAL FUND (101) AND THE STATE APPROPRIATIONS CAPITAL FUND (315)

WHEREAS: replacement units for two ambulances will be delivered to the City in June 2025, and vinyl lettering will be installed on these units for safety purposes; and

WHEREAS: in order to account for the vinyl decal expense and other, future vehicle upfit needs, available funding from major equipment accounts must be transferred; and

WHEREAS: a budget adjustment is necessary to classify the expenditures correctly.

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

That authorization is given for the following budget adjustment:

General Fund (101)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6530-423.70-15 Vehicles and Heavy Equipment	FR2435	$133,339	$9,796		$143,135
101-6530-423.70-25 Major Equipment	FR2435	$551,950		$9,796	$542,154
Total Uses		$685,289	$9,796	$9,796	$685,289

State Appropriations Capital Fund (315)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
315-0000-416.70-15 Vehicles and Heavy Equipment	FR2435	$2,068,819	$5,559		$2,074,378
315-0000-416.70-25 Major Equipment	FR2435	$627,269		$5,559	$621,710
Total Uses		$2,696,088	$5,559	$5,559	$2,696,088

ADOPTED THIS 12TH DAY OF JUNE, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R60

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Public Works

SUBJECT:
R60, Resolution Accepting New Mexico Department of Transportation (NMDOT) State Appropriation First Amendment for Idalia Road/Loma Colorado Boulevard Intersection Improvements

BACKGROUND AND ANALYSIS:
The City of Rio Rancho was awarded a State Capital Outlay Appropriation, Control Number C3213051, Contract Number D19115 by the New Mexico Department of Transportation in the amount of $600,000 to plan, design and construct intersection improvements at Idalia Road and Loma Colorado Boulevard.

The New Mexico Legislature, via New Mexico State Laws of 2025, Chapter 158, SB425, Section 333, reauthorized funding and extended the expenditure period from June 30, 2025 to June 30, 2027.

An amendment to the grant agreement requires the Governing Body to adopt a Resolution of support for the project.

IMPACT:
Approval of the Resolution allows the City to receive full reimbursement, up to $600,000, for associated project costs.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R60
ATTACHMENT: Idalia-Loma Colorado Exhibit

ATTACHMENT: First Amendment
ATTACHMENT: R60-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ACCEPTING NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) STATE APPROPRIATION FIRST AMENDMENT FOR IDALIA ROAD/LOMA COLORADO BOULEVARD INTERSECTION IMPROVEMENTS

WHEREAS: the City of Rio Rancho was awarded a State Capital Outlay Appropriation, Control Number C3213051, Contract Number D19115 by the New Mexico Department of Transportation in the amount of $600,000 to plan, design and construct intersection improvements at Idalia Road and Loma Colorado Boulevard; and

WHEREAS: the New Mexico Legislature, via New Mexico State Laws of 2025, Chapter 158, SB425, Section 333, reauthorized funding and extended the expenditure period from June 30, 2025 to June 30, 2027; and

WHEREAS: an amendment to the grant agreement requires the Governing Body to adopt a Resolution of support for the project.

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

Section 1. The City will complete the project and assumes responsibility for the scope and required local funding to support the project.

Section 2. That authorization is given for the reversion extension date of June 30, 2027 in Amendment 1.

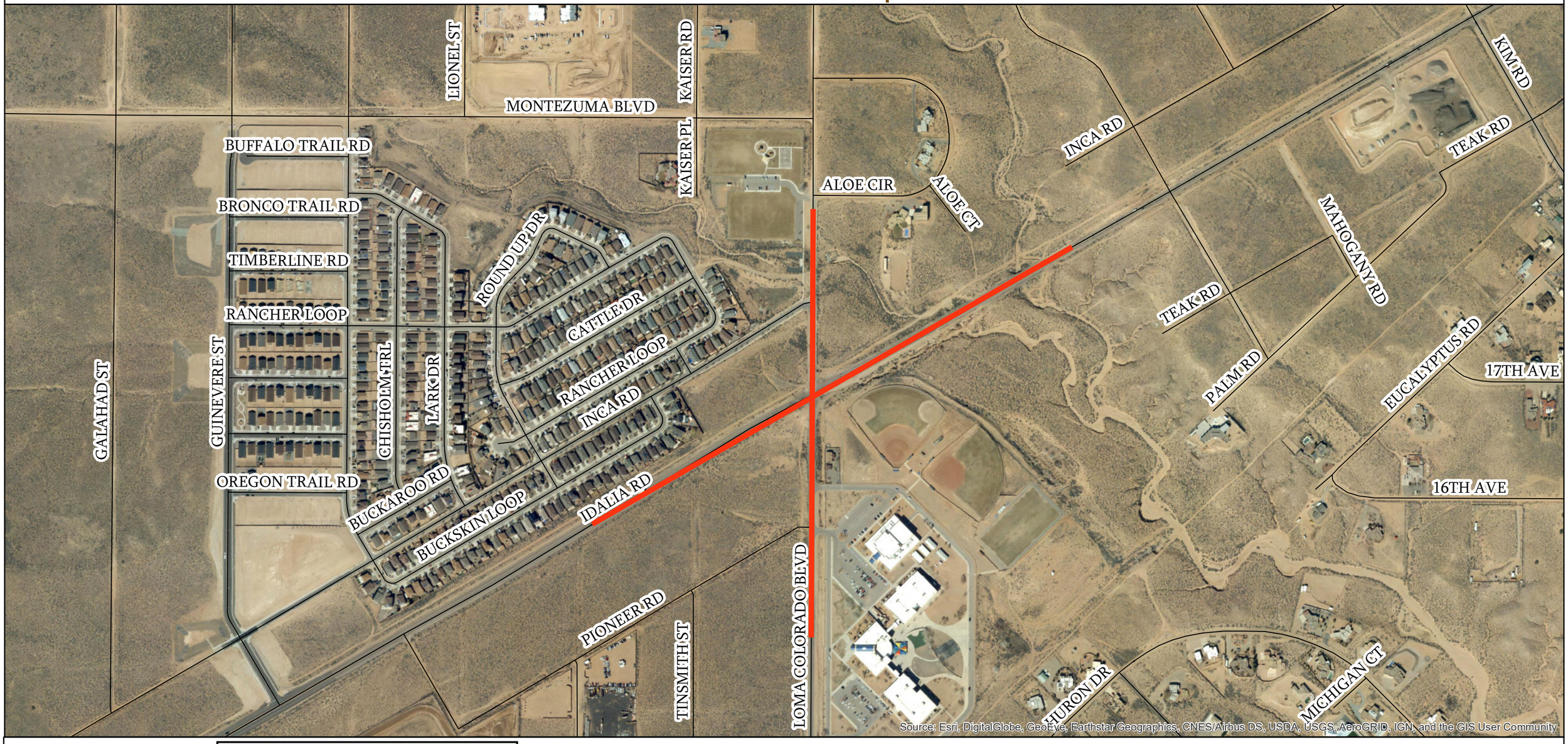
ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

IDALIA RD/LOMA COLORADO BLVD INTERSECTION PROJECT ABM MAP
NMDOT C3213051 | PW 2147



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

- Proposed Project Extents
- Roads
- City Limits

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Map Created by Jansen Lyons 9-21-2021

0 500 1,000 2,000
Feet

RioRancho City of Vision

GIS Moving Spatial Data Forward

Contract Number: _____
Vendor Number: 0000047808_____
Control Number: C3213051_____

STATE OF NEW MEXICO
DEPARTMENT OF TRANSPORTATION
FIRST AMENDMENT TO
FUND 89200 CAPITAL APPROPRIATION PROJECT

THIS AMENDMENT is between the Department of Transportation, hereinafter called the "Department" or abbreviation such as "NMDOT", and City of Rio Rancho, hereinafter called the "Grantee". This Amendment is effective as of the date of the last party to sign it on the signature page below.

RECITALS

WHEREAS, the Department and the Grantee entered into a Capital Appropriation Project Agreement, Control Number C3213051, Contract Number D19115 on October 20, 2021; and,

WHEREAS, in the Laws of 2021, Chapter 138, Section 33, Sub Section 92, the Legislature made an appropriation to the Department, funds from which the Department made available to the Grantee under Contract Number D19115; and,

WHEREAS, in the Laws of 2025, Chapter 158, SB425, Section 333, the Legislature reauthorized or re-appropriated funding, under Contract Number D19115 and extended the expenditure period; and,

WHEREAS, Article VII allows the parties to alter the Agreement by written consent of both parties; and,

WHEREAS, the Department and the Grantee want to amend the Agreement; and,

WHEREAS, pursuant to NMSA 1978, Section 67-3-28, as amended, and State Highway Commission Policy No. 44, the Department has the authority to enter into this Amendment.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties hereby mutually agree as follows:

1. Article I(A) is deleted and replaced with the following:

A. The project that is the subject of this Agreement is described as follows:

DFA Appropriation ID F3051, NMDOT Control Number C3213051, **$600,000**
APPROPRIATION REVERSION DATE: 6/30/2025
Laws of 2021, Chapter 138, HB285, Section 33, Sub Section 92, Six Hundred Thousand Dollars and No Cents (**$600,000**), to plan, design and construct intersection improvements at Idalia road and Loma Colorado boulevard in Rio Rancho in Sandoval county.

The funding identified above was reauthorized or re-appropriated during the 2025 Legislative Session to extend the time of expenditure with the following new appropriation ID and reversion date.

DFA Appropriation ID J4331, NMDOT Control Number C3213051
APPROPRIATION REVERSION DATE: 6/30/2027
Laws of 2025, Chapter 158, SB425, Section 333.

The Grantee's total reimbursements shall not exceed the appropriation amount Six Hundred Thousand Dollars and No Cents, $600,000, (the "Appropriation Amount") minus the allocation for Art in Public Places ("AIPP amount")[1], if applicable, $0.00, which equals Six Hundred Thousand Dollars and No Cents, $600,000, (the "Adjusted Appropriation Amount").

In the event of a conflict among the Appropriation Amount, the Reversion Date, as defined herein and/or the purpose of the Project, as set forth in this Agreement, and the corresponding appropriation language in the laws cited above in this Article I(A), the language of the laws cited herein shall control.

This project is referred to throughout the remainder of this Agreement as the "Project"; the information contained in Article I(A) is referred to collectively throughout the remainder of this Agreement as the "Project Description." Optional Attachment A sets forth additional or more stringent requirements and conditions, which are incorporated by this reference as if set forth fully herein. If Optional Attachment A imposes more stringent requirements than any requirement set forth in this Agreement, the more stringent requirements of Attachment A shall prevail, in the event of irreconcilable conflict. The Grantee shall reference the Project's number in all correspondence with and submissions to the Department concerning the Project, including, but not limited to, Requests for Payment and reports.

2. Article IV(A) is deleted and replaced with the following:

A. As referenced in Article I(A), the applicable law establishes a date by which Project funds must be expended by Grantee, which is referred to throughout the remainder of this

[1] The AIPP amount is "an amount of money equal to one percent or two hundred thousand dollars ($200,000), whichever is less, of the amount of money appropriated for new construction or any major renovation exceeding one hundred thousand dollars ($100,000)." Section 13-4A-4 NMSA 1978.

Agreement as the "Reversion Date." Upon being duly executed by both parties, this Agreement shall be effective as of the date of execution by the Department. It shall terminate on June 30, 2027 the Reversion Date unless Terminated Before Reversion Date ("Early Termination") pursuant to Article V herein.

All other obligations set forth in the Original Agreement shall remain in full force and effect unless expressly amended or modified by this Amendment.

The remainder of this page is intentionally left blank.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date of execution by the Department.

GRANTEE

_____
Signature of Official with Authority to Bind Grantee

By:_____
(Type or Print Name)

Its:_____
(Type or Print Title)

_____
Date

DEPARTMENT OF TRANSPORTATION

_____
Cabinet Secretary or Designee

_____
Date

REVIEWED AND APPROVED AS TO FORM AND LEGAL SUFFICIENCY BY THE DEPARTMENT'S OFFICE OF GENERAL COUNSEL

_____
By: Aaron Frankland or Designee

_____
Date

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 60 **ENACTMENT NO. 25-059**

RESOLUTION ACCEPTING NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) STATE APPROPRIATION FIRST AMENDMENT FOR IDALIA ROAD/LOMA COLORADO BOULEVARD INTERSECTION IMPROVEMENTS

WHEREAS: the City of Rio Rancho was awarded a State Capital Outlay Appropriation, Control Number C3213051, Contract Number D19115 by the New Mexico Department of Transportation in the amount of $600,000 to plan, design and construct intersection improvements at Idalia Road and Loma Colorado Boulevard; and

WHEREAS: the New Mexico Legislature, via New Mexico State Laws of 2025, Chapter 158, SB425, Section 333, reauthorized funding and extended the expenditure period from June 30, 2025 to June 30, 2027; and

WHEREAS: an amendment to the grant agreement requires the Governing Body to adopt a Resolution of support for the project.

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

Section 1. The City will complete the project and assumes responsibility for the scope and required local funding to support the project.

Section 2. That authorization is given for the reversion extension date of June 30, 2027 in Amendment 1.

ADOPTED THIS 12TH DAY OF JUNE, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R61

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Fire and Rescue

SUBJECT:
R61, Resolution Authorizing a Budget Adjustment to the General Fund (101) for Fund Reallocation

BACKGROUND AND ANALYSIS:
The Fire and Rescue Department seeks to reallocate existing funding ($7,200) in the conference and training line to travel ($3,500) and transportation ($3,700) line items. Doing so will account for expenditures and anticipated costs for the remainder of the current fiscal year.

IMPACT:
A budget adjustment is required to reallocate funds to ensure an adequate budget is available through the end of the fiscal year.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R61
ATTACHMENT: R61-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE GENERAL FUND (101) FOR FUND REALLOCATION

WHEREAS: the Fire and Rescue Department seeks to reallocate existing funding in the conference and training line to travel and transportation line items; and

WHEREAS: a budget adjustment is required to reallocate funds to ensure an adequate budget is available through the end of the fiscal year.

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

That authorization is given for the following budget adjustment:

General Fund (101)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6530-423-5006 Travel	NA	$26,910	$3,500		$30,410
101-6530-423-5007 Transportation	NA	$9,500	$3,700		$13,200
101-6530-423-5011 Conference and Training	NA	$46,080		$7,200	$38,880
Total Uses		$82,490	$7,200	$7,200	$82,490

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 61 **ENACTMENT NO. 25-060**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE GENERAL FUND (101) FOR FUND REALLOCATION

WHEREAS: the Fire and Rescue Department seeks to reallocate existing funding in the conference and training line to travel and transportation line items; and

WHEREAS: a budget adjustment is required to reallocate funds to ensure an adequate budget is available through the end of the fiscal year.

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

That authorization is given for the following budget adjustment:

General Fund (101)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6530-423-5006 Travel	NA	$26,910	$3,500		$30,410
101-6530-423-5007 Transportation	NA	$9,500	$3,700		$13,200
101-6530-423-5011 Conference and Training	NA	$46,080		$7,200	$38,880
Total Uses		$82,490	$7,200	$7,200	$82,490

ADOPTED THIS 12TH DAY OF JUNE, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R62

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Police Department

SUBJECT:
R62, Resolution Authorizing a Budget Adjustment to the General Fund (101) for Expenditure Reclassification

BACKGROUND AND ANALYSIS:
The Fiscal Year 2025 Budget contains an amount of $83,000 under Project PS2549 for law enforcement radio equipment in the capital account for major equipment greater than $5,000.

The Police Department is seeking to purchase radio equipment at a cost of less than $5,000 per unit.

A budget adjustment is necessary to fund the minor equipment account under which the purchase will be accounted for and properly classified.

IMPACT:
The budget adjustment will correctly classify radio equipment expenditures.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R62
ATTACHMENT: R62-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE GENERAL FUND (101) FOR EXPENDITURE RECLASSIFICATION

WHEREAS: the Fiscal Year 2025 Budget contains an amount of $83,000 under Project PS2549 for law enforcement radio equipment in the capital account for major equipment greater than $5,000; and

WHEREAS: the Police Department is seeking to purchase radio equipment at a cost of less than $5,000 per unit; and

WHEREAS: a budget adjustment is necessary to fund the minor equipment account under which the purchase will be accounted for and properly classified.

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

That authorization is given for the following budget adjustment:

General Fund (101)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6025-424.60-70 Minor Equipment	PS2549	$283,326	$32,657		$315,983
101-6025-424.70-25 Major Equipment	PS2549	$224,975		$32,657	$192,318
Total		$508,301	$32,657	$32,657	$508,301

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 62 **ENACTMENT NO. 25-061**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE GENERAL FUND (101) FOR EXPENDITURE RECLASSIFICATION

WHEREAS: the Fiscal Year 2025 Budget contains an amount of $83,000 under Project PS2549 for law enforcement radio equipment in the capital account for major equipment greater than $5,000; and

WHEREAS: the Police Department is seeking to purchase radio equipment at a cost of less than $5,000 per unit; and

WHEREAS: a budget adjustment is necessary to fund the minor equipment account under which the purchase will be accounted for and properly classified.

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

That authorization is given for the following budget adjustment:

General Fund (101)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6025-424.60-70 Minor Equipment	PS2549	$283,326	$32,657		$315,983
101-6025-424.70-25 Major Equipment	PS2549	$224,975		$32,657	$192,318
Total		$508,301	$32,657	$32,657	$508,301

ADOPTED THIS 12TH DAY OF JUNE, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R63

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Fire and Rescue

SUBJECT:
R63, Resolution Authorizing a Budget Adjustment to the Fire Fund (250)

BACKGROUND AND ANALYSIS:
The Fire and Rescue Department needs to acquire new Connex containers to be placed behind Fire Station 1 on Southern Boulevard in order to consolidate the storage of items and materials currently housed elsewhere.

A budget adjustment is needed to move the required funds ($20,000) from the building improvements line item to the minor furniture and equipment line item.

IMPACT:
The budget adjustment will transfer the necessary funds to the correct account line to complete the purchase of Connex storage containers.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R63
ATTACHMENT: R63-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE FIRE PROTECTION FUND (250)

WHEREAS: the Fire and Rescue Department needs to acquire new Connex containers to be placed behind Fire Station 1 on Southern Boulevard in order to consolidate the storage of items and materials currently housed elsewhere; and

WHEREAS: a budget adjustment is necessary to move project funds to a non-capital account to spend funds appropriately.

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

That authorization is given for the following budget adjustment:

Fire Protection Fund (250)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
250-0000-422-6070 Minor Furniture and Equipment	FR2559	$59,539	$20,000		$79,539
250-0000-422-7011 Building Improvements	FR2559	$648,038		$20,000	$628,038
Total Uses		$707,577	$20,000	$20,000	$707,577

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 63 **ENACTMENT NO. 25-062**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE FIRE PROTECTION FUND (250)

WHEREAS: the Fire and Rescue Department needs to acquire new Connex containers to be placed behind Fire Station 1 on Southern Boulevard in order to consolidate the storage of items and materials currently housed elsewhere; and

WHEREAS: a budget adjustment is necessary to move project funds to a non-capital account to spend funds appropriately.

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

That authorization is given for the following budget adjustment:

Fire Protection Fund (250)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
250-0000-422-6070 Minor Furniture and Equipment	FR2559	$59,539	$20,000		$79,539
250-0000-422-7011 Building Improvements	FR2559	$648,038		$20,000	$628,038
Total Uses		$707,577	$20,000	$20,000	$707,577

ADOPTED THIS 12TH DAY OF JUNE, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D31

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Development Services

SUBJECT:
D31, Site Plan Approval for an Automotive Technology Building at the Property Legally Described as Corrales North Business Tech Center, Block A, Lot 1A

BACKGROUND AND ANALYSIS:
The subject property is legally described as Corrales North Business Tech Center, Block A, Lot 1A and addressed as 6051 Zenith Ct NE. The property consists of approximately 10.44 acres and is zoned SU: Special Use per Ordinance No. 90-001.

The Ordinance lists institutions, including schools, as a permissive use, therefore the proposed use on the site plan is conforming.

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; There is a 50' Public Utility Easement at the north end of the property and a 10' Public Utility Easement at the west and south end. There is also a 10' drainage easement at the south end; 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; The building height at the highest point is 29 ft, in compliance with the Ordinance, which has a height restriction of 32 ft. above grade. Building setbacks are over 10 ft. from all sides, in compliance with the C-1 setbacks of (R.O. 2003) §154.51; criteria is satisfied.
f. Proposed ingress, egress, parking, and circulation; One access point to the site is proposed at the southern end of the property off of Zenith Ct NE and two shared access points are proposed to the east. Office/ Public Buildings require 1 space per 300 square feet of floor area and Industrial, Manufacturing, Wholesale Establishments require 1 space for each 2 employees on largest shift, or 1 space per 1,500 square feet of warehouse, whichever is greater per (R.O. 2003) §154.76. The Site Plan shows that there are 73 parking spaces and 6 ADA accessible spaces in addition to 90 spaces for repair vehicle storage. A breakdown of the square footage according to usage will determine the parking requirements and this is listed as a condition of approval; criteria is satisfied.
g. Landscaping and landscape buffers; Per the SU Ordinance, the total landscaping required is

10% of gross acreage. No less than 10% of the lot shall be landscaped, and no less than one-fourth of the 10% shall be located on the front. A landscape plan was provided but there are no calculations for the square footage. The applicant shall provide breakdown of the square footage of the landscaping is required, which has been listed as a condition of approval. The Ordinance also states that buffer areas shall be used to trap blowing sand, to block negative visual impact and to absorb noise. Compliance with this has also been added as a condition of approval; criteria is satisfied.
h. Elevations; Elevations have been provided meeting the standards of the SU Ordinance, which states no that metal or concrete buildings are allowed; criteria is satisfied.
i. Adjacent property characteristics; The properties to the east and south are zoned SU per the same Ordinance as the subject property. Properties to the north and west are zoned R:1: Single-Family Residential; criteria is satisfied.
j. Preliminary drainage plan; criteria is satisfied.

NOTIFICATIONS:
Adjacent property owners were notified of this hearing by mail 15 days prior to the Governing Body meeting. A notice sign was posted on the property on June 5, 2025. A legal notice was published in the May 28, 2025 edition of the Albuquerque Journal for the 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 attached
DSD Engineering	X	Comments attached
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	Comments attached
Police Department	X	No comments provided
SSCAFCA	X	Comments attached
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	Comments attached

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

GENERAL FINDINGS:
1. R.O. 2003 Section 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. 86-002. 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. The signage of the development shall adhere to the Sign Code Ordinance.

6. The applicant shall address all of the Site Plan reviewer comments including but not limited to:
    a. A breakdown of the square footage according to usage is required and will determine the parking requirements as per (R.O. 2003) §154.76.
    b. Total landscaping required is 10% of gross acreage. No less than 10% of the lot shall be landscaped, and no less than one-fourth of the 10% shall be located on the front. This can be done in phases alongside the development of the buildings.
    c. A breakdown of the square footage of the landscaping that is required.
    d. A minimum of 3" caliper trees are required.
    e. Buffer areas shall be used to trap blowing sand, block negative visual impact and to absorb noise.
7. The applicant shall obtain a water, wastewater approval letter.
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 three 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.

ALTERNATIVES:

1. The Governing Body may approve the Site Plan.
2. The Governing Body may deny the Site Plan.
3. The Governing Body may modify the Site Plan request and approve such modifications.
4. The Governing Body may continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Application
ATTACHMENT: Staff Comments
ATTACHMENT: Zoning, Location
ATTACHMENT: Color Renderings
ATTACHMENT: Civil Plans
ATTACHMENT: Elevations
ATTACHMENT: Landscape Plans
ATTACHMENT: Legal Notices
ATTACHMENT: Public Comment

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: PATRICK MARTINEZ - RIO RANCHO PUBLIC SCHOOLS		Phone: 505-962-1138
Address: 500 LASER ROAD NE		E-Mail: patrick.martinez@rrps.net
City: RIO RANCHO	State: NM	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: N/A		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

SITE PLAN REVIEW

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U17	Block(s): 44	Lot(s): LOT 9A, LOT 10A
Existing Zoning: E-1 ESTATE RESIDENTIAL	Proposed Zoning: S-U SPECIAL USE	
No. of existing lots: 2	No. of proposed lots: 2	Total area of site (acres) 16.1568

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: PATRICK MARTINEZ	Applicant:	Agent:
Signature: Digitally signed by Patrick Martinez Date: 2024.10.08 13:22:45 -06'00'		Date: 10.08.2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

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 27, 2025

TO: Rio Rancho Public Schools
500 Laser Road NE
Rio Rancho, NM 87124

RE: Site Plan (25-160-00006)

The following are the comments and feedback received in regards to the site plan application.

Planning and Zoning Division:

1. Provide the acrage of the portion of land being developed.
2. Provide a breakdown of the square footage according to usage (classroom space, office space, warehouse, etc.). This will determine the parking requirements.
3. Landscaping
    a. Provide square footage of total landscape provided.
    b. Minimum 3" caliper trees required.
4. Future Phase
    a. The Director of Development Services may approve minor changes to an approved site plan if the change is consistent with the use and other written requirements and/or conditions of approval, if the buildings are of the same general configuration, if the total square footage is not greater than 10% than 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.
    b. If there is more than a 10% change, another Site Plan will need to be approved by the Governing Body.

Engineering Division:

1. Further Engineering review will occur during the required commercial permit.
2. Consider shared access with property to the east.

Fire and Rescue:

1. IFC 2021 shall be followed for fire code.
2. A Fire 2 plan shall be submitted with the full plan set submission.
3. Fire Alarm submittal shall be required with a separate permit number.
4. Fire Sprinkler submittal shall be required with a separate permit number.

SSCAFCA:

1. Storm water quality based on CORR ordinance is 0.42” of rainfall.
2. Please provide proposed discharge values for the historic drainage locations.

Parks and Recreation:

1. Exhibit B of Ordinance 90-0001 (attached) requires a berm/buffer on the proposed site as well as hydroseed application for erosion control; The landscape plan provided does show a drainage pond but does not appear to address the buffering consideration of the ordinance, and the general “landscape area” type of treatment indicated by the landscape plan legend and

notes does not provide any additional clarification as to whether or not the hydroseeding requirement of the ordinance and city code will be met, other than General Note #11 that says revegetation (will occur) to the limits of disturbance only.

2. Ensure construction plan sets have a plant legend with plant names, quantities, size; that each individual planter area is indicated on the plan and included on a table that summarizes total amount of landscape required, total amount provided (sum of the parts).
3. Indicate where the irrigation meter, its size; the backflow preventer, its type; and the master valve locations are (Controller is described in the sheet notes as being in the building Mechanical Room). Irrigation backflow preventer will need to be registered and tested per ordinance 54.0. Please be aware that any trees should be staked and strapped (not knotted) with a webbing material like arbor-tie for at least one year after planting.
4. Provide plan details that ensure handicap parking spaces are ADA compliant – with no slope (run, cross slope, etc.) within the handicap parking space and aisle – greater than 2.083% in any given direction. For the accessible aisle between the handicap parking spaces, follow the NM Statute which requires that the striped area meet the requirements set out in NMSA 66-1-4.1.B] and that 1' high letters that are at least 2" wide stating NO PARKING are stenciled in the aisle (this appears to be addressed in the keyed notes for sheet C101). For HC parking signage, the State Statute is referenced, but the type, color, etc. of required signage should also be provided in the detail or inset. Please reference the Parking Lot Checklist provided by the NM Governor's Commission on Disability to ensure compliance.

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

Respectfully,

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

Ordinance No. 90-001

AMENDING ORDINANCE 87-1, APPENDIX G

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO, NEW MEXICO, THAT THE FOLLOWING ADDITION SHALL AMEND ORDINANCE 87-1 (R.O. 1987), APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP.

PURPOSE:

That the property consisting of 62.05 acres located by legal description as follows:

Tract C-1A, C-1B, and C-2, Corrales North Unit 1

shall have its zoning designation changed from R-1/Single Family Residential to S.U./Special Use.

LAND USE CONDITIONS:

The following land uses are applicable in the special use zoning designations for the following land areas:

A. Tract C-1B and C-2, Corrales North Unit 1:

All C-1/Retail commercial permissive uses as designated in Ordinance 87-1. C-1 conditional uses require a conditional use permit unless specified as permissive below. The following uses are also permissive:

1. Supermarket/grocery store
2. Retail liquor store, but only as a secondary use in conjunction with an otherwise permitted primary use.
3. Library
4. Museum
5. Security premises for a watchman or caretaker in same premises with an otherwise permitted use.
6. Paved parking lot
7. Printing or publishing
8. Public utility
9. Facility for sales displayed for wholesaling and distributing
10. Indoor recreational uses
11. Drive-in restaurant

12. Theatres
13. Automobile gasoline station (Tract C-1B only)
14. Convenience food store (Tract C-1B only)

B. Tract C-1A, Corrales North Unit 1:
The following uses are permissive:

1. Laboratory or research center (excluding animal research.
2. Manufacturing, assembling, repairing or rebuilding articles such as the following:
   a. Medical and dental equipment, drafting, optical, musical instruments, jewelry, toys, games and electronic apparatus.
   b. Hardware accessories, electrical appliances and sheet metal products (not including plating as a primary use) except nuclear uses.
   c. Rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, fabrics and furniture and printing and finishing of textiles and fibers into fabric goods.
3. Office and office buildings
4. Paved parking lot
5. Printing, publishing, lithographing, blueprinting or photostating.
6. Wholesalers, distributors, or manufacturers and related sales and display rooms.
7. Office machine equipment sales and repairs
8. Institution, including hospital or clinic, library, museum, school, day care center, but not disciplinary institutions.
9. Banking, including drive-in facilities
10. Recreational parks
11. Uses similar to the following are permissive only when used in connection with and incidental to a use otherwise permitted herein:
   a. Cold storage
   b. Machine shop
   c. Public utility use or structure
   d. Health gymnasium
   e. Swimming pool
   f. Security premises for a watchman or caretaker on same premises with permitted use
   g. Auditorium or place of assembly

h. Manufacture or assembly of boxes or crates for shipping
i. Plating
j. Warehousing

12. Construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to six months and no more than thirty days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed. If an extension is needed, application to and certification from the administration is necessary and may be granted for up to one hundred and twenty days.
13. Retail sales and services intended and sized to primarily serve uses otherwise permitted on the property such as the following:
a. Books, magazines, newspapers, except adult book stores.
b. Cosmetics, notions, gifts
c. Drugs, medical supplies.
d. Flowers and plants
e. Food and drink, for consumption on the premises.
f. Barber, beauty salons
g. Dry cleaning, laundry, clothes pressing
h. Photography, except adult photo studio

ACCESS: (Reference Exhibit A)

Vehicular access to the parcels from NMSR 528, NMSR 45 and from Grande Vista Road shall be restricted as shown on Exhibit A attached hereto. In addition, the following requirements shall be applicable to the designated properties:

A. General (all property)

1. Left turn pockets are required by the property owner from NMSR 528 and NMSR 45 at each access point into the site.

2. Acceleration and deceleration lanes are required by the property owners on NMSR 528 and NMSR 45 at each access point into the site.

B. Tract C-1A, Corrales North Unit 1:

1. A maximum of one (1) full access point to NMSR 528 shall be allowed at Zenith Court.
2. No permanent (non-emergency) access shall be allowed to Grande Vista Road. Emergency access shall have knock-down barriers.
3. Zenith Court shall be constructed to include a minimum of one (1) left turn egress lane, one (1) right turn egress lane, and one (1) ingress lane.
4. If signalization of the intersection of Zenith Court and NMSR 528 is warranted by the State Highway Department the intersection improvements shall be provided by the applicant.

C. Tract C-1B, Corrales North Unit 1:

1. A maximum of one access point, right in/right out, shall be allowed to NMSR 528.
2. A maximum of one access point, right in/right out, shall be allowed to NMSR 45.
3. Access points shall be located near the east and north property lines to avoid congestion a the NMSR 528/45 intersection.
4. The installed cost of the median which shall be constructed at the intersection of NMSR 528 and NMSR 45 shall be a joint venture between the property owner and the NM State Highway Department. Prior to development, an agreement will be reached between the property owner, the State Highway Department and the City of Rio Rancho.

D. Tract C-2, Corrales North, Unit 1:

1. A maximum of one (1) access point, full access, shall be allowed to NMSR 528.
2. A maximum of two (2) access points, full access, shall be allowed to NMSR 45.

3. A maximum of one (1) access point, full access which shall be in alignment with Cottontail Road shall be allowed to Grande Vista.
4. Pedestrian access shall be required from the site to Grande Vista Road.
5. Upon submittal of plans, on site transportation issues such as traffic flow, access locations and parking will be subject to review by the City Engineering and City Development Department.
6. Ingress and egress ways shall be separated by a landscaped median of at least three (3) feet in width.
7. No service vehicles shall use access on Grande Vista.
8. Medians in the State Highway are required by the property owner.

LANDSCAPING:

A. Changes to the natural topography of the land shall be carefully designed in order to minimize erosion, and reduce the potential of blowing sand.

B. Phasing of development shall insure that land is built upon as soon as possible after being graded and protected from excessive erosion during the construction process.

C. All graded areas including areas of right-of-way shall be seeded for dust and erosion control purposes and irrigated within ten (10) working days of grading to Drainage Engineer standards (see Exhibit B).

D. The following landscape standards shall be met with the development of each phase:

Total Landscaping Required	10% of gross acreage
Front landscaping	25% or more of total landscaping requirement. The clear site triangle shall be maintained.

Live plant material	80% or more of total landscaping requirement shall consist of sod, trees and shrubs, or other live plant materials
Non-plant material	20% or less of total landscaping requirement
Trees	3" caliper minimum
Shrubs	5 gallon minimum size
Parking lot landscaping	1-3 acre parcel /2% of total gross acreage of parcel 3-5 acre parcel/3% of total gross acreage of parcel 5 acre parcel or more/4% of total gross acreage of parcel

BUFFERING:

A. Landscape buffer areas as shown on Exhibit B attached hereto shall be used to trap blowing sand, to block negative visual impact and to absorb noise.

The areas shown in Exhibit B around the perimeter of the site shall serve as a buffer between the site and the surrounding residential area along Grande Vista Road, Parcel "I", (drainage easement). Buffering shall be provided by the developer.

B. Buffering shall be required on the site in the form of live plant material, earth forms (berms), rocks (hand stacked), blocks (hand fitted or fixed with cement), or other materials as determined satisfactory in review by the City Engineering and Development Departments.

Trees, shrubs, and earth berms shall be clustered and placed strategically to mitigate any negative impacts that may be present. Buffering methods are subject to City Development Department for approval.

C. Soil Stabilization:

1. Maximum slope shall be 4 to 1.
2. If seed is used, hydromulch or crimping shall be utilized. Unsuccessful areas shall be reseeded.
3. Design of seeding, rock walls, retaining walls, etc. shall be subject to approval by the City Engineering Department.

ARCHITECTURAL CONTROLS:

A. No metal buildings will be allowed.
B. No plain concrete block buildings will be allowed.
C. Streetscape shall utilize similar design and types of materials throughout the site in order to maintain unity of design within the area.
D. Outside storage and chain link fencing shall be visually screened from any adjacent property owner.
E. All parcels shall have a height restriction of 32 feet above grade.

SIDEWALKS:

A. A four (4) foot sidewalk shall be provided on Grande Vista Road by the property owner.

B. Handicap ramps are required at all ingress/egress points and other break points (drainage ways, etc.). Location shall be determined by the City Development Department.

SIGNAGE:

All signage on the parcels shall comply with Article 5 covering signs of the City of Rio Rancho zoning ordinance with the exception of Tract C-2 where a commercial shopping center is proposed where:

A. Two freestanding signs, one (1) 100 square foot sign to be located on NMSR 528 and one (1) 60 square foot sign to be located on NMSR 45. Maximum height of the signs shall be 15' 6". The clear sight triangle shall be maintained.

B. One wall sign per business of 40 square feet or 3% of the facade. Wall signage may not be cumulative.

STATE HIGHWAY DEPARTMENT APPROVAL:

The applicant must receive written approval from the State of New Mexico Highway Department and submit it to City Development Department prior to any construction plan approval.

SUNSET CLAUSE

The zoning designation of this property shall revert to the original zoning of R-1/Single Family Residential if no development has occurred within seven (7) years.

Approved this 10th day of January, 1990.

Joan E Borresen Mayor Pro Tem

Joan E. Borresen, Mayor Pro Tem

Attest:

Kathleen A Collier

Kathleen A. Collier, City Clerk

(SEAL)

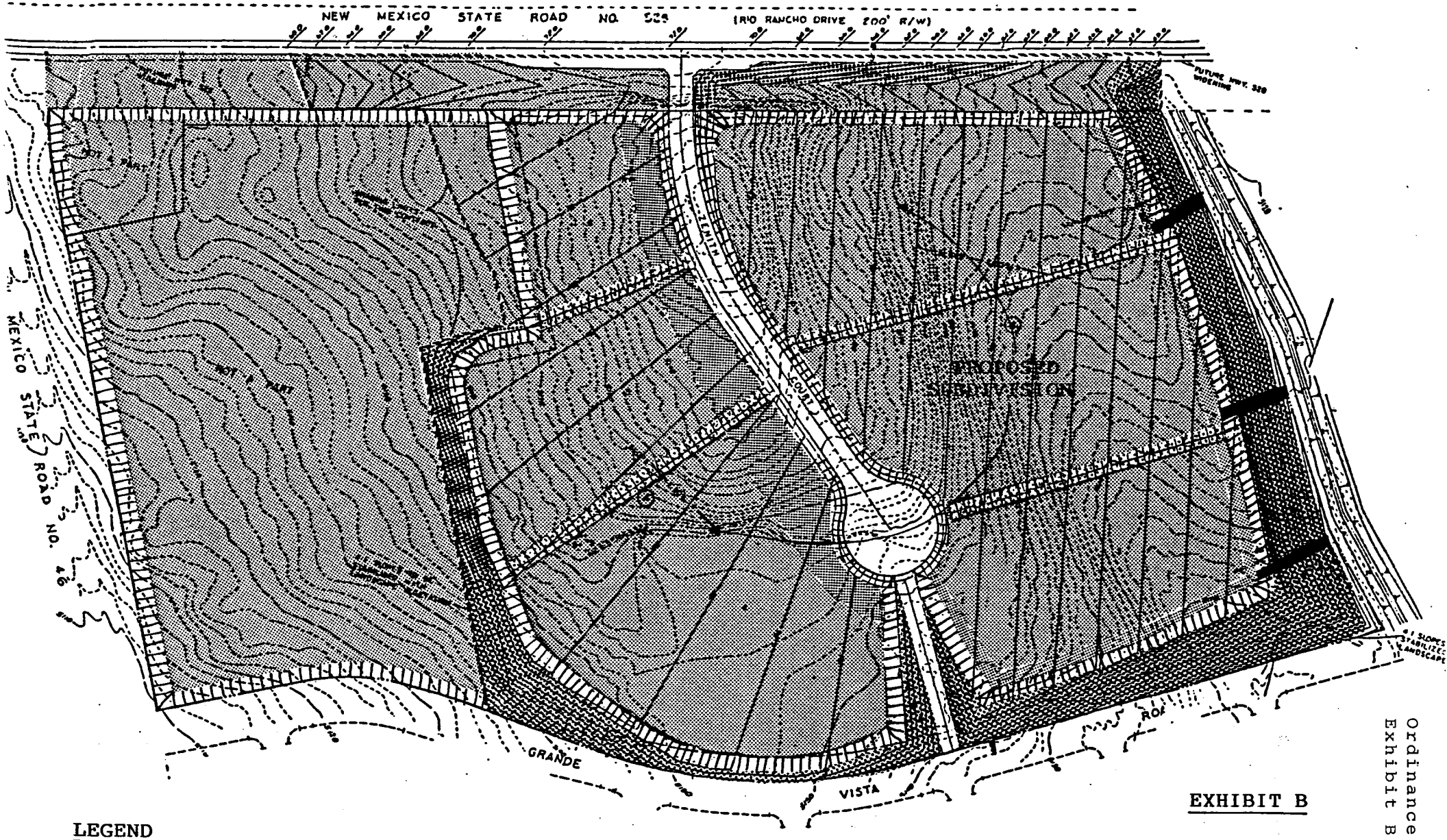


EXHIBIT B

LEGEND

HYDROSEED WITH BLUE GRAMA, RYE, OR EQUIVALENT FOR EROSION CONTROL PRIOR TO DEVELOPMENT

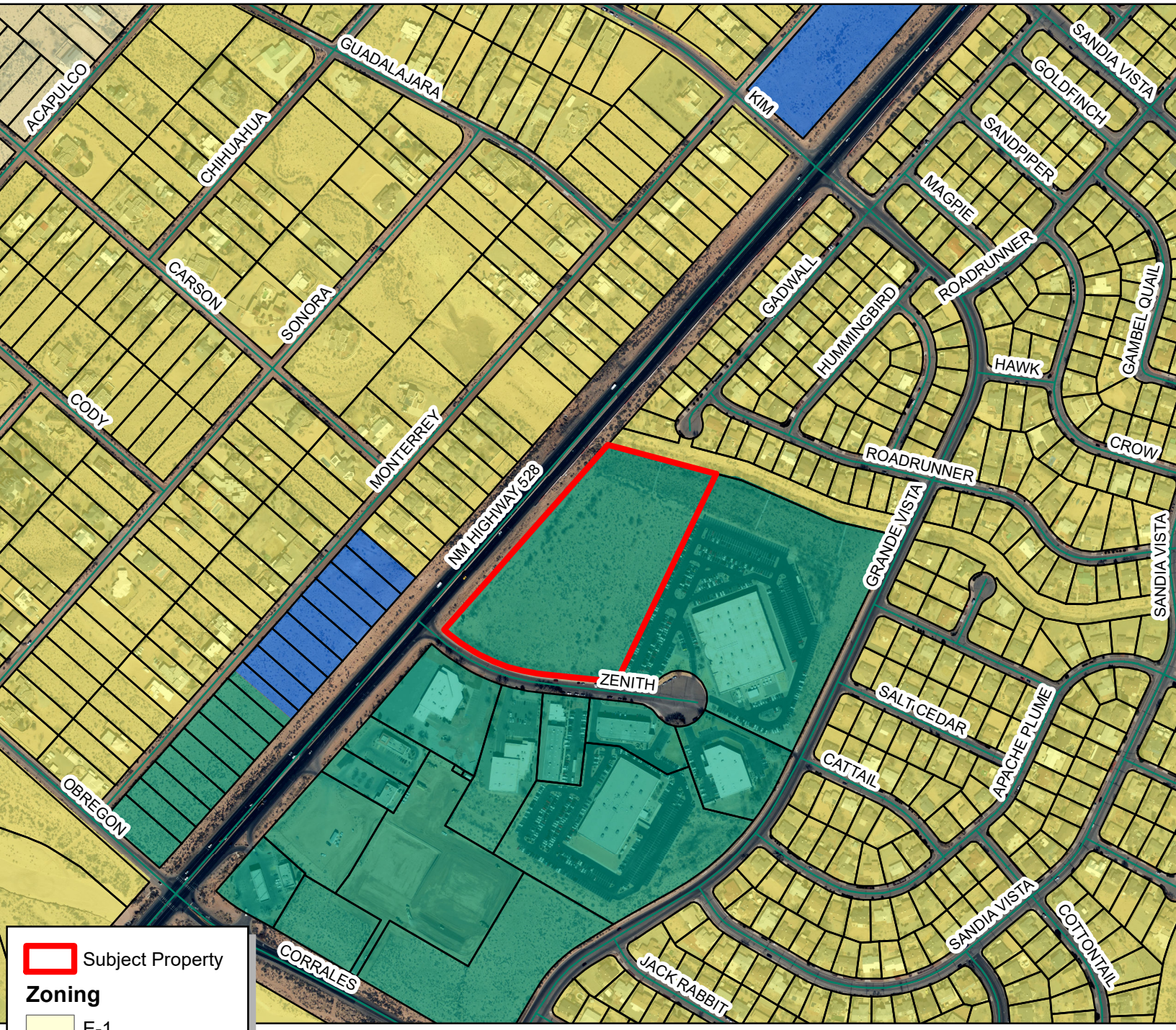
LANDSCAPED BERM/BUFFER

TEMPORARY BERMS BETWEEN LOTS TO CONTROL WIND EROSION

SLOPE STABILIZATION WITH CLOVER, CHESAPEAKE FESCUE, OR EQUIVALENT ALSO TO BE CARRIED OUT ON OTHER PARCELS WHERE SIMILAR SLOPES OCCUR

Ordinance No. 90-001
Exhibit B

CORRALES NORTH BUSINESS TECH CENTER, BLOCK A, LOT 1A



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.

0 445 890 1,780
Feet

Map created by: Michelle Costilla 5/21/2025

AT

CAUTION!!!!

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Approved with Requirements

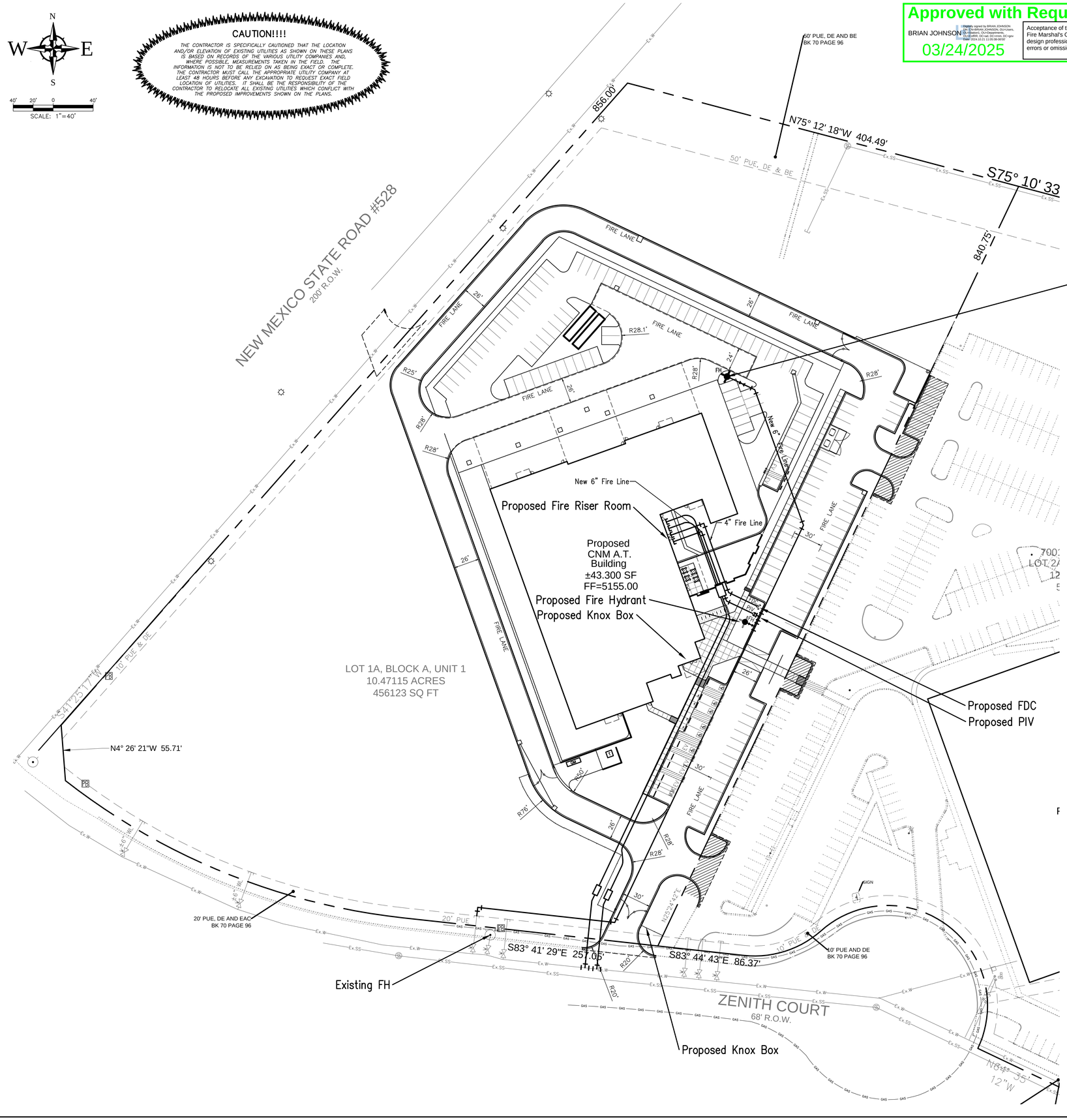
BRIAN JOHNSON

Digitally signed by BRIAN JOHNSON
DN: C=US, E=BRIAN.JOHNSON, OU=Users, O=GOVERNMENT, CN=BRIAN JOHNSON, 0.9.2342.19200300.100.1.1=BRIAN.JOHNSON
Date: 2024.10.21 11:05:38-06'00'

03/24/2025

Acceptance of this document by the Rio Fire Marshal's Office does not relieve the design professional of any liability for any errors or omissions.

VICINITY MAP -
Legal Description: LOT 1-A & 2-A, BLOCK A, CORRALES NORTH UNIT 1



FIRE ONE PLAN TABLE	
TOTAL BUILDING AREA:	±43,300 SF
BUILDING HEIGHT:	29'-0", Single-Story
CONSTRUCTION TYPE:	II-B, SPRINKLED
REQUIRED FIRE FLOW*	2,250 GPM
# FIRE HYDRANTS REQUIRED	2

*Fire Flow required is half of 4,500 GPM due to Fire Sprinklers.

FIRE 1 PLAN NOTES:
- Building shall have approved Address Numbers placed in a position plainly legible from the adjacent roadway. The numbers must be 24" tall with 4" wide letters when the building is more than 200' away from the roadway.
- Fire Lanes shall have an approved driving surface capable of supporting the imposed load of Fire Apparatus weighing at least 75,000 pounds.
- Fire Lanes grades shall not exceed 10% in any direction.
- Overhead Obstructions – There are no overhead vertical obstructions located on either two side streets of the proposed building.

SMPCArchitects
PRINCIPLES OF DESIGN.
219 Central Ave, NW, Suite #800
Albuquerque, New Mexico 87102
T 505 255 8668
F 505 268 6665
www.smpcarchitects.com

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
3/5/2025

CNM/RRPS APPLIED TECHNOLOGY PROGRAMS AT RIO RANCHO

6051 ZENITH CT NE
RIO RANCHO, NM 87144

NO	DATE	DESCRIPTION
DATE:		2/21/2025
PROJECT #:		2023014
DRAWN BY:		RMG
CHECKED BY:		JTW

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SHEET TITLE

FIRE 1 PLAN

F1

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

N
W E
S

40' 20' 0 40'
SCALE: 1"=40'

CAUTION!!!!

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

EXISTING PAVEMENT TO BE SAWCUT / REMOVED

VICINITY MAP -
Legal Description: LOT 1-A, BLOCK A, CORRALES NORTH UNIT 1, 10.47 ACRES

NEW MEXICO STATE ROAD #528
200' R.O.W.

856.00'

N75° 12' 18"W 404.49'

S75° 10' 33"E 85.56'

840.75'

50' PUE, DE & BE

SAWCUT AND REMOVE 27 LF OF EXISTING CONCRETE FLUME

SAWCUT AND REMOVE EXISTING PAVEMENT

SAWCUT AND REMOVE EXISTING PAVEMENT

SAWCUT AND REMOVE EXISTING PAVEMENT

7001 Zenith Court NE
LOT 2A, BLOCK A, UNI
12.65055 ACRES
551058 SQ FT

Existing
Skilled Trades
Building
±75,018 SF
FF=5140.41 Avg

S41°25'17"W

10' PUE & DE

N4° 26' 21"W 55.71'

LOT 1A, BLOCK A, UNIT 1
10.47115 ACRES
456123 SQ FT

16' WL

16' WL

20' PUE, DE AND EAO
BK 70 PAGE 96

20' PUE

S83° 41' 29"E 257.05'

N25°24'42"E

S83° 44' 43"E 86.37'

10' PUE & DE

10' PUE AND DE
BK 70 PAGE 96

SIGN

ZENITH COURT
68' R.O.W.

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

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JEFFREY TODD WOOTEN
NEW MEXICO
16892
REGISTERED PROFESSIONAL ENGINEER
4/25/2025

CNM/RRPS APPLIED TECHNOLOGY PROGRAMS AT RIO RANCHO

EARLY WORK PACKAGE
6051 ZENITH CT NE
RIO RANCHO, NM 87144

NO	DATE	DESCRIPTION

DATE:	4/25/2025
PROJECT #:	2023014
DRAWN BY:	RMG
CHECKED BY:	JTW

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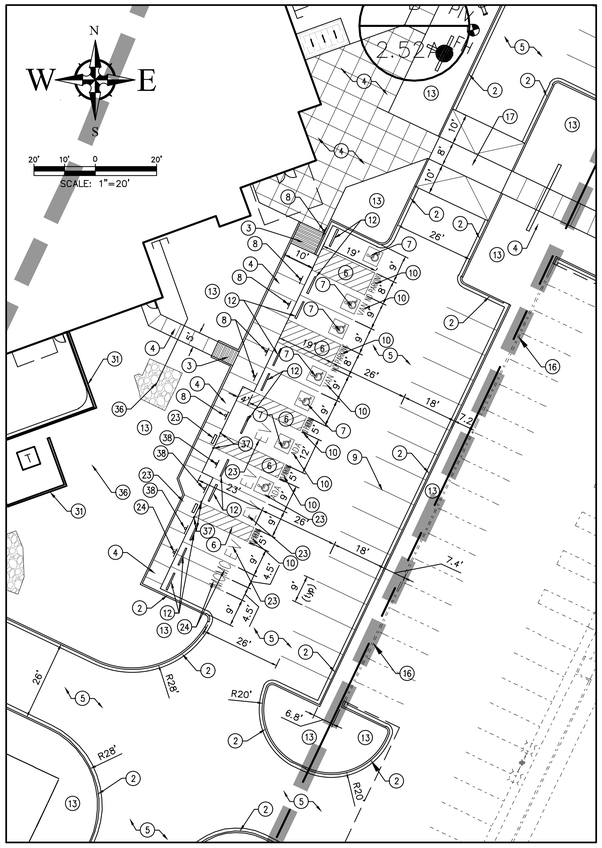
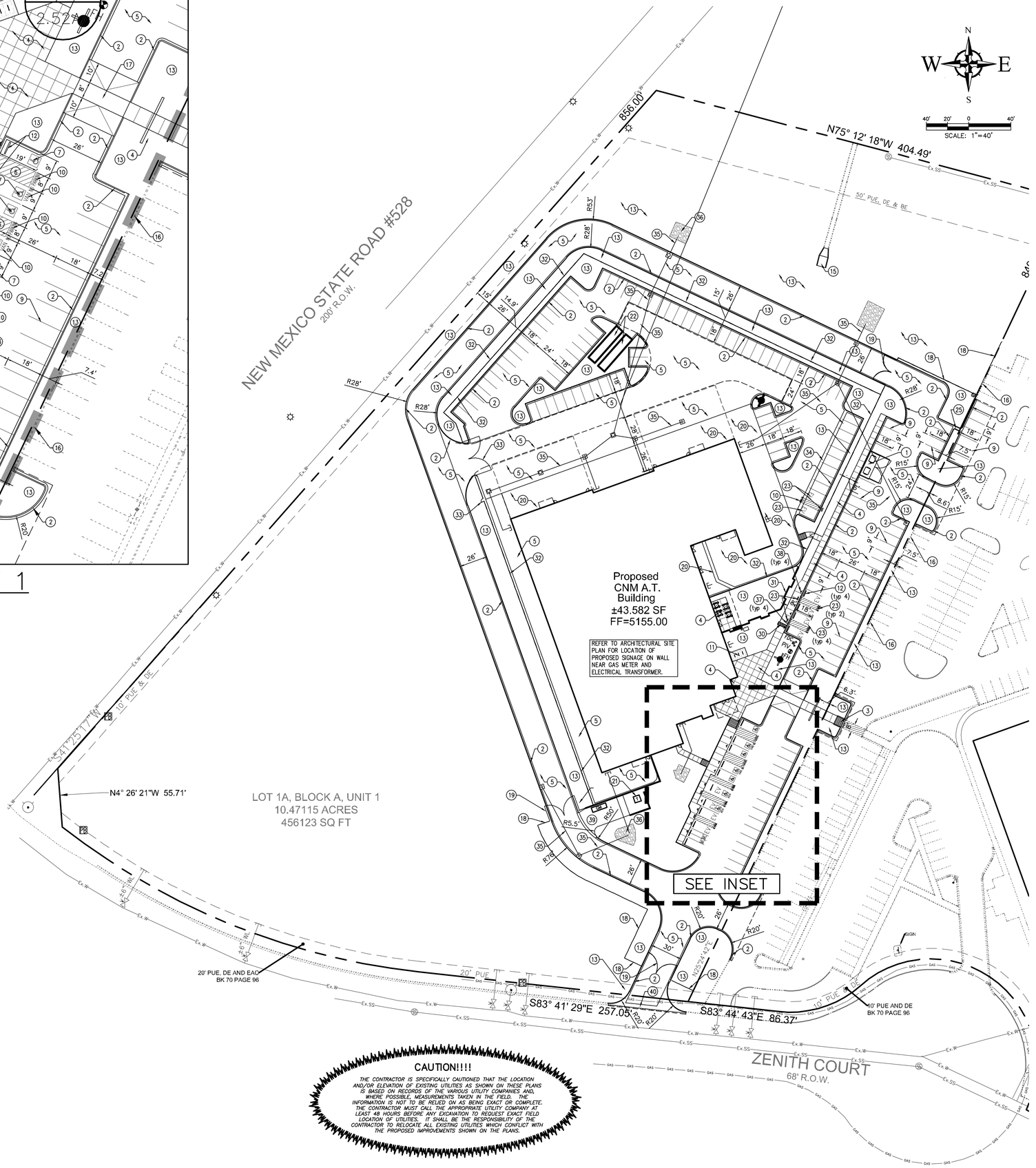
SHEET TITLE

DEMO PLAN

C100



INSET 1



VICINITY MAP -
Legal Description: LOT 1-A, BLOCK A, CORRALES NORTH UNIT 1, 10.47 ACRES

PARKING CALCULATIONS			
BUILDING AREA:	# SEATS	AREA (SQUARE FEET)	
CNM APPLIED TECH BUILDING	N/A	43,540 SF	
PARKING REQUIREMENTS:	RATIO	REQUIRED	PROVIDED
Parking as Req'd per Approved AA	N/A	N/A	73 spaces
TOTAL		N/A	73 spaces
		REQUIRED	PROVIDED
HANDICAP PARKING		4 spaces	6 spaces
BICYCLE PARKING		2 spaces	6 spaces
MOTORCYCLE PARKING		0 spaces	2 spaces
REPAIR VEHICLE STORAGE SPACES		0 spaces	90 spaces

GENERAL NOTES (REQUIRED INFORMATION)

Site:	10.47 Acres
Zoning:	SU
Proposed Use:	School
Building Height:	Proposed 29'-0"

KEYED NOTES

1. PROPOSED TRASH ENCLOSURE PER ARCHITECTURAL PLANS. TRASH ENCLOSURE SHALL COMPLY WITH WASTE MANAGEMENT STANDARDS. CONCRETE APRON TO BE A MINIMUM OF 6" THICK AND 10' LONG.
2. INSTALL STANDARD CURB/GUTTER (6" HIGH) PER CORR STD DWG CG-01. REF SHEET C103.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH. REF SHEET C103 FOR DETAILS.
4. INSTALL CONCRETE SIDEWALK PER DETAIL, SHEET C102. WIDTH PER PLAN.
5. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. HEAVY DUTY IN ALL DRIVE AISLES. STANDARD DUTY IN PARKING AREAS ONLY.
6. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
7. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
8. INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
9. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
10. PAINT WORDS 'NO PARKING' AND 'VAN' AND 'EV' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
11. INSTALL BIKE RACK PER DETAIL, SHEET C102. SIX (6) SPACES MINIMUM.
12. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C102.
13. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
14. LED LIGHT FIXTURE AND POLE PER SITE ELECTRICAL PLANS.
15. INSTALL 8' WIDE CONCRETE CHANNEL WITH TRANSITION PER DETAIL, SHEET C102 AND CROSS SECTION A-A, SHEET C202. DOWEL INTO EXISTING CONCRETE FLUME WITH #4 REBARS AT 12" CENTERS. DOWELS SHALL BE EPOXIED INTO EXISTING TO PREVENT MOVEMENT.
16. EXISTING CURB/GUTTER TO REMAIN.
17. INSTALL RAISED CROSSWALK. SEE DETAIL, SHEET C102.
18. INSTALL 8' TALL DECORATIVE COLOR COATED FENCE PER ARCHITECTURAL PLANS. COLOR PER ARCHITECT.
19. INSTALL 8' TALL DECORATIVE COLOR COATED GATE PER ARCHITECTURAL PLANS. COLOR PER ARCHITECT.
20. INSTALL HEAVY DUTY CONCRETE PAVEMENT PER GEOTECHNICAL REPORT.
21. INSTALL ELECTRICAL EQUIPMENT. REF. ELECTRICAL PLANS FOR DETAILS.
22. INSTALL CONEX STORAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
23. INSTALL EV CHARGER PER ELECTRICAL PLANS. PAINT 'EV PARKING ONLY' PAINT LABEL (2 COATS).
24. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABELS (WHITE-2 COATS MIN) AND SIGN POLE/BASE PER SIGN DETAILS, SHEET C102.
25. INSTALL 2' WIDE CONCRETE CHANNEL PER DETAIL, SHEET C102.
30. INSTALL 3' (2' CLEAR) WIDE SIDEWALK CULVERT PER COA STD DWG 2236. REF DETAIL, SHEET C102.
31. INSTALL MASONRY WALLS PER ARCHITECTURAL/STRUCTURAL PLANS.
32. INSTALL 8' TALL STEEL PRIVACY FENCE PER ARCHITECTURAL PLANS.
33. INSTALL 8' TALL STEEL PRIVACY GATE (VEHICULAR / PEDESTRIAN) TO MATCH FENCE PER ARCHITECTURAL PLANS.
34. INSTALL 3' WIDE CONCRETE VALLEY GUTTER PER DETAIL, SHEET C102.
35. PROPOSED STORM DRAIN. REF. GRADING PLAN, SHEET C201.
36. PROPOSED RIP-RAP. REF. GRADING PLAN, SHEET C201.
37. INSTALL CONCRETE PIPE BOLLARD. REF. SHEET C102 FOR DETAIL.
38. INSTALL EV SIGNAGE PER SIGN BASE/POST DETAIL, SHEET C102. SIGN FACE SHALL READ 'ELECTRIC VEHICLE PARKING - ONLY WHILE CHARGING.'
39. INSTALL 6" THICK AGGREGATE BASE COURSE SURFACE FOR UTILITY COMPANY ACCESS AREA. SEE DETAIL, SHEET C102. APPROXIMATELY 100 SY.
40. INSTALL VALLEY GUTTER AT DRIVEWAY PER CORR STD DWG VG-01, SEE DETAIL, SHEET C103.

NOTE: ALL SITE LIGHTING SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE, AND THE NEW MEXICO NIGHT SKY ORDINANCE.

CAUTION!!!!

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Wooten Engineering
PO Box 15814
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JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
4/25/2025

CNM/RRPS APPLIED TECHNOLOGY PROGRAMS AT RIO RANCHO

EARLY WORK PACKAGE
6051 ZENITH CT NE
RIO RANCHO, NM 87144

NO	DATE	DESCRIPTION

DATE:	4/25/2025
PROJECT #:	2023014
DRAWN BY:	RMG
CHECKED BY:	JTW

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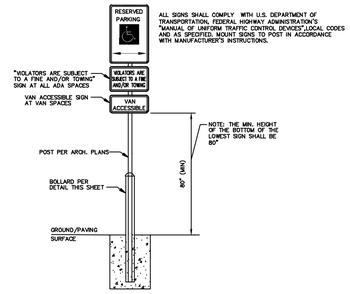
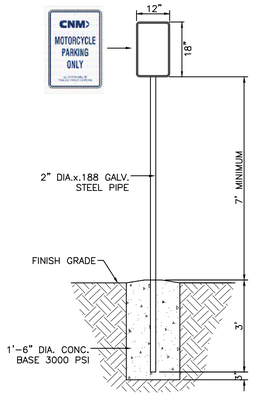
SHEET TITLE

CIVIL
SITE PLAN

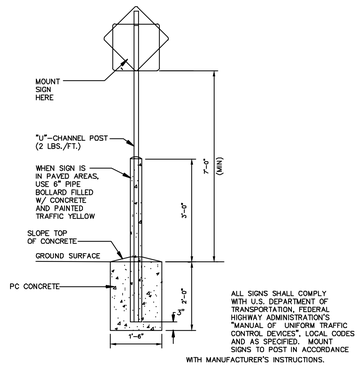
C101



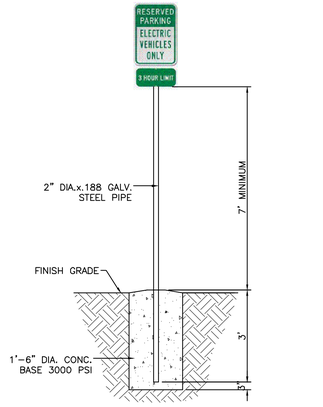
H/C Sign Detail
NTS



Motorcycle Parking Sign
NTS



Standard Sign Base
NTS



Motorcycle Parking Sign
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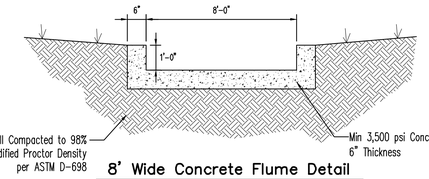
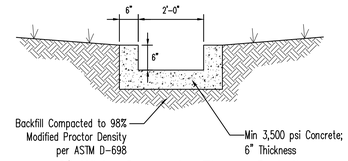


8' Wide Concrete Flume Detail
NTS



2' Wide Concrete Flume Detail
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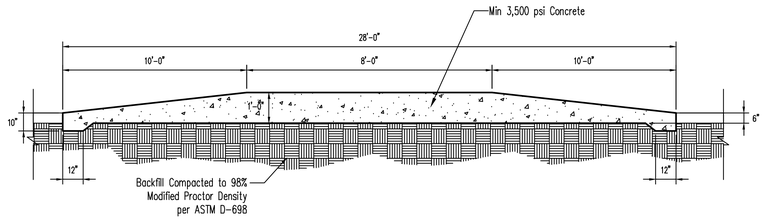
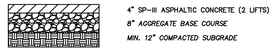


Raised Crosswalk Cross Section
NTS

NOTES:
1. ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2. ASPHALT PAVEMENT SHALL BE SP-IV PER NMDOT SPEC SECTION 423.
3. AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC SECTION 303.
4. SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+/-3%) AS DETEMINED BY ASTM D-1557.
5. ALL FILL BELOW SUBGRADE SHALL EXHIBIT A MINIMUM R-VALUE OF 45.

Standard Duty



NOTES:
1. ASPHALT PAVEMENT, BASE COURSE, AND SUBGRADE SHALL MEET THE SPECIFICATIONS OF THE NMDOT 2014 SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2. ASPHALT PAVEMENT SHALL BE SP-III PER NMDOT SPEC SECTION 423.
3. AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC SECTION 303.
4. SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+/-3%) AS DETEMINED BY ASTM D-1557.
5. ALL FILL BELOW SUBGRADE SHALL EXHIBIT A MINIMUM R-VALUE OF 45.

Heavy Duty

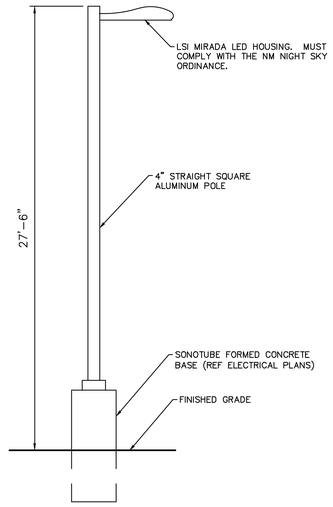
Asphalt Pavement Sections
N.T.S.

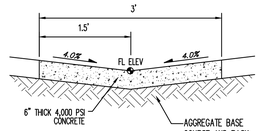
NOTE: AGGREGATE BASE COURSE SHOULD BE TYPE 1 PER NMDOT SPEC SECTION 303.

Aggregate Base Course Pavement
N.T.S.

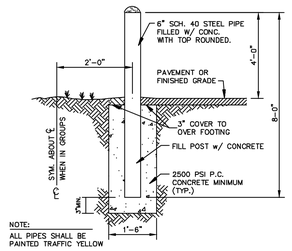
NOTE: REFERENCE ACI 330R-01 "DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS" FOR ADDITIONAL REQUIREMENTS OF CONSTRUCTION AND LOAD TRANSFER JOINT SPACING.

Concrete Pavement Section
N.T.S.

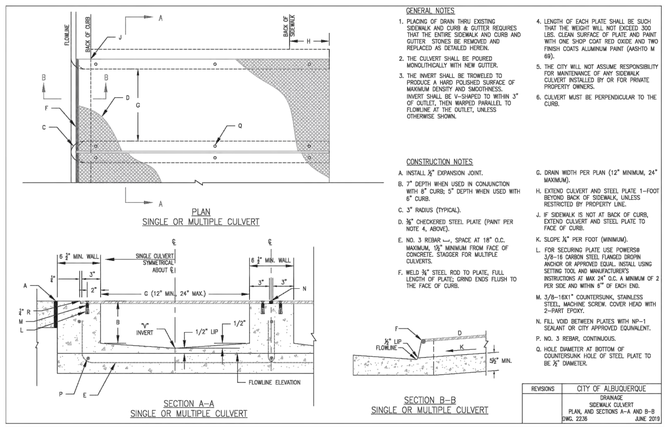


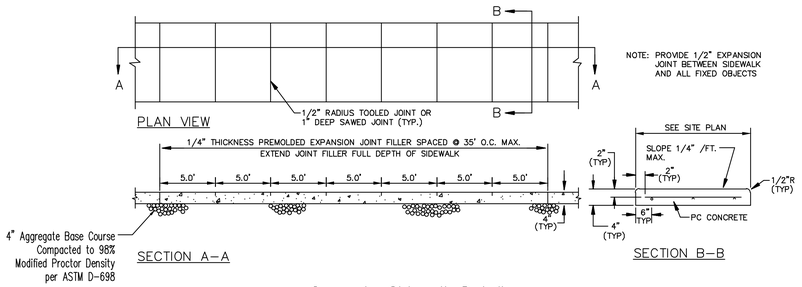


Valley Gutter Detail
NTS

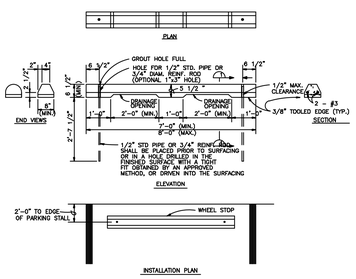


Pipe Bollard Detail
NTS

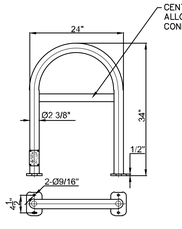


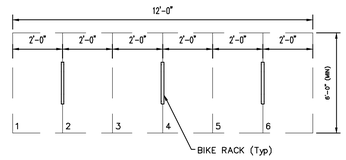


Concrete Sidewalk Detail
N.T.S.



Precast Concrete Wheel Stop
NTS





PLAN VIEW

Notes:
1 Finish: Powder Coated - Color per Architect to Complement Building
2 Installation must be completed in accordance with specifications
3 For more product and company information please visit www.urbanracks.com

Urban Rack (UB-1000-STD)
NTS

Wooten Engineering
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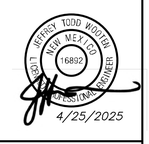

CNM/RRPS APPLIED TECHNOLOGY
PROGRAMS AT RIO RANCHO
EARLY WORK PACKAGE
6051 ZENITH CT NE
RIO RANCHO, NM 87144

NO	DATE	DESCRIPTION

DATE: 4/25/2025
PROJECT #: 2023014
DRAWN BY: RMC
CHECKED BY: JTW

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SHEET TITLE

SITE DETAILS

C102

GENERAL NOTES:

1. NMDOT IS RECOGNIZED AS A TITLE II PUBLIC ENTITY UNDER THE AMERICANS WITH DISABILITIES ACT (ADA), OF 1990 (PUBLIC LAW 101-336). A TITLE II ENTITY IS DEFINED AS ANY STATE OR LOCAL GOVERNMENT ENTITY AND PROHIBITS DISCRIMINATION ON THE BASIS OF DISABILITY. THE ADA EXTENDS THE PRINCIPLES OF SECTION 504 OF THE REHABILITATION ACT, OF 1973, AS AMENDED, TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF THE FUNDING SOURCE.
2. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), JULY 26, 2011, OR LATEST EDITION. THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES (PAR).
3. REFER TO CONSTRUCTION PLANS FOR THE DETAILED LAYOUTS AND DETAILS.
4. PEDESTRIAN ACCESS ROUTES (PAR) SHALL BE FIRM, STABLE, AND SLIP RESISTANT. PROVIDE SLIP RESISTANT TEXTURE ON SIDEWALKS AND CURB RAMPS BY BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP AND/OR PERPENDICULAR TO PEDESTRIAN TRAVEL. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
5. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50 PERCENT. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
6. HORIZONTAL OPENINGS IN GRATINGS AND JOINTS SHALL NOT PERMIT PASSAGE OF A SPHERE MORE THAN 0.5 INCHES IN DIAMETER. ELONGATED OPENINGS IN GRATINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
7. PROVIDE EXPANSION JOINT MATERIAL 0.5 INCHES THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
8. SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.
9. INSTALL JOINTS WHERE CURB RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT. ALL JOINTS AND TRANSITIONS SHALL BE FLUSH
10. VERTICAL WALLS OR HEADER CURBS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY CURB RAMP FLARES OR GRADING. GRADE NON-WALK AREAS AT 3:1 OR FLATTER.
11. CONSTRUCTION TOP/BOTTOM OF CURB TO BE FLUSH WITH ADJACENT SURFACES (CURB RAMPS, SIDEWALKS, AND FLARES). VERTICAL LIPS NOT PERMITTED AT THE BOTTOM OF CURB RAMP WHERE THE RAMP MEETS STREET LEVEL.

SIDEWALKS

12. SIDEWALK, AND CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SERIAL 609-01-1/1.
13. SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIAN ACCESS ROUTE (PAR).
14. SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5.0 FT, EXCLUSIVE OF THE WIDTH OF THE CURB RETURN.
    EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5.0 FT MINIMUM BY 5.0 FT MINIMUM.
15. ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 4.0 FT.
16. THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5.0 FT MINIMUM.

CURB RAMPS

17. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 18 OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION PLANS, WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.
18. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE
19. CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL 5.0 FT X 5.0 FT AND MINIMUM 4.0 FT X 4.0 FT. CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE
20. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
21. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3% THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%
22. CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
23. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH
24. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 4" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6.0 FT FOR AN 8.3% SLOPE).

CROSSWALKS

25. PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.

DETECTABLE WARNING

26. DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.
27. DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-9/12 OF THE STANDARD DRAWINGS.

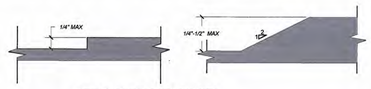
ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.
29. PEDESTRIAN SIGNAL PUSH BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCATED WITHIN A HORIZONTAL REACH OF 9" TO 10" AND SHALL BE WITHIN 36" TO 48" ABOVE THE SIDEWALK SURFACE.
30. PEDESTRIAN SIGNAL SHALL HAVE 4FT+4FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.

ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARDS WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARDS AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEPARTION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

31. *EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF THE ALTERATION.*
32. *TECHNICAL INFEASIBILITY: MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.*
33. *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*



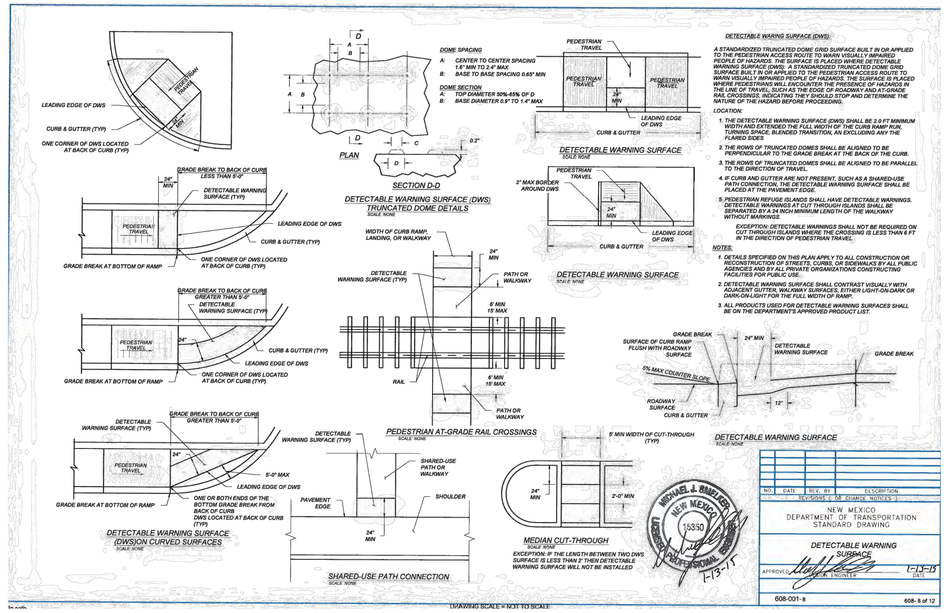
NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS / OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE GENERAL NOTES

APPROVED: CHIEF ENGINEER — DATE: 1-13-15

608-001-1 | 608-1 of 12



NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS / OR CHANGE NOTICES)

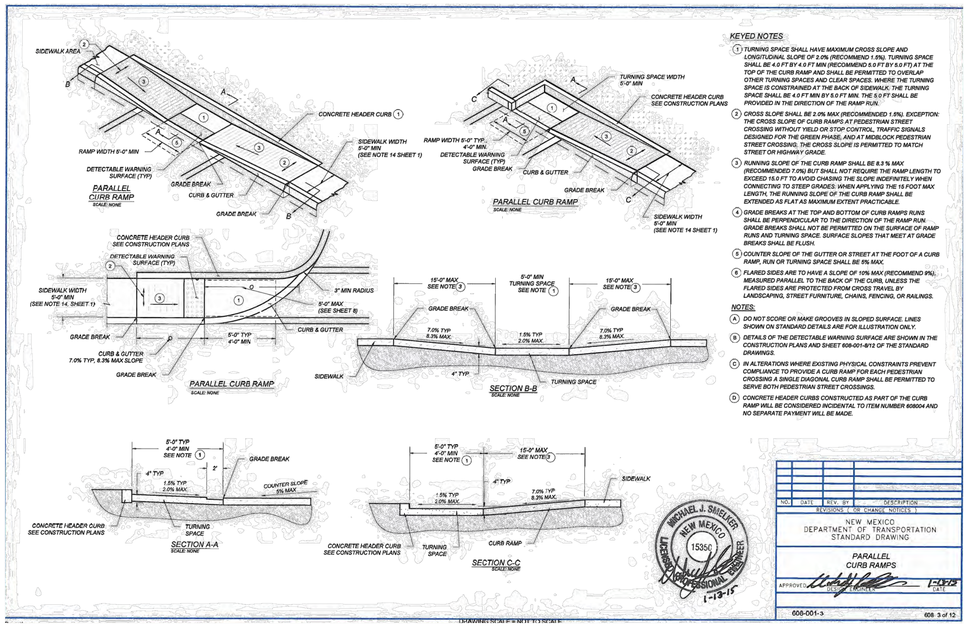
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DETECTABLE WARNING SURFACE

APPROVED: CHIEF ENGINEER — DATE: 1-13-15

608-001-8 | 608-8 of 12

DRAWING SCALE = N.T.S. TO SCALE



KEYED NOTES

1. *TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.*
2. *CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE*
3. *RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.*
4. *GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.*
5. *COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.*
6. *FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 8%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHANIS, FENCING, OR RAILINGS.*

NOTES:

- (A) *DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.*
- (B) *DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.*
- (C) *IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.*
- (D) *CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.*

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS / OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL CURB RAMPS

APPROVED: CHIEF ENGINEER — DATE: 1-13-15

608-001-3 | 608-3 of 12

KEYED NOTES

- A. END OF CURB RETURN.
- B. CONSTRUCT CURB RAMP WHERE SHOWN ON PLANS. ADJUST CURB HEIGHT TO MATCH RAMP CONFIGURATION.
- C. INTERSECTION OF FLOWLINES.
- D. VALLEY GUTTER FILLET AREAS AND CURB SHALL BE CONSTRUCTED MONOLITHICALLY.
- E. DIRECTION OF FLOW.
- F. FLOWLINE.
- G. PROJECTED GUTTER FLOWLINE.
- H. 6x6–6/6 WELDED WIRE FABRIC IS THE PREFERRED REINFORCEMENT FOR VALLEY GUTTER AND FILLET AREAS.
- K. NO. 4 DEFORMED BARS CENTERED BETWEEN VALLEY GUTTER AND FILLET, 6" LONG @ 15" ON CENTER.

GENERAL NOTES

1. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.
2. SEE PLANS FOR FINISH GRADE ELEVATIONS (TOP OF CURB) FOR END OF CURB RETURNS, AT QUARTERPOINTS ALONG CURB RETURN (IN THE CLOCKWISE DIRECTION) AND FLOWLINE ELEVATIONS AT THE INTERSECTIONS OF PROJECTED FLOWLINES.
3. VALLEY GUTTER CONSTRUCTION SHALL PROVIDE A SMOOTH AND WELL DEFINED FLOW PATH ACROSS THE INTERSECTION. ABRUPT CHANGES IN GRADE OR CROSS SECTION WILL NOT BE PERMITTED.
4. VALLEY GUTTER, INCLUDING FILLET AREAS, SHALL BE REINFORCED WITH 6X6–W2.9xW2.9 WELDED WIRE FABRIC. SEE NOTE H.
5. FOR NEW CONSTRUCTION, THE VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
6. PRIOR TO CONSTRUCTION OF A NEW VALLEY GUTTER ON EXISTING STREETS, PAVEMENT REMOVALS AS SHOWN ON PLANS SHALL BE COMPLETED.
7. ALL CONCRETE SHALL BE PORTLAND CEMENT CONCRETE 3000 PSI MINIMUM @ 28 DAYS. AIR ENTRAINMENT SHALL BE 5% MINIMUM TO 9% MAXIMUM. A CLASS F FLY ASH ADDITIVE IS ALLOWED UP TO 20% BY WEIGHT.

DATE MODIFIED: DEC 14, 2017

City of Rio Rancho
Department of Public Works

VALLEY GUTTER
AT INTERSECTION

DWG. NO. VG-01 — OCT 2, 2008

GENERAL NOTES:

1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.
3. SUBGRADE SHALL BE COMPACTED TO 95% ASTM D 1557, MIN.
4. CURB AND GUTTER SHALL BE IN ACCORDANCE WITH SECTION 510 AND 609 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION. A VALID NMDOT MIX DESIGN CONFORMING TO THE REQUIREMENTS OF SECTION 509 OF THE NMDOT SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY AND APPROVED PRIOR TO PLACEMENT OF CURB AND GUTTER. THE CITY MAY APPROVE A MIX DESIGN FOLLOWING NMAPWA SPECIFICATIONS.
5. FOR CONCRETE CURB AND GUTTER CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:
   - –TOOLED CONTRACTION JOINTS AT 5' INTERVALS
   - –1/2" PRE–MOLDED BITUMINOUS EXPANSION JOINTS AT 30' INTERVALS UNLESS DIRECTLY ABUTTING THE SIDEWALK THEN 15' INTERVALS ARE REQUIRED.
6. DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
7. 8" CURB AND GUTTER AND CUTOFF WALL IS NOT FOR USE IN NEW RESIDENTIAL DEVELOPMENT. USE MUST BE PREAPPROVED BY THE CITY.
8. ASPHALT PLACEMENT SHALL BE EVEN WITH THE LIP OF GUTTER, BUT IN NO CASE SHALL IT EXCEED 1/4". ASPHALT PLACED LOWER THAN LIP OF GUTTER SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.

DATE MODIFIED: AUG 8, 2019

City of Rio Rancho
Department of Public Works

CURB AND GUTTER

DWG. NO. CG-01 — OCT 2, 2008

GENERAL NOTES:

1. ANY DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY FOR PRIOR APPROVAL.
2. ALL WORK IN PUBLIC RIGHT–OF–WAY SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR AND REQUIRES PERMIT AND APPROVAL BY THE CITY.
3. WITHIN LIMITS OF THE RIGHT–OF–WAY, SIDEWALK AND DRIVEWAY SHALL BE PORTLAND CEMENT CONCRETE PLACED ON 6" PREPARED SUBGRADE. SUBGRADE SHALL BE COMPACTED TO 95% ASTM D 1557, MIN.
4. ASPHALT DRIVEWAY WILL NOT BE PERMITTED WITHIN RIGHT–OF–WAY.
5. EXISTING AND NEW RESIDENTIAL DRIVEWAYS, 14% MAX; EXISTING COMMERCIAL DRIVEWAYS, 14% MAX; AND FOR NEW COMMERCIAL DEVELOPMENTS TURNOUTS ARE REQUIRED.
6. ALL CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 510 OF THE NMDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION. A VALID NMDOT MIX DESIGN CONFORMING TO THE REQUIREMENTS OF SECTION 509 OF THE NMDOT SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY AND APPROVED PRIOR TO PLACEMENT OF CONCRETE. THE CITY MAY APPROVE A MIX DESIGN FOLLOWING NMAPWA SPECIFICATIONS.
7. FOR CONC. SIDEWALK CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:
   - –TOOLED CONTRACTION JOINTS AT 5' INTERVALS
   - –1/2" PRE–MOLDED BITUMINOUS EXPANSION JOINTS AT 15' INTERVALS.
8. SIDEWALK SETBACK IS REQUIRED WHERE ROW/PROPERTY WALL EXISTS OR IS PLANNED. REFER TO DWG. TS–01 FOR SETBACK REQUIREMENTS.
9. SIDEWALK SHALL NOT BE TAPERED OR WARPED AT DRIVEWAY APPROACH
10. THE MINIMUM SIDEWALK WITHIN PUBLIC RIGHT–OF–WAY IS:
    - 5' WIDE ON RES. & STD. COLLECTOR STREETS NOT ADJACENT TO COMMERCIAL PROPERTIES.
    - 6' WIDE ON ARTERIAL STREETS AND STREETS ADJACENT TO COMMERCIAL PROPERTIES
11. CONTRACTOR SHALL SET FORMS AT 1.5%

DATE MODIFIED: AUG 15, 2018

City of Rio Rancho
Department of Public Works

SIDEWALK AND DRIVEWAY TRANSITION (COLLECTOR)

DWG. NO. DW-02 — OCT 2, 2008

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CNM/RRPS APPLIED TECHNOLOGY PROGRAMS AT RIO RANCHO

EARLY WORK PACKAGE

6051 ZENITH CT NE
RIO RANCHO, NM 87144

NO	DATE	DESCRIPTION
DATE:		4/25/2025
PROJECT #:		2023014
DRAWN BY:		RMC
CHECKED BY:		JTW

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SHEET TITLE

SITE DETAILS

C103

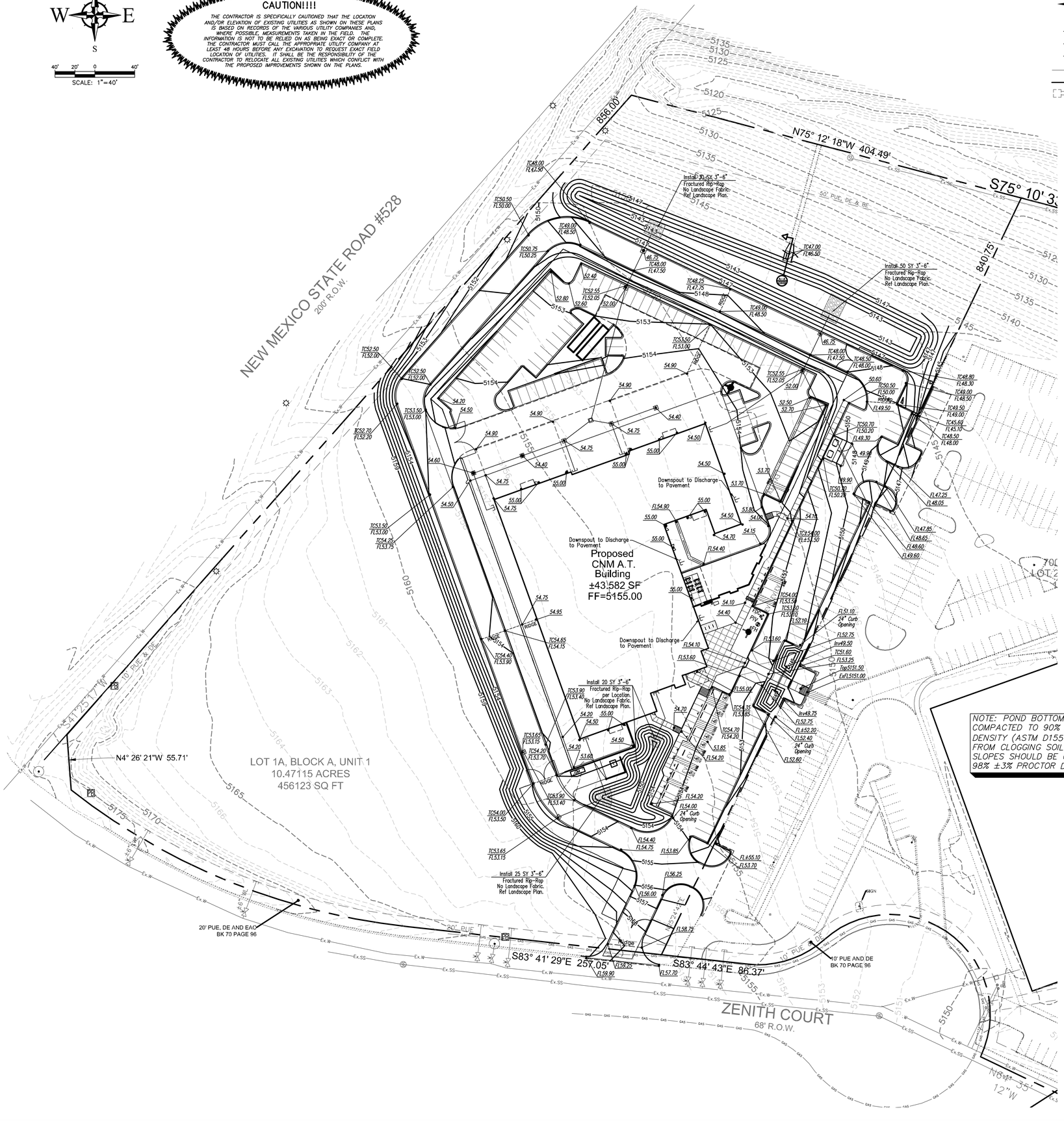
Wooten Engineering
PO Box 15814
Rio

N
W E
S

40' 20' 0 40'
SCALE: 1"=40'

CAUTION!!!!

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LEGEND

- FLOW ARROW
- 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
- TS27.8 — PROPOSED TOP OF SIDEWALK ELEVATION
- 515 — EXISTING CONTOUR
- **515** — PROPOSED CONTOUR
- EXISTING STORM DRAIN

VICINITY MAP -
Legal Description: LOT 1-A, BLOCK A, CORRALES NORTH UNIT 1, 10.47 ACRES
BENCHMARK

FIRM MAP 35043C1913D

Per FIRM Map 35043C1913D, dated March 18, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Flooplain.'

GRADING NOTES

1. *EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.*
2. *THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.*
3. *ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).*
4. *EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.*
5. *IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.*
6. *THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.*
7. *A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.*
8. *PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.*
9. *ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.*
10. *VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.*
11. *THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.*

NOTE: POND BOTTOMS SHALL BE COMPACTED TO 90% ±3% PROCTOR DENSITY (ASTM D1557) TO KEEP FROM CLOGGING SOIL POROSITY. SIDE SLOPES SHOULD BE COMPACTED TO 98% ±3% PROCTOR DENSITY.

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JEFFREY TODD WOOTEN
NEW MEXICO
16892
REGISTERED ENGINEER
4/25/2025

CNM/RRPS APPLIED TECHNOLOGY PROGRAMS AT RIO RANCHO

EARLY WORK PACKAGE
6051 ZENITH CT NE
RIO RANCHO, NM 87144

NO	DATE	DESCRIPTION

DATE:	4/25/2025
PROJECT #:	2023014
DRAWN BY:	RMG
CHECKED BY:	JTW

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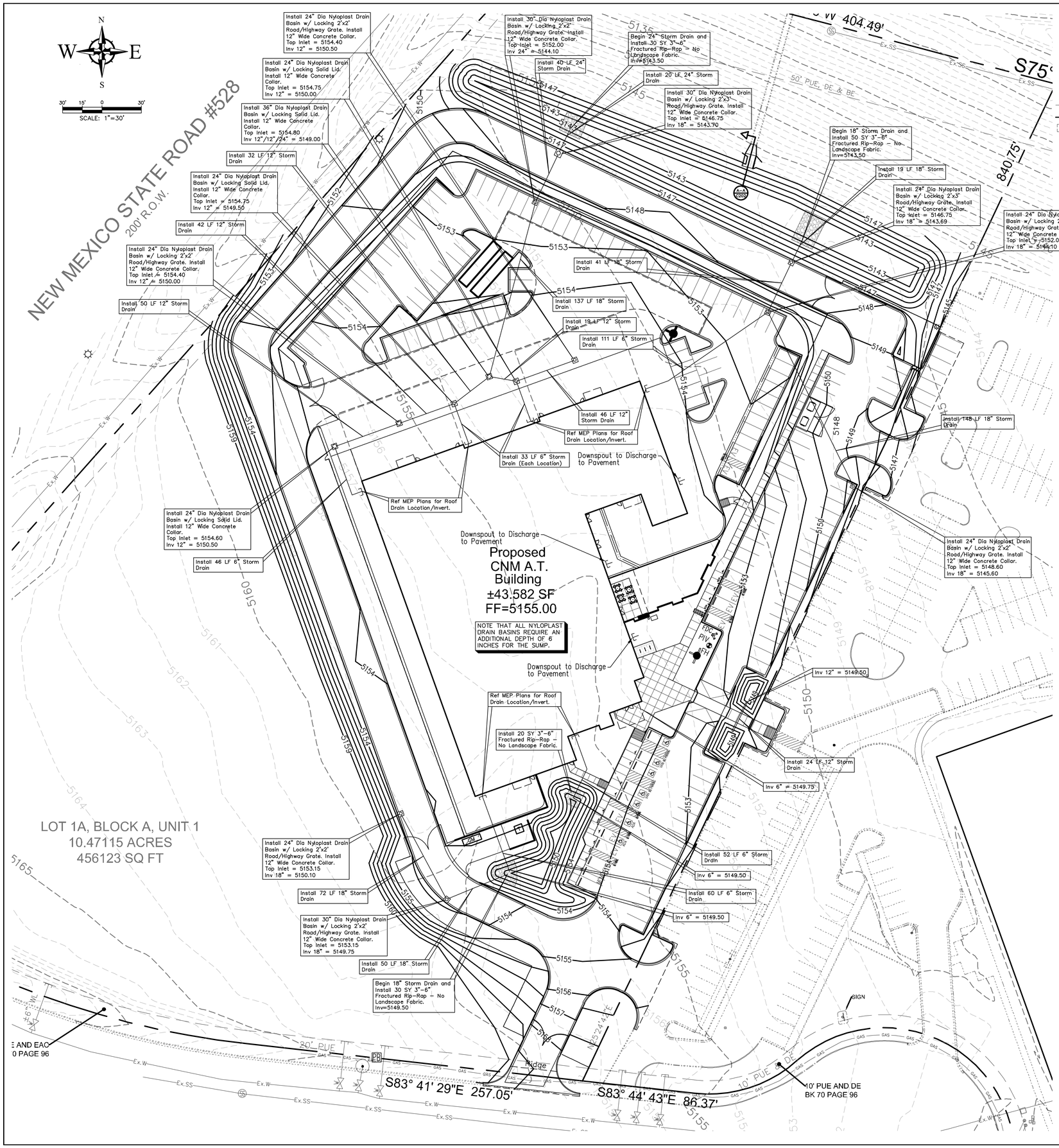
SHEET TITLE

GRADING PLAN

C201

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560



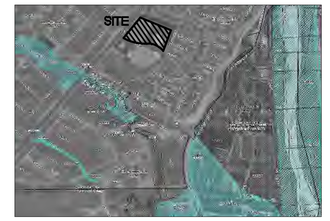
LEGEND

- FLOW ARROW
- 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
- TS27.8 — PROPOSED TOP OF SIDEWALK ELEVATION
- 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- EXISTING STORM DRAIN

VICINITY MAP -
Legal Description: LOT 1-A, BLOCK A, CORRALES NORTH UNIT 1, 10.47 ACRES

BENCHMARK

—



FIRM MAP 35043C1913D

Per FIRM Map 35043C1913D, dated March 18, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Flooplain.'

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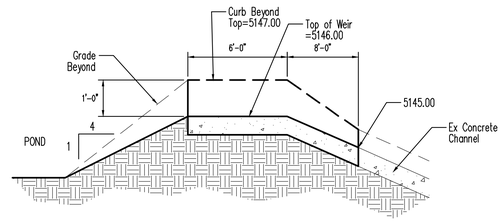

Section A-A
NTS

CAUTION!!!!

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JOEL JEFFREY TODD WOOTEN NEW MEXICO 16892 REGISTERED PROFESSIONAL ENGINEER
4/25/2025

CNM/RRPS APPLIED TECHNOLOGY PROGRAMS AT RIO RANCHO

EARLY WORK PACKAGE
6051 ZENITH CT NE
RIO RANCHO, NM 87144

NO	DATE	DESCRIPTION

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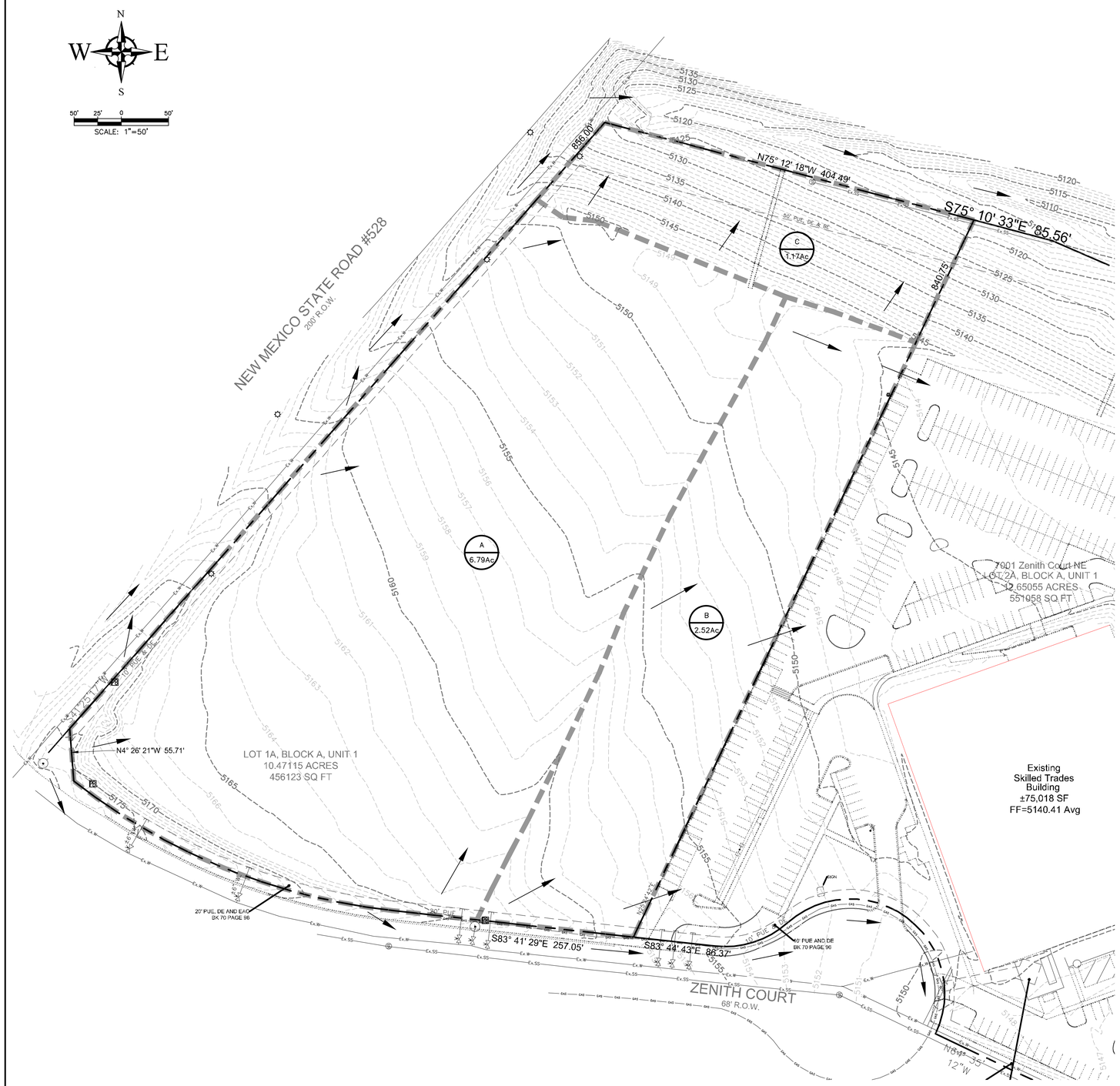
SHEET TITLE

STORM DRAIN PLAN

C202



VICINITY MAP -
Legal Description: LOT 1-A, BLOCK A, CORRALES NORTH UNIT 1, 10.47 ACRES
BENCHMARK

FIRM MAP 35043C1913D

Per FIRM Map 35043C1913D, dated March 18, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

EXISTING BASIN CALCULATIONS											
Designation	Area (Ac)	Impervious Area (Ac)	C(Imp)	Pervious Area (Ac)	C(Perv)	Tc (min)	I100 (in/hr)	Q100 (Imp)	Q100 (Perv)	Q (Total)	Comments
A	6.79	0 (0.0%)	100.0	6.79 (100.0%)	0.30	16.0	4.3	0.00	8.76	8.76	Drains to Existing Concrete Flume
B	2.52	0 (0.0%)	100.0	2.52 (100.0%)	0.30	16.5	4.3	0.00	3.25	3.25	Drains to Adjacent Property to East
C	1.17	0 (0.0%)	100.0	1.17 (100.0%)	0.30	10	5.09	0.00	1.79	1.79	Drains to Existing Earthen Channel
TOTAL	10.48									13.80	

Q = C*I*A (Area in Acres)
* Stormwater Quality Ponding is 0.60"of Rainfall on Impervious Areas per SSCAFCA Requirements.

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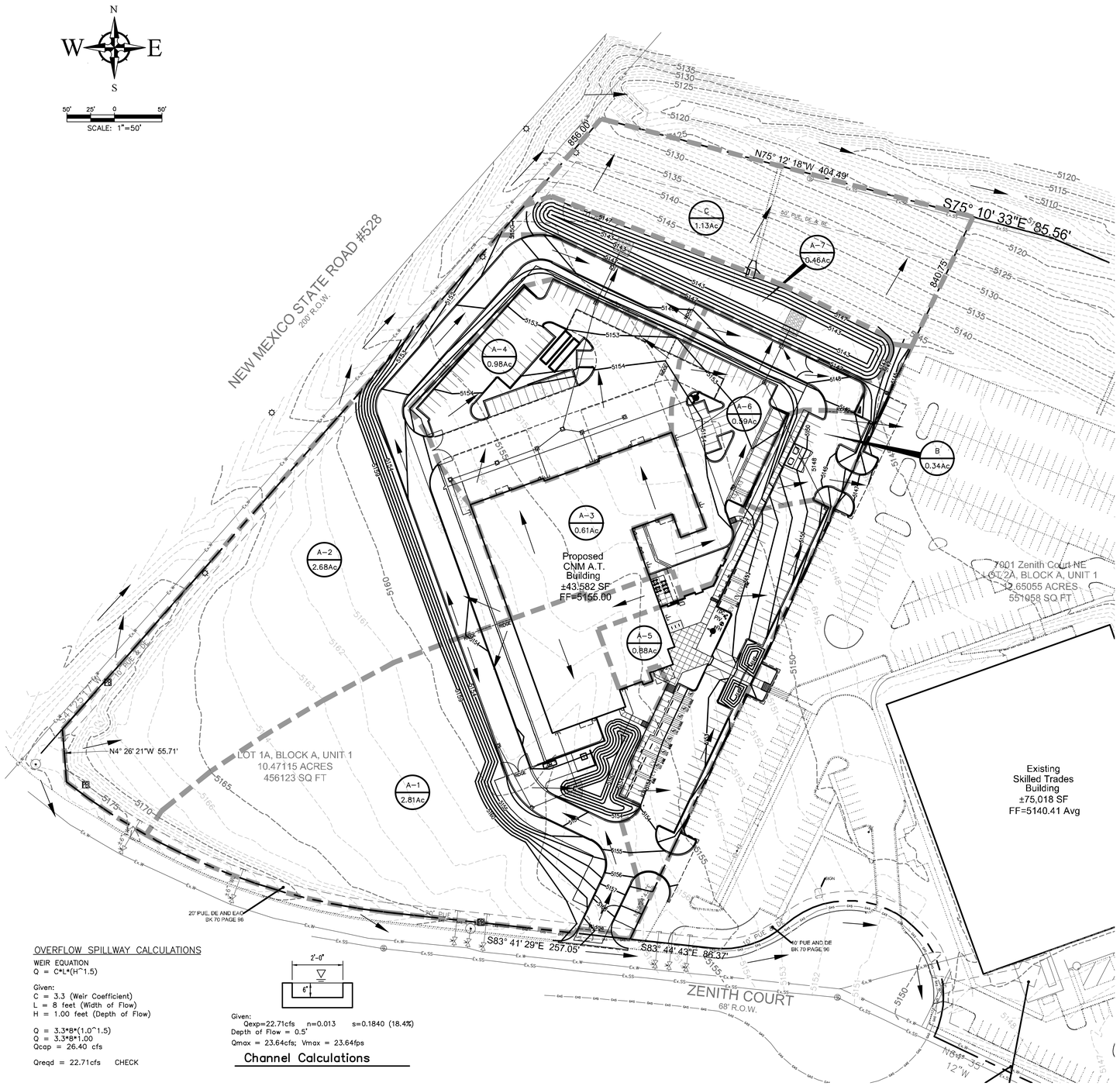
SHEET TITLE

EXISTING DRAINAGE CALCS

C203



LEGEND

- FLOW ARROW
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE
- SITE / 0.33Ac — BASIN DESIGNATION / AREA (ACRES)

VICINITY MAP -
Legal Description: LOT 1-A, BLOCK A, CORRALES NORTH UNIT 1, 10.47 ACRES
BENCHMARK

FIRM MAP 35043C1913D

Per FIRM Map 35043C1913D, dated March 18, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

OVERFLOW SPILLWAY CALCULATIONS

WEIR EQUATION
Q = C*L*(H^1.5)

Given:
C = 3.3 (Weir Coefficient)
L = 8 feet (Width of Flow)
H = 1.00 feet (Depth of Flow)

Q = 3.3*B*(1.0^1.5)
Q = 3.3*B*1.00
Qcap = 26.40 cfs

Qreqd = 22.71cfs CHECK

Given:
Qexp=22.71cfs n=0.013 s=0.1840 (18.4%)
Depth of Flow = 0.5'
Qmax = 23.64cfs; Vmax = 23.64fps

Channel Calculations

PROPOSED BASIN CALCULATIONS

Designation	Area (Ac)	Impervious Area (Ac)	C(Imp)	Pervious Area (Ac)	C(Perv)	Tc (min)	I100 (In/hr)	Q100 (Imp)	Q100 (Perv)	Q (Total)	SWQ Pond Volume Req'd (cf)*	Retention Pond Volume Req'd (cf)**	Pond Provided (cf)	Comments
A-1	2.81	0.68 (24.2%)	100.0	2.13 (75.8%)	0.50	10	5.09	3.46	5.42	8.88	1,481	5,328	7,188	Drains to Basin A-5
A-2	2.68	0.47 (17.5%)	100.0	2.21 (82.5%)	0.50	10	5.09	2.39	5.62	8.01	1,024	4,806	0	Drains to Basin A-7
A-3	0.61	0.61 (100.0%)	100.0	0 (0.0%)	0.50	10	5.09	3.10	0.00	3.10	1,329	1,860	0	Drains to Basin A-4
A-4	0.98	0.89 (90.8%)	100.0	0.09 (9.2%)	0.50	10	5.09	4.53	0.23	4.76	1,938	2,856	0	Drains to Basin A-7 / Pond A-7
A-5	0.88	0.70 (79.5%)	100.0	0.18 (20.5%)	0.50	10	5.09	3.56	0.46	4.02	1,524	2,412	0	Drains to Basin A-6 via Storm Drain
A-6	0.59	0.53 (90.0%)	100.0	0.06 (10.0%)	0.50	10	5.09	2.70	0.15	2.85	1,154	1,710	0	Drains to Basin A-7 / Pond A-7
A-7	0.46	0 (0.0%)	100.0	0.46 (100.0%)	0.30	10	5.09	0.00	0.40	0.40	0	240	26,732	Retention Pond - Emergency Overflow to Basin C
B	0.34	0.21 (61.8%)	100.0	0.13 (38.2%)	0.50	10	5.09	1.07	0.33	1.40***	0***	0***	0***	Drains to Adjacent Property to East***
C	1.13	0 (0.0%)	100.0	1.13 (100.0%)	0.30	10	5.09	0.00	1.73	1.73	0	0	0	Drains to Existing Earthen Channel
TOTAL	10.48									25.84	8,450	19,212	33,920	

Q = C*I*A (Area in Acres)
* Stormwater Quality Ponding is 0.60"of Rainfall on Impervious Areas per SSCAFCA Requirements.
** Retention Volume Calculated using a hydrograph with a 10-min Tc and a 10-min lag.
*** There is a 1.85 cfs reduction of runoff from Basin B. See Existing Calculations on Sheet C203.

Retention Pond A-1 Volume Calculations

Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5149.0	384	0.0	0.0
5150.0	980	682.0	682.0
5151.0	1684	1332.0	2014.0
5152.0	2578	2131.0	4145.0
5153.0	3508	3043.0	7188.0
		(0.17 acre-ft)	

Retention Pond A-7 Volume Calculations

Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5143.0	4242	0.0	0.0
5144.0	7298	5770.0	5770.0
5145.0	10456	8877.0	14647.0
5146.0	13714	12085.0	26732.0
		(0.61 acre-ft)	

SOIL PERCOLATION DATA

PER PERCOLATION TESTS CONDUCTED BY GEOMAT INC (J. AARON EXXELL, P.E.), THE SOILS AT THE NORTH POND DRAIN AT A RATE OF 4 MINUTES PER INCH. THIS EQUATES TO 15 INCHES PER HOUR.

POND A-1
THE 100 YR - 24 HR STORM VOLUME FOR THE POND IN BASIN A-1 IS 5,328 CF. THE POND BOTTOM IS 664 SF WHICH MEANS THAT THE POND CAN DRAIN 830 CF/HR (19,920 CF/DAY). THE POND SHOULD BE ABLE TO COMPLETELY DRAIN IN JUST OVER 6.4 HOURS.

POND A-7
THE 100 YR - 24 HR STORM VOLUME FOR THE POND IN BASIN A-7 IS 19,212 CF. THE POND BOTTOM IS 4,242 SF WHICH MEANS THAT THE POND CAN DRAIN 5,302.5 CF/HR (127,260 CF/DAY). THE POND SHOULD BE ABLE TO COMPLETELY DRAIN IN JUST OVER 3.6 HOURS.

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4/25/2025

CNM/RRPS APPLIED TECHNOLOGY PROGRAMS AT RIO RANCHO

EARLY WORK PACKAGE
6051 ZENITH CT NE
RIO RANCHO, NM 87144

NO	DATE	DESCRIPTION

DATE: 4/25/2025
PROJECT #: 2023014
DRAWN BY: RMG
CHECKED BY: JTW

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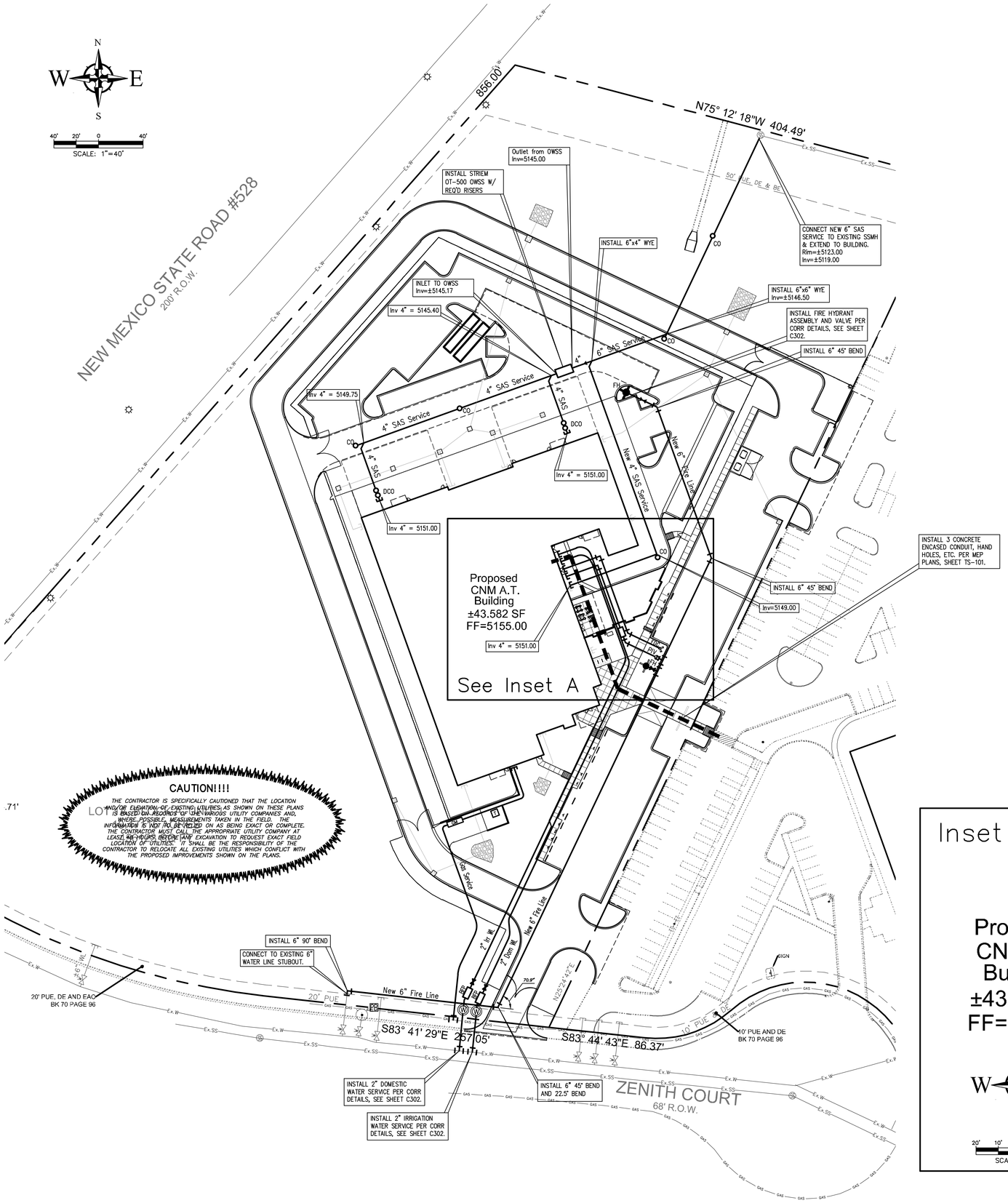
SHEET TITLE

PROPOSED DRAINAGE CALCS

C204



VICINITY MAP -
Legal Description: LOT 1-A, BLOCK A, CORRALES NORTH UNIT 1, 10.47 ACRES

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

2. MINIMUM DEPTHS OF COVER SHALL BE: 48" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.

3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.

4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.

5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.

7. ALL VALVES SHALL BE ANCHORED PER CITY OF RIO RANCHO STANDARDS.

8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.

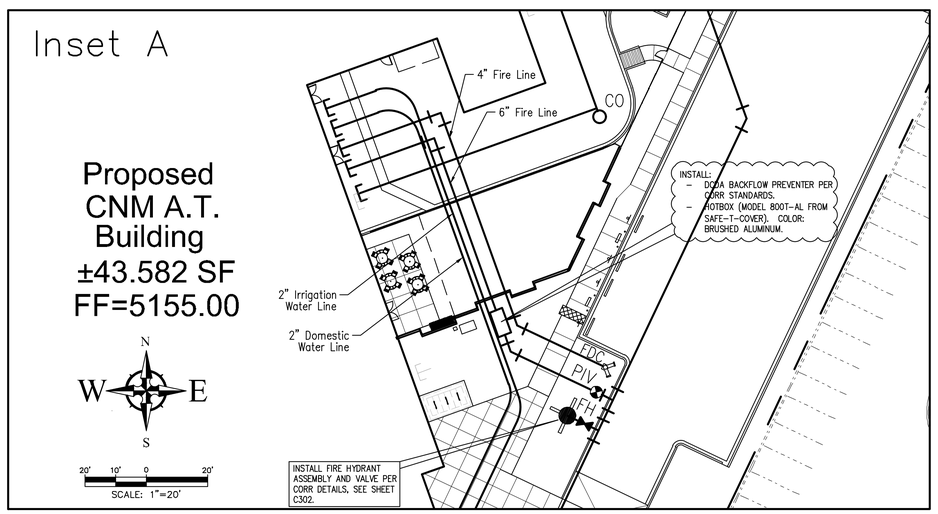
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

NOTES:
COORDINATE ALL CONSTRUCTION ACTIVITY WITHIN STREET RIGHTS-OF-WAY WITH THE CITY OF RIO RANCHO AS APPLICABLE TO THE WORK. THIS INCLUDES PAVEMENT REMOVAL/REPLACEMENT AND NECESSARY TRAFFIC CONTROL. OBTAIN RIGHT TO WORK PERMITS AS NECESSARY.

REFERENCE MEP PLANS FOR ELECTRICAL SERVICE AND SITE LIGHTING. COORDINATE WITH ELECTRIC UTILITY COMPANY FOR PROPOSED TRANSFORMERS, METERS, AND SERVICE LINE EXTENSIONS AS REQUIRED.

REFERENCE MEP PLANS FOR GAS SERVICE. COORDINATE WITH GAS COMPANY FOR PROPOSED LOADING AS REQUIRED.

COORDINATE WITH TELECOMMUNICATION COMPANIES FOR NEW PHONE AND CABLE SERVICE AS REQUIRED FOR THE PROJECT. REFERENCE MEP PLANS FOR BUILDING STUB OUT LOCATIONS AND SERVICE REQUIREMENTS.



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CNM/RRPS APPLIED TECHNOLOGY PROGRAMS AT RIO RANCHO

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6051 ZENITH CT NE
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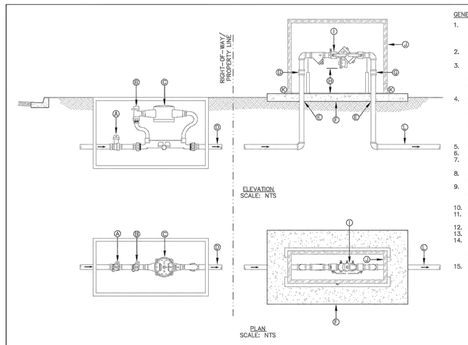
SHEET TITLE
UTILITY PLAN

C301



DOMESTIC SERVICE

KEYED NOTES:○

A. CURB STOP IN METER BOX.
B. METER SETTER WITH METER VALVE.
C. METER.
D. SERVICE LINE. NO OUTLETS PERMITTED BETWEEN METER AND RPBA.
E. ADEQUATE SLEEVE AND INSULATION (MINIMUM 1" THICK).
F. MINIMUM 4" CONCRETE SLAB.
G. UNIONS OR FLANGED FITTINGS. INSTALLED A MINIMUM OF 4" ABOVE GRADE.
H. INSTALL 12" MINIMUM–36" MAXIMUM FROM LOWEST POINT OF ASSEMBLY.
I. APPROVED RPBA.
J. PROTECTIVE ENCLOSURE. SEE DWG. W–02.
K. DRAIN PORT OR FLOOR DRAIN. DRAINAGE SYSTEM MUST SIZED TO HANDLE A CATASTROPHIC DISCHARGE. PROVIDE CALCULATIONS JUSTIFYING SIZE.
L. BUILDING SERVICE LINE.
M. AIR GAP.
N. FLOOR DRAIN.

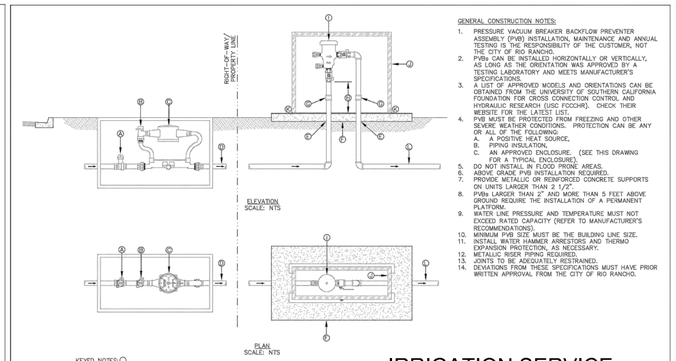
GENERAL CONSTRUCTION NOTES:

1. REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY (RPBA) INSTALLATION, MAINTENANCE AND ANNUAL TESTING IS THE RESPONSIBILITY OF THE CUSTOMER, NOT THE CITY OF RIO RANCHO.
2. RPBAs MUST BE INSTALLED HORIZONTALLY AND PLUMB PER MANUFACTURER'S RECOMMENDED PRACTICE.
3. A LIST OF APPROVED MODELS AND ORIENTATIONS CAN BE OBTAINED FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC FOCCHR). CHECK THEIR WEBSITE FOR THE LATEST LIST.
4. RPBA MUST BE PROTECTED FROM FREEZING AND OTHER SEVERE WEATHER CONDITIONS. PROTECTION CAN BE ANY OR ALL OF THE FOLLOWING:
   A. A POSITIVE HEAT SOURCE,
   B. PIPING INSULATION,
   C. AN APPROVED ENCLOSURE. (SEE DWG. W–02 FOR A TYPICAL ENCLOSURE).
5. DO NOT INSTALL IN FLOOD PRONE AREAS.
6. ABOVE GRADE RPBA INSTALLATION REQUIRED.
7. PROVIDE METALLIC OR REINFORCED CONCRETE SUPPORTS ON UNITS LARGER THAN 2 1/2".
8. RPBAs INSTALLED MORE THAN 5 FEET ABOVE GROUND REQUIRE THE INSTALLATION OF A PERMANENT PLATFORM.
9. WATER LINE PRESSURE AND TEMPERATURE MUST NOT EXCEED RATED CAPACITY (REFER TO MANUFACTURER'S RECOMMENDATIONS).
10. MINIMUM RPBA SIZE MUST BE THE BUILDING LINE SIZE.
11. INSTALL WATER HAMMER ARRESTORS AND THERMO EXPANSION PROTECTION, AS NECESSARY.
12. METALLIC RISER PIPING REQUIRED.
13. JOINTS TO BE ADEQUATELY RESTRAINED.
14. WHERE INSTALLED INDOORS, RPBAs SHALL ONLY BE INSTALLED IN AREAS WHERE INTERMITTENT OR CONTINUOUS DISCHARGE FROM THE RELIEF VALVE WILL NOT BE OBJECTIONABLE.
15. DEVIATIONS FROM THE REQUIREMENTS SHOWN ON THIS DETAIL MUST HAVE PRIOR WRITTEN APPROVAL FROM THE CITY OF RIO RANCHO.

City of Rio Rancho
Department of Public Works

REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RPBA)

DATE MODIFIED: OCTOBER 2017 | DWG. NO. W-01 | APRIL 22, 2016



IRRIGATION SERVICE

KEYED NOTES:○

A. CURB STOP IN METER BOX.
B. METER SETTER WITH METER VALVE.
C. METER.
D. SERVICE LINE. NO OUTLETS PERMITTED BETWEEN METER AND PVB.
E. ADEQUATE SLEEVE AND INSULATION (MINIMUM 1" THICK).
F. MINIMUM 4" CONCRETE SLAB.
G. UNIONS OR FLANGED FITTINGS. INSTALLED A MINIMUM OF 4" ABOVE GRADE.
H. INSTALL 12" MINIMUM–36" MAXIMUM FROM LOWEST POINT OF ASSEMBLY.
I. APPROVED PVB.
J. PROTECTIVE ENCLOSURE. SEE THIS DRAWING.
K. DRAIN PORT OR FLOOR DRAIN. DRAINAGE SYSTEM MUST SIZED TO HANDLE A CATASTROPHIC DISCHARGE. PROVIDE CALCULATIONS JUSTIFYING SIZE.
L. BUILDING SERVICE LINE.

GENERAL CONSTRUCTION NOTES:

1. PRESSURE VACUUM BREAKER BACKFLOW PREVENTER ASSEMBLY (PVB) INSTALLATION, MAINTENANCE AND ANNUAL TESTING IS THE RESPONSIBILITY OF THE CUSTOMER, NOT THE CITY OF RIO RANCHO.
2. PVBs MUST BE INSTALLED HORIZONTALLY OR VERTICALLY, AS PER THE ORIENTATION WAS APPROVED BY A TESTING LABORATORY AND MEETS MANUFACTURER'S SPECIFICATIONS.
3. A LIST OF APPROVED MODELS AND ORIENTATIONS CAN BE OBTAINED FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC FOCCHR). CHECK THEIR WEBSITE FOR THE LATEST LIST.
4. PVB MUST BE PROTECTED FROM FREEZING AND OTHER SEVERE WEATHER CONDITIONS. PROTECTION CAN BE ANY OR ALL OF THE FOLLOWING:
   A. A POSITIVE HEAT SOURCE,
   B. PIPING INSULATION,
   C. AN APPROVED ENCLOSURE. (SEE THIS DRAWING FOR A TYPICAL ENCLOSURE).
5. DO NOT INSTALL IN FLOOD PRONE AREAS.
6. ABOVE GRADE PVB INSTALLATION REQUIRED.
7. PROVIDE METALLIC OR REINFORCED CONCRETE SUPPORTS ON UNITS LARGER THAN 2 1/2".
8. PVBs LARGER THAN 2" AND MORE THAN 5 FEET ABOVE GROUND REQUIRE THE INSTALLATION OF A PERMANENT PLATFORM.
9. WATER LINE PRESSURE AND TEMPERATURE MUST NOT EXCEED RATED CAPACITY (REFER TO MANUFACTURER'S RECOMMENDATIONS).
10. MINIMUM PVB SIZE MUST BE THE BUILDING LINE SIZE.
11. INSTALL WATER HAMMER ARRESTORS AND THERMO EXPANSION PROTECTION, AS NECESSARY.
12. METALLIC RISER PIPING REQUIRED.
13. JOINTS TO BE ADEQUATELY RESTRAINED.
14. DEVIATIONS FROM THE REQUIREMENTS SHOWN ON THIS DETAIL MUST HAVE PRIOR WRITTEN APPROVAL FROM THE CITY OF RIO RANCHO.

City of Rio Rancho
Department of Public Works

PRESSURE VACUUM BREAKER BACKFLOW PREVENTER ASSEMBLY (PVB)

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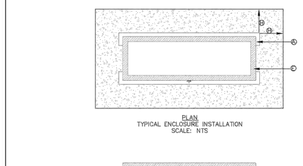


GENERAL CONSTRUCTION NOTES:

1. ENCLOSURE MODEL, CONSTRUCTION, AND MAINTENANCE IS THE RESPONSIBILITY OF THE CUSTOMER, NOT THE CITY OF RIO RANCHO.
2. ENCLOSURE MUST BE INSULATED. THE RECOMMENDED FREEZE PROTECTION METHOD IS A POSITIVE HEAT SOURCE, PIPING INSULATION, AND APPROVED ENCLOSURE.
3. ENCLOSURES MUST BE INSTALLED SO THAT THE BACKFLOW PREVENTION ASSEMBLY CAN BE SAFELY ACCESSED FOR TESTING, MAINTENANCE, AND REPAIRS.

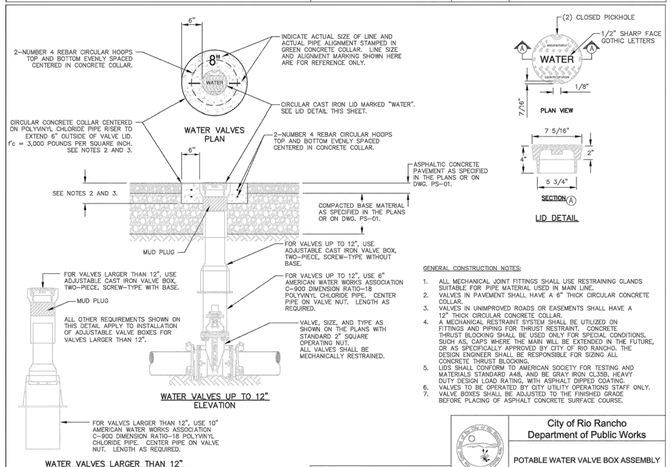
KEYED NOTES:○

A. ENCLOSURE
B. LID
C. HINGE
D. DRAIN PORT
E. INSULATION, MINIMUM 1.5–INCHES THICK
F. SINGLE ANCHOR PAD, 4 PLACES
G. LOCKING STAPLE, TO PROTECT AGAINST THEFT AND VANDALISM
H. FOR RECOMMENDED SLAB SIZE ADD 9–INCHES TO THE ENCLOSURE EXTERIOR

City of Rio Rancho
Department of Public Works

TYPICAL ENCLOSURE

DATE MODIFIED: OCTOBER 2017 | DWG. NO. W-04 | APRIL 22, 2016



GENERAL CONSTRUCTION NOTES:

1. ALL MECHANICAL JOINT FITTINGS SHALL USE RESTRAINING GLANDS SUITABLE FOR PIPE MATERIAL USED IN MAIN LINE.
2. VALVES IN PAVEMENT SHALL HAVE A 12" THICK CIRCULAR CONCRETE COLLAR.
3. VALVES IN UNIMPROVED ROADS OR EASEMENTS SHALL HAVE A 12" THICK CIRCULAR CONCRETE COLLAR.
4. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS, SUCH AS, CAPS WHERE THE MAIN WILL BE EXTENDED IN THE FUTURE, OR AS SPECIFICALLY APPROVED BY CITY OF RIO RANCHO. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SIZING ALL CONCRETE THRUST BLOCKING.
5. LIDS SHALL CONFORM TO AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD A48, AND BE GRAY IRON CL35B, HEAVY DUTY DESIGN LOAD RATING, WITH ASPHALT DIPPED COATING.
6. VALVES TO BE OPERATED BY CITY UTILITY OPERATIONS STAFF ONLY.
7. VALVE BOXES SHALL BE ADJUSTED TO THE FINISHED GRADE BEFORE PLACING OF ASPHALT CONCRETE SURFACE COURSE.

City of Rio Rancho
Department of Public Works

POTABLE WATER VALVE BOX ASSEMBLY

DATE MODIFIED: OCTOBER 2017 | DWG. NO. W-05 | APRIL 22, 2016

EMBEDMENT SOILS CLASSIFICTIONS		
SOILS CLASS	SOIL TYPE	DESCRIPTION
CLASS I SOILS*		MANUFACTURED ANGULAR, GRANULAR MATERIAL, 1/4 TO 1 1/2 INCHES (6 TO 40 MM) SIZE, INCLUDING MATERIALS HAVING A REGIONAL SIGNIFICANCE SUCH AS CRUSHED STONE OR ROCK, BROKEN CORAL, CRUSHED SLAG, CINDERS, OR CRUSHED SHELLS, COMPLYING TO THE REQUIREMENTS OF CLASS II SOILS.
CLASS II SOILS**	GW	WELL–GRADED GRAVELS AND GRAVEL–SAND MIXTURES, LITTLE OR NO FINES. 50% OR MORE COARSE FRACTION RETAINED ON NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS**	GP	POORLY GRADED GRAVELS AND GRAVEL–SAND MIXTURES, LITTLE OR NO FINES. 50% OR MORE COARSE FRACTION RETAINED ON NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS** 50%	SW	WELL GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES. MORE THAN OF COARSE FRACTION PASSES NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.
CLASS II SOILS**	SP	POORLY GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES. MORE THAN 50% OF COARSE FRACTION PASSES NO. 4 SIEVE. MORE THAN 95% RETAINED ON NO. 200 SIEVE. CLEAN.

* SOILS ARE AS DEFINED IN ASTM D2487, EXCEPT FOR CLASS I SOILS WHICH ARE DEFINED IN ASTM D2321.
** IN ACCORDANCE WITH ASTM D2487, LESS THAN 5% PASSES NO. 200 SIEVE.
FROM TABLE 701.3.A. NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2006 EDITION

GENERAL CONSTRUCTION NOTES:

1. BEDDING MATERIALS SHALL BE CLASSED AS DEFINED IN AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D2321. REFER TO TABLE 701.3.A OF THE CITY OF RIO RANCHO STANDARD SPECIFICATIONS, AS AMENDED FOR SOIL CLASSIFICATION DESCRIPTIONS.
2. COMPACTION TESTING SHALL BE TAKEN AT SPRINGLINE OF PIPE.
3. COMPACTION TESTING SHALL BE TAKEN AT INITIAL BACKFILL ZONE.
4. FOR PAVED AREAS, COMPACTION SHALL BE 95% STANDARD MODIFIED PROCTOR PER AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D1557.
5. FOR UNPAVED AREAS, COMPACTION SHALL BE 90% STANDARD MODIFIED PROCTOR PER AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD D1557.

City of Rio Rancho
Department of Public Works

PIPE BEDDING

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MATERIALS:

THIS PRODUCT IS DESIGNED TO WITHSTAND LOADING IN NON–DELIBERATE AND INCIDENTAL TRAFFIC AND ARE NOT TO BE INSTALLED IN THE ROADWAY. METER BOXES SHALL BE BLACK AND CONSTRUCTED OF MODIFIED POLYETHYLENE MATERIAL FOR MAXIMUM DURABILITY AND CORROSION RESISTANCE. THE BLACK MATERIALS IS FOR MAXIMUM ULTRAVIOLET PROTECTION. THE BLACK MATERIAL SHALL BE UNIFORM THROUGHOUT THE METER BOX FOR MAXIMUM LONGEVITY AND NOT HAVE A FOAMING AGENT THAT CREATES AIR POCKETS WITHIN THE PLASTIC WALL.

VERTICAL AND LATERAL LOAD RATING:

- COMPLIANT WITH AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS DESIGN LOAD OF H–10; AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD C857–95, DESIGN LOAD OF A–16, 8,000 LBS, TRANSFERRED THROUGH A 10" BY 10" STEEL PLATE CENTERED IN THE COVER AND BODY.
- COMPLIANT WITH AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS DESIGN LOAD OF H–20; AMERICAN SOCIETY FOR TESTING AND MATERIALS STANDARD C857–95, DESIGN LOAD OF A–16, 16,000 LBS, TRANSFERRED THROUGH A 10" BY 20" STEEL PLATE CENTERED IN THE COVER AND BODY.
- THIS PRODUCT IS DESIGNED TO WITHSTAND H–10 AND H–20 LOADING IN NON–DELIBERATE OR INCIDENTAL TRAFFIC AREAS. NOT INTENDED TO BE INSTALLED IN ROADWAYS.

POLYMER AMR/AMI LID WITH REBAR:

- THE POLYMER LID SHALL BE SOLID THROUGH WITH TWO 1/2" REBAR MOLDED IN THE LID FOR LOCATABILITY.
- THE POLYMER LID SHALL HAVE A MOLDED KEY HOLE AND MOLDED LOCK OPTIONS UNDERNEATH LID FOR PLACEMENT OF OPTIONAL SECURITY LOCKING MECHANISM.
- THE POLYMER LID SHALL SEAT SECURELY AND EVENLY INSIDE THE METER BOX AND SHALL NOT OVERLAP THE TOP EDGE OF THE METER BOX.
- THE POLYMER LID SHALL HAVE TWO MOLDED SLIDE MOUNT BRACKETS FOR PLACEMENT OF AUTOMATIC METER READING/AUTOMATIC METER INFRASTRUCTURE DEVICE.
- THE POLYMER LID SHALL HAVE MOLDED TREAD–PATTERN FOR SKID RESISTANCE–TREAD DIMENSIONS SHALL BE: 0.188" BY 0.938" BY 0.150" DEEP.
- THE POLYMER LID SHALL HAVE "WATER METER" MOLDED INTO THE LID–FONT SHALL BE STANDARD COMPUTER–NUMERICAL–CONTROL FONT THAT IS 1" CHARACTERS BY 0.060" DEEP.
- THE LID SHALL BE INTERCHANGEABLE WITH EXISTING CONCRETE METER BOXES WITH SIMILAR DIMENSIONS AND BE ABLE TO ADJUST IN THE FIELD.
- THE POLYMER LID SHALL BE RECYCLED WITH A MINIMUM OF 50% POST CONSUMER RECYCLED AND 50% POST INDUSTRIAL/PRE–CONSUMER RECYCLED CONTENT–VERIFIED WITH A LEED PRODUCT CERTIFICATION MARKING.

POLYMER BODY:

- THE POLYMER BODY SHALL BE BLACK AND HAVE A MINIMUM 3/8" WALL THICKNESS.
- THE TWO POLYMER BODIES SHALL BE BOLTED AND SEALED TOGETHER TO FORM ONE UNIT AT 28" DEEP.
- THE POLYMER BODY SHALL HAVE A MINIMUM INSIDE WORKING AREA OF 16 5/16" BY 31 3/4".
- THE POLYMER BODY SHALL HAVE CRUSH RESISTANT RIBBING ALONG THE OUTSIDE OF THE BOX.
- THE POLYMER BODY SHALL HAVE A FLANGE AROUND THE LID OPENING TO HELP PREVENT SETTLING AND AIDE IN THE ADJUSTMENT TO GRADE.
- THE POLYMER BODY SHALL HAVE ONE PIPE SLOT CUT OUT ON ONE END AND TWO ON OTHER SIDE OF THE BODY THAT MEASURE 3" BY 4".
- THE POLYMER BODY SHALL BE RECYCLED WITH A MINIMUM OF 35% POST INDUSTRIAL/PRE–CONSUMER RECYCLED CONTENT–VERIFIED WITH A LEED PRODUCT CERTIFICATION MARKING.

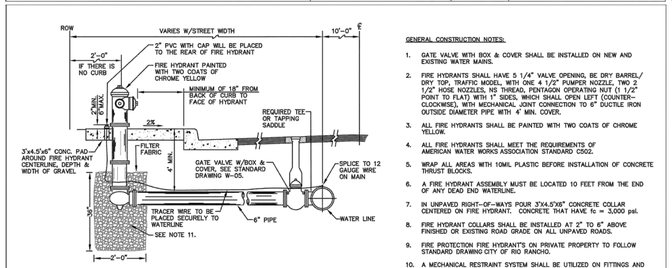
GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR BID JOBS. METER BOXES TO BE SET BY THE CITY OF RIO RANCHO UNLESS OTHERWISE NOTED.
2. DIMENSIONS ± 1/8", UNLESS NOTED OTHERWISE.
3. WALL THICKNESS 3/8"± 5%
4. SNAP LOCK POCKET WILL RECEIVE AUTOMATIC METER READING/AUTOMATIC METER INFRASTRUCTURE DEVICE. ENCODER/RECEIVER/TRANSMITTER.

City of Rio Rancho
Department of Public Works

WATER METER BOX AND LID
METER SIZE 1 1/2" AND 2"

DATE MODIFIED: OCTOBER 2017 | DWG. NO. W-14 | APRIL 22, 2016



GENERAL CONSTRUCTION NOTES:

1. GATE VALVE WITH BOX & COVER SHALL BE INSTALLED ON NEW AND EXISTING WATER MAINS.
2. FIRE HYDRANTS SHALL HAVE 5 1/4" VALVE OPENING, BE DRY BARREL/ DRY TOP, TRAFFIC MODEL, WITH ONE 4 1/2" PUMPER NOZZLE, TWO 2 1/2" HOSE NOZZLES, NS THREAD, PENTAGON OPERATING NUT (1 1/2" POINT TO FLAT) WITH 1" SIDES, WHICH SHALL OPEN LEFT (COUNTER–CLOCKWISE), WITH MECHANICAL JOINT CONNECTION TO 6" DUCTILE IRON OUTSIDE DIAMETER PIPE WITH 4' MIN. COVER.
3. ALL FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF CHROME YELLOW.
4. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AMERICAN WATER WORKS ASSOCIATION STANDARD C502.
5. WRAP ALL AREAS WITH 10MIL PLASTIC BEFORE INSTALLATION OF CONCRETE THRUST BLOCKS.
6. A FIRE HYDRANT ASSEMBLY MUST BE LOCATED 10 FEET FROM THE END OF ANY DEAD END WATERLINE.
7. IN UNPAVED RIGHT–OF–WAYS POUR 3'X4.5'X8" CONCRETE COLLAR CENTERED ON FIRE HYDRANT. CONCRETE THAT HAVE fc = 3,000 psi.
8. FIRE HYDRANT COLLARS SHALL BE INSTALLED AT 2" TO 6" ABOVE FINISHED OR EXISTING ROAD GRADE ON ALL UNPAVED ROADS.
9. FIRE PROTECTION FIRE HYDRANT'S ON PRIVATE PROPERTY TO FOLLOW STANDARD DRAWING CITY OF RIO RANCHO.
10. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING TO BE USED ONLY FOR SPECIAL CONDITIONS (SUCH AS, CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) OR AS SPECIFICALLY APPROVED BY CITY OF RIO RANCHO. DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SIZING ALL CONCRETE THRUST BLOCKING.
11. 3/4" CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12" AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK WEEP HOLES. WRAP GRAVEL IN FILTER FABRIC.

City of Rio Rancho
Department of Public Works

FIRE HYDRANT ASSEMBLY

DATE MODIFIED: OCTOBER 2017 | DWG. NO. W-15 | APRIL 22, 2016

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JEFFREY TODD WOOTEN
NEW MEXICO
16892
REGISTERED PROFESSIONAL ENGINEER
4/25/2025

CNM/RRPS APPLIED TECHNOLOGY PROGRAMS AT RIO RANCHO

EARLY WORK PACKAGE

6051 ZENITH CT NE
RIO RANCHO, NM 87144

NO	DATE	DESCRIPTION

DATE: 4/25/2025
PROJECT #: 2023014
DRAWN BY: RMG
CHECKED BY: JTW

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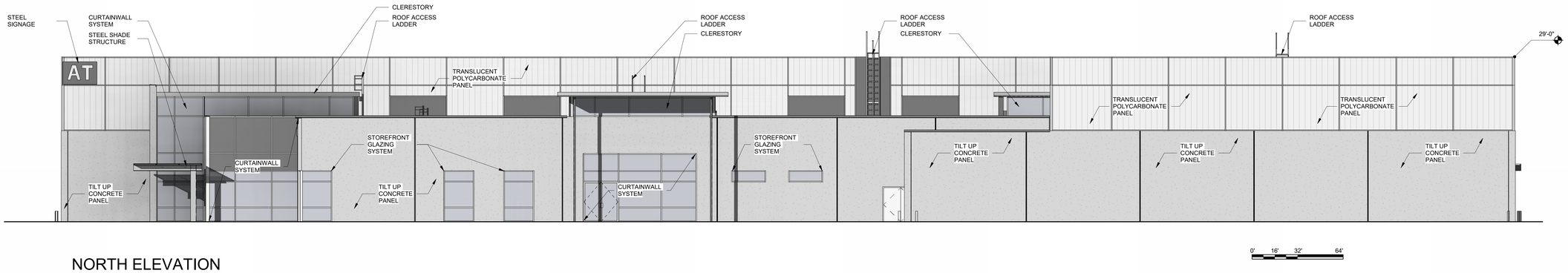
SHEET TITLE

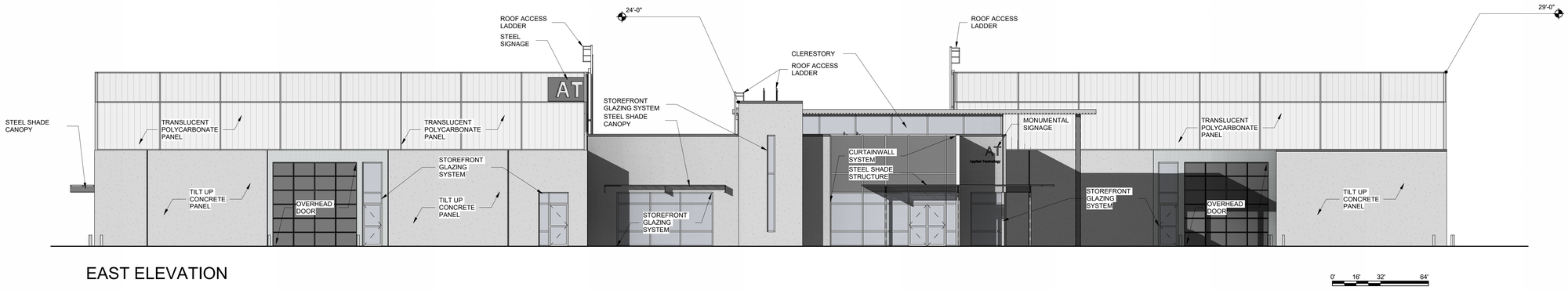
UTILITY DETAILS

C302

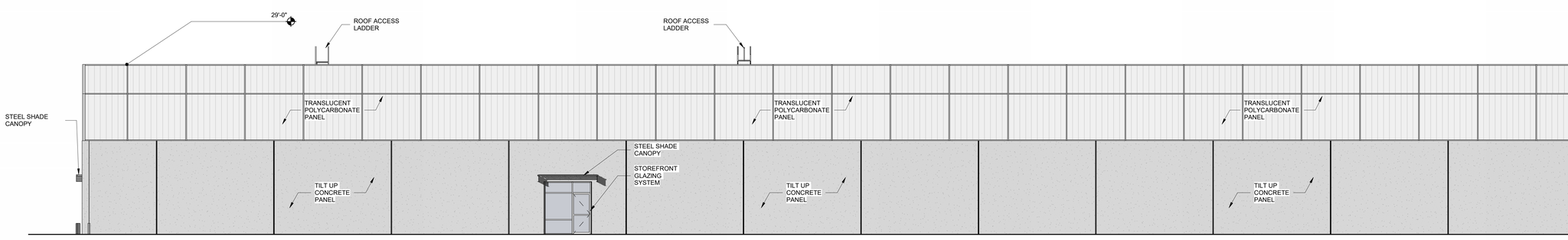
Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560



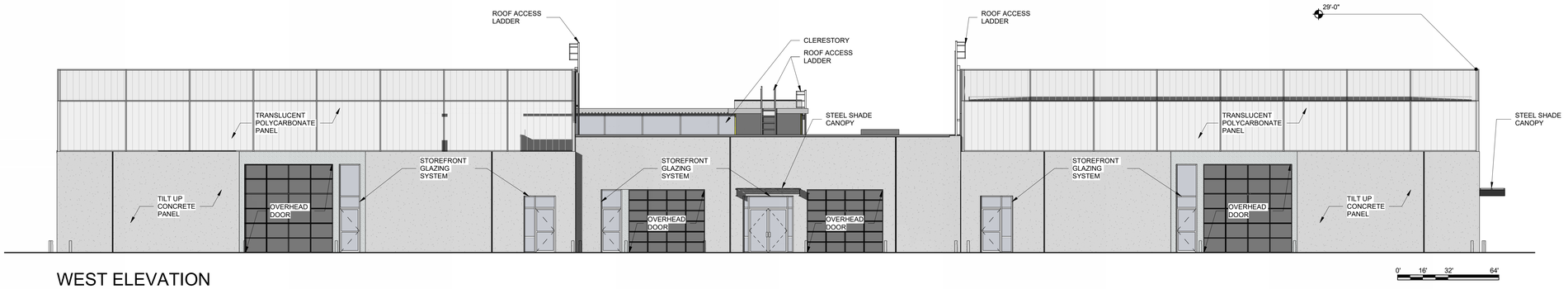
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

LEGEND

- TILIT UP COLORED CONCRETE DAVIS COLOR PEWTER 860
- TRANSLUSENT PANELS ICE WHITE MATTE
- GLAZING

CNM/RRPS APPLIED TECHNOLOGY PROGRAMS AT RIO RANCHO
ELEVATIONS

04/04/25

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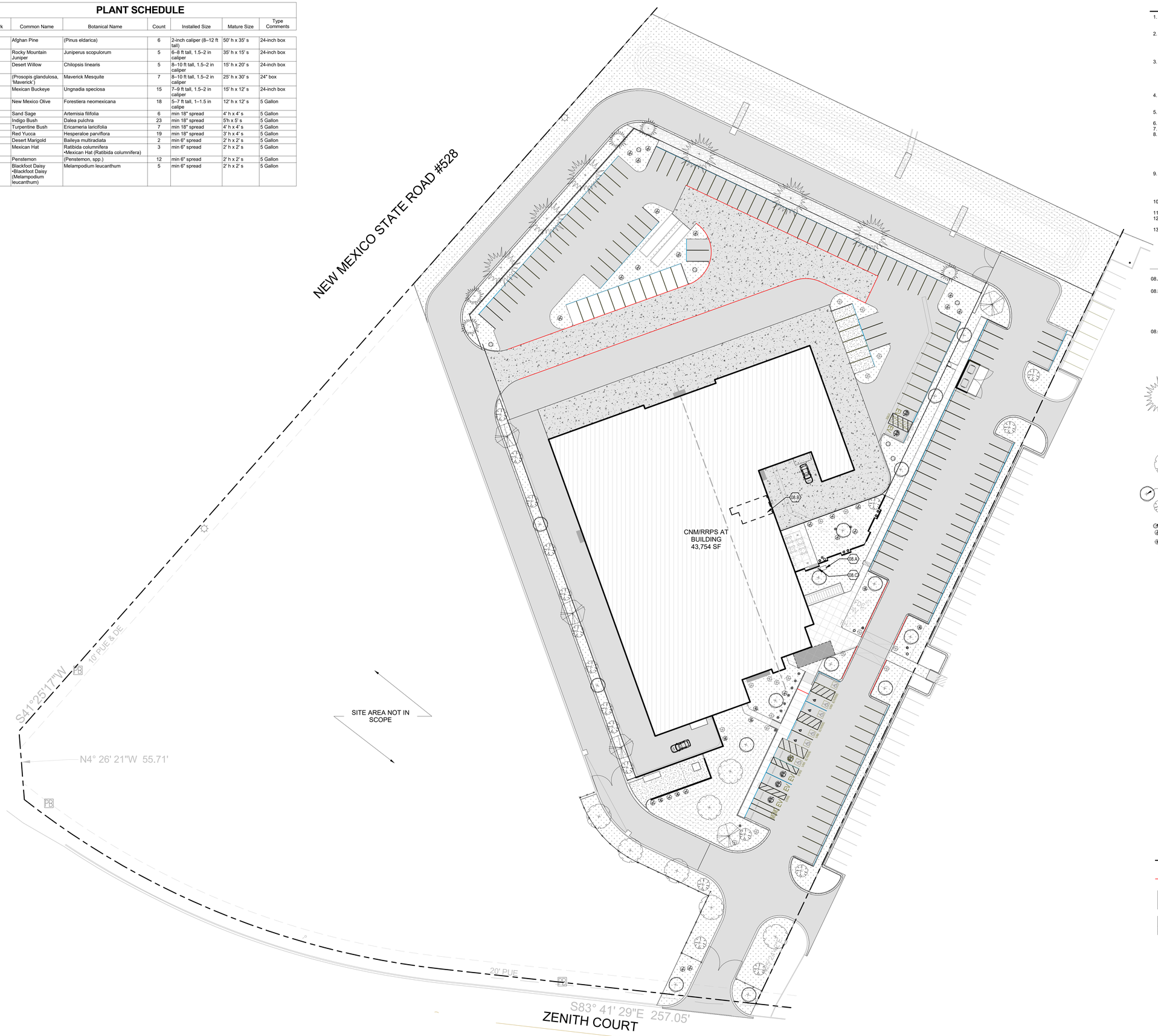
219 Central Ave NE | Suite #800 | Albuquerque, NM 87102
505.255.8668 | www.smpcarchitects.com

PLANT SCHEDULE

Mark	Common Name	Botanical Name	Count	Installed Size	Mature Size	Type Comments
1A	Afghan Pine	(Pinus eldarica)	6	2-inch caliper (8–12 ft tall)	50' h x 35' s	24-inch box
1B	Rocky Mountain Juniper	Juniperus scopulorum	5	6–8 ft tall, 1.5–2 in caliper	35' h x 15' s	24-inch box
2A	Desert Willow	Chilopsis linearis	5	8–10 ft tall, 1.5–2 in caliper	15' h x 20' s	24-inch box
2B	(Prosopis glandulosa, 'Maverick')	Maverick Mesquite	7	8–10 ft tall, 1.5–2 in caliper	25' h x 30' s	24" box
3A	Mexican Buckeye	Ungnadia speciosa	15	7–9 ft tall, 1.5–2 in caliper	15' h x 12' s	24-inch box
3B	New Mexico Olive	Forestiera neomexicana	18	5–7 ft tall, 1–1.5 in calipe	12' h x 12' s	5 Gallon
4A	Sand Sage	Artemisia filifolia	6	min 18" spread	4' h x 4' s	5 Gallon
4B	Indigo Bush	Dalea pulchra	23	min 18" spread	5'h x 5' s	5 Gallon
4C	Turpentine Bush	Ericameria laricifolia	7	min 18" spread	4' h x 4' s	5 Gallon
4D	Red Yucca	Hesperaloe parviflora	19	min 18" spread	3' h x 4' s	5 Gallon
5A	Desert Marigold	Baileya multradiata	2	min 6" spread	2' h x 2' s	5 Gallon
5B	Mexican Hat	Ratibida columnifera •Mexican Hat (Ratibida columnifera)	3	min 6" spread	2' h x 2' s	5 Gallon
5C	Penstemon	(Penstemon, spp.)	12	min 6" spread	2' h x 2' s	5 Gallon
5D	Blackfoot Daisy •Blackfoot Daisy (Melampodium leucanthum)	Melampodium leucanthum	5	min 6" spread	2' h x 2' s	5 Gallon



1 **LANDSCAPE PLAN**
1" = 30'-0"

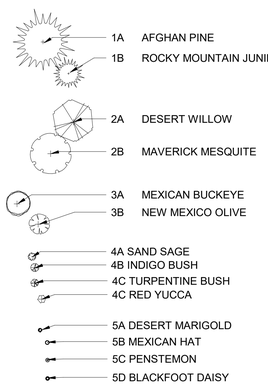
0' 15' 30' 60'

GENERAL NOTES

1. IF THIS SHEET IS NOT 30" X 42," THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY. REQUEST CLARIFICATION FROM ARCHITECT IF DIMENSIONS ARE IN QUESTION.
2. LANDSCAPE IRRIGATION WILL BE DESIGN-BUILD BY THE LANDSCAPE SUB-CONTRACTOR. DESIGN SHALL MEET ALL LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES. SUB-CONTRACTOR TO PROVIDE DESIGNED SHOP DRAWINGS FOR REVIEW BY ARCHITECT. PROVIDE IRRIGATION TO ALL PLANTING AREAS
3. IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION, NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THIS PLANTING PLAN AND THE PLANT LIST.
4. FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
5. THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
6. TREES SHALL BE INSTALLED PER DETAIL G9/LS501
7. SHRUBS SHALL BE INSTALLED PER DETAIL G13/LS501
8. IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "TYPE COMMENTS" AND HEIGHT & SPREAD CALLED OUT UNDER "INSTALLED SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "INSTALLED SIZE" EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL CHARGE TO THE OWNER.
9. CONTRACTOR SHALL PROVIDE SHALLOW WATER HARVESTING BASIN AT PLANTINGS TO PROVIDE STORMWATER COLLECTION. PROVIDE POSITIVE DRAINAGE WITHIN PLANTING BEDS TO BOTTOM OF BASIN, COORDINATE FINAL SUBGRADE WITH OWNER'S REPRESENTATIVE IN THE FIELD.
10. NATURAL EDGE BETWEEN MATERIALS - NO EDGING MATERIAL REQUIRED.
11. PROVIDE REVEGETATION TO THE LIMITS OF DISTURBANCE ONLY.
12. EPA WATERSENSE CERTIFIED WEATHER BASED SMART CONTROLLER SHALL BE INSTALLED.
13. REFER TO CIVIL FOR ALL CURB AND GUTTER DETAILS, DIMENSIONS AND LOCATIONS.

SHEET KEYNOTES

08.A	HOT BOX CONTAINING IRRIGATION BACKFLOW PREVENTER. SEE CIVIL AND PLUMBING DRAWINGS.
08.B	LOCATE IRRIGATION CONTROLLER IN MECHANICAL ROOM. RAINBIRD MODEL (ESP 12 LX CONTROLLER W/FS 120V - 1920F45120) LANDSCAPE SUB-CONTRACTOR TO COORDINATE REQUIRED COMPONENTS TO ALIGN WITH RIO RANCHO PUBLIC SCHOOL STANDARDS AND FUNCTIONALITY. FULLY DESIGNED SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
08.C	IRRIGATION METER, COORDINATE WITH CIVIL & PLUMBING DRAWINGS



Property line
Fire Lane
Asphalt Surfacing
Heavy Duty Asphalt
Gravel Surfacing
Concrete Sidewalk
Landscape area
Fractured rip rap

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NOT FOR CONSTRUCTION

75% CD

NOT FOR CONSTRUCTION

CNM/RRPS APPLIED TECHNOLOGY PROGRAMS AT RIO RANCHO

6051 ZENITH CT NE
RIO RANCHO, NM 87144

NO	DATE	DESCRIPTION

DATE:	07/29/2024
PROJECT #:	23017
DRAWN BY:	rsj
CHECKED BY:	Checker

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SHEET TITLE

LANDSCAPE PLAN

LP101

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

May 23, 2025

RE: Site Plan, Case No. 25-160-00006
6051 Zenith Ct NE

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, Rio Rancho Public Schools, is requesting a site plan approval for a proposed automotive technology building at the property legally described as Corrales North Business Tech Center, Block A, Lot 1A, and addressed as 6051 Zenith Ct NE. The property is zoned SU: Special Use and is approximately 10.44 acres.

The **Governing Body** will consider the request and have the final approval on **Thursday, June 12, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

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

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

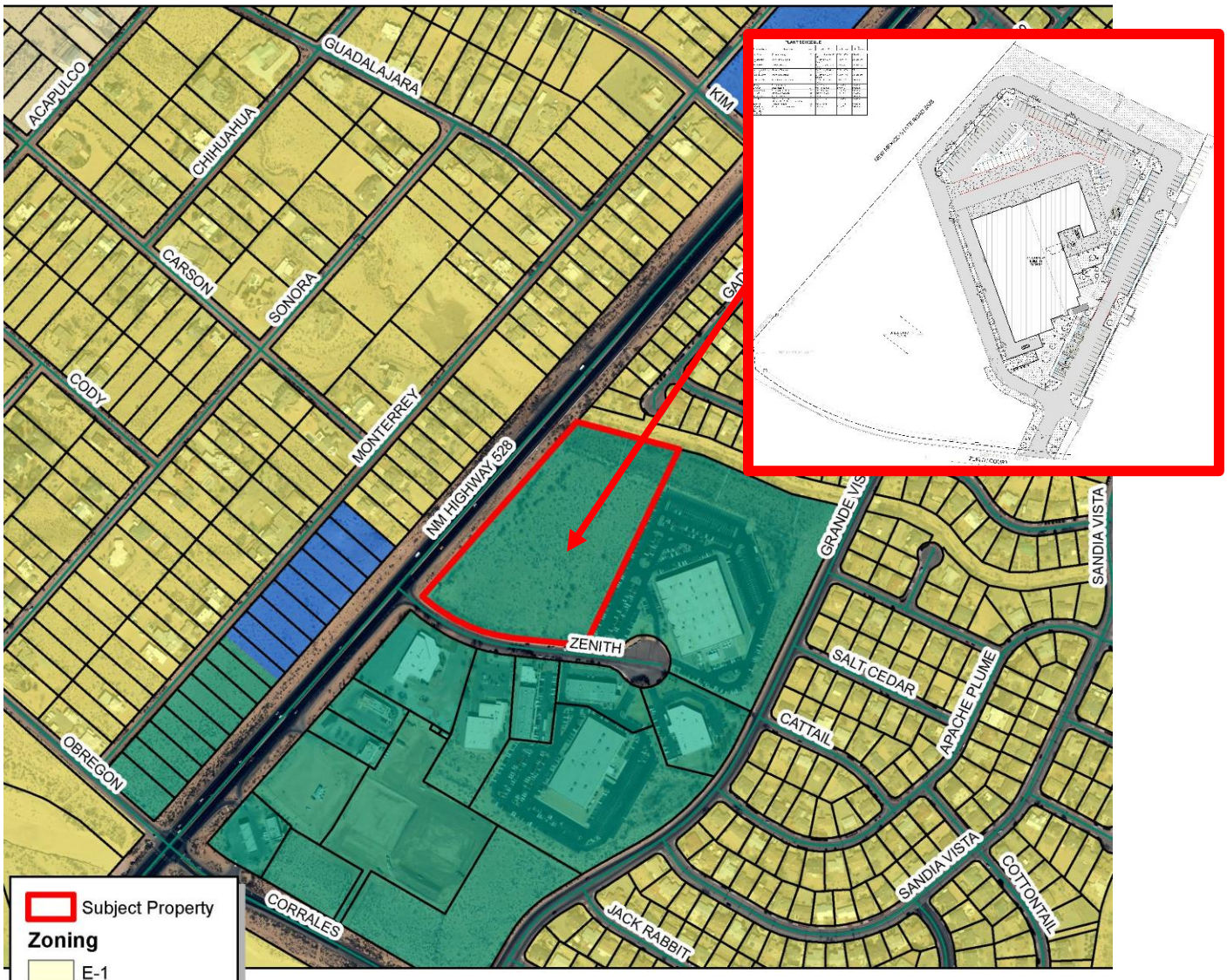
Respectfully,

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

The City of Rio Rancho

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

CORRALES NORTH BUSINESS TECH CENTER, BLOCK A, LOT 1A



Map created by: Michelle Costilla 5/21/2025

NEW MEXICO'S LEADING NEWS SOURCE
ALBUQUERQUE JOURNAL
El Defensor Chieftain RIO RANCHO OBSERVER VALENCIA COUNTY News-Bulletin

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 05/22/2025

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

Ad ID:	**235660**
Description:	
Run Dates:	**05/28/2025 - 05/28/2025**
Class:	**3001**
Orig User:	**master**
Words:	**245**
Lines:	**69**
Agate Lines:	**98**
Depth:	**7.00**
Blind Box:	

Total Ad Cost **$87.82**
Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	05/28/2025	05/28/2025	1	81.60

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, June 12, 2025:

Development Process Manual (DPM)
The City of Rio Rancho is requesting approval of the adoption of a Resolution of the City of Rio Rancho, New Mexico for an update to the Development Process Manual (DPM).

Text Amendment Request
Case #25-105-00001
The City of Rio Rancho is requesting approval of text amendments the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement.

Site Plan
Case #25-160-00006
The applicant, Rio Rancho Public Schools, is requesting a site plan approval for a proposed automotive technology building at the property legally described as Corrales North Business Tech Center, Block A, Lot 1A, and addressed as 6051 Zenith Ct NE. The property is zoned SU: Special Use and is approximately 10.44 acres.

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

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

Journal: May 28, 2025.

CORRALES NORTH BUSINESS TECH CENTER, BLOCK A, LOT 1A

Subject Property

Adjacent Properties

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.

0 295 590 1,180

Feet

Map created by: Michelle Costilla 5/21/2025

From: Kenna Cantrell <kcantrell@desertroseabq.com>
Sent: Wednesday, June 11, 2025 10:42 PM
To: MICHELLE COSTILLA <mcostilla@rrnm.gov>
Cc: Karen Pace <karen@msconstructors.com>
Subject: Site Plan Case No. 25-160-00006 6051 Zenith Ct. NE

Caution! This message was sent from outside your organization. Report

You don't often get email from kcantrell@desertroseabq.com. Learn why this is important

Hello Ms. Costilla,

Your letter dated May 23, 2025, concerning our property at 6080 Zenith Ct. NE invited comments and questions to be submitted regarding the land development decision.
Please accept this email as our submission of comments/questions/concerns that we hope will be given consideration both at the meeting on 6/12 as well as prior to final approval by the city.

As owners of 6080 Zenith Ct. NE since before Rio Rancho Public Schools purchased the property that encompasses 7001 and 6051 Zenith Ct. NE, we have had the opportunity to observe how Rio Rancho Public Schools has attended to the property overall. The major renovation of the 7001 building has brought more concerns of theft and the need for greater police presence. The property overall has deteriorated, other than the interior of the 7001 building. The weed control and general upkeep of the landscaping and surrounding area are not well kept at all. Trees have died and fallen over, other plantings have died and/or suffered, there is no weed control and anything that has died, has not been removed.

That said, with the school district now wanting to build an additional structure for automotive technology, our faith is not high that care will be taken of the property in general.

Beyond the above we have the following comments/concerns we hope will be considered:
Traffic Flow: There will likely be more young drivers and students using Zenith Ct. NE. Considering that between the Explore Academy and Crossfit Thunderhawk, which are already established, there are many young children in the area. We hope extensive consideration is being given to safety, traffic and speed control and the fact that Zenith Ct. is a "court" and not a thoroughfare.
Parking: We of course would expect the School District and the City to take every measure and ensure that there will be no parking in the street, along curbs nor in spaces owned by other buildings in the Court such ours.
Zoning: The area is zoned for Special Use. Is it confirmed and approved that RR Public Schools proposed use conforms to the Special Use permissive activities? If not, is a variance already requested?
Increased Demand on Public Utilities: Will the current infrastructure support, water/gas, electric, or will improvements be required? If the existing infrastructure/capacity needs improvements or upgrades, what assurance can we expect as adjacent landowners that we will not bear any financial or other burden or associated costs?
In conjunction with our concerns about the infrastructure, it should be noted that the condition of the pavement of Zenith Ct. NE has diminished significantly with all the heavy construction traffic associated with the 7001 building renovation. Additional construction traffic, and if the project

passes, increased student traffic, will further worsen its condition and hasten the need for significant repair and maintenance to the road itself.

Thank you for ensuring our comments and concerns are presented to the Governing Body.
Best Regards,
Property Owners
6080 Zenith Court NE
K2 Zen LLC
Kenna Cantrell
Karen Pace

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O16

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Administration

SUBJECT:
O16, Ordinance Amending Chapter 97 Alarm Systems

BACKGROUND AND ANALYSIS:
First reading of an Ordinance. Two readings with approval required for adoption.

The City of Rio Rancho is transitioning away from the Sandoval County Regional Emergency Communications Center (SCRECC) and establishing a Rio Rancho Emergency Communications Center, effective July 1, 2025, to better serve the citizens of Rio Rancho.

Pursuant to State of New Mexico rules and regulations, the Rio Rancho Emergency Communications Center has been recognized by the State as a Public Safety Answering Point (PSAP) within Sandoval County serving the City of Rio Rancho.

As a result of emergency communications center designation change, existing Municipal Code definition language requires updating.

The proposed Ordinance replaces references to “Sandoval County Regional Dispatch Center” with “Rio Rancho Emergency Communications Center.”

IMPACT:
Necessary text updates to Municipal Code will occur.

ALTERNATIVES:
Approve the Ordinance.

Do not approve the Ordinance.

DEPARTMENT RECOMMENDATION:
City staff recommends approval of the Ordinance as presented.

ATTACHMENT: Ordinance_O16

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE AMENDING CHAPTER 97 ALARM SYSTEMS

WHEREAS: the City of Rio Rancho is transitioning away from the Sandoval County Regional Emergency Communications Center (SCRECC) and establishing a Rio Rancho Emergency Communications Center, effective July 1, 2025, to better serve the citizens of Rio Rancho; and

WHEREAS: pursuant to State of New Mexico rules and regulations, the Rio Rancho Emergency Communications Center has been recognized by the State as a Public Safety Answering Point (PSAP) within Sandoval County serving the City of Rio Rancho; and

WHEREAS: as a result of emergency communications center designation change, existing Municipal Code definition language requires updating.

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

Section 1. Chapter 97, Alarm Systems, is hereby amended as follows (strikethrough is deleted text and underline is new text):

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

ALARM SYSTEM. Any device which is to detect fire, unauthorized entry, or medical emergency; and which emits a sound or transmits a signal or message when actuated, and causes notification to be made directly or indirectly to the ~~Sandoval County Regional Dispatch Center~~ Rio Rancho Emergency Communications Center, which serves as the area's Public Safety Answering Point ("PSAP"). For the purpose of this definition, an ALARM SYSTEM shall not include:

(1) Devices which are not designed or used to register alarms that are audible, visible, or perceptible outside of a protected area; or

(2) A device installed in a motor vehicle.

ALARM SYSTEM BUSINESS. The business of any individual, partnership, corporation, or other entity engaged in selling, leasing, maintaining, servicing, repairing, monitoring, or installing any alarm system, or in causing any alarm system to be sold, leased, maintained, serviced, repaired, altered, replaced, monitored or installed in any building, structure or facility.

ALARM USER. Any person in control of any building, structure, facility, or portion thereof,

where an alarm system is utilized.

ALARM USER PERMIT. An annual permit issued by the city allowing the operation of an alarm system within the city.

AUTOMATIC DIALING DEVICE. An alarm system which automatically sends a prerecorded voice or coded signal indicating the existence of an emergency situation that the alarm system is designed to detect.

CENTRAL STATION. That part of the alarm business which intercepts signal activation of an alarm device and relays this information by live voice to the PSAP.

DEPARTMENT. The Rio Rancho Police Department and/or the Rio Rancho Fire Rescue Department, as the context may require.

DIRECT LINE. A telephone line direct to the PSAP that is for use only to report emergency signals on a person-to-person basis.

DIRECTOR. The Chief of the Police Department or his/her designee.

ENHANCED 911 TRUNK LINE. A telephone line leading directly into the PSAP that is for the purpose of handling emergency calls on a person-to-person basis covering the service area within the Department's jurisdiction.

FALSE ALARM. The activation of any alarm system, which was not the result of any emergency or threat of emergency of the kind for which the alarm system was designed to give notice. In determining whether an alarm is a false alarm, all circumstances shall be considered, including no evidence of criminal activity, fire, smoke, carbon monoxide, heat or other threat of emergency of the kind for which the alarm system was designed to give notice.

FIRE DEPARTMENT. The publicly supported Fire Rescue Department of the City of Rio Rancho.

PERMIT HOLDER. The alarm user to whom an alarm user permit is issued.

PERSON. Any individual, firm, partnership, association, corporation, company or organization of any kind.

POLICE DEPARTMENT. The publicly supported Police Department of the City of Rio Rancho.

PSAP. The publicly supported ~~Sandoval County Regional Dispatch Center~~ Rio Rancho Emergency Communications Center.

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

Ordinance or the regulation so challenged.

Section 3. Compiling Clause. This Ordinance shall be incorporated in and compiled as part of the Revised Ordinances of the City of Rio Rancho, (R.O. 2003).

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

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Development Services

SUBJECT:
O17, Ordinance Amending Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
This item has been withdrawn by the City of Rio Rancho.

The Planning and Zoning Board heard this item on May 27, 2025 and voted to recommend denial to the Governing Body. The Board then recommended to postpone the update to the Development Process Manual (DPM), a connected item, to the meeting date certain of July 22, 2025.

Because a legal notice was published prior to the Board's decision, this item must be listed on the June 12, 2025 agenda.

City staff is also requesting, as part of June 12, 2025 meeting agenda, that the DPM item is withdrawn as well and not considered until a recommendation is given by the Planning and Zoning Board.

ATTACHMENT: Legal Notice

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

El Defensor Chieftain | Rio Rancho Observer | Valencia County News-Bulletin

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 05/22/2025

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

Ad ID:	**235660**
Description:	
Run Dates:	**05/28/2025 - 05/28/2025**
Class:	**3001**
Orig User:	**master**
Words:	**245**
Lines:	**69**
Agate Lines:	**98**
Depth:	**7.00**
Blind Box:	

Total Ad Cost **$87.82**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	05/28/2025	05/28/2025	1	81.60

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The GOVERNING BODY of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Thursday, June 12, 2025:

Development Process Manual (DPM)
The City of Rio Rancho is requesting approval of the adoption of a Resolution of the City of Rio Rancho, New Mexico for an update to the Development Process Manual (DPM).

Text Amendment Request
Case #25-105-00001
The City of Rio Rancho is requesting approval of text amendments the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement.

Site Plan
Case #25-160-00006
The applicant, Rio Rancho Public Schools, is requesting a site plan approval for a proposed automotive technology building at the property legally described as Corrales North Business Tech Center, Block A, Lot 1A, and addressed as 6051 Zenith Ct NE. The property is zoned SU: Special Use and is approximately 10.44 acres.

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

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

Journal: May 28, 2025.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Development Services

SUBJECT:
R64, Resolution Updating the Development Process Manual (DPM)

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
This item has been withdrawn by the City of Rio Rancho.

The Planning and Zoning Board heard this item on May 27, 2025 and voted to postpone to the meeting date certain of July 22, 2025.

Because a legal notice was published prior to the Board's decision/postponement, this item must be listed on the June 12, 2025 agenda.

After the Board gives a recommendation for this item, it will be brought back to the Governing Body for consideration.

ATTACHMENT: Legal Notice

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

El Defensor Chieftain | Rio Rancho Observer | Valencia County News-Bulletin

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 05/22/2025

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

Ad ID:	**235660**
Description:	
Run Dates:	**05/28/2025 - 05/28/2025**
Class:	**3001**
Orig User:	**master**
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Total Ad Cost **$87.82**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
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CITY OF RIO RANCHO
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The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center CIR NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

Journal: May 28, 2025.

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D32

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Public Works

SUBJECT:
D32, Advice and Consent of the Governing Body to Award Contract No. 25-124-PW: Kim Road Improvements Design to HDR Engineering, Inc.

BACKGROUND AND ANALYSIS:
Kim Road is a two-lane roadway classified as a major collector between Idalia Road and N.M. 528 (Pat D'Arco Highway).

This project includes preliminary design, final design, and corridor right-of-way mapping, which will follow Federal guidelines to ensure future eligibility for Federal construction funding. The final design will define right-of-way acquisition needs, required environmental clearances, and estimated construction costs.

A Request for Proposal (RFP) was issued for design services, and the City received four proposals. After the selection committee's review, HDR Engineering, Inc. received the highest score for their proposal. The total cost of the design services is $1,726,675.92 including NMGRTs, which is funded via a specific earmark in the current Fiscal Year 2025 Budget.

The proposed design will improve the corridor's transportation infrastructure by resolving reoccurring storm drainage issues, replacing aging water lines that contribute to pavement deterioration, enhancing traffic flow, and supporting the area's anticipated growth.

The design duration for this project is estimated to be two (2) years from the notice to proceed date.

Once design is completed, funding for estimated right-of-way acquisition and construction costs will need to be identified and secured.

IMPACT:
Execution of the agreement will allow the City to complete the preliminary design, final design, and right-of-way mapping for improvements to Kim Road.

ALTERNATIVES:
Approve the contract.

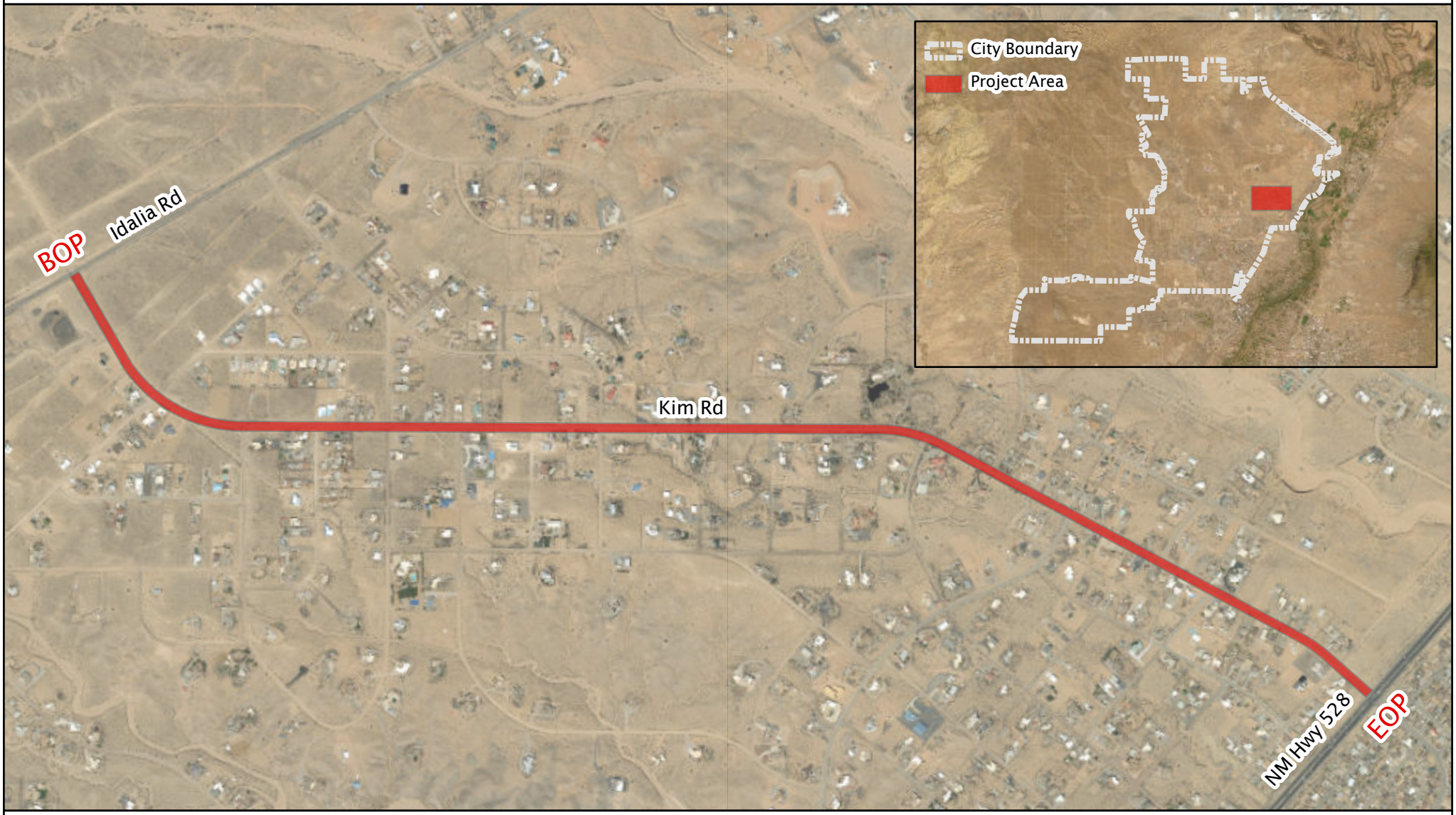
Do not approve the contract.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Governing Body approves the project to award the contract to HDR Engineering, Inc.

ATTACHMENT: Kim Road
ATTACHMENT: Agreement

Kim Road Improvements Design



Map Created by Elise Rodriguez 05/08/2025

0 0.25 0.5 Miles

Project Boundaries

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.

Data: City of Rio Rancho. NAD 1983 StatePlane New Mexico Central FIPS 3002 (US Feet). Basemap: MRCOG-NM,BHI,BernCo GIS, Maxar, Earthstar Geographics.

APPENDIX F
PROFESSIONAL SERVICES AGREEMENT 25-124-PW
KIM ROAD IMPROVEMENTS DESIGN

THIS AGREEMENT (the "Agreement") is made and entered into by and between the City of Rio Rancho (the "City"), a municipal corporation and political subdivision of the State of New Mexico, and HDR Engineering Inc., (the "Consultant"), a New Mexico corporation, as of the date indicated below.

WHEREAS, the City issued an RFP for Kim Road Improvements Design, RFP 25-008-PW, on January 28, 2025, containing the scope of work attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Consultant submitted a proposal in response to RFP 25-008-PW on February 28, 2025; and incorporated herein by reference and

WHEREAS, The City and the Consultant negotiated certain terms regarding the services to be provided pursuant to the RFP 25-008-PW, resulting in the project approach, labor, and direct costs fee proposals, attached hereto as Exhibit A Scope of Work and Exhibit B Cost Best and Final and Exhibit C Schedule, incorporated herein by reference;

NOW, THEREFORE, in consideration of the premises and the respective obligations set forth herein, the parties agree as follows:

1. ENGAGEMENT; SCOPE

The City hereby engages the Consultant to provide the services described in Exhibit A, attached hereto.

2. TERM; TERMINATION

Unless sooner terminated, this Agreement shall terminate upon the satisfactory completion if the Scope of Services.

(a) Notwithstanding anything to the contrary contained herein, the City may terminate this Agreement at any time by giving the Consultant such written notice as may be reasonable under the circumstances. Upon receipt of such written notice, the Consultant shall cease all work undertaken hereunder, except as may be necessary to provide for an orderly transition of such work. The Consultant may terminate this Agreement at any time with 60 days written notice to the City.

(b) Upon any termination of this Agreement, the Consultant shall provide a final invoice to the City, showing all costs incurred but unpaid, and the City shall pay such costs, as shown therein. The Consultant shall forthwith deliver all files, reports, and other materials concerning the services provided, maintained or controlled by the Consultant at the time of such termination, subject to all applicable federal and state law.

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(c) The Consultant shall have no claim, right or cause of action against the City for termination of this Agreement by City in accordance with the provisions of this paragraph, except as may be otherwise expressly provided with respect to the Consultant 's earned but unpaid costs as of the date of such termination.

(d) Nothing herein shall be construed as relieving the Consultant from liability to the City for damages sustained by the City as a result of a breach of this Agreement by the Consultant , and the City may withhold any payments otherwise due to the Consultant as a set-off against all or part of such damages, until such time as the exact amount of damages due the City from the Consultant is determined and that amount paid to (and/or withheld by) the City in full.

3. LIQUIDATED DAMAGES

The City and Offeror agree time is of the essence and that, in the case of the Offeror's failure to complete the design phase services within the time specified and agreed upon as specified in on the issued purchase order, the City will be damaged thereby; and because it is difficult to definitely ascertain and prove the amount of such damages, it is hereby agreed that the amount of such damages shall be the liquidated sum of **Two Hundred Dollars and zero cents ($200.00)** per calendar day for each day's delay in finishing the complete design phase services in excess of the number of working days prescribed; and the Offeror hereby agrees that said sum shall be deducted from amounts due the Offeror under the contract or, if no amount is due the Offeror, the Offeror hereby agrees to pay to the City as liquidated damages such total sum as shall be due for such delay, computed as aforesaid

4. COMPENSATION AND PAYMENT

For services rendered hereunder, the Consultant shall invoice the City monthly for services provided in accordance with the Consultant 's fee schedule included in Exhibit B. Consultant shall submit monthly invoices to the City showing the amount of compensation due, the amount of any New Mexico gross receipts taxes and the total amount payable. Payment of undisputed amounts shall be due and payable thirty (30) days after the City's receipt of the invoice.

5. RELATIONSHIP OF PARTIES

The Consultant (and each agent, employee and Consultant employed or engaged by the Consultant to fulfill the Consultant 's obligations hereunder) shall be an independent Consultant performing professional services for the City and not an employee of the City or an agent of the City for any purpose beyond the specific engagement for services set forth herein. As independent Consultants, the Consultant and its agents and employees shall not qualify for or receive any employee benefits from the City, including but not limited to leave, retirement, insurance, bonding, use of City vehicles, or any other benefits afforded to City employees.

6. STANDARD OF PERFORMANCE

The Consultant agrees and represents that it has the personnel, experience and knowledge necessary to qualify it for the particular duties to be performed under this Agreement. Consultant shall perform the work described herein in accordance with the highest standard of care for

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performance of the Services.

7. DELIVERABLES AND USE OF DOCUMENTS

All work, work product, and deliverables produced under contract with the City shall remain the exclusive property and shall inure to the benefit of the City as work for hire; the Consultant shall not use, sell, disclose or obtain any other compensation for such work for hire. In addition, the Consultant may not, with regard to all work, work product, deliverables or work for hire required by this Agreement, apply for in its name or otherwise, any copyright, patent or other property right and acknowledges that any such property right created or developed remains the exclusive right of the City.

8. EMPLOYEES AND SUBCONSULTANT S

The Consultant shall be solely responsible for payment of wages, salary or benefits to any and all employees or Consultant s retained by the Consultant in the performance of the Services. Consultant agrees to indemnify, defend and hold harmless the City for any and all claims that may arise from the Consultant 's relationships to its employees and subconsultants.

9. INSURANCE

The Consultant shall procure and maintain, at its own expense, all necessary or appropriate insurance coverage for itself and its agents and employees. But not by way of limitation, the Consultant shall maintain in force throughout the term of this Agreement, the following insurance policies:

(a) a professional liability insurance policy in an amount not less than One Million Dollars ($1,000,000) per claim and Two Million Dollars ($2,000,000) in the aggregate, written on a "claims made" basis, covering the Consultant 's errors and omissions in performing its services hereunder; and

(b) a commercial general liability insurance policy (ISO Form CG 0001) written on an occurrence basis and covering liabilities arising out of the performance of the Consultant 's services hereunder, including those provided by independent Consultant s, with coverage for products and completed operations, personal and advertising liability, and liability assumed under an insured contract, with coverage for any one occurrence or claim of not less than One Million Dollars ($1,000,000), and Two Million Dollars ($2,000,000) aggregate.

(c) The coverage required under this Section may be provided by two or more separate policies, if they together provide the coverage required. Such property and commercial general liability insurance must be endorsed as primary/non-contributory as to any insurance maintained by the additional named insureds and have a severability of interests clause.

(d) Should any insurance proceeds be insufficient to fund the repairs or replacement of any damage, the shortfall shall be funded by the Consultant . All deductibles and retentions are the sole responsibility of the Consultant to pay. The Consultant will have the sole responsibility for fulfillment of the conditions of the policy, including but not limited

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to reporting of claims. The Consultant acknowledges that obtaining property and commercial general liability insurance, in no way, limits its potential liability.

(e) The amount of necessary insurance shall be re-evaluated every three (3) years to adjust for inflation and the Consultant hereby agrees to update any obtained insurance in accordance with this provision of the Contract and the RFP.

(f) The Consultant shall provide to the City a certificate of insurance or declarations page(s) demonstrating compliance with the foregoing.

(g) The City shall be named as an additional insured under all policies required under this Section.

10. ASSIGNMENT AND DELEGATION

The Consultant shall not delegate or subcontract any portion of the services to be performed hereunder without the prior written approval of the City or customary in the provision of the Consultant 's services. Nor shall the Consultant assign or transfer any interest in this Agreement without the prior written consent of the City; provided, however, that, notwithstanding the foregoing, amounts due hereunder from the City to the Consultant may be assigned to a bank or trust company. Notwithstanding anything to the contrary contained herein, no assignment or transfer of funds and/or the Consultant 's right to payment hereunder shall bind the City to pay any person other than the Consultant for services provided hereunder.

11. RECORDS AND AUDIT

The Consultant shall maintain appropriate accounts and records to adequately identify and account for all services provided and costs chargeable to the City hereunder and such other records as may be required by law. Subject to applicable federal and state law, such records will be made available to the City and/or its authorized representative(s) during regular business hours, upon reasonable request, and will be retained for two (2) years after the termination of this Agreement, unless provided otherwise by the City in writing.

12. APPROPRIATIONS

The terms of this Agreement and all amounts payable hereunder are contingent upon sufficient appropriations therefore by the City's Governing Body. If sufficient appropriations are not made, the City shall notify the Consultant of the termination of this Agreement in accordance with the provisions of paragraph 2, above.

13. CONFIDENTIALITY

Any confidential information provided to or developed by the Consultant in the performance of this Agreement shall be kept confidential and shall not be revealed or made available to any person by the Consultant without the prior written approval of the City.

14. COMPLIANCE WITH LAWS AND POLICIES; CONFLICT OF INTEREST

(a) In the performance of their obligations hereunder, the parties shall obey and abide by all applicable laws, rules and regulations, and with all applicable ordinances, policies and procedures.

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(b) The Consultant hereby covenants, warrants and represents that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of its services under this Agreement. Without limiting the generality of the foregoing, the Consultant shall comply with all applicable legal or regulatory provisions concerning conflicts of interest.

(c) Both parties shall abide by all applicable federal and state laws, rules, regulations, and executive orders pertaining to equal employment opportunity; pursuant thereto, shall assure that no person shall, on the grounds of race, color, national origin, sex, age, or disability, be excluded from employment with, participation in, be denied the benefits of or be otherwise subjected to discrimination under, any program or activity performed under this Agreement; and to promptly take appropriate steps to correct any deficiency that may be found to occur in compliance with such laws and rules.

15. RELEASE; INDEMNITY

By its receipt of final payment of all amounts due under this Agreement, the Consultant shall release the City, and its officers and employees, from all liabilities, claims, and obligations whatsoever, arising from or under this Agreement. The Consultant shall indemnify and defend the City and hold the City harmless for and from any and every claim, action, liability, loss, damage or suit, arising from the fault of the Consultant in performing (or omitting to perform) services hereunder, including claims for payment with respect to work for items not properly specified in the Consultant 's work product.

16. FORCE MAJEURE

Neither the City nor the Consultant shall be liable for any delay in the performance of this Agreement, nor for any other breach, nor for any loss or damage arising from uncontrollable forces such as fire, theft, storm, war, or any other force majeure that could not have been reasonably avoided by exercise of due diligence.

17. LICENSES

The Consultant shall maintain all required licenses, including without limitation all necessary professional and business licenses, throughout the term of this Agreement. Consultant shall require and shall assure that all of the Consultants’s employees and subcontractors maintain all required licenses, including without limitation all necessary professional and business licenses.

18. NOTICES/POINT OF CONTACT

For the City, the sole points of contact under this Agreement shall be the Rio Rancho Fire Rescue. Any notice required or permitted to be given hereunder shall be sufficient if mailed to the address shown below or faxed to the number shown below for the party receiving notice, or to such other address or fax number of which such party has duly notified the other party in accordance with the provisions of this paragraph.

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For Notice to the City:	**For Notice to the Consultant:**
City of Rio Rancho Alex Clay 3200 Civic Center Circle Rio Rancho, New Mexico 87144 Telephone: 505 896-8227 Email: aclay@rrnm.gov	HDR Engineering Inc., Aaron Meilleur, P.E. Senior Vice President 2215 Louisiana Blvd. NE Suite 3000 Albuquerque, NM 87110-5483 Telephone: 505 830-5400 Email: aaron.meilleur@hdrinc.com

20. MERGER; AMENDMENT

This Agreement represents the entire agreement between the parties with respect to the matters addressed herein, and all prior agreements, covenants, and understandings between the parties concerning the same have been merged into this written Agreement. This Agreement shall not be altered, modified, changed, or amended except by a written instrument executed by the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement, effective as of the date executed by both parties.

CITY OF RIO RANCHO

By: _____
Matthew B. Geisel, City Manager
Peter Wells, Deputy City Manager

Date: _____

HDR ENGINEERING INC.,

By:_____
Aaron Meilleur, P.E. Senior Vice President

Date: _____

APPROVED AS TO FORM:

_____
Josh Rubin, City Attorney
Alexandra N. Lopez, Deputy City Attorney

Date: _____

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CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R65

AGENDA DATE:
June 12, 2025

DEPARTMENT:
City Clerk

SUBJECT:
R65, Resolution Notifying the Sandoval County Clerk of Rio Rancho Local Government Bodies (Public Improvement Districts and Tax Increment Development Districts) to be Elected at the November 4, 2025 Regular Local Election

BACKGROUND AND ANALYSIS:
The Resolution serves as the official notification to the Sandoval County Clerk of the local government body positions to be elected at the upcoming Regular Local Election.

Up for election are a total of twenty-nine (29) Public Improvement Districts (PIDs) and Tax Increment Development Districts (TIDDs), which includes the Stonegate PID and TIDD, Lomas Encantadas PID, Broadmoor Heights PID, Tierra Del Oro PID, Los Diamantes PID and TIDD, and Village TIDD. Subsection A of 1-22-4, NMSA 1978 requires each local government to notify the County Clerk of the above information between one hundred twenty and one hundred fifty days before the next Regular Local Election.

The Rio Rancho Governing Body has authorized the respective PIDs and TIDDs to be governed by separate district boards, pursuant to Sections 5-11-9 and 5-15-10, NMSA 1978. This Resolution sets out the district board positions that are up for election because of either term expiration or a vacancy. The term for each position will begin on January 1, 2026 and last for either a six (6) or four (4) year period.

Individuals interested in declaring as a candidate for a board position must do so on August 26, 2025 between 9:00 a.m. and 5:00 p.m. in the Sandoval County Clerk's Office.

If no person is registered to vote within a respective PID or TIDD within seventy days of the date of the Regular Location Election, the election for such district shall be canceled and an owner’s determination of the new directors must be conducted by ballot, as prescribed in Subsection G of 5-11-7 and Subsection I of 5-15-8, NMSA 1978.

IMPACT:
The proposed Resolution will allow for the required notification to the Sandoval County Clerk of the vacant board positions to be elected in the upcoming November 4, 2025 Regular Local Election.

ALTERNATIVES:
There are no alternatives. If this Resolution is not enacted and provided per State law, the vacant board positions for the PIDs and TIDDs will not be filled. Without the required number of board

members, each district will be unable to fulfill the responsibilities bestowed upon them by the Governing Body.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the proposed Resolution.

ATTACHMENT: Resolution_R65
ATTACHMENT: R65-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION NOTIFYING THE SANDOVAL COUNTY CLERK OF RIO RANCHO LOCAL GOVERNMENT BODIES TO BE ELECTED AT THE NOVEMBER 4, 2025 REGULAR LOCAL ELECTION

WHEREAS: the Stonegate Communities Public Improvement District is a public improvement district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-11-1 through 5-11-27, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 10 and Resolution No. 52, Enactment No. 13-049; and

WHEREAS: the Lomas Encantadas/Enchanted Hills Public Improvement District is a public improvement district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-11-1 through 5-11-27, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 10 and Resolution No. 54, Enactment No. 16-54; and

WHEREAS: the Broadmoor Heights Public Improvement District is a public improvement district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-11-1 through 5-11-27, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 10 and Resolution No. 80, Enactment No. 18-075; and

WHEREAS: the Tierra Del Oro Public Improvement District is a public improvement district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-11-1 through 5-11-27, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 10 and Resolution No. 24, Enactment No. 19-028; and

WHEREAS: the Los Diamantes Public Improvement District is a public improvement district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-11-1 through 5-11-27, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 10 and Resolution No. 37, Enactment No. 21-036; and

WHEREAS: the Stonegate Communities Tax Increment Development District is a tax increment development district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-15-1 through 5-15-28, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 9 and Resolution No. 51, Enactment No. 13-050; and

WHEREAS: the Village at Rio Rancho Tax Increment Development District is a tax increment development district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-15-1 through 5-15-28, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 9

and Resolution No. 82, Enactment No. 20-081; and

WHEREAS: the Los Diamantes Tax Increment Development District is a tax increment development district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-15-1 through 5-15-28, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 9 and Resolution No. 135, Enactment No. 09-133; and

WHEREAS: pursuant to Section 5-11-9 and 5-15-10 NMSA 1978, the Governing Body of the City of Rio Rancho, New Mexico has authorized the aforementioned Districts to be governed by separate district boards and in accordance with Subsection A of 1-22-4 NMSA 1978, the City must notify the Sandoval County Clerk of all local government positions located within the City of Rio Rancho to be filled at the next Regular Local Election.

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

Section 1. That the following Director positions are eligible for election at the Regular Local Election scheduled to be held on November 4, 2025.

A. Stonegate Communities Public Improvement District.
Director #1, 6-year term
Director #2, 6-year term
Director #3, 6-year term
Director #4, 4-year term
Director #5, 4-year term

B. Lomas Encantadas/Enchanted Hills Public Improvement District.
Director #1, 6-year term
Director #2, 6-year term
Director #3, 6-year term
Director #4, 4-year term
Director #5, 4-year term

C. Broadmoor Heights Public Improvement District
Director #1, 6-year term
Director #2, 6-year term
Director #3, 6-year term
Director #4, 4-year term
Director #5, 4-year term

D. Tierra Del Oro Public Improvement District
Director #1, 6-year term
Director #2, 6-year term
Director #3, 6-year term
Director #5, 4-year term

E. Los Diamantes Public Improvement District.
Director #4, 4-year term

Director #5, 4-year term

F. Stonegate Communities Tax Increment Development District.
Director #1, 6-year term
Director #2, 6-year term
Director #3, 4-year term
Director #4, 4-year term

G. The Village at Rio Rancho Tax Increment Development District.
Director #3, 4-year term
Director #4, 4-year term

J. Los Diamantes Tax Increment Development District.
Director #3, 4-year term
Director #4, 4-year term

Section 2. The Rio Rancho City Clerk is hereby directed to send a copy of this Resolution to the Sandoval County Clerk no later than one hundred twenty days prior to the election, who shall notify the Secretary of State no later than one hundred twelve days prior to the election for placement of the positions on the ballot, in accordance with Section 1-22-4 NMSA 1978.

Section 3. A declaration of candidacy form must be filed on the seventieth day prior to the election with the Sandoval County Clerk by any registered voter proposing to fill a District seat, in accordance with Section 1-22-7 NMSA 1978. If no person is registered to vote within a respective Public Improvement District or Tax Increment Development District within seventy days of the date of the Regular Location Election, the election for such district shall be canceled and an owner's determination of the new directors must be conducted by ballot, pursuant to Subsection G of 5-11-7 and Subsection I of 5-15-8 NMSA 1978.

Section 4. The term of office for each Director will commence on January 1, 2026 pursuant to Section 1-22-18 NMSA 1978 and must not exceed either the 4-year or 6-year term specified for the position in accordance with Subsection A of Section 5-11-9 and Subsection C of Section 5-5-10 NMSA 1978.

ADOPTED THIS _____ DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 65 **ENACTMENT NO. 25-063**

RESOLUTION NOTIFYING THE SANDOVAL COUNTY CLERK OF RIO RANCHO LOCAL GOVERNMENT BODIES TO BE ELECTED AT THE NOVEMBER 4, 2025 REGULAR LOCAL ELECTION

WHEREAS: the Stonegate Communities Public Improvement District is a public improvement district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-11-1 through 5-11-27, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 10 and Resolution No. 52, Enactment No. 13-049; and

WHEREAS: the Lomas Encantadas/Enchanted Hills Public Improvement District is a public improvement district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-11-1 through 5-11-27, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 10 and Resolution No. 54, Enactment No. 16-54; and

WHEREAS: the Broadmoor Heights Public Improvement District is a public improvement district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-11-1 through 5-11-27, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 10 and Resolution No. 80, Enactment No. 18-075; and

WHEREAS: the Tierra Del Oro Public Improvement District is a public improvement district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-11-1 through 5-11-27, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 10 and Resolution No. 24, Enactment No. 19-028; and

WHEREAS: the Los Diamantes Public Improvement District is a public improvement district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-11-1 through 5-11-27, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 10 and Resolution No. 37, Enactment No. 21-036; and

WHEREAS: the Stonegate Communities Tax Increment Development District is a tax increment development district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-15-1 through 5-15-28, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 9 and Resolution No. 51, Enactment No. 13-050; and

WHEREAS: the Village at Rio Rancho Tax Increment Development District is a tax increment development district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-15-1 through 5-15-28, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 9

and Resolution No. 82, Enactment No. 20-081; and

WHEREAS: the Los Diamantes Tax Increment Development District is a tax increment development district located in the City of Rio Rancho duly created and existing pursuant to Sections 5-15-1 through 5-15-28, NMSA 1978, City of Rio Rancho Administrative Procedures Chapter 2, Article 9 and Resolution No. 135, Enactment No. 09-133; and

WHEREAS: pursuant to Section 5-11-9 and 5-15-10 NMSA 1978, the Governing Body of the City of Rio Rancho, New Mexico has authorized the aforementioned Districts to be governed by separate district boards and in accordance with Subsection A of 1-22-4 NMSA 1978, the City must notify the Sandoval County Clerk of all local government positions located within the City of Rio Rancho to be filled at the next Regular Local Election.

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

Section 1. That the following Director positions are eligible for election at the Regular Local Election scheduled to be held on November 4, 2025.

A. Stonegate Communities Public Improvement District.
Director #1, 6-year term
Director #2, 6-year term
Director #3, 6-year term
Director #4, 4-year term
Director #5, 4-year term

B. Lomas Encantadas/Enchanted Hills Public Improvement District.
Director #1, 6-year term
Director #2, 6-year term
Director #3, 6-year term
Director #4, 4-year term
Director #5, 4-year term

C. Broadmoor Heights Public Improvement District
Director #1, 6-year term
Director #2, 6-year term
Director #3, 6-year term
Director #4, 4-year term
Director #5, 4-year term

D. Tierra Del Oro Public Improvement District
Director #1, 6-year term
Director #2, 6-year term
Director #3, 6-year term
Director #5, 4-year term

E. Los Diamantes Public Improvement District.
Director #4, 4-year term

Director #5, 4-year term

F. Stonegate Communities Tax Increment Development District.
Director #1, 6-year term
Director #2, 6-year term
Director #3, 4-year term
Director #4, 4-year term

G. The Village at Rio Rancho Tax Increment Development District.
Director #3, 4-year term
Director #4, 4-year term

J. Los Diamantes Tax Increment Development District.
Director #3, 4-year term
Director #4, 4-year term

Section 2. The Rio Rancho City Clerk is hereby directed to send a copy of this Resolution to the Sandoval County Clerk no later than one hundred twenty days prior to the election, who shall notify the Secretary of State no later than one hundred twelve days prior to the election for placement of the positions on the ballot, in accordance with Section 1-22-4 NMSA 1978.

Section 3. A declaration of candidacy form must be filed on the seventieth day prior to the election with the Sandoval County Clerk by any registered voter proposing to fill a District seat, in accordance with Section 1-22-7 NMSA 1978. If no person is registered to vote within a respective Public Improvement District or Tax Increment Development District within seventy days of the date of the Regular Location Election, the election for such district shall be canceled and an owner's determination of the new directors must be conducted by ballot, pursuant to Subsection G of 5-11-7 and Subsection I of 5-15-8 NMSA 1978.

Section 4. The term of office for each Director will commence on January 1, 2026 pursuant to Section 1-22-18 NMSA 1978 and must not exceed either the 4-year or 6-year term specified for the position in accordance with Subsection A of Section 5-11-9 and Subsection C of Section 5-5-10 NMSA 1978.

ADOPTED THIS 12TH DAY OF JUNE, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R66

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Administration

SUBJECT:
R66, Resolution to Require Immediate Removal or Repair of Ruined Building, Structures(s), Rubbish, Wreakage, Weeds, and Debris and Abatement of Premises at 1873 Blackberry Road, Rio Rancho New Mexico, 87144

BACKGROUND AND ANALYSIS:
The property located at 1873 Blackberry Road, Rio Rancho New Mexico, 87144 ("Property" or "Premises") and its curtilage are so covered with ruins, rubbish, wreckage, and/or other debris that they constitute a menace and/or nuisance to the public comfort, health, peace, welfare, and/or safety.

The City of Rio Rancho's Code Enforcement Division has been issuing citations at this property since 2021. The property has also been the scene of a stabbing, an explosion, and other criminal matters. The property has had 113 calls for service by the Rio Rancho Police Department since 2023. Most recently, on May 7, 2025, an occupant of the property caused an explosion by utilizing butane inside the property, which resulted in substantial damage to the home and burns to the individual. As a result of the explosion, the New Mexico Gas Company removed the gas meter; however, the occupants are now alleged to have tampered with the utilities at the property line (an investigation is pending into whether the occupants are unlawfully obtaining services). The home has been red tagged by the City of Rio Rancho's Building Division as being an unsafe structure.

The occupant and owner of the home, Jeffrey Dye, has warrants for his arrest out of the Rio Rancho Municipal Court and out of Sandoval County Magistrate Court. He has two open cases with the Rio Rancho Municipal Court for code violations. Jeffrey Dye previously had a Guardian Ad Litem; however, after speaking with her, she indicated Jeffrey Dye was released from guardianship last year. The guardianship agency currently has a quitclaim deed filed on the property; however, they indicate they are attempting to remove themselves and their interest from the property.

It should be noted that the Sandoval County Clerk has two quitclaim deeds that identify Freda Dye and CNRAG, Inc., as conservators for Jeffrey Dye. CNRAG was contacted and stated that they no longer serve as conservators for Jeffrey Dye, and that they do not wish to have an interest in the property; however, they have not filed the appropriate documents to remove themselves from the property. Freda Dye and CNRAG will be notified as part of the Resolution process.

IMPACT:
After 10 days of receipt of this Resolution should the property owner not commence with cleanup/abatement or file a written objection to the Resolution with the City Clerk pursuant to State

law, the City of Rio Rancho will begin abatement procedures as soon as possible.

If the City expends public funds to abate the nuisance violations, a lien would be placed by the City on the property to recover costs associated with the abatement actions, and the City may seek foreclosure in accordance with lien foreclosure proceedings, if necessary.

The Fiscal Year 2025 Budget included $100,000 to abate declared public nuisances as needed, and sufficient funding remains to address the Property.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

The City Manager's Office, Rio Rancho Fire and Rescue, and the Development Services Department's Code Enforcement Division recommend approval of the Resolution.

ATTACHMENT: Resolution_R66
ATTACHMENT: Exhibit A
ATTACHMENT: Exhibit B
ATTACHMENT: Exhibit C
ATTACHMENT: Exhibit D
ATTACHMENT: R66-Signed

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

PURSUANT TO § 3-18-5 NMSA 1978, A RESOLUTION TO REQUIRE IMMEDIATE REMOVAL OF RUINED, DAMAGED, OR DILAPIDATED BUILDINGS OR STRUCTURES, RUBBISH, WRECKAGE, AND DEBRIS, AND ABATEMENT OF MENACE AND/OR NUISANCE TO THE PUBLIC COMFORT, HEALTH, PEACE, OR SAFETY AT 1873 BLACKBERRY RD NE, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO 87144, DESCRIBED MORE SPECIFICALLY AS BLOCK 6 OF LOT 19 OF NORTH HILLS 1 IN THE CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO;REQUIRING OWNER(S) THEREOF PROMPTLY TO COMMENCE REMOVAL OR REPAIR OF THE RUINED BUILDING, STRUCTURES, RUBBISH, WRECKAGE AND/OR DEBRIS AND ABATEMENT OF THE MENACE/NUISANCE; AUTHORIZING THE CITY TO ABATE THE MENACE/NUISANCE TO PUBLIC COMFORT, HEALTH, PEACE, OR SAFETY; AND PROVIDING THAT THE CITY SHALL RECOVER ITS COSTS INCURRED IN THE MATTER.

WHEREAS: it has been brought to the attention of the Governing Body that the premises at 1873 Blackberry Road NE, Rio Rancho New Mexico, 87144 (the "Property") has been damaged severely by fire and/or neglect; and

WHEREAS: the City of Rio Rancho Code Enforcement Division began issuing Notices of Violations on March 30, 2021 (Rio Rancho Municipal Court case 21-231) for Inoperable Vehicles on the Property, and again on October 12, 2021 (Rio Rancho Municipal Court case 21-4988) for Building and Structure Exteriors, Exterior Premises (Debris) and Littering (See Exhibit A); and

WHEREAS: the City of Rio Rancho Code Enforcement Division again issued Notices of Violation on August 28, 2023, citing Building and Structure Exteriors 91.03, Exterior Premises (Debris) 91.04 (Case # 23-4559), and then again on December 8, 2023, citing two Inoperable Vehicles 91.06 and Building Permits 154.81 (See Exhibit A); and

WHEREAS: the City of Rio Rancho Code Enforcement Division most recently issued additional Notices of Violation on June 3, 2024 for Vegetation 91.05 (Case # 24-3431), and then again on March 9, 2025 for Inoperable/Abandoned Vehicles 91.06 (Case # 25-962), and again on April 21, 2025 for Exterior Premises (Debris) 91.04, Nuisances Declared 91.21, and Building Permits 154.81 (Case # 25-1922), and Code Enforcement found the Property to be covered with rubbish, dead vegetation, and/or other debris and six inoperable vehicles (See Exhibit A); and

WHEREAS: the Rio Rancho Building Division inspected and investigated the condition and structure of the Property on March 27, 2025, and issued a red tag for the Property due to the home being an unsafe structure. The home needs to be demolished and/or alterations must be made to restore the home to a

safe condition (See Exhibit A); and

WHEREAS: the Rio Rancho Fire & Rescue Department responded to an explosion at the property on May 7, 2025 (Call # 25078984) where they located damage from an explosion from the use of butane inside the residence. One person sustained injuries and was transported to the hospital, and the Property was secured due to the failing structural integrity of the residence. The New Mexico Gas Company removed the gas meter from the Property (See Exhibit B); and

WHEREAS: the Rio Rancho Building Division inspected and investigated the condition and structure of the Property on May 7, 2025. The Building Division identified ten (10) violations of the Building Code (See Exhibit C); and

WHEREAS: the Rio Rancho Police Department has responded to approximately 113 calls for service at the Property on various criminal matters including arrests for wanted individuals, thefts, suspicious activity, stolen vehicles at the Property, drug overdoses, welfare checks, a stabbing, domestic violence, and several calls and complaints of individuals or persons illegally occupying the home and causing a disturbance since 2023; and

WHEREAS: the City of Rio Rancho's Police Department, Fire Marshal, Code Enforcement and Building Divisions inspected and investigated the condition and structure of the home and surrounding areas on the Property, and found these to be so ruined, damaged, and/or dilapidated that the buildings and surrounding area constituted a menace and/or nuisance to the public comfort, health, peace, welfare, and/or safety, and removal and/or substantial repair is warranted (See Exhibits A-C); and

WHEREAS: the Governing Body finds that repair or abatement to the Property has not occurred since March 2021, the Property has been without some utility services since April 2024, the Premises and the remaining structure remain open and accessible to weather elements and potential trespassers, and the Property presents a multitude of dangers to the inhabitants of all surrounding properties and the general public; and

WHEREAS: the Governing Body finds that the Property is an imminent, ongoing, and serious menace to the public's comfort, health, peace, welfare, and/or safety which constitutes an ongoing public nuisance; and

WHEREAS: the Governing Body finds that immediate abatement of the hazardous conditions of the Property by removal of the unsafe home/building, other structures, rubbish, wreckage, and debris is required for the protection of the public comfort, health, peace, welfare, and/or safety.

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

SECTION 1.

A. That the findings of the City of Rio Rancho Police Department, Fire Marshal, Code Enforcement Division, and Building Division, in regard to the Property, structure(s), and/or curtilage, are hereby approved and adopted, and that all structure(s) and/or curtilage is found to be ruined, damaged, and dilapidated, as to be a menace to the public comfort, health, peace, welfare, and/or safety pursuant to §3-18-5 NMSA 1978; and

B. That the findings of the City of Rio Rancho Police Department, Fire Marshal, Code Enforcement Division, and Building Division, in regard to the Property, structure(s), and/or curtilage, are hereby approved and adopted, and that all structure(s) and/or curtilage is found to be ruined, damaged, and dilapidated, as to be a public nuisance injurious to the public health, safety, and welfare as proscribed by §30-8-1 NMSA 1978 and as reference in §3-18-5 NMSA 1978.

SECTION 2. That JEFFREY DYE, FREDA DYE (as conservator), CNRAG, Inc. (as conservator) the purported Owner of record of the Property pursuant to the Records of the County Clerk of Sandoval County, New Mexico, (see Exhibit D) and/or the agent in charge of the Property, (collectively, the "Owner") is hereby ordered to immediately commence and promptly bring to completion the removal of the unsafe building(s), other structures, rubbish, wreckage, and debris on the Property, to bring the Property into such a condition that it no longer constitutes a menace to the public comfort, health, peace, or safety, all to the full and complete satisfaction of the City, as determined by the City Manager.

SECTION 3. Within ten (10) days following receipt of a copy of this Resolution or of the posting and publishing of a copy of the Resolution, the Owner and/or his agent shall commence removing the building, structure(s), ruin, rubbish, wreckage, or debris, or file a written objection with the City Clerk, as described below. Once begun, abatement and/or removal shall be conducted vigorously and continuously until the unsatisfactory conditions have been fully resolved as provided herein.

SECTION 4. If the Owner or agent in charge of the Property objects to this Resolution or any provision hereof, such person(s) may, within ten (10) days following receipt of a copy of this Resolution or the posting and publishing of a copy of this Resolution, file written objections in the office of the City Clerk. The City will provide for a hearing before the Governing Body to consider the Resolution and the objections pursuant to §3-18-5(D) NMSA 1978. Further, pursuant to §3-18-5(E) NMSA 1978, and following any such hearing before the Governing Body, if the Owner is aggrieved by the determination of the Governing Body, the Owner may appeal the determination to the District Court.

SECTION 5. If the Owner fails to commence abatement of the unsatisfactory conditions on the Property:

A. Within ten (10) days of service of this Resolution or of the posting and publishing of this Resolution; or

B. Within five (5) days of the determination by the Governing Body that the Resolution shall be enforced; or

C. After the District Court enters judgment sustaining the determination of the Governing Body following an appeal to the District Court filed pursuant to § 3-18-5(E) NMSA 1978,

the City may remove the building(s), structure(s), ruins, rubbish, wreckage, and/or debris on the Property at the cost and expense of the Owner. The reasonable cost of such removal shall constitute a lien against the Property, as provided by law.

SECTION 6. The Owner shall be required to reimburse the City for its costs incurred in this matter, and such costs shall remain a lien on the Property until paid, as provided by law.

SECTION 7. The City may pay for the removal of such building(s), structure(s), wreckage, rubbish, and/or debris by granting to the person removing the same legal title to all salvageable materials removed from the Property in lieu of all other compensation.

SECTION 8. Any person or firm removing any condemned building, structure, wreckage, rubbish, or debris shall leave the Property from which the material has been removed in a clean, level, and safe condition, suitable for further occupancy or construction, and with all excavations filled.

SECTION 9. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of the Resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution. The Governing Body hereby declares that it would have passed this Resolution and each sentence, paragraph, sentence, clause word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

Exhibit 1

Location- 1873 BLACKBERRY RD NE

Code Enforcement Officer Patrol

March 27, 2025

Case- #25-2107, 25-2108, 25-2109

Violation- 91.04 Exterior Premises, 91.21 Nuisances Declared, 154.81 Building Permits

Description-
03/27/2025 08:43 AM JSANCHEZ ----------
Department Manager David Branch received an email from RRPD regarding violations at the property both inside and out fro m an arrest warrant that was conducted at the property. Pictures were provided of electrical fire hazards present at the property of the interior of the structure. While Code Enforcement cannot enter structures the pictures were enough to show Building Inspections and issue a Red Tag at the property. An inspection was conducted by DM David Branch and Officer Dale Carrier of the exterior of the property. Upon inspection excessive debris was present on the rear of the property. Debris consists of household items, trash and misc. items. Notice of violation was left at the property.

04/17/2025 09:15 AM JSANCHEZ ----------
Reinspection perfomed. Debris remains on the rear of the proeprty. It appears some debris has been removed but a majority still remains. A truck bed trailer is now present on the front of the property loaded with debris as well. A garage door opener remains on the side of the property as well. Citation will be issued.

05/08/2025 08:45 AM JSANCHEZ ----------
Arraignment scheduled for 5/21/25 at 10:00AM.
City of Rio Rancho vs. Dye, Jeff
Case Number: 2025-0001922
Year of Birth: 1967
Last four of SSN: [redacted]

Violation Date: April 21, 2025
Charges:
Exterior Premises (Debris)
Nuisances Declared
Building Permits

05/08/2025 08:48 AM JSANCHEZ ----------
City Sourced #5092411
Description: Brief Description of Fire: Tonight @ 2130 I was dispatched to 1873 Blackberry Rd. for a reported explosion. Occupancy was damaged due to a butane bottle that had been dropped and damaged and was ignited by lighting a cigarette. The structure sustained significant structural damage. 1 person sustained serious burn injuries and had to be transported. 1 other person had minor burns which did not require treatment. Utilities were secured by NM gas and PNM. Liability release and unsafe property sticker was placed on the front door. Occupants were advised to not occupy the residence and were given the ?After the Fire Packet.? Homeowner Information Name: Jeff Dye DOB: 2/4/1967 Mailing Address: 1873 Blackberry Rd, Rio Rancho, NM 87144 Driver?s License Number: Phone Number: 505-328-9509 SS# 525-13-0622Insurance Policy Information Name of Company: Not known Policy Number: Company Phone Number: Agent Name: Is the house secured: YES **NO** Is the house inhabitable: Yes **NO**

1873 Blackberry Rd.
After Fire Notificatic

STATE OF NEW MEXICO
COUNTY OF SANDOVAL
RIO RANCHO CODE ENFORCEMENT

NON-TRAFFIC CITATION

CASE NUMBER X

NAME (LAST)	FIRST	MI
DYE	JEFF	

ADDRESS: 1873 BLACKBERRY RD NE

CITY: RIO RANCHO | STATE: NM | ZIP CODE: 87144

SEX	HGT	WGT	HAIR	EYES	D.O.B.	S.S.N.
					[redacted] 1967	[redacted]

TELEPHONE | ADDITIONAL: DL # [redacted] 6904

ON 21 (DAY) APRIL (DATE), 20 25 _____ (AM PM) HRS. SAME (LOCATION)

DID THEN AND THERE COMMIT THE OFFENSE OF:

- ☐ 91.03 BUILDING & STRUCTURE EXT.
- ☒ 91.04 EXTERIOR PREMISES & VACANT LAND (DEBRIS/BLIGHT)
- ☐ 91.05 VEGETATION
- ☐ 91.06 INOPERABLE OR ABANDONED VEHICLES
- ☒ 154.81 BUILDING PERMITS
- ☐ 154.77 FENCE/WALL REGULATIONS
- ☐ 121.04 HOME OCCUPATION
- ☒ OTHER: NUISANCES DECLARED (COMMON NAME OF OFFENSE) — 91.21 (ORDINANCE NUMBER)

ESSENTIAL FACTS:
EXCESSIVE DEBRIS REMAINS ON THE REAR OF THE PROPERTY. ELECTRICAL WORK PERFORMED WITHOUT PERMITS OBTAINED. PROPERTY IS CONSTANTLY IN VIOLATION OF CITY ORDINANCES

I CERTIFY THAT I HAVE REASONABLE GROUNDS TO BELIEVE THAT THE DEFENDANT NAMED HEREIN COMMITTED THE LISTED OFFENSE(S) CONTRARY TO LAW.

OFFICER: J. SANCHEZ | I.D. NUMBER: 567A | DATE: 4/21/25

Without admitting guilt, I agree to appear in:
RIO RANCHO MUNICIPAL COURT
500 QUANTUM ROAD NE
RIO RANCHO, NM 87124

on or before _____, 20____ at _____ AM PM

SIGNATURE _____

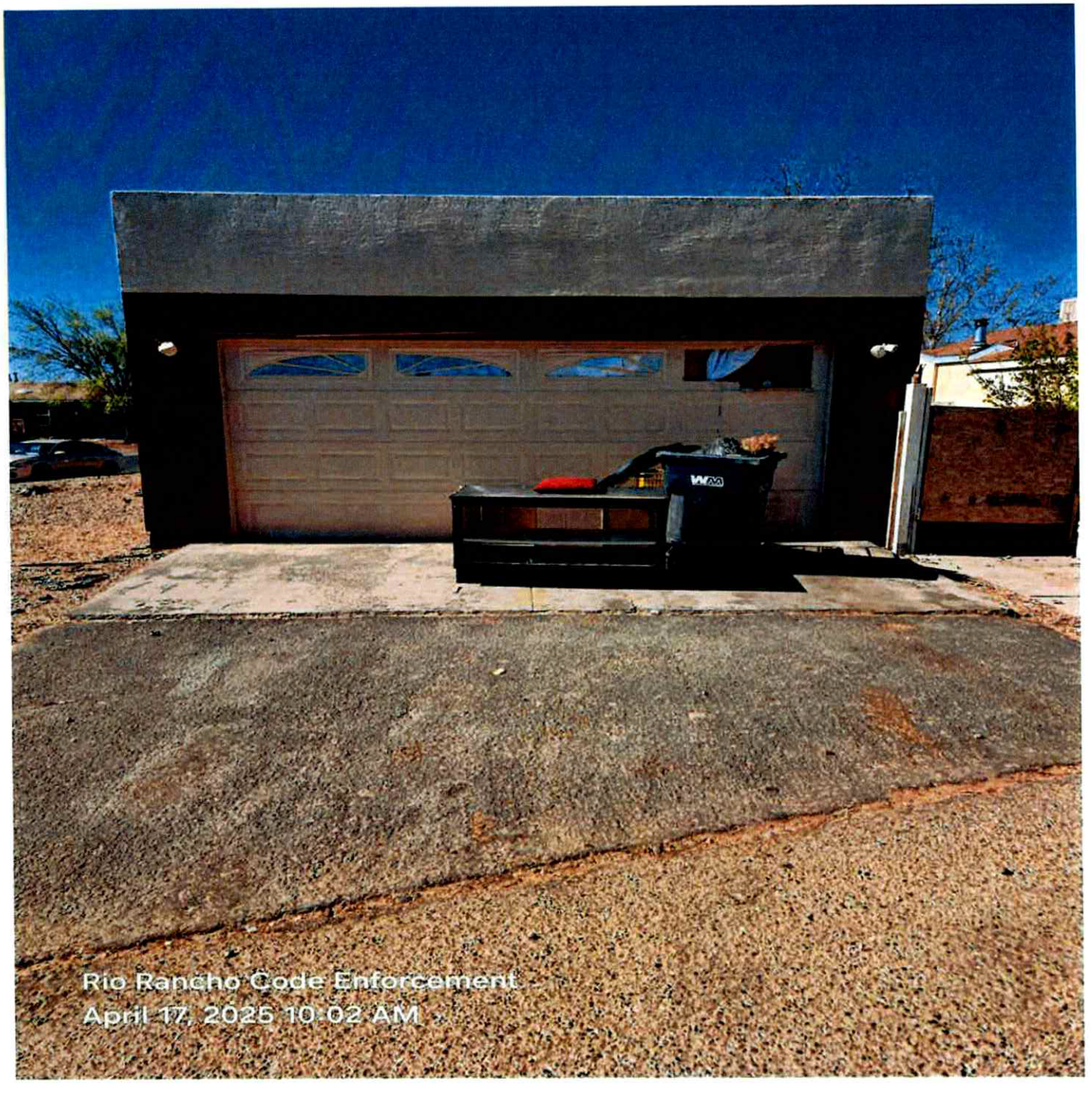
WARNING: I ACKNOWLEDGE RECEIPT OF THIS NOTICE AND AGREE THAT A VIOLATION OF THE LAW HAS BEEN COMMITTED. NO FURTHER ACTION IS REQUIRED.

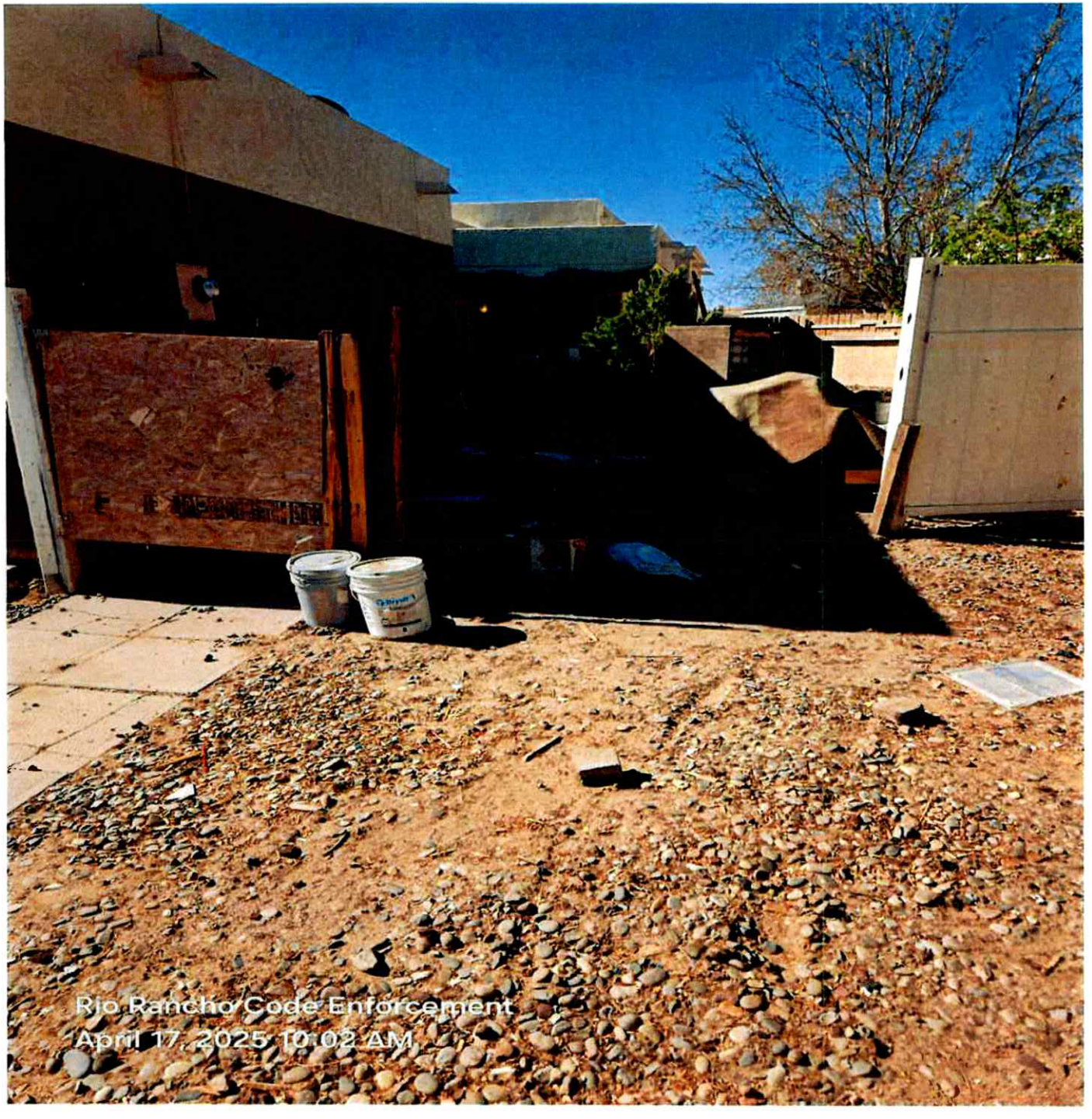
SIGNATURE OF DEFENDANT Summons

WHITE – Court Copy YELLOW – Officer Copy PINK – Defendant Copy

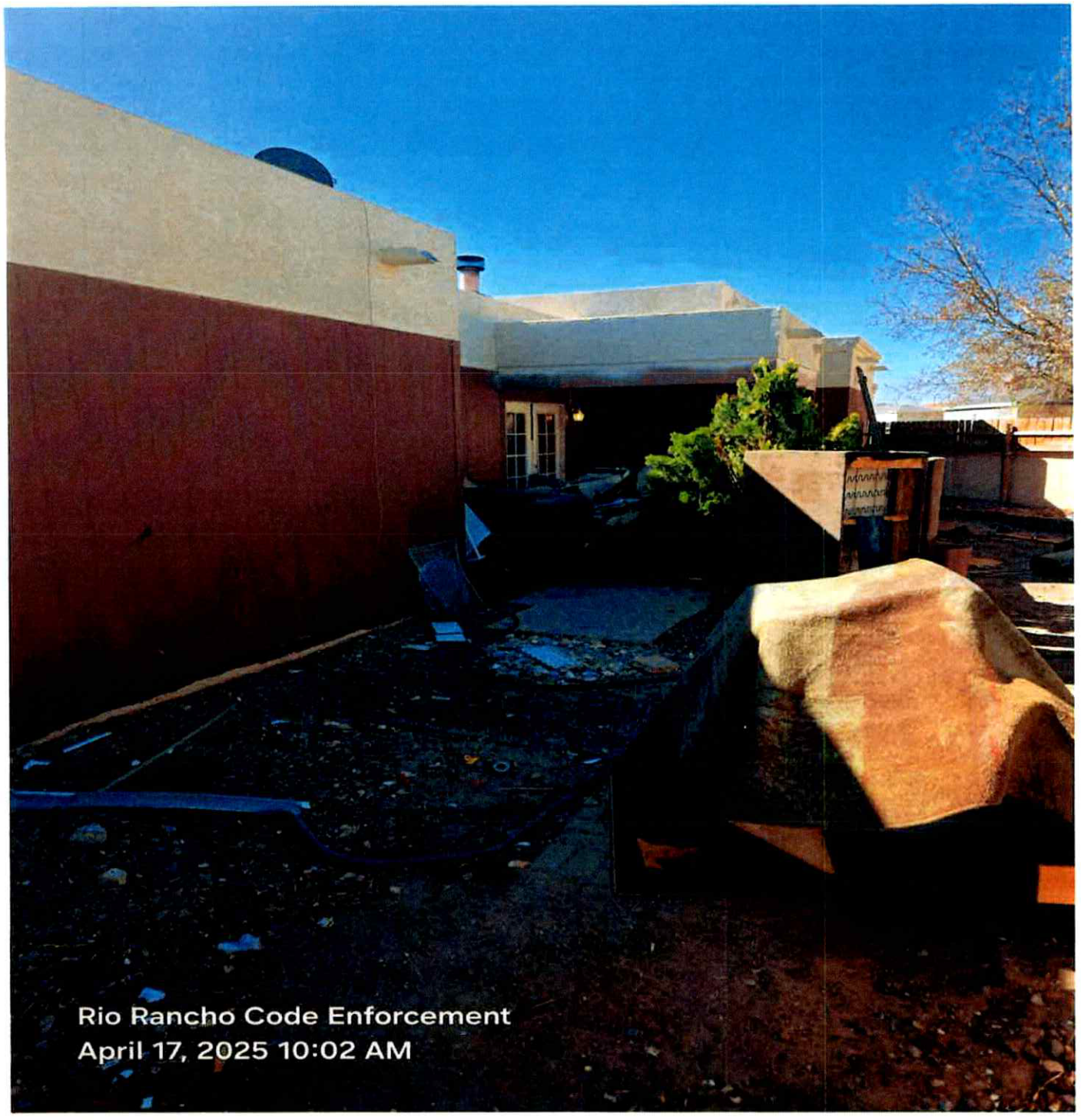
Rio Rancho Code Enforcement
April 21, 2025 9:17 AM

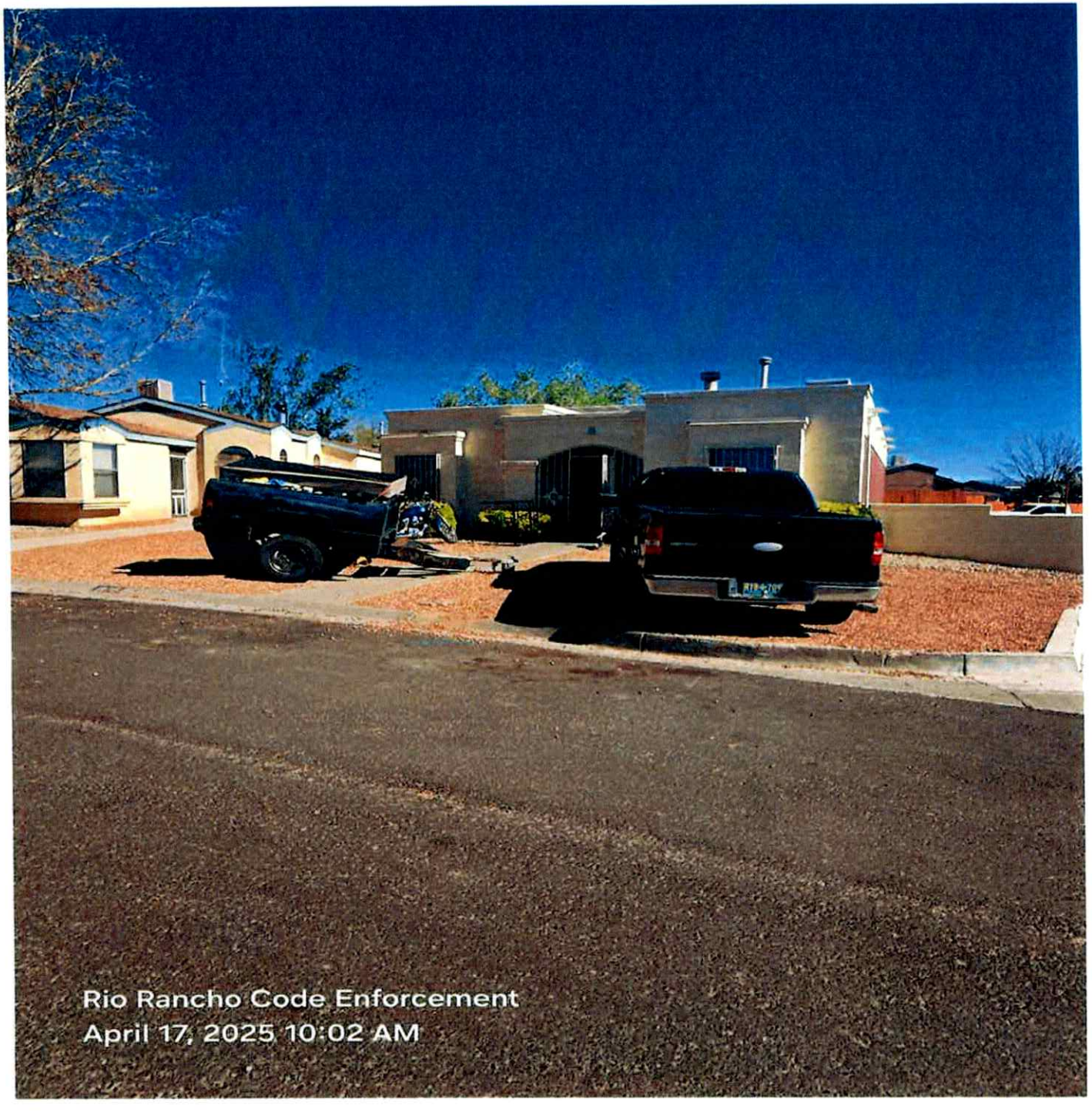
Pictures below were taken by Officer José Sanchez and Officer Dale Carrier on 4/17/25 for reinspection of the property.

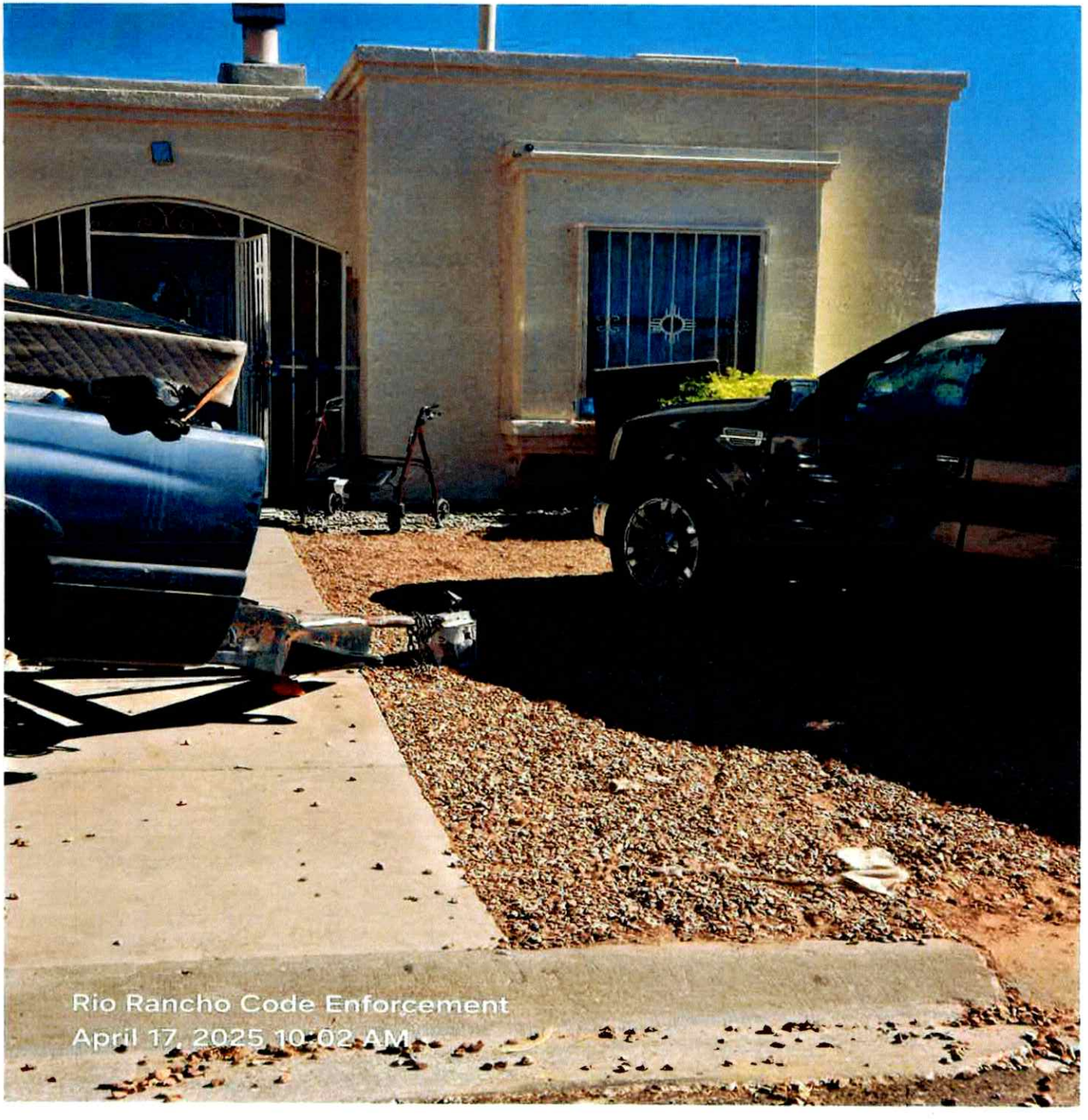

Rio Rancho Code Enforcement
April 17, 2025 10:02 AM

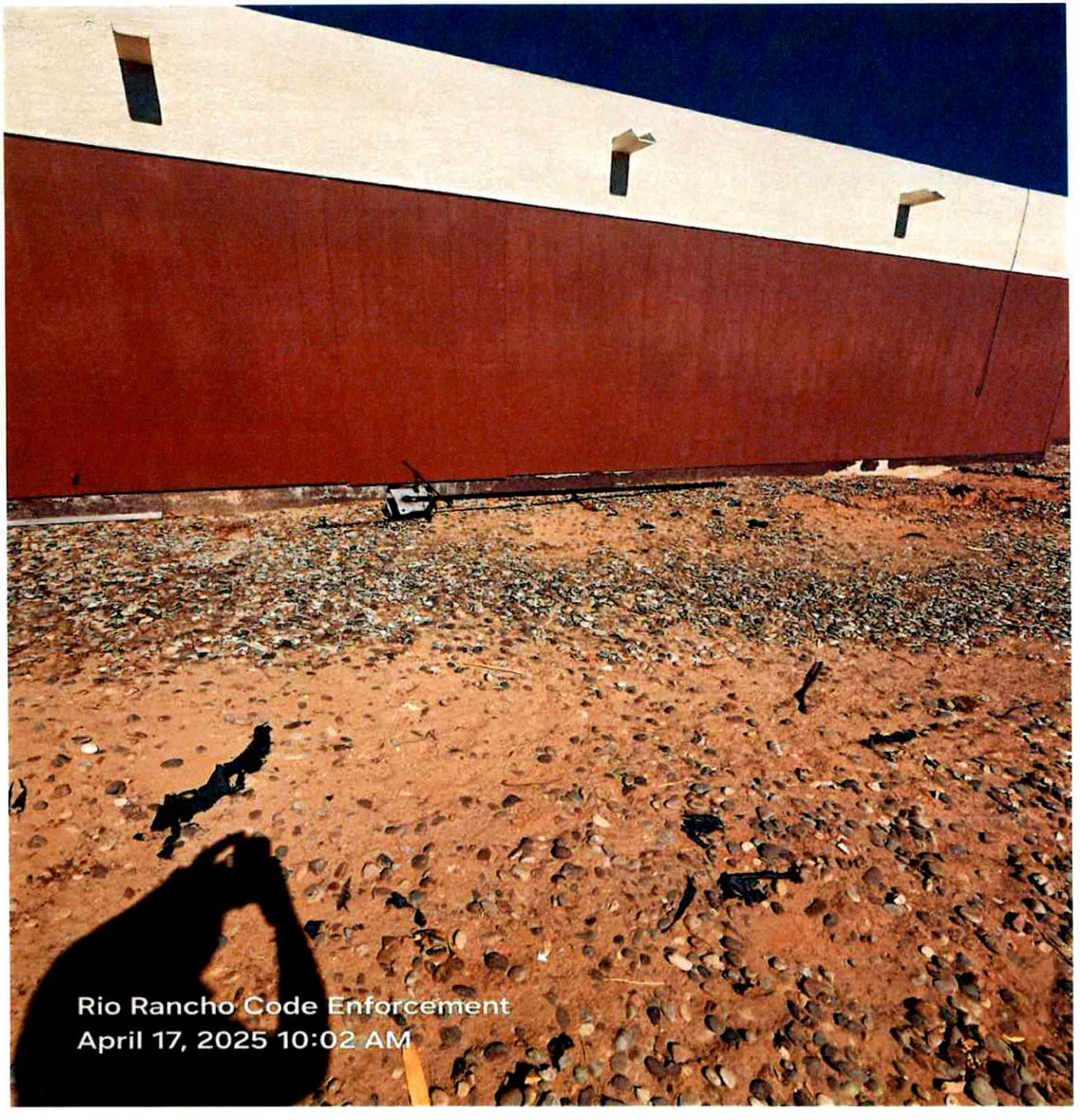

Rio Rancho Code Enforcement
April 17, 2025 10:02 AM

Rio Rancho Code Enforcement
April 17, 2025 10:02 AM

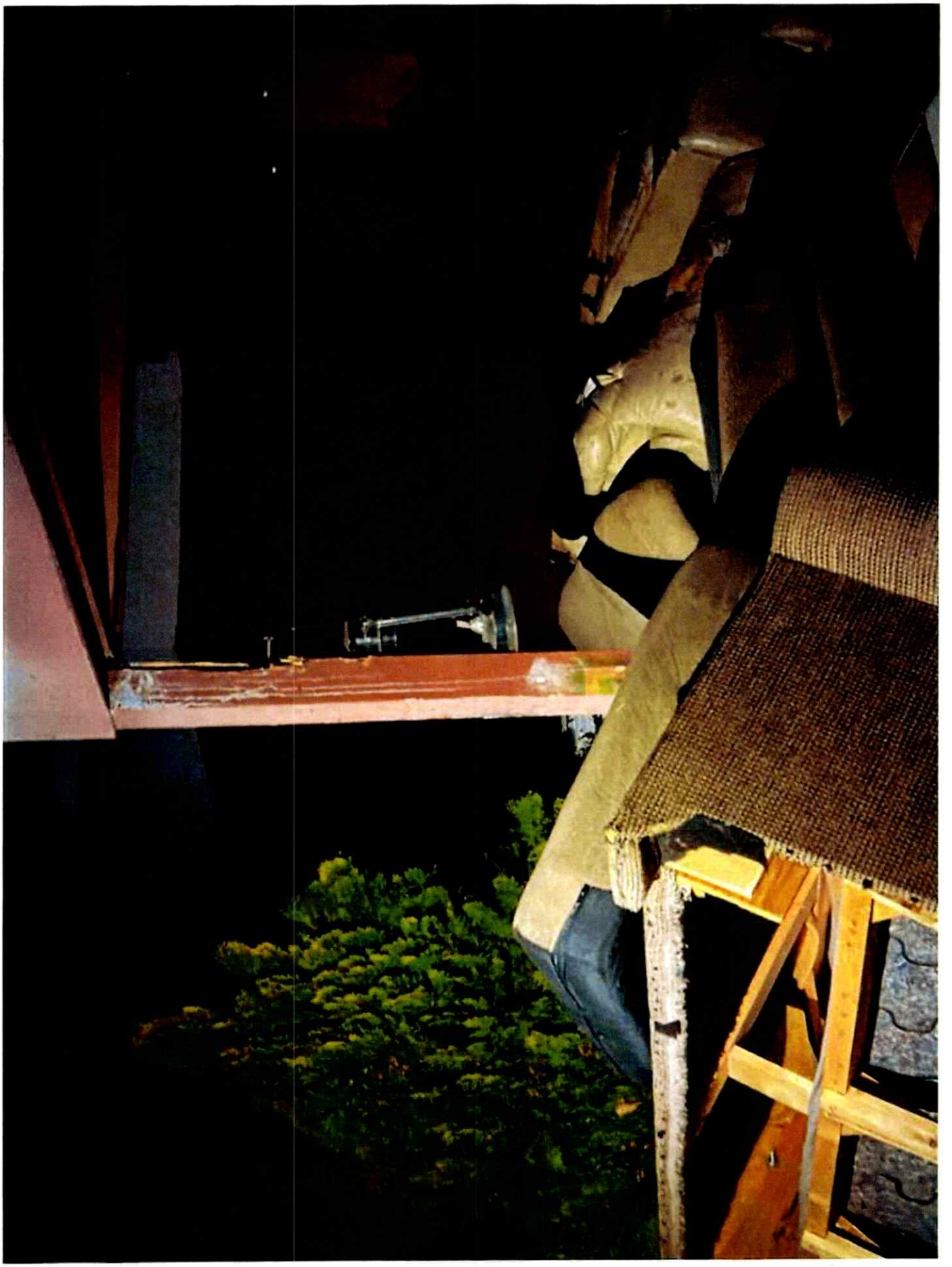

Rio Rancho Code Enforcement
April 17, 2025 10:02 AM

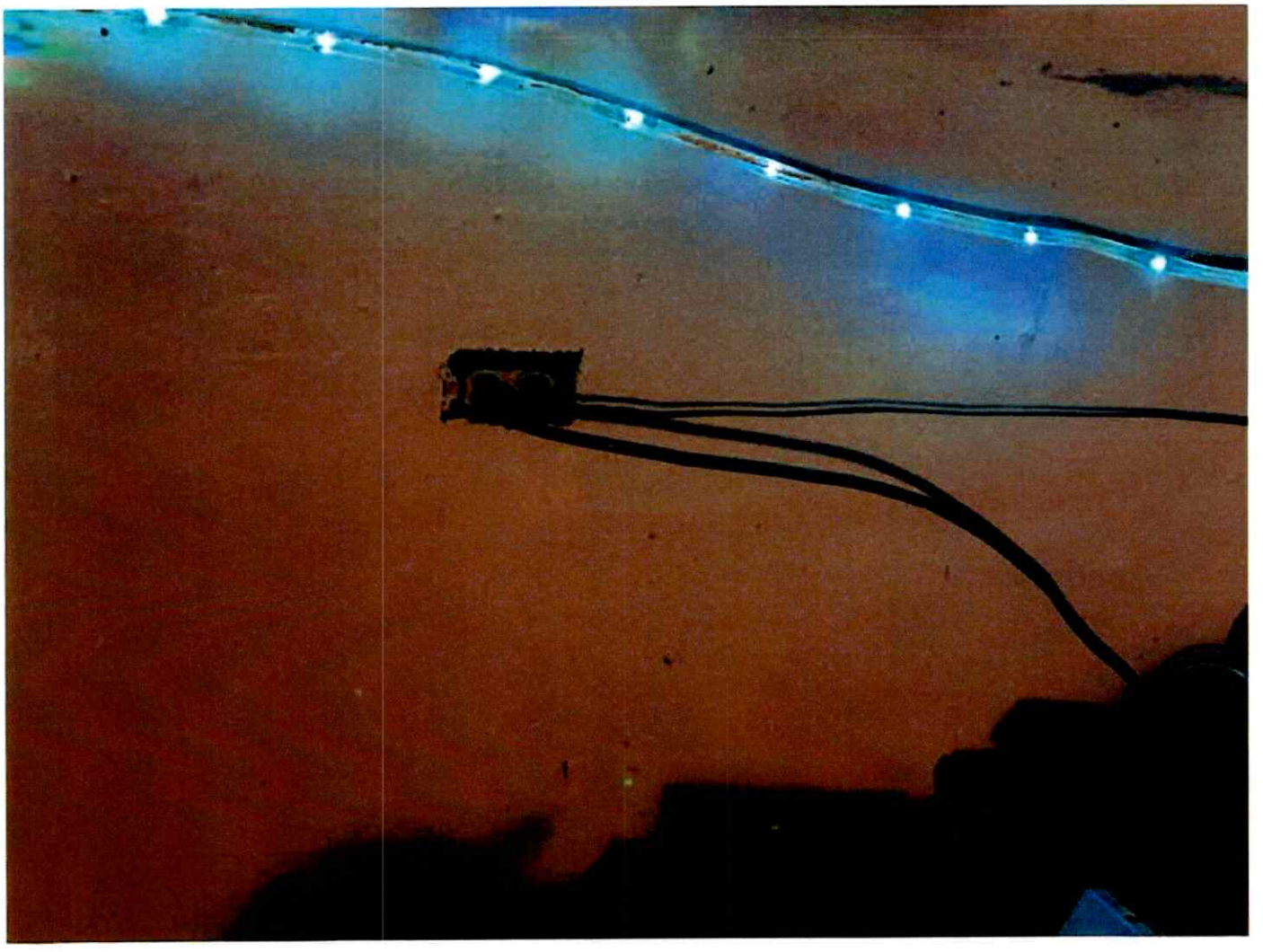

Rio Rancho Code Enforcement
April 17, 2025 10:02 AM

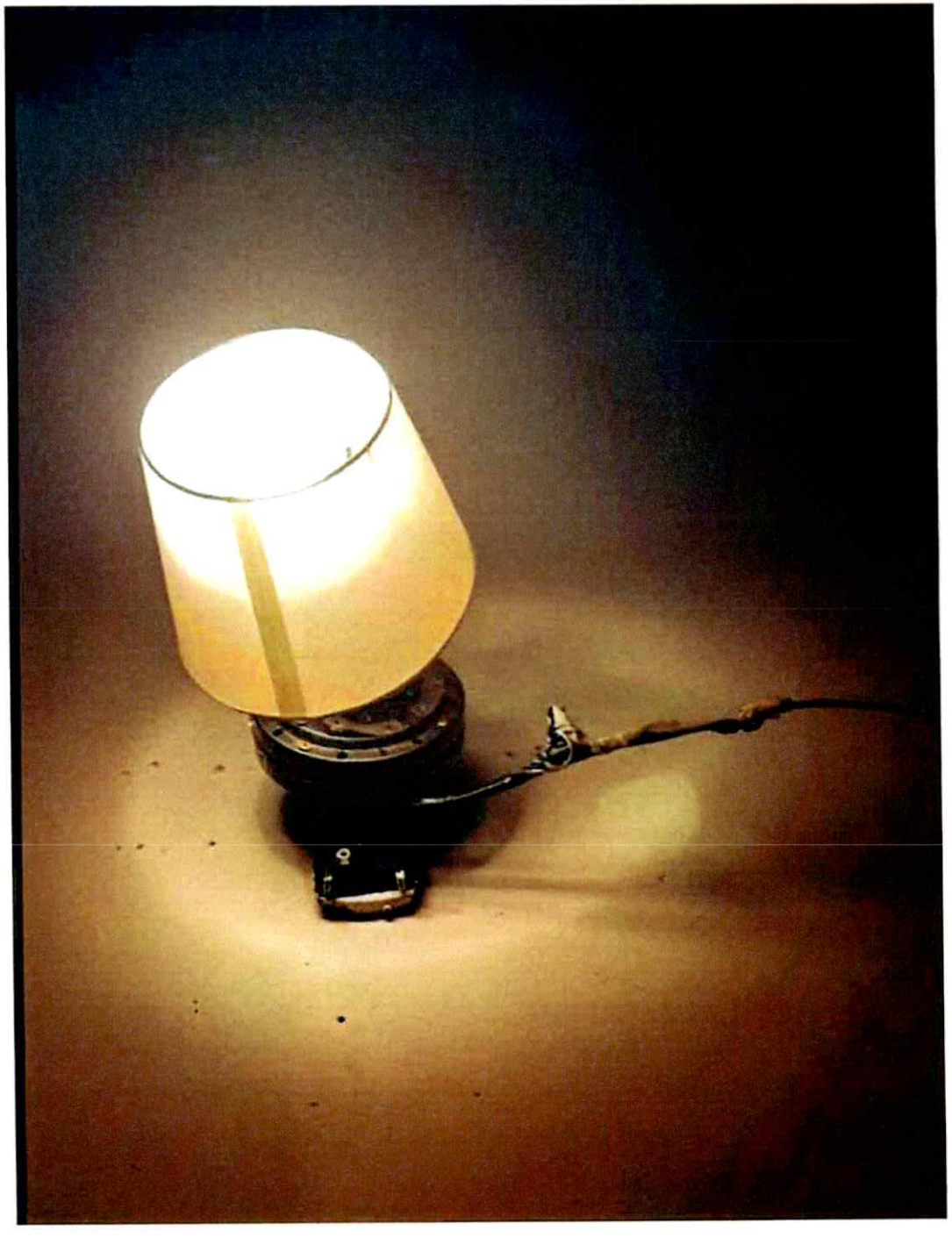

Rio Rancho Code Enforcement
April 17, 2025 10:02 AM


Rio Rancho Code Enforcement
April 17, 2025 10:02 AM

The photos below are provided by RRPD. The photos are of the property located at 1873 Blackberry Rd NE Rio Rancho, NM. The photos where taken on March 26, 2025 in the evening.







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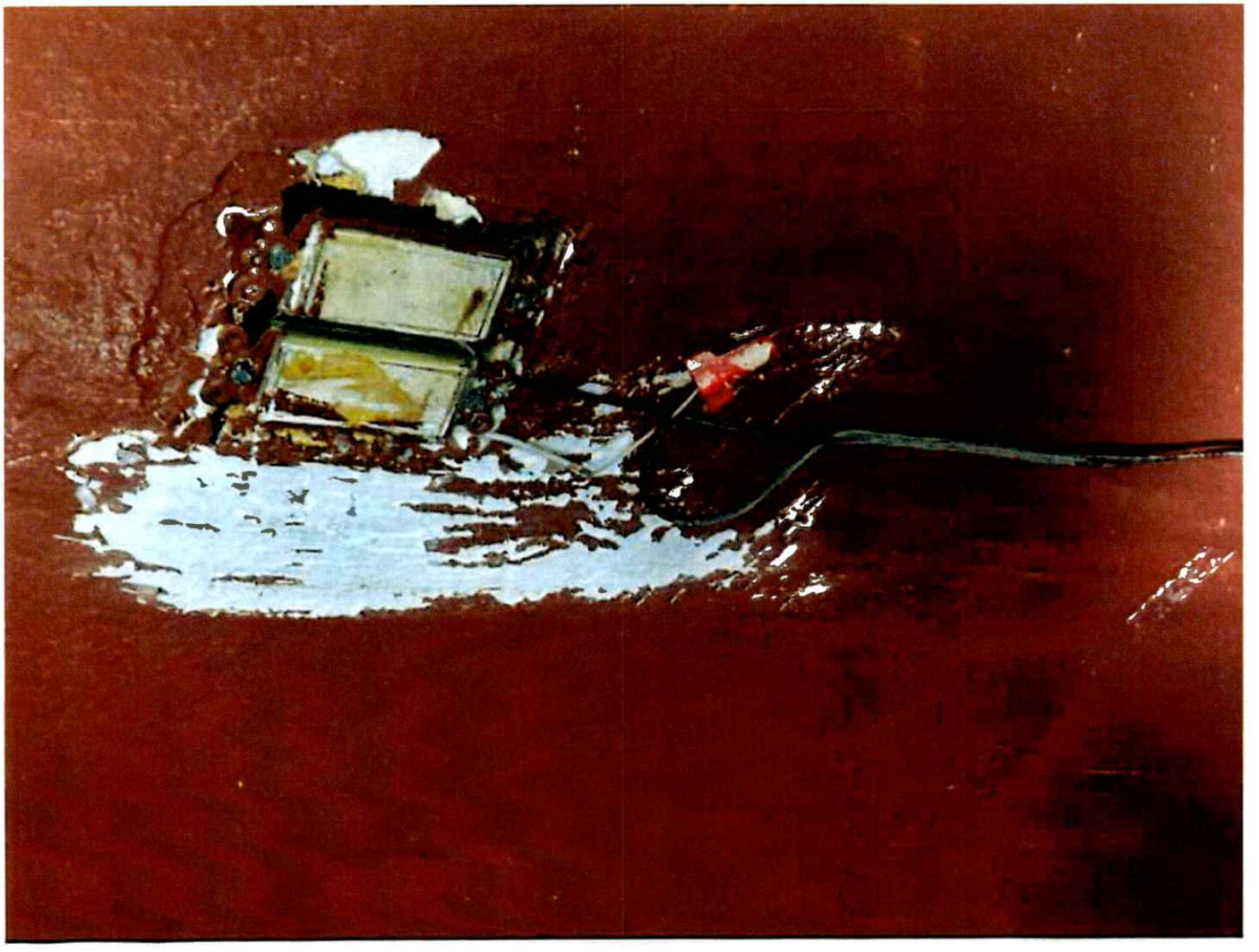

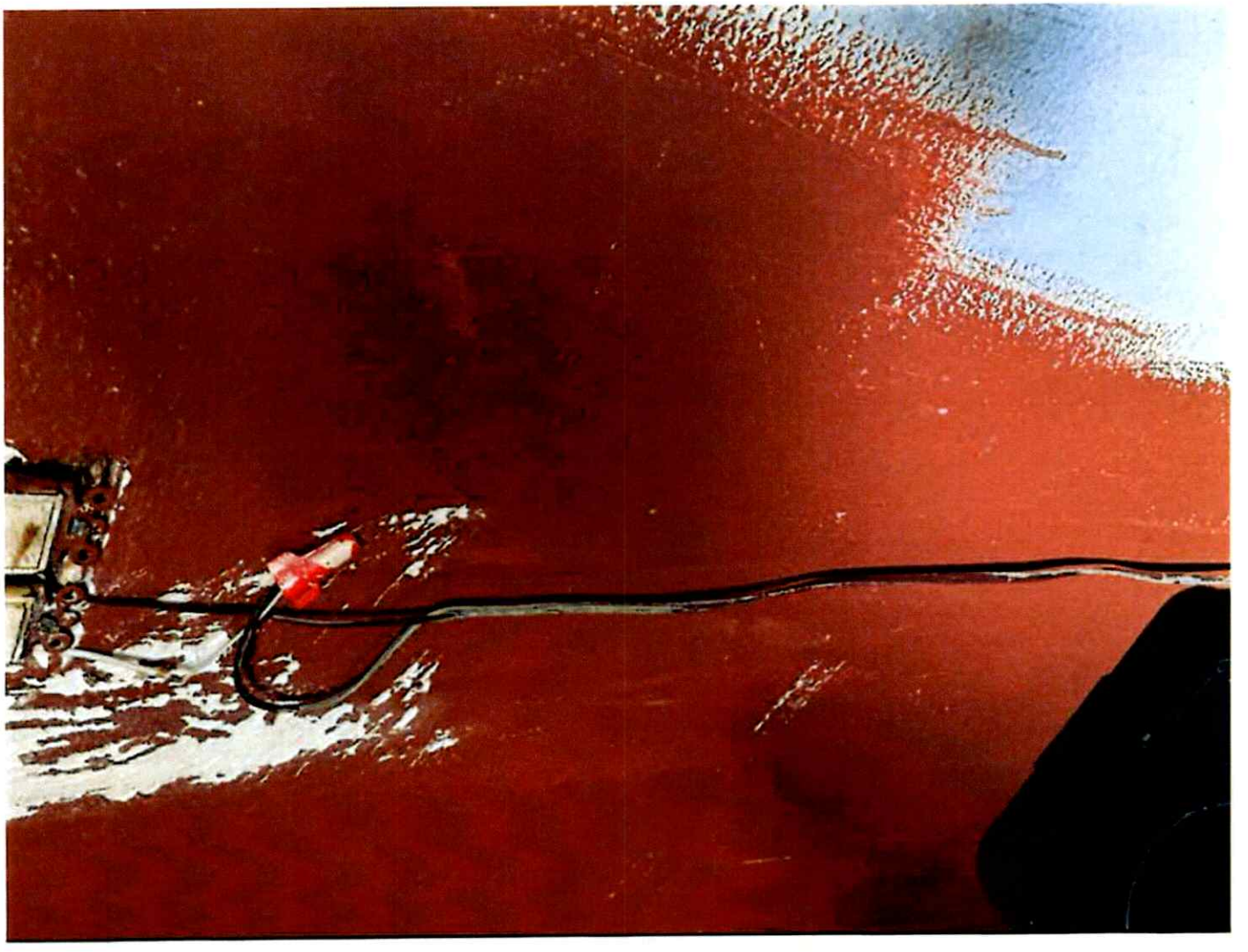

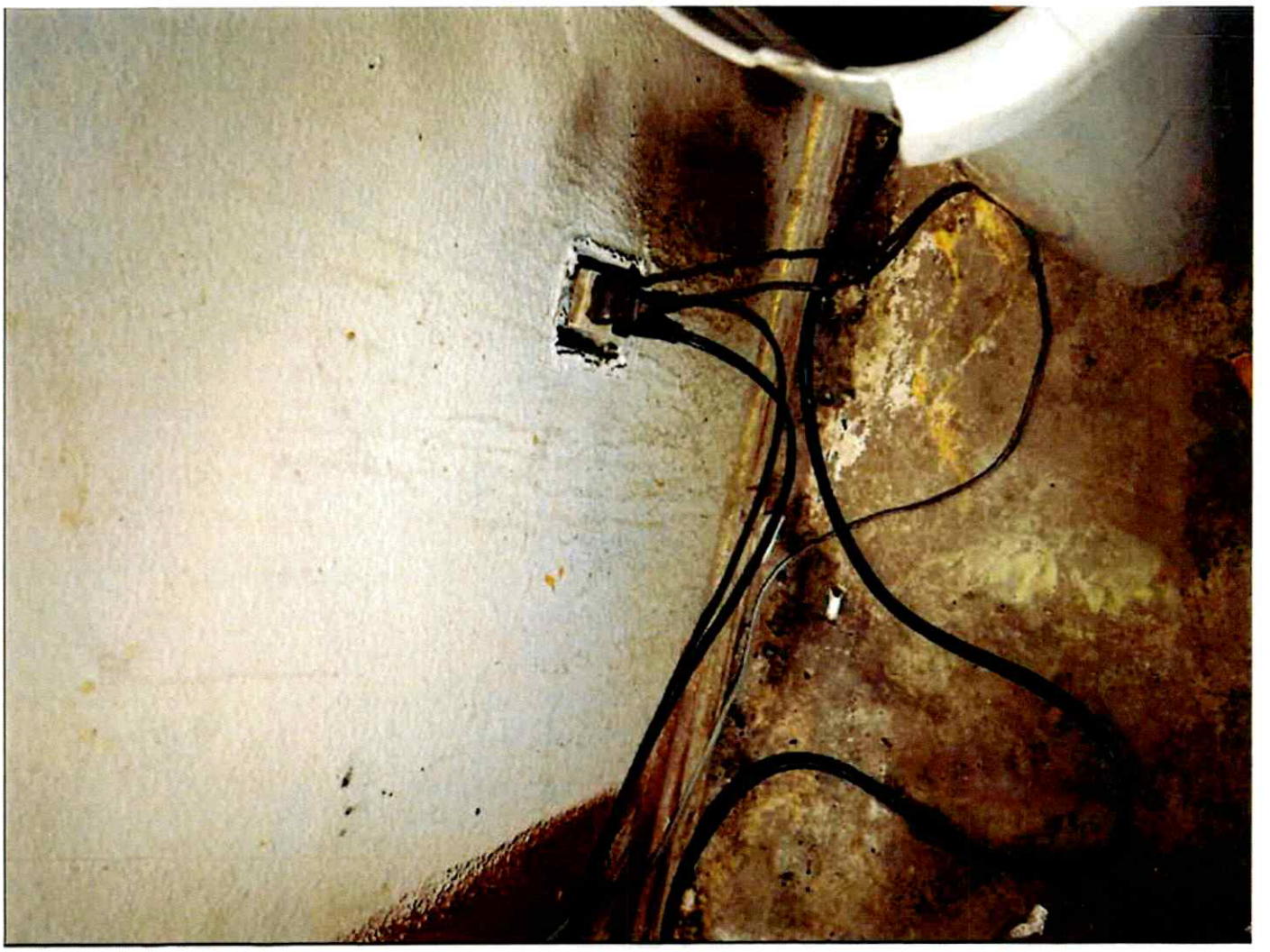

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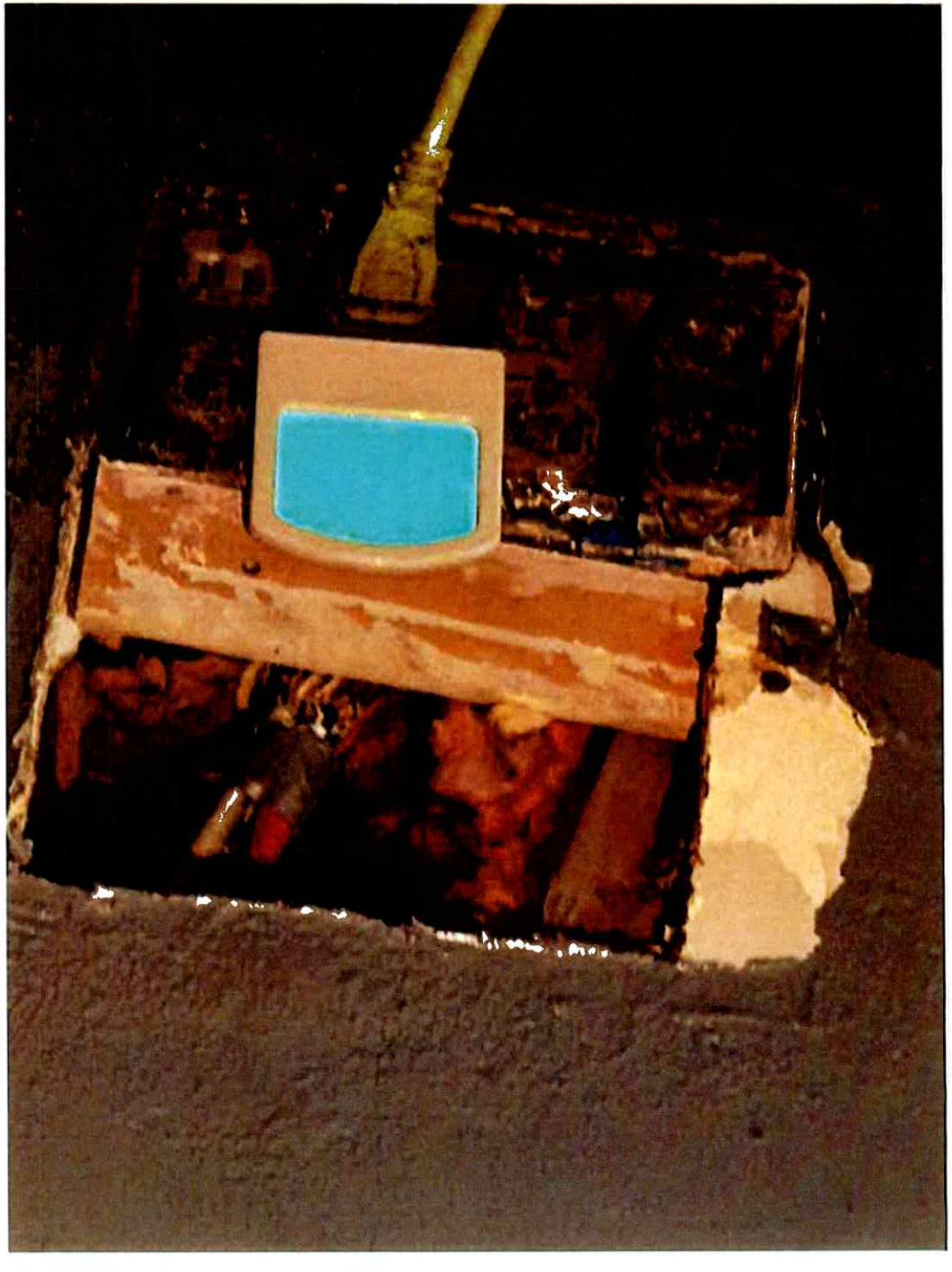

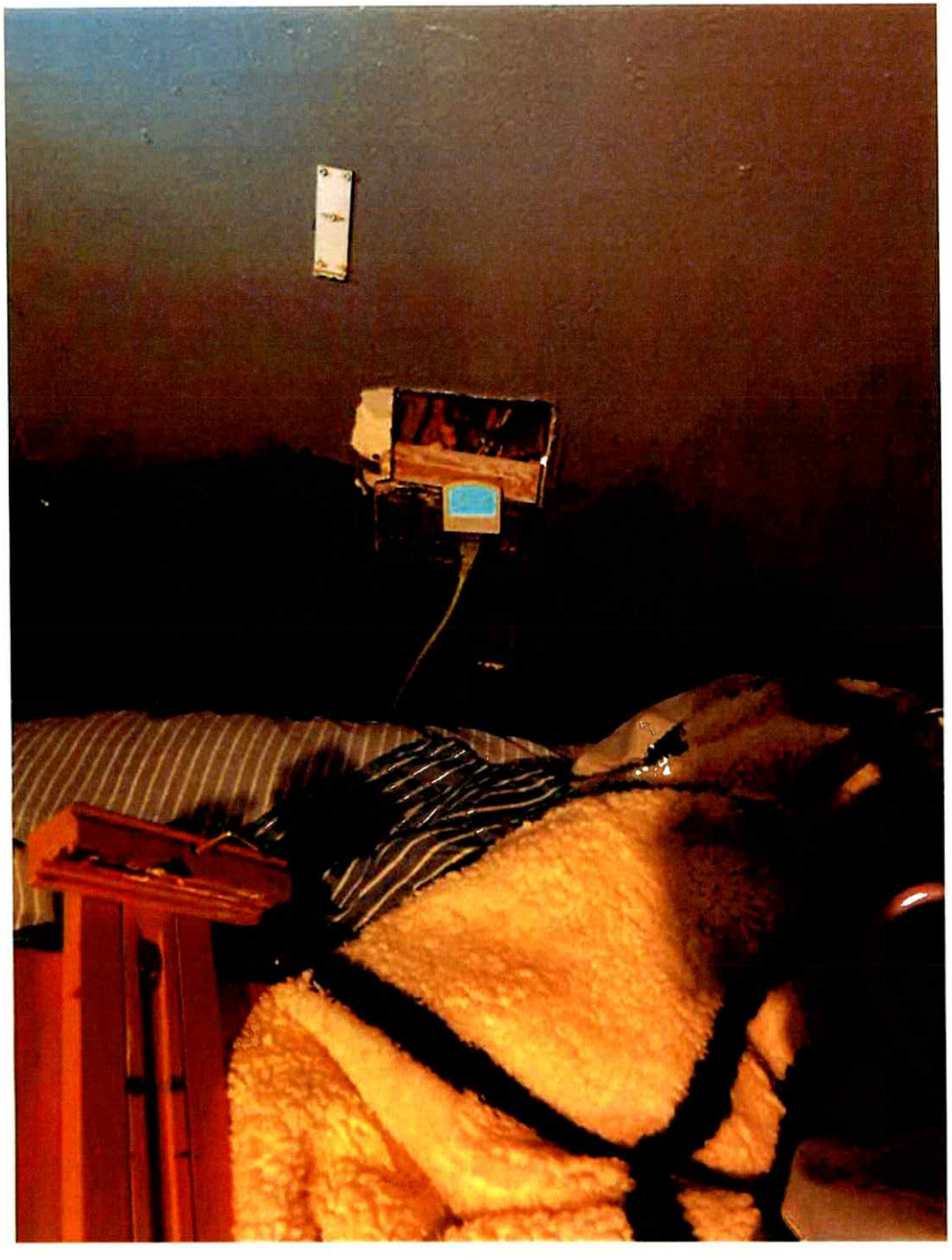

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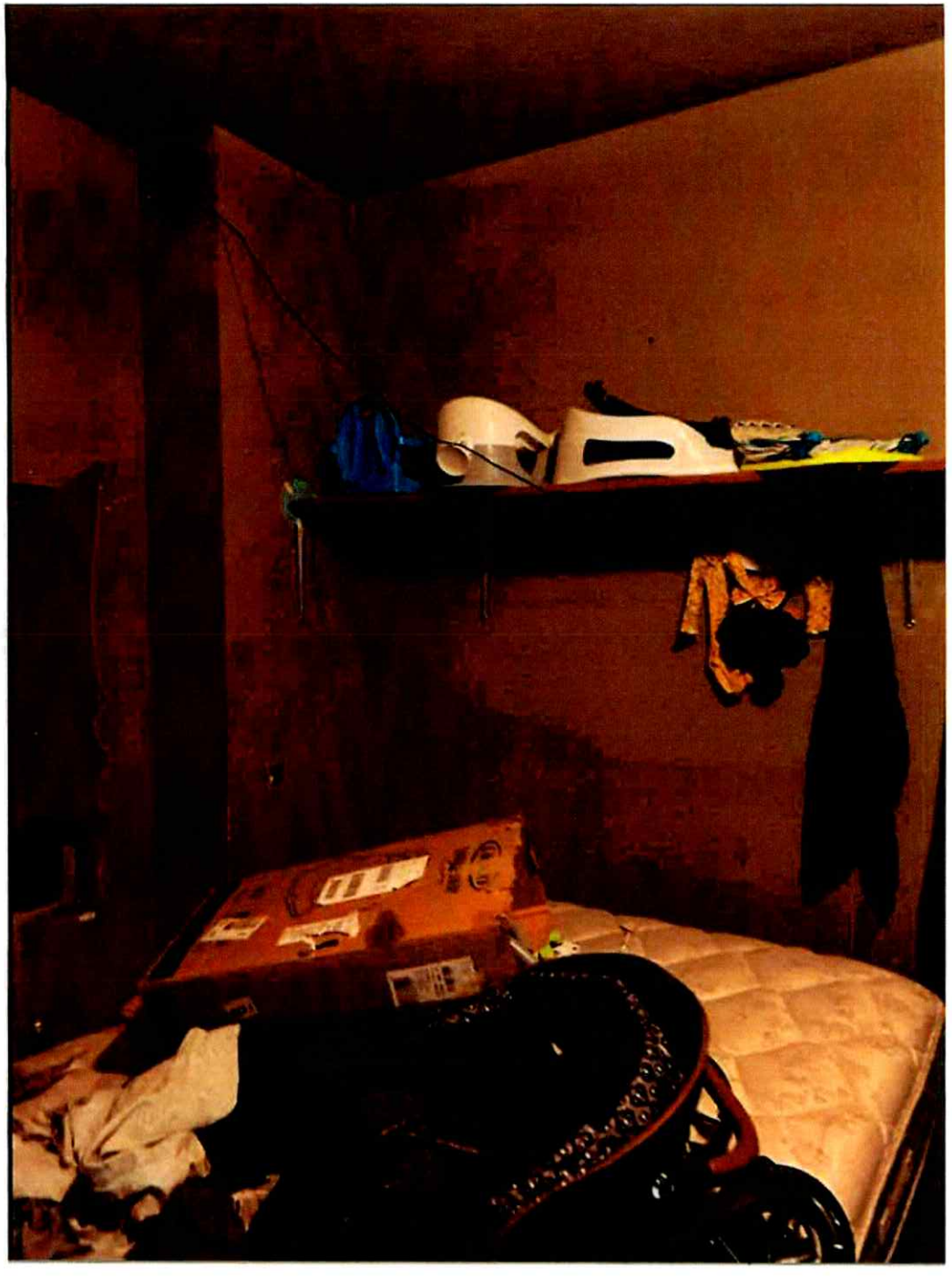
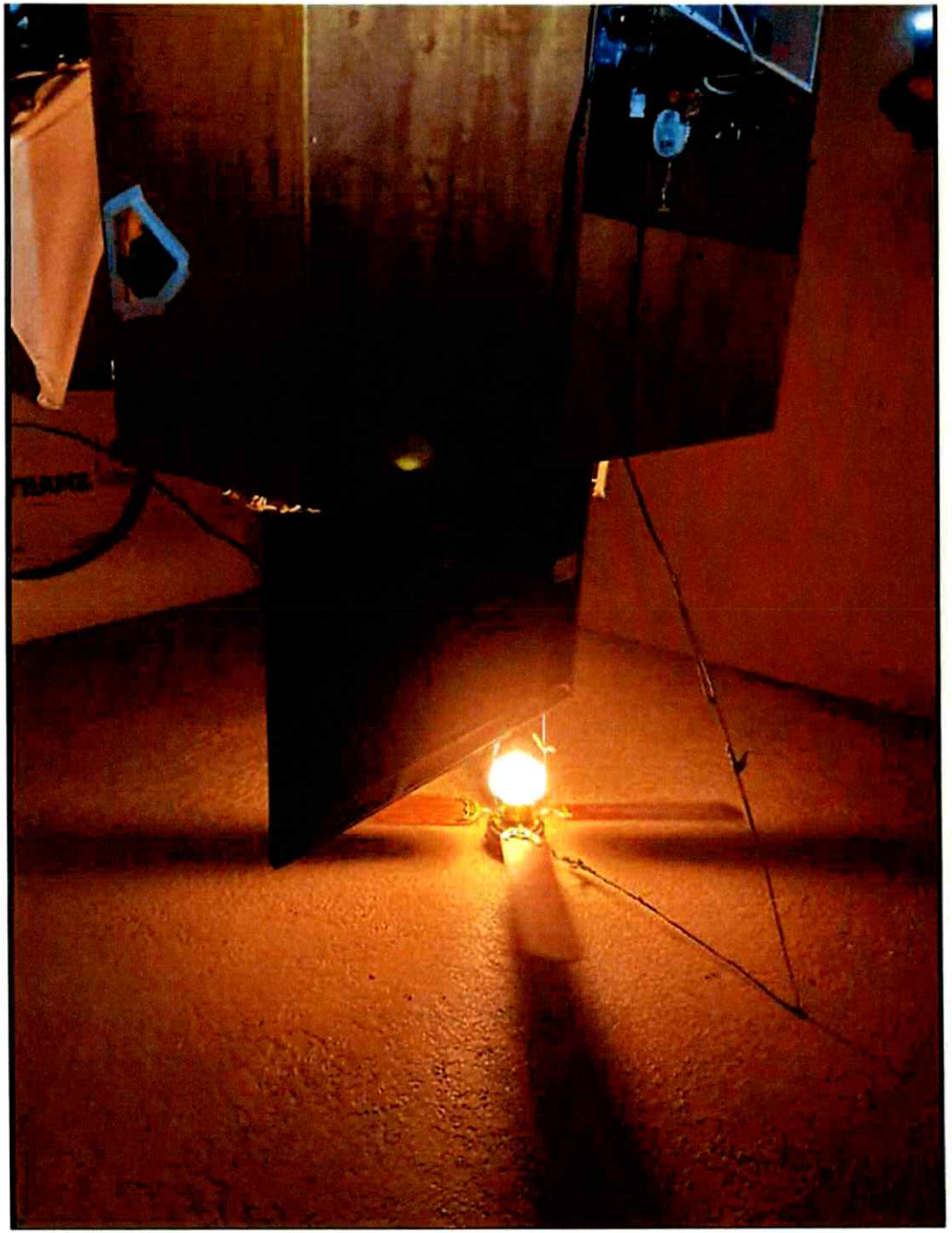
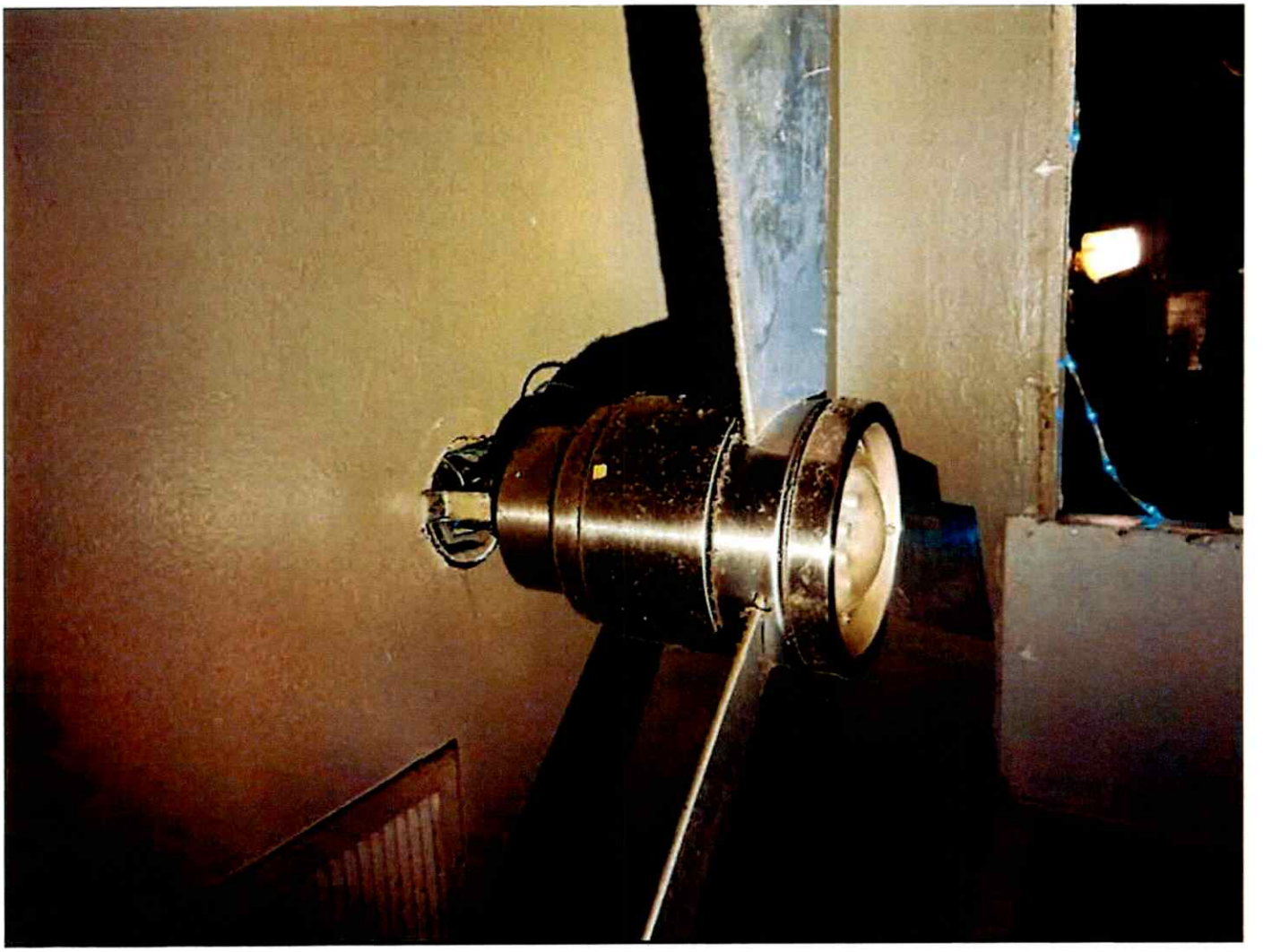
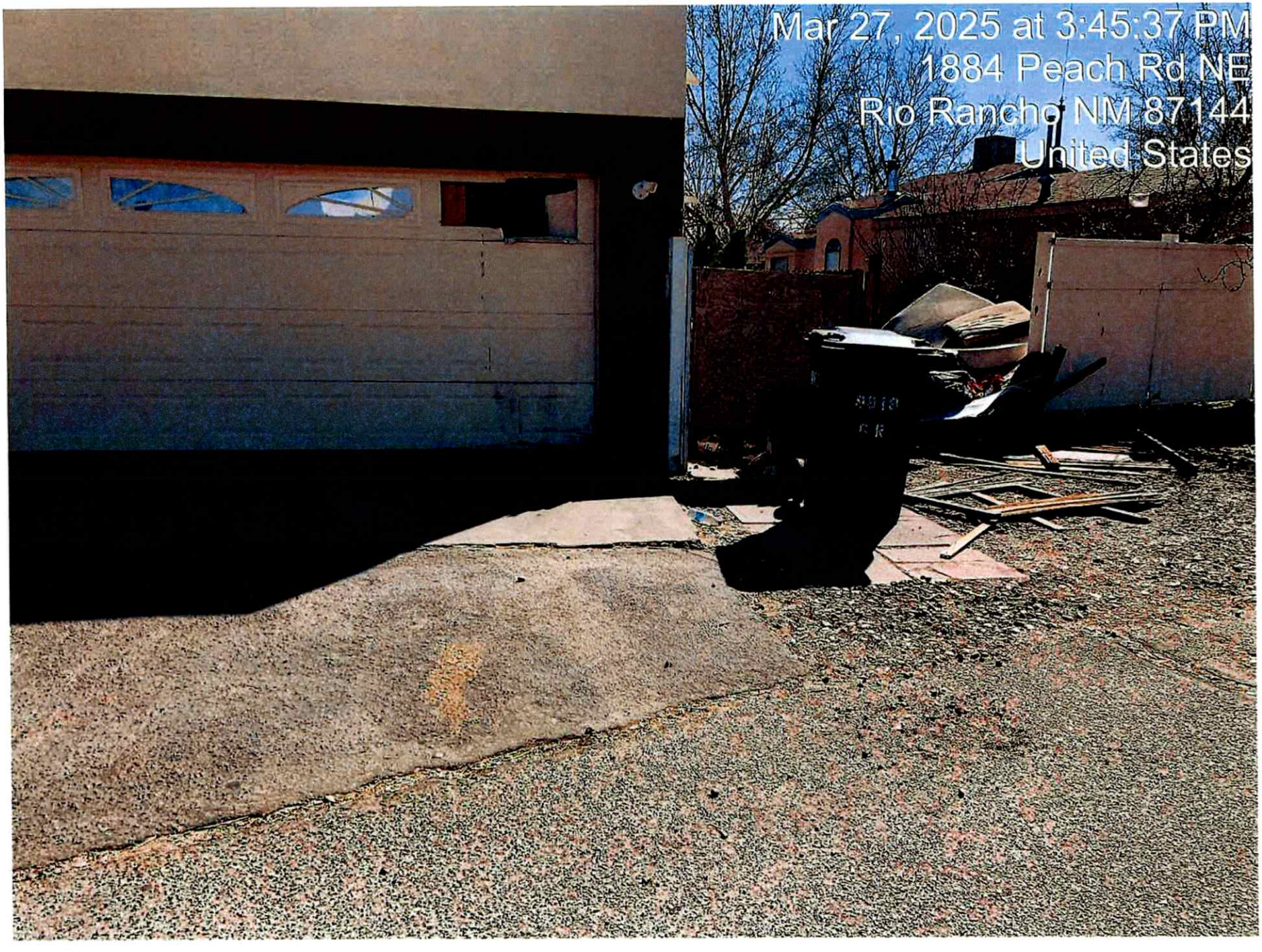






OLICE

The photos below where taken by Code Enforcement Supervisor David Branch at the time and date stamped on the photos.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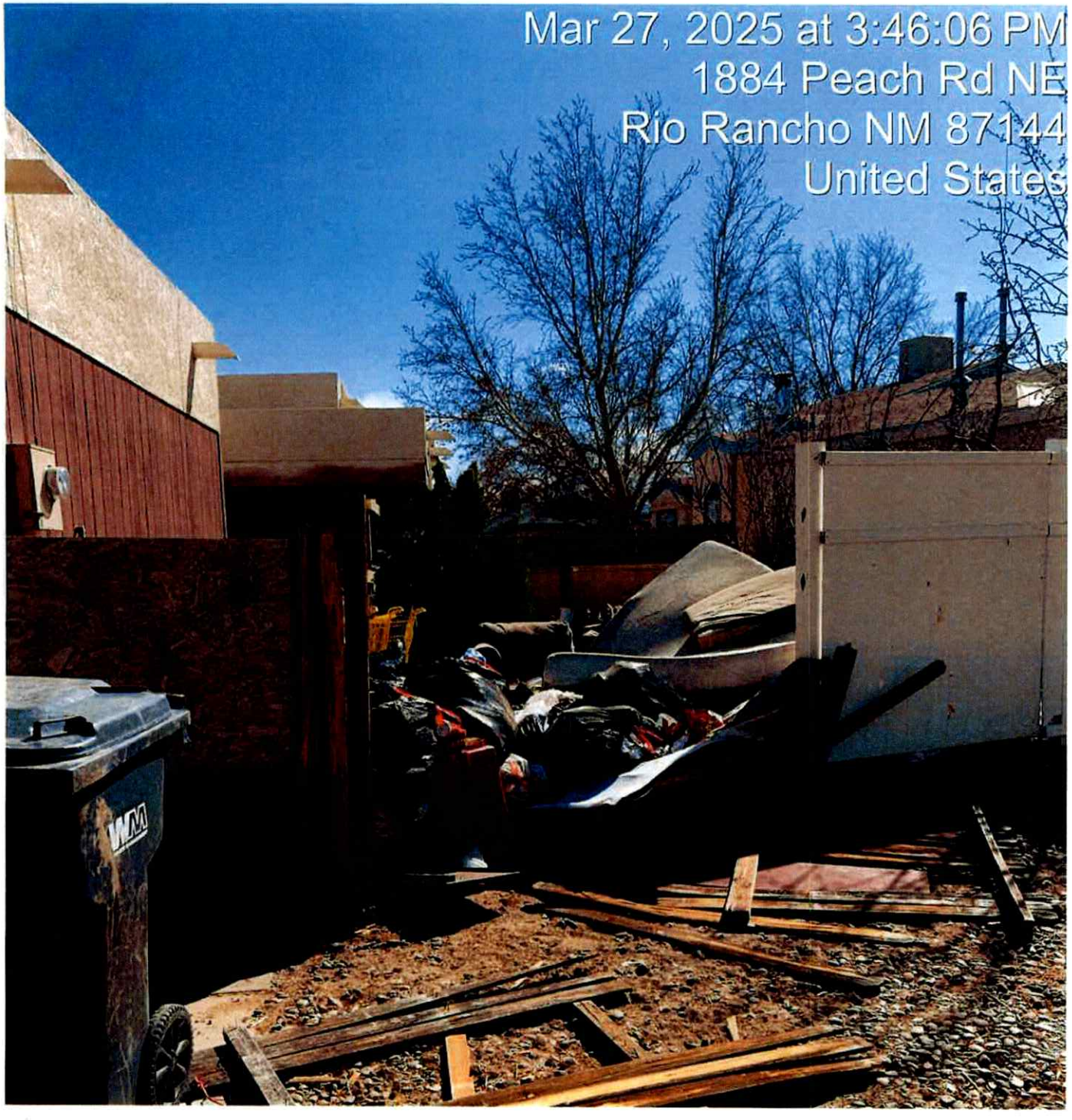
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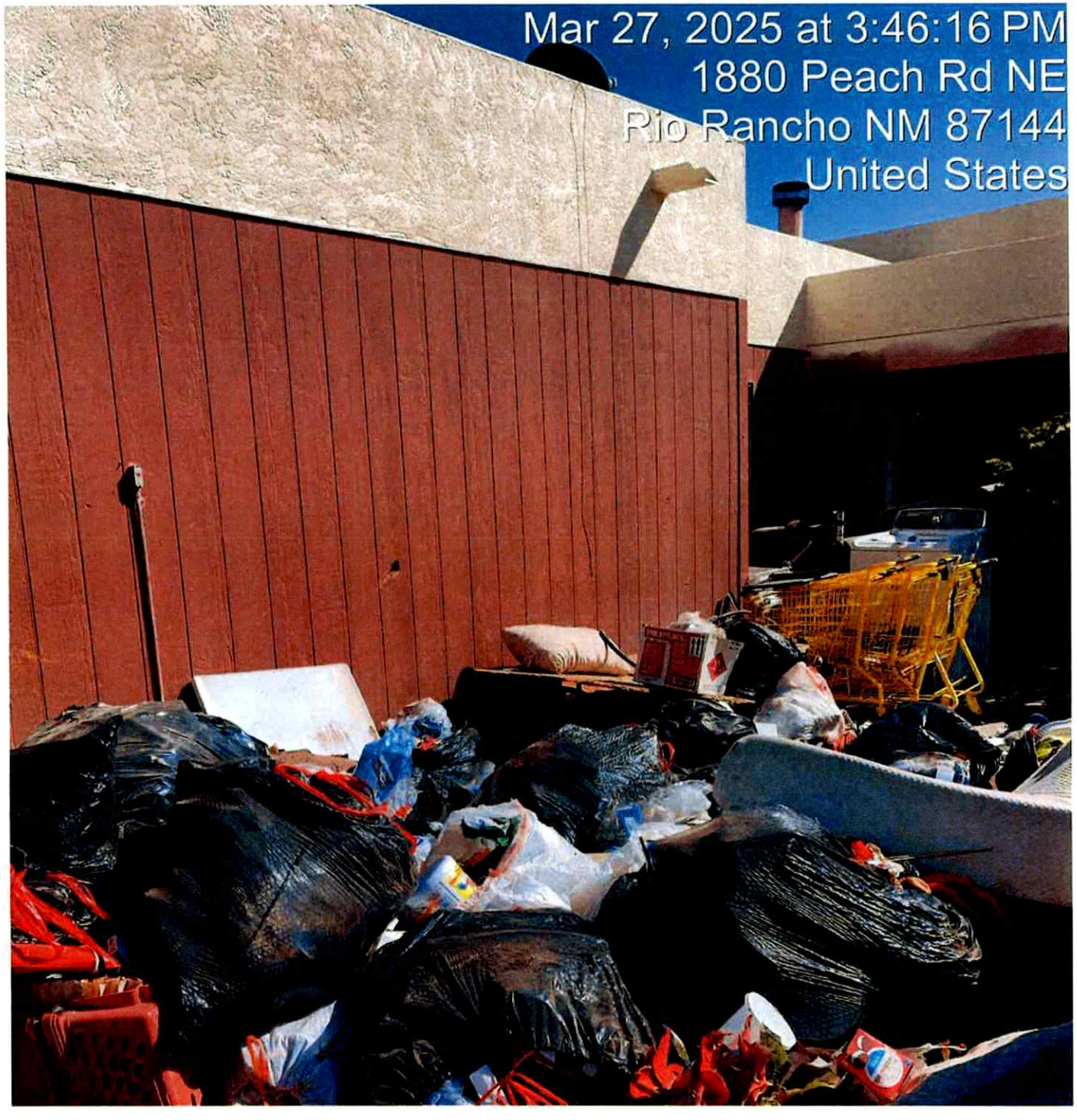
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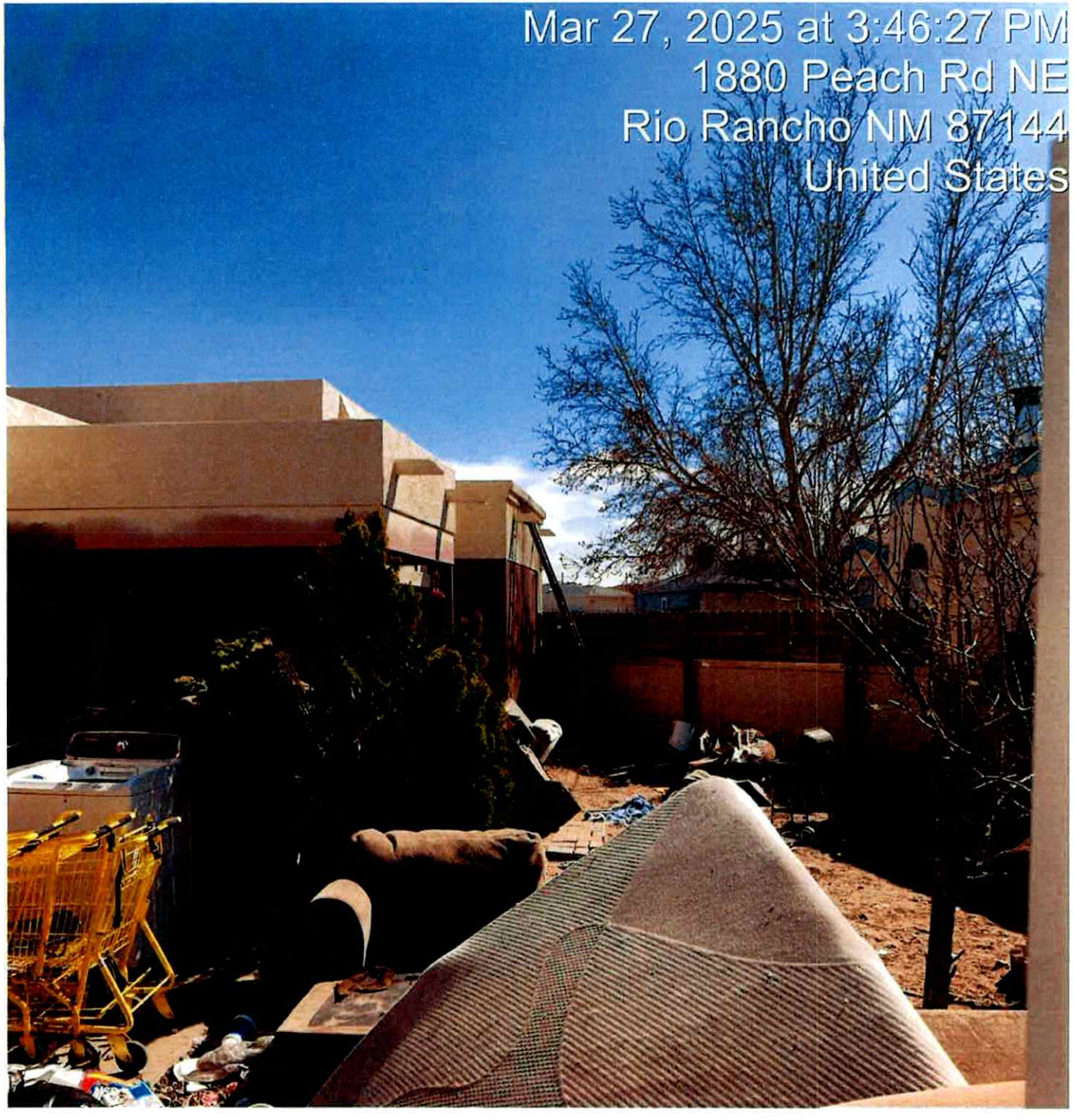
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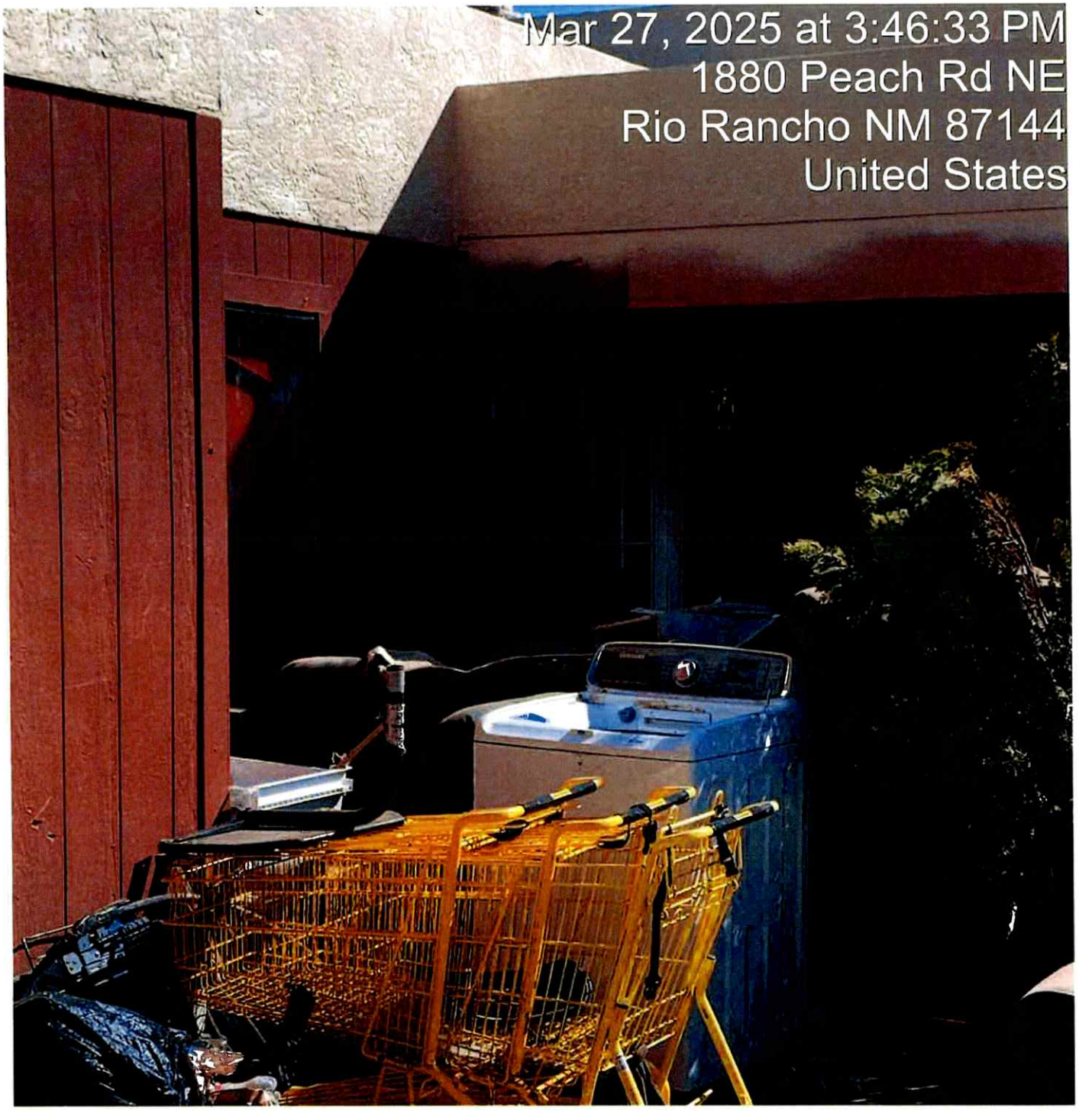
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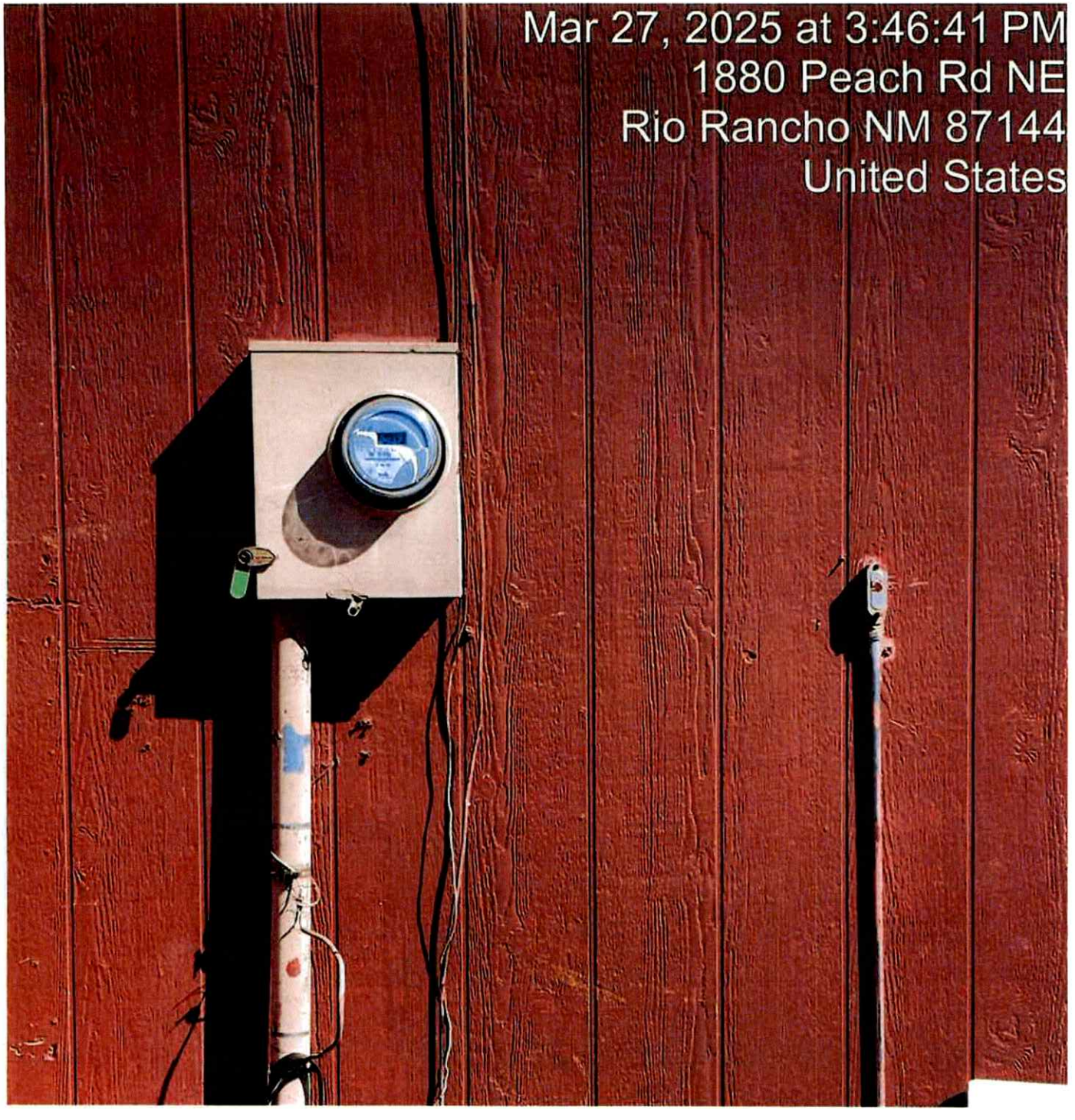
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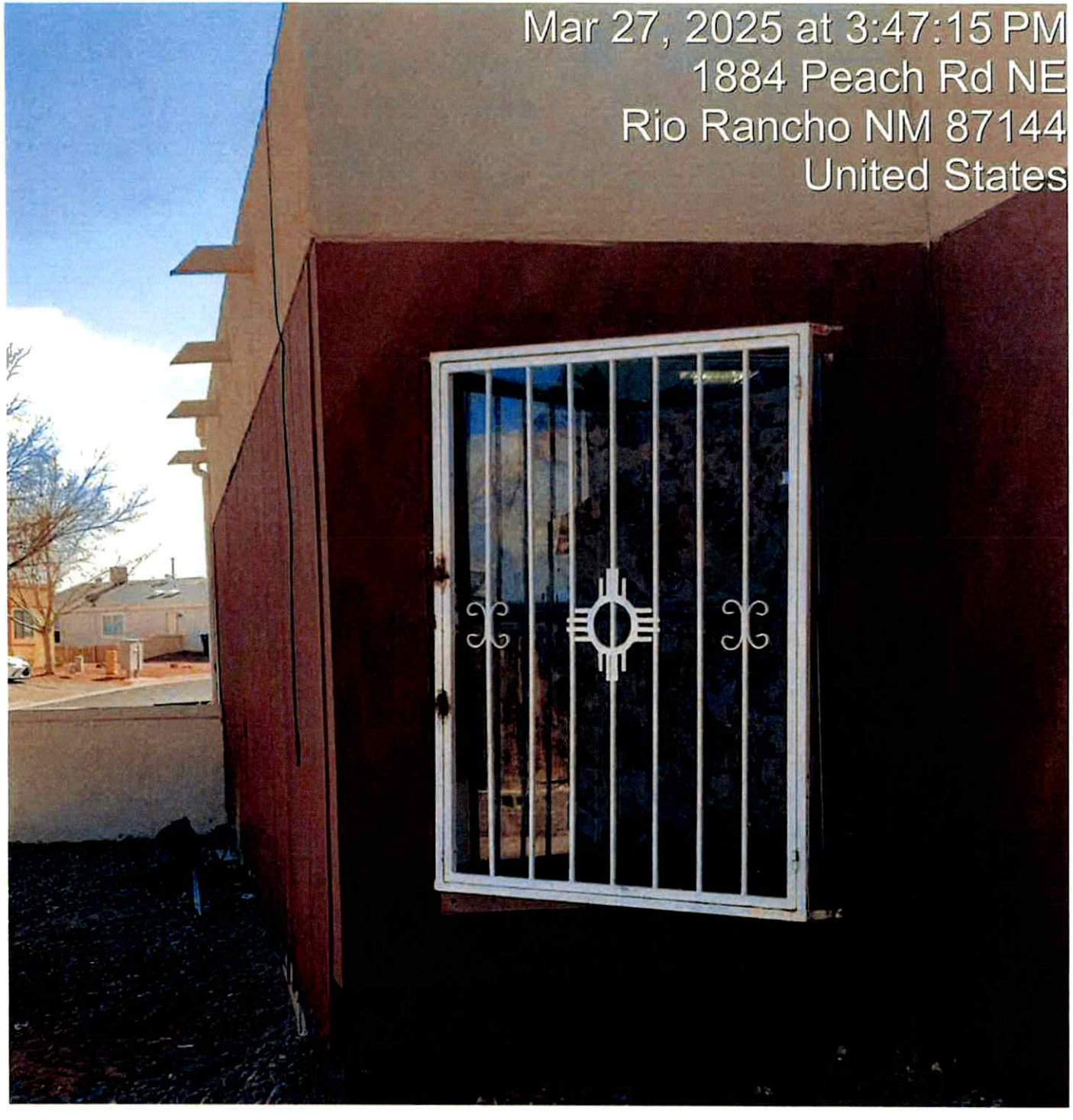
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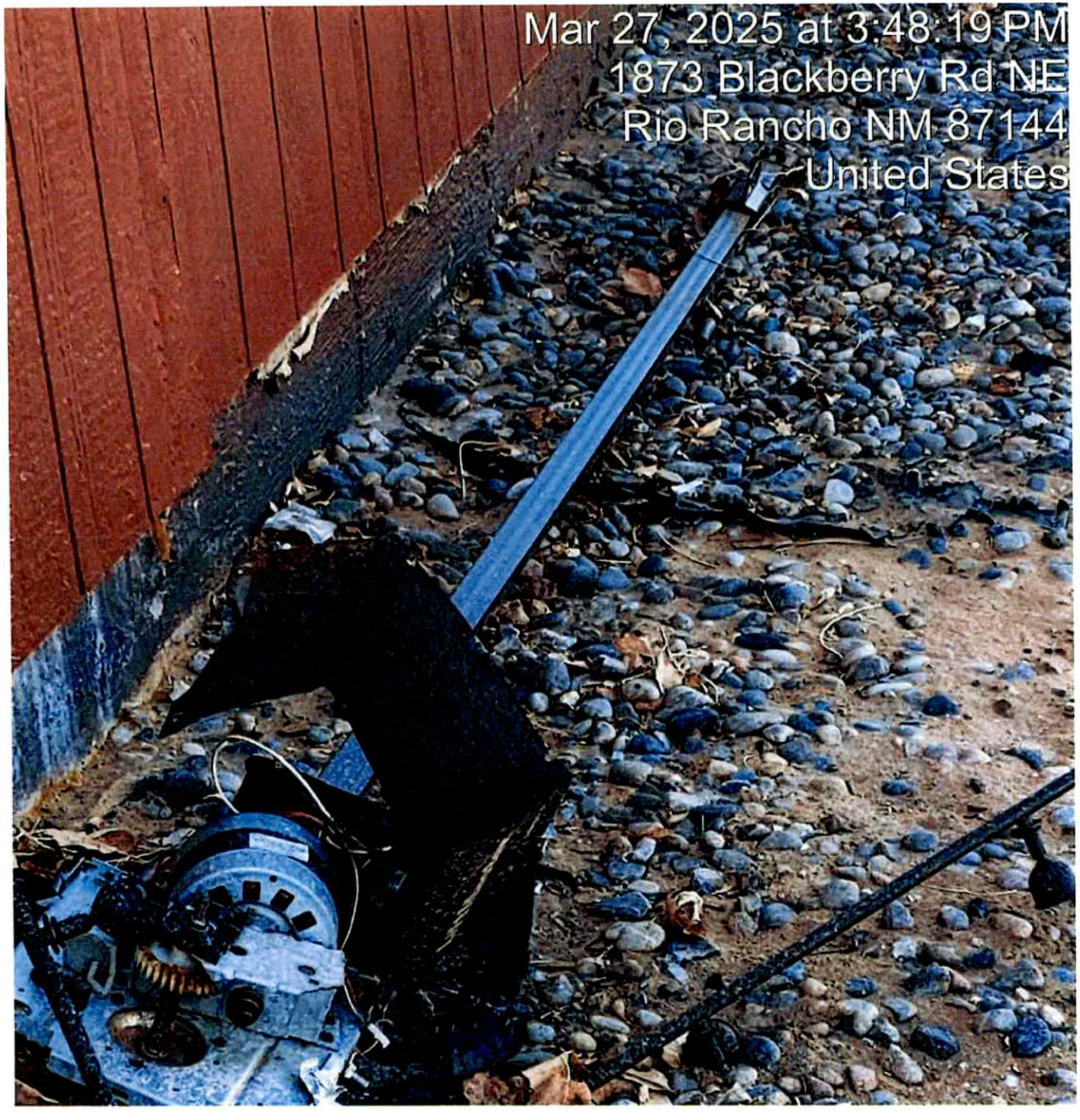
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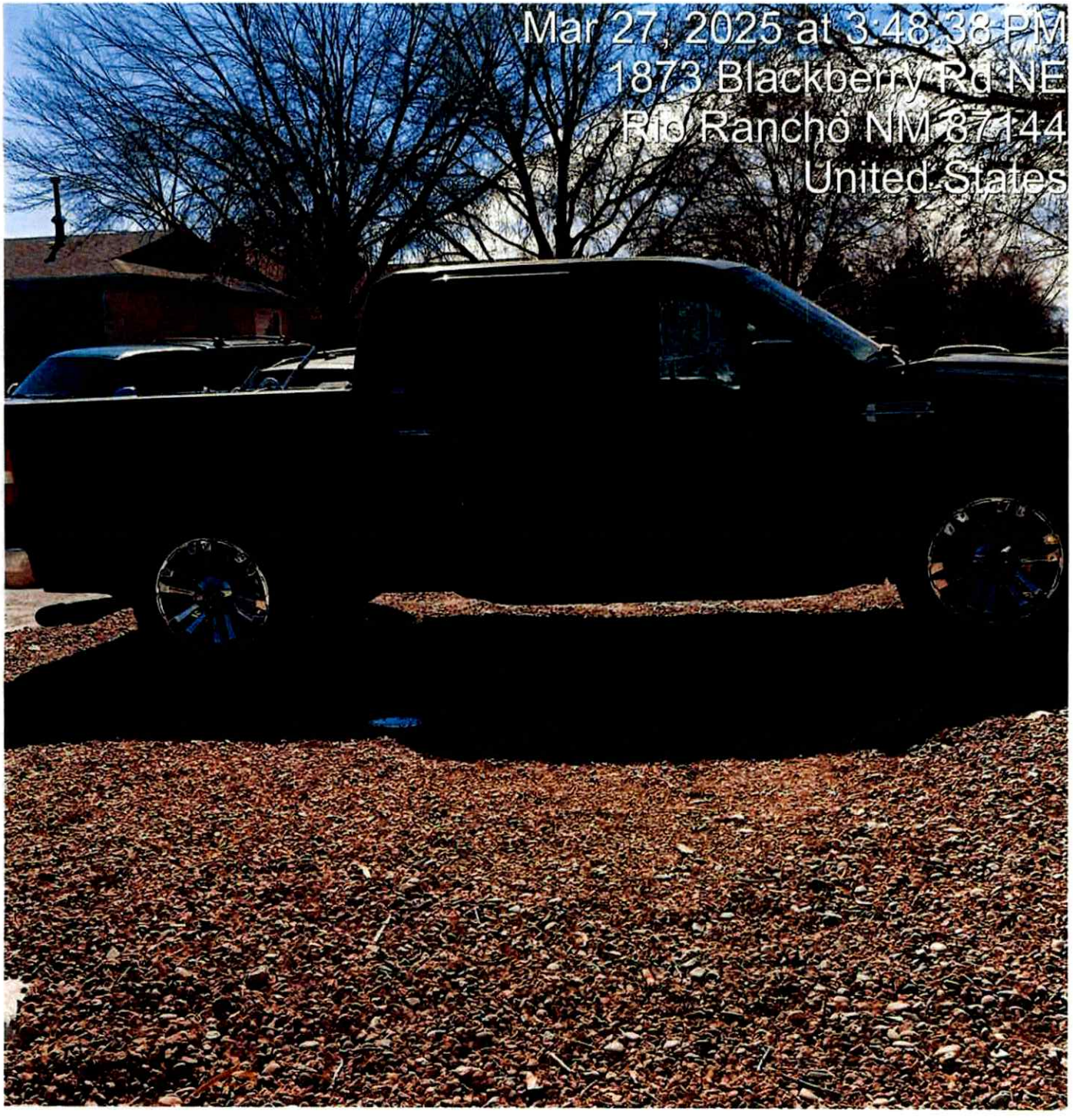
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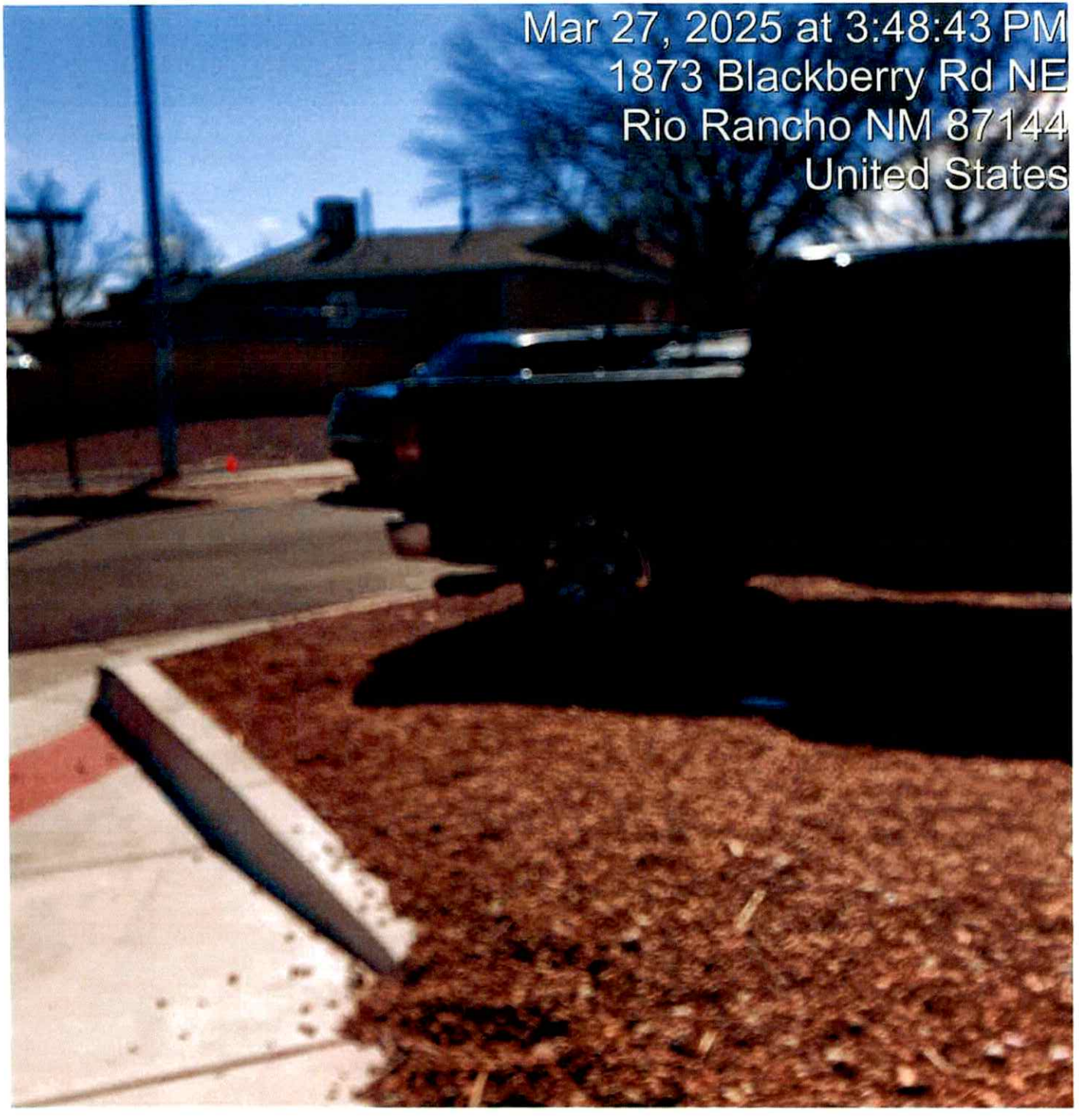
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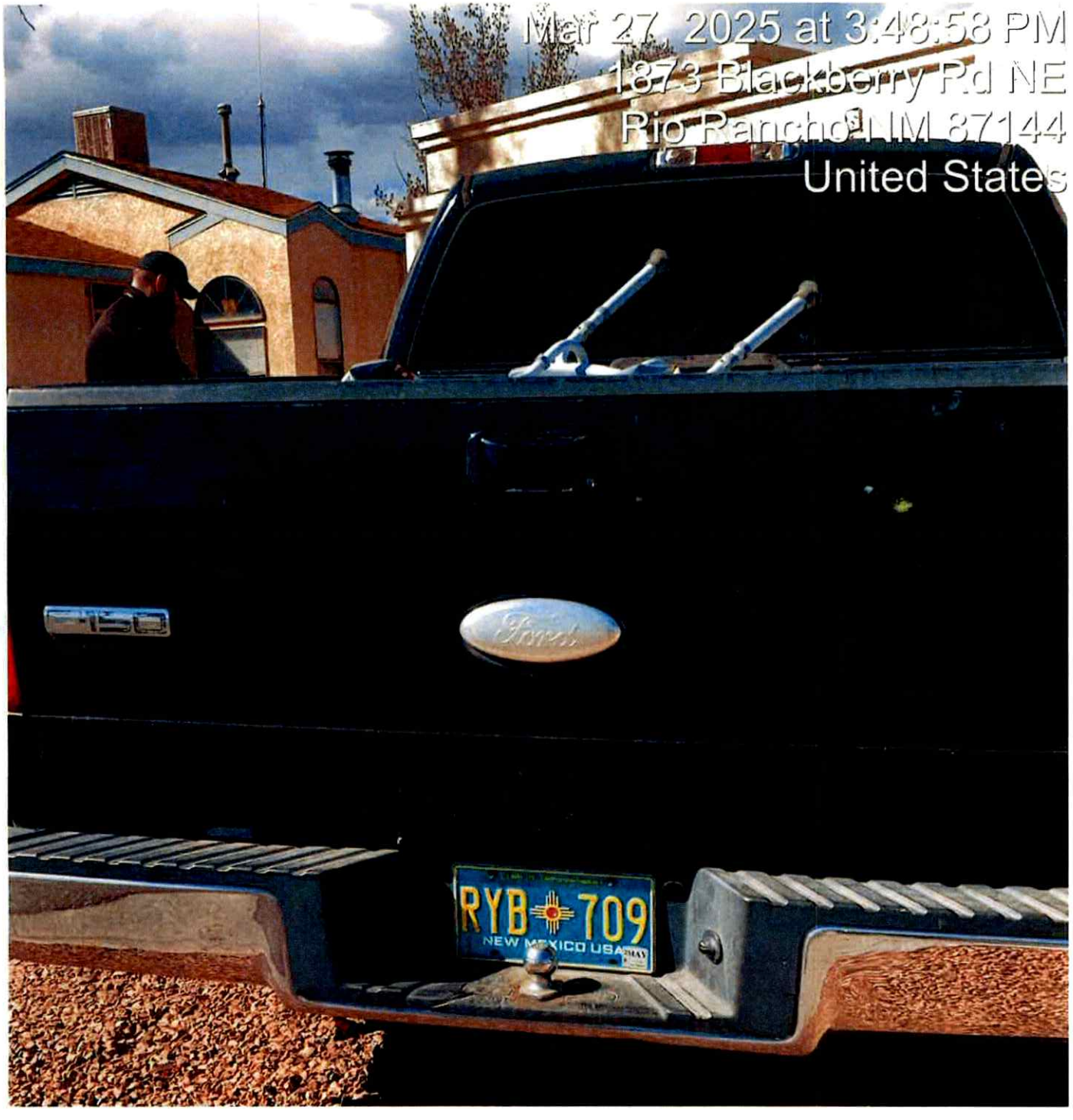
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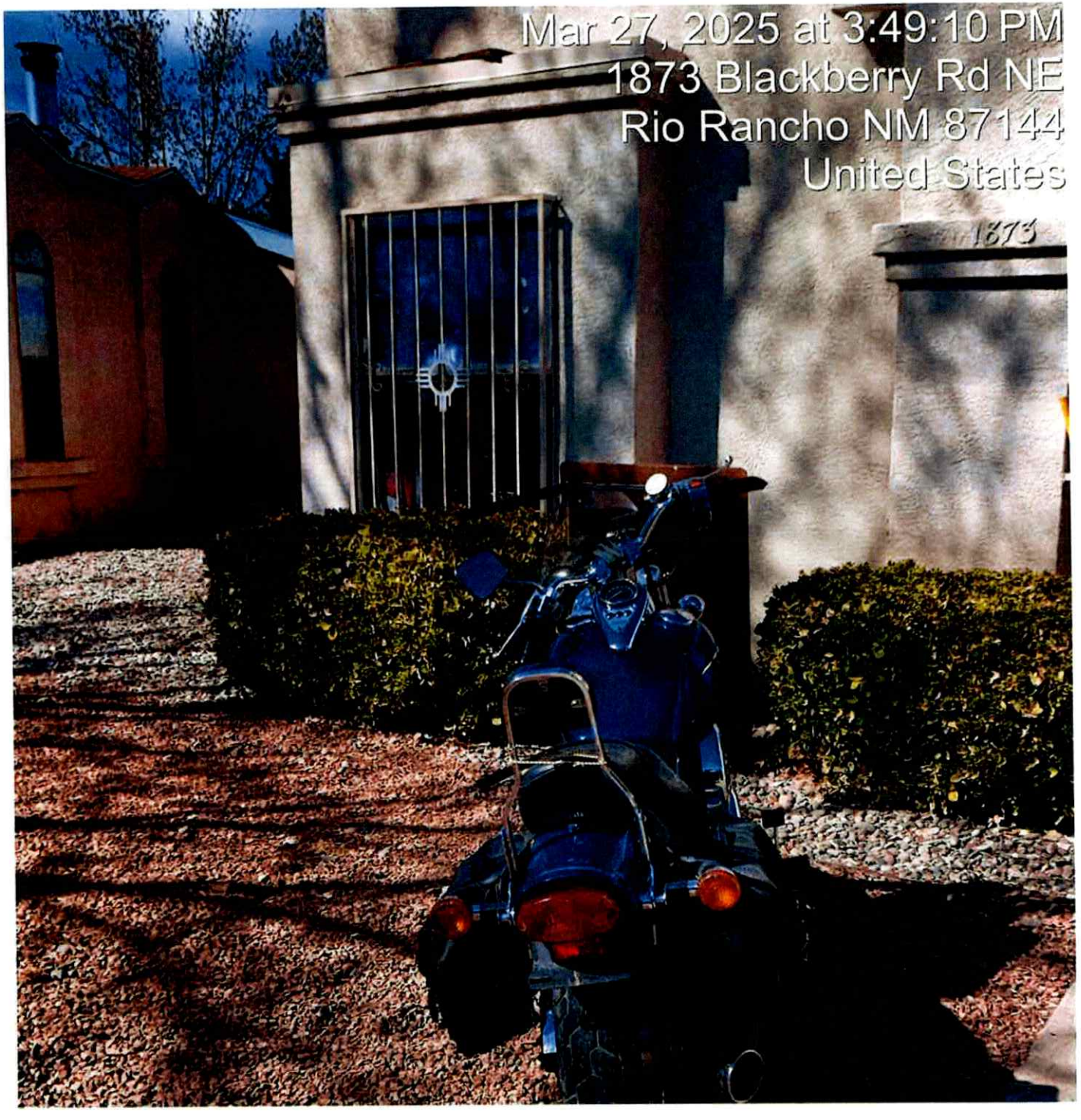
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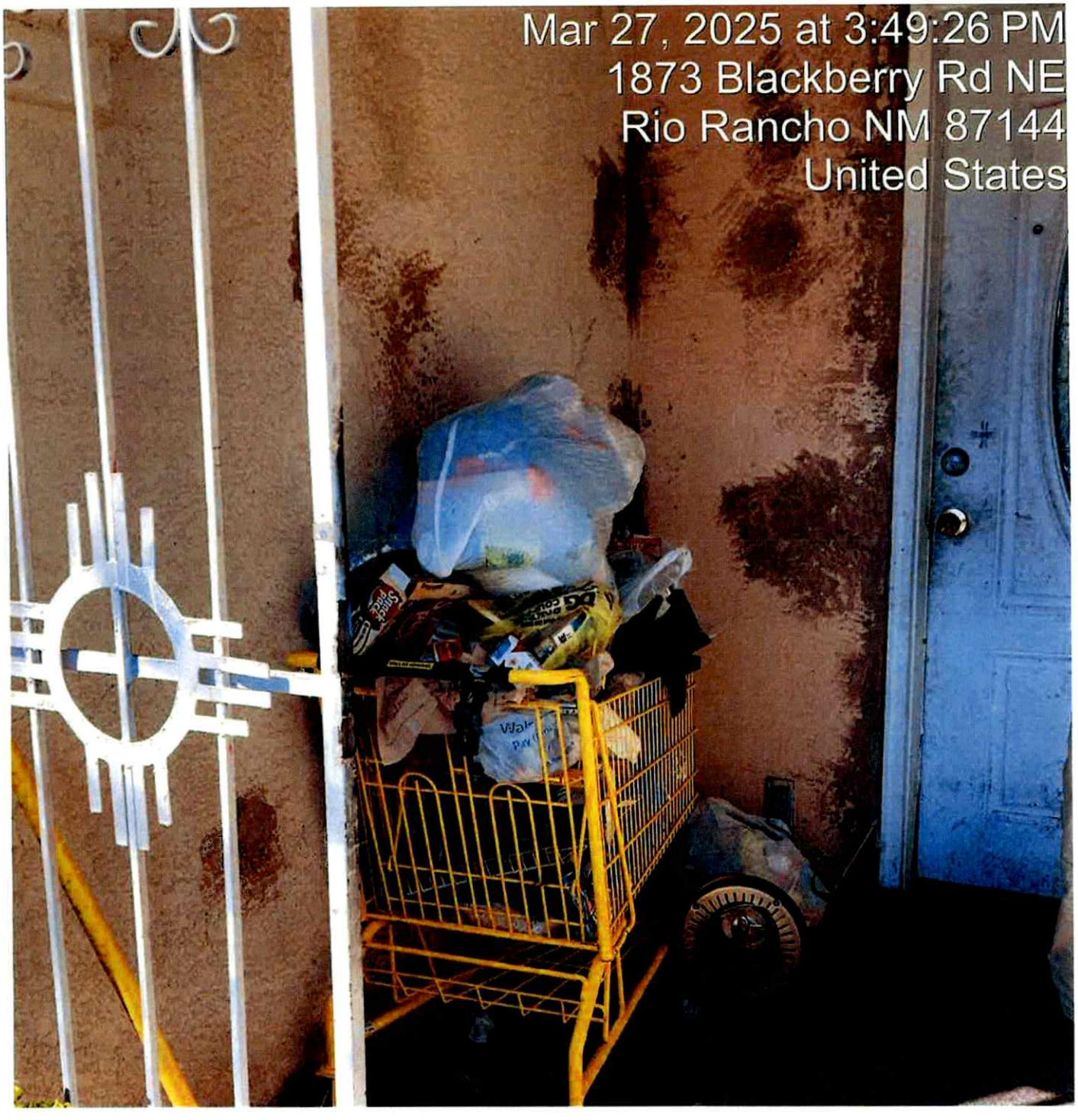
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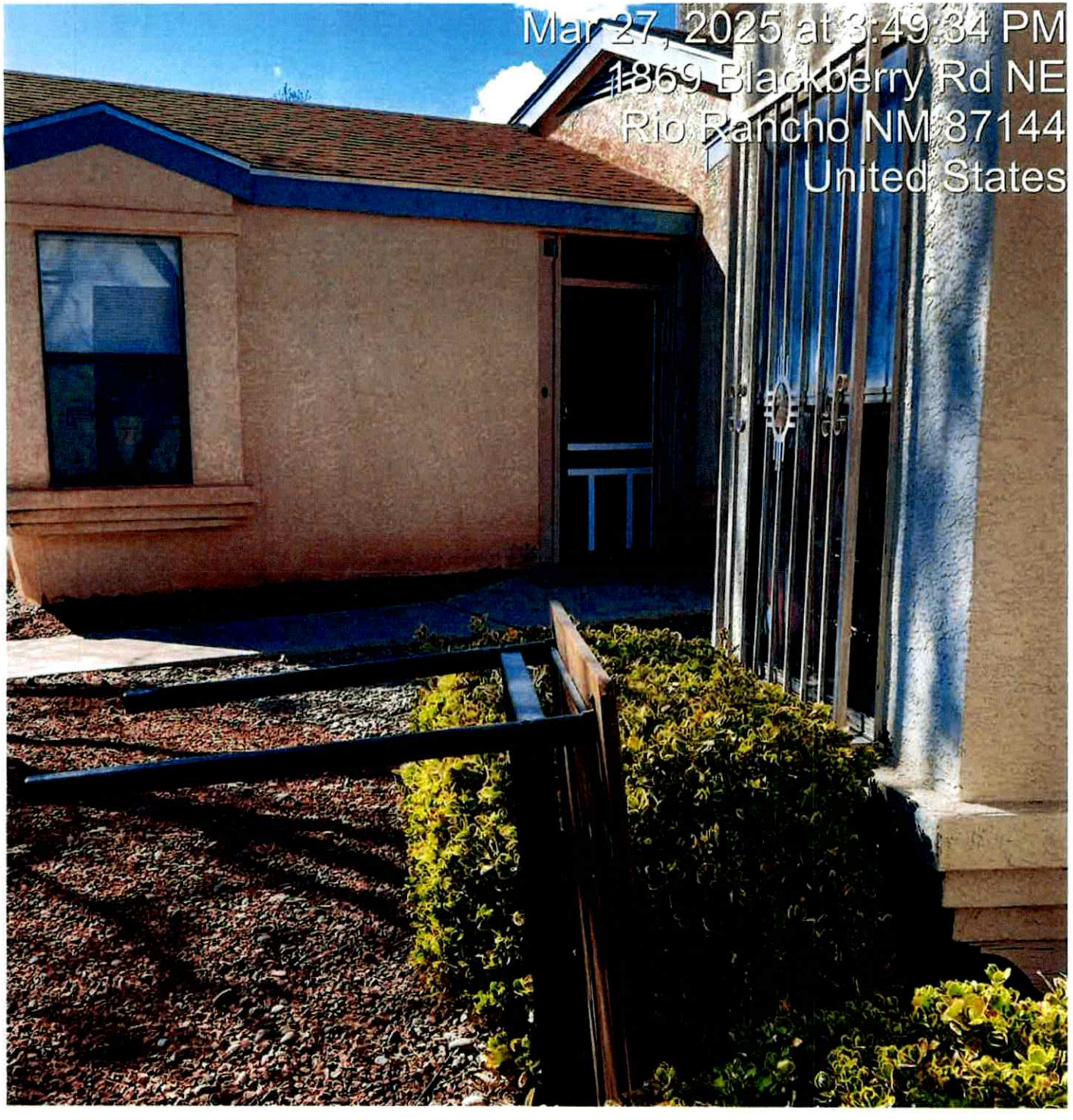
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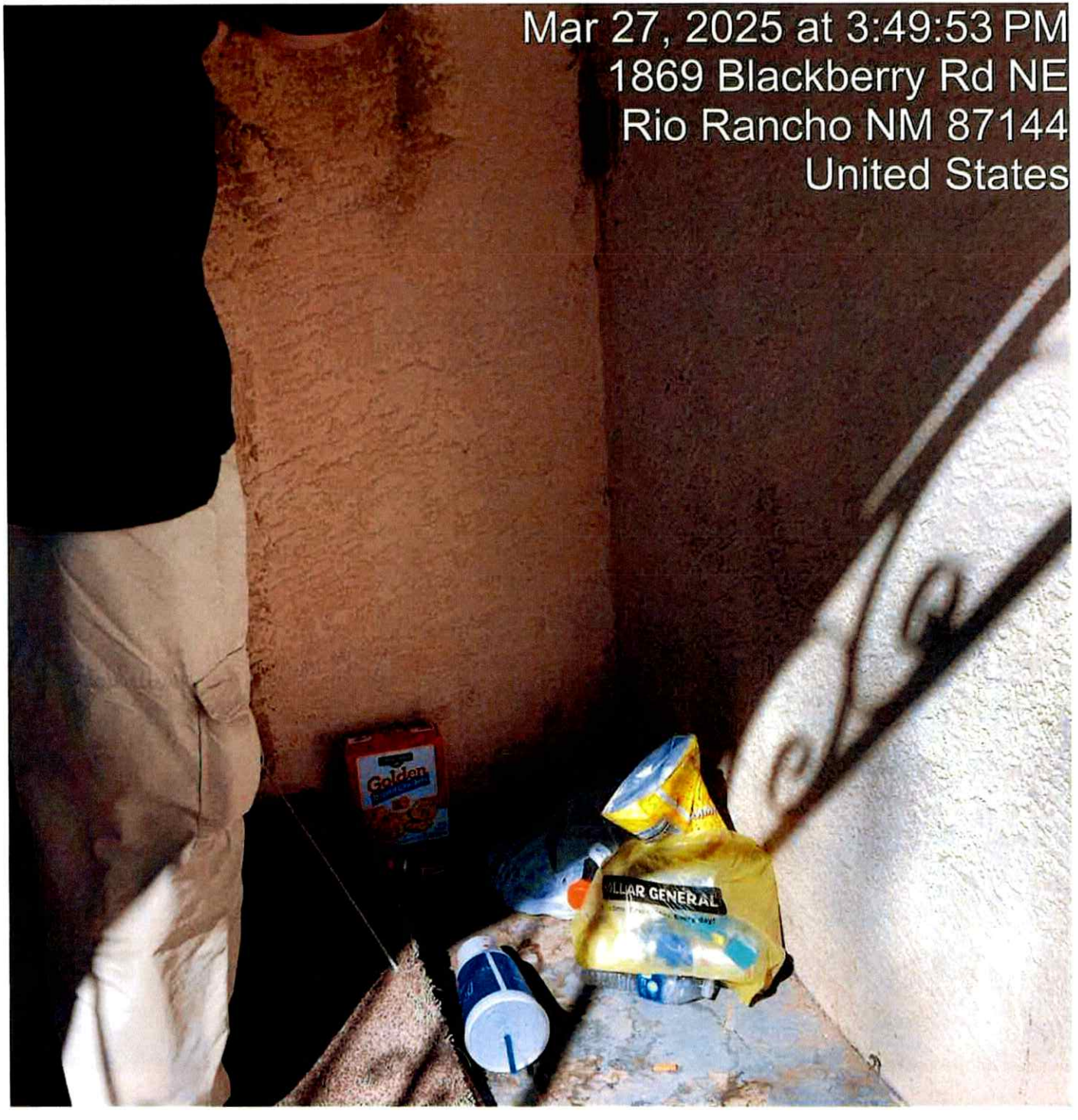
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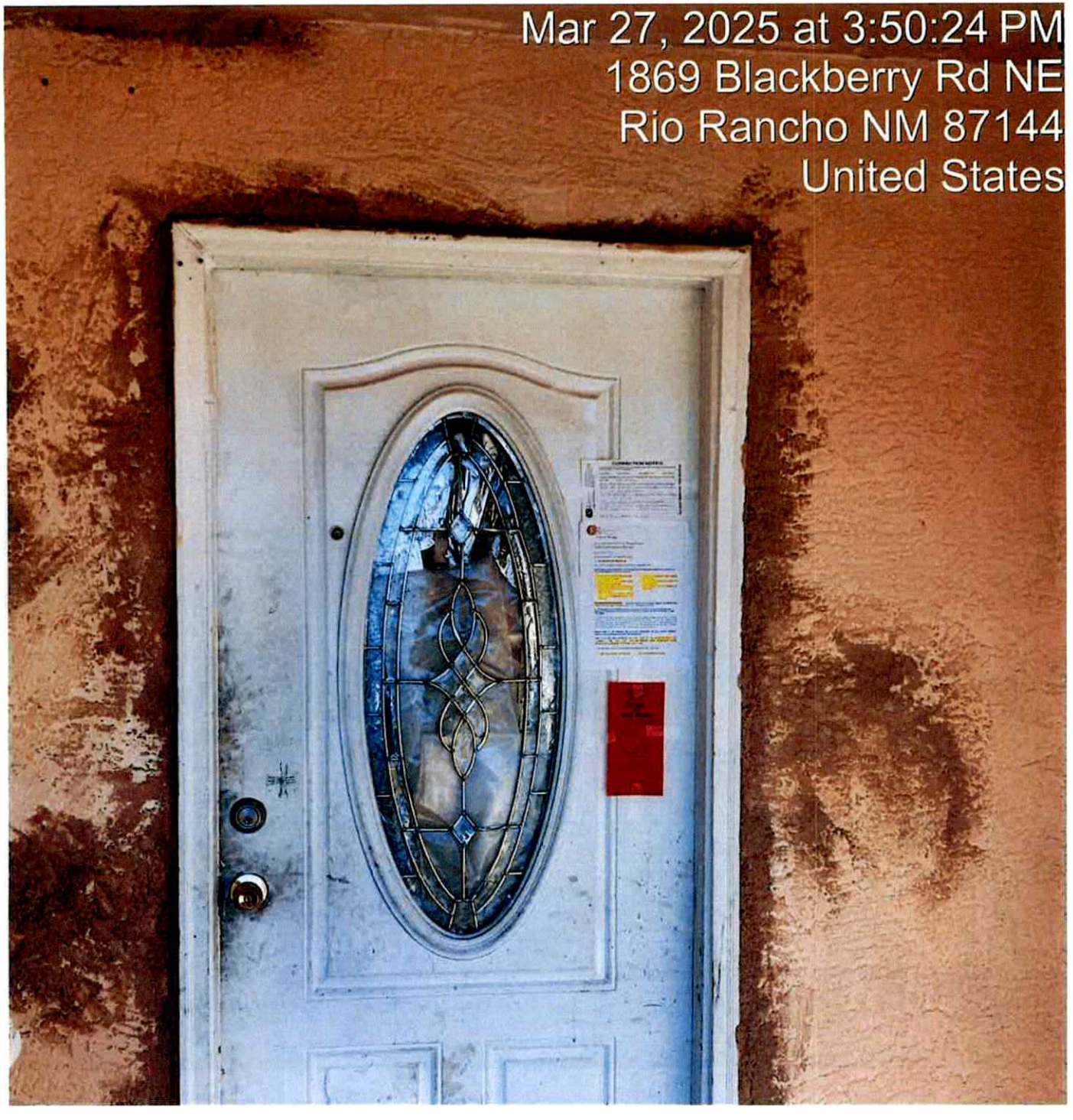
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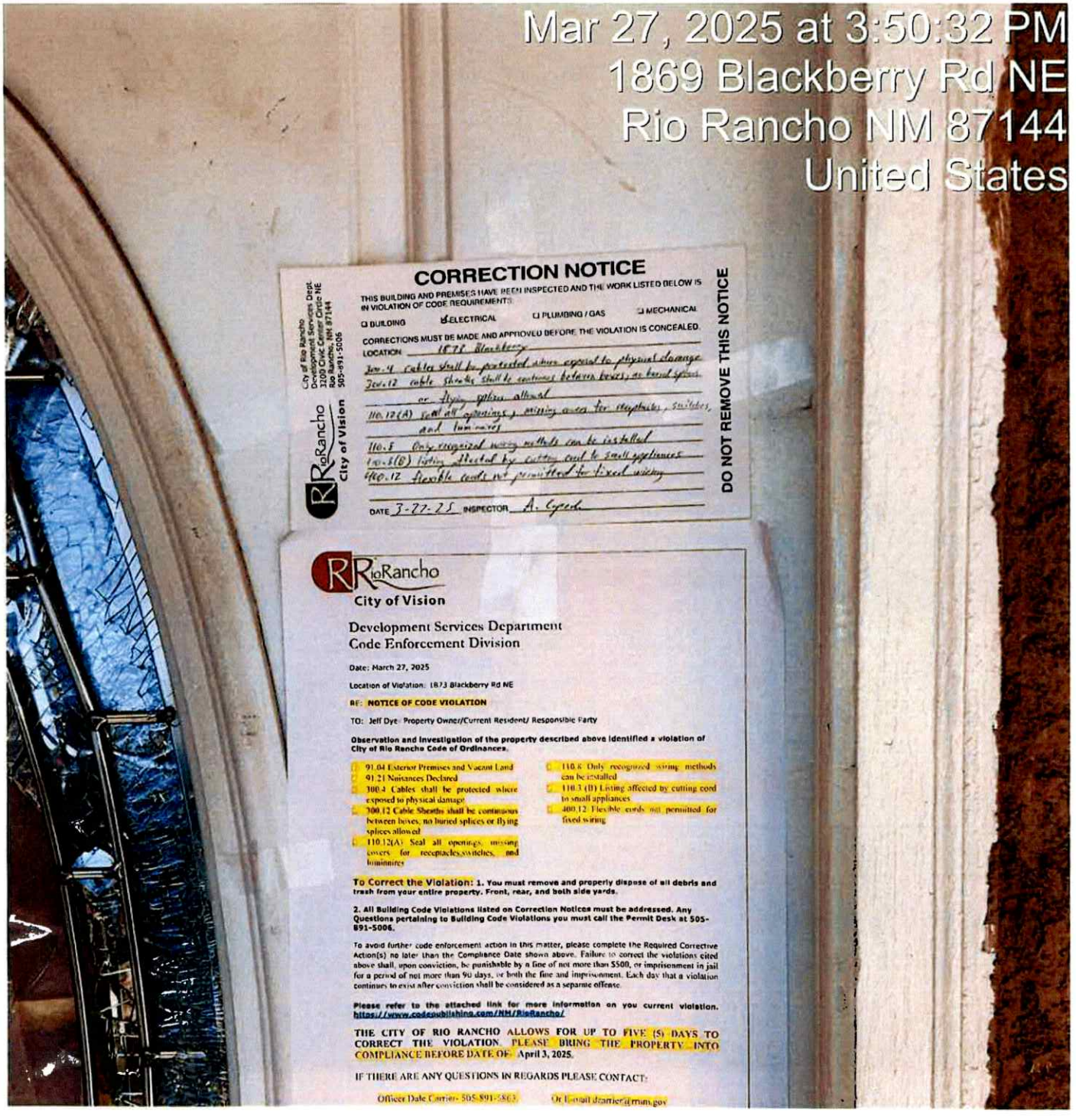


CORRECTION NOTICE

City of Rio Rancho
Development Services Dept.
3200 Civic Center Circle NE
Rio Rancho, NM 87144
505-891-5006

RRioRancho
City of Vision

THIS BUILDING AND PREMISES HAVE BEEN INSPECTED AND THE WORK LISTED BELOW IS IN VIOLATION OF CODE REQUIREMENTS:

☐ BUILDING ☑ ELECTRICAL ☐ PLUMBING / GAS ☐ MECHANICAL

CORRECTIONS MUST BE MADE AND APPROVED BEFORE THE VIOLATION IS CONCEALED.

LOCATION 1878 Blackberry

300.4 cables shall be protected where exposed to physical damage
300.12 cable sheaths shall be continuous between boxes, no buried splices or flying splices allowed
110.12(A) Seal all openings, missing covers for receptacles, switches, and luminaires
110.8 Only recognized wiring methods can be installed
110.3(B) Listing affected by cutting cord to small appliances
400.12 flexible cords not permitted for fixed wiring

DATE 3-27-25 INSPECTOR A. Cyprich

DO NOT REMOVE THIS NOTICE

RRioRancho
City of Vision

Development Services Department
Code Enforcement Division

Date: March 27, 2025

Location of Violation: 1873 Blackberry Rd NE

RE: **NOTICE OF CODE VIOLATION**

TO: Jeff Dye- Property Owner/Current Resident/ Responsible Party

Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.

- ☐ 91.04 Exterior Premises and Vacant Land
- ☐ 91.21 Nuisances Declared
- ☐ 300.4 Cables shall be protected where exposed to physical damage
- ☐ 300.12 Cable Sheaths shall be continuous between boxes, no buried splices or flying splices allowed
- ☐ 110.12(A) Seal all openings, missing covers for receptacles,switches, and luminaires
- ☐ 110.8 Only recognized wiring methods can be installed
- ☐ 110.3 (B) Listing affected by cutting cord to small appliances
- ☐ 400.12 Flexible cords not permitted for fixed wiring

To Correct the Violation: 1. You must remove and properly dispose of all debris and trash from your entire property. Front, rear, and both side yards.

2. All Building Code Violations listed on Correction Notices must be addressed. Any Questions pertaining to Building Code Violations you must call the Permit Desk at 505-891-5006.

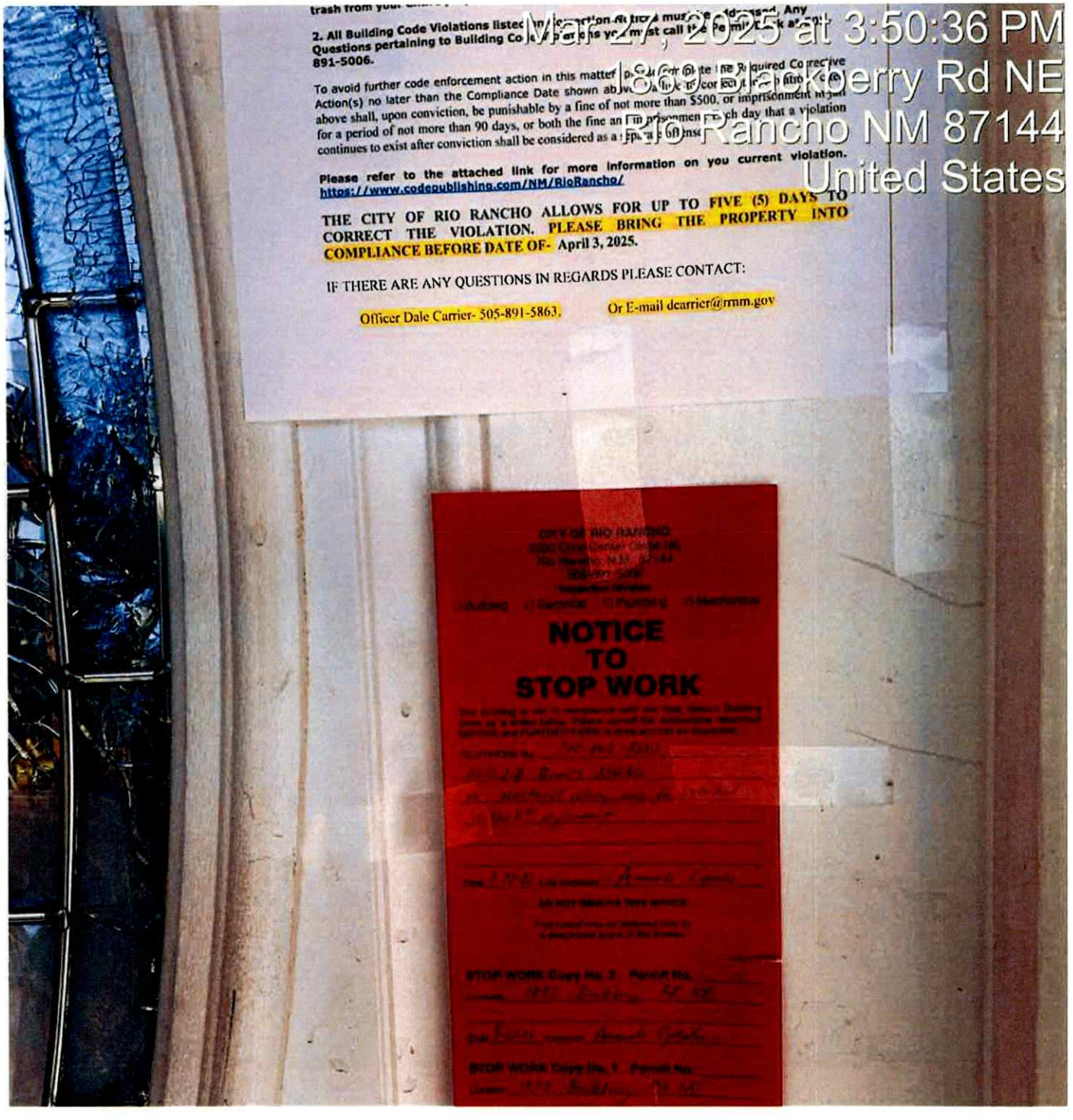
To avoid further code enforcement action in this matter, please complete the Required Corrective Action(s) no later than the Compliance Date shown above. Failure to correct the violations cited above shall, upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 90 days, or both the fine and imprisonment. Each day that a violation continues to exist after conviction shall be considered as a separate offense.

Please refer to the attached link for more information on you current violation. https://www.codepublishing.com/NM/RioRancho/

THE CITY OF RIO RANCHO ALLOWS FOR UP TO FIVE (5) DAYS TO CORRECT THE VIOLATION. PLEASE BRING THE PROPERTY INTO COMPLIANCE BEFORE DATE OF: April 3, 2025.

IF THERE ARE ANY QUESTIONS IN REGARDS PLEASE CONTACT:

Officer Dale Carrier- 505-891-5803 Or E-mail dcarrier@rrnm.gov



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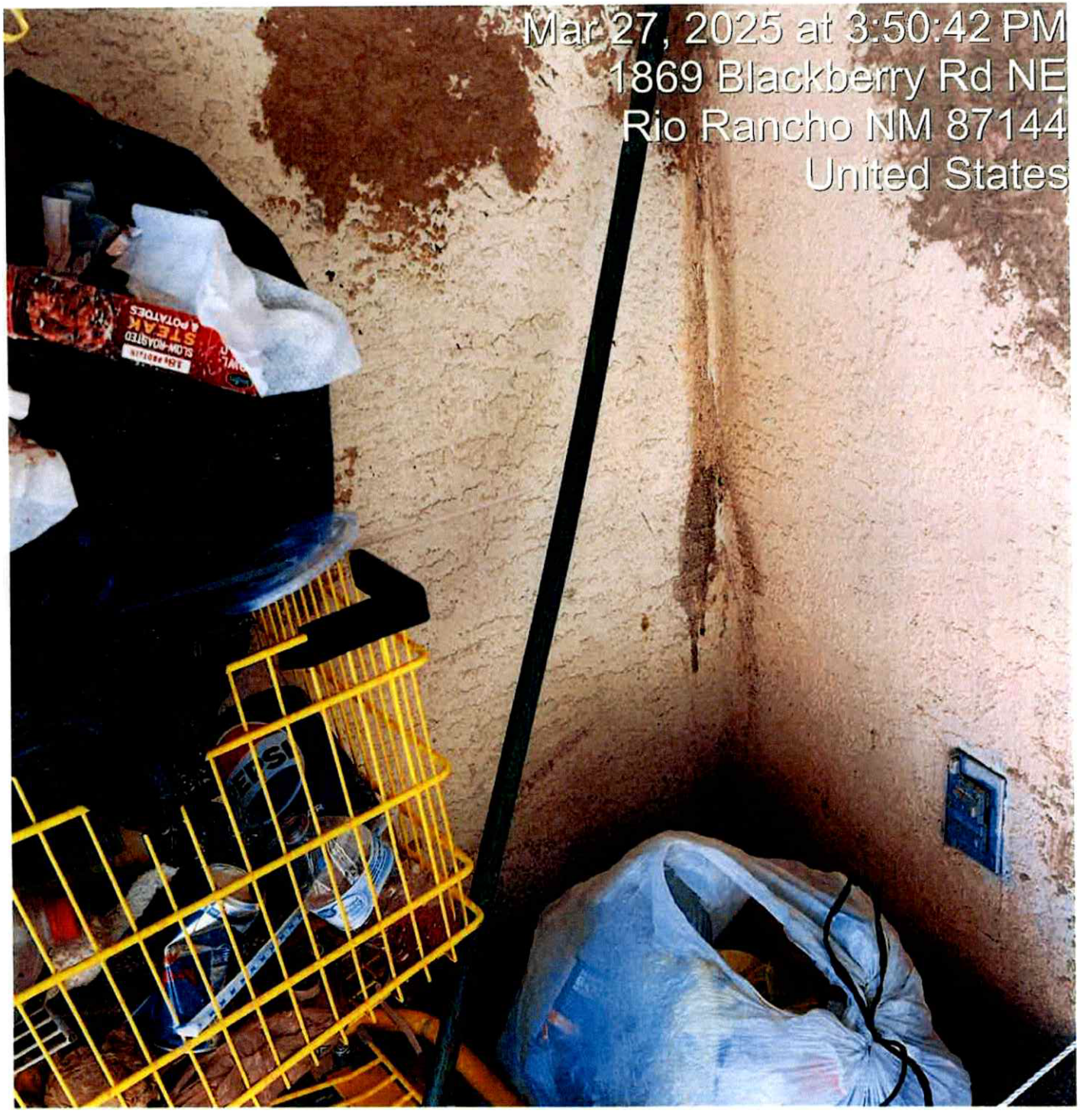
United States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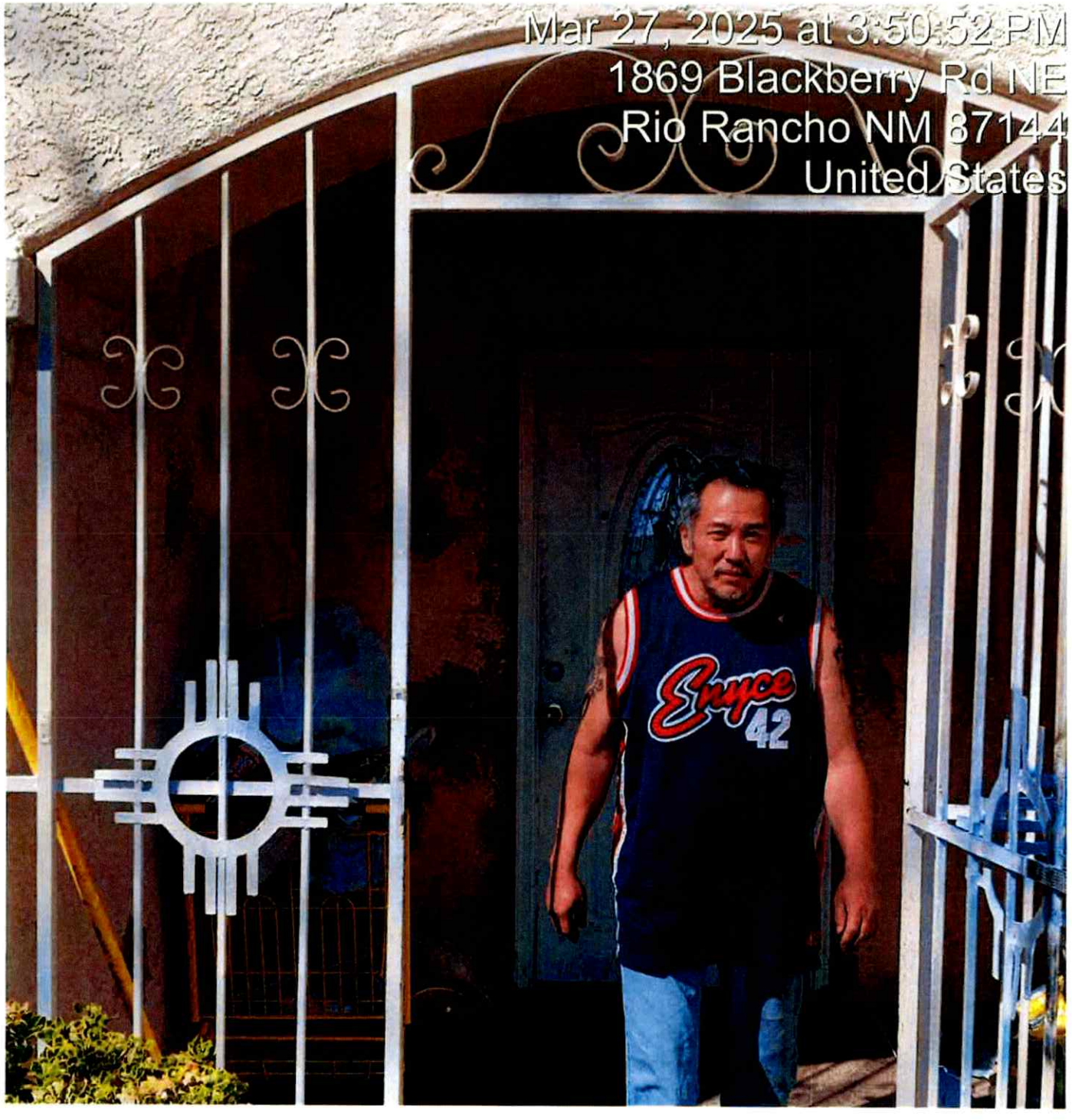
Rio Rancho NM 87144
United States
STEAK
& POTATOES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1869 Blackberry Rd NE
Rio Rancho NM 87144
United States
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42

THIRTEENTH JUDICIAL DISTRICT COURT
STATE OF NEW MEXICO
COUNTY OF SANDOVAL

CITY OF RIO RANCHO, ex rel.,
RIO RANCHO POLICE DEPARMTENT
Petitioner,

Case No. D-1329-CV-2025-00983

IN REM: THE FORFEITURE OF ONE UNKNOWN YEAR GREY DUMP UTILITY TRAILER WITH PUBLIC VEHICLE IDENTIFICATION NUMBER PLATE REMOVED, DEFACED, COVERED, ALTERED OR DESTROYED VEHICLE IDENTIFICATION NUMBERS,

and Concerning,

MR. OSCAR MEDINA-MONTANO
Interested Party.

NOTICE OF SERVICE

On May 8th, 2025, Mr. Oscar Medina-Montano, and Interested Party, was served with the Petition to Determine Forfeiture and Declaration of Contraband. (See attached Exhibit A).

Respectfully submitted,

CITY OF RIO RANCHO
RIO RANCHO POLICE DEPT.

By:/s/Christopher W. Westenberger
Christopher W. Westenberger
Assistant City Attorney
3200 Civic Center Circle
Rio Rancho, New Mexico, 87144
Phone: 505-896-8212

EXHIBIT A

STATE OF NEW MEXICO
COUNTY OF SANDOVAL
THIRTEENTH JUDICIAL DISTRICT COURT

Case No.: D-1329-CV-2025-00983

CITY OF RIO RANCHO, EX. REL.,

RIO RANCHO POLICE DEPARTMENT.,
Petitioner,

vs.

IN REM: THE FORFEITURE OF ONE UNKNOWN YEAR GREY DUMP UTILITY TRAILER WITH PUBLIC VEHICLE IDENTIFICATION NUMBER PLATE REMOVED, DEFACED, COVERED, ALTERED OR DESTROYED VEHICLE IDENTIFICATION NUMBERS,
and Concerning

OSCAR MEDINA-MONTANO

Interested Party

PROOF OF SERVICE

STATE OF NEW MEXICO
) ss
COUNTY OF SANDOVAL

I, Stephen Wessing, being duly sworn, on oath, state that I am over the age of eighteen (18) years and not a party to this lawsuit, and that I served the items checked below in Sandoval County, by delivering a copy thereof, as set out below.

The person being served is Oscar Medina-Montano on the 8th day of May, 2025.

(Check the applicable box and fill in appropriate blanks):

☐ to Oscar Medina-Montano (used when the person being served accepts or refuses a copy of the documents personally)

After attempting to serve the documents on Oscar Medina-Montano by personal service or by mail or commercial courier service, I served them in the following manner:

☑ to Oliva Martinez, a person over fifteen (15) years of age and residing at the usual place of abode of the person being served, and by mailing a copy of the documents by first class mail to:
4599 Platinum Drive NE, Rio Rancho, NM 87124

☐ to _____, the person apparently in charge at the actual place of business or employment of the person being served, and by mailing a copy by first class mail to:

☐ to _____, an agent authorized to receive service of process for the person being served.

ITEMS SERVED:
☑ PETITION TO DETERMINE FORFEITURE AND DECLARATION OF CONTRBAND and EXHIBITS

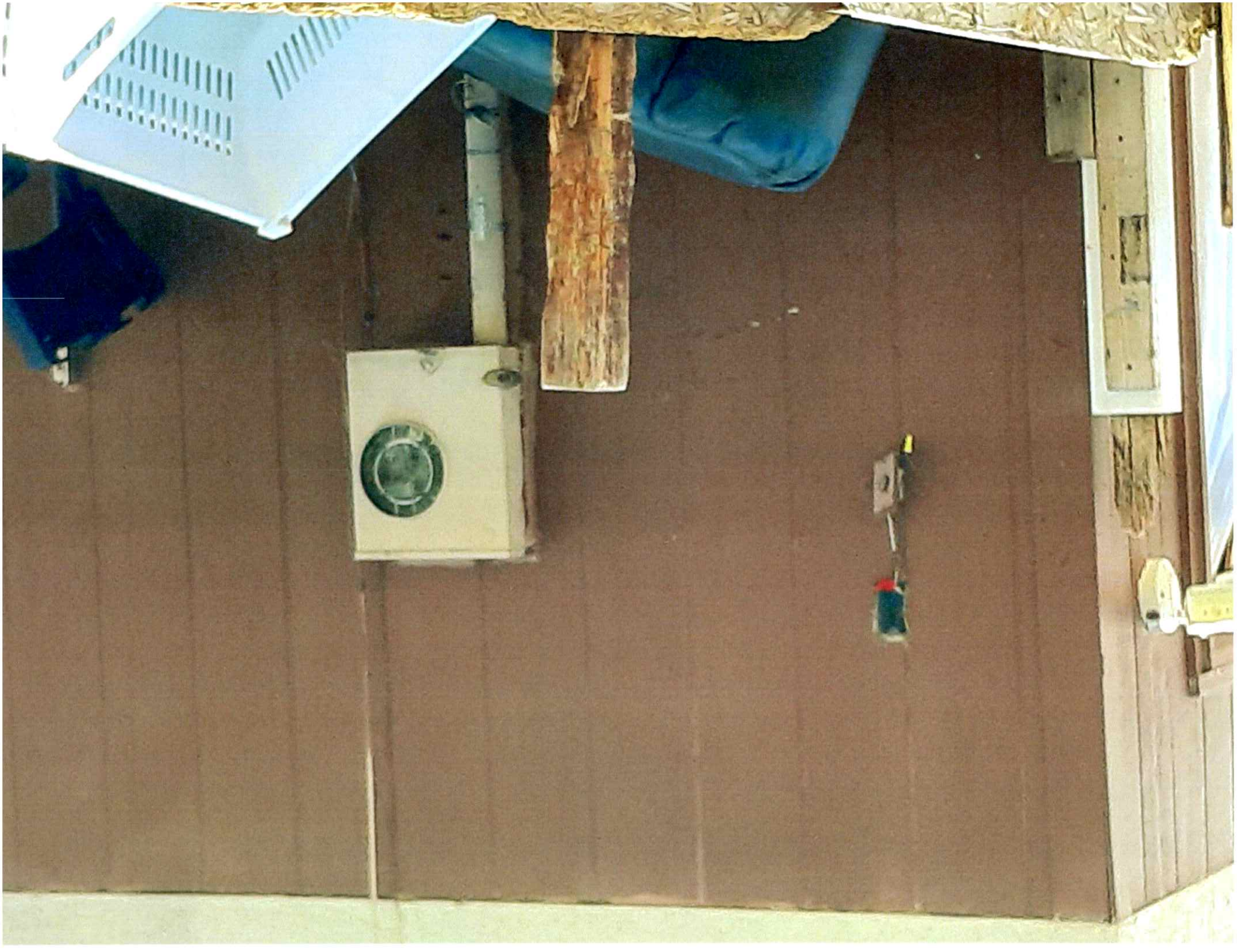
Fees: $ 99.00

Signature of Person Making Service:
_____
Printed Name: Stephen Wissing
Title (if any): Process Server

SUBSCRIBED AND SWORN TO before me this 9th day of May, 2025, by Stephen Wissing.

_____
Notary Public
My commission expires: 6/7/2025

STATE OF NEW MEXICO
NOTARY PUBLIC
Patricia Ramirez
Commission No. 1060817
June 07, 2025



CORRECTION NOTICE

City of Rio Rancho
Development Services Dept.
3200 Civic Center Circle NE
Rio Rancho, NM 87144
505-891-5006

RioRancho
City of Vision

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110.8 Only recognized wiring methods can be installed

110.3(B) listing affected by cutting cord to small appliances

400.12 flexible cords not permitted for fixed wiring

DATE 3-27-25 INSPECTOR A. Cepeda

DO NOT REMOVE THIS NOTICE

CITY OF RIO RANCHO
3200 Civic Center Circle NE
Rio Rancho, N.M. 87144
505-891-5006
Inspection Division

☐ Building ☐ Electrical ☐ Plumbing ☐ Mechanical

NOTICE TO STOP WORK

This building is not in compliance with the New Mexico Building Code as is noted below. Please correct the deficiencies described BEFORE any FURTHER WORK is done and call for inspection.

TELEPHONE No. 505 803 3383

14.5.2.8 Permits NMAC

no electrical wiring may be installed

without a permit

Date 3-27-25 City Inspector Armando Cepeda

DO NOT REMOVE THIS NOTICE

This notice may be removed only by
a designated agent of the Bureau.

STOP WORK Copy No. 2 Permit No. _____

Location 1873 Blackberry Rd NE

Date 3-27-25 Inspector Armando Cepeda

STOP WORK Copy No. 1 Permit No. _____

Location 1873 Blackberry Rd NE

Date 3-27-25 Inspector Armando Cepeda

Exhibit 1- 1873 Blackberry Rd NE, Rio Rancho, NM 87144

City Sourced # 4652658:

Date – 10//2024

Case # 24—6633, 6634, 6979,

Violation: db, veh

Received a Citizen complaint through City Sourced # 4652658:

Description: The Complaining Party states that Mr. Dye, at 1873 Blackberry has placed appliances and debris in the alley behind his home. The trash has been there for over two weeks

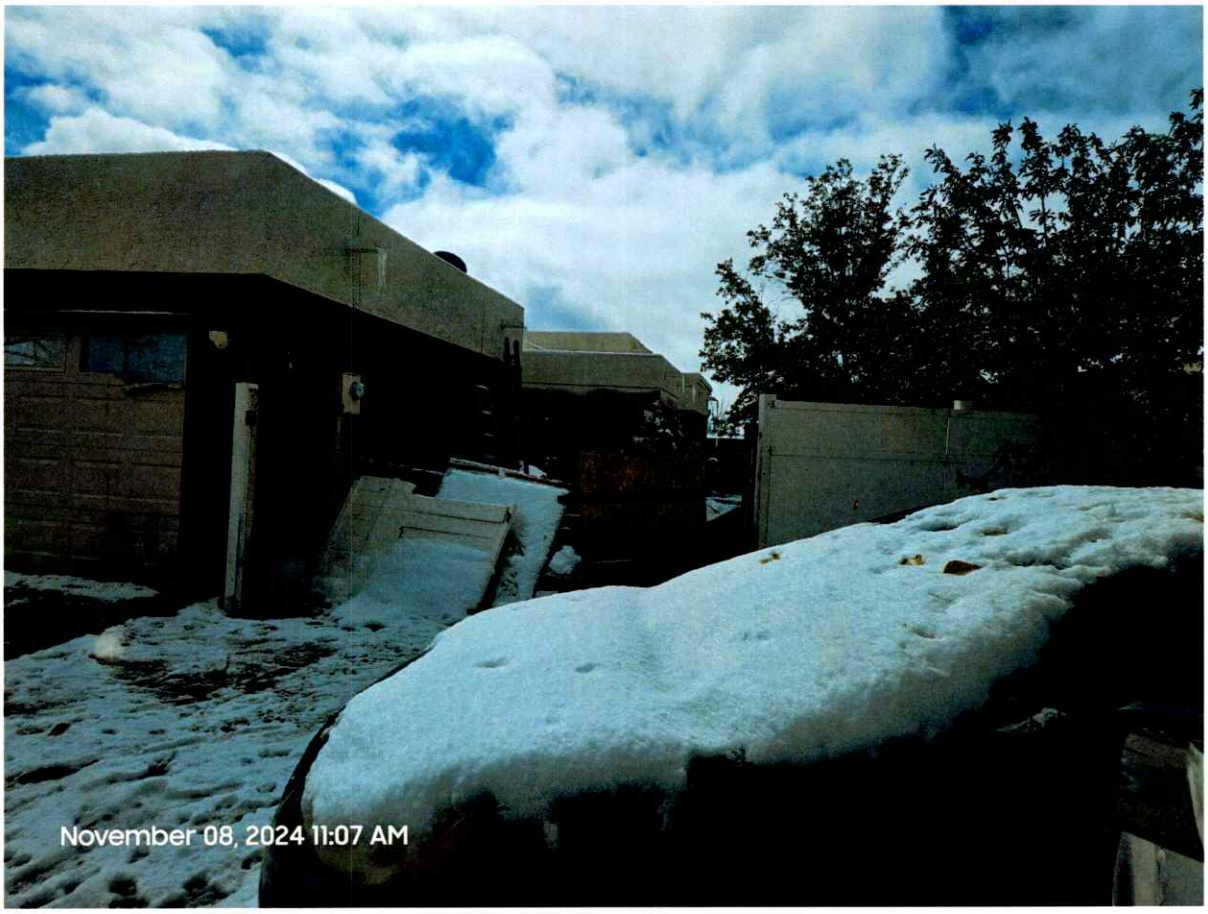
10//2024 – Performed inspection of the property and found it to be in violation of having an inoperable vehicle and an abundance of debris dumped behind the property (see photos, it's a lot). Notice of violation mailed.

ZMA1 For Code Enforcement weed violations in

ZMA1 the front of the property, contact Home

ZMA1 Co HOA: 505-924-5978

11/08/2024 – Debris mostly removed (95%) but the remaining debris was used to make a fence. This is a new violation and notice will be issued.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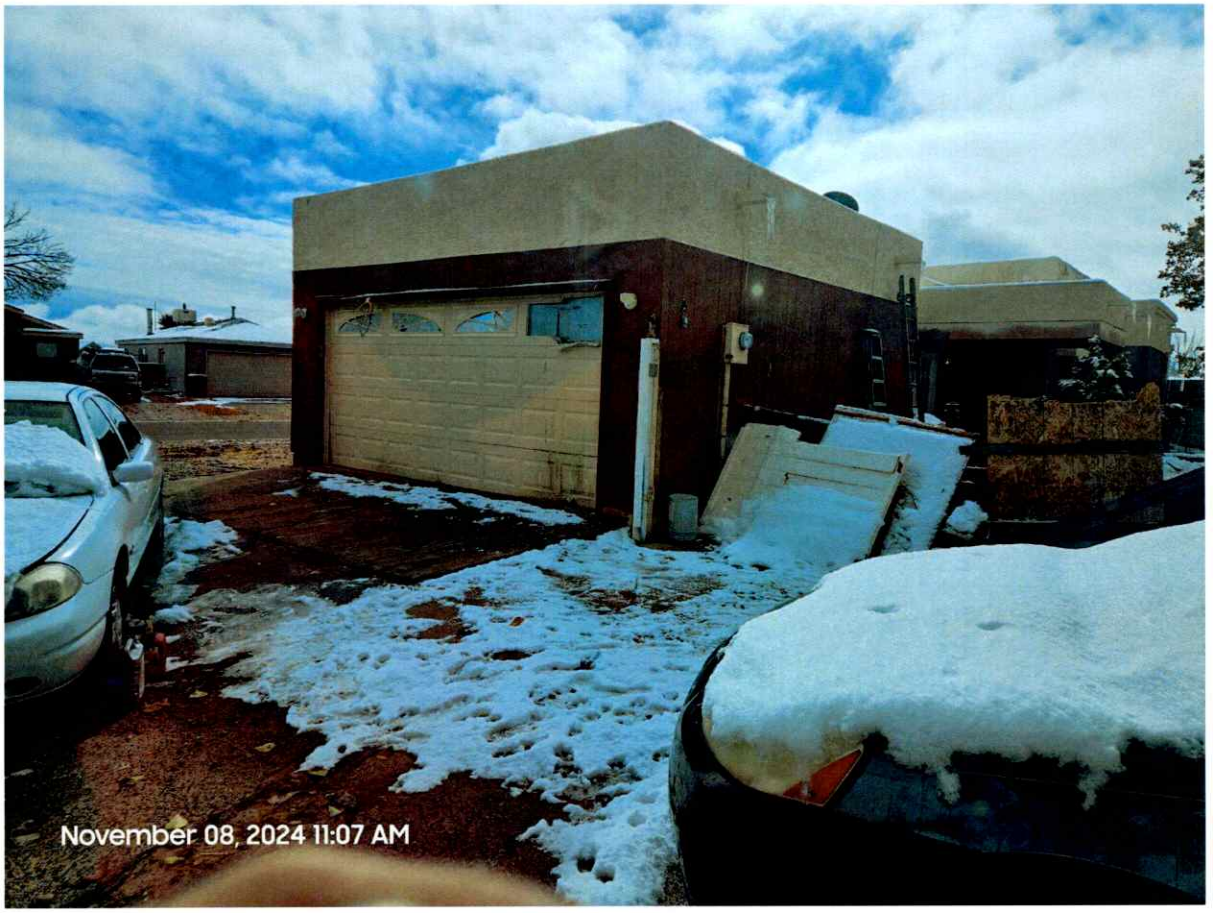
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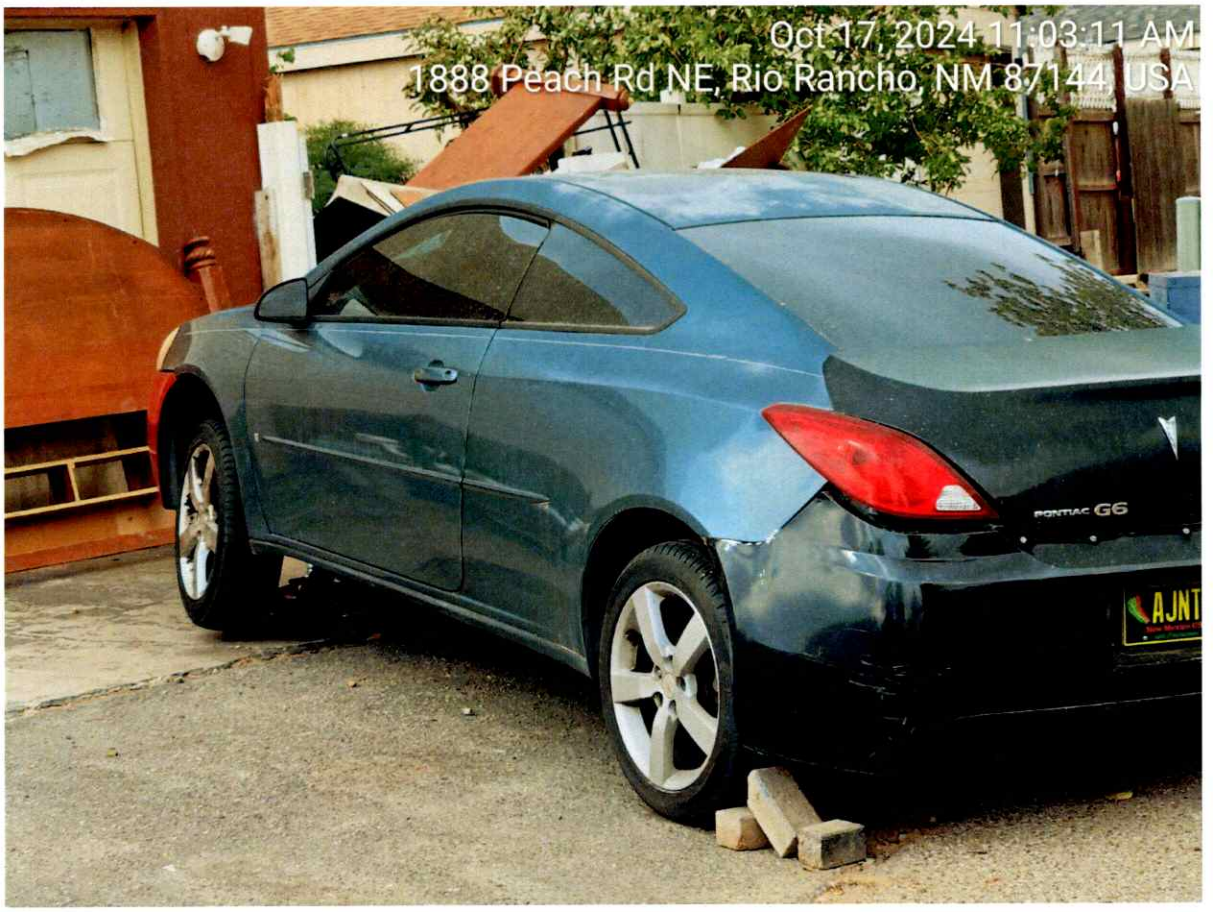
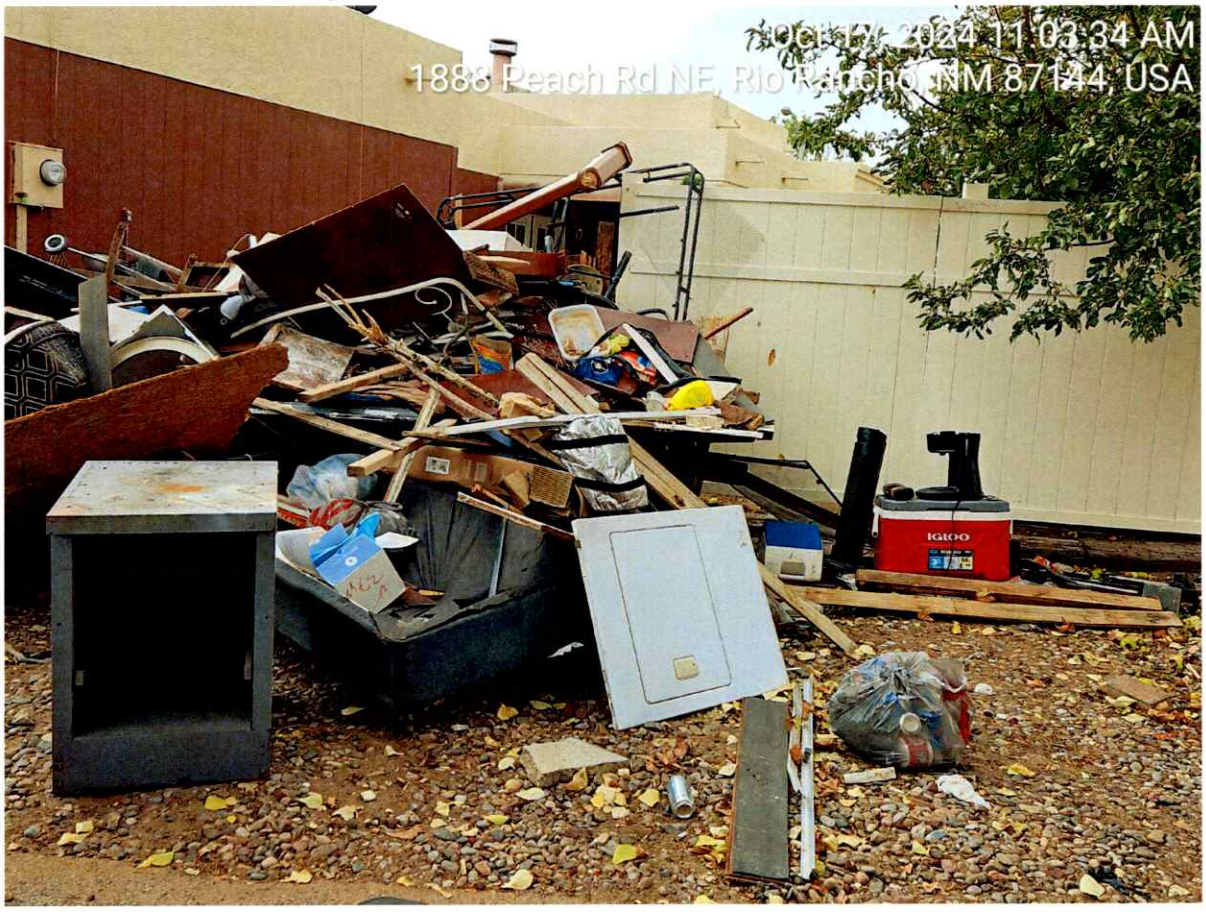

Oct 17, 2024 11:03:11 AM
1888 Peach Rd NE, Rio Rancho, NM 87144, USA
PONTIAC G6

Oct 17, 2024 11:03:15 AM
1888 Peach Rd NE, Rio Rancho, NM 87144, USA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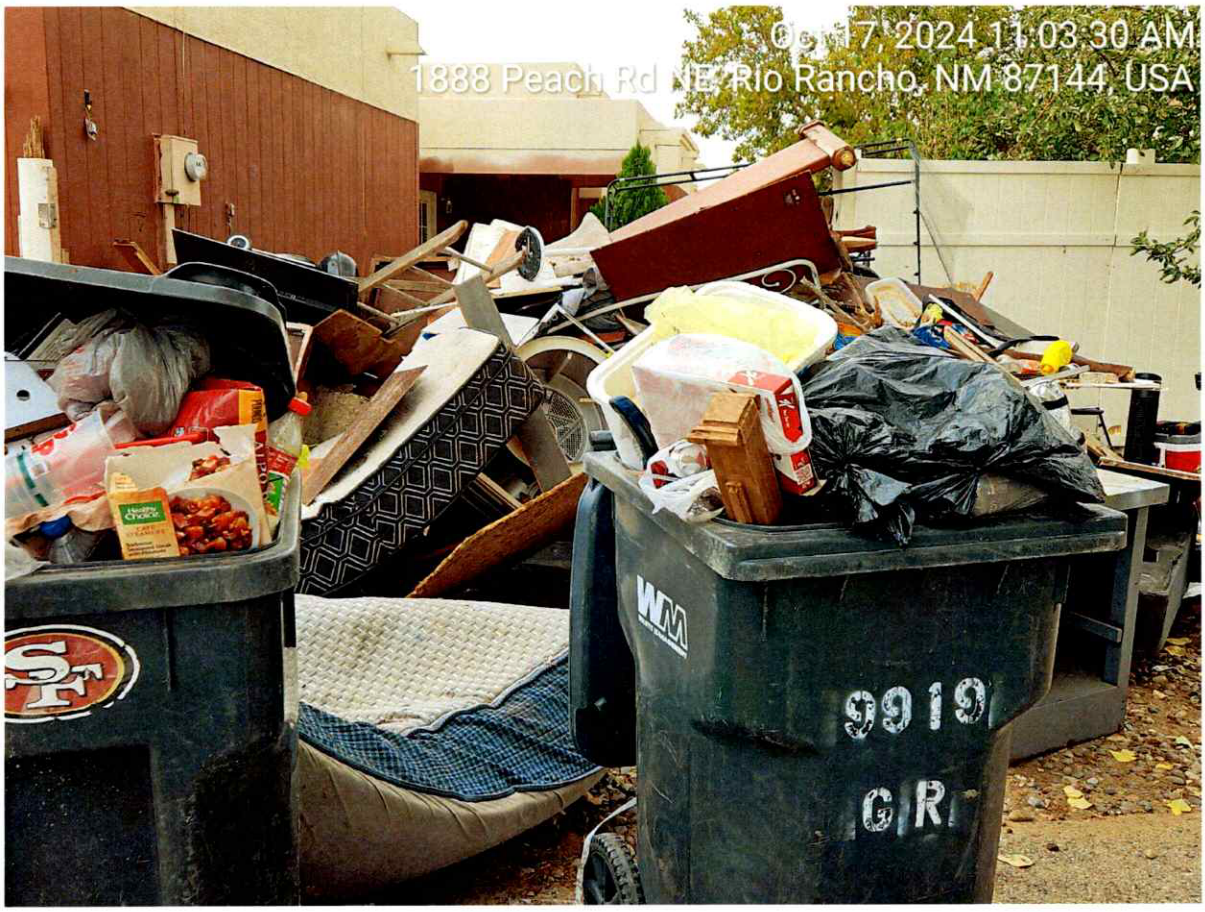
IGLOO


Oct 7, 2024 11:03:30 AM
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WM
9919

Oct 17, 2024 11:06:25 AM
1888 Peach Rd NE, Rio Rancho, NM 87144, USA

Exhibit A

Code Enforcement Case: 24-3311, 3312

91.04 Debris, 91.21 Nuisance Declared

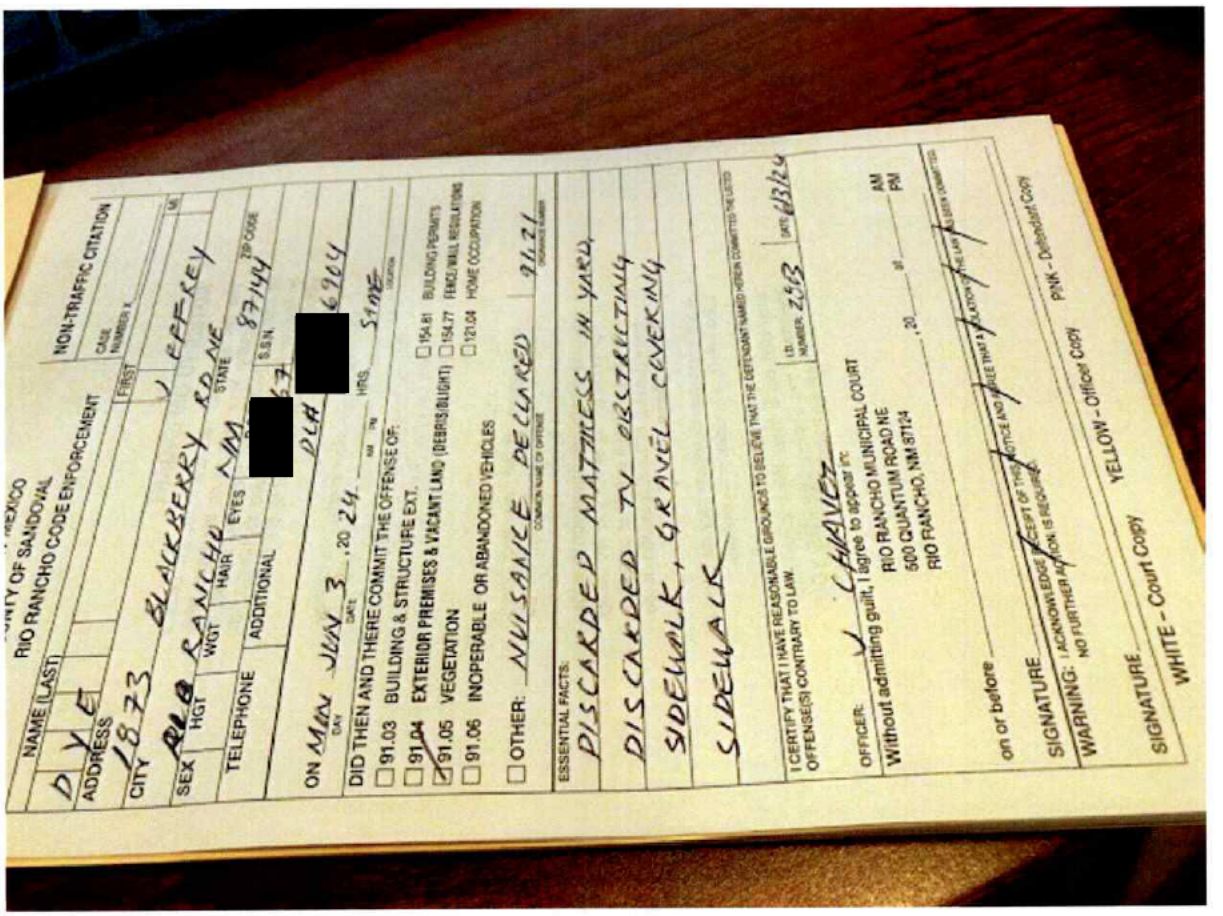
1873 Blackberry Rd. NE

Request ID# 4299800

Description:
Trash and household furniture are stored in the front of the property.

Found discarded mattress in front of home and tv laying on sidewalk, gravel covering sidewalk. Citation issued to Jeff Dye.

Original Photographs taken on: 06/03/24
By: Jim Chavez



Jun 3, 2024 at 11:27:10 AM
1873 Blackberry Rd NE
Rio Rancho NM 87144
United States

Jun 3, 2024 at 11:27:24 AM
1674-1688 Plum Rd NE
Rio Rancho NM 87144
United States

Jun 3, 2024 at 11:27:26 AM
1674–1688 Plum Rd NE
Rio Rancho NM 87144
United States

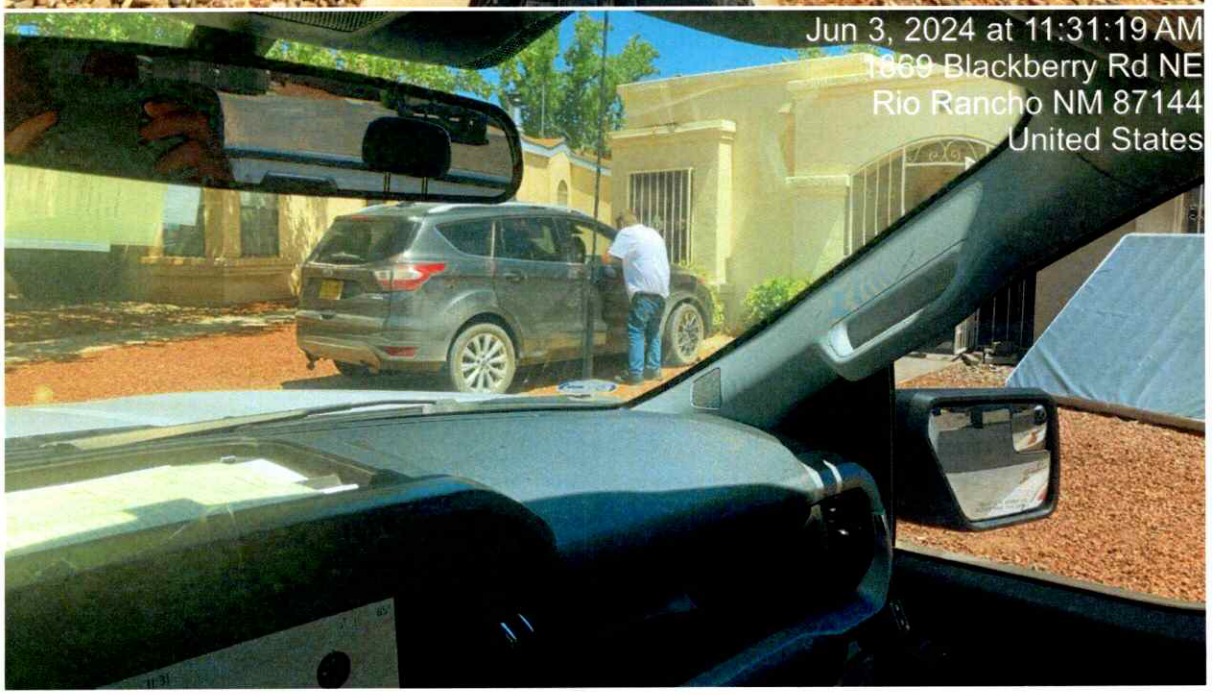

Jun 3, 2024 at 11:31:19 AM
1869 Blackberry Rd NE
Rio Rancho NM 87144
United States

Exhibit A

Code Enforcement Case: 23-4957, 4959, 4960, 4961, 7057, 7058, 7059

Violation: 91.04 Debris, 91.06 Inoperable Vehicles x2, 91.21 Nuisance, 154. R-1 Zoning

1873 Blackberry NE

Request ID# 3618906

Description: Frank reports at 1873 Blackberry Rd there is a lot of trash in the alley behind the home. The trash has been building up for weeks. Please call Frank after the initial inspection.:

08/10/2023 02:36 PM JACHAVEZ ----------
Large amount of discarded items at rear of home, RV truck parked at rear occupied w/ generator hooked up and 21 tag, Silver Lincoln w/o plate in front yard, Contacted CP to advised of findings. Displaced landscaping gravel on sidewalks, gutter and roadway, CNOV mailed to owner

08/30/2023 02:49 PM JACHAVEZ
NO change to violations, long conversation w/ owner regarding abatement options on site, advised him that Citation will be issued

Original Photographs taken on: 08/10/23
By: Jim Chavez

10/31/23

Property remains in violation

12/05/23

Minor debris, 3 inops, red 80s Toyota no plate, Red Ford 22 tag in front yard, Blue PT Cruiser 21 tag at rear

City of Vision

Development Services Department
Code Enforcement Division

Date: August 10, 2023

Address: 1873 Blackberry Rd. NE

RE: **COURTESY NOTICE OF CODE VIOLATION**

Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.

☐ 91.03 Building & Structure Exteriors	☐ 156.06 Prohibited Sign
☐ 91.04 Debris	☐ 154.01 Planning & Zoning
☐ 91.05 Vegetation	☐ 154.08 R-1 Zoning
☐ 91.06 Inoperable Vehicle X2	☐ 91.21 Nuisance Declared

To Correct the Violation: Please remove scrap, trash, discarded items, items in disrepair and outside storage from rear of property. Remove displaced landscaping gravel from sidewalks, gutters and roadway. RV cannot be utilized as living quarters in R-1 zoned properties. One (1) Inoperable/unregistered vehicle allowed on property, must be placed at side/rear of home and must be fully covered.

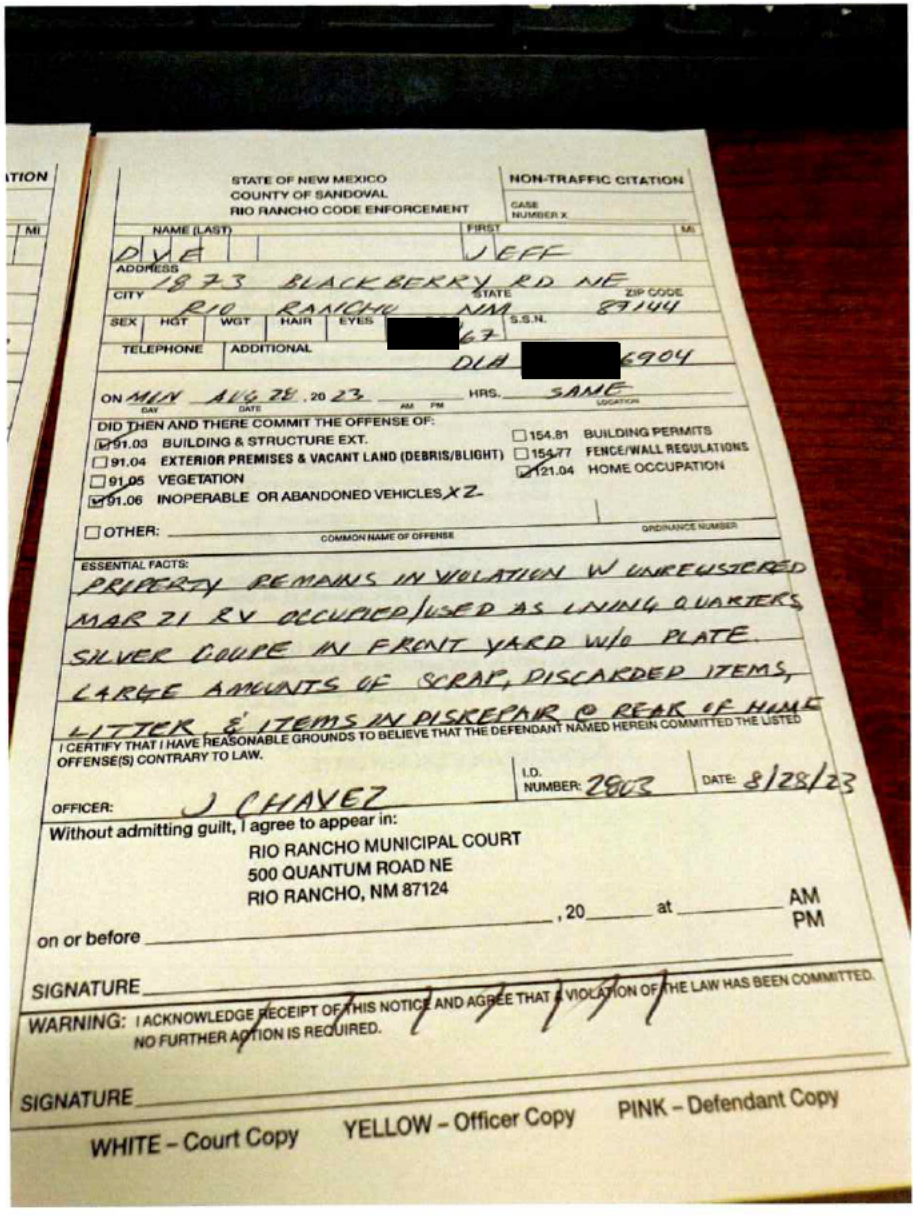
THE CITY OF RIO RANCHO ALLOWS FOR FIFTEEN (15) DAYS FOLLOWING ISSUANCE OF A NOTICE OF CODE VIOLATION TO BRING YOUR PROPERTY INTO COMPLIANCE

For more information on this violation, please refer to:
https://www.codepublishing.com/NM/RioRancho/

To avoid further code enforcement action in this matter, please complete the Required Corrective Action(s) no later than fifteen days from the date shown above. Failure to correct the violations cited above shall, upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 30 days, or both the fine and imprisonment. Each day that a violation continues to exist after conviction shall be considered as a separate offense.

IF THERE ARE ANY QUESTIONS IN REGARDS TO THIS NOTICE PLEASE CONTACT:

Officer J. Chavez (505) 891-5861



STATE OF NEW MEXICO
COUNTY OF SANDOVAL
RIO RANCHO CODE ENFORCEMENT

NON-TRAFFIC CITATION

CASE NUMBER X

NAME (LAST): DYE | FIRST: JEFF | MI:

ADDRESS: 1873 BLACKBERRY RD NE

CITY: RIO RANCHO | STATE: NM | ZIP CODE: 87144

SEX | HGT | WGT | HAIR | EYES: [redacted] 67 | S.S.N.

TELEPHONE | ADDITIONAL: DLA [redacted] 6904

ON MON (DAY) AUG 28 (DATE), 20 23 (AM PM) HRS. SAME (LOCATION)

DID THEN AND THERE COMMIT THE OFFENSE OF:

- ☑ 91.03 BUILDING & STRUCTURE EXT.
- ☐ 91.04 EXTERIOR PREMISES & VACANT LAND (DEBRIS/BLIGHT)
- ☐ 91.05 VEGETATION
- ☑ 91.06 INOPERABLE OR ABANDONED VEHICLES X 2
- ☐ 154.81 BUILDING PERMITS
- ☐ 154.77 FENCE/WALL REGULATIONS
- ☑ 121.04 HOME OCCUPATION

☐ OTHER: _____ (COMMON NAME OF OFFENSE) _____ (ORDINANCE NUMBER)

ESSENTIAL FACTS:

PROPERTY REMAINS IN VIOLATION W UNREGISTERED MAR 21 RV OCCUPIED/USED AS LIVING QUARTERS SILVER COUPE IN FRONT YARD W/O PLATE. LARGE AMOUNTS OF SCRAP, DISCARDED ITEMS, LITTER & ITEMS IN DISREPAIR @ REAR OF HOME

I CERTIFY THAT I HAVE REASONABLE GROUNDS TO BELIEVE THAT THE DEFENDANT NAMED HEREIN COMMITTED THE LISTED OFFENSE(S) CONTRARY TO LAW.

OFFICER: J CHAVEZ | I.D. NUMBER: 2903 | DATE: 8/28/23

Without admitting guilt, I agree to appear in:

RIO RANCHO MUNICIPAL COURT
500 QUANTUM ROAD NE
RIO RANCHO, NM 87124

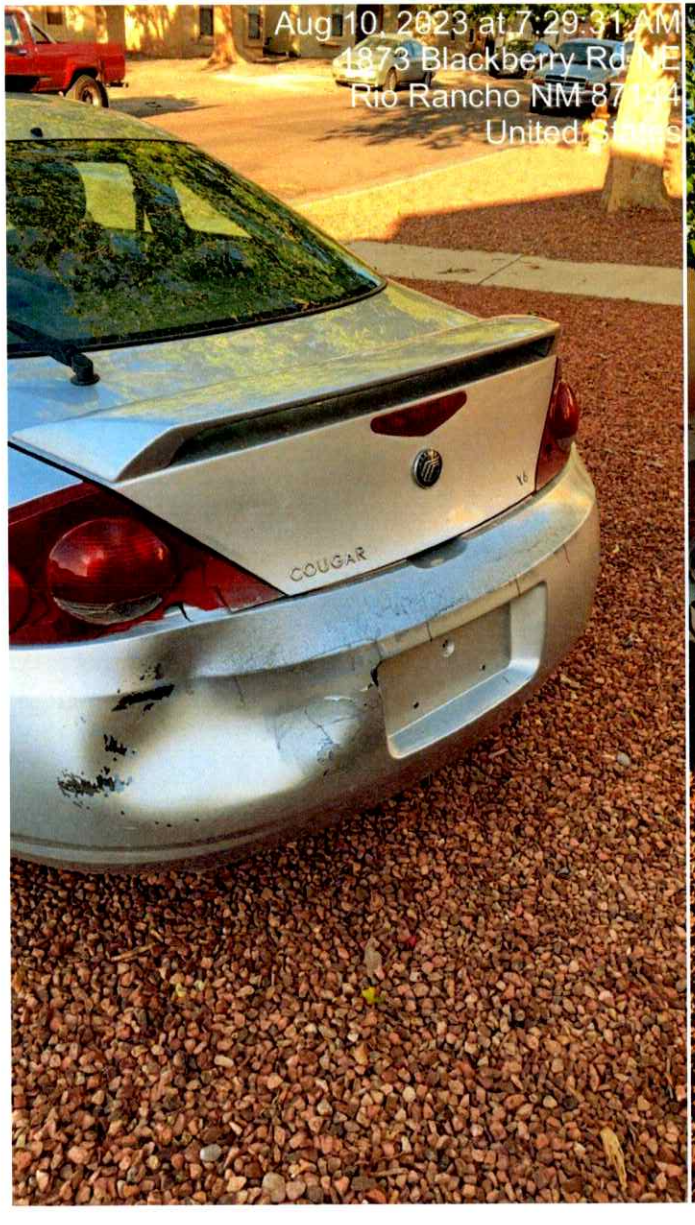
on or before _____, 20____ at _____ AM PM

SIGNATURE _____

WARNING: I ACKNOWLEDGE RECEIPT OF THIS NOTICE AND AGREE THAT A VIOLATION OF THE LAW HAS BEEN COMMITTED. NO FURTHER ACTION IS REQUIRED.

SIGNATURE _____

WHITE – Court Copy YELLOW – Officer Copy PINK – Defendant Copy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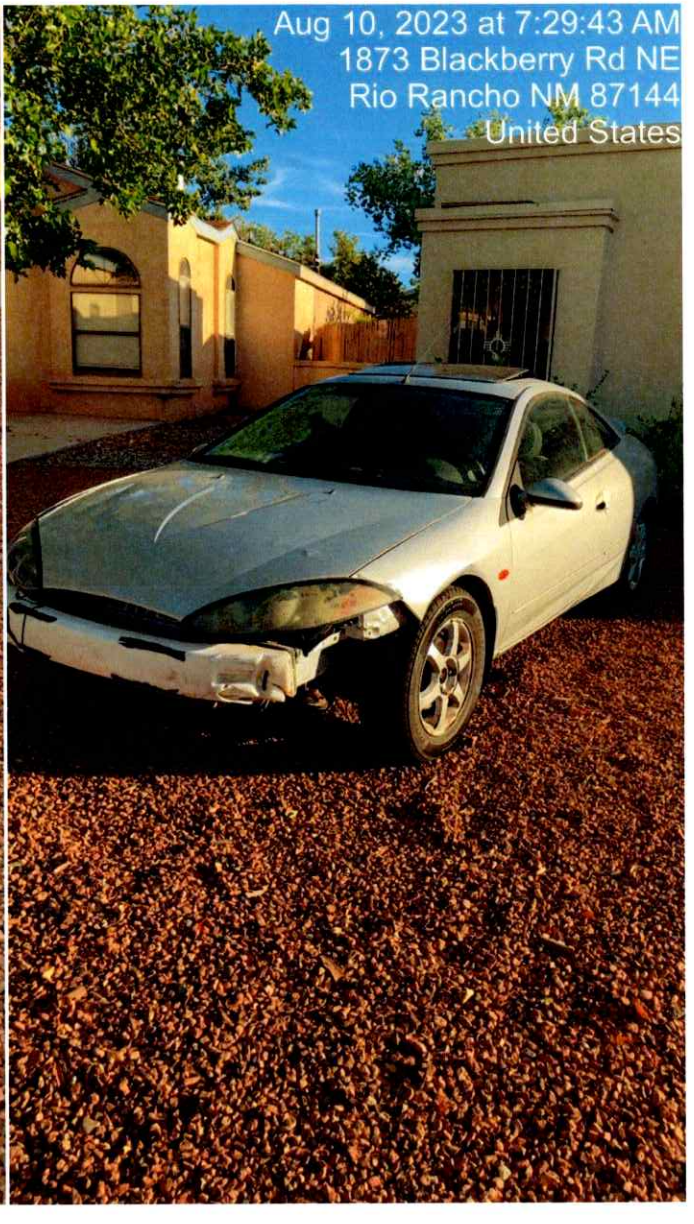
1873 Blackberry Rd NE
Rio Rancho NM 87144
United States
COUGAR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Rio Rancho NM 87144
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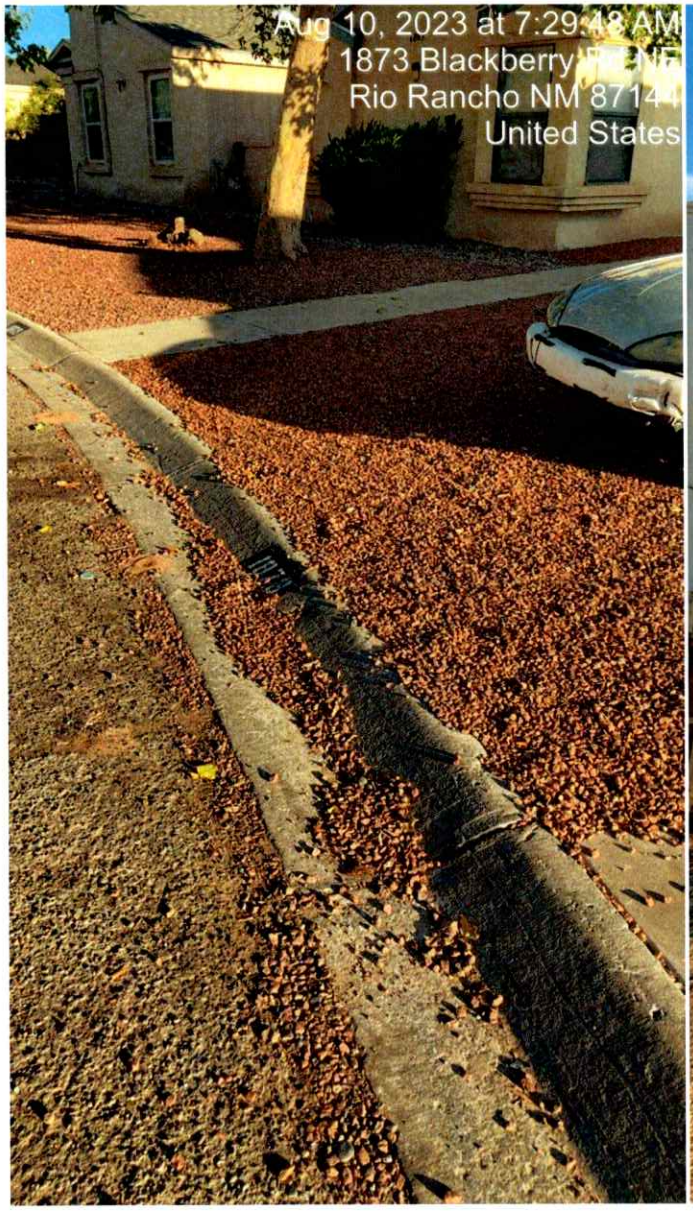
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Rio Rancho NM 87144
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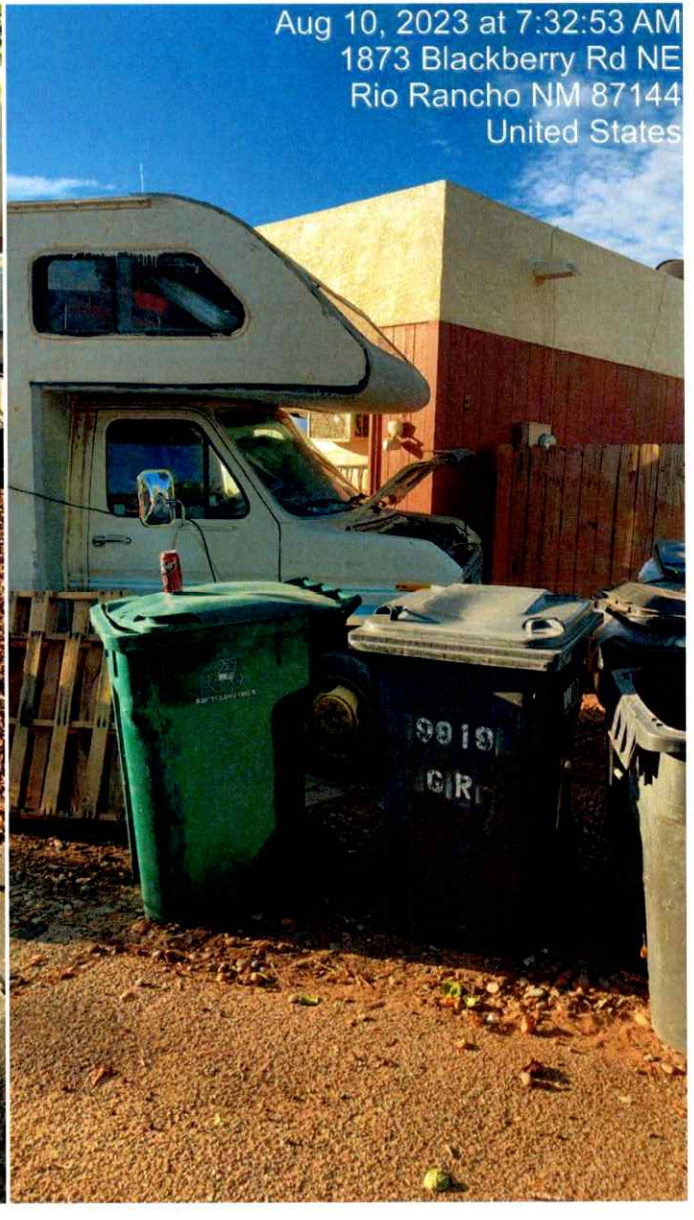
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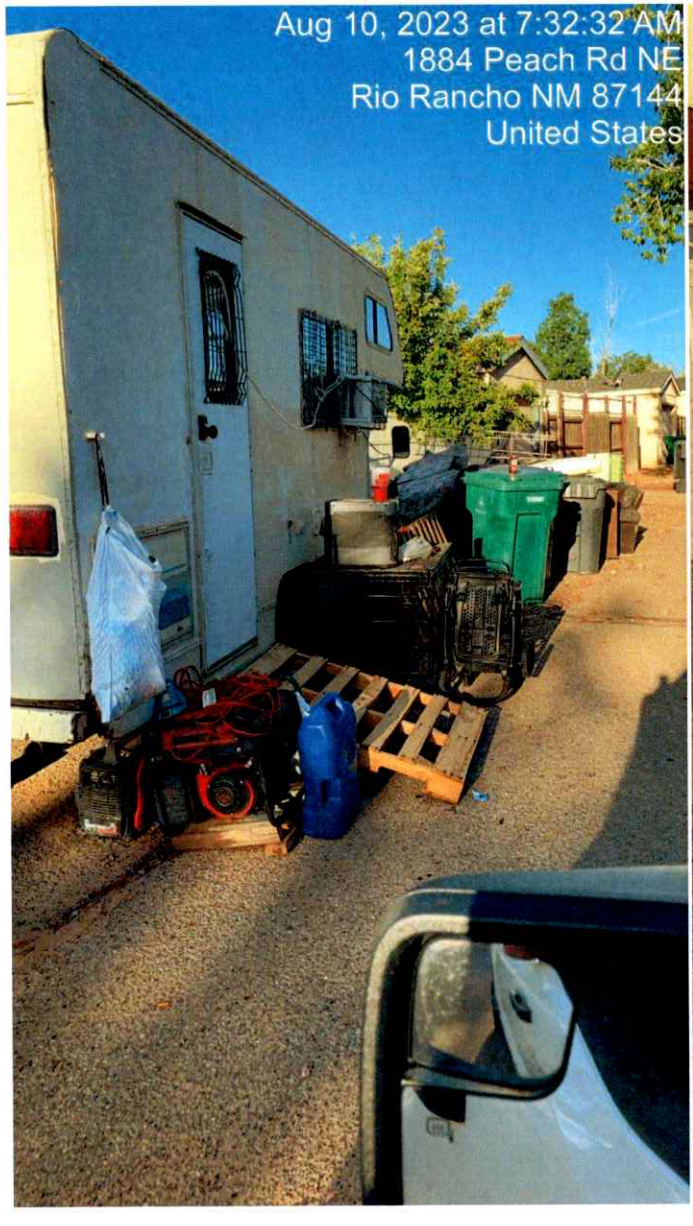
Rio Rancho NM 87144
United States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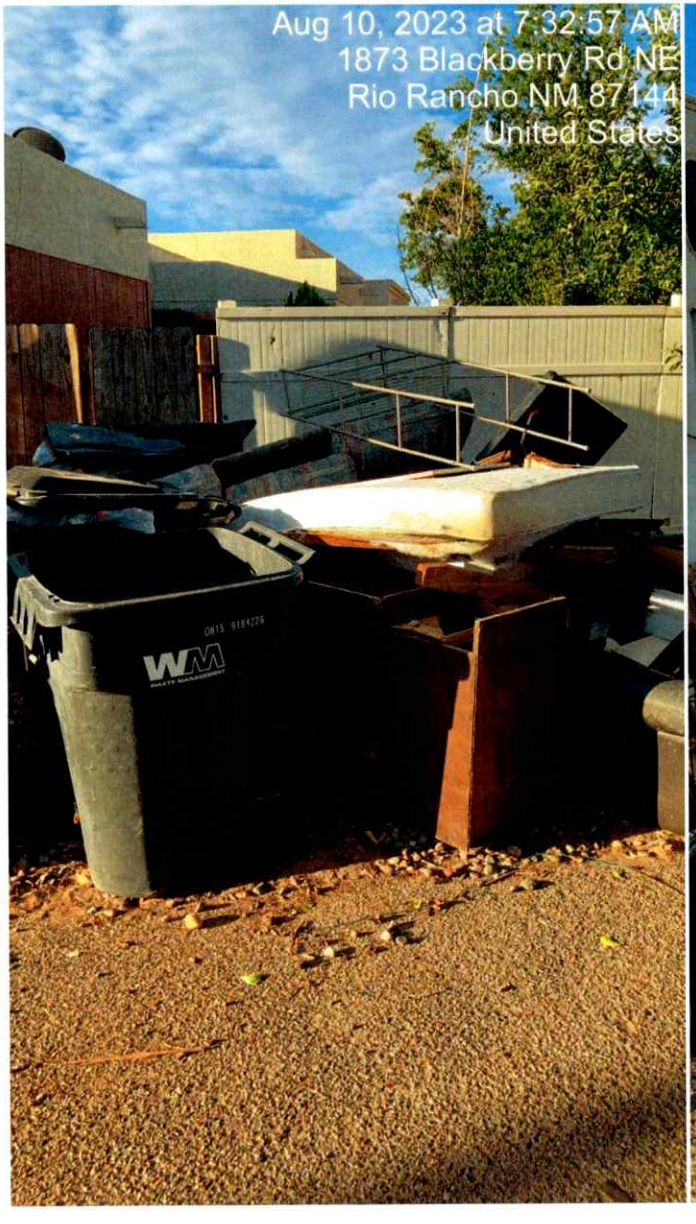
1884 Peach Rd NE
Rio Rancho NM 87144
United States

Aug 10, 2023 at 7:32:10 AM
1884 Peach Rd NE
Rio Rancho NM 87144
United States
19356 RV C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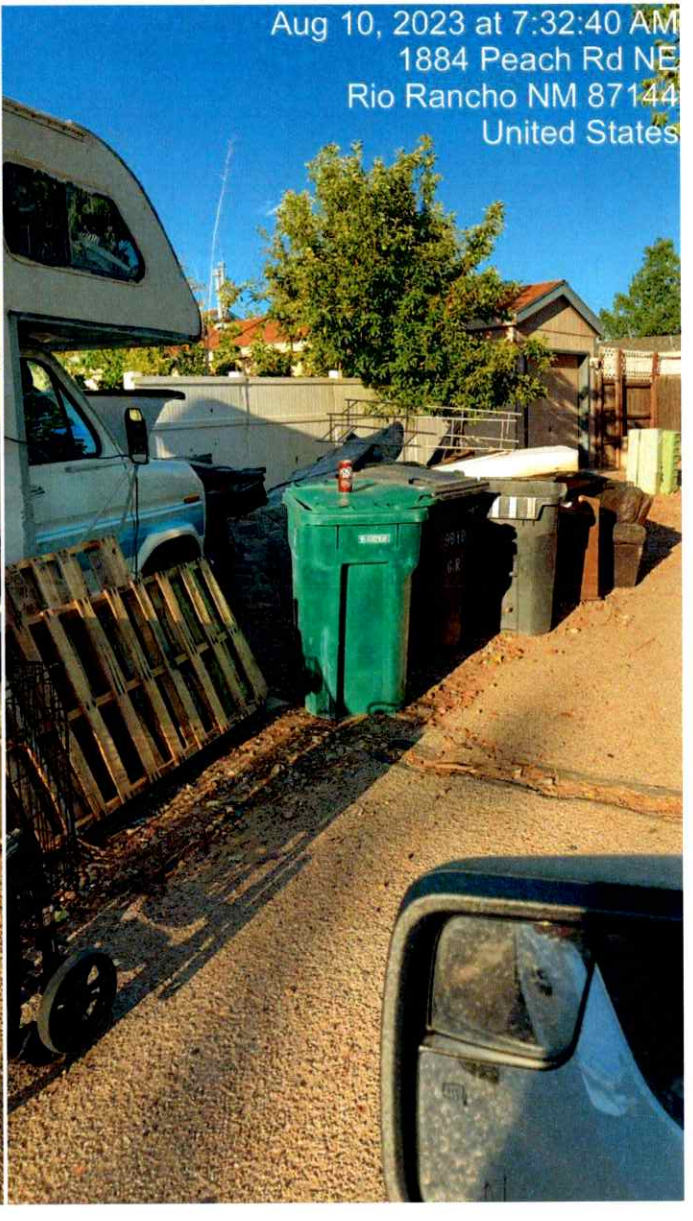
Rio Rancho NM 87144
United States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Rio Rancho NM 87144
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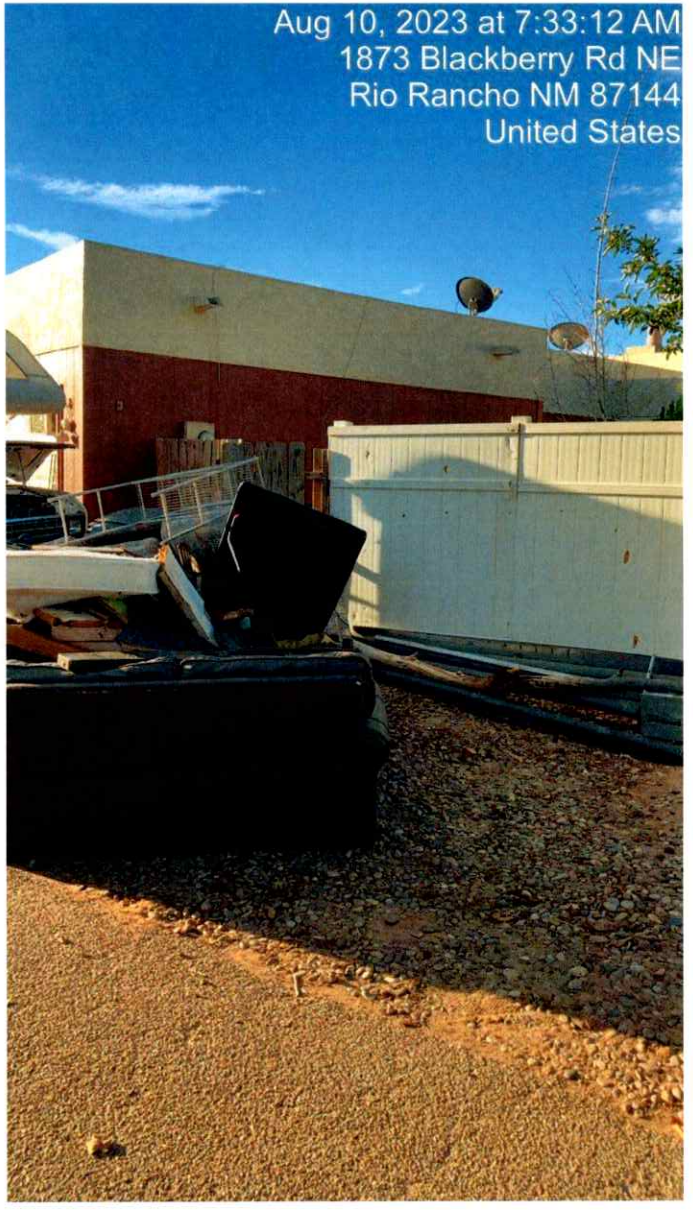
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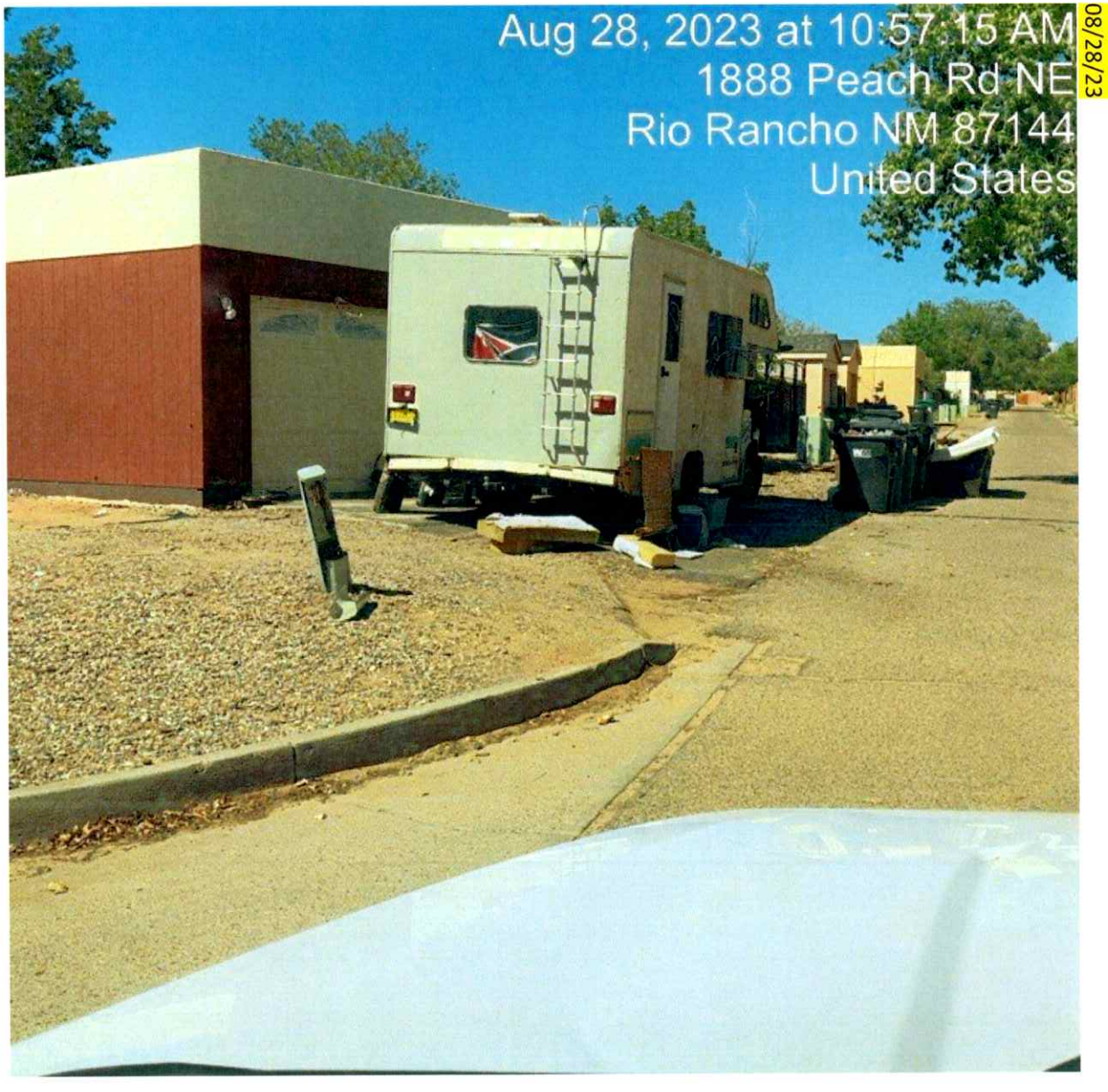
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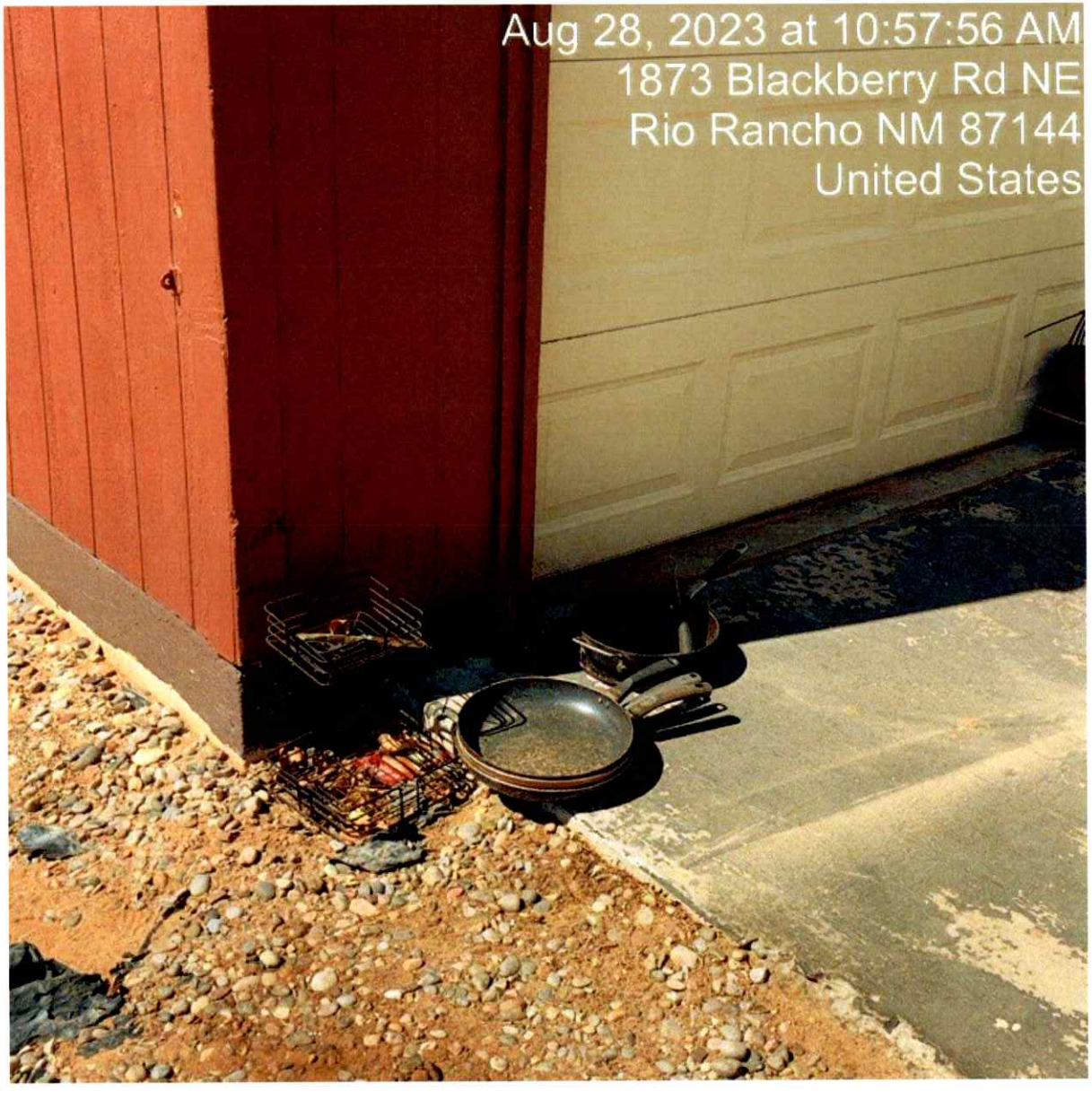
1888 Peach Rd NE
Rio Rancho NM 87144
United States
08/28/23

Aug 2
1873 Blackberry Rd NE
Rio Rancho NM 8714
United State
9356RVC
New Mexico USA
2MAR
1
New Mexico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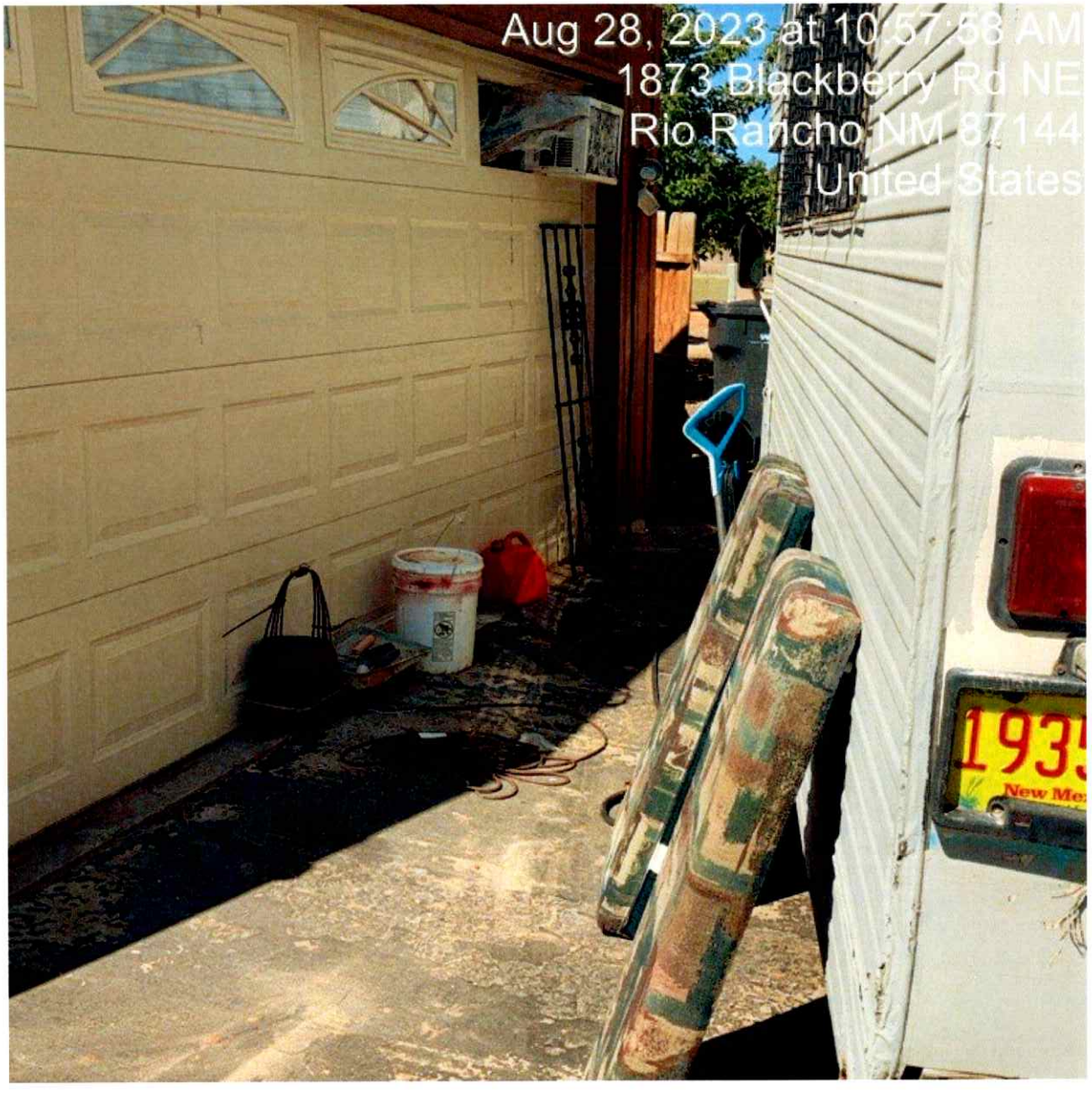
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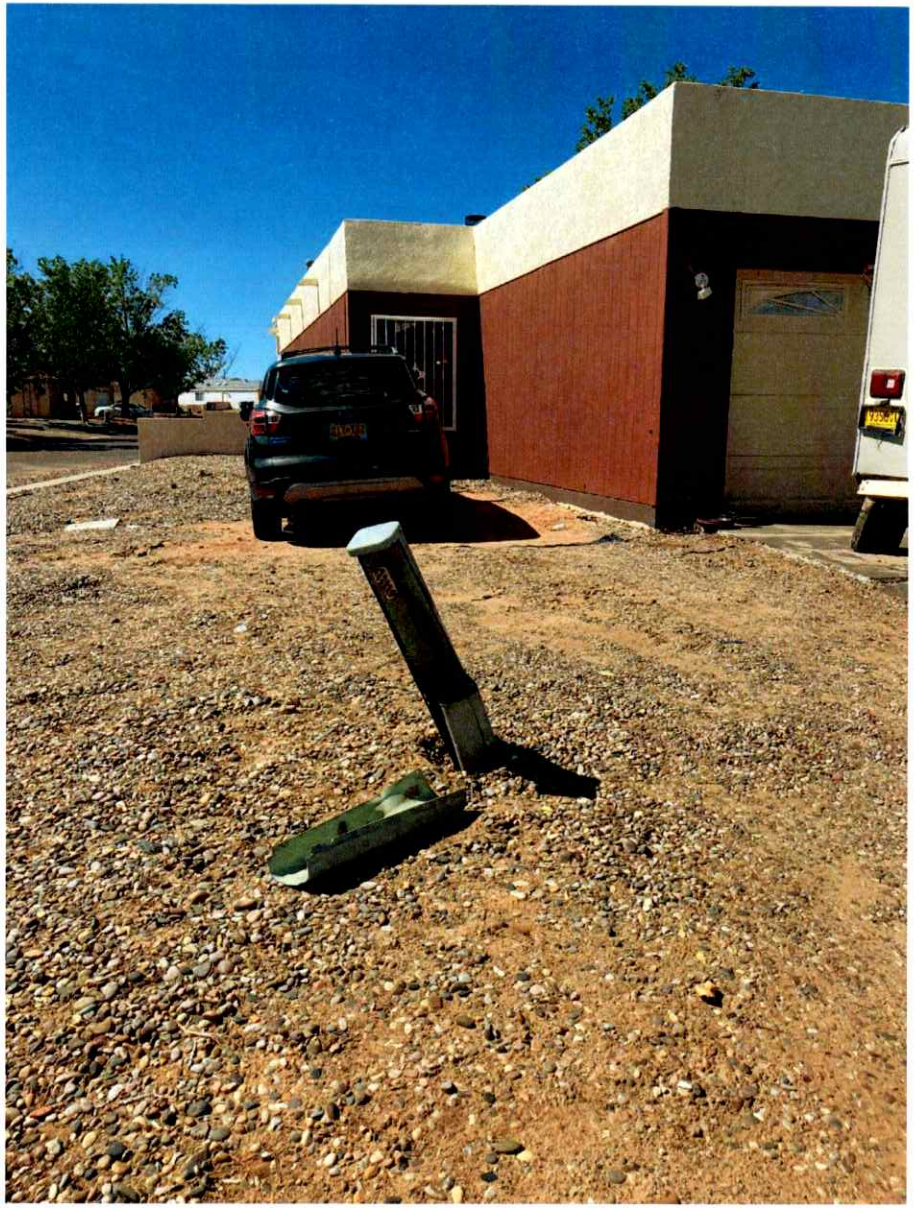

10/31/23

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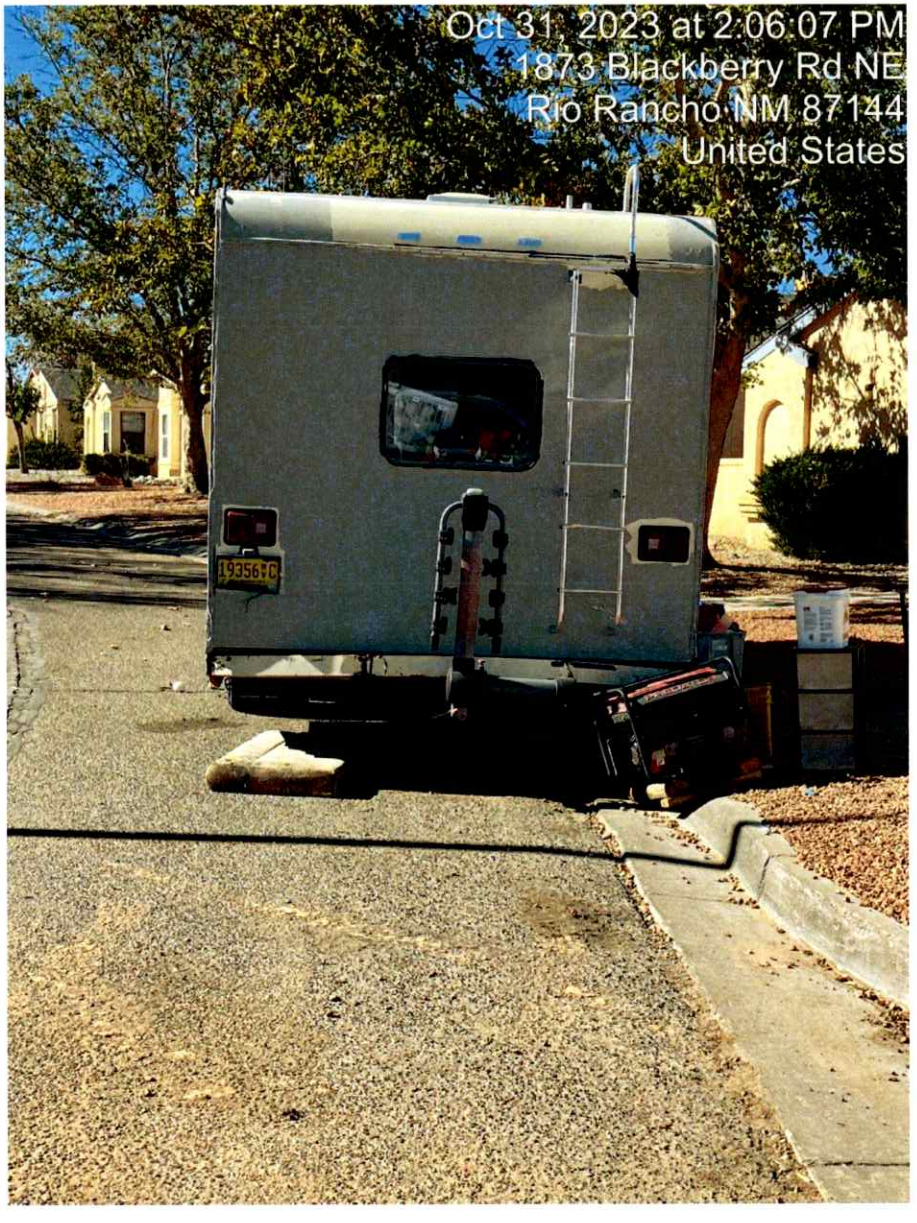
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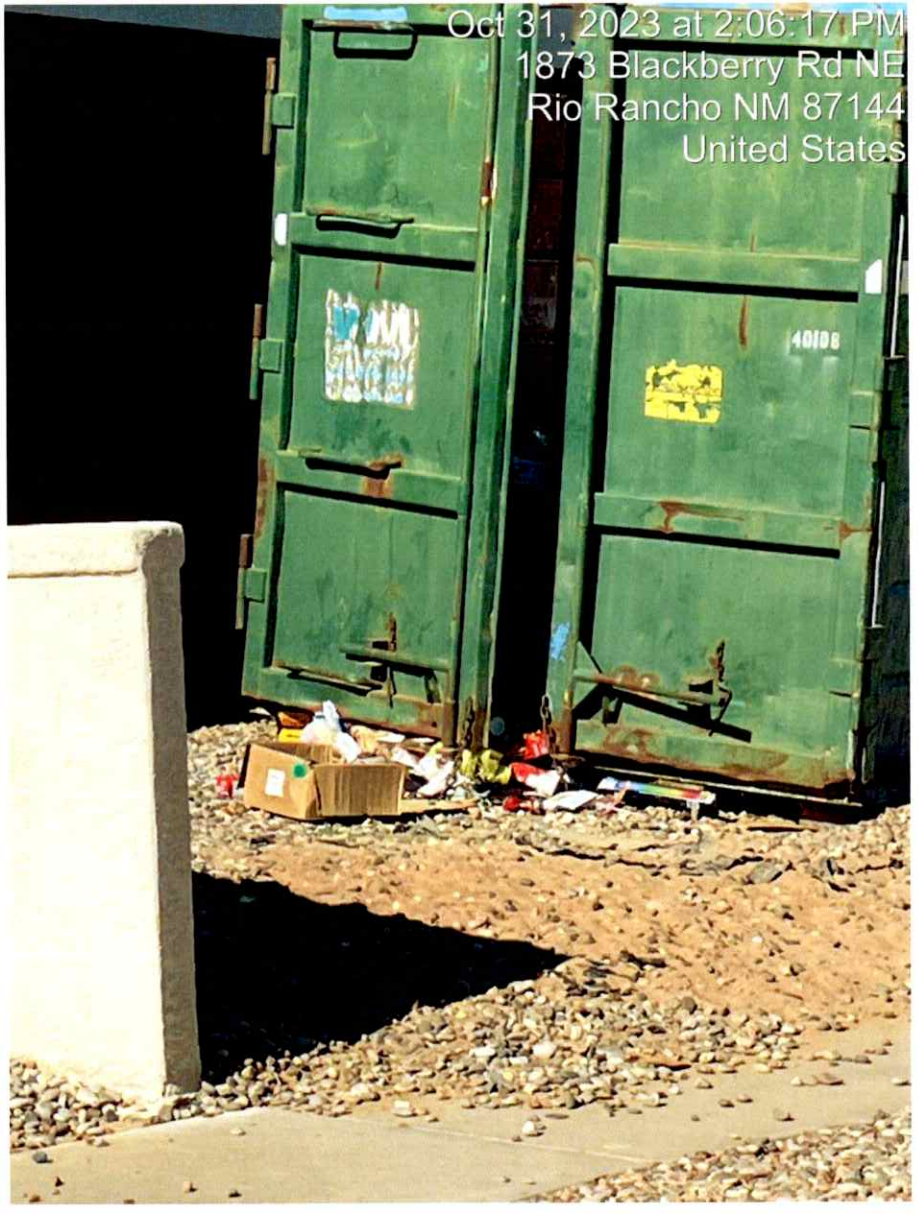
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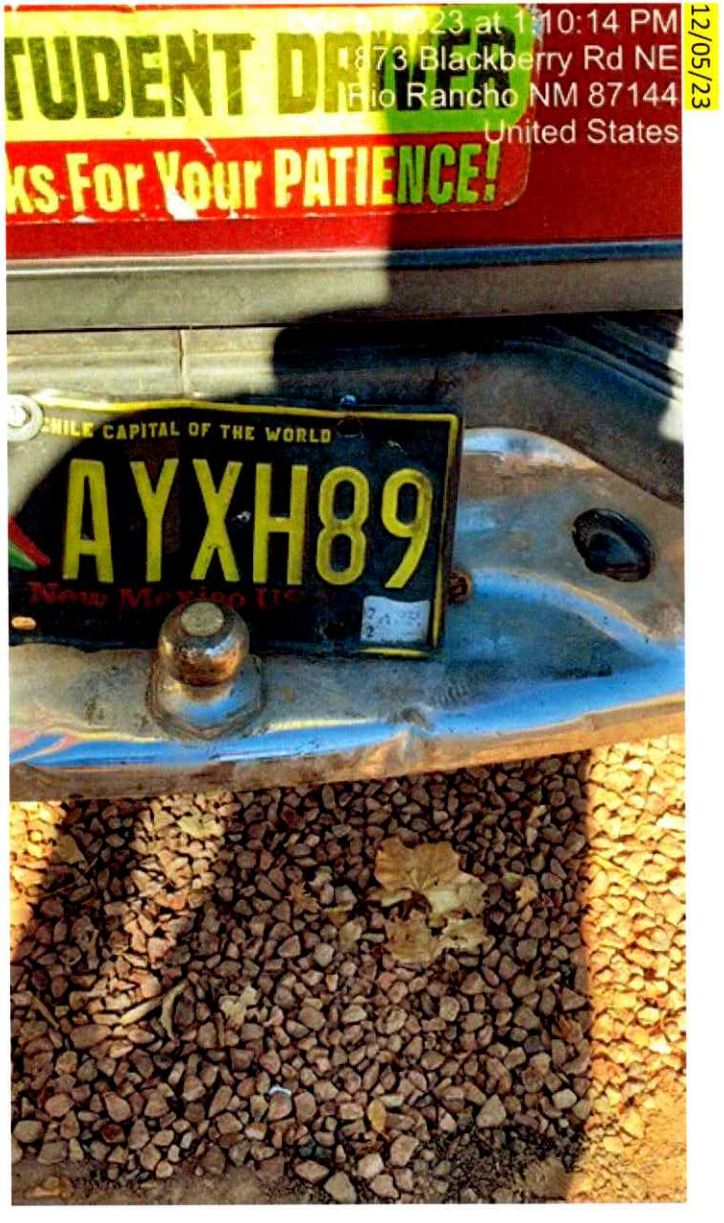
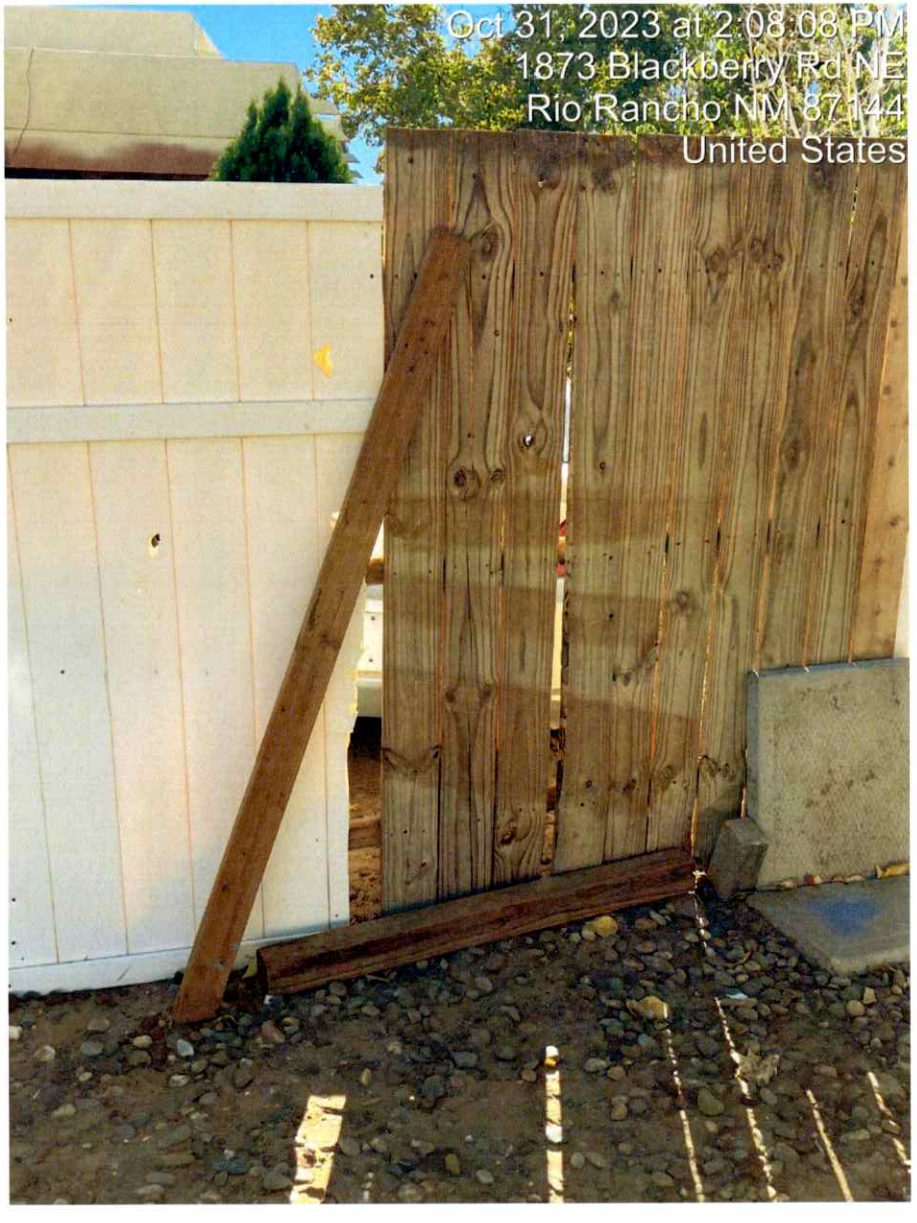

23 at 1:10:14 PM
873 Blackberry Rd NE
Rio Rancho NM 87144
United States
12/05/23
TUDENT DRIVER
ks For Your PATIENCE!
HILE CAPITAL OF THE WORLD
AYXH89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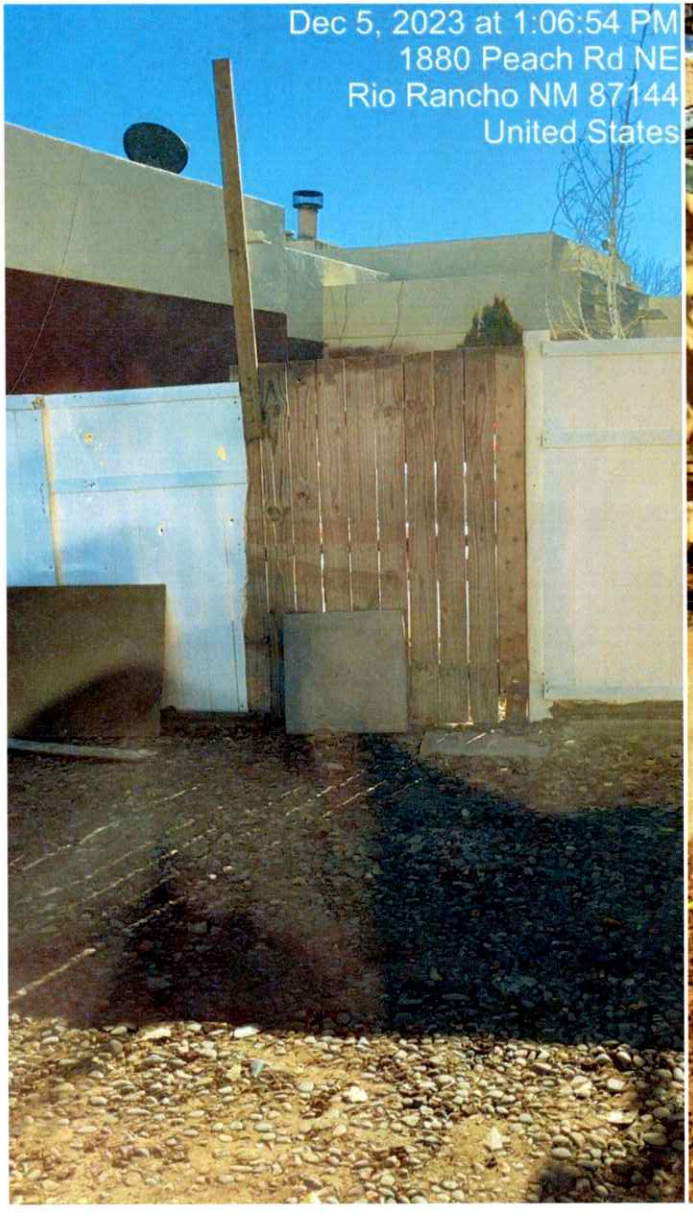
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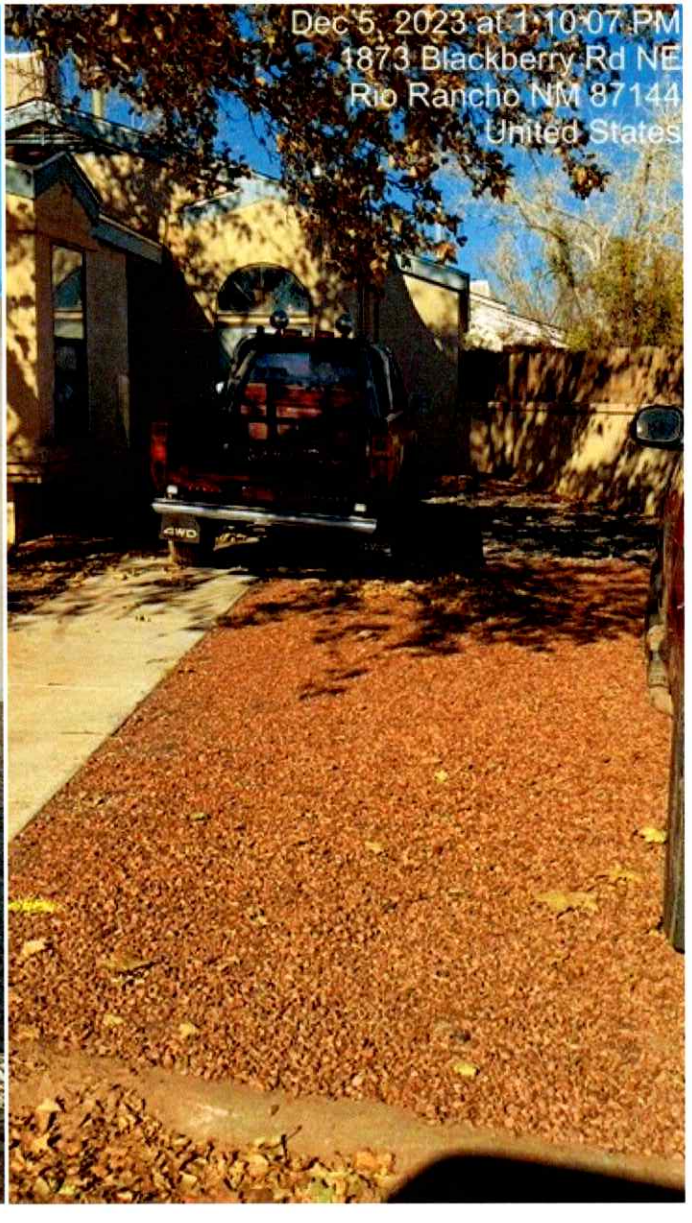
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United States

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1884 Peach Rd NE
Rio Rancho NM 87144
United States

Dec 5, 2023 at 1:06:02 PM
1884 Peach Rd NE
Rio Rancho NM 87144
United States
OF THE WORL
2MAY

Exhibit 1- **1873 BLACKBERRY RD NE**

City Sourced #

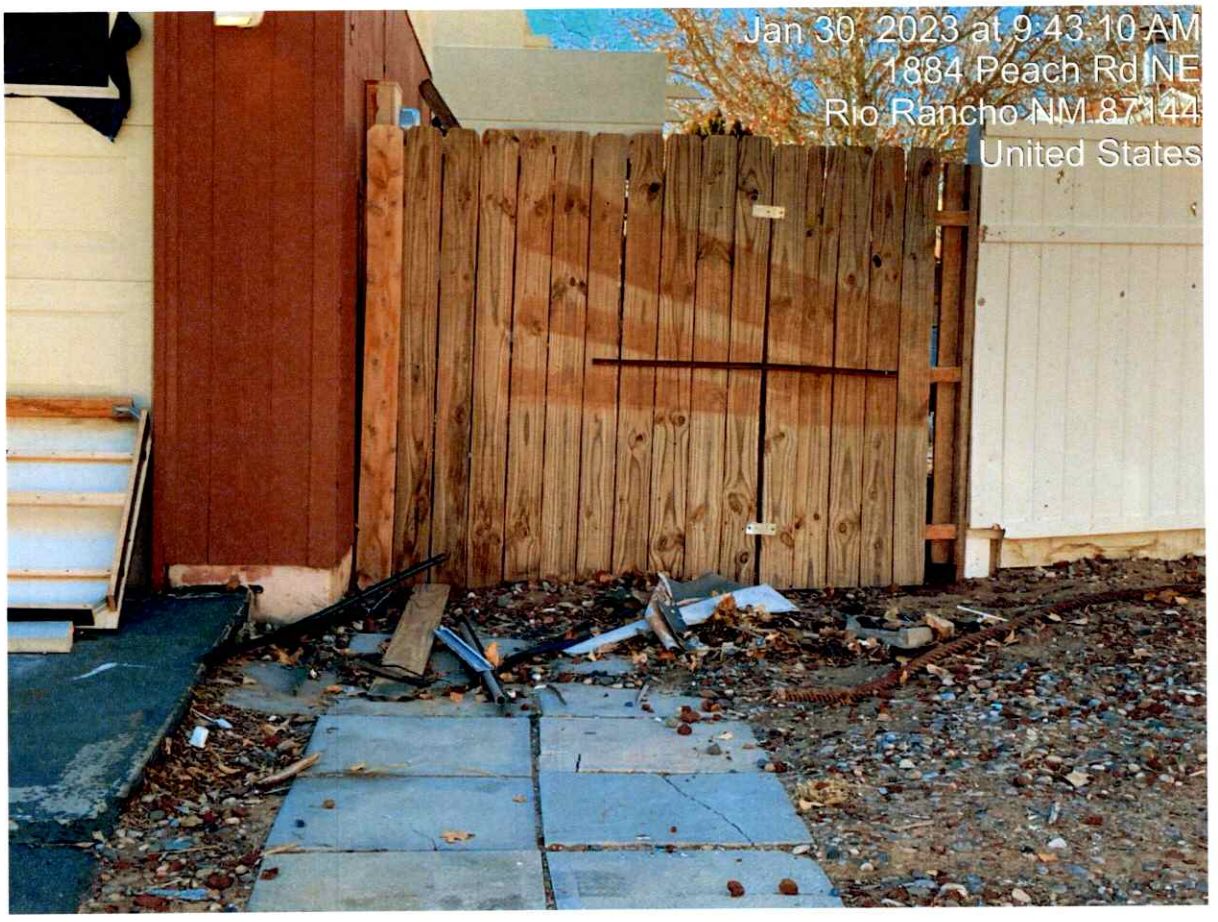
Date – 01/30/2023

Case # 23--0658

Violation:

Received a Citizen complaint through City Sourced #

01/30/2023 – Performed inspection of the property and found it to be in violation of having debris in the back yard (pile of debris, see pics for more info). Notice of violation issued.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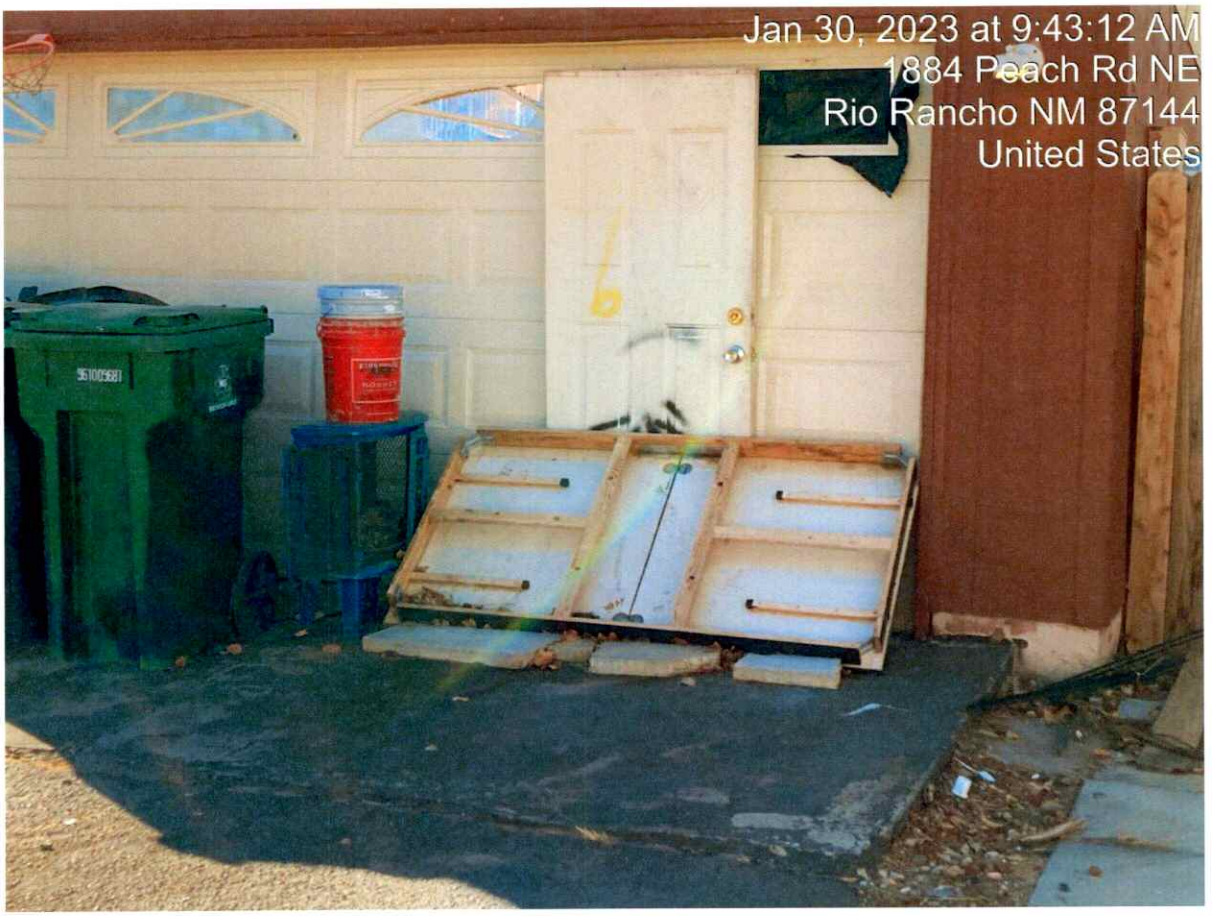
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Jan 30, 2023 at 9:43:14 AM
1884 Peach Rd NE
Rio Rancho NM 87144
United States

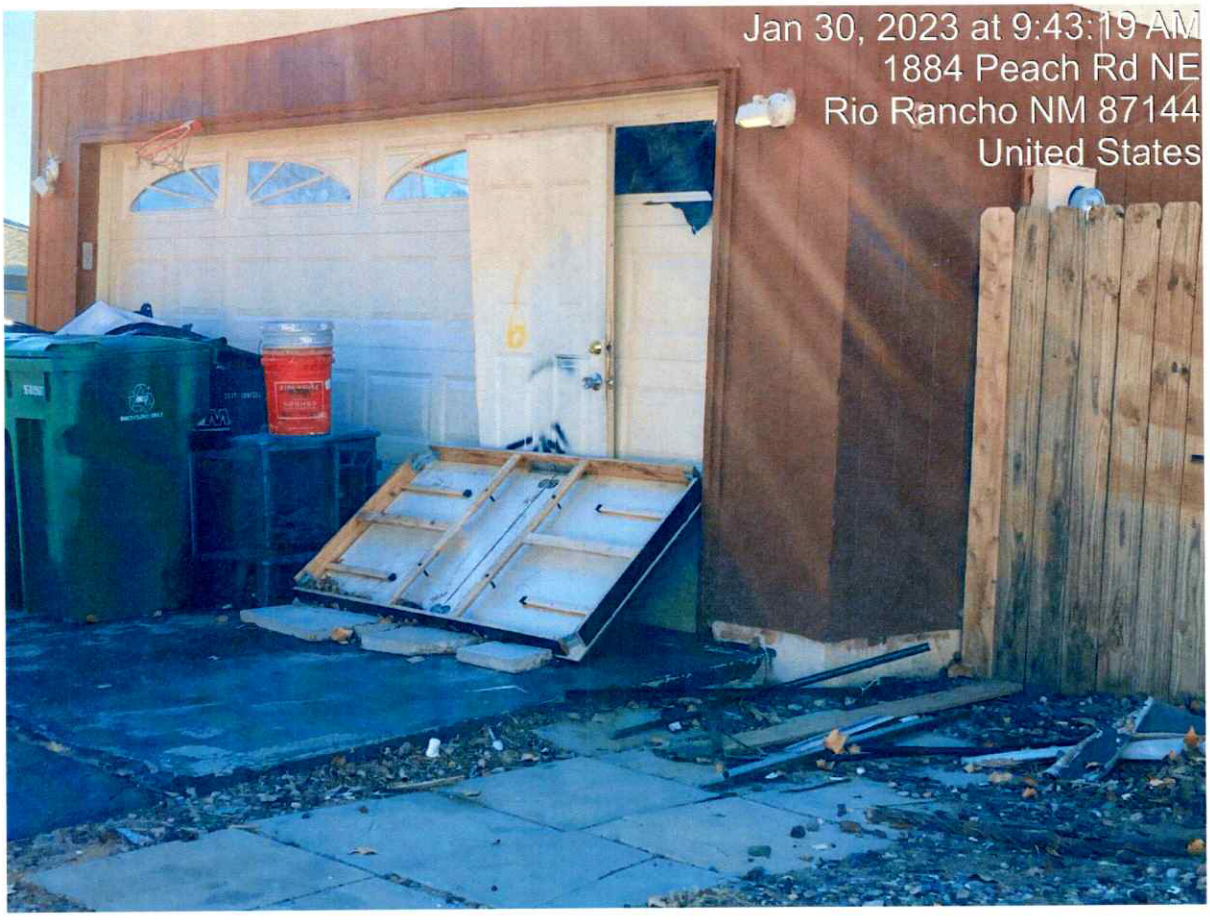

Jan 30, 2023 at 9:43:19 AM
1884 Peach Rd NE
Rio Rancho NM 87144
United States

Exhibit A

Code Enforcement Case: 21-5245, 5246, 5247, 4248

Violation: 91.03 Exteriors, 91.04 Debris, 91.07 Littering

1873 Blackberry NE

Request ID# 2283868: Code Enforcement

Description: Hello Sir, I wanted to report an ongoing problem that i see each morning when i am going to work (see attached pictures), this is the house that is on the corner of Plum and Blackberry in the North Hills sub-division. This is disgusting and very unsanitary in my opinion and am surprised the city has allowed this to go on, i have spoken with several of the people that live in the area and some have stated this isn't the first time and that some of them have even reported the house on other occasions. The residents also park cars on the front landscape on a daily basis, sometimes there are 3 - 4 vehicles parked on the front landscape. Respectfully, i ask why is this allowed to happen without being addressed, i know if it were me I'd already would of been fined. Alot of us, that live in this area i know try our best to keep within city guidelines but I gotta tell you seeing this happen so much and continue to happen is disappointing and actually makes me wonder about the City's enforcement of violations. I know this house is a nuisance and disgusting, i'd hate to see the inside of the residence. This house has a lot of history with the police Thank you for accepting this formal complaint and for taking the time to read this

Found as described, debris throughout, dumped trash at rear, discarded brocken Bball hoop blockin gutter roadway, gravel in gutter and sidewalk fr vehicles parking on lot. Broken window on garage. No WM service. CNOV posted reinspect 7 days.

WM service verified

09/23/21
Owner Jeff Dye called stating has acquired roll-off and working to abate.

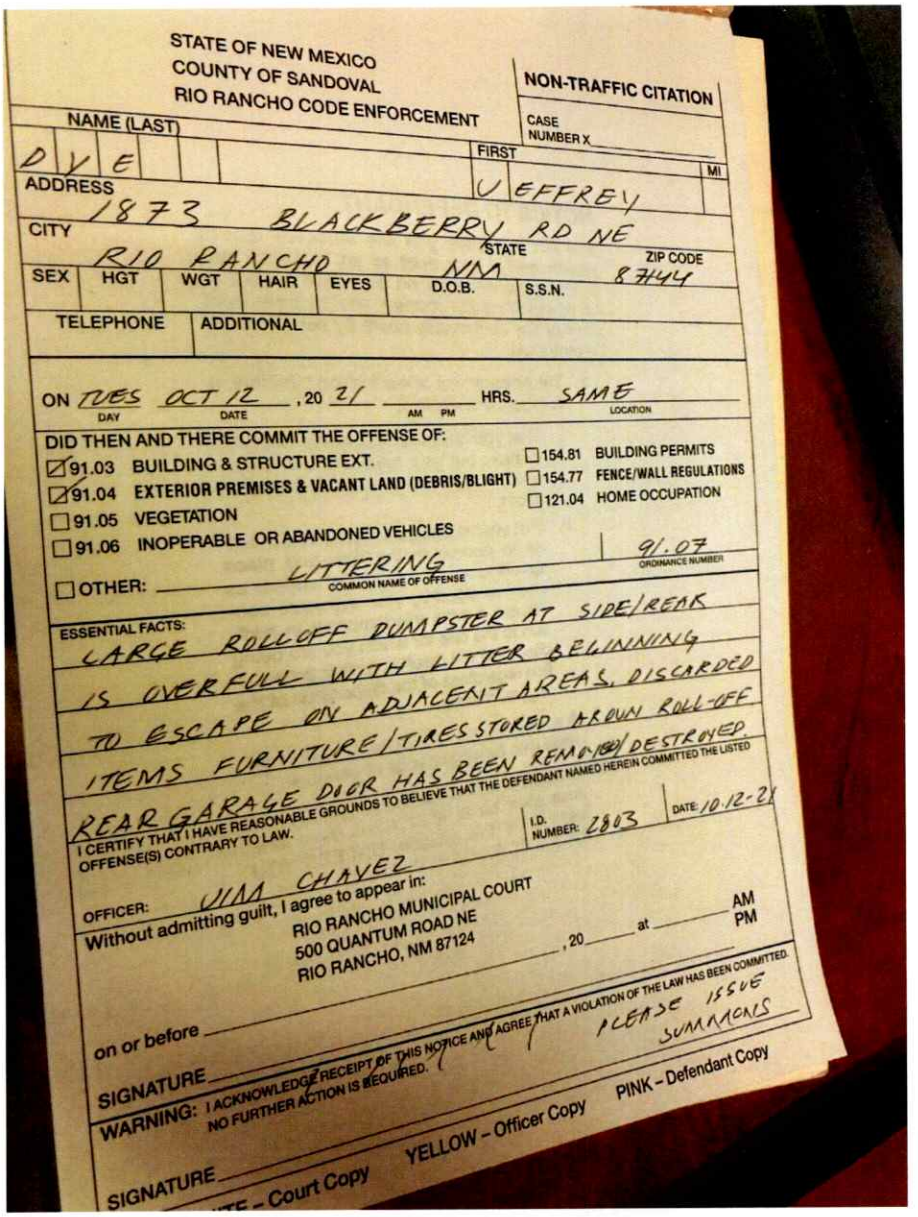
Photographs taken on 09/02/21
By: Jim Chavez

10/05/2021 09:15 AM JACHAVEZ ----------

Window repaired, Debris removed, WM roll-off remains full

10/12/2021 1:36 PM JACHAVEZ ----------

Found scattered litter around dumpster, discareded tires furniture /tires strored around roll-off, roll-off overfull. Rear garage door removed and dismantled/destroyed.



STATE OF NEW MEXICO
COUNTY OF SANDOVAL
RIO RANCHO CODE ENFORCEMENT

NON-TRAFFIC CITATION

CASE NUMBER X

NAME (LAST): DYE | FIRST: JEFFREY | MI:

ADDRESS: 1873 BLACKBERRY RD NE

CITY: RIO RANCHO | STATE: NM | ZIP CODE: 87144

SEX	HGT	WGT	HAIR	EYES	D.O.B.	S.S.N.

TELEPHONE | ADDITIONAL

ON TUES (DAY) OCT 12 (DATE), 20 21 _____ (AM PM) HRS. SAME (LOCATION)

DID THEN AND THERE COMMIT THE OFFENSE OF:

- ☑ 91.03 BUILDING & STRUCTURE EXT.
- ☑ 91.04 EXTERIOR PREMISES & VACANT LAND (DEBRIS/BLIGHT)
- ☐ 91.05 VEGETATION
- ☐ 91.06 INOPERABLE OR ABANDONED VEHICLES
- ☐ 154.81 BUILDING PERMITS
- ☐ 154.77 FENCE/WALL REGULATIONS
- ☐ 121.04 HOME OCCUPATION

☐ OTHER: LITTERING (COMMON NAME OF OFFENSE) | 91.07 (ORDINANCE NUMBER)

ESSENTIAL FACTS:

LARGE ROLLOFF DUMPSTER AT SIDE/REAR IS OVERFULL WITH LITTER BEGINNING TO ESCAPE ON ADJACENT AREAS. DISCARDED ITEMS FURNITURE/TIRES STORED AROUN ROLL-OFF. REAR GARAGE DOOR HAS BEEN REMOVED/DESTROYED

I CERTIFY THAT I HAVE REASONABLE GROUNDS TO BELIEVE THAT THE DEFENDANT NAMED HEREIN COMMITTED THE LISTED OFFENSE(S) CONTRARY TO LAW.

I.D. NUMBER: 2803 | DATE: 10.12.21

OFFICER: VINA CHAVEZ

Without admitting guilt, I agree to appear in:
RIO RANCHO MUNICIPAL COURT
500 QUANTUM ROAD NE
RIO RANCHO, NM 87124
on or before _____, 20____ at _____ AM PM

SIGNATURE

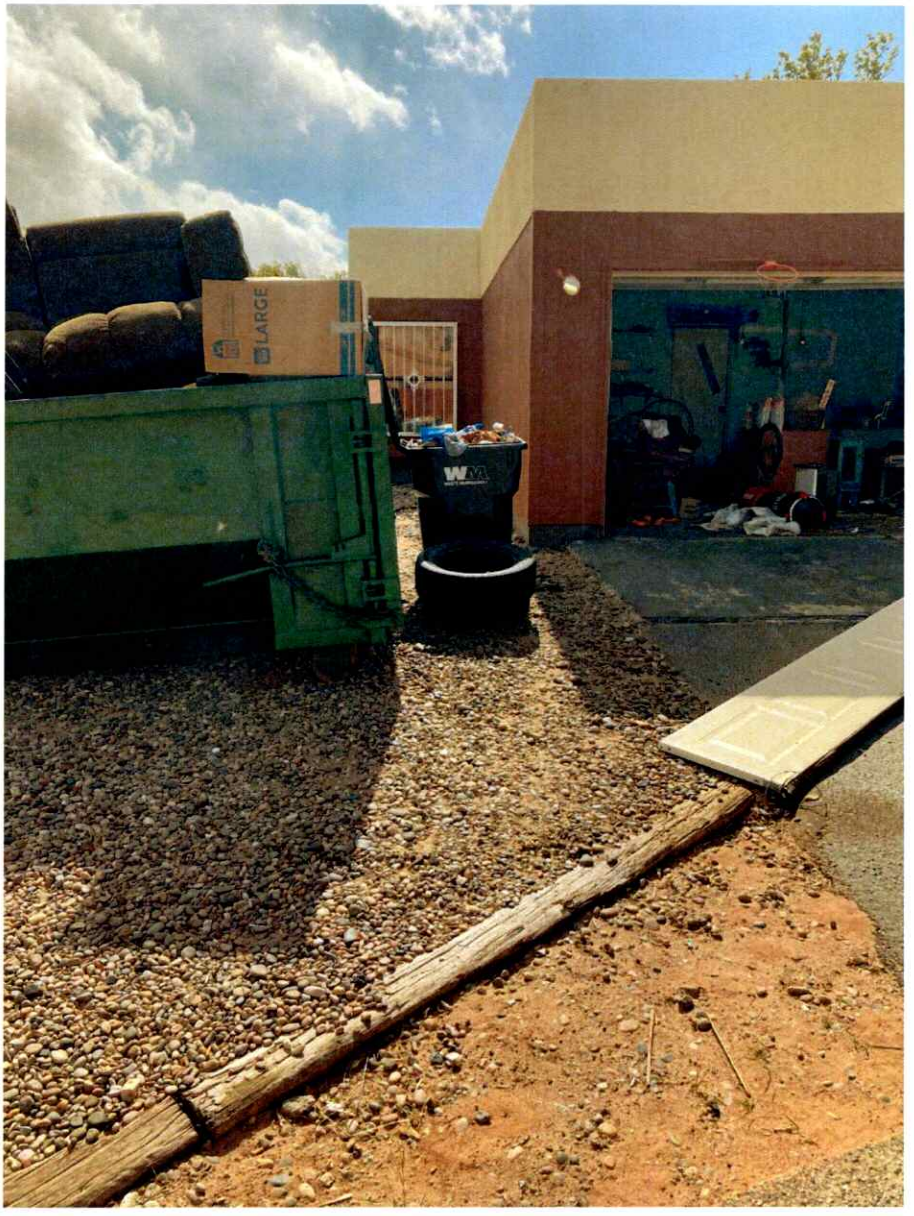
WARNING: I ACKNOWLEDGE RECEIPT OF THIS NOTICE AND AGREE THAT A VIOLATION OF THE LAW HAS BEEN COMMITTED. NO FURTHER ACTION IS REQUIRED.

PLEASE ISSUE SUMMONS

SIGNATURE

WHITE – Court Copy YELLOW – Officer Copy PINK – Defendant Copy

RECYCLING ONLY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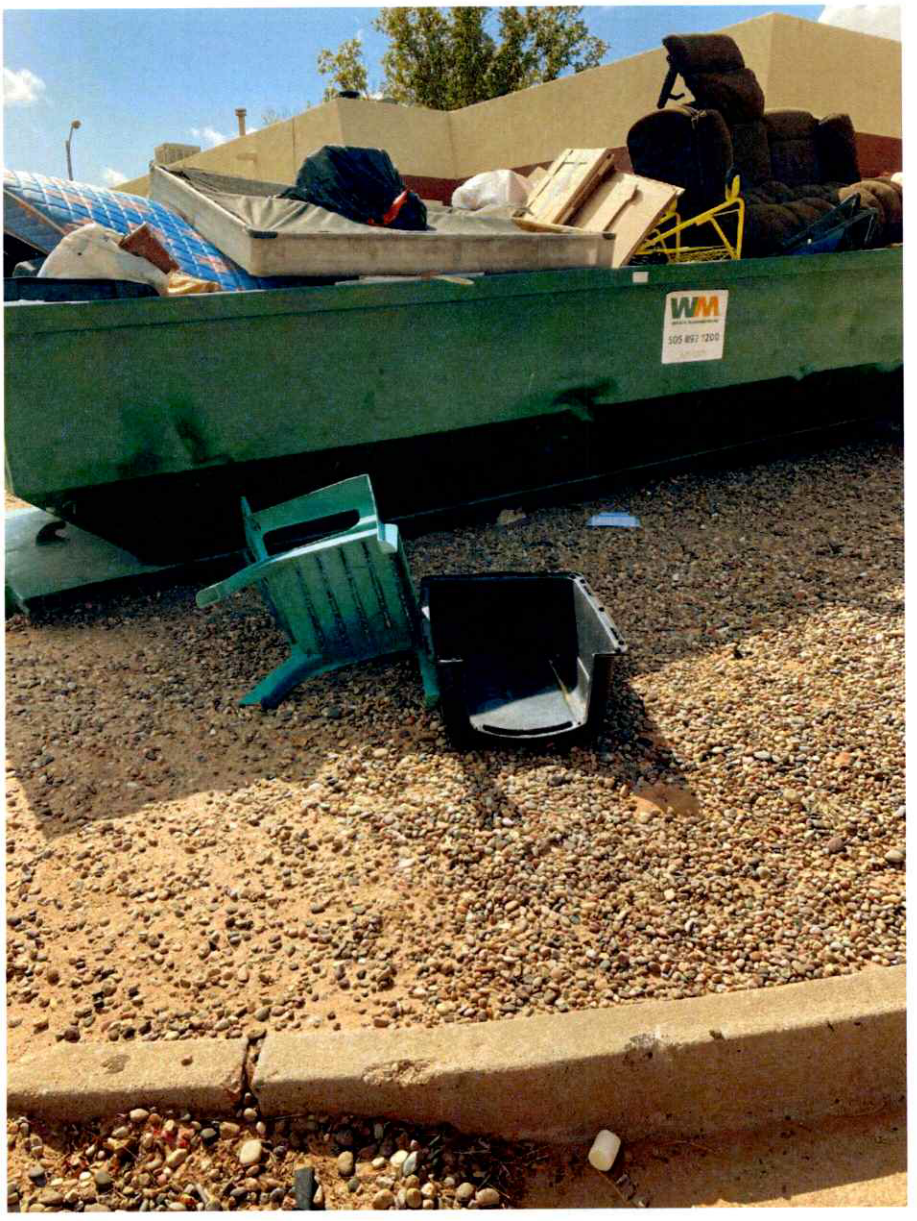
WM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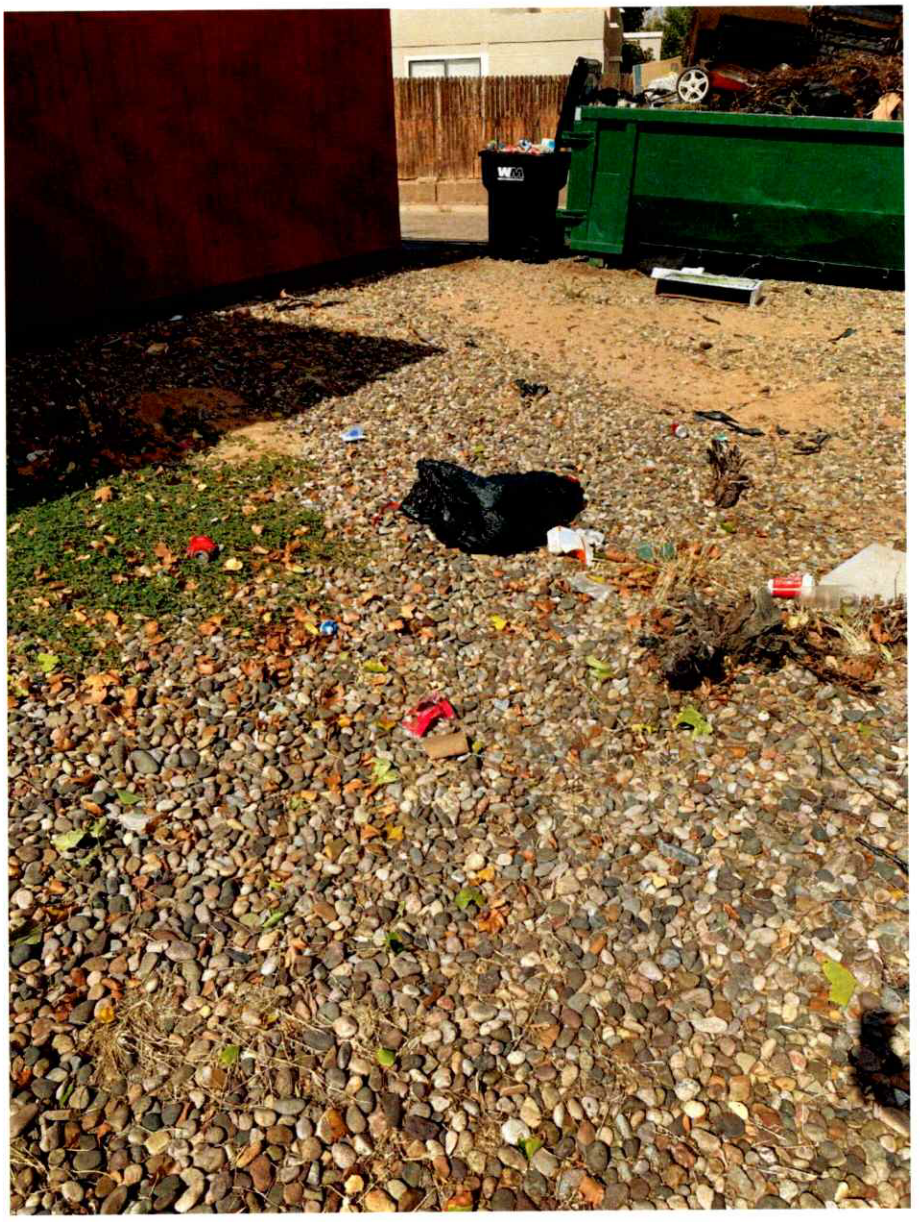
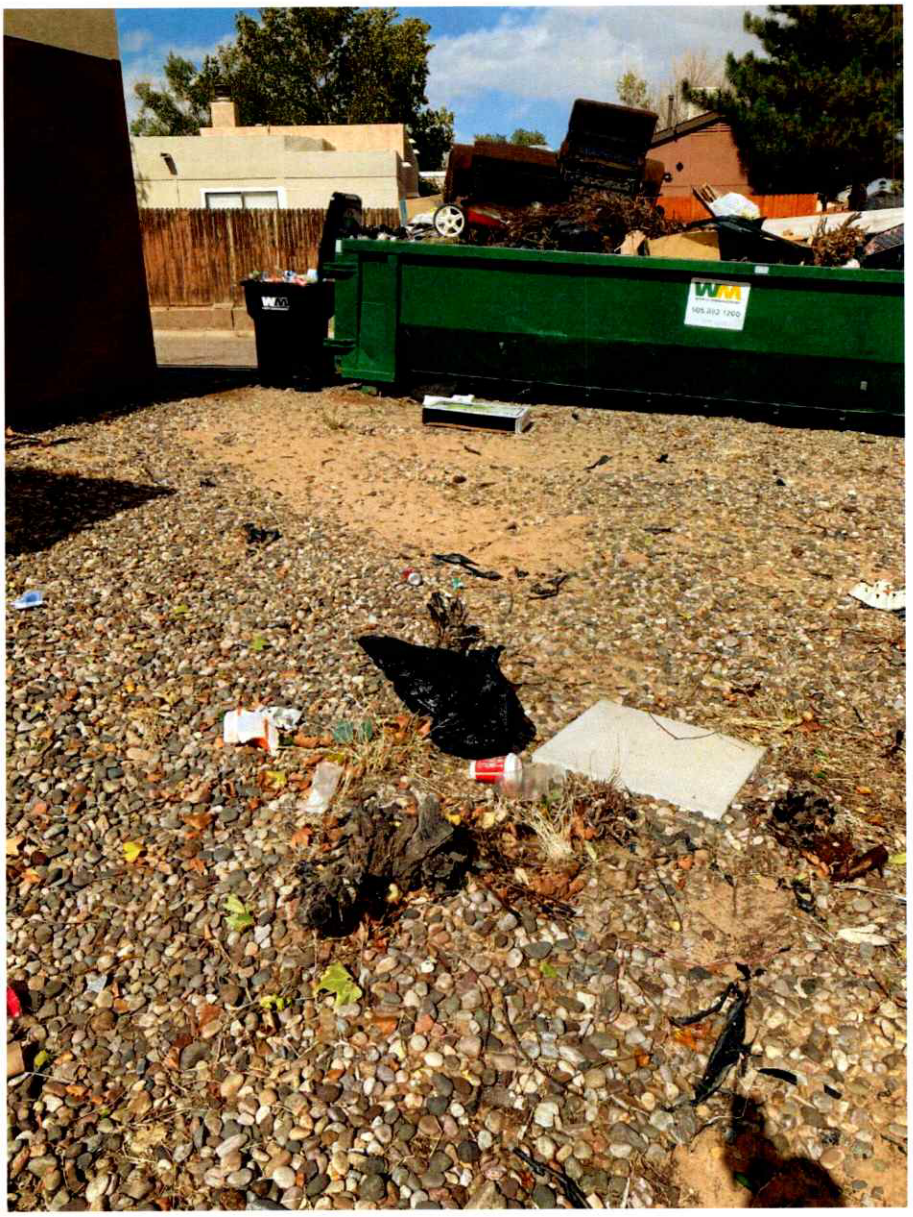
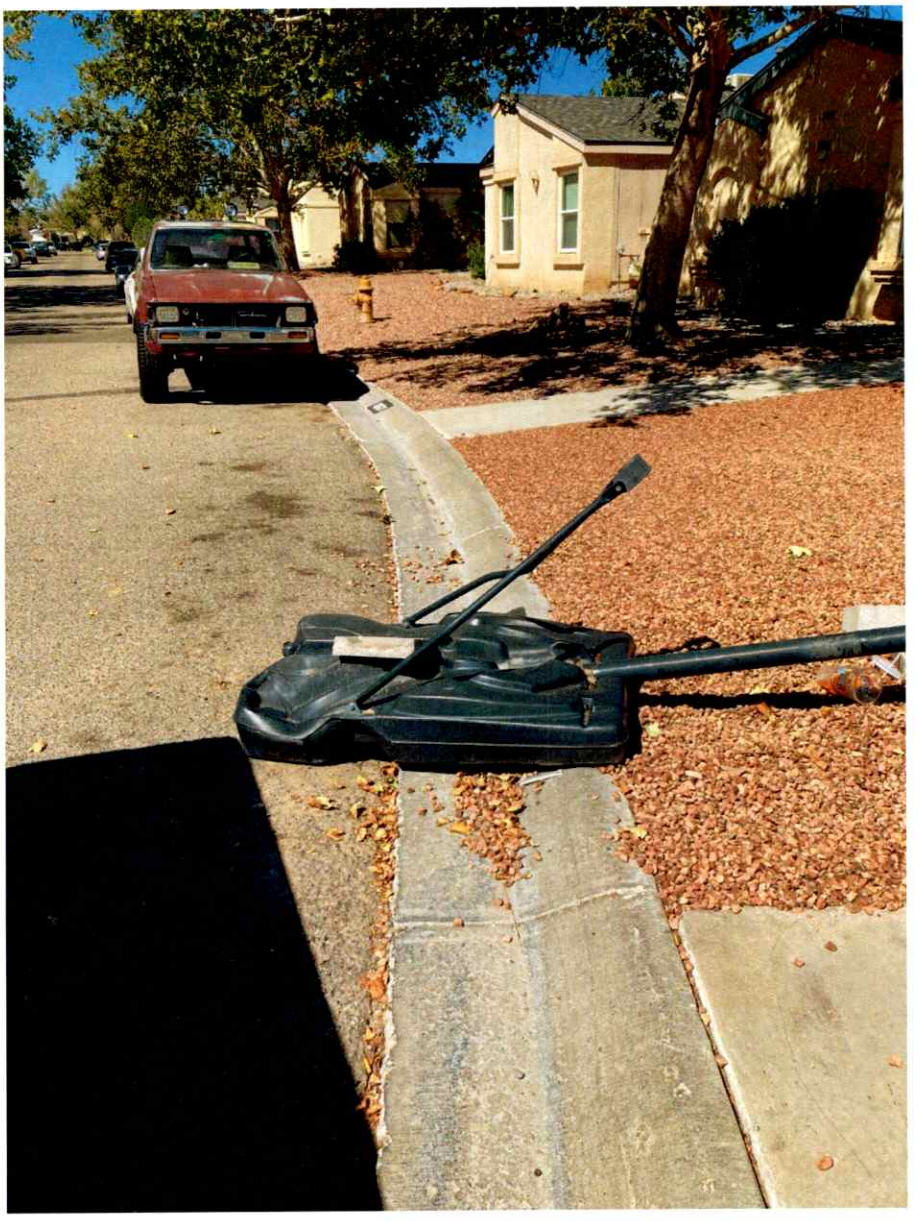
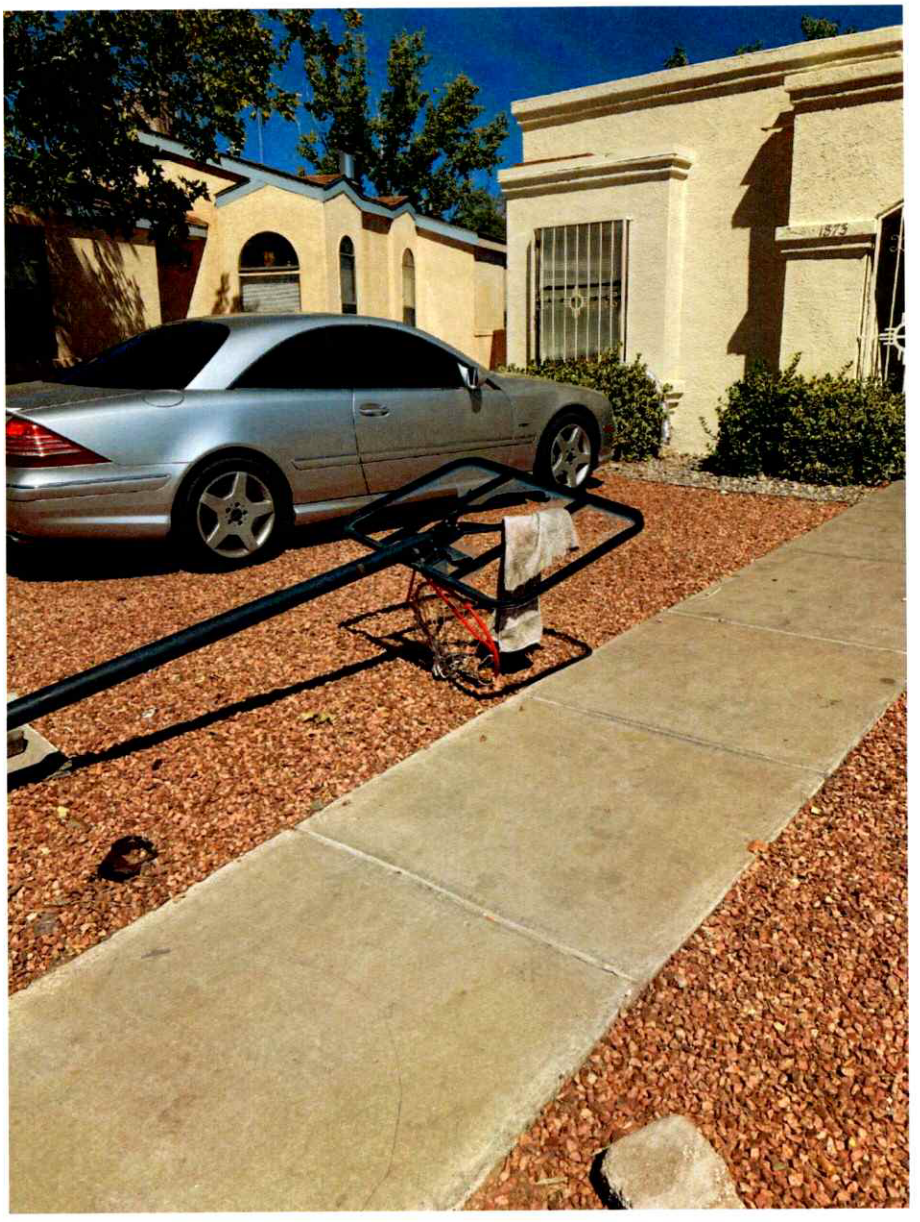
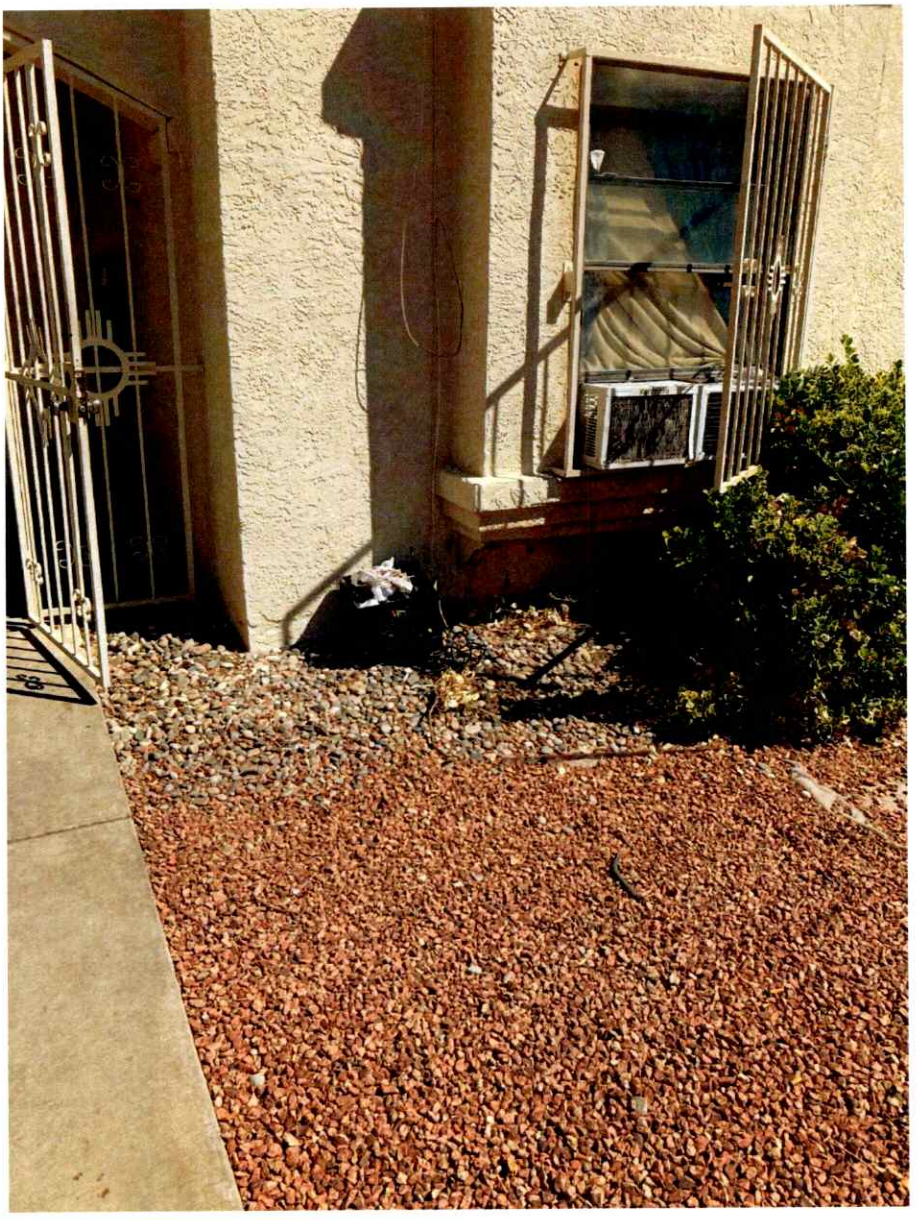
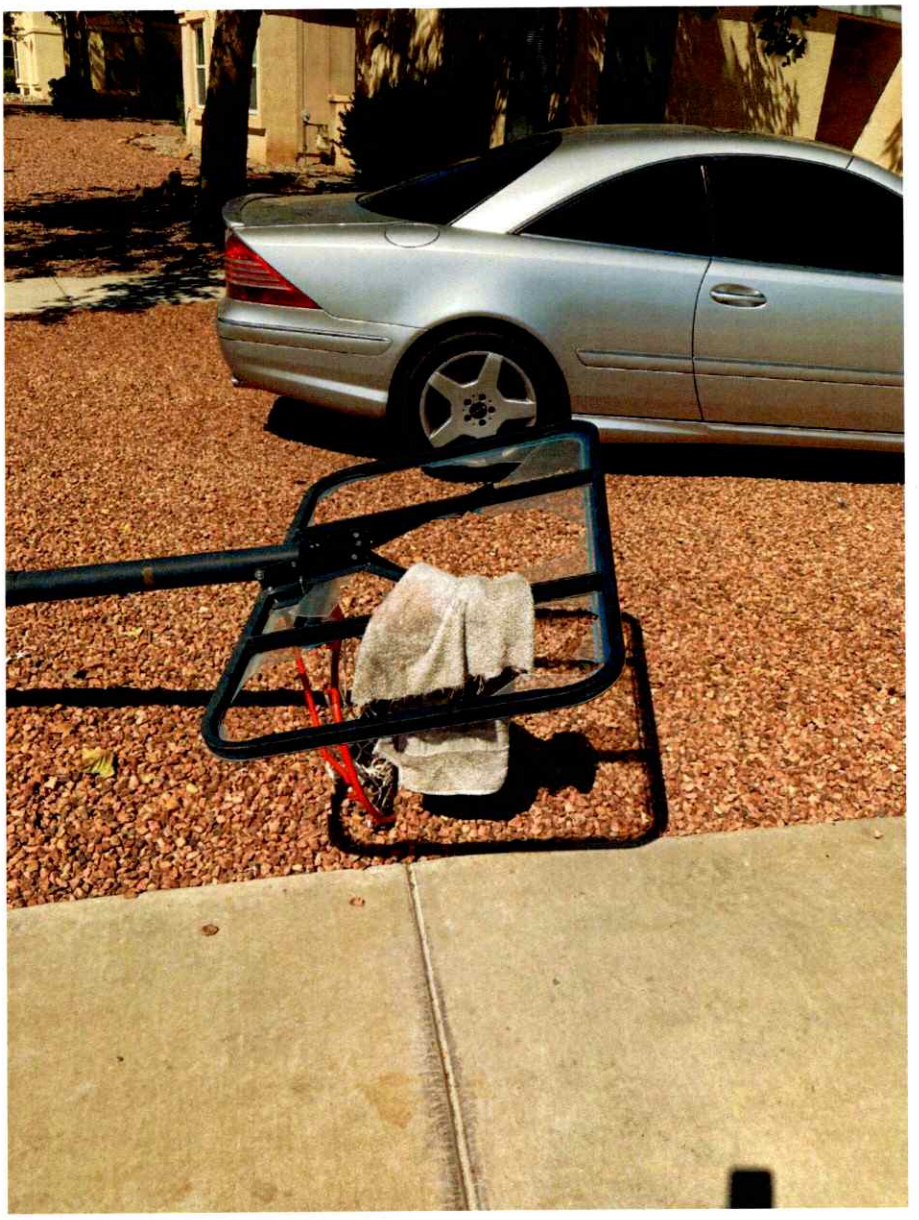


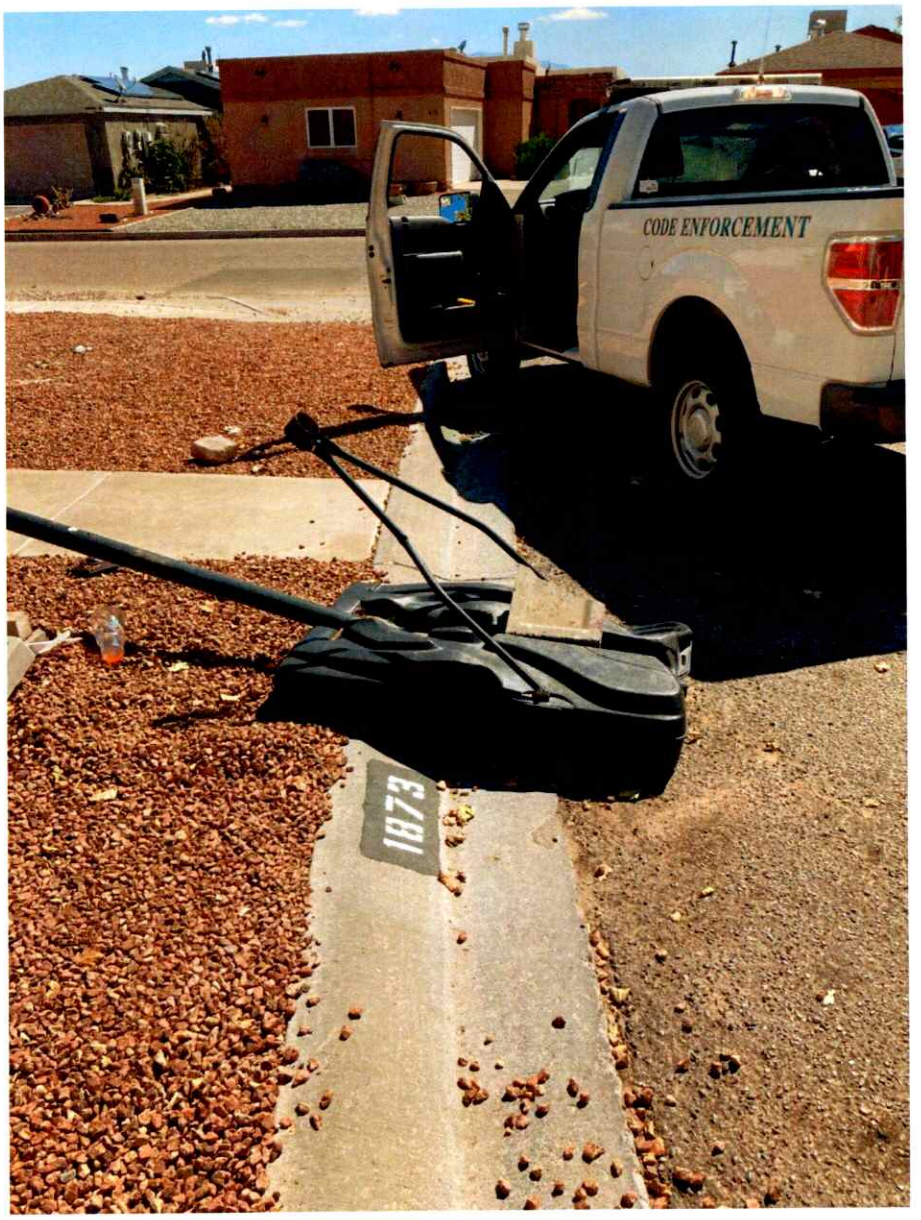


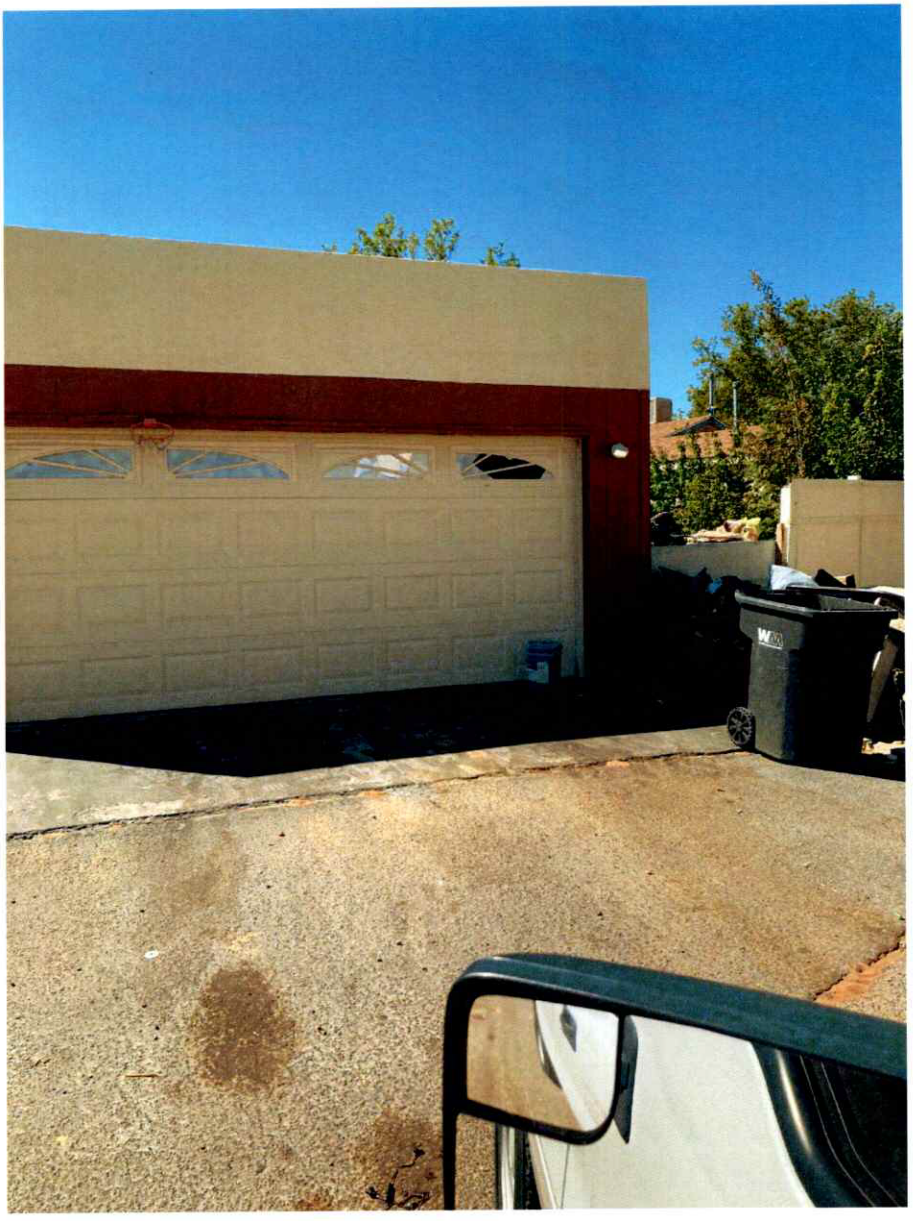


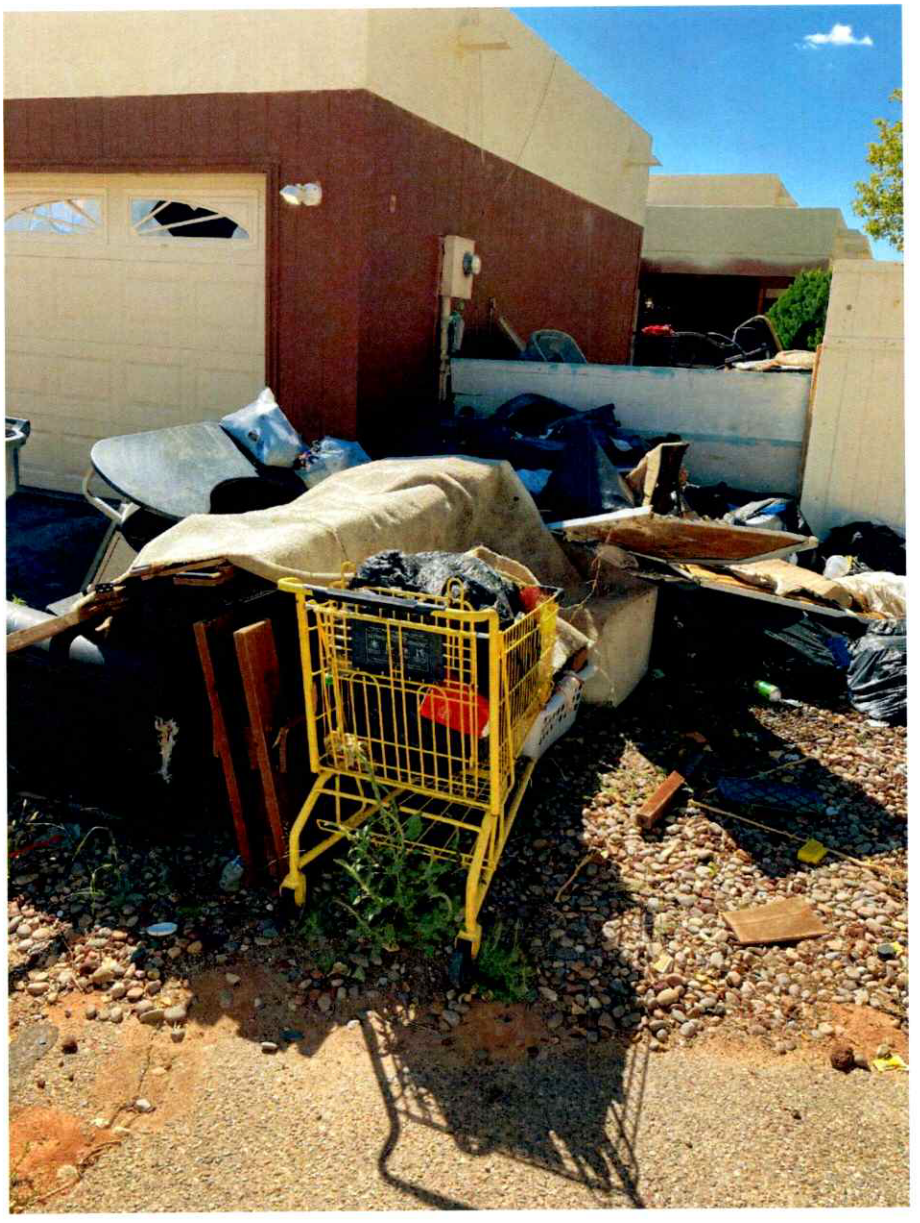


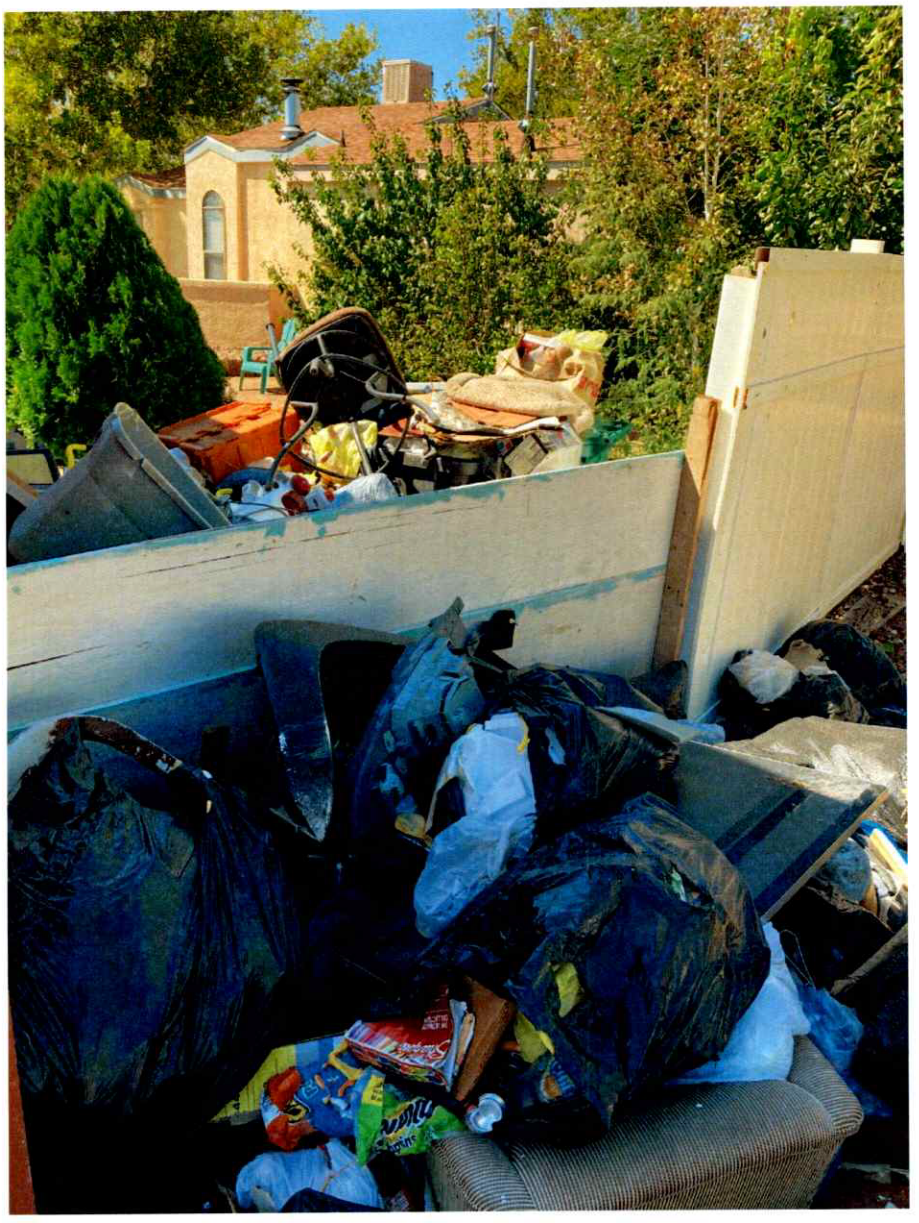


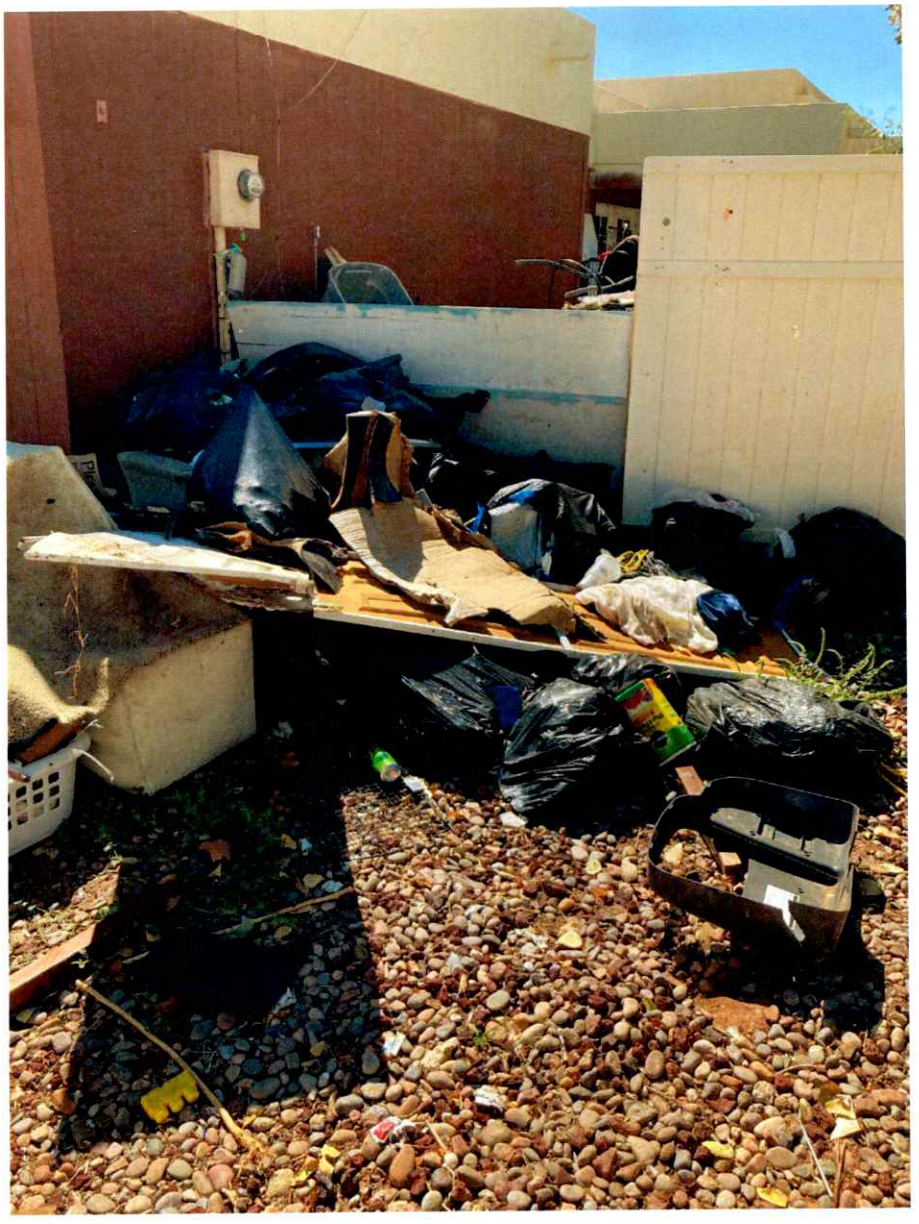


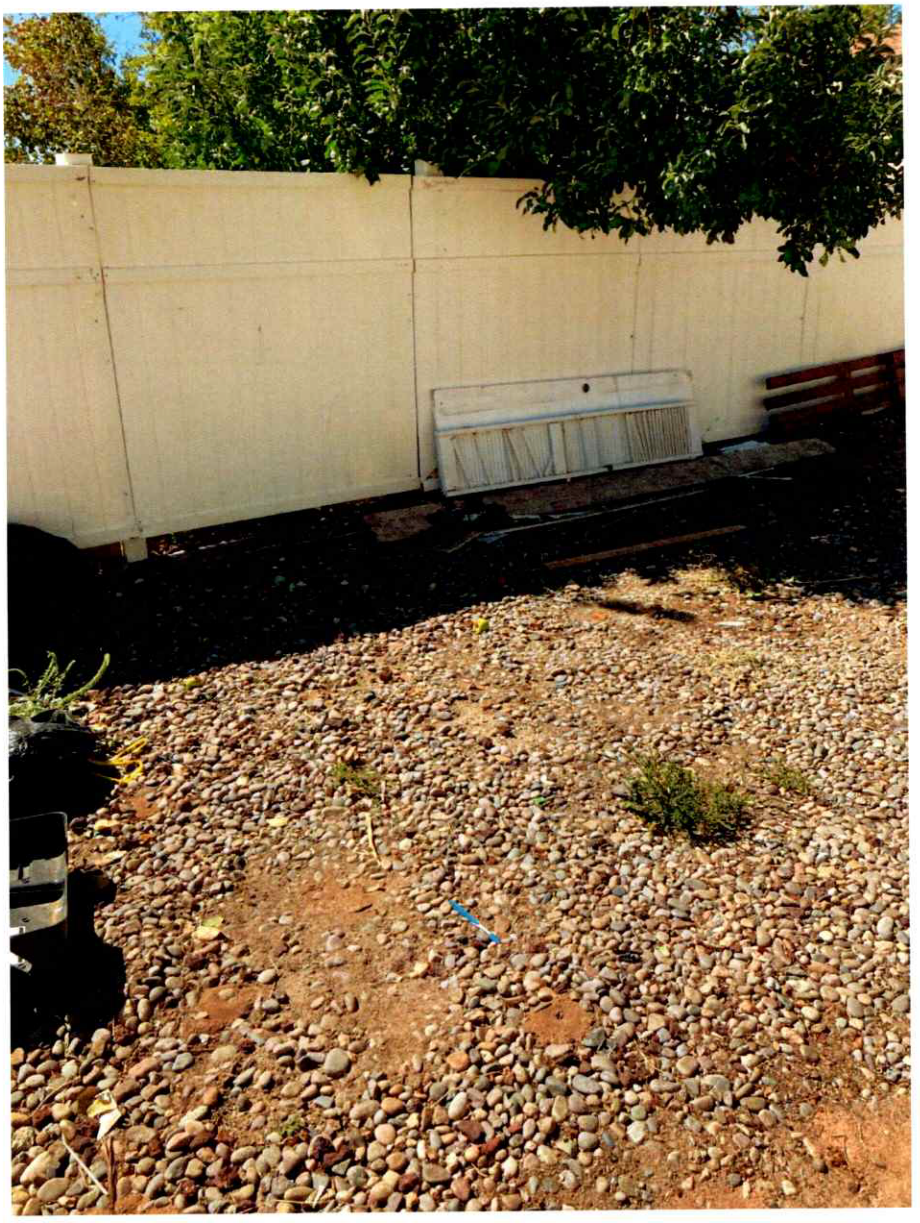

CODE ENFORCEMENT
1873

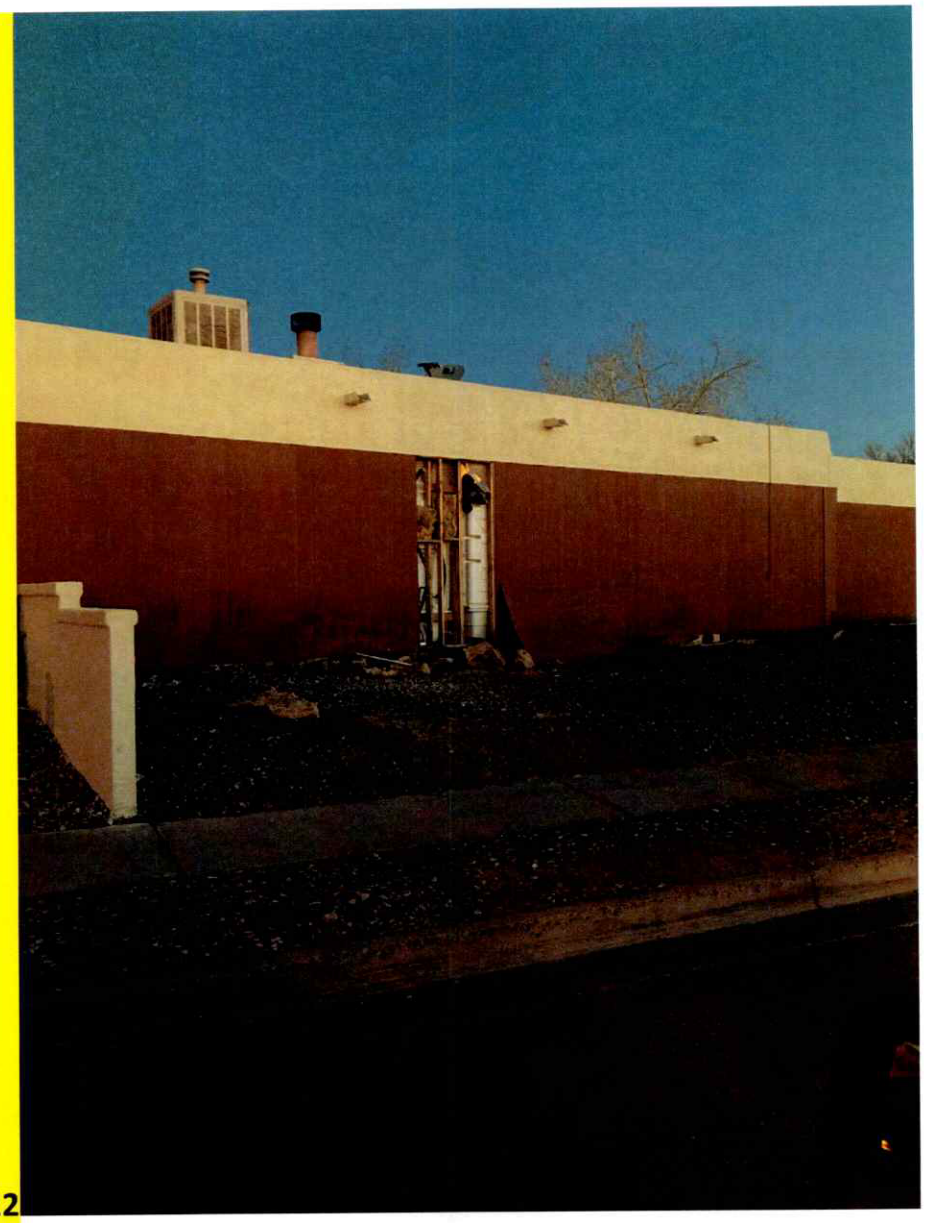




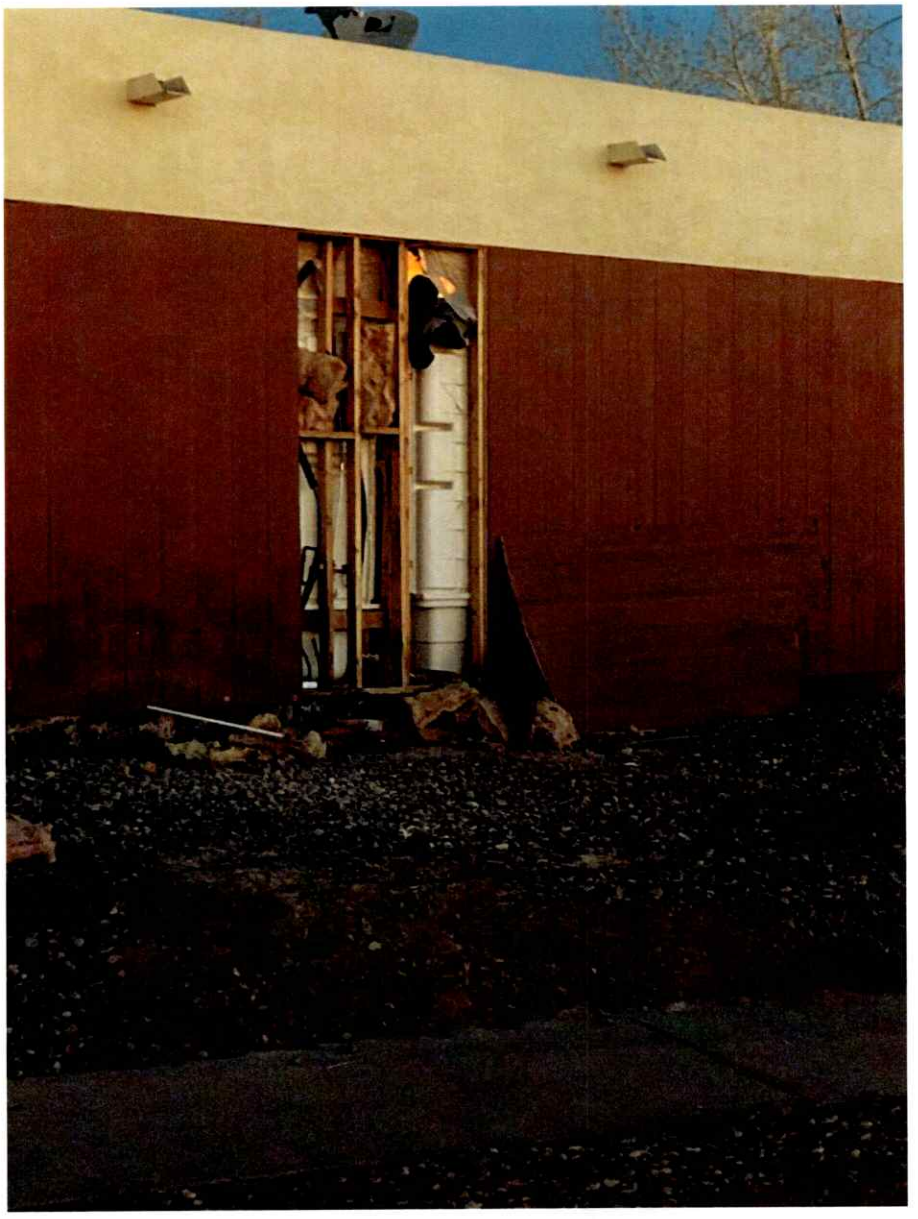


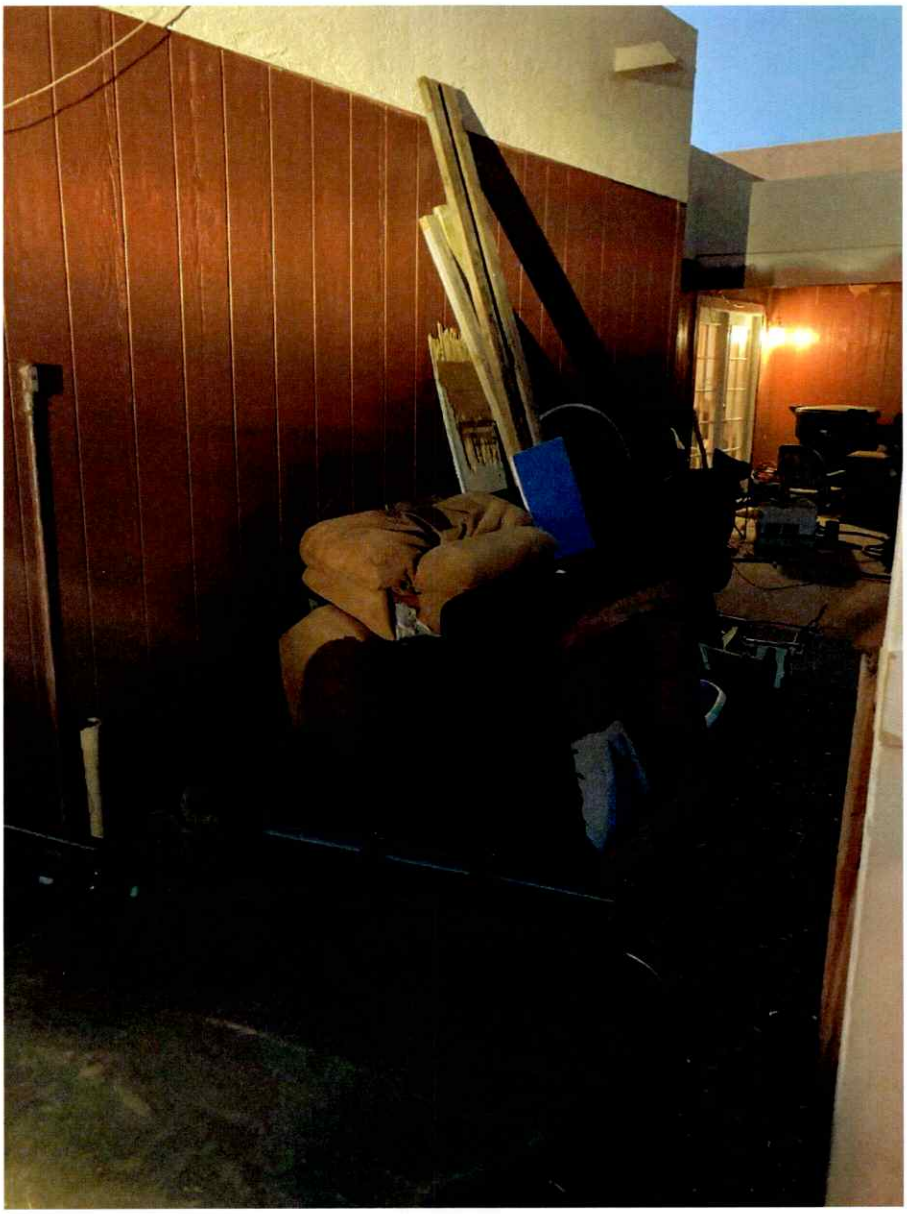


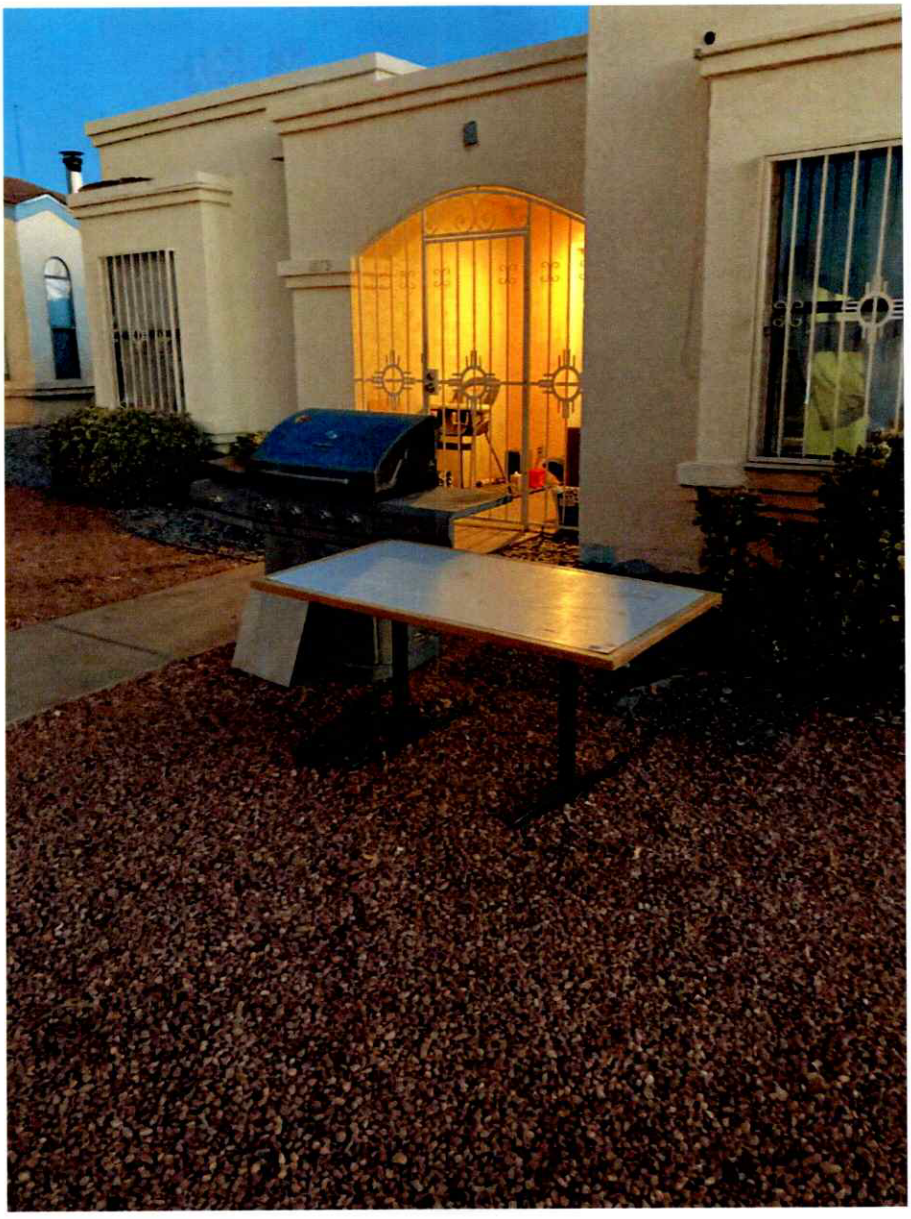


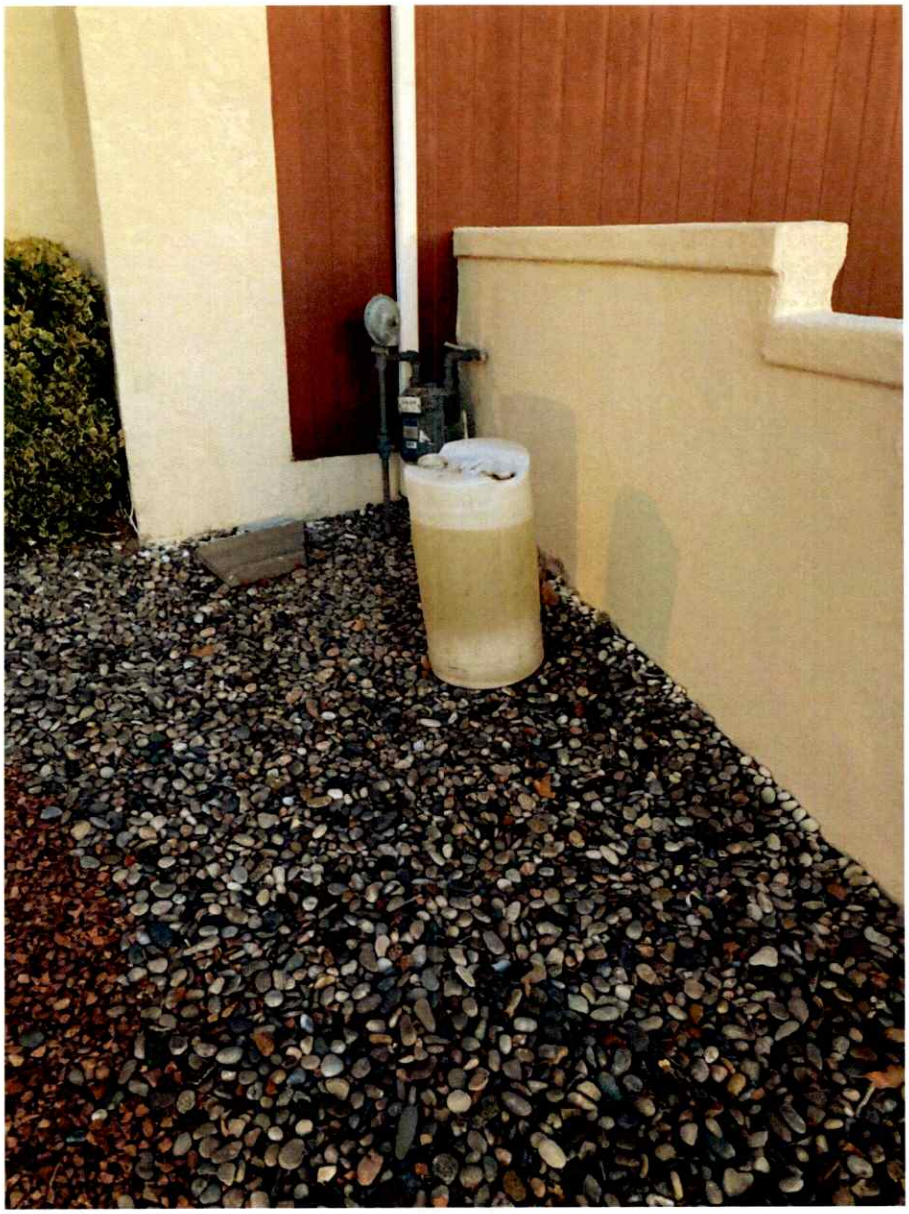


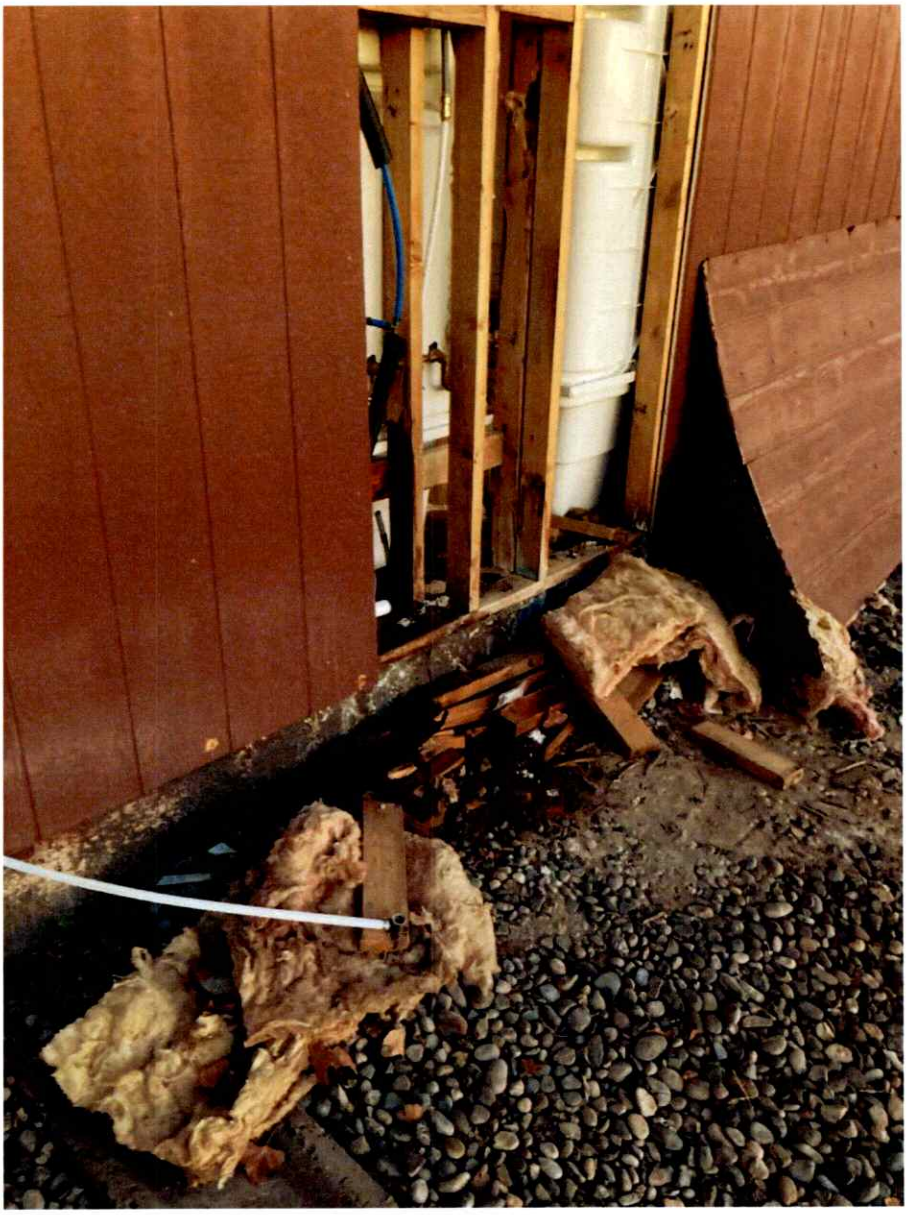
03/02/22











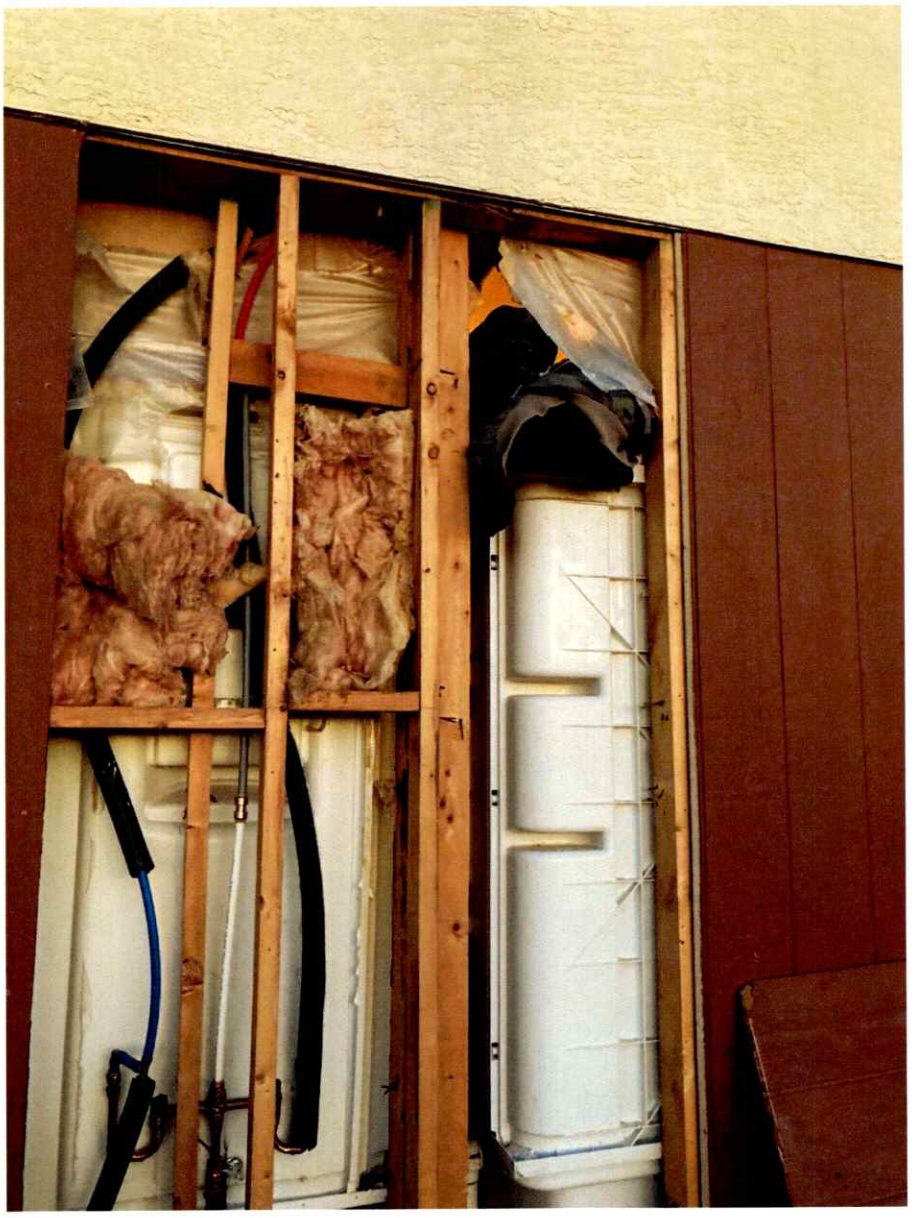


Exhibit 1- 1873 Blackberry Rd NE

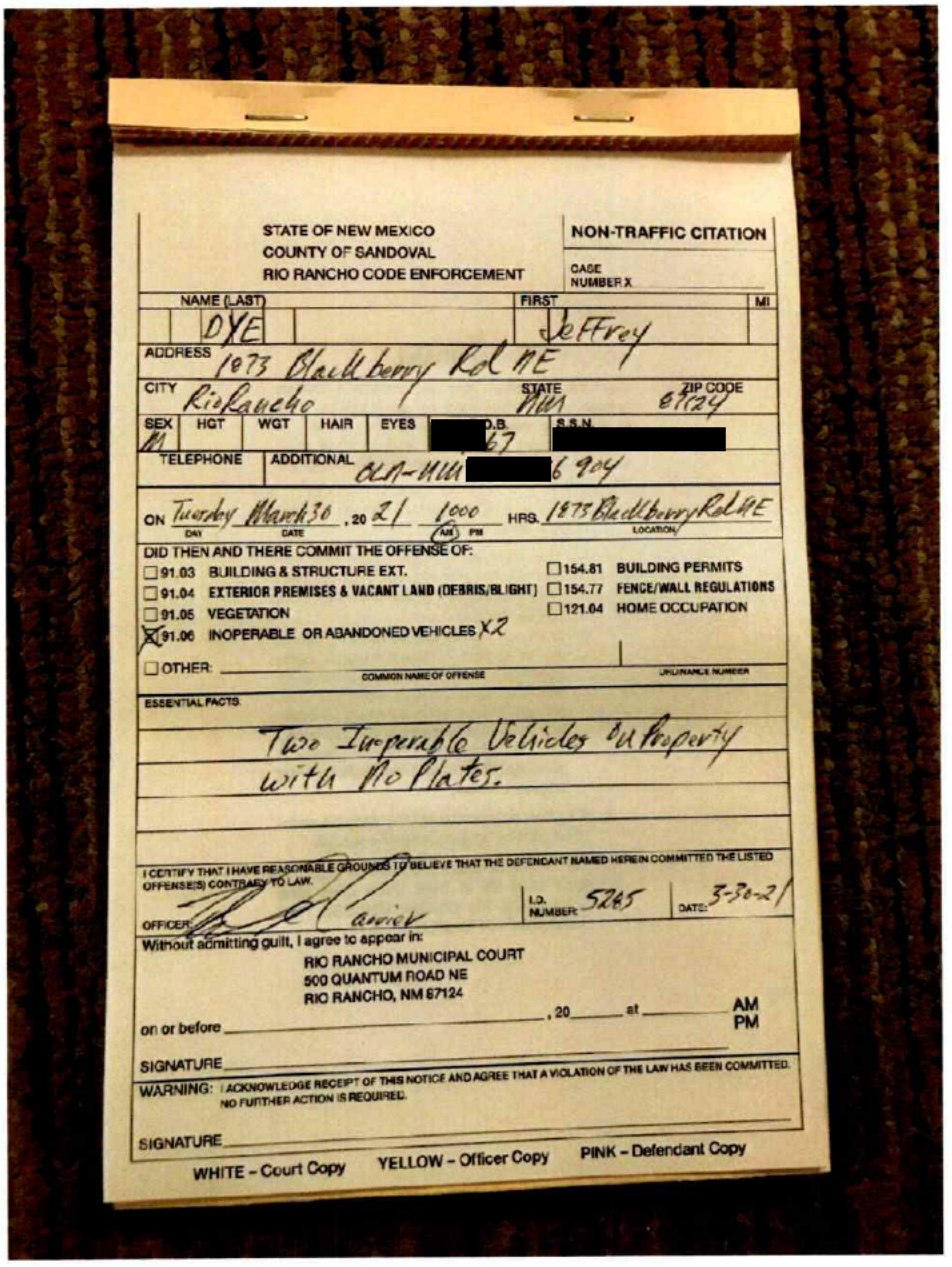
Code Enforcement Observation

March 30, 2021

Case # 21-1759/1760

Violations- 91.06- Inoperable Vehicle X2

While performing pre-court checks for the property, I observed two inoperable vehicles being stored on the property both with no plates. The first vehicle is a beige colored Lexus Infiniti in the side yard on blocks with no plate. The second vehicle is a older model Ford truck being stored in the rear with no plates. The owner will be cited into the Rio Rancho Municipal Court as there is ongoing issues with this property owner and no compliance, only everchanging ionoperable vehicles and debris staying on the property. The debris charge is scheduled for arraignment on 3-31-21.



STATE OF NEW MEXICO
COUNTY OF SANDOVAL
RIO RANCHO CODE ENFORCEMENT

NON-TRAFFIC CITATION

CASE NUMBER X

NAME (LAST)	FIRST	MI
DYE	Jeffrey	

ADDRESS 1073 Blackberry Rd NE

CITY Rio Rancho STATE NM ZIP CODE 87124

SEX	HGT	WGT	HAIR	EYES	D.O.B.	S.S.N.
M					[redacted]67	[redacted]

TELEPHONE ADDITIONAL 414-414[redacted]6 904

ON Tuesday (DAY) March 30 (DATE), 20 21 1000 (AM) PM HRS. 1073 Blackberry Rd NE (LOCATION)

DID THEN AND THERE COMMIT THE OFFENSE OF:

- ☐ 91.03 BUILDING & STRUCTURE EXT.
- ☐ 91.04 EXTERIOR PREMISES & VACANT LAND (DEBRIS/BLIGHT)
- ☐ 91.05 VEGETATION
- ☒ 91.06 INOPERABLE OR ABANDONED VEHICLES X2
- ☐ 154.81 BUILDING PERMITS
- ☐ 154.77 FENCE/WALL REGULATIONS
- ☐ 121.04 HOME OCCUPATION
- ☐ OTHER: _____ (COMMON NAME OF OFFENSE) _____ (ORDINANCE NUMBER)

ESSENTIAL FACTS:

Two Inoperable Vehicles on Property with No Plates.

I CERTIFY THAT I HAVE REASONABLE GROUNDS TO BELIEVE THAT THE DEFENDANT NAMED HEREIN COMMITTED THE LISTED OFFENSE(S) CONTRARY TO LAW.

OFFICER [signature] I.D. NUMBER 5265 DATE 3-30-21

Without admitting guilt, I agree to appear in:
RIO RANCHO MUNICIPAL COURT
500 QUANTUM ROAD NE
RIO RANCHO, NM 87124

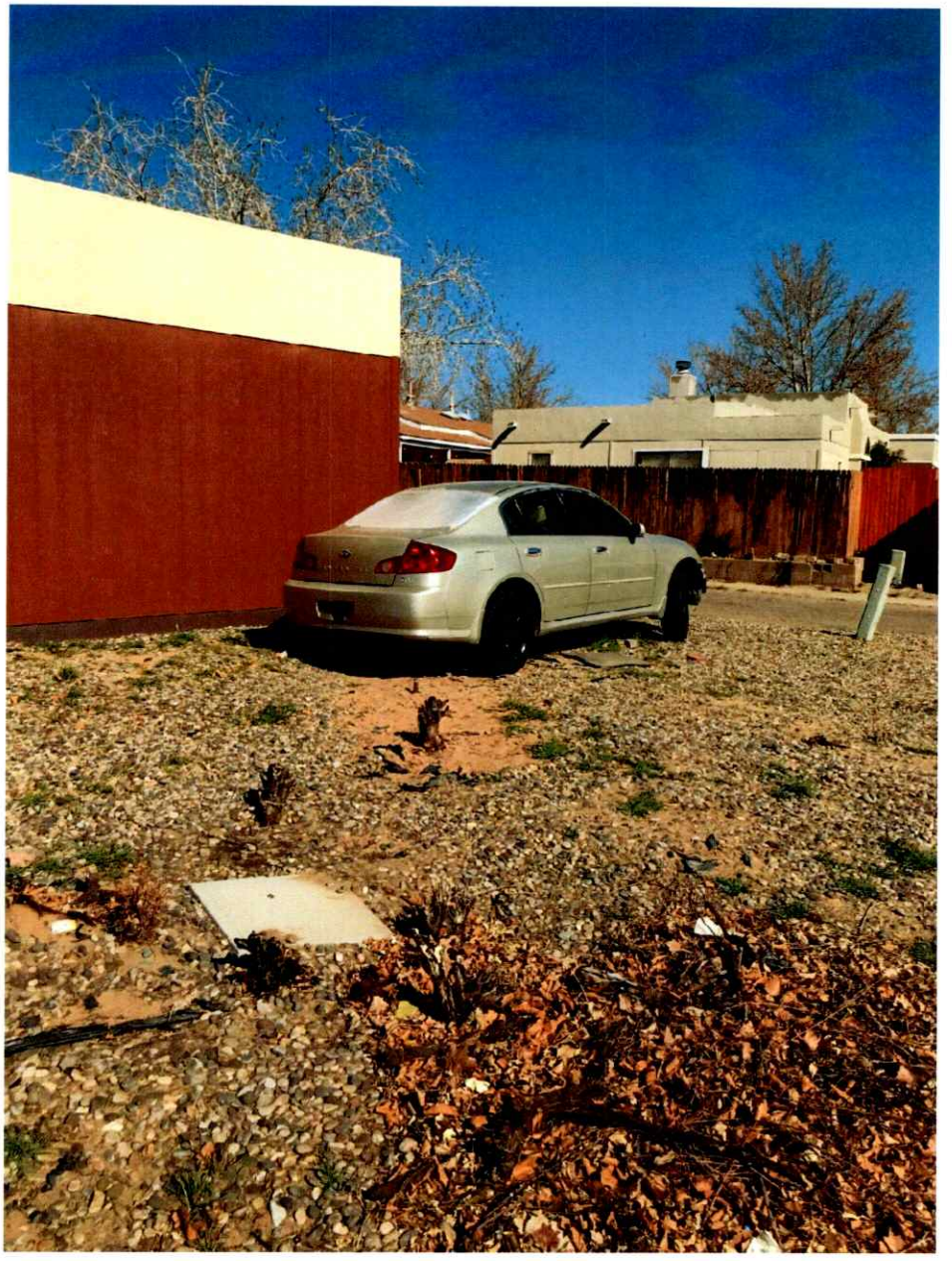
on or before _____, 20____ at _____ AM PM

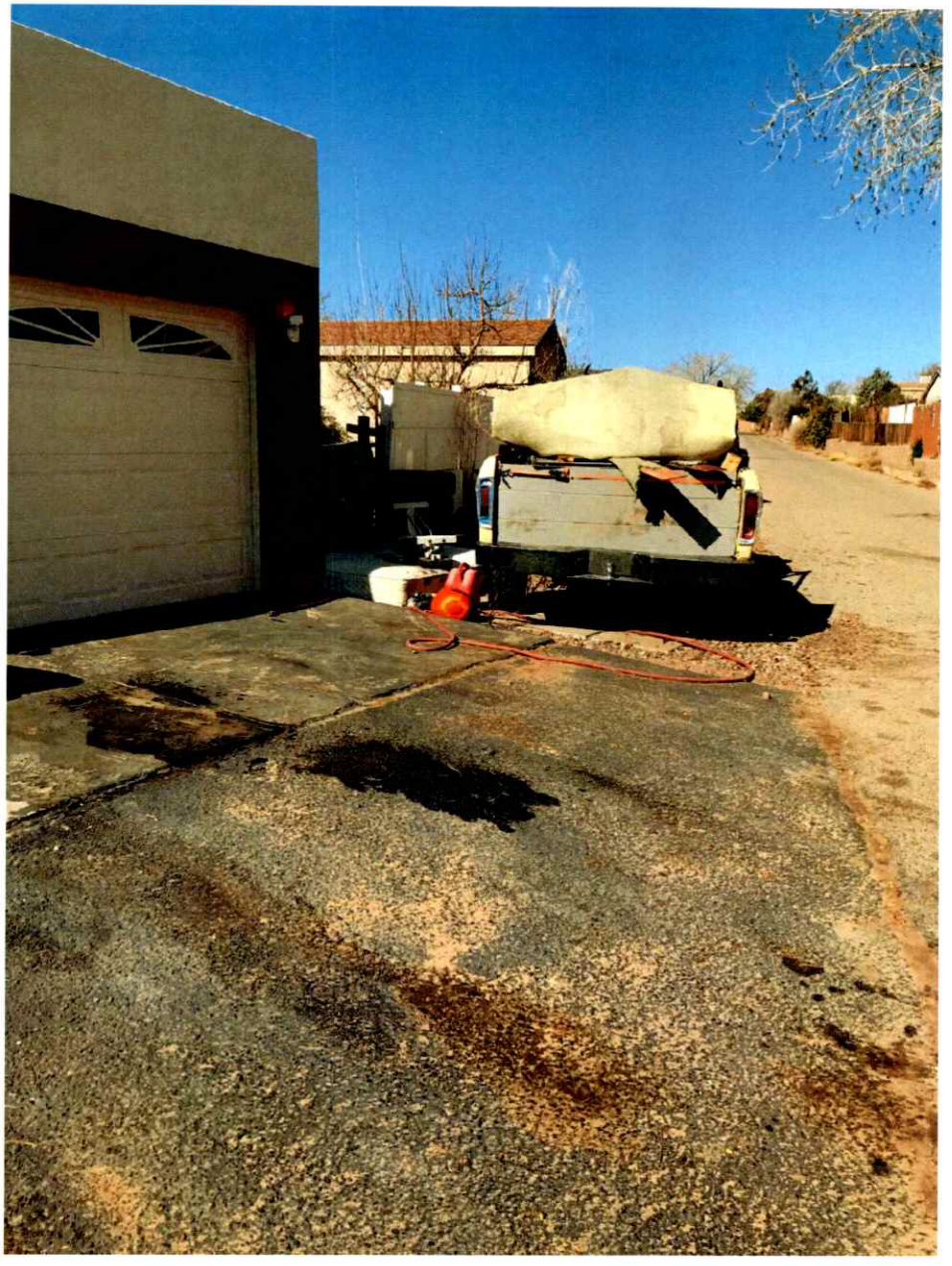
SIGNATURE _____

WARNING: I ACKNOWLEDGE RECEIPT OF THIS NOTICE AND AGREE THAT A VIOLATION OF THE LAW HAS BEEN COMMITTED. NO FURTHER ACTION IS REQUIRED.

SIGNATURE _____

WHITE – Court Copy YELLOW – Officer Copy PINK – Defendant Copy





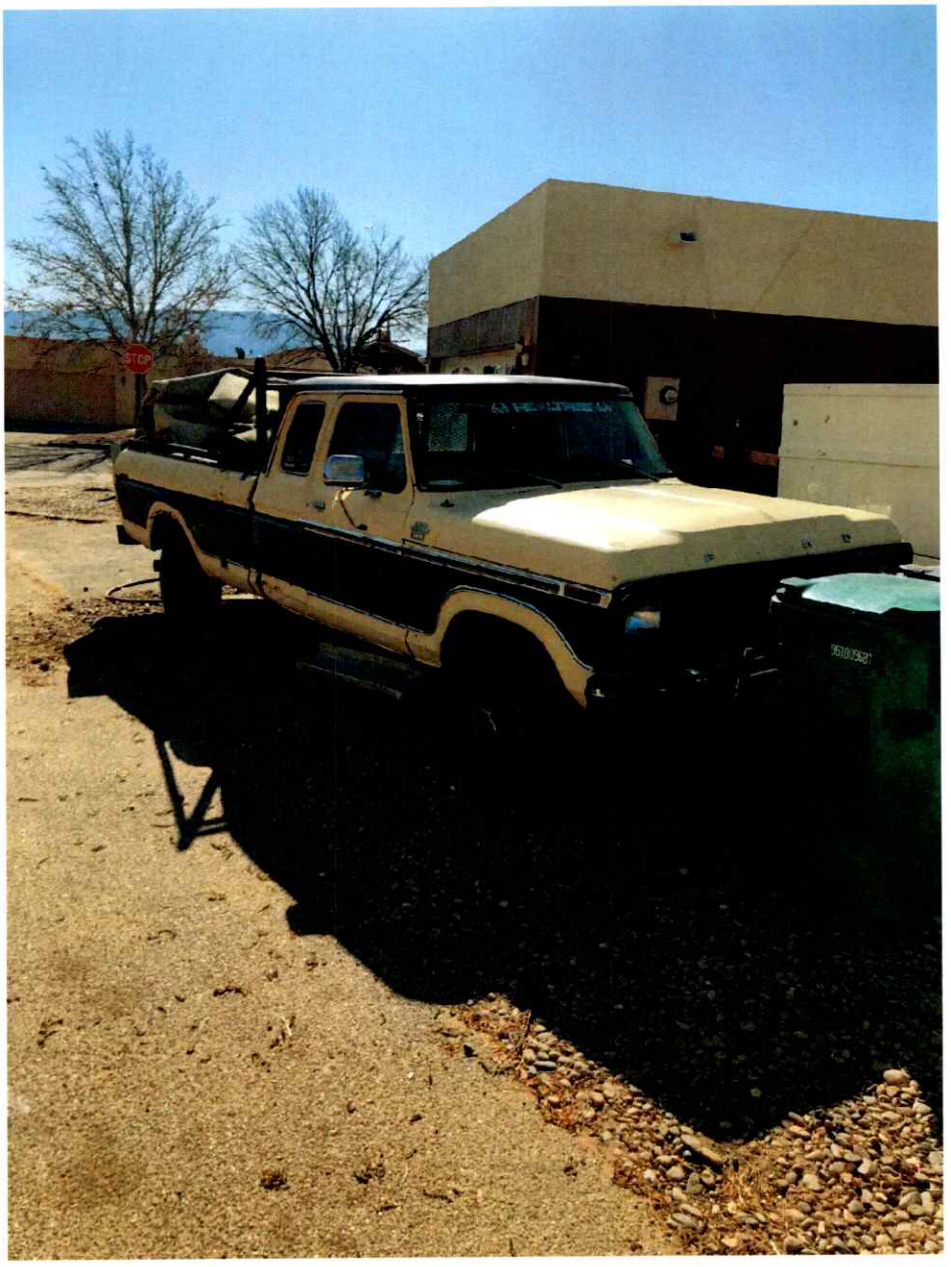

STOP

Exhibit 1- 1873 Blackberry Rd NE

City Sourced # 1000136

July 29, 2020

Case # 20-2263/2264/2265

Violations- 91.04- Debris

91.06- Inoperable Vehicle X2

Received a Citizen complaint through City Sourced # 1000136

Description: Complainant Marsha Buechner # (505) 203-3515 states at 1873 Blackberry Rd NE, the residence and yard are full of debris and a substantial amount of trash. The complainant states the home owner is mentally challenged and has several roommates living on the property contributing to the trash and debris issue.

7-29-20- Performed an inspection of the property. I observed several debris items in the back alley way of the property to include, mattresses, washing machine, and furniture scattered about the property. I also observed 2 inoperable vehicles both black in color and both without plates. Contact was made with the property owner as he was outside at the time of the inspection. I then issued him a Courtesy Notice of Violation. Re-inspect 8-13-20.

8-13-20- When I arrived for re-inspection the property owner made contact with me. He asked for an extension as he was able to remove the black SUV from the property and hauled off half the debris from the back alley and side yard. I granted the extension since there was progress made. Re-inspect 8-28-20. One vehicle charge will be dismissed.

8-27-20- A second complaint came in for this property from a concerned neighbor. They advised there is more trash and several vehicles on the property. I then performed a re-inspection of the property and found the debris has increased in size and the property owner has now regressed and did not come into compliance. At the time of re-inspection the only vehicle was the red car in the front on the street. Both vehicles from the original inspection have been removed so the inoperable vehicle charges have been dismissed. A citiation to Rio Rancho Municipal Court has been filed for the debris as the owner has completely ignored any efforts to come into compliance after an extension was granted and the debris is now worse.

9-21-20- Anthony from Rio Rancho Dispatch called and advised of the same debris in the backyard of the property and they have received complaints about it again. I advised Dispatch that the property owner has been cited into court and we have not received a court date as of yet. Citation was issued 8-27-20.

STATE OF NEW MEXICO
COUNTY OF SANDOVAL
RIO RANCHO CODE ENFORCEMENT

NON-TRAFFIC CITATION

CASE NUMBER x

NAME (LAST): DYE | FIRST: Jeffrey | MI:

ADDRESS: 1873 Blackberry Rd NE

CITY: Rio Rancho | STATE: NM | ZIP CODE: 87124

SEX	HGT	WGT	HAIR	EYES	D.O.B.	S.S.N.
					[redacted]67	[redacted]

TELEPHONE | ADDITIONAL: OLN - NM [redacted]6 904

ON Thursday (DAY) August 27 (DATE), 20 20, 9 (AM/PM) o'clock HRS. 1873 Blackberry Rd NE (LOCATION)

DID THEN AND THERE COMMIT THE OFFENSE OF:

- ☐ 91.03 BUILDING & STRUCTURE EXT.
- ☒ 91.04 EXTERIOR PREMISES & VACANT LAND (DEBRIS/BLIGHT)
- ☐ 91.05 VEGETATION
- ☐ 91.06 INOPERABLE OR ABANDONED VEHICLES
- ☐ 154.81 BUILDING PERMITS
- ☐ 154.77 FENCE/WALL REGULATIONS
- ☐ 121.04 HOME OCCUPATION
- ☐ OTHER: _____ (COMMON NAME OF OFFENSE) _____ (ORDINANCE NUMBER)

ESSENTIAL FACTS: Property owner has not Removed the debris and Trash on his Property after Several attempts for Voluntary Compliance.

I CERTIFY THAT I HAVE REASONABLE GROUNDS TO BELIEVE THAT THE DEFENDANT NAMED HEREIN COMMITTED THE LISTED OFFENSE(S) CONTRARY TO LAW.

OFFICER: [signature] | I.D. NUMBER: 5285 | DATE: 8-27-20

Without admitting guilt, I agree to appear in:
RIO RANCHO MUNICIPAL COURT
500 QUANTUM ROAD NE
RIO RANCHO, NM 87124

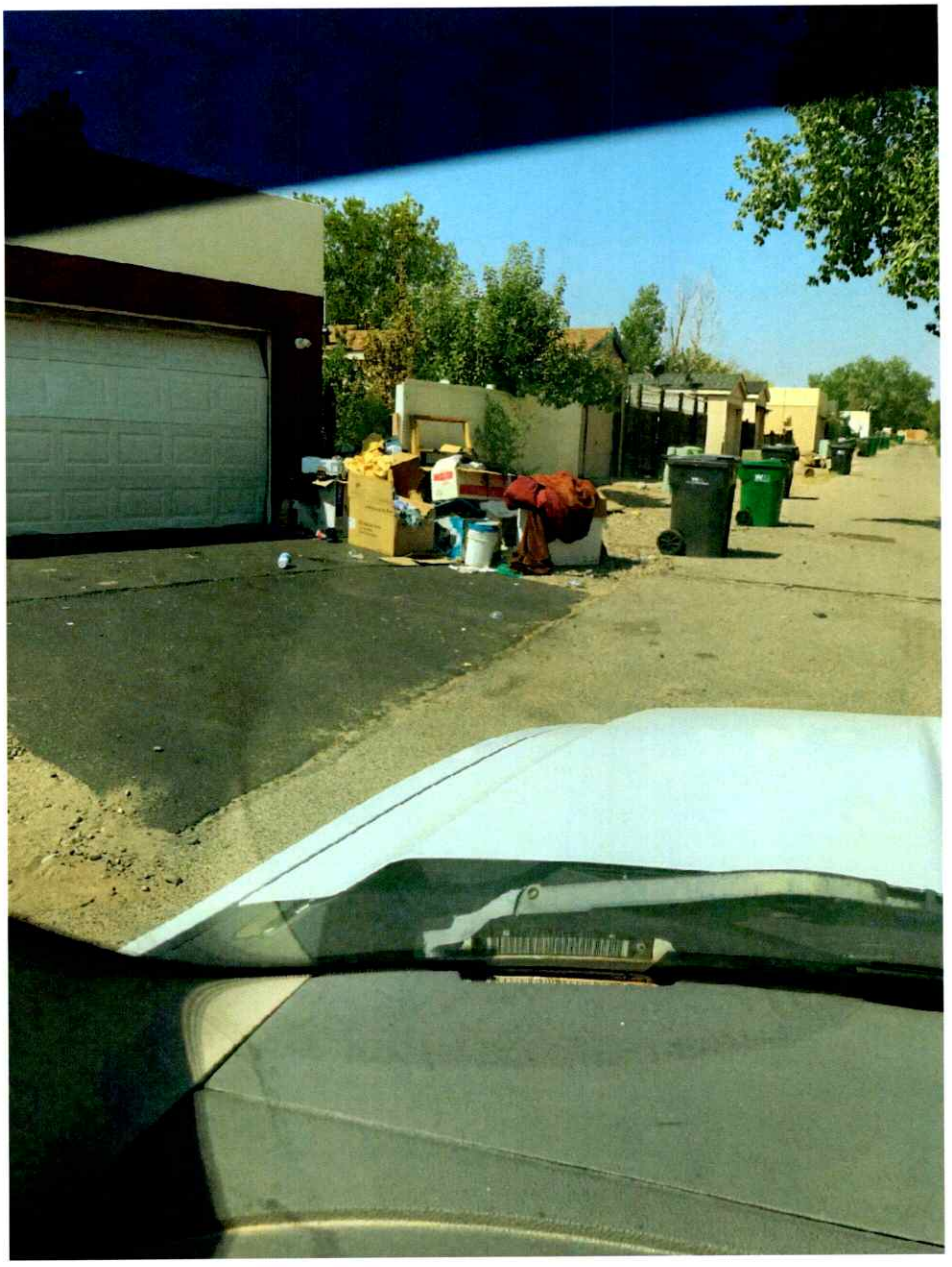
on or before _____, 20____ at _____ AM PM

SIGNATURE _____

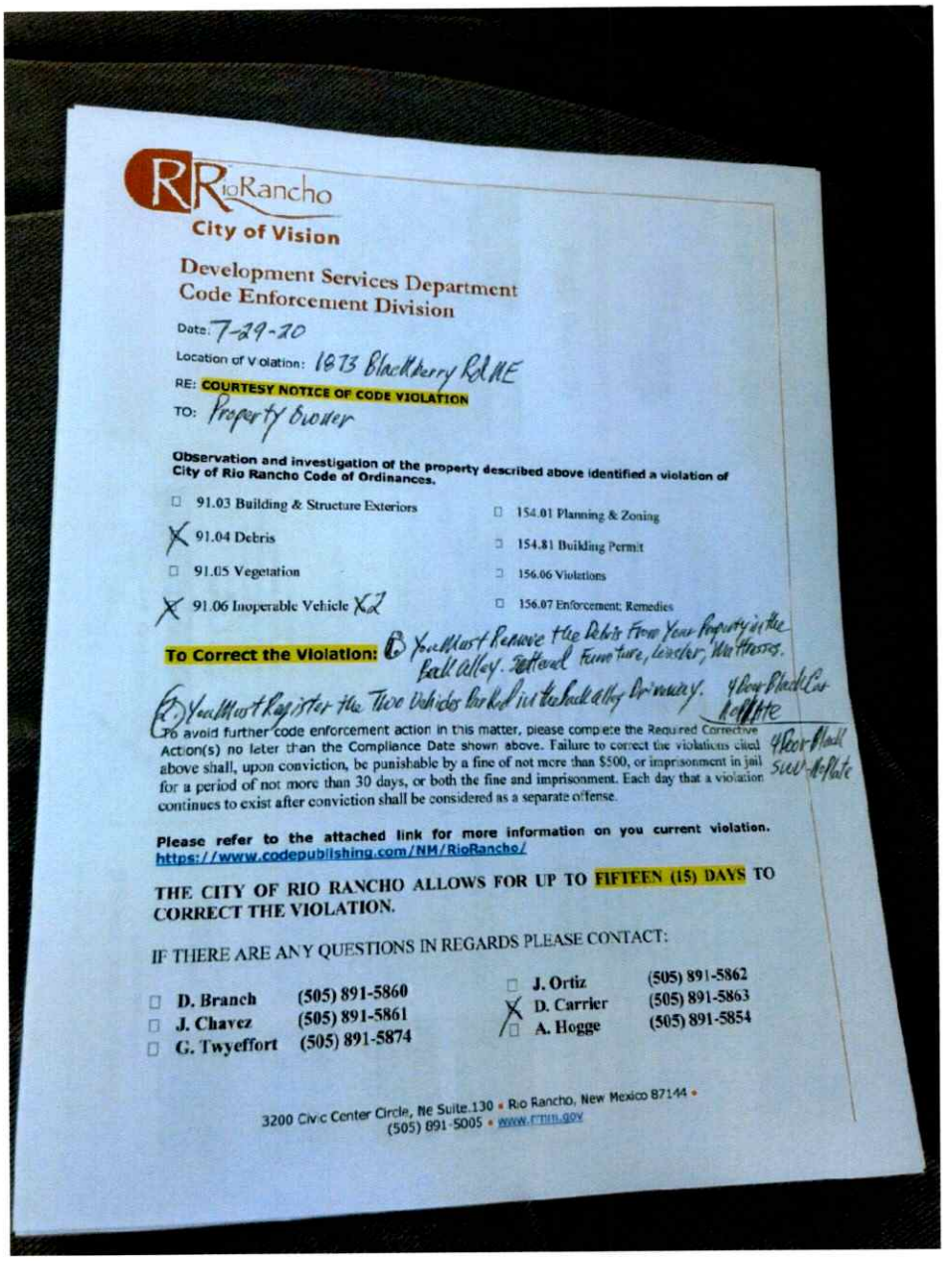
WARNING: I ACKNOWLEDGE RECEIPT OF THIS NOTICE AND AGREE THAT A VIOLATION OF THE LAW HAS BEEN COMMITTED. NO FURTHER ACTION IS REQUIRED.

SIGNATURE _____

WHITE – Court Copy YELLOW – Officer Copy PINK – Defendant Copy



8-27-20- Debris photo taken to show it is getting worse.



RioRancho

City of Vision

Development Services Department
Code Enforcement Division

Date: 7-29-20

Location of Violation: 1873 Blackberry Rd NE

RE: **COURTESY NOTICE OF CODE VIOLATION**

TO: Property Owner

Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.

- ☐ 91.03 Building & Structure Exteriors
- ☒ 91.04 Debris
- ☐ 91.05 Vegetation
- ☒ 91.06 Inoperable Vehicle X2
- ☐ 154.01 Planning & Zoning
- ☐ 154.81 Building Permit
- ☐ 156.06 Violations
- ☐ 156.07 Enforcement; Remedies

To Correct the Violation: (1) You Must Remove the Debris From Your Property in the Back Alley. Settered Furniture, Leasher, Mattresses.

(2) You Must Register the Two Vehicles Parked in the Back Alley Driveway. 4 Door Black Car No Plate

4 Door Black SUV No Plate

To avoid further code enforcement action in this matter, please complete the Required Corrective Action(s) no later than the Compliance Date shown above. Failure to correct the violations cited above shall, upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 30 days, or both the fine and imprisonment. Each day that a violation continues to exist after conviction shall be considered as a separate offense.

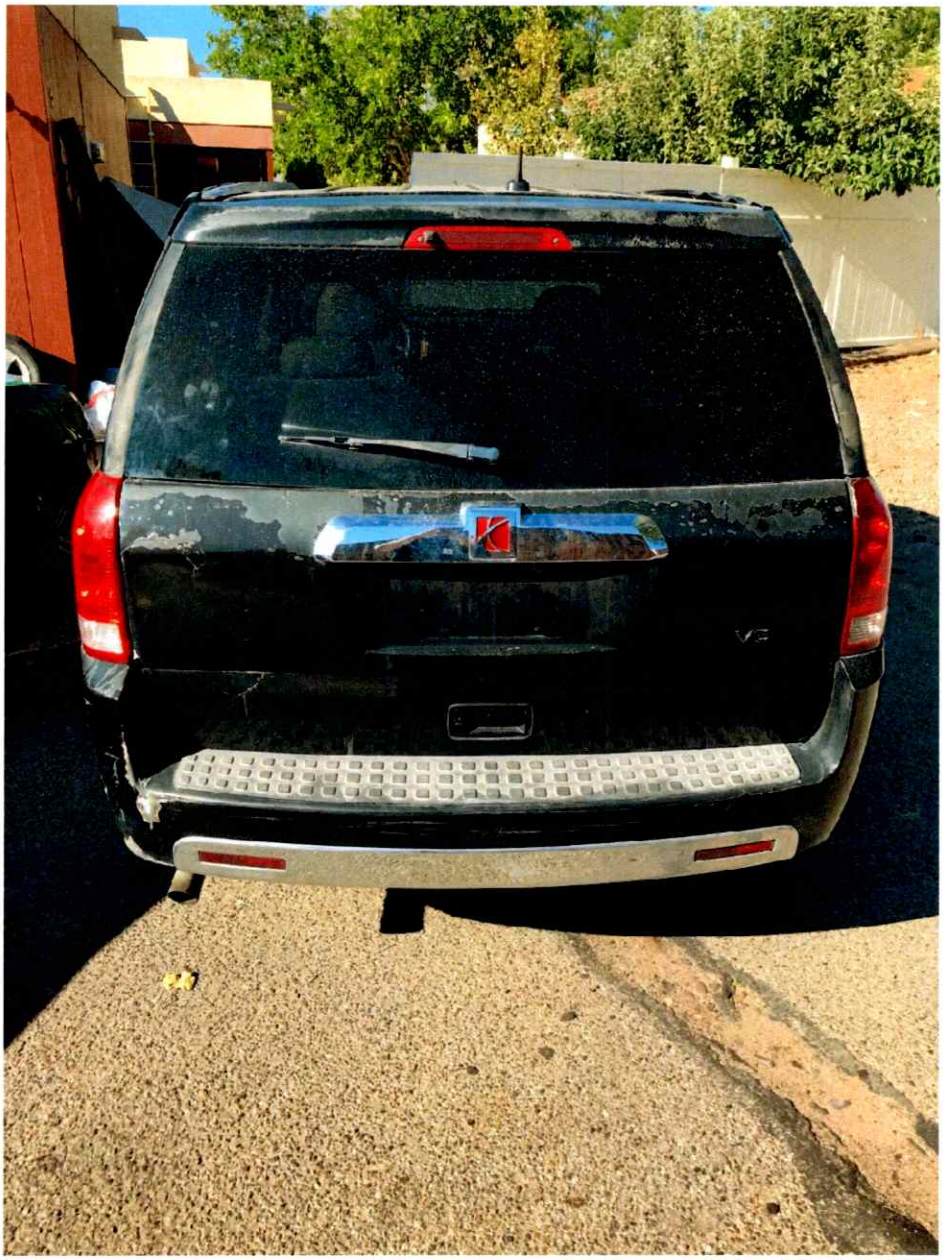
Please refer to the attached link for more information on you current violation.
https://www.codepublishing.com/NM/RioRancho/

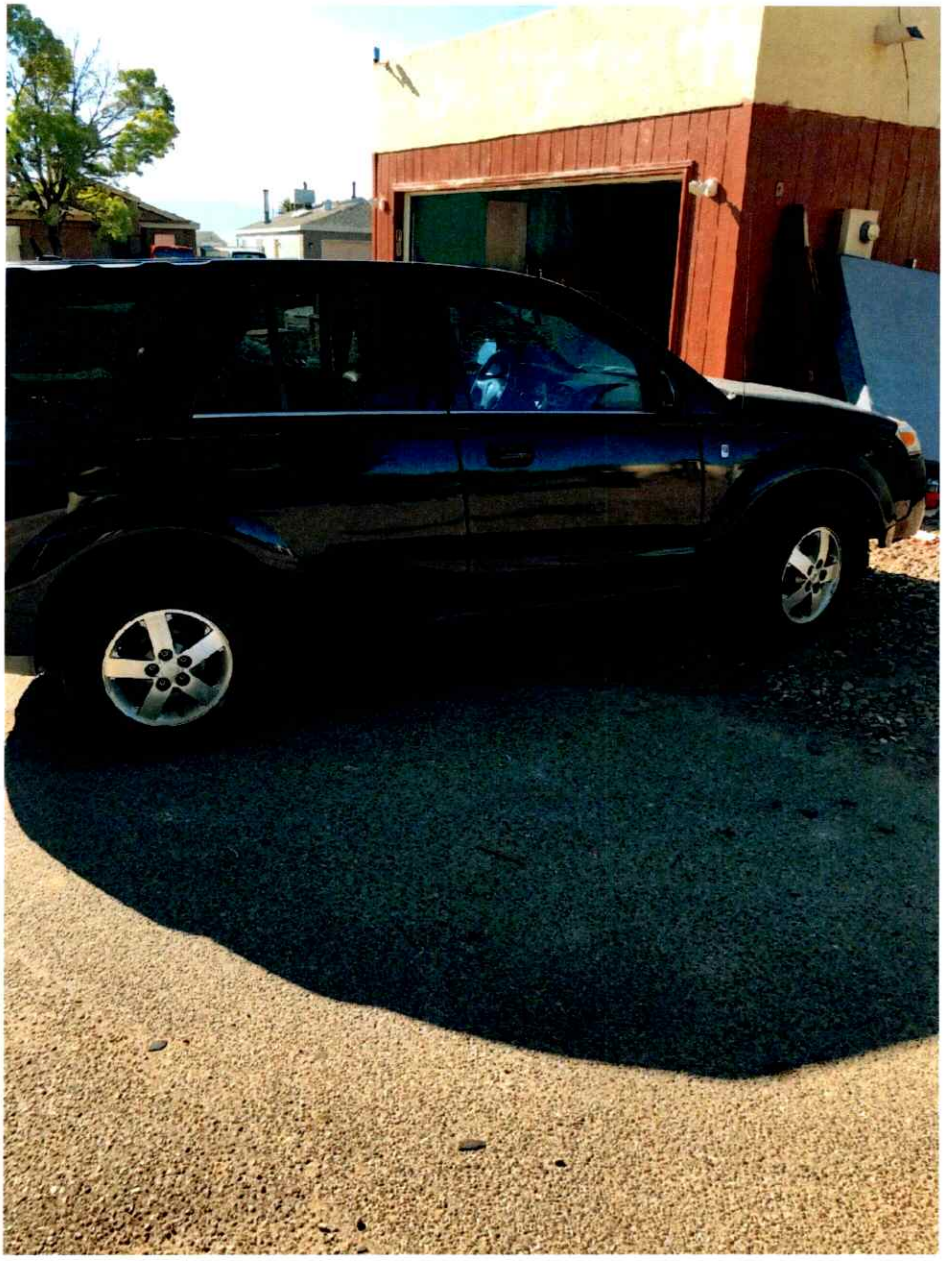
THE CITY OF RIO RANCHO ALLOWS FOR UP TO FIFTEEN (15) DAYS TO CORRECT THE VIOLATION.

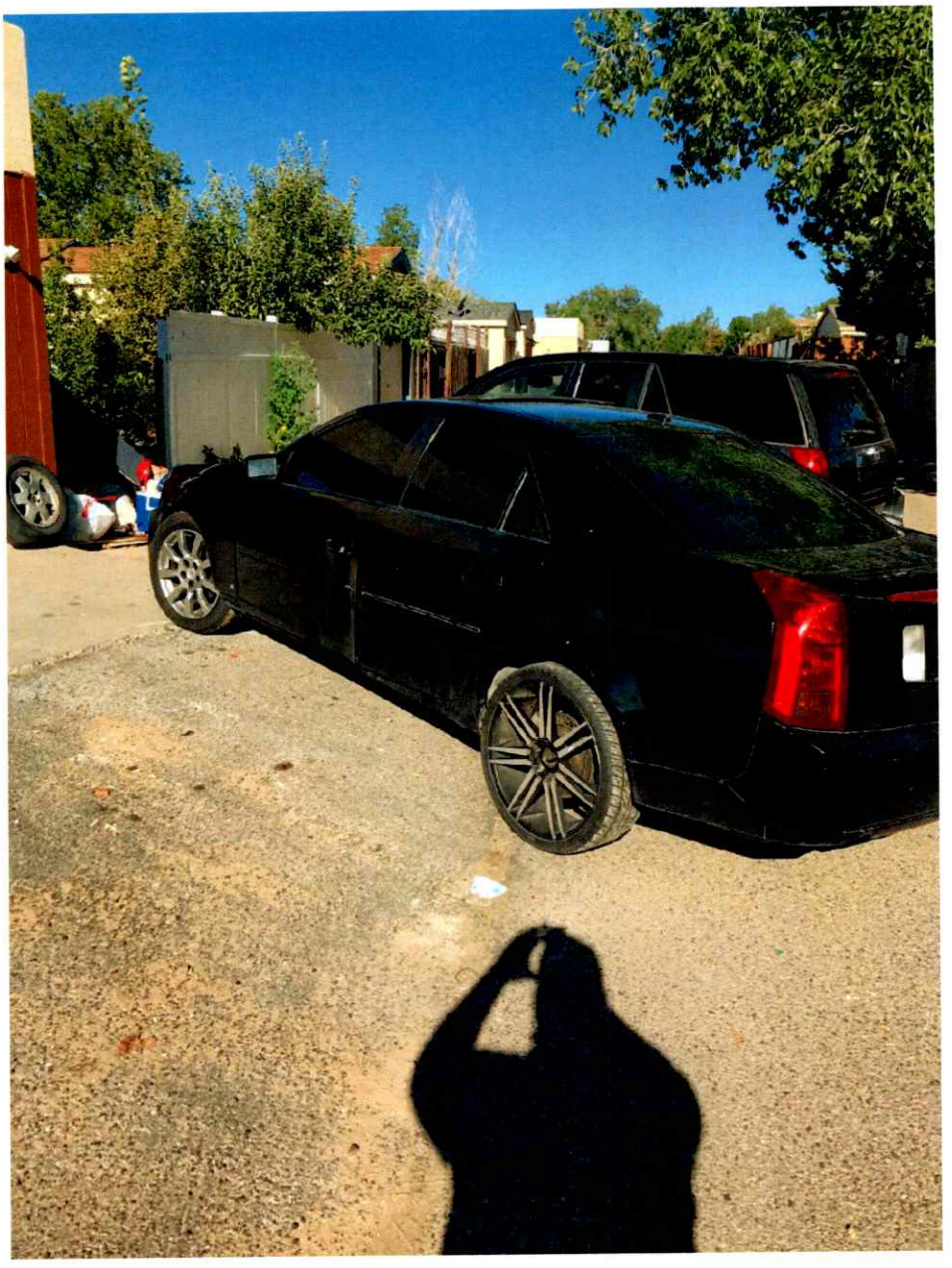
IF THERE ARE ANY QUESTIONS IN REGARDS PLEASE CONTACT:

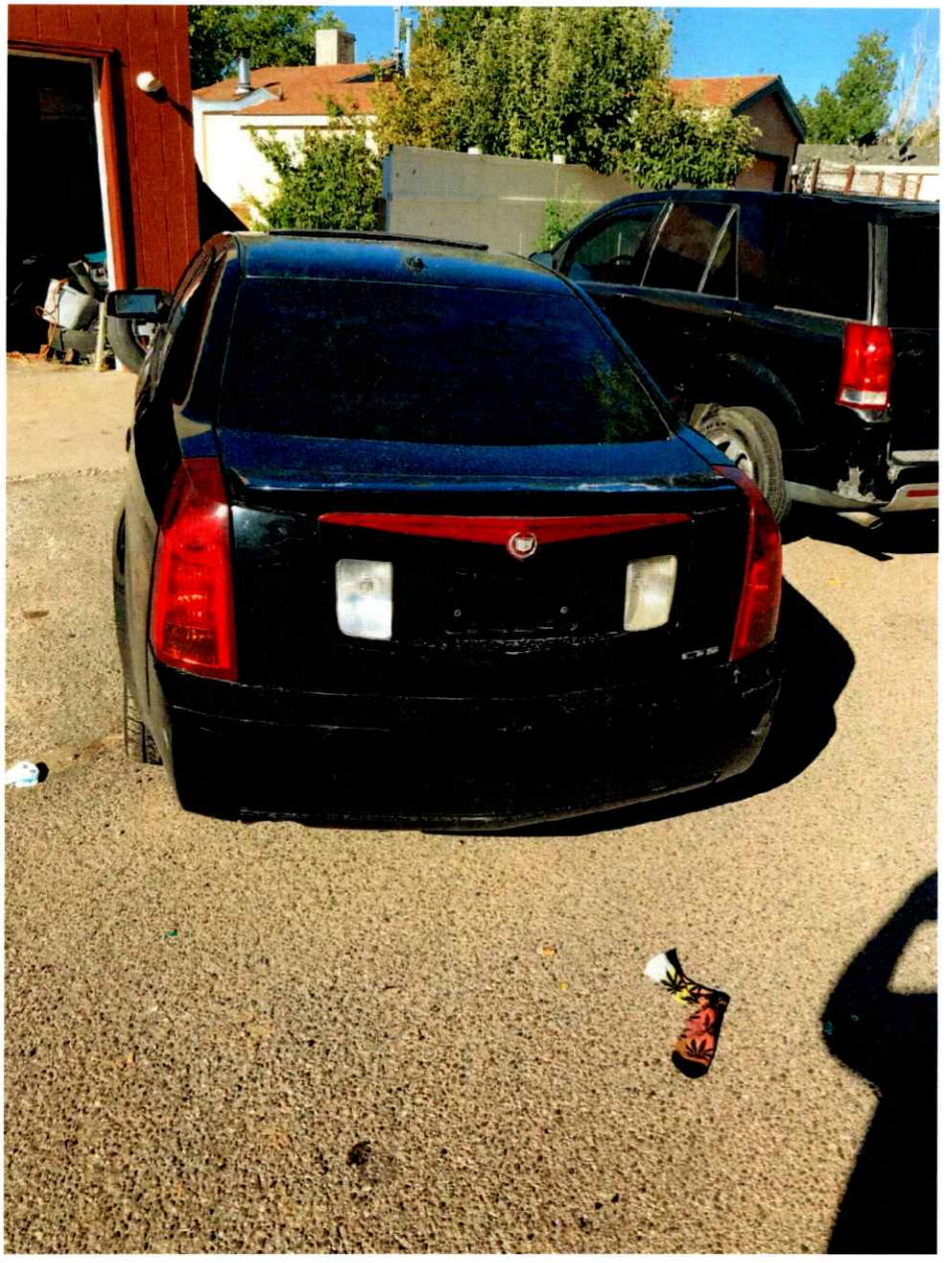
☐ D. Branch	(505) 891-5860	☐ J. Ortiz	(505) 891-5862
☐ J. Chavez	(505) 891-5861	☒ D. Carrier	(505) 891-5863
☐ G. Twyeffort	(505) 891-5874	☐ A. Hogge	(505) 891-5854

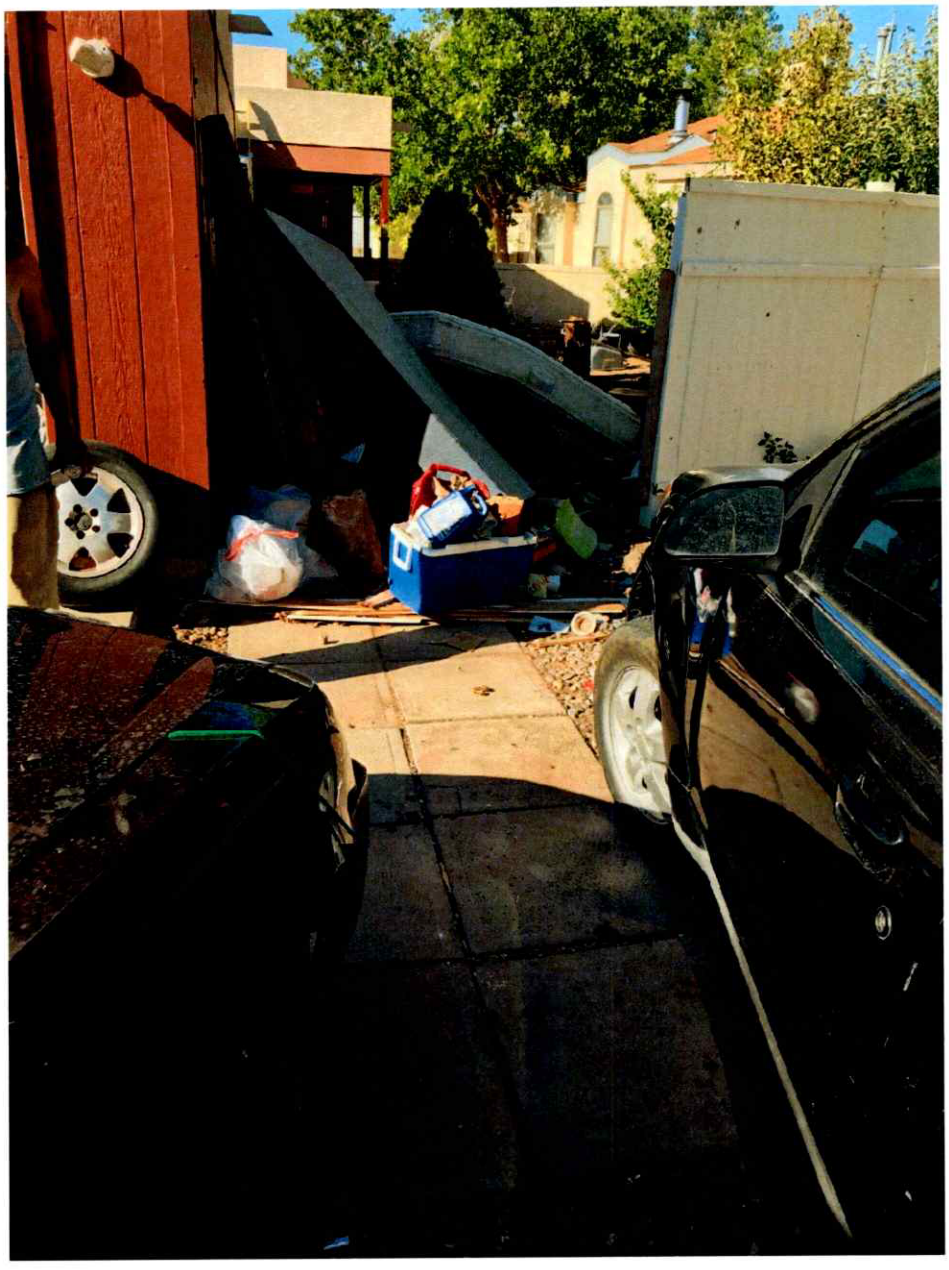
3200 Civic Center Circle, Ne Suite.130 • Rio Rancho, New Mexico 87144 •
(505) 891-5005 • www.rrnm.gov

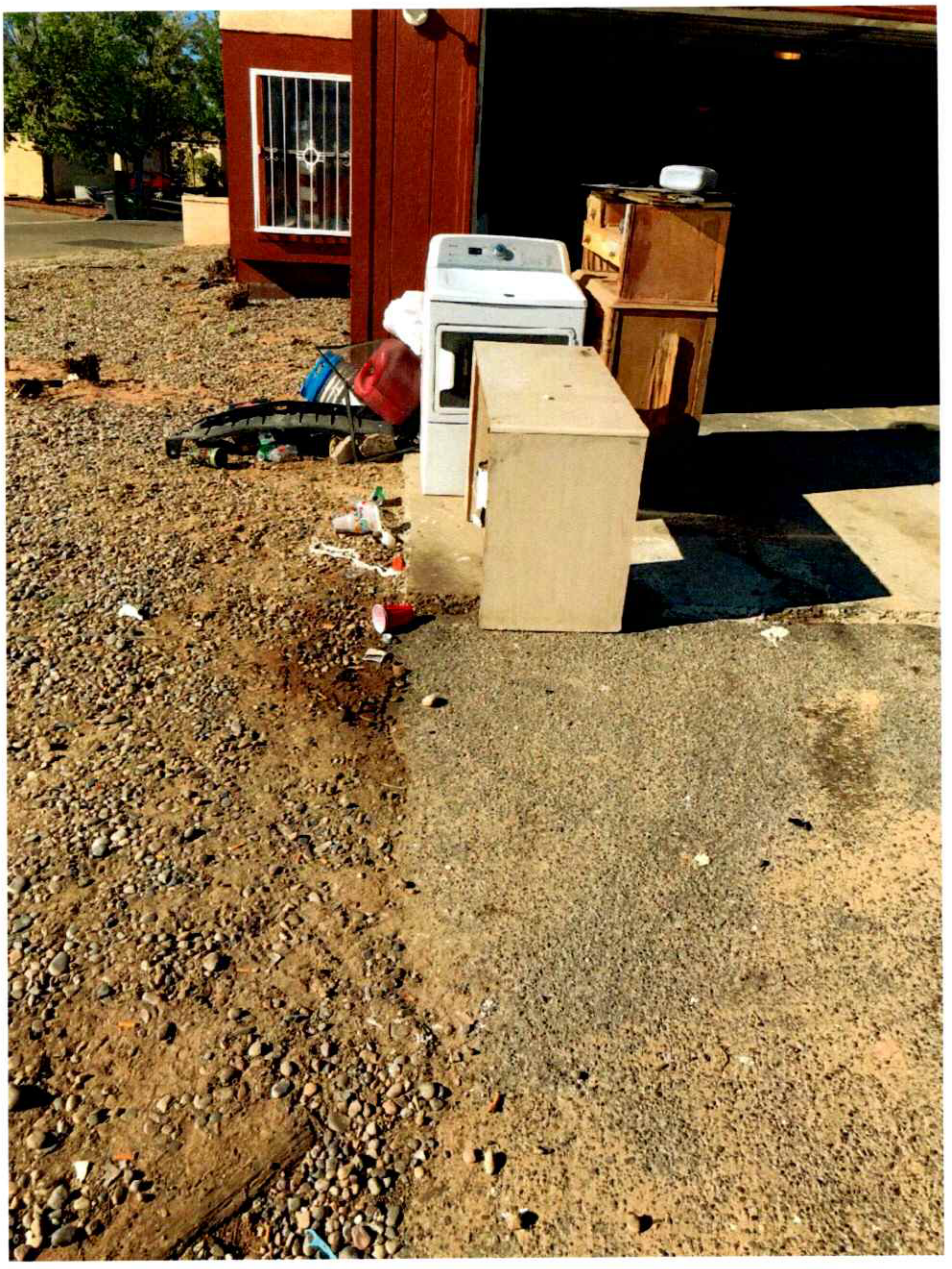


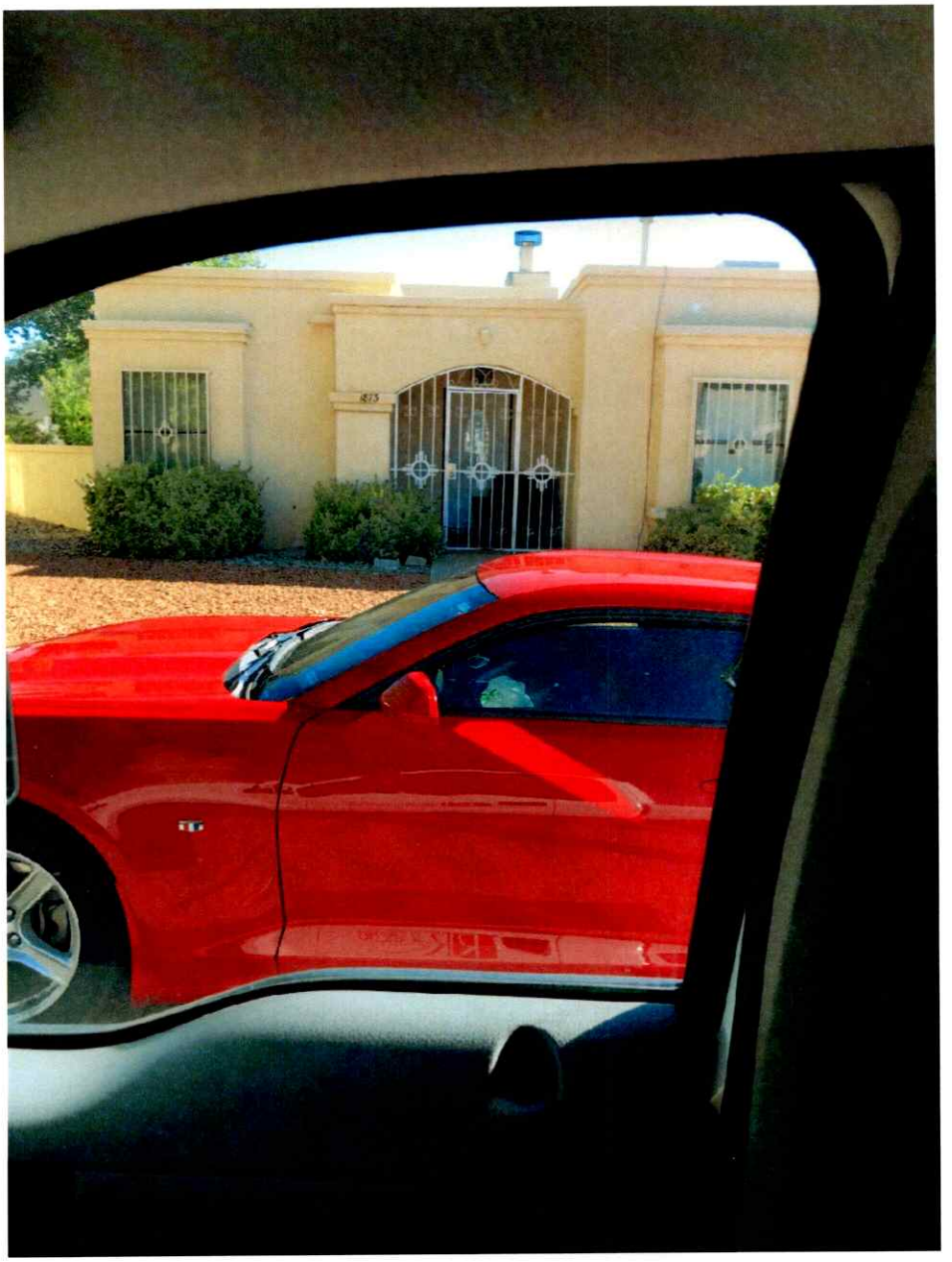












NFIRS-1 Basic

A

FDID	State	Month	Day	Year	Station	Number	Exposure
43067	NM	05	07	2025	RRFD STN 2 (2)	25005393	0

B **Location Type**

Census tract:

- [x] Street Address
- [ ] Intersection
- [ ] In Front Of
- [ ] Rear Of
- [ ] Adjacent To
- [ ] Directions
- [ ] US National Grid

Number	Prefix	Street or Highway	Street Type	Suffix
1873		BLACKBERRY	RD-Road	NE-Northeast

Apt./Suite/Room	City	State	Zip Code
	RIO RANCHO	NM	87144

Cross Street:

C **Incident Type**

240-Explosion (no fire), other

D **Aid Given Or Received**

- [ ] 1 Mutual Aid Received
- [ ] 2 Auto. Aid Received
- [ ] 3 Mutual Aid Given
- [ ] 4 Auto. Aid Given
- [ ] 5 Other Aid Given
- [x] None

Their FDID | Their State

Their Incident Number

E1 **Dates and Times**

Alarm	05	07	2025	20:27
Arrival	05	07	2025	20:31
Controlled				
Last Unit Cleared	05	07	2025	23:13

E2 **Shifts and Alarms**

Shift or Platoon	Alarms	District
C		RRFD

E3 **Special Studies**

ID#	Value

F **Actions Taken**

33-Provide advanced life support (ALS)

Primary Action Taken

34-Transport person

Additional Action Taken

86-Investigate

Additional Action Taken

G1 **Resources**

☑ Apparatus or Personnel Module is used.

	Apparatus	Personnel
Suppression	1	2
EMS	2	4
Other	2	2

☐ Resource counts include aid received resources.

G2 **Estimated Dollar Losses and Values**

Losses: Required for all fires if known. Optional for all non-fires. None

Property: $ ☑

Contents: $ ☑

Pre-Incident Values: Optional None

Property: $ ☑

Contents: $ ☑

Completed Modules

☐ 2 - Fire
☐ 3 - Structure Fire
☐ 4 - Civilian Fire Cas.
☐ 5 - Fire Service Cas.
☐ 6 - EMS
☐ 7 - HazMat
☐ 8 - Wildland Fire
☐ 9 - Apparatus
☐ 10 - Personnel
☐ 11 - Arson

H1 **Casualties** ☑ None

	Deaths	Injuries
Fire Service	0	0
Civilian	0	0

H2 **Detector**

Required for Confined Fires

☐ 1 - Detector Alerted Occupants
☐ 2 - Detector Did Not Alert Them
☐ 3 - Unknown

H3 **Hazardous Materials Release**

☐ 1 - Natural Gas
☐ 2 - Propane Gas
☐ 3 - Gasoline
☐ 4 - Kerosene
☐ 5 - Diesel Fuel / Fuel Oil
☐ 6 - Household Solvents
☐ 7 - Motor Oil
☐ 8 - Paint
☐ 0 - Other
☑ None

I **Mixed Use Property**

☑ Not Mixed
☐ 10 - Assembly Use
☐ 20 - Education Use
☐ 33 - Medical Use
☐ 40 - Residential Use
☐ 51 - Row Of Stores
☐ 53 - Enclosed Mall
☐ 58 - Business and Residential
☐ 59 - Office Use
☐ 60 - Industrial Use
☐ 63 - Military Use
☐ 65 - Farm Use
☐ 00 - Other Mixed Use

J **Property Use** ☐ None

Structures

131 ☐ Church, Place of Worship
161 ☐ Restaurant or Cafeteria
162 ☐ Bar/Tavern or Nightclub
213 ☐ Elementary School, Kindegarten
215 ☐ High School, Junior High
241 ☐ College, Adult Education
311 ☐ Nursing Home
331 ☐ Hospital
341 ☐ Clinic, Clinic-Type Infirmary
342 ☐ Doctor/Dentist Office
361 ☐ Prison or Jail, Not Juvenile
419 ☑ 1- or 2-Family Dwelling
429 ☐ MultiFamily Dwelling
439 ☐ Rooming/Boarding House
449 ☐ Commerical Hotel or Motel
459 ☐ Residential, Board and Care
464 ☐ Dormitory/Barracks
519 ☐ Food and Beverage Sales
539 ☐ Household Goods, Sales, Repairs
571 ☐ Gas or Service Station
579 ☐ Motor Vehicle/Boat Sales/Repairs
599 ☐ Business Office
615 ☐ Electric-Generating Plant
629 ☐ Laboratory/Science Laboratory
700 ☐ Manufacturing Plant
819 ☐ Livestock/Poultry Storage (Barn)
882 ☐ Non-Residential Parking Garage
891 ☐ Warehouse

Outside

124 ☐ Playground or Park
655 ☐ Crops or Orchard
669 ☐ Forest (Timberland)
807 ☐ Outdoor Storage Area
919 ☐ Dump or Sanitary Landfill
931 ☐ Open Land or Field
936 ☐ Vacant Lot
938 ☐ Graded/Cared for Plot of Land
946 ☐ Lake, River, Stream
951 ☐ Railroad Right-of-Way
960 ☐ Other Street
961 ☐ Highway/Divided Highway
962 ☐ Residential Street/Driveway
981 ☐ Construction Site
984 ☐ Industrial Plant Yard

Property Use:

Description

Look up and enter a Property Use code and description only if you have NOT checked a Property Use box.

K2

Owner

Local Option	Person/Entity Type	Business Name (if applicable)	Phone Number

Mr., Ms., Mrs.	First Name	MI	Last Name	Suffix

Number	Prefix	Street or Highway	Street Type	Suffix

Post Office Box	Apt./Suite/Room	City

State	Zip Code

L **Remarks:**

Engine 2, Rescue 2, MC1, FMO2, and BC5 dispatched to residence that had an explosion and resident has burns to her hands. Patient was evaluated and transported C1W1 plus MC1 to UNM downtown.
Occupants were in their bedroom, a 750ml/ 25oz canister of butane fell off the bed and cap/nozzle broke off allowing all of the contents to leak and fill the bedroom. Female pt stated she lit a lighter, causing an ignition/explosion, resulting in burn injuries and structural damage to home.
Engine 2, FMO2, and BC5 remained on scene awaiting PNM and NM gas to secure the utilities and remove service meters to the home.
Support packet given to the homeowner, scene turned over to PD, all units clear and available.

M **Authorization**

Officer In Charge ID	Signature	Position or Rank	Assignment	Date
3187	Baca, Narcy	Captain		05/07/2025

Member Making Report ID	Signature	Position or Rank	Assignment	Date
3187	Baca, Narcy	Captain		05/07/2025

NFIRS-7 HazMat

A

FDID	State	Month	Day	Year	Station	Number	Exposure
43067	NM	05	07	2025	RRFD STN 2 (2)	25005393	0

B

HazMat ID

UN #	DOT Hazard Classification	CAS Registration #	Chemical Name
1011		106-97-8	Butane

C1

Container Type

12-Cylinder

☐ None

C2

Estimated Container Capacity

25

C3

Units: Capacity

Volume	Weight
☐ 11 - Ounces	☑ 21 - Ounces
☐ 12 - Gallons	☐ 22 - Pounds
☐ 13 - Barrels	☐ 23 - Grams
☐ 14 - Liters	☐ 24 - Kilograms
☐ 15 - Cubic Feet	
☐ 16 - Cubic Meters	

D1

Estimated Amount Released

25

D2

Units: Released

Volume	Weight
☐ 11 - Ounces	☑ 21 - Ounces
☐ 12 - Gallons	☐ 22 - Pounds
☐ 13 - Barrels	☐ 23 - Grams
☐ 14 - Liters	☐ 24 - Kilograms
☐ 15 - Cubic Feet	
☐ 16 - Cubic Meters	

E1

Physical State When Released

- ☐ 1 - Solid
- ☐ 2 - Liquid
- ☑ 3 - Gas
- ☐ U - Undetermined

E2

Released Into

1-Air

F1

Released From

- ☐ Below Grade
- ☑ 1 - Inside/On Structure
- ☐ 2 - Outside of Structure

F2

Population Density

- ☐ 1 - Urban
- ☑ 2 - Suburban
- ☐ 3 - Rural

G1

Area Affected

- ☑ 1 - Square Feet
- ☐ 2 - Blocks
- ☐ 3 - Square Miles

120

G2

Area Evacuated

- ☑ 1 - Square Feet
- ☐ 2 - Blocks
- ☐ 3 - Square Miles

1200

G3

Estimated Number of People Evacuated

3

G4

Estimated Number of Buildings Evacuated

1

H

HazMat Actions Taken

27-Control traffic

34-Investigate

21-Determine materials to be non-hazardous

I

If Fire or Explosion Is Involved With a Release, Which Occurred First?

- ☐ 1 - Ignition
- ☑ 2 - Release
- ☐ 3 - Undetermined

J

Cause of Release

- [ ] 1- Intentional
- [x] 2 - Unintentional Release
- [ ] 3 - Container/Containment Failure
- [ ] 4 - Act of Nature
- [ ] 5 - Cause Under Investigation
- [ ] U - Cause Undetermined After Investigation

K

Factors Contributing To Release

34-Inadequate control of hazardous materials

37-Person possibly impaired by drugs or alcohol

L

Factors Affecting Mitigation

16-Air release in confined area

15-Released in occupied building

M

Equipment Involved In Release

Equipment Involved In Release

- [ ] None

Brand: Gold Whip

Model:

Serial:

Year:

N

Mobile Property Involved In Release

Type

Make

Model:

Year:

License #:

State:

DOT/ICC #:

O

HazMat Disposition

- [ ] 1 - Completed by Fire Service Only
- [x] 2 - Completed w/Fire Service Present
- [ ] 3 - Released to Local Agency
- [ ] 4 - Released to County Agency
- [ ] 5 - Released to State Agency
- [ ] 6 - Released to Federal Agency
- [ ] 7 - Released to Private Agency
- [ ] 8 - Released to Property Owner or Manager

P

HazMat Civilian Casualties

Deaths:

Injuries: 2

NFIRS-9 Apparatus or Resources

A

FDID	State	Month	Day	Year	Station	Number	Exposure
43067	NM	05	07	2025	RRFD STN 2 (2)	25005393	0

B **Apparatus/Resource**	Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: BC5 Type: 10-Ground fire suppression, other	Dispatch: 05/07/2025 20:40 Arrival: 05/07/2025 20:50 Clear: 05/07/2025 23:11	☑ Sent	1	☐ Suppression ☐ EMS ☑ Other	☐
ID: E2 Type: 10-Ground fire suppression, other	Dispatch: 05/07/2025 20:27 Arrival: 05/07/2025 20:31 Clear: 05/07/2025 23:13	☑ Sent	2	☑ Suppression ☐ EMS ☐ Other	☐
ID: FMO2 Type: 10-Ground fire suppression, other	Dispatch: 05/07/2025 21:44 Arrival: 05/07/2025 22:03 Clear: 05/07/2025 22:53	☑ Sent	1	☐ Suppression ☐ EMS ☑ Other	☐
ID: MC1 Type: 10-Ground fire suppression, other	Dispatch: 05/07/2025 20:30 Arrival: 05/07/2025 20:39 Clear: 05/07/2025 22:31	☑ Sent	1	☐ Suppression ☑ EMS ☐ Other	☐
ID: R2 Type: 76-ALS unit	Dispatch: 05/07/2025 20:27 Arrival: 05/07/2025 20:31 Clear: 05/07/2025 22:40	☑ Sent	3	☐ Suppression ☑ EMS ☐ Other	☐

NFIRS-10 Personnel

A

FDID	State	Month	Day	Year	Station	Number	Exposure
43067	NM	05	07	2025	RRFD STN 2 (2)	25005393	0

B
Apparatus/Resource

Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: BC5 Type: 10-Ground fire suppression, other Dispatch: 05/07/2025 20:40 Arrival: 05/07/2025 20:50 Clear: 05/07/2025 23:11	☑ Sent	1	☐ Suppression ☐ EMS ☑ Other	☐

Personnel ID	Name	Rank	Role	Attend	Actions Taken
3675	Millea, Justin	Battalion Chief	5588002-Officer	☐	☐

Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: E2 Type: 10-Ground fire suppression, other Dispatch: 05/07/2025 20:27 Arrival: 05/07/2025 20:31 Clear: 05/07/2025 23:13	☑ Sent	2	☑ Suppression ☐ EMS ☐ Other	☐

Personnel ID	Name	Rank	Role	Attend	Actions Taken
5244	Wellman, Eric	Engineer	5588001-Driver	☐	☐
3187	Baca, Narcy	Captain	5588002-Officer	☐	☐

Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: FMO2 Type: 10-Ground fire suppression, other Dispatch: 05/07/2025 21:44 Arrival: 05/07/2025 22:03 Clear: 05/07/2025 22:53	☑ Sent	1	☐ Suppression ☐ EMS ☑ Other	☐

Personnel ID	Name	Rank	Role	Attend	Actions Taken
2826	Bauer, Gerard	Lieutenant/EMT	5588002-Officer	☐	☐

Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: MC1 Type: 10-Ground fire suppression, other Dispatch: 05/07/2025 20:30 Arrival: 05/07/2025 20:39 Clear: 05/07/2025 22:31	☑ Sent	1	☐ Suppression ☑ EMS ☐ Other	☐

Personnel ID	Name	Rank	Role	Attend	Actions Taken
3282	Penrose, Philip	MedCom	5588002-Officer	☐	☐

Dates/Times	Sent	Number of People	Apparatus Use	Actions Taken
ID: R2 Type: 76-ALS unit Dispatch: 05/07/2025 20:27 Arrival: 05/07/2025 20:31 Clear: 05/07/2025 22:40	☑ Sent	3	☐ Suppression ☑ EMS ☐ Other	☐

Personnel ID	Name	Rank	Role	Attend	Actions Taken
5775	Carr, Samantha	Firefighter	5588002-Officer	☐	☐
6062	McEwen, Caleb	Firefighter	5588001-Driver	☐	☐
6315	Subratie, Jacob		5588003-Crew 3	☐	☐

From: BRYAN TWYEFFORT
To: DALE CARRIER; DAVID BRANCH
Cc: Dominic Arzola; Armando Cepeda; AMY RINCON; Ashley Schweizer
Subject: 1873 Blackberry Rd NE
Date: Monday, May 12, 2025 8:18:23 AM
Attachments: image009.png
image010.png
image011.png
image012.png
20250508_103234.mp4
20250508_103834.jpg
20250508_103858.jpg
20250508_103851.jpg
20250508_103938.jpg
20250508_103912.jpg
20250508_103757.jpg
20250508_103821.jpg
20250508_103738.jpg
20250508_103724.jpg
IMG_0260.jpg
IMG_0261.jpg
image002.png
image004.png
image006.png
image008.png
image014.png

Good morning,

On Friday 5/8/2025, I went a inspected the property listed above. I took pictures of the house from the public right away due to the homeowner not being present and allowing me to access the property. Below are the Building Code references for unsafe structure. Per NMAC a report has to be made and given to the homeowner, please forward report to the homeowner.

- Building not weatherproof R703.1.1 exterior siding not attached to framing R703.5.1 2021 IRC, multiple windows broken and not operable R101.3 2021 IRC, and home not properly ventilated for heating due to no utilities R303.10 2021 IRC.
- Electrical violations from Correction Notice issued 3/27/25.
    1. 300.4 Cables shall be protected where exposed to physical damage
    2. 300.12 Cable sheaths shall be continues between boxes no buried or flying splices allowed.
    3. 110.12 (A) seal all openings, missing covers for receptacles, switches, and luminaries.
    4. 110.8 Only recognized wiring methods can be installed
    5. 110.3 (B) Listing affected by cutting cord to small appliances
    6. 400.12 flexible cords not permitted for fixed wiring.

Also attached are pictures and video obtained from neighbor of explosion from my inspection 5/8/2025, and correction notice and red tag issued 3/27/2025.

Please let me know if more information is needed.

Thank you,

BRYAN TWYEFFORT

Construction Inspection Supervisor

Development Services/Building

O: 505.896.8791 **C:**505.228.4452

RRNM.gov |

Freda Dye Conservator on Behalf of Jeffrey G. Dye
whose address is , 1873 Blackberry Road NE, Rio Rancho, NM 87124
the following described real estate in Sandoval County, New Mexico:

Lot numbered Nineteen (19) in Block numbered Six (6), North Hills Unit 1, as the same is shown and designated on the plat entitled, "North Hills Unit 1, 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 March 9, 1988 in Rio Rancho Estates Plat Book Number 5, pages 52-54.

Subject to patent reservations, restrictions, and easements of record and taxes for the year 2000 and subsequent years.

with warranty covenants.

WITNESS our hands and seals this 25th day of February 2000.

_____ (Seal)

_____ (Seal)
Doree A. Flinn

_____ (Seal)

_____ (Seal)
Diane Fabio

Representative Capacity:

State of New Mexico)
) SS.
County of)

This instrument was acknowledged before me on the day of , , by
as of

My commission expires:

_____
Notary Public

(Seal)

Individual Capacity:

State of New Mexico)
) SS.
County of **Bernalillo**)

This instrument was acknowledged before me on the 25 day of **February, 2000**, by **Doree A. Flinn and Diane Fabio.**

My commission expires: **10/6/2003**

_____
Notary Public

(Seal)

OFFICIAL SEAL
LOUISE D. MARTINEZ
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/6/2003

10293

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL
This instrument was filed for record at
3:58 A.M. P.M. on
FEB 29 2000
Recorded in Vol. 403
of said county, folio 10293
Clk. & Recorder
Deputy

2023008707 05/09/2023 12:38:31 PM
QUIT CLAIM DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 426 P: 8707

Return After Recording To:

Karen E. Wootton
Legal Services, P.C.
300 N. Main St., 2nd Floor
Las Cruces, NM 88001
575-526-9695

THIS TRANSFER IS "EXEMPT" FROM FILING OF THE STATE OF NEW MEXICO RESIDENTIAL REAL PROPERTY TRANSFER DECLARATION AFFIDAVIT PURSUANT TO NMSA SECTION 7-38-12.1 (D) (5).

QUITCLAIM DEED

Moving Forward Properties, LLC, an Arizona Limited Liability Company, for consideration received, quitclaims to CNRAG, Inc., as Conservator for Jeff Dye, whose address is P.O. Box 1680, Fairacres, NM 88033, and its successors in interest as Conservator for Jeff Dye, the following described real estate in Sandoval County, New Mexico:

> Lot numbered Nineteen (19) in Block numbered Six (6), North Hills Unit 1, as the same is shown and designated on the plat entitled "North Hills Unit 1, 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 March 9, 1988 in Rio Rancho Estates Plat Book Number 5, pages 52-54;

Being that same property described in the Warranty Deed recorded in the offices of the Sandoval Couty Clerk on February 29, 2000, and assigned folio No. 10293.

James Bryn Thornton, for
Moving Forward Properties, LLC

ACKNOWLEDGMENT

STATE OF Arizona)
)ss.
COUNTY OF Maricopa)

This instrument was acknowledged before me on this 18 day of August, 2022, by James B. Thornton, on behalf of Moving Forward Properties, LLC, an Arizona Limited Liability Company.

(Seal)

KATHERINE FAIRBOURNE
Notary Public - Arizona
Maricopa County
Commission # 626336
My Comm. Expires Mar 9, 2026

Notary Public

KATHERINE FAIRBOURNE
Notary Public - Arizona
Maricopa County
Commission # 626336
My Comm. Expires Mar 9, 2026

2022002419 01/25/2022 08:57:15 AM
QUIT CLAIM DEED Pg.1 of 1
Anne Brady-Romero Sandoval Cnty Clerk B: 425 P: 2419

When recorded mail to:
James Thornton
425 N. 39th Way
Mesa, AZ 85205

Quit-Claim Deed

In consideration of Ten Dollars, and other valuable considerations, I, **Jeffrey G. Dye,** hereby quit-claim to **Moving Forward Properties, LLC,** an Arizona Limited Liability Company, all right, title and interest in the following described real property situated in Sandoval County, New Mexico:

Lot numbered Nineteen (19) in Block numbered Six (6), North Hills Unit 1, as the same is shown and designated on the plat entitled, "North Hills Unit 1, 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 March 9, 1988 in Rio Rancho Estates Plat Book Number 5, pages 52-54.

County Assessor's Account Number R136033

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Effective: Jan, 24, 2022

Jeffrey G. Dye

State of New Mexico }
County of Sandoval } **ss**

This instrument was acknowledged before me this 24th day of January, 2022, by Jeff Dye.

Notary Public

OFFICIAL SEAL
John Tapper
NOTARY PUBLIC- STATE OF NEW MEXICO
My Commission Expires: 02/13/2025

My Commission Expires: _____

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 66 **ENACTMENT NO. 25-064**

PURSUANT TO § 3-18-5 NMSA 1978, A RESOLUTION TO REQUIRE IMMEDIATE REMOVAL OF RUINED, DAMAGED, OR DILAPIDATED BUILDINGS OR STRUCTURES, RUBBISH, WRECKAGE, AND DEBRIS, AND ABATEMENT OF MENACE AND/OR NUISANCE TO THE PUBLIC COMFORT, HEALTH, PEACE, OR SAFETY AT 1873 BLACKBERRY RD NE, RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO 87144, DESCRIBED MORE SPECIFICALLY AS BLOCK 6 OF LOT 19 OF NORTH HILLS 1 IN THE CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO;REQUIRING OWNER(S) THEREOF PROMPTLY TO COMMENCE REMOVAL OR REPAIR OF THE RUINED BUILDING, STRUCTURES, RUBBISH, WRECKAGE AND/OR DEBRIS AND ABATEMENT OF THE MENACE/NUISANCE; AUTHORIZING THE CITY TO ABATE THE MENACE/NUISANCE TO PUBLIC COMFORT, HEALTH, PEACE, OR SAFETY; AND PROVIDING THAT THE CITY SHALL RECOVER ITS COSTS INCURRED IN THE MATTER.

WHEREAS: it has been brought to the attention of the Governing Body that the premises at 1873 Blackberry Road NE, Rio Rancho New Mexico, 87144 (the "Property") has been damaged severely by fire and/or neglect; and

WHEREAS: the City of Rio Rancho Code Enforcement Division began issuing Notices of Violations on March 30, 2021 (Rio Rancho Municipal Court case 21-231) for Inoperable Vehicles on the Property, and again on October 12, 2021 (Rio Rancho Municipal Court case 21-4988) for Building and Structure Exteriors, Exterior Premises (Debris) and Littering (See Exhibit A); and

WHEREAS: the City of Rio Rancho Code Enforcement Division again issued Notices of Violation on August 28, 2023, citing Building and Structure Exteriors 91.03, Exterior Premises (Debris) 91.04 (Case # 23-4559), and then again on December 8, 2023, citing two Inoperable Vehicles 91.06 and Building Permits 154.81 (See Exhibit A); and

WHEREAS: the City of Rio Rancho Code Enforcement Division most recently issued additional Notices of Violation on June 3, 2024 for Vegetation 91.05 (Case # 24-3431), and then again on March 9, 2025 for Inoperable/Abandoned Vehicles 91.06 (Case # 25-962), and again on April 21, 2025 for Exterior Premises (Debris) 91.04, Nuisances Declared 91.21, and Building Permits 154.81 (Case # 25-1922), and Code Enforcement found the Property to be covered with rubbish, dead vegetation, and/or other debris and six inoperable vehicles (See Exhibit A); and

WHEREAS: the Rio Rancho Building Division inspected and investigated the condition and structure of the Property on March 27, 2025, and issued a red tag for the Property due to the home being an unsafe structure. The home needs to be demolished and/or alterations must be made to restore the home to a

safe condition (See Exhibit A); and

WHEREAS: the Rio Rancho Fire & Rescue Department responded to an explosion at the property on May 7, 2025 (Call # 25078984) where they located damage from an explosion from the use of butane inside the residence. One person sustained injuries and was transported to the hospital, and the Property was secured due to the failing structural integrity of the residence. The New Mexico Gas Company removed the gas meter from the Property (See Exhibit B); and

WHEREAS: the Rio Rancho Building Division inspected and investigated the condition and structure of the Property on May 7, 2025. The Building Division identified ten (10) violations of the Building Code (See Exhibit C); and

WHEREAS: the Rio Rancho Police Department has responded to approximately 113 calls for service at the Property on various criminal matters including arrests for wanted individuals, thefts, suspicious activity, stolen vehicles at the Property, drug overdoses, welfare checks, a stabbing, domestic violence, and several calls and complaints of individuals or persons illegally occupying the home and causing a disturbance since 2023; and

WHEREAS: the City of Rio Rancho's Police Department, Fire Marshal, Code Enforcement and Building Divisions inspected and investigated the condition and structure of the home and surrounding areas on the Property, and found these to be so ruined, damaged, and/or dilapidated that the buildings and surrounding area constituted a menace and/or nuisance to the public comfort, health, peace, welfare, and/or safety, and removal and/or substantial repair is warranted (See Exhibits A-C); and

WHEREAS: the Governing Body finds that repair or abatement to the Property has not occurred since March 2021, the Property has been without some utility services since April 2024, the Premises and the remaining structure remain open and accessible to weather elements and potential trespassers, and the Property presents a multitude of dangers to the inhabitants of all surrounding properties and the general public; and

WHEREAS: the Governing Body finds that the Property is an imminent, ongoing, and serious menace to the public's comfort, health, peace, welfare, and/or safety which constitutes an ongoing public nuisance; and

WHEREAS: the Governing Body finds that immediate abatement of the hazardous conditions of the Property by removal of the unsafe home/building, other structures, rubbish, wreckage, and debris is required for the protection of the public comfort, health, peace, welfare, and/or safety.

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

SECTION 1.

A. That the findings of the City of Rio Rancho Police Department, Fire Marshal, Code Enforcement Division, and Building Division, in regard to the Property, structure(s), and/or curtilage, are hereby approved and adopted, and that all structure(s) and/or curtilage is found to be ruined, damaged, and dilapidated, as to be a menace to the public comfort, health, peace, welfare, and/or safety pursuant to §3-18-5 NMSA 1978; and

B. That the findings of the City of Rio Rancho Police Department, Fire Marshal, Code Enforcement Division, and Building Division, in regard to the Property, structure(s), and/or curtilage, are hereby approved and adopted, and that all structure(s) and/or curtilage is found to be ruined, damaged, and dilapidated, as to be a public nuisance injurious to the public health, safety, and welfare as proscribed by §30-8-1 NMSA 1978 and as reference in §3-18-5 NMSA 1978.

SECTION 2. That JEFFREY DYE, FREDA DYE (as conservator), CNRAG, Inc. (as conservator) the purported Owner of record of the Property pursuant to the Records of the County Clerk of Sandoval County, New Mexico, (see Exhibit D) and/or the agent in charge of the Property, (collectively, the "Owner") is hereby ordered to immediately commence and promptly bring to completion the removal of the unsafe building(s), other structures, rubbish, wreckage, and debris on the Property, to bring the Property into such a condition that it no longer constitutes a menace to the public comfort, health, peace, or safety, all to the full and complete satisfaction of the City, as determined by the City Manager.

SECTION 3. Within ten (10) days following receipt of a copy of this Resolution or of the posting and publishing of a copy of the Resolution, the Owner and/or his agent shall commence removing the building, structure(s), ruin, rubbish, wreckage, or debris, or file a written objection with the City Clerk, as described below. Once begun, abatement and/or removal shall be conducted vigorously and continuously until the unsatisfactory conditions have been fully resolved as provided herein.

SECTION 4. If the Owner or agent in charge of the Property objects to this Resolution or any provision hereof, such person(s) may, within ten (10) days following receipt of a copy of this Resolution or the posting and publishing of a copy of this Resolution, file written objections in the office of the City Clerk. The City will provide for a hearing before the Governing Body to consider the Resolution and the objections pursuant to §3-18-5(D) NMSA 1978. Further, pursuant to §3-18-5(E) NMSA 1978, and following any such hearing before the Governing Body, if the Owner is aggrieved by the determination of the Governing Body, the Owner may appeal the determination to the District Court.

SECTION 5. If the Owner fails to commence abatement of the unsatisfactory conditions on the Property:

A. Within ten (10) days of service of this Resolution or of the posting and publishing of this Resolution; or

B. Within five (5) days of the determination by the Governing Body that the Resolution shall be enforced; or

C. After the District Court enters judgment sustaining the determination of the Governing Body following an appeal to the District Court filed pursuant to § 3-18-5(E) NMSA 1978,

the City may remove the building(s), structure(s), ruins, rubbish, wreckage, and/or debris on the Property at the cost and expense of the Owner. The reasonable cost of such removal shall constitute a lien against the Property, as provided by law.

SECTION 6. The Owner shall be required to reimburse the City for its costs incurred in this matter, and such costs shall remain a lien on the Property until paid, as provided by law.

SECTION 7. The City may pay for the removal of such building(s), structure(s), wreckage, rubbish, and/or debris by granting to the person removing the same legal title to all salvageable materials removed from the Property in lieu of all other compensation.

SECTION 8. Any person or firm removing any condemned building, structure, wreckage, rubbish, or debris shall leave the Property from which the material has been removed in a clean, level, and safe condition, suitable for further occupancy or construction, and with all excavations filled.

SECTION 9. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of the Resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution. The Governing Body hereby declares that it would have passed this Resolution and each sentence, paragraph, sentence, clause word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

ADOPTED THIS 12TH DAY OF JUNE, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk

(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R67

AGENDA DATE:
June 12, 2025

DEPARTMENT:
Financial Services

SUBJECT:
R67, Resolution Authorizing the Prior Redemption of Portions of the City of Rio Rancho, New Mexico General Obligation Improvement Bonds, Series 2018 Maturing on and After August 1, 2028 (the "Refunded Series 2018 Bonds"); Approving a Notice of Redemption of the Refunded Series 2018 Bonds, and the Use of Funds on Deposit in the Debt Service Fund Established for the Series 2018 Bonds for Such Purpose; Ratifying Action Previously Taken in Connection Therewith, and Repealing Action Inconsistent with the Provisions of This Resolution

BACKGROUND AND ANALYSIS:
On August 28, 2018, the City of Rio Rancho closed on its General Obligation Improvement Bonds, Series 2018 which were issued in the aggregate principal amount of $14,100,000 for the purpose of designing, constructing, repairing, preserving, rehabilitating, enhancing and otherwise improving roads within the City; designing, constructing, repairing, preserving, rehabilitating, enhancing and otherwise improving public safety facilities; repairing, replacing, or otherwise improving public safety vehicles, apparatus, and equipment; and to pay costs of issuance related to the Bonds.

The bonds were issued as part of the City's General Obligation Bond cycling program wherein bonds are issued every two years in such an amount and with such a structure as to maintain a level debt service property tax mill rate.

Due to higher than projected growth in the City's property tax base, the City has collected higher than anticipated property taxes restricted for debt service. As a result, an excess of funds has accumulated for repayment of General Obligation Bonds. Certain of the Series 2018 Bonds that mature on or after August 1, 2028 that are currently outstanding may be redeemed at the option of the City on or after August 1, 2025.

In consultation with the City's municipal advisor, it has been determined to be in the best interest of the City to optionally redeem portions of the 2018 Series General Obligation Improvement Bonds in the aggregate principal amount of $1,855,000.

IMPACT:
Approval of the Resolution will allow the City to redeem portions of the City of Rio Rancho, New Mexico General Obligation Improvement Bond, Series 2018 using accumulated funds in the associated General Obligation Debt Service Fund.

The optional early redemption of the Refunded Series 2018 Bonds will enable the City to maintain level property tax rates in connection with the City’s outstanding General Obligation Bonds and

related debt service requirements.

ALTERNATIVES:

Approve the Resolution and redeem portions of the bonds.

Do not approve the Resolution and leave the accumulated funds in the General Obligation Debt Service Fund which will potentially impact the City's debt service mill rate.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: Resolution_R67
ATTACHMENT: Redemption Notice
ATTACHMENT: R67-Signed

CITY OF RIO RANCHO
RESOLUTION

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

RESOLUTION AUTHORIZING THE PRIOR REDEMPTION OF PORTIONS OF THE CITY OF RIO RANCHO, NEW MEXICO GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2018 MATURING ON AND AFTER AUGUST 1, 2028 (THE "REFUNDED SERIES 2018 BONDS"); APPROVING A NOTICE OF REDEMPTION OF THE REFUNDED SERIES 2018 BONDS, AND THE USE OF FUNDS ON DEPOSIT IN THE DEBT SERVICE FUND ESTABLISHED FOR THE SERIES 2018 BONDS FOR SUCH PURPOSE; RATIFYING ACTION PREVIOUSLY TAKEN IN CONNECTION THEREWITH, AND REPEALING ACTION INCONSISTENT WITH THE PROVISIONS OF THIS RESOLUTION

WHEREAS: the Governing Body (the "Governing Body") of the City of Rio Rancho (the "City") has been advised that there is a surplus in the debt service fund or account established in connection with the issuance by the City of its General Obligation Improvement Bonds, Series 2018 (the "Series 2018 Bonds"); and

WHEREAS: the Series 2018 Bonds maturing on and after August 1, 2028, which are outstanding in an aggregate principal amount of $1,855,000, are subject to redemption at the option of the City on and after August 1, 2025 (the "Refunded Series 2018 Bonds"); and

WHEREAS: the optional early redemption of the Refunded Series 2018 Bonds will enable the City to maintain level property tax rates in connection with the City's outstanding general obligation bonds and related debt service requirements; and

WHEREAS: a form of Notice of Redemption of the Refunded Series 2018 Bonds has been presented to the Governing Body in connection with its consideration of this Resolution; and

WHEREAS: the Governing Body hereby determines and declares that it is in the best interest of the City and its residents to optionally redeem the Refunded Series 2018 Bonds pursuant to the terms and provisions of this Resolution.

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

Section 1. All action, not inconsistent with the provisions of this Resolution, heretofore taken by the Governing Body and the officers of the City directed toward the defeasance and optional redemption of the Refunded Series 2018 Bonds is ratified, approved and confirmed.

Section 2. The Governing Body hereby elects to exercise the City's option to redeem, on August 1, 2025, the Series 2018 Bonds maturing on and after August 1, 2028, pursuant

to the terms and conditions of this Resolution as set forth in the form of Notice of Redemption presented in connection with this Resolution, which form is hereby approved, with such modifications as may be requested by BOKF, NA as Registrar and Paying Agent for the Series 2018 Bonds, and/or as necessary or convenient for carrying out the purposes of this Resolution.

Section 3. The redemption of the Refunded Series 2018 Bonds with money on deposit in the debt service fund or account established in connection with the Series 2018 Bonds (the "2018 Debt Service Account") is hereby authorized. The Financial Services Director is hereby authorized to transfer funds from the 2018 Debt Service Account to BOKF, NA, as Paying Agent for the Refunded 2018 Bonds on or prior to August 1, 2025 for such purposes.

Section 4. The Authorized Officers and other officers of the City are hereby authorized and directed, for and on behalf of the City, to take all action necessary or appropriate to effectuate the provisions of this Resolution, including, without limiting the generality of the foregoing, the publication of any notices deemed necessary or advisable by the Authorized Officers.

Section 5. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 6. All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, resolution or ordinance, or parts thereof, heretofore repealed.

ADOPTED THIS _____ DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk

(SEAL)

NOTICE OF PARTIAL REDEMPTION TO THE HOLDERS OF

CITY OF RIO RANCHO GENERAL OBLIGATION
IMPROVEMENT BONDS SERIES 2018

NOTICE IS HEREBY GIVEN, that, pursuant to the applicable provisions of the governing documents of the above captioned Bonds (the "Bonds") $1,855,000 principal amount of the Bonds will be redeemed on 08/01/2025 , at the price indicated below, together with interest accrued to 08/01/2025 . From and after 08/01/2025 , interest on the redeemed Bonds shall cease to accrue.

The following Bonds will be redeemed and paid upon presentation to the office(s) shown below.

CUSIP	Maturity	Rate	Amount	Price
767165EQ2	08/01/2028	3.0000%	$135,000.00	100.000000
767165ER0	08/01/2029	3.0000%	$880,000.00	100.000000
767165ES8	08/01/2030	3.0000%	$840,000.00	100.000000

Payment of the Bonds called for redemption will be made upon presentation and surrender of said Bonds at the location shown below. In the case of any registered Bonds to be redeemed in part only, upon presentation of such Bond for redemption, there will be issued in lieu of the unredeemed portion of the principal thereof a new registered Bond or Bonds in principal amount equal to such unredeemed portion.

Called Bonds should be presented as follows:

Delivery Instructions:
BOKF, NA
Corporate Trust Services
1707 Grand Blvd
Kansas City, MO 64108
1-888-970-0982

By: BOKF, NA
as Paying Agent

Dated: MAY 30, 2025

NOTICE

Federal law requires the payor to withhold at the current rate of withholding from the payment if a certified taxpayer (social security) number is not provided. Please furnish a properly completed Form W-9 or exemption certificate or equivalent when presenting your securities.

**The Issuer and Paying Agent shall not be responsible for the use of the CUSIP number(s) selected, nor is any representation made as to their correctness indicated in the notice or as printed on any Bond. They are included solely for the convenience of the holders.*

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 67 **ENACTMENT NO. 25-065**

RESOLUTION AUTHORIZING THE PRIOR REDEMPTION OF PORTIONS OF THE CITY OF RIO RANCHO, NEW MEXICO GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2018 MATURING ON AND AFTER AUGUST 1, 2028 (THE "REFUNDED SERIES 2018 BONDS"); APPROVING A NOTICE OF REDEMPTION OF THE REFUNDED SERIES 2018 BONDS, AND THE USE OF FUNDS ON DEPOSIT IN THE DEBT SERVICE FUND ESTABLISHED FOR THE SERIES 2018 BONDS FOR SUCH PURPOSE; RATIFYING ACTION PREVIOUSLY TAKEN IN CONNECTION THEREWITH, AND REPEALING ACTION INCONSISTENT WITH THE PROVISIONS OF THIS RESOLUTION

WHEREAS: the Governing Body (the "Governing Body") of the City of Rio Rancho (the "City") has been advised that there is a surplus in the debt service fund or account established in connection with the issuance by the City of its General Obligation Improvement Bonds, Series 2018 (the "Series 2018 Bonds"); and

WHEREAS: the Series 2018 Bonds maturing on and after August 1, 2028, which are outstanding in an aggregate principal amount of $1,855,000, are subject to redemption at the option of the City on and after August 1, 2025 (the "Refunded Series 2018 Bonds"); and

WHEREAS: the optional early redemption of the Refunded Series 2018 Bonds will enable the City to maintain level property tax rates in connection with the City's outstanding general obligation bonds and related debt service requirements; and

WHEREAS: a form of Notice of Redemption of the Refunded Series 2018 Bonds has been presented to the Governing Body in connection with its consideration of this Resolution; and

WHEREAS: the Governing Body hereby determines and declares that it is in the best interest of the City and its residents to optionally redeem the Refunded Series 2018 Bonds pursuant to the terms and provisions of this Resolution.

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

Section 1. All action, not inconsistent with the provisions of this Resolution, heretofore taken by the Governing Body and the officers of the City directed toward the defeasance and optional redemption of the Refunded Series 2018 Bonds is ratified, approved and confirmed.

Section 2. The Governing Body hereby elects to exercise the City's option to redeem, on August 1, 2025, the Series 2018 Bonds maturing on and after August 1, 2028, pursuant

to the terms and conditions of this Resolution as set forth in the form of Notice of Redemption presented in connection with this Resolution, which form is hereby approved, with such modifications as may be requested by BOKF, NA as Registrar and Paying Agent for the Series 2018 Bonds, and/or as necessary or convenient for carrying out the purposes of this Resolution.

Section 3. The redemption of the Refunded Series 2018 Bonds with money on deposit in the debt service fund or account established in connection with the Series 2018 Bonds (the "2018 Debt Service Account") is hereby authorized. The Financial Services Director is hereby authorized to transfer funds from the 2018 Debt Service Account to BOKF, NA, as Paying Agent for the Refunded 2018 Bonds on or prior to August 1, 2025 for such purposes.

Section 4. The Authorized Officers and other officers of the City are hereby authorized and directed, for and on behalf of the City, to take all action necessary or appropriate to effectuate the provisions of this Resolution, including, without limiting the generality of the foregoing, the publication of any notices deemed necessary or advisable by the Authorized Officers.

Section 5. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 6. All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, resolution or ordinance, or parts thereof, heretofore repealed.

ADOPTED THIS 12TH DAY OF JUNE, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk

(SEAL)